

**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, March 25, 2024
TIME: 8:30 a.m.
PLACE: Room C1021, County Courthouse, Jefferson WI

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, Foelker and Richardson were present. Other County staff in attendance were Supervisor Anita Martin, County Administrator Ben Wehmeier, and Assistant to County Administrator Michael Luckey. Zoning Department staff present were Matt Zangl, Brett Scherer, Kim Buchholz and Shari Fishback. Attending via Zoom were Yalena Zarwell and Lianna Spencer. Members of the public present were Diane Lunde and Mick Ulrich.

3. Certification of Compliance with Open Meetings Law

Supervisor Poulson confirmed the meeting was in compliance.

4. Approval of the Agenda

Supervisors Foelker/Nass motioned to approve the agenda as proposed. Motion passed 5-0 on a voice vote.

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 commented on the Crawfish Solar Project. The County and Town have not received monies yet. She requested that conditions of payment be included in upcoming agreements.

6. Approval of February 26, March 15 and March 21 meeting minutes

Motion by Supervisors Foelker/Richardson to approve the February 26 and March 15 meeting minutes. Motion passed on a voice vote 5-0.

7. Communications - None

8. February Monthly Financial Report for Register of Deeds

Hoffmann shared with the committee that recordings are down. They are back indexing. They are making budget.

9. March Monthly Financial Report for Land Information Office

Zangl explained that the Land Information Office budget is status quo for January and February.

10. March Monthly Financial Report for Zoning

Zangl reported that Zoning is \$5,000 short for March but there are a few days left. On pace but different from last year.

11. Discussion on Solar Energy Facilities

- a. Crawfish River Solar - Zangl stated that there is no update. They are 80-90% complete.
- b. Badger State River - Zangl reported that the project requested and received their 3rd extension from PSC. They have until 9/30/24 to begin construction. Supervisor Jaeckel asked if land remains taxable in current zoning. Zangl and Wehmeier agreed that it would be taxed as ag land.
- c. Sinnissippi Solar - No Update

- d. Hackbarth Solar – They are aiming to start construction on May 1 with hopes to be in the testing/producing phase by the end of summer.

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

Zangl reported that as of February 23, 2024, they are in the operational phase. No current construction occurring. Will be some minor projects to complete over the summer.

13. Discussion and Possible Action on replacing a home near W9512 County Road B, PIN 018-0713-0734-000 owned by Lunde Farms Inc, more than 100 feet from previous single-family home that was removed more than 15 years ago

Zangl provided a brief overview. Motion by Supervisors Nass/Richardson to approve as presented. Motion passed 5-0 on voice vote.

14. Discussion and Possible Action on R4514A-24 Nicholas and Melanie Brock for a 1-acre A-3 zoned lot, PIN 016-0514-1344-002 on Carnes Road in the Town of Koshkonong

Zangl stated that a new lot has been proposed and the lot is primarily prime soils and 1 acre. Motion by Supervisors Foelker/Jaeckel, to approve the request. Motion passed 5-0 on voice vote. See written decision and file for further conditions and discussion.

15. Discussion and Possible Action on Petitions Presented in Public Hearing on March 21, 2024:

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

POSTPONED R4521A-24 & CU2120-24 – Nick Klein/Michael L Klein: Rezone to create a 1.1-ac A-2 zone to allow for storage of business equipment from part of PIN 008-0715-3644-000 (33.411 Ac) located at **N4922 S Farmington Rd** in the Town of Farmington. This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance. Supervisor Nass with agreement from rest of the committee stated that further information was needed to determine if requested A-2 zone is large enough for the current businesses. Motion by Supervisors Poulson/Jaeckel to postpone the decision until next month. Motion passed 5-0 on voice vote.

APPROVE WITH CONDITIONS R4522A-24 & CU2121-24 - Rick Jaeger/St Paul's Evangelical Lutheran Church/Lawrence T & Donna Schueler Finley Trust: Rezone part of PIN 012-0816-0824-000 (30.314 Ac) and all of PIN 012-0816-0824-003 (2.741 Ac) and combine with all of PIN 012-0816-0824-001 (3.00 Ac) to create a 7.275-ac A-2 zone to allow for a playground area for the existing school located at **W1956 Gopher Hill Rd** in the Town of Ixonia. This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance. Motion by Supervisors Nass/Foelker to approve both the rezone as well as the conditional use with conditions. Motion passed 5-0 on voice vote.

APPROVE WITH CONDITIONS R4523A-24 & CU2122-24 – Al Genz/Greg & Kristie Melcher: Rezone to create a 5-ac A-2 zone to allow for storage of business equipment and materials with an office from part of PIN 032-0815-2643-001 (15.557 Ac) located off **D Ln** in the Town of Watertown. This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance. Motion by Supervisors Richardson/Jaeckel to approve rezone request with conditions. Motion passed 5-0 on voice vote.

