

**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, August 28, 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)

Committee members present were Supervisors Jaeckel, Foelker, Poulson and Nass. County staff members in attendance were Supervisor Anita Martin, Ben Wehmeier, Michael Luckey, Matt Zangl, Sarah Elsner, Brett Scherer and Deb Magritz. Guests were two employees from One Energy.

3. Certification of Compliance with Open Meetings Law

Poulson verified compliance with Open Meetings Law.

4. Approval of the Agenda

Motion by Supervisors Poulson/Foelker to approve the agenda, and to move CU2103-23 from agenda item 17 up in the meeting.

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 July 31, August 11, and August 17 meeting minutes

Motion by Supervisors Poulson/Foelker to approve the July 31 minutes as printed. Motion passed 4-0.

Motion by Supervisors Poulson/Foelker to approve the August 11 minutes as presented. Motion passed 4-0.

The August 17 public hearing minutes were not ready for review.

7. Communications

Zangl stated that the subdivision in the Town of Oakland should be on the September 25 agenda for preliminary plat approval. If all goes well, the subdividers hope to start building by summer of 2024. Access details are under consideration.

Zangl reported on the Brunson/Boathouse petition in the Town of Concord, noting that there should be a response from the judge by the end of the month.

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

Deeds continue to come in, but not at the level of the last couple of years.

9. July Monthly Financial Report for Land Information Office – Matt Zangl

Zangl reported that while retained fees remain slow, the Land Information Office is getting revenue from map sales.

10. August Monthly Financial Report for Zoning – Matt Zangl

Zoning revenues are down \$5,000 for the month of August. Revenues are about equal to those of 2022.

11. Discussion on Solar Energy Facilities

a. Crawfish River Solar

Zangl reported that the project is expected to go live by the end of August or beginning of September. Grading and landscaping is being completed. An inspection and tour will be arranged for the Committee.

Supervisor Richardson arrived at 8:36 a.m.

b. Badger State Solar

The project is continuing forward; 30% plans have been provided. Zangl noted that there have been meetings with the project management crew. Ranger Power is working on the project so far, but it will at some time handed off to Bolt as the main contractor.

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

This project is in the final stages of construction. They are filling the tanks with water as a test and then releasing the water to the impound yard and slowly releasing it from there.

13. 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 showed the Committee the memo that was sent to the Towns. He will keep the Committee up to date on Town responses. The hope is to have a public hearing on it by the end of the year.

14. Discussion and Possible Action on a Public Participation Plan to Amend the Jefferson County Comprehensive Plan and Farmland Preservation Plan to allow A-3 zoned lots to be divided

Zangl explained the process. Motion by Supervisors Poulson/Nass to approve the participation plan. Motion passed 5-0.

15. Discussion and Possible Action on enacting an Erosion Control Ordinance

Zangl reported that the work group had met three times, reviewed the DNR model ordinance and came up with a draft ordinance before forwarding it to the Planning and Zoning Committee. There was considerable discussion on fine tuning the document. Nass questioned the necessity of the County having such an ordinance. Wehmeier added his input. Motion by Supervisors Nass/Poulson to postpone action for fiscal notes, for information on additional permit fees to support the extra work, and necessity of having the ordinance. Motion passed 5-0.

16. Discussion and Possible Action on enacting a Post-Construction Stormwater Management Ordinance

Zangl explained that water run-off on pre- and post-construction differences would be compared with this ordinance. Nass suggested that this would be duplication of services since the Towns already have this type of ordinance. State funds, if available, would be helpful to support implementation. Motion by Supervisors Nass/Poulson to postpone action on the ordinance. Motion passed 5-0.

17. Discussion and Possible Action on Petitions Presented in Public Hearing on August 17, 2023:

**FROM A-1, EXCLUSIVE AGRICULTURAL TO A-2, AGRICULTURAL & RURAL BUSINESS WITH
CONDITIONAL USE PERMIT**

APPROVE WITH CONDITIONS R4488A-23 & CU2100-23 both on motions by Supervisors Nass/Poulson for Daniel

Simarron Tecalero & Paolo Rodriguez Perez to rezone 3.7 acres of PIN 020-0814-2422-001 (10 ac) with conditional use for a recreational facility including pony rides, petting zoo and party room at **W5245 Navan Rd**, Town of Milford. This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance. Motion passed 5-0.

FROM AGRICULTURAL A-1 TO A-3, AGRICULTURAL/RURAL RESIDENTIAL

APPROVE WITH CONDITIONS R4489A-23 on a motion by Supervisors Poulson/Jaeckel for Kim & Craig Foelker to create a 1.19-ac lot with existing home and buildings at **W2607 State Rd 106**, Town of Hebron, on PIN 010-0615-3643-000 (21.091 ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance. Motion passed 5-0.

CONDITIONAL USE PERMIT APPLICATIONS

APPROVE WITH CONDITIONS CU2101-23 on a motion by Supervisors Nass/Foelker for EOE Real Estate LLC, Owner/Jen O'Branovich, Petitioner and grant a conditional use to allow outdoor events in an existing Business zone at **W9535 US Highway 12**, Town of Oakland, on PIN 022-0613-0731-001 (1.5 ac). This in in accordance with Sec 11.04(f)3 of the Jefferson County Zoning Ordinance. Motion passed 5-0.

APPROVE WITH CONDITIONS CU2102-23 on a motion by Supervisors Poulson/Foelker and grant Gregory Podkowinski a conditional use to allow three dogs as household pets in a Residential R-1 zone. The site is at **W1680 County Rd F** on PIN 026-0616-1714-003 (0.13 ac) in the Town of Sullivan. This is in accordance with Sec 11.04(f)1 of the Jefferson County Zoning Ordinance. Motion passed 5-0.

APPROVE WITH CONDITIONS CU2103-23 on a motion by Supervisors Nass/Richardson and grant George Jr & Paul Swart, Owners/One Energy Renewables, Petitioner a conditional use to allow a solar generation facility near **N1175 Old 26 Rd** on PINs 016-0514-2022-001 (19.773 ac) and 016-0514-1911-000 (51.283 ac) in the Town of Koshkonong. This is in accordance with Sec 11.04(f)6 of the Jefferson County Zoning Ordinance. Motion passed 5-0.

18. Possible Future Agenda Items

19. Upcoming Meeting Dates-Location subject to change

September 15, 8:00 a.m. - Site Inspections Beginning at Zoning Office, 222 Wisconsin Drive

September 21, 7:00 p.m. - Public Hearing in Highway Department Training Room, 1425 Wisconsin Dr

September 25, 8:30 a.m. - Decision Meeting in Highway Department Committee Room, 1425 Wisconsin Dr-

Richardson may be absent.

October 13, 8:00 a.m. - Site Inspections Beginning at Zoning Office, 222 Wisconsin Drive

October 19, 7:00 p.m. - Public Hearing in Highway Department Training Room, 1425 Wisconsin Dr

October 30, 8:30 a.m. – Decision Meeting Highway Department Committee Room, 1425 Wisconsin Dr.

20. Adjourn

Motion by Supervisors Foelker/Nass to adjourn the meeting. Motion passed and the meeting adjourned at 9:40 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.jeffersoncountywv.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.