

**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, October 30, 2023

**TIME:** 8:30 a.m.

**PLACE:** Room C1021, County Courthouse, 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](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 8:32 a.m.

**2. Roll Call (Establish a Quorum)**

Committee members present at 8:32 were Supervisors Jaeckel, Nass, Poulson and Foelker.

Zoning staff in attendance were Director Matt Zangl, Sarah Elsner, Brett Scherer and Deb Magritz. Other county staff present included County Administrator Ben Wehmeier, Michael Luckey, Corporation Counsel Danielle Thompson, Land and Water Department Director Patricia Cicero and Brian Udovich. Supervisor Anita Martin and guest Elmer Rehr were present. Supervisor Walt Christensen attended via Zoom.

**3. Certification of Compliance with Open Meetings Law**

Supervisor Poulson verified that the meeting was being held in compliance with Open Meetings Law.

**4. Approval of the Agenda**

Motion by Supervisors Foelker/Poulson to approve the agenda and to move Petition CU2107-23 to the top of decisions in agenda item 19. Motion passed 4-0.

**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 September 25, October 13 and October 19 meeting minutes**

Motion by Supervisors Poulson/Foelker to approve the September 25 minutes as presented. Motion passed 4-0.

Motion by Supervisors Foelker/Poulson to approve the October 13 minutes as presented. Motion passed 4-0.

The October 19 minutes were not available for review.

**Supervisor Richardson arrived at 8:35 a.m.**

**7. Communications**

There were no communications.

- 8. September Monthly Financial Report for Register of Deeds – Staci Hoffman**  
The Register of Deeds information was in the packet previously provided to the Committee. September revenues are similar to those of recent months.
- 9. September Monthly Financial Report for Land Information Office – Matt Zangl**  
Land Information revenues were also similar to those of recent months.
- 10. October Monthly Financial Report for Zoning – Matt Zangl**  
Zangl reported that Zoning revenues are comparable to those of last year. October's were about \$1,000 less than those of October 2022, but September's are \$2,000 higher than September's of 2022.
- 11. Discussion on Solar Energy Facilities**
  - a. Crawfish River Solar**  
Zangl reported that Crawfish River Solar is close to finishing construction. Once testing and paperwork is complete, they will turn the project over to Alliant.
  - b. Badger State Solar**  
Zangl shared that this project is quiet; it is still in permitting stage.
- 12. Discussion on WE Energies Liquified Natural Gas (LNG) Facility in the Town of Ixonia**  
This is very close to completion. Restoration and grading work will be completed next spring.
- 13. Discussion and Possible Action on Enacting an Erosion Control Ordinance**  
Motion by Supervisors Poulson/Foelker to permanently postpone action on enacting an Erosion Control Ordinance. Motion passed 5-0.
- 14. Discussion and Possible Action on Enacting a Post-Construction Stormwater Management Ordinance**  
Motion by Supervisors Poulson/Jaeckel to indefinitely postpone action on this proposed ordinance. Wehmeier asked whether the Committee would like to direct staff in a certain way. Suggestions included coming back with more ideas and more technical information, financial ramifications, and input from Towns. Motion passed 5-0.
- 15. Discussion 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**  
This will likely be put on December's public hearing.
- 16. Discussion and Possible Action on Entering into a Memorandum of Understanding for GIS Services with Local Municipalities**  
Zangl explained that we are not at that point currently. The cities of Watertown and Fort Atkinson are currently using GIS assistance from the Land Information Department.
- 17. Discussion and Possible Action on a Request by M A Mortenson Company/East 97<sup>th</sup> Place LLC to Allow Expanded Outdoor Storage at W1265 Linden Rd, Town of Ixonia, on PIN 012-0816-2723-006**  
Elsner explained the request, and noted that commercial construction equipment is proposed to be the outdoor storage. The Town had conditions of approval. Motion by Supervisors Foelker/Poulson to approve of the outdoor storage and incorporate the Town's conditions as well. Motion passed 5-0.
- 18. Discussion and Possible Action on a Request by Mark Schellinger for a Convenience Bathroom in a Building at N5546 County Road F, Town of Concord, on PIN 006-0716-2712-002**  
Elsner reported that a soil test had been done on this site, but no suitable soils were found for a septic system. She noted Schellinger's plans for a convenience bathroom in an agricultural storage building. Motion by Supervisors Nass/Foelker to approve the request and the motion passed 5-0.

