

**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, January 29, 2024
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

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 Chairman Jaeckel at 8:30 a.m.

2. Roll Call (Establish a Quorum)

Supervisors Jaeckel, Nass, Poulson, and Richardson were present. Supervisor Foelker was absent and excused. Other County staff in attendance were Ben Wehmeier, Staci Hoffman, Patricia Cicero, and Supervisor Anita Martin. Zoning Department staff present were Matt Zangl, Sarah Elsner, and Brett Scherer. Attending via Zoom were Supervisor Walt Christensen, Michael Luckey, Brian Udovich, Mason Steffes, and Lianna Spencer.

3. Certification of Compliance with Open Meetings Law

Supervisor Poulson verified compliance with Open Meetings Law.

4. Approval of the Agenda

Supervisors Poulson/Richardson motioned to approve the agenda as proposed. 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.) Supervisor Martin asked that a future agenda item be added regarding the ATCP51 State Law advisory Committee update.

6. Approval of December 28, January 18, and January 19 meeting minutes

Motion by Supervisors Poulson/Richardson to approve the December 28 meeting minutes. Motion passed 4-0.
Motion by Supervisors Richardson /Poulson to approve the January 18 meeting minutes. Motion passed 4-0.
Motion by Supervisors Poulson/Jaeckel to approve the January 19 meeting minutes. Motion passed 4-0.

7. November Monthly Financial Report for Register of Deeds

Hoffman explained last year's budget was met even with recordings down; transfer fees helped meet budget. Hoffman also explained that the Judicial Security Bill is moving forward at the State which proposes that the information of judges is shielded from public view. Zangl also address this bill and what it would mean for the Land Information Department. There is also a proposition for recording fees to be increased to \$45 instead of \$30.

8. November Monthly Financial Report for Land Information Office

Zangl explained that everything is status quo, and the department is about where they need to be on budget.

9. December Monthly Financial Report for Zoning

Zangl reported a retirement for the department and that budget should come in about the same, possibly slightly over.

10. Discussion on Solar Energy Facilities

a. Crawfish River Solar

Zangl reported that they are still in the construction phase and the date for the noise study may be adjusted to be done at a different time with PSC approval. The information collected will be helpful for future projects.

b. Badger State River

Zangl reported that construction will not start this year and there will be a request sent to the PSC for another extension.

Zangl and Wehmeier also spoke on the Sinnissippi Solar project. Zangl referenced a letter included in the Committee packet and noted that they will be looking for a different location for office space. Wehmeier reported that the project will be smaller than originally planned and will be to the west of the river. There will be more information to come later.

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

Zangl reported that construction is winding down and testing and operation phases will start soon. Vegetation requirements will be met in spring.

12. Discussion on a Solar Energy Systems Ordinance

Zangl reported he will meet with Corp Counsel soon to discuss the ordinance. Supervisor Poulson questioned the ability to restrict prime ground for development and push non-PSC projects towards non-prime land. Wehmeier spoke in response to Supervisor Poulson's statement.

13. Discussion and Possible Action on R4497A-23 – Mitch & Julia Brock/Scott & Jill Johnson Property and Violation VIO071-2023.

Zangl gave an overview of the rezone and violation and reported that there has been no change in the property since last discussed. Discussion took place regarding financial burden, a physical plan with a deadline being provided to ensure clean-up of the property, and fair treatment of all property owners in the County. Motion by Supervisors Poulson/Jaeckel for Johnson to provide a plan with dates to remove the junk from the property. Motion passed 4-0.

14. Discussion and Possible Action on Petitions Presented in Public Hearing on January 18, 2024:

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

APPROVE WITH CONDITIONS BOTH R4510A-24 & CU2114-24 – Richard Wenzlick/John & Marian MacDonald Property: Create a 0.25-ac lot with conditional use for a cemetery on PIN 026-0616-3322-000 (40 ac) in the Town of Sullivan near **W1650 County Rd CI**. This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance. Motion by Supervisors Nass/Richardson for rezone. Motion passed 4-0. Motion by Supervisors Poulson/Nass for conditional use. Motion passed 4-0.

