

**JEFFERSON COUNTY PLANNING AND ZONING COMMITTEE  
DECISION MEETING MINUTES**

**SUBJECT:** Planning and Zoning Committee Decision Meeting  
**DATE:** Tuesday, May 28, 2024  
**TIME:** 9:30 a.m.  
**PLACE:** Room C1021, County Courthouse, Jefferson WI

**1. Call to Order**

The meeting was called to order by Chairman Jaeckel at 9:30 a.m.

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

Supervisors Jaeckel, Nass, Foelker and Richardson were present. Supervisor Poulson was absent. Other County staff in attendance via Zoom were Assistant to County Administrator Michael Luckey and Supervisor Christensen. Zoning Department staff present were Matt Zangl, Sarah Elsner, Shari Fishback, Haley Nielsen and Taylor Gray. Staci Hoffman, Register of Deeds and Patricia Cicero, Director of Land & Water Conservation. Members of the public present was Anita Martin.

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

Matt Zangl confirmed that meeting was being held in compliance.

**4. Approval of the Agenda**

Motion by Nass, second by Foelker to approve the agenda. Motion passes on a voice vote, 3-0.

**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)**

None

**6. Approval of meeting minutes from March 21, March 25, April 12 and April 18**

Motion by Foelker/Nass, to approve April 29, 2024 minutes as written. Motion passed on a voice vote 4-0.

Motion by Foelker/Nass, to approve May 10, 2024 minutes as written. Motion passed on a voice vote 4-0.

Motion by Richardson/Foelker to approve the May 16, 2024 minutes as written. Motion passed on a voice vote 4-0.

**7. Communications**

Zangl introduced new Zoning Tech, Haley Nielsen and Summer Intern, Taylor Gray. Advised new County Surveyor to begin on June 3, 2024.

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

Hoffmann shared that recording is status quo but better than last year.

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

Zangl stated that the Land Information Office is status quo.

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

Zangl reported that the first two weeks have been busy, meeting last year.

**11. Discussion on Solar Energy Facilities**

- a. Crawfish River Solar – Zangl reported no update at this time but the project is nearing the end.
- b. Badger State River – Construction scheduled to start deadline is Sept. 1st. No updates otherwise.
- c. Sinnissippi Solar – Project has been very quiet. No update.
- d. Hackbarth Solar – Grading started this month. To finish by the end of the summer.

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

Zangl stated project in its final phases.

**13. Discussion and Possible Action on replacing a home near W5860 Tri-County Road, Parcel Number 016-0514-3443-000 owned by Neal R Travis, more than 100 feet from the existing single-family home.**

Motion by Nass/Foelker to approve. Motion approved on a 4-0 voice vote.

**14. Discussion on Conditional Use Permits and Their Consistency with Zoning and Land Use Permits**

Zangl provided business example wanting to confirm that department and committee were on the same page.

**15. Discussion on the Applicability of No Development on Slopes Greater Than 20%**

To be revisited in future.

**16. Discussion and Possible Action on Petitions Presented in Public Hearing on May 16, 2024:**

**APPROVED R4534A-24 - Axel Vohs (Leroy & Carol Vohs Trust):** Allow the division of an existing A-3 zoned lot to create a 1.3-acre lot from PIN 004-0515-2611-000 (7.601-Ac) located at **W2911 Piper Road** in the Town of Cold Spring. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance. Motion by Nass/Jaeckel to approve the rezone request with conditions. Motion approved on a 4-0 voice vote.

**APPROVED R4235A-24 - Kiley Groose (Mark D & Lisa S Groose Trust):** Rezone to create a 1-acre residential building site along **Concord Center Drive** in the Town of Concord from PIN 006-0716-1431-001 (41.072-Ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance. Motion by Nass/Foelker to approve the rezone request with conditions. Motion approved on a 4-0 voice vote.

**APPROVED WITH CONDITION R4536A-24 - Brian Toczyski (Schumacher Trust):** Rezone to create a 2-acre residential building site off **Wright Road** in the Town of Farmington from PINs 008-0715-1914-001 (20-Ac) and 008-0715-1942-000 (40-Ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance. Motion by Nass/Jaeckel to approve the rezone request with conditions. Motion approved on a 4-0 voice vote.

