

**MINUTES OF THE
JEFFERSON COUNTY PLANNING AND ZONING COMMITTEE
DECISION MEETING**

George Jaeckel, Chair; Steve Nass, Vice-Chair; Blane Poulson, Secretary; Matt Foelker, Cassie Richardson

SUBJECT: Planning and Zoning Committee Decision Meeting
DATE: Monday, April 24, 2023
TIME: 8:30 a.m.
PLACE: County Highway Department Committee Room, 1425 Wisconsin Drive, Jefferson, WI

YOU MAY ATTEND VIRTUALLY BY FOLLOWING THESE INSTRUCTIONS:

Register in advance for this meeting:

https://zoom.us/meeting/register/tJEkf--hpj4pHd2y7-u8i9MUTAbnqMB_1Qxy

Meeting ID: 959 8698 5379

Passcode: Zoning

After registering, you will receive a confirmation email containing information about joining the meeting

1. Call to Order

The meeting was called to order by Supervisor Jaeckel at 8:30 a.m.

2. Roll Call (Establish a Quorum)

All Committee members were present. County Administrator Ben Wehmeier, Corporation Counsel Blair Ward, Register of Deeds Staci Hoffman and Supervisor Anita were also in attendance. Zoning Department staff present included Matt Zangl, Sarah Elsner, Brett Scherer, and Deb Magritz. Viewing on Zoom was Sarana Stolar.

3. Certification of Compliance with Open Meetings Law

Poulson verified compliance with Open Meetings Law.

4. Approval of the Agenda

Motion by Supervisors Poulson/Richardson to move items 15 and 18 up following item 10 on the agenda and approve the agenda with that change. Motion passed 5-0.

5. Public Comment (Not to exceed 15 minutes and not to include petitions slated for decision. Members of the public who wish to address the Committee on specific agenda items must register their request at this time)

Supervisor Martin noted that items 16 and 17 don't have Townships listed, and asked that Townships be included in the future.

6. Approval of March 16, March 27, April 14 and April 20 Meeting Minutes

The March 16 and April 20 minutes were not ready for review.

Motion by Supervisors Poulson/Foelker to approve the March 27 minutes as presented. Motion passed 5-0.

Motion by Supervisors Richardson/Foelker to approve the April 14 minutes as presented. Motion passed 5-0.

7. Communications

a. Defend Town Plans, et al v. Jefferson County Board of Supervisors Petitioners Brief on Certiorari Review

The topic in question is the Brunson boathouse petition which had previously been circulated to the Committee and was again in the Committee meeting packet.

b. Shoreland Revisions to the Jefferson County Zoning Ordinance

Zangl reported that Zoning has received eleven Township decisions to date. This will go to public hearing in June and County Board in July.

8. March Monthly Financial Report for Register of Deeds – Staci Hoffman

Hoffman reported that documents are at their lowest numbers ever, but transfer fees are keeping her office on budget. The reduced number of deeds have allowed back indexing to be done at a rate of one year every two months, and they are working on 1957 records right now.

9. March Monthly Financial Report for Land Information Office-Matt Zangl

Zangl noted that Land Information revenues continue to follow the Register of Deeds resulting in lower revenues. Remote access and map sales continue to be trending where they have been for the last couple of years.

10. April Monthly Financial Report for Zoning – Matt Zangl

Revenues for March ended well. April is currently \$4,000 behind last year though.

15. Discussion and Possible Action on Outside Storage Permit in the Ixonia Industrial Park:

a. LRS/Badgerland Disposal – W1223 Linden Rd, PIN 012-0816-2723-004 Owned by Linden Road LLC

Zangl explained. Mike Lange spoke, asking for truck parking and roll off box storage. The Town approved. Hard surface and privacy fencing were two conditions that the Town requested. Motion by Supervisors Foelker/Nass to also approve of the outside storage. Motion passed 5-0.

18. Discussion and Possible Action on Petition R4459A-23 for Felix and Bonnie Jarczyk in the Town of Oakland, Presented in Public Hearing on March 16, 2023 and Subsequently Postponed on March 27, 2023

Zangl explained the facts to date. With that explanation, a motion was made by Nass/Poulson to approve the rezoning request. Motion passed 5-0 with conditions.

11. Discussion on Solar Energy Facilities

a. Crawfish River Solar

The eastern area has had fencing issues potentially not meeting setbacks with the drainage district. It has been found to be meeting drainage district setbacks. The western side is a little farther behind in the low areas.

b. Badger State Solar

There is no update for Badger State Solar.

