

**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: Friday, June 2, 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)

Supervisors Jaeckel, Poulson and Foelker were in attendance at 8:30 a.m. Supervisor Richardson was absent and excused.

Zoning Department staff present included Matt Zangl, Sarah Elsner, Brett Scherer, Deb Magritz and Mia Pollasky. Joe Strupp of the Land and Water Conservation Department was also in attendance.

Guests in attendance were Supervisor Anita Martin, Lynn Schultz, April Fry and Steve D Tarels.

Others attending via Zoom were Brian Udovich, Sarana Stolar and Laura Payne.

3. Certification of Compliance with Open Meetings Law

Poulson verified compliance with Open Meetings.

4. Approval of the Agenda

Motion by Supervisors Poulson/Foelker to move some agenda items around to accommodate guests. Motion passed 3-0.

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)

There was no public comment.

6. Approval of March 16, April 20, April 24, May 12 and May 25 meeting minutes

Motion by Supervisors Poulson/Foelker to approve the March 16 meeting minutes. Motion passed 3-0.

Motion by Supervisors Foelker/Poulson to approve the April 20 meeting minutes. Motion passed 3-0.

Motion by Supervisors Poulson/Foelker to approve the April 24 meeting minutes. Motion passed 3-0.

Motion by Supervisors Foelker/Poulson to approve the May 12 meeting minutes. Motion passed 3-0.

The May 25 meeting minutes were not available.

7. Communications

It was noted that the Brunson boathouse litigation went to court, and a decision from the judge is expected in 60 days.

Supervisor Nass arrived at this point.

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

Zangl said that the Register of Deeds revenues are on par but running slowly-levelling back to normal.

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

Zangl reminded the Committee that Land Information revenues follow in line with those of the Register of Deeds.

10. May Monthly Financial Report for Zoning – Matt Zangl

May revenues were \$1,500 more for 2023 than they were for 2022.

11. Discussion on Solar Energy Facilities

a. Crawfish River Solar

Crawfish River Solar is working with compaction issues and seeding. The company is slowly bringing the system online and continuing testing.

b. Badger State Solar

Badger State Solar is postponing construction until Spring of 2024, but they have assured us that this will be the last postponement. They plan to go live in 2025. Zangl noted that an understanding with Badger State is due this summer. Supervisor Martin asked for an update on fencing issues. Zangl responded.

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

Zangl noted that the outer shell is completed, and that the interior tank is nearly completed. The next step will be pouring the concrete floor. The contractor has asked that their work hours be extended.

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 that the first meeting was held last week. The work group reached out to other Wisconsin counties. The next meeting will be held later in June.

The Committee moved to item 15 to accommodate a guest.

15. Discussion and Possible Action on a Request for Outdoor Storage in the Ixonia Industrial Park on PIN 012-0816-2141-012 in the Town of Ixonia. The site is at W1361 Elmwood Avenue and is owned by Randy and Charlotte Forseth

Elsner explained that this was previously approved for a previous owner. The new owner hopes to store trucks, vans and box trailers. They will be at this location for about three months. Motion by Poulson/Foelker to approve the request. Motion passed 4-0.

The Committee moved to two petitions in item 19 to accommodate guests.

19. Discussion and Possible Action on Petitions Presented in Public Hearing on May 25:

POSTPONED ACTION ON R4469A-23 – Glenn Schultz on a motion by Supervisors Poulson/Nass to rezone all of PIN 030-0813-3034-001 (1 ac) and 1.35 ac of PIN 030-0813-3034-000 (39 ac) to create a 2.35-ac lot at **W9596 E Medina Rd** in the Town of Waterloo. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance. Motion passed 4-0.

APPROVE WITH CONDITIONS CU2088-23 – Pastor William Bartz on a motion by Supervisors Nass/Poulson for conditional use to allow a pastor care retreat as a public/semi-public use at **W6783/W6785 Westphal Ln.** The site is on

PIN 016-0514-0824-002 (2.889 ac), Town of Koshkonong, in an A-3, Agricultural/Rural Residential zone. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance. Motion passed 4-0.

14. Discussion and Possible Action on Request by Jonathan Snell to Allow a Septic Easement for the A-3 zoned lot at N6252 Sunset Road, PIN 006-0716-1841-007 Partially on the Adjoining A-1 zoned property, PIN 006-0716-1841-002. Both properties are in the Town of Concord

Zangl explained that private on-site waste treatment systems regulations require the Planning and Zoning Committee to review any system which crosses a lot line. There was discussion. Motion by Jaeckel/Foelker to have the lot resurveyed so that the septic system is completely on the lot. Motion passed 4-0.

16. Discussion and Possible Action on an amendment to CU1918-17 for D&P Dolph Trust to allow a new milk house waste transfer to the existing manure storage structure at N7855 County Road G, Town of Lake Mills on PIN 030-0813-2531-000

A roll call was taken, with Committee members Jaeckel, Poulson, Nass and Foelker in attendance. Zangl explained. Strupp explained that the animal numbers would stay the same. The building would simply be a new milking house and transfer system. Zangl explained that they meet requirements and that a letter confirming that was received from the Land and Water Conservation Department. Motion by Supervisors Jaeckel/Nass to approve the request. A roll call vote was taken, with Jaeckel, Poulson, Nass, and Foelker voting in favor.

