

NOTICE OF PUBLIC HEARING
JEFFERSON COUNTY PLANNING AND ZONING COMMITTEE
George Jaeckel, Chair; Steve Nass, Vice-Chair; Blane Poulson, Secretary; Matt Foelker; Cassie Richardson

SUBJECT: Map Amendments to the Jefferson County Zoning Ordinance and Requests for Conditional Use Permits
DATE: Thursday, October 17, 2024
TIME: 7:00 p.m. (Doors will open at 6:30)
PLACE: **JEFFERSON COUNTY COURTHOUSE, ROOM C2063**
311 S. CENTER AVE, JEFFERSON, WI 53549
OR Via Zoom Videoconference

PETITIONERS OR MEMBERS OF THE PUBLIC MAY ATTEND THE MEETING VIRTUALLY BY FOLLOWING THESE INSTRUCTIONS IF THEY CHOOSE NOT TO ATTEND IN PERSON:

You are invited to a Zoom meeting.
When: October 17, 2024, at 07:00 PM Central Time (US and Canada)
Meeting ID: 957 3344 0565
Passcode: Zoning

Register in advance for this meeting:

<https://zoom.us/j/95733440565?pwd=eHZRbHZXWXhlUnlKdkhtOXhoTmtNz09>

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 Chairman Jaeckel at 7:00 p.m.

2. Roll Call

All members of the committee except Supervisor Paulson were present at 7:00 p.m. Also present were staff members Sarah Elsner and Haley Nielsen. James Krause was present via Zoom.

3. Certification of Compliance with Open Meetings Law

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

4. Approval of Agenda

Motion by Supervisor Foelker to approve the agenda, seconded by Supervisor Nass. Motion passed 3-0.

5. Public Hearing

Elsner read aloud the following:

NOTICE IS HEREBY GIVEN that the Jefferson County Planning and Zoning Committee will conduct a public hearing at 7 p.m. on Thursday, October 17, 2024, in Room C2063 of the Jefferson County Courthouse, Jefferson, Wisconsin. Members of the public will be allowed to be heard regarding any petition under consideration by the Planning and Zoning Committee. **PETITIONERS, OR THEIR REPRESENTATIVES SHALL BE PRESENT EITHER IN PERSON OR VIA ZOOM.** Matters to be heard are petitions to amend the official zoning map and applications for conditional use permits. A map of the properties affected may be obtained from the Zoning Department. Individual files, which include staff finding of fact, are available for viewing between the hours of 8:00 a.m. and 4:30 p.m., Monday through Friday, except holidays. If you have questions regarding these matters, please contact Zoning at 920-674-7131.

Decisions for Conditional Use Permits will be made on **October 28, 2024**

Recommendations by the Committee for Rezones will be made on **October 28, 2024**

Final decision will be made by the County Board on **November 12, 2024**

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

All are in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance

R4558A-24 –Nancy Hinz: Rezone to create a 2-acre lot from property at **N4952 Duck Creek Road** in the Town of Farmington, PIN 008-0715-3633-000 (30 ac). Property is owned by David J & Nancy J Hinz.

PETITIONER: Nancy Hinz (N5156 Duck creek Road) presented herself as the petitioner for this rezone. Two acres will be split off for residential construction.

COMMENTS IN FAVOR:

Neil Matthes (N4909 Duck Creek Road) in favor. The petitioners have done a great job planting trees, only part of two acres near the road will be driveway.

Craig Crawbin- Potential purchaser, the approval of this petition would allow him and wife to care for Nancy.

COMMENTS OPPOSED: Written comment received in opposition. In the file.

REBUTTAL: None.

STAFF: Given by Elsner and in the file.

TOWN: In favor.

R4559A-24 –Nancy Hinz: Rezone A-1 to N to create a 17.9-acre lot from property at **N4952 Duck Creek Road** in the Town of Farmington, PIN 008-0715-3633-000 (30 ac). Property is owned by David J & Nancy J Hinz.

PETITIONER: Nancy Hinz (N5156 Duck creek Road) presented herself as the petitioner for this rezone. Would like to leave the 17.9 acres natural.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

STAFF: Given by Elsner and in the file.

TOWN: In favor.

R4560A-24 – Schumacher Trust: Rezone to create two 2-acre lots from property at **N6023 Wright Road** in the Town of Farmington, PIN 008-0715-1912-000 (15 ac).