12. Discussion on WE Energies Liquefied Natural Gas (LNG) Facility in the Town of Ixonia

The inner tank is almost completed; most other buildings are created or at least started as well. The project is just slightly behind schedule.

13. Discussion on Air, Surface Water, Groundwater, and Health Concerns Relating to Animal Operations and their Regulation

a. Erosion Control and Stormwater Management Ordinances

Zangl reported working on this project. Plans are to have four to five meetings; he will get an email out soon.

14. Discussion and Possible Action on Amending the Zoning Ordinance to Incorporate Solar Regulations

The ordinance is in process. Poulson spoke of his concern allowing so much ag land being taken out of production in one county. Wehmeier added input and there was further discussion.

16. Discussion and Possible Action on extending the one-year time limit of R4345A-21 for Richard and Joann Gimler at N8728 & N8728A, PIN 032-0815-1324-000, Town of Watertown.

Zangl explained the request; correspondence from the owner was in the Committee packet. Motion by Supervisors Nass/Poulson to approve the extension. Motion passed 5-0.

17. Discussion and Possible Action on amending CU2064-21 for Brian and Tina Buth to Allow the Extensive Onsite Storage Structure to be Attached to the Existing Detached Garage at W9627 Bridge Street in the Town of Sullivan.

Zangl explained. Motion by Supervisors Nass/Foelker to approve the request. Motion passed 5-0.

19. Discussion and Possible Action on Oakland Hills Subdivision in the Town of Oakland near N4510 County Road A owned by John and Anne Didion

Zangl explained. The Department of Transportation restricted access for this proposal onto US Highway 18, but the original plan was for access onto both Highway 18 and County Road A. The Committee will have to review the requirement for two access points and the wetland setback. Zangl said that he is not asking for a Committee decision until he hears from the Highway Department. Motion by Supervisors Nass/Foelker to postpone taking any action. Motion passed, 5-0.

PLEASE SEE INDIVIDUAL FILES FOR A COMPLETE RECORD OF THE FOLLOWING DECISIONS:

20. Discussion and Possible Action on Petitions Presented in Public Hearing on April 20:

APPROVE WITH CONDITIONS R4460A-23 on a motion by Supervisors Jaeckel/Foelker & CU2081-23 on a motion by Supervisors Poulson/Richardson for Jeffrey & Debra Boos to rezone all of PIN 010-0615-3123-002 (4.743 ac) with conditional use to allow for a lawn care business at **W4842 State Road 106**, Town of Hebron. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance. Motion passed 5-0.

APPROVE WITH CONDITIONS R4461A-23 on a motion by Supervisors Nass/Richardson for Mike Walter/Michael R & Sarah S Walter Trust Property to create a 2.161-ac building site at the west end of **Spruce Drive** from PIN 008-0715-0612-000 (44.16 ac), Town of Farmington. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance. Motion passed 5-0.

APPROVE WITH CONDITIONS R4462A-23 on a motion by Supervisors Foelker/Jaeckel for Gerald & Pamela Drewek to rezone PIN 010-0615-2213-000 (1.722 ac) at **N3573 Haas Road**, Town of Hebron to combine it with the adjoining existing A-3 zone at N3577 Haas Road. This is in accordance with Sec, 11.04(f)8 of the Jefferson County Zoning Ordinance. Motion passed 5-0.

APPROVE WITH CONDITIONS R4463A-23 on a motion by Supervisors Jaeckel/Foelker for Nathan & Leah Holland to create a 4-ac lot around the home at **N4753 Paradise Road**, Town of Jefferson from part of PIN 014-0615-0413-000 (38.55 ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance. Motion passed 5-0.

APPROVE WITH CONDITIONS CU2082-23 on a motion by Supervisors Jaeckel/Foelker for Michael & Heidi Roehl allowing an addition to an existing detached garage resulting in an extensive on-site storage structure at **N5031 Aztalan Ct**. The site is in the Town of Aztalan on PIN 002-0714-3531-037 (0.721 ac) in a Residential R-2 zone. This is in accordance with Sec. 11.04(f)2 of the Jefferson County Zoning Ordinance. Motion passed 5-0.

APPROVE WITH CONDITIONS CU2083-23 on a motion by Supervisors Nass/Poulson for Russell R Walton, allowing renewal of CU1681-11 and CU1719-12, conditional uses for non-metallic mining and crushing of concrete and asphalt at **W3978 County Rd U**, Town of Cold Spring. The site is on PIN 004-0515-2834-000 (35.84 ac) and is zoned A-1, Exclusive Agricultural. This is in accordance with Sec. 11.04(f)6 and 11.05(c) of the Jefferson County Zoning Ordinance. Motion passed 5-0.