17. Discussion and Possible Action on Request for D&P Dolph Trust for a Holding Tank at N7855 County Road G, Town of Lake Mills, on PIN 030-0813-2531-000

Zangl explained the situation, and noted that the soils would only allow for a holding tank and the location of buildings all around this site were restrictive too. Motion by Jaeckel/Poulson to approve the holding tank waiver, and the motion passed 4-0.

18. Discussion and Possible Action on Amending the Jefferson County Comprehensive Plan and Agricultural Preservation and Land Use Plan along with the County Zoning Ordinance to allow A-3 lots to be subdivided

Zangl introduced the discussion Poulson explained the reason for discussion. A change in the rule would help with clustering and take the pressure off ag land divisions.

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

19. Discussion and Possible Action on Petitions Presented in Public Hearing on May 25:

APPROVE WITH CONDITIONS R4464A-23 – Lee Allen Rickerman on a motion by Supervisors Jaeckel/Poulson to create a 2.711-ac building site on **Riverdale Ln** from part of PIN 032-0815-1814-000 (21.675 ac) in the Town of Watertown. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance. Motion passed 4-0.

APPROVE WITH CONDITIONS R4465A-23 – Stephanie Bratz/Karen Kerr Property on a motion by Supervisors Poulson/Jaeckel to create a new 1.7-ac building site to be zoned A-3 with an attached 41.6-ac Natural Resource zone; create a 3.7-ac lot around the existing home & buildings at **W4451 River Rd** with a 3.9-ac Natural Resource zone. These are proposed to be created from PINs 032-0815-1721-001 (48.48.9 ac) and 032-0815-1722-000 (42.6 ac), Town of Watertown. This is in accordance with Sec. 11.04(f)8 and 11.04(f)11 of the Jefferson County Zoning Ordinance. Motion passed 4-0.

APPROVE WITH CONDITIONS R4466A-23 – Steven Schluter/Schluter Trust Property on a motion by Supervisors Nass/Foelker to create both a 1-ac building site and a 1-ac lot around the home & buildings at **W3878 Ranch Rd**, Town of Farmington from part of PIN 008-0715-0443-000 (40 ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance. Motion passed 4-0.

APPROVE WITH CONDITIONS R4467A-23 – Christy Strobel/CDS Investments LLC on a motion by Supervisors Poulson/Foelker to create a 2.27-ac building site from part of PIN 008-0715-1532-001 (20 ac) near **N6132 Coffee Rd** in the Town of Farmington. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance. Motion passed 4-0.

APPROVE WITH CONDITIONS R4468A-23 – Daniel Raatz on a motion by Supervisors Poulson/Nass to create a 3.07-ac lot around two existing homes at **W9252 and W9258 County Road B**, Town of Lake Mills, on PINs 018-0713-0833-000 (7.768 ac) and 018-0713-0832-001 (15.867 ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance. Motion passed 4-0.

APPROVE WITH CONDITIONS R4470A-23 – Helen Weihert on a motion by Supervisors Nass/Foelker to create a 5-ac lot around the home and buildings at **W8890 West Rd** in the Town of Watertown from part of PIN 032-0814-1512-000 (39.223 ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance. Motion passed 4-0.

APPROVE WITH CONDITIONS CU2089-23 – Donald & Susan Ebbert on a motion by Supervisors Nass/Poulson for conditional use to renew the existing conditional use for mineral extraction at **N2795 Ebbert Ln**, Town of Oakland on PIN 022-0613-3513-000 (40 ac). The site is in an A-1 Agricultural zone. This is in accordance with Sec. 11.04(f) 6 of the Jefferson County Zoning Ordinance. Motion passed 4-0.

APPROVE WITH CONDITIONS CU2090-23 – Peter Unke on a motion by Supervisors Jaeckel/Poulson for conditional use to allow a kennel for up to 10 dogs in an A-3, Rural Residential zone at **N1785 County Road H**, on PIN 024-0516-1244-001 (2 ac) in the Town of Palmyra. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance. Motion passed 4-0.

20. Possible Future Agenda Items

- a. Potential A-3 zone changes
- b. Dog complaint on Rock River Road

21. Upcoming Meeting Dates

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
July 14, 8:00 a.m. - Site Inspections Beginning at Woolen Mills, 222 Wisconsin Drive
July 20, 7:00 p.m. - Public Hearing in Highway Department Committee Room, 1425 Wisconsin Dr
July 31, 8:30 a.m. - Decision Meeting Highway Department Committee Room, 1425 Wisconsin Dr

22. Adjourn

Motion by Supervisors Jaeckel/Foelker to adjourn the meeting. Motion passed, 4-0, and the meeting adjourned at 10:12 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.