

**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, November 27, 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 8:30 a.m.

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

Supervisors Jaeckel, Nass and Foelker were present. Supervisors Poulson, and Richardson were absent and excused. Other County staff in attendance were Ben Wehmeier, Staci Hoffman, and Supervisor Anita Martin. Zoning Department staff present were Matt Zangl, Sarah Elsner, Brett Scherer and Deb Magritz. Attending via Zoom were Michael Luckey and Casey Ehler.

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

Zangl verified compliance with Open Meetings.

**4. Approval of the Agenda**

No changes were proposed to the agenda.

**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 asked about deviation from a Joint Development Agreement concerning WE Energies LNG Facility in the Town of Ixonia . She also questioned why the September 21 meeting minutes had not been reviewed until today.

**6. Approval of September 21, October 19, October 30, November 10 and November 16 meeting minutes**

Motion by Supervisors Foelker/Nass to approve the September 21 meeting minutes. Motion passed 3-0. Zangl explained that the minutes had not been ready until recently.

Motion by Supervisors Foelker/Nass to approve the October 19 meeting minutes. Motion passed 3-0.

Motion by Supervisors Nass/Foelker to approve the October 30 meeting minutes. Motion passed 3-0.

Motion by Supervisors Nass/Foelker to approve the November 10 meeting minutes. Motion passed 3-0.

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

**7. Communications**

Wehmeier informed the Committee that the Town of Ixonia is going through a process to create a TID. Zangl

added more information.

**8. October Monthly Financial Report for Register of Deeds**

Hoffman explained that there have not been a lot of recordings lately, but that her Office has already met budgeted revenues for the year.

**9. October Monthly Financial Report for Land Information Office**

Zangl reminded the Committee that lower revenues from the Register of Deeds Office directly relate to Land Information Department revenues. Grants for land information programs will be drastically reduced for 2024.

**10. November Monthly Financial Report for Zoning**

Zangl reported that Zoning has also met budgeted revenues for the year. November's revenues were over \$4,000.

**11. Discussion on Solar Energy Facilities**

**a. Crawfish River Solar**

Zangl said that there was nothing new to report on Crawfish River Solar. They are working through the transition phase.

**b. Badger State Solar**

Badger State Solar is quiet also. They appear to be moving forward, but there has been no real communication.

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

This project too has been quiet, but their monthly meeting is coming up. Wehmeier spoke to the question from Supervisor Martin regarding deviation from the Joint Development Agreement, noting that any such instances have been minimal.

**13. Discussion and Possible Action on Entering into a Memorandum of Understanding (MOU) for GIS Services with Local Municipalities**

Zangl explained that a draft of the MOU has been distributed and some comments have come back. Next year's budget includes a position for the work, utilizing an hourly rate of pay. Wehmeier added to the discussion. Motion by Supervisors Jaeckel/Foelker to forward this to the Executive Committee. Motion passed 3-0.

**14. Discussion and Possible Action on Petitions Presented in Public Hearing on November 16, 2023:**

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

**APPROVE WITH CONDITIONS BOTH R4498A-23 & CU2110-23** – Jon Gehler/Ebenezer Moravian Church on motions by Supervisors Nass/Jaeckel to rezone all of PIN 032-0815-2911-006 (8.59 ac) and 032-0815-2911-007 (3.83 ac) with conditional use to sanction and expand a cemetery at **N8023 Ebenezer Rd**, Town of Watertown. This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance. Motions passed 3-0.

**APPROVE WITH CONDITIONS R4499A-23** – Kurt Wileman /Dane County Growers Property on a motion by Supervisors Nass/Foelker to create a 5-ac lot around the home and buildings at **N956 Bingham Rd**, Town of Sumner, from PIN 028-0513-1933-000 (43.694 ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance. Motion passed 3-0.

**APPROVE WITH CONDITIONS R4500A-23** – Kevin Emrath on a motion by Supervisors Nass/Foelker to create a 1.7437-ac lot at **N6132 Switzke Rd** in the Town of Farmington from part of PINs 008-0715-1633-000 (36.1 ac) and all of PIN 008-0715-1633-001 (0.82 ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance. Motion passed 3-0.

**APPROVE WITH CONDITIONS R4501A-23** – William & Laura Flood on a motion by Supervisors Foelker/Jaeckel to create two, 4-ac lots from PIN 026-0616-0134-000 (35.086 ac) **near N4579 Indian Point Rd** in the Town of Sullivan. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance. Motion passed 3-0.

**APPROVE WITH CONDITIONS R4502A-23** – Daniel & Gwynn Novak on a motion by Supervisors Foelker/Nass to rezone all of PIN 026-0616-2643-002 (0.602 ac) and part of PIN 026-0616-2643-000 (38.898 ac) owned by the Novak Trusts to create a 1-ac lot at **W660 Rome Oak Hill Rd** in the Town of Sullivan. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance. Motion passed 3-0.

**APPROVE WITH CONDITIONS R4503A-23** – Robert & Dorothy Novak on a motion by Supervisors Jaeckel/Nass to rezone all of PIN 026-0616-2643-001 (0.5 ac) and part of PIN 026-0616-2643-000 (38.898 ac) to create a 1-ac lot at **W604 Rome Oak Hill Rd** in the Town of Sullivan. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance. Motion passed 3-0.

**APPROVE WITH CONDITIONS R4504A-23** – Jonathan Boche on a motion by Supervisors Nass/Foelker to create a 1.1-ac building site from part of PIN 012-0816-0323-001 (39.22 ac) on **County Rd CW** in the Town of Ixonia. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance. Motion passed 3-0.

**APPROVE WITH CONDITIONS R4505A-23** – Jonathan Boche on a motion by Supervisors Nass/Foelker to rezone 3.9 ac of PIN 012-0816-0323-001 (39.22 ac) to create a Natural Resource zone on **County Rd CW**, Town of Ixonia. This is in accordance with Sec. 11.04(f)12 of the Jefferson County Zoning Ordinance. Motion passed 3-0.

**APPROVE WITH CONDITIONS CU2111-23** – Michael & Sandy Janke/Shady Belle Acres LLC on a motion by Supervisors Jaeckel/Foelker for a conditional use dog kennel at **N4907 Coffee Rd**, Town of Farmington on PIN 008-0715-3344-000 (37 ac). The property 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 3-0.

**APPROVE WITH CONDITIONS CU2112-23** – Joseph Kondroski on a motion by Supervisors Nass/Jaeckel for a conditional use storage of landscaping equipment in a Community zone at **W1232 Marietta Ave** on PIN 012-0816-2232-013 (1.5 ac), Town of Ixonia. This is in accordance with Sec. 11.04(f)9 of the Jefferson County Zoning Ordinance. Motion passed 3-0.

## 15. Possible Future Agenda Items

### 16. Upcoming Meeting Dates:

December 15, 8:00 a.m. – Site Inspections  
December 21, 7:00 p.m. – Public Hearing  
December 28, 8:30 a.m. – Decision Meeting  
January 12, 8:00 a.m. – Site Inspections  
January 18, 7:00 p.m. – Public Hearing  
January 29, 8:30 a.m. – Decision Meeting

### 17. Adjourn

Motion by Supervisors Foelker/Nass to adjourn the meeting. Motion passed 3-0, and the meeting adjourned at 9:11 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 in Courthouse Room C1040 at 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.jeffersoncountymi.gov](http://www.jeffersoncountymi.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.