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

**19. Discussion and Possible Action on Petitions Presented in Public Hearing on October 19, 2023:**

**The Committee started with CU2107-23 for the convenience of a guest in attendance.**

**APPROVE WITH CONDITIONS** CU2107-23 – Elmer Rehr Trust on a motion by Supervisors Nass/Richardson for a conditional use allowing an extensive onsite storage structure in a Residential R-2 zone at **N4209 County Road A**, PIN 022-0613-0841-015 (1.42 ac), Town of Oakland. This is in accordance with Sec 11.04(f)2 of the Jefferson County Zoning Ordinance. Motion passed 5-0.

**APPROVE WITH CONDITIONS** R4495A-23 – Hughes Reynolds Group LLC on a motion by Supervisors Nass/Richardson to rezone PIN 012-0816-2121-002 (6.8 ac) from Industrial to Business to allow for automotive repair and maintenance at **W1593 Marietta Ave** in the Town of Ixonia. This is in accordance with Sec 11.04(f)3 of the Jefferson County Zoning Ordinance. Motion passed 5-0.

**APPROVE WITH CONDITIONS** R4496A-23 – Russell & Cheryl Heine on a motion by Supervisors Jaeckel/Poulson to rezone 1 acre of PIN 002-0714-2813-000 (20 ac) and create a lot around the home at **N5594 Popp Rd** in the Town of Aztalan. This is in accordance with Sec 11.04(f)8 of the Jefferson County Zoning Ordinance. Motion passed 5-0.

**POSTPONE ACTION ON** R4497A-23 – Mitch & Julia Brock/Scott & Jill Johnson property on a motion by Supervisors Nass/Poulson to create a 1-ac building site north of **N3043 Haas Rd** from part of PIN 010-0615-2742-000 (44.461 ac) in the 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** CU2105 -23 – Michael Podevels on a motion by Supervisors Nass/Poulson for conditional use to allow an extensive onsite storage structure in a Community zone at **W110 Rockvale Rd**, Town of Ixonia on PIN 012-0816-2544-006 (0.826 ac). This is in accordance with Sec 11.04(f)9 of the Jefferson County Zoning Ordinance. Motion passed 5-0.

**APPROVE WITH CONDITIONS** CU2106-23 – Tasha Bynum on a motion by Supervisors Jaeckel/Richardson allowing a conditional home occupation for health and wellness services at **N7010 Kroghville Rd** in the Town of Lake Mills on PIN 018-0713-0542-000 (36.058 ac), located in an A-1 Agricultural zone. This is in accordance with Sec 11.04(f)6 of the Jefferson County Zoning Ordinance. Motion passed 5-0.

**APPROVE WITH CONDITIONS** CU2109-23 – Angela J Starr on a motion by Supervisors Poulson/Foelker allowing a conditional use for a home occupation flower shop at **N901 Old 26 Rd**, Town of Koshkonong on PIN 016-0514-1933-000 (5.627 ac) 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 5-0.

**APPROVE WITH CONDITIONS** CU2108-23 – Seeger Bos Farms, LLC on a motion by Supervisors Foelker/Nass allowing a conditional use for an ATCP regulated livestock facility in an A-1 Agricultural zone at **N2901 Mode Ln**, Town of Oakland, on PINs 022-0613-3522-000 (36.574 ac), 022-0613-3411-000 (40 ac) and 022-0613-3414-000 (20 ac). This is in accordance with Sec 11.04(f)6 of the Jefferson County Zoning Ordinance. Motion passed on a roll call vote 5-0.

**20. Possible Future Agenda Items**

**21. Upcoming Meeting Dates:**

November 10, 8:00 a.m. – Site Inspections  
November 16, 7:00 p.m. – Public Hearing  
November 27, 8:30 a.m. – Decision Meeting  
December 15, 8:00 a.m. – Site Inspections  
December 21, 7:00 p.m. – Public Hearing

December 28 (TH), December 29 (F) OR January 5, 8:30 a.m. – Decision Meeting

## **22. Adjourn**

Motion by Supervisors Foelker/Poulson to adjourn the meeting. Motion passed 5-0, and the meeting adjourned at 9:18 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 Courthouse Room C1040, 311 S Center Ave 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](http://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.