PETITIONER: Deb Schumacher (N5969 Wright Road) presented herself as the petitioner for this rezone. One of the parcels to be created will be near existing houses. There was once a house on this property, but it had burnt down. Her sons help with the farm operation and are looking to build.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

STAFF: Given by Elsner and in the file.

TOWN: In favor.

R4561A-24 – Jonathan Schrock: Rezone all of 012-0816-0841-004 (13.946 ac). to create a lot for single family home near W1731 **Gopher Hill Road** in the Town of Ixonia.

PETITIONER: Jonathan Shrock (702 Western meadows Drive, Watertown) presented himself for this rezone. He used to live in the farmhouse on the property, and stated the property was once zoned residential. Would like for the zoning to go back to residential to build a house.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

STAFF: Given by Elsner and in the file.

TOWN: In favor.

R4562A-24 – Gerald & Jean Wockenfuss Trust: Rezone to create a 3.472-acre lot at **W1541 Gopher Hill Road** in the Town of Ixonia, PIN 012-0816-0931-000 (39.26 ac).

PETITIONER: Jean Wockenfuss (W1541 Gopher Hill Road) presented herself for this rezone. Wants to split off house and farm buildings to sell. Wants to keep the land agricultural and continue to rent out the farmland to farmers.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

STAFF: Given by Elsner and in the file. Elsner asked the petitioner when the house was built. Prior to 1900.

TOWN: In favor.

R4563A-24 – Jeffrey and Rebecca Weber: Rezone .9 acres from PIN 014-0615-0441-002 (37.893 ac). to add to Lot 1 (CSM 6331) to create a 2-acre lot at **N4614 Paradise Road** in the Town of Jefferson, PIN 014-0615-0441-000 (1.171 ac).

PETITIONER: Jeffrey Weber (N4614 Paradise Road) presented himself for this rezone. Is adjusting the lot size and zoning to accommodate for animal units for a potential buyer.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

STAFF: Given by Elsner and in the file.

TOWN: In favor.

R4564A-24 – Richard A. and Janice C Flees Trust: Rezone to create a 3.4-acre net lot (farm consolidation) and two 2.0-acre net lots at **W2185 US Highway 18** in the Town of Sullivan, PINs 026-0616-0641-000 (28.20 ac) and 026-0616-0641-001 (18 ac).

PETITIONER: Tom Stade (W5289 Bockmann Lane) presented Flees are wanting to create three lots; farm consolidation lot, two non-prime soil lots. The shape of the farm consolidation lot is due to the septic location. Jefferson County Highway has discussed the joint driveway.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

STAFF: Given by Elsner and in the file. Elsner asked when the house was built. Tom Stade stated it was old, pre 1975.

TOWN: In favor.

R4565A-24 – Kenneth B and Christine A Thomas: Rezone to create two 1.0-acre net lots north of **N2860 Hardscrabble Road** in the Town of Sullivan, PIN 026-0616-3622-000 (30 ac).

PETITIONER: Kenneth Thomas (N2924 Hardscrabble Road) presented himself as the petitioner for this rezone. Wants to take two, one-acre lots off his farm.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

STAFF: Given by Elsner and in the file.

TOWN: In favor.

CU2134-24 –OneEnergy Development LLC: Conditional Use to allow a solar electric generation facility near **Airport Rd & Wood Lane** in the Town of Waterloo, PIN 030-0813-3241-000 (46.540 ac). Property is owned by Frederick W & Jeanette B Huebner Trust.

PETITIONER: Peter Murphy with OneEnergy Development presented as the petitioner for this Conditional Use Permit. Mr. Murphy gave a PowerPoint presentation that discussed the proposed project.

COMMENTS IN FAVOR: Sarah Glover (W7480 Prairie Lane) was in favor of this petition.

COMMENTS OPPOSED: None.

REBUTTAL: None.

STAFF: Given by Elsner and in the file. Elsner asked about decommissioning. Will be the same process as construction, but in reverse. Elsner asked about wetlands. The wetland spot in the project is a small depression and is farmed. Elsner asked about glare from the panels. The single-access tracking does not produce glare as it is pointing at the sun. Forge Solar, a third party completed a glare study. Forge Solar ran an analysis of glare and I-94 and completed a report. The conclusion was that the glare will not cause issues.

TOWN: In favor, with a condition of a road agreement.

6. Adjourn

Motion by Foelker and seconded by Richardson to adjourn the meeting at 7:45 p.m.

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 this meeting should contact the County Administrator 24 hours prior to the meeting at 920-674-7101 so appropriate arrangements can be made.

A digital recording of the meeting will be available in the Zoning Department upon request.