

**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: Thursday, December 28, 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-u8i9MUTAAbnqMB_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, Poulson and Foelker were present. Other County staff in attendance were Ben Wehmeier, Michael Luckey, Staci Hoffman, Kelly Staude and Supervisor Martin. Zoning Department staff present were Matt Zangl, Brett Scherer and Deb Magritz. Attending via Zoom was Supervisor Richardson.
3. Certification of Compliance with Open Meetings Law
-Zangl verified compliance with Open Meetings.
4. Approval of the Agenda
-Petition R4509T-23 moved to first petition for agenda number 14. Agenda number 12 moved to be after agenda number 9.
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)

-Bruce Dengar requested agenda item 12 to be tabled until after the Town of Ixonia meets and reviews the request. Dengar also gave his reasoning on why the item should be tabled.

-Brett Meints spoke on agenda item 12 and how he had concerns with safety and fire codes. Meints said he is the Fire Chief of the Town of Ixonia.

-Sally Williams asked why agenda item 12 did not go thru public hearing. Williams also spoke on agenda item 13. Williams said there should be noise restrictions, setbacks, remediation, and other restrictions regarding solar operations.

-Jordan Pitzner spoke on agenda item 12 as the representative for One Energy. Pitzner said they are looking to use the property as a temporary office/meeting location for landowners, ect. Pitzner said the location will only have 4 hours a week staffed. Pitzner also said no equipment or storage is proposed.

-Ted Mueller spoke on agenda item 12 and said he spoke with Perry Goetsch and was told to speak to Jefferson County. Mueller said it makes sense to have a temporary office in the center of the project.

-Anita Martin

6. Approval of November 27, December 15 and December 21 meeting minutes
 - Motion by Supervisors Poulson/Foelker to approve the November 27 meeting minutes. Motion passed 5-0.
 - Motion by Supervisors Foelker/ Poulson to approve the December 15 meeting minutes. Motion passed 5-0.
 - Motion by Supervisors Foelker Nass/ Poulson to approve the December 21 meeting minutes. Motion passed 5-0.
7. November Monthly Financial Report for Register of Deeds
 - Hoffman explained that there have not been a lot of recordings lately, but that her Office has made more revenue this year than last year. Hoffman said her office has already made the budget for 2023.
8. November Monthly Financial Report for Land Information Office
 - Zangl said the Land Information Office is on track to meet the budget for 2023.
9. December Monthly Financial Report for Zoning
 - Zangl said the Zoning Department has surpassed the goals for the 2023 revenues.
10. Discussion on Solar Energy Facilities
 - a. Crawfish River Solar
 - Zangl said that Crawfish River Solar is continuing to clean up from the project.
 - b. Badger State Solar
 - Zangl said the project is delayed a little longer and will be extended to March 2024 for construction to commence.
11. Discussion on WE Energies Liquefied Natural Gas (LNG) Facility in the Town of Ixonia
 - Zangl said the project is nearing completion and is in the commencement phase. It may be starting to fill in the Summer of 2024.
12. Discussion and Possible Action on a Request by Sinnissippi Solar Energy LLC/Invenergy for use of a single-family residential structure at N8022 County Road P as a temporary field office. The site is in the Town of Ixonia on PIN 012-0816-3022-000
 - Zangl said the department received a letter from One Energy and received a letter from the Town of Ixonia. Zangl explained to the committee that the Jefferson County Zoning Ordinance allows for temporary uses. Zangl also said that a solar project over 100 megawatts would go to the PSC, who encourages contractors to go through local municipalities, although it is not required.
 - Supervisor Nass said temporary use of an office should not interfere with solar farm development. Nass also said the office should be fire safe. Nass suggested postponing until the February decision meeting for Town of Ixonia Input (decision meeting at the latest).
 - Motion by Supervisors Poulson/Foelker to postpone decision and send back to Town of Ixonia for Input. Motion passed 5-0.
13. Discussion on a Solar Energy Systems Ordinance
 - Zangl discussed sizing on when to trigger a conditional use. Zangl said a 1-acre threshold seems to be a good size to require a Conditional Use Permit. Zangl said opting out of a JDA would be aimed at smaller solar projects. He said a decision will need to be made on what level a JDA would need to be required.
 - Supervisor Martin spoke again in favor of Joint Development Agreements for solar development.

-Wehmier addressed the comments of Joint Development Agreements.

14. Discussion and Possible Action on Petitions Presented in Public Hearing on December 21, 2023:

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

APPROVE WITH CONDITIONS R4506A-23 – R&W Ventures LLC: Rezone part of PIN 008-0715-0211-001 (11.91 ac) to create a 3.6-ac farm consolidation lot around the home & buildings at **N7262 County Road D**, 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 R4507A-23 – Brandon & Rachel Thom/Paul Lukas & Kerry Furlong Property: Rezone 2 ac of PIN 008-0715-3223-000 (40 ac) to create a new building site near **W4466 Hillview Ln** in the 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 CONDITONS R4508A-23 – Richard & Marlene Schroedl Trust: Create a 4.522-ac farm consolidation lot at **W6232 US Highway 18**, Town of Jefferson from part of PIN 014-0614-0443-000 (19.49 ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance. Motion passed 5-0.

APPROVE WITH CONDITONS CU2113-23 – JGB Land Inc: Conditional use to allow a 10-year extension of CU1771-14 for mineral extraction on PIN 016-0514-02112-000 (55.63 ac). The site is at N22447 Kutz Rd in the Town of Koshkonong. 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 R4509T-23 – Jefferson County: Amendment to the Jefferson County Comprehensive Plan, Farmland Preservation Plan and Jefferson County Zoning Ordinance that will allow the limited redivision of existing A-3 Agricultural and Rural Residential zones created prior to 2000.

-4 towns opposed; 1 town had no response.

-Motion by Jaeckel/Poulson to approve and send to County Board. Motion Passed 5-0.

15. Possible Future Agenda Items

-Solar Ordinance draft updates.

16. Upcoming Meeting Dates:

January 12, 2024 8:00 a.m. – Site Inspections leaving from Courthouse Room C1049

January 18, 7:00 p.m. – Public Hearing in Courthouse Room C2063

January 29, 8:30 a.m. – Decision Meeting in Courthouse Room C1021

February 9, 8:00 a.m. – Site Inspections – 8:00 a.m. – Site Inspections leaving from Courthouse Room C1049

February 15, 7:00 p.m. – Public Hearing, 8:30 a.m. – Public Hearing in Courthouse Room C2063

February 26, 8:30 a.m. – Decision Meeting in Courthouse Room C1021

16. Adjourn

Motion by Supervisor Poulson/Jaeckel to adjourn the meeting. Motion passed 5-0, and the meeting adjourned at 9:31 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.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.