APPROVE WITH CONDITIONS R4524A-24 – Joel K & Robin K Lenz Trust: Rezone to create (2) 1-ac A-3 residential building sites from part of PIN 014-0614-0622-000 (16.122 Ac) located **directly north of N4862 County Road G** in the Town of Jefferson. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance. Motion by Supervisors Richardson/Jaeckel to approve rezone with recommendation that lots are shifted to South. Motion passed 5-0 on voice vote.

APPROVE WITH CONDITIONS R4525A-24 – Joel K & Robin K Lenz Trust: Rezone to create a 4-ac A-3 lot around the existing home and buildings from part of PIN 014-0614-0622-000 (16.122 Ac) and all of PIN 022-0613-0111-001 (0.83 Ac) located at **N4862 County Road G** in the Town of Jefferson. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance. Motion by Supervisors

Richardson/Jaekel to approve rezone with recommendation that lots are shifted to South. Motion passed 5-0 on voice vote.

APPROVE WITH CONDITIONS R4531A-24 – Joel K & Robin K Lenz Trust: Rezone to create a 1.3-ac A-3 lot around the existing home and buildings from part of PIN 022-0613-0111-000 (36.38 Ac) and all of PIN 014-0614-0622-001 (1.56 Ac) located at **N4881 County Road G** in the Town of Oakland. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance. Motion by Supervisors Richardson/Jaekel to approve rezone with recommendation that lots are shifted to South. Motion passed 5-0 on voice vote.

APPROVE WITH CONDITIONS R4526A-24 – Troy A & Lindsey C Kjendlie: Rezone to create a 2.462-ac A-3 zone around the existing home and buildings from part of PIN 018-0713-3221-000 (5 Ac) and PIN 018-0713-3221-001 (33.732 Ac) located at **W9122 London Rd** in the Town of Lake Mills. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance. Motion by Supervisors Jaekel/Foelker to approve the rezone as presented. Motion passed 5-0 on voice vote.

APPROVE WITH CONDITIONS R4527A-24 – Mary Seurer/Gertrude A Moss Trust: Rezone to create (2) 1-ac A-3 residential building sites from part of PIN 020-0814-2442-000 (25.236 Ac) located **off Reichart Ln** in the Town of Milford. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance. Motion by Supervisors Nass/Richardson to approve rezone and creation of (2) building sites. Motion passed 5-0 on voice vote.

APPROVE WITH CONDITIONS R4528A-24 – Mary Seurer/Gertrude A Moss Trust: Rezone to create a 6.745-ac Natural Resources lot from part of PIN 020-0814-2424-000 (24.531 Ac) located **off Reichart Ln** in the Town of Milford. This is in accordance with Sec. 11.04(f)12 of the Jefferson County Zoning Ordinance. Motion by Supervisors Nass/Richardson to approve rezone. Motion passed 5-0 on voice vote.

APPROVE WITH CONDITIONS R4529A-24 – Mary Seurer/Gertrude A Moss Trust: Rezone to create a 1-ac A-3 residential building site from part of PIN 032-0815-1944-000 (23.785 Ac) located **directly south of N8188 County Road Y** in the Town of Watertown. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance. Motion by Supervisors Nass/Richardson to approve rezone. Motion passed 5-0 on voice vote.

APPROVE WITH CONDITIONS R4530A-24 – Rosy-Lane Holsteins LLC: Rezone to create a 1.5-ac A-3 zone around the existing home and buildings from part of PIN 032-0815-2114-000 (16.00 Ac) located at **N8369 County Road X** in the Town of Watertown. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance. Motion by Supervisors Nass/Poulson to approve rezone. Motion passed 5-0 on voice vote.

16. Planning and Development Department Update

Zangl reported that Shari and Laura have started. Shari is our new administrative assistant and Laura is the GIS Specialist who will be working with the Cities of Fort Atkinson and Watertown.

17. Possible Future Agenda Items

Continue with the usual agenda items. Supervisor Richardson requested an update of erosion & stormwater ordinances.

18. Upcoming Meeting Dates:

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

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

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

May 10, 8:00 a.m. – Site Inspections leaving from Courthouse Room C1049

May 16, 7:00 p.m. – Public Hearing, 8:30 a.m. – Public Hearing in Courthouse Room C2063

May 28, 8:30 a.m. – Decision Meeting in Courthouse Room C1021

19. Adjourn

Meeting adjourned at 9:22 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.