APPROVE WITH CONDITIONS R4511A-24 – Kenyon Bliss/Bliss & Bjorklund, and KKKK LLC, Owners: Rezone all of PIN 006-0716-0113-004 (1.22 ac) owned by Kenyon Bliss and Jacquelynn Bjorklund, and 0.146-ac of PIN 006-0716-0113-000 (28.93 ac) owned by KKKK LLC to create a 1.366-ac lot at **W246 Allen Rd**, Town of Concord. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance. Motion by Supervisors Nass/Richardson. Motion passed 4-0.

APPROVE WITH CONDITIONS R4512A-24 – Land Hunter LLC: Create a 2-ac farm consolidation lot around the home at **N5724 N Helenville Rd**, Town of Farmington from part of PIN 008-0715-2333-000 (24.464 ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance. Motion by Supervisors Nass/Jaeckel. Motion passed 4-0.

POSTPONE FOR REDESIGN R4513A-24 – Land Hunter LLC: Create a new 2-ac building site along **N Helenville Rd**, Town of Farmington from part of PINs 008-0715-2333-000 (24.464 ac) and 008-0715-2622-000 (20 ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance. Motion by Supervisors Nass/Jaeckel. Motion passed 4-0.

POSTPONE FOR REDESIGN R4514A-24 – Nicholas & Melanie Brock: Rezone 1.061 ac of PIN 016-0514-1344-002 (10.71 ac) for a new building site on **Carnes Rd** in the Town of Koshkonong. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance. Motion by Supervisors Nass/Richardson. Motion passed 4-0.

APPROVE WITH CONDITIONS R4515A-24 – Hartwick Brothers LLC: Create a new 2-ac building site from part of PINs 010-0615-3522-000 (10.284 ac) and 010-0615-3523-001 (20 ac) in the Town of Hebron on **County Rd D**. This will replace one of the lots approved by Petition R3365A-08 and is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance. Motion by Supervisors Nass/Jaeckel. Motion passed 4-0.

APPROVE WITH CONDITIONS R4516A-24 – Hartwick Brothers LLC: Rezone for a farm consolidation lot around the home at **N2768 County Rd D** in the Town of Hebron, on PIN 010-0615-3523-001 (20 ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance. Motion by Supervisors Nass/Jaeckel. Motion passed 4-0.

APPROVE WITH CONDITIONS R4517A-24 – Hartwick Brothers LLC: Create a 16.6-ac Natural Resource zone from part of PINs 010-0615-3523-001 (20 ac), 010-0615-3524-000 (40 ac) and 010-0615-3513-001 (10 ac) along **County Rd D** in the Town of Hebron. This is in accordance with Sec. 11.04(f)12 of the Jefferson County Zoning Ordinance. Motion by Nass/Jaeckel. Motion passed 4-0.

APPROVE WITH CONDITIONS CU2115-24 – Mason Steffes/Badgerland Homes LLC, Owner: Conditional use for a duplex in a Community zone on PIN 012-0816-2513-052 (0.427 ac) on **Madison Ave** in the Town of Ixonia. This is in accordance with Sec. 11.04(f)9 of the Jefferson County Zoning Ordinance. Motion by Supervisors Jaeckel/Poulson. Motion passed 4-0.

APPROVE WITH CONDITIONS CU2116-24 – Jeff Ciardo: Conditional use for a duplex in a Residential R-2 zone on PIN 016-0514-3514-013 (0.475 ac) at the intersection of **Oak Clay Dr and Twinkling Star Rd** in the Town of Koshkonong. This is in accordance with Sec. 11.04(f)2 of the Jefferson County Zoning Ordinance. Motion by Supervisors Nass/Jaeckel. Motion passed 4-0.

15. Possible Future Agenda Items

16. Upcoming Meeting Dates:

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
March 15, 8:00 a.m. – Site Inspections leaving from Courthouse Room C1049
March 21, 7:00 p.m. – Public Hearing in Courthouse Room C2063
March 25, 8:30 a.m. – Decision Meeting in Courthouse Room C1021

16. Adjourn

Motion by Supervisors Jaeckel/Nass to adjourn the meeting. Motion passed 4-0, and the meeting adjourned at 9:35 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.