APPROVE WITH CONDITIONS CU2084-23 on a motion by Supervisors Nass/Richardson , allowing Jaeckel Land LLC & JGB Land Inc renewal of CU1730-13, a conditional use for non-metallic mining at **W4414 Lower Hebron Rd**, Town of Hebron. The site is on PINs 010-0515-0531-000 (20 ac) owned by Jaeckel Land LLC and 010-0515-0532-000 (16.68 ac) owned by JGB Land Inc, both zoned A-1, Exclusive Agricultural. This is in accordance with Sec. 11.04(f)6 and 11.05(c) of the Jefferson County Zoning Ordinance. Motion passed 4-0 with Jaeckel abstaining.

APPROVE WITH CONDITIONS CU2085-23 on a motion by Supervisors Poulson/Foelker for Joseph Topel, allowing revision of CU1506-08 to add a new building for the tree service business at **W6631 County Road A**, Town of Milford.

The site is part of PIN 020-0714-0543-001 (1.751 ac) and is zoned A-2, Agricultural and Rural Business. This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance. Motion passed 5-0.

APPROVE WITH CONDITIONS CU2086-23 on a motion by Supervisors Nass/Poulson for Steven M Sterwald/SJS Sand & Gravel LLC Property, allowing renewal of CU1728-13, a conditional use for non-metallic mining at **W8399 Lenius Ln**, Town of Waterloo. The site is on PIN 030-0813-2234-000 (40.103 ac) zoned A-1 Exclusive Agricultural. This is in accordance with Sec. 11.04(f)6 of the Jefferson County Zoning Ordinance. Motion passed 5-0.

APPROVE WITH CONDITIONS CU2087-23 on a motion by Supervisors Poulson/Richardson for Benjamin & Maureen Lawrenz, allowing an extensive on-site storage structure, 1,320 square feet in area and 18.5 feet in height in a Residential R-2 zone at **N9646 Pleasant Heights Circle**. The site is on PIN 032-0815-0212-023 (1.569 ac) in the Town of Watertown. This is in accordance with Sec. 11.04(f)2 of the Jefferson County Zoning Ordinance. Motion passed 5-0.

21. Convene in closed session pursuant to section 19.85 (1)(g) Wis. Stats. to confer with legal counsel concerning strategy to be adopted by Jefferson County with respect to litigation in which it is involved for the purpose of discussion on Town Plans, et al. v. Jefferson County Board of Supervisors
A roll call vote was taken with Supervisors Jaeckel, Poulson, Richardson, Foelker and Nass voting to convene in closed session.

22. Reconvene in open session for action on closed session items if necessary.
A roll call vote was taken with Supervisors Jaeckel, Poulson, Richardson, Foelker and Nass voting to reconvene in open session. No action was taken.

23. Possible Future Agenda Items

24. Upcoming Meeting Dates

May 12, 8:00 a.m. - Site Inspections Beginning at Woolen Mills, 222 Wisconsin Drive

May 18, 7:00 p.m. - Public Hearing in Highway Department Committee Room, 1425 Wisconsin Dr (this later was changed to May 25.)

May 22, 8:30 a.m. - Decision Meeting Highway Department Committee Room, 1425 Wisconsin Dr (this later was changed to June 2)

June 9, 8:00 a.m. - Site Inspections Beginning at Woolen Mills, 222 Wisconsin Drive

June 15, 7:00 p.m. - Public Hearing in Highway Department Committee Room, 1425 Wisconsin Dr

June 26, 8:30 a.m. - Decision Meeting Highway Department Committee Room, 1425 Wisconsin Dr

25. Adjourn

Motion by Supervisors Foelker/Richardson to adjourn the meeting. Motion passed 5-0, and the meeting adjourned at 9:52 a.m.

If you have questions regarding the petitions, please contact the Zoning Department at 920-674-7131. Petition files referenced on this agenda may be viewed at 222 Wisconsin Drive between the hours of 8:00 a.m. and 4:30 p.m., Monday through Friday, excluding holidays. Materials covering other agenda items can be found at www.jeffersoncountywi.gov.

A quorum of any Jefferson County Committee, Board, Commission or other body, including the Jefferson County Board of Supervisors, may be present at this meeting.

Individuals requiring special accommodations for attendance at the meeting should contact the County Administrator at 920-674-7101 at least 24 hours prior to the meeting so that appropriate arrangements can be made.

A digital recording of the meeting will be available in the Zoning Department upon request.