**APPROVED R4537A-24 – NCEnterprises LLC:** Rezone to create (2), 2-acre residential lots from PINs 018-0713-0213-003 (18.970-Ac) and 018-0713-0224-000 (40-Ac) near **N7119 North Shore Road** in the Town of Lake Mills. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Ordinance. Motion by Jaeckel/Nass to approve the rezone request with conditions. Motion approved on a 4-0 voice vote.

**APPROVED R4538A-24 – Ricky & Erica Schneekloth (Lights on LLC):** Rezone all of PIN 032-0815-1512-001 (2-Ac) at **N8844 South Road** in the Town of Watertown. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Ordinance. Motion by Jaeckel/Richardson to approve the rezone request with conditions. Motion approved on a 4-0 voice vote.

**APPROVED R4539A-24 – J & K Strauss Trust:** Rezone to create a 2-acre residential building site from PIN 030-0813-2622-001 (42.464-Ac) off **Springer Road** in the Town of Waterloo. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance. Motion by Jaeckel/Nass to approve the rezone request with conditions. Motion approved on a 4-0 voice vote.

**APPROVED R4540A-24 – J & K Strauss Trust:** Rezone to create (3), 1-acre residential building sites from PIN 030-0813-2714-000 (43.404-Ac) off **Springer Road** in the Town of Waterloo. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance. Motion by Nass/Foelker to approve the rezone request with conditions. Motion approved on a 4-0 voice vote.

**APPROVED R4541A-24 – J & K Strauss Trust:** Rezone to create a 13.5-acre Natural Resource zone from PIN 030-0813-2622-001(42.464-Ac) off **Springer Road** in the Town of Waterloo. This is in accordance with Sec. 11.04(f)12 of the Jefferson County Zoning Ordinance. Motion by Nass/Jaeckel to approve the rezone request with conditions. Motion approved on a 4-0 voice vote.

**APPROVED CU2124-24 – Aaron & Conni J Pugh:** Conditional use for an extensive onsite storage structure in an R-2 zone at **W1313 County Road CW** in the Town of Ixonia on PIN 012-0816-0411-003 (5.2-Ac). This is in accordance with Sec. 11.04(f)2 of the Jefferson County Zoning Ordinance. Motion by Richardson/Foelker to approve the rezone request with conditions. Motion approved on a 4-0 voice vote.

**APPROVED WITH CONDITION CU2125-24 – Aaron & Conni J Pugh:** Conditional use to allow farm-type animals in an R-2 zone at **W1313 County Road CW** in the Town of Ixonia on PIN 012-0816-0411-003 (5.2-Ac). This is in accordance with Sec. 11.04(f)2 of the Jefferson County Zoning Ordinance. Motion by Richardson/Foelker to approve the rezone request with conditions. Motion approved on a 4-0 voice vote. Motion was made to make inactive the previous condition on horses by Jaeckel/Foelker, approved on a 4-0 voice vote.

**APPROVED CU2126-24 – Gregg A & Diane E Brunclik:** Conditional use for an addition to an existing extensive onsite storage structure in an R-2 zone at **N7568 Ceasar Road** on PIN 032-0815-3613-001 (9.08-Ac) in the Town of Watertown. This is in accordance with 11.04(f)2 of the Jefferson County Zoning Ordinance. Motion by Jaeckel/Richardson to approve the rezone request with conditions. Motion approved on a 4-0 voice vote.

#### **17. Planning and Development Department Update**

Zangl shared with the committee that approximately 500 septic maintenance postcards were sent out, GIS is going well. Provided current status of vehicles - Explorer has approximately 36,000 miles and is on the Fleet program and the van has approximately 20,000 miles and is not on the Fleet program but is trying to get it on the program. He advised again of the two new hires, Haley & Taylor, and that the new County Surveyor is starting next week.

#### **18. Possible Future Agenda Items**

New zoning application process is going live next week. Will demonstrate next month.

#### **19. Upcoming Meeting Dates:**

- May 10, 8:00 a.m. – Site Inspections leaving from Courthouse Room C1049
- May 16, 7:00 p.m. – Public Hearing in Courthouse Room C2063
- May 28, 8:30 a.m. – Decision Meeting in Courthouse Room C1021
- June 14, 8:00 a.m. – Site Inspections leaving from Courthouse Room C1049
- June 20, 7:00 p.m. – Public Hearing in Courthouse Room C2063
- June 24, 8:30 a.m. – Decision Meeting in Courthouse Room C1021

#### **20. Adjourn**

Supervisor Jaeckel/Foelker made a motion to adjourn the meeting. Meeting adjourned at 10:38 a.m.

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