

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

SUBJECT: Planning and Zoning Committee Decision Meeting
DATE: Monday, August 26, 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 were present, and Supervisor Richardson was present via Zoom. Other County staff in attendance were County Administrator Ben Wehmeier, Register of Deeds Staci Hoffman, Treasurer Kelly Stade, and the Director of Land & Water Conservation Patricia Cicero. Zoning Department staff present were Matt Zangl, Sarah Elsner, Haley Nielsen and Shari Fischback. Members of the public present were Anita Martin, Jeff Hammes, Atty, Mary Burke and late arrival Lori Hoyt. Public present via Zoom was Operations Manager Brian Udovich, Tim Sullivan and Scott Schiefelbein.

3. Certification of Compliance with Open Meetings Law

Supervisor Poulson confirmed that meeting was being held in compliance.

4. Approval of the Agenda

Motion by Supervisor Poulson, second by Supervisor Foelker to approve the agenda. Motion passes on a voice vote, 5-0.

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)

Anita Martin addressed the committee requesting that she would like to see an ordinance created to address the solar farm projects in the county.

Lori Hoyt requested an update on the solar farm projects. Zangl provided a brief explanation of each for her.

6. Approval of meeting minutes from July 29, August 9, August 15

Motion by Foelker/Poulson, to approve July 29, 2024 minutes as written. Motion passed on a voice vote 5-0.
Motion by Foelker/Poulson, to approve August 9, 2024 minutes as written. Motion passed on a voice vote 5-0.
Motion by Poulson/Foelker, to approve August 15, 2024 minutes as written. Motion passed on a voice vote 3-0, Nass and Richardson abstained.

7. Communications

Zangl had nothing other than the agenda items

8. July Monthly Financial Report for Register of Deeds

Staci Hoffman reported that the Register of Deeds is status quo.

9. August Monthly Financial Report for Land Information Office

Zangl reported that the Land Information Office is status quo.

10. August Monthly Financial Report for Zoning

Zangl reported that August is status quo with septic permits being a little higher than last year.

11. Discussion on Solar Energy Facilities

- a. Crawfish River Solar – project is in final stages, no road damage, waiting on post construction drainage and getting vegetation planted.
- b. Badger State River – nearing deadline of 9/30/24 to start project but probably won't happen, waiting to receive extension request.
- c. Sinnissippi Solar – Project has been quiet, no updates, no PSC application submitted yet.
- d. Hackbarth Solar – Project is on schedule, most deliveries completed, working with Town
- e. Zangl also discussed a new application for a smaller solar project in the Town of Waterloo and the Whitewater Solar project.

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

Zangl reported project has been quiet. No updates but will follow up with Ixonia on post-construction.

13. Discussion and Possible Action on R4548A-24 for a proposed 2-acre A-3 zoned lot just south of N7513 County Road F in the Town of Ixonia, PIN 012-0816-3431-000, previously postponed.

Zangl reported that owner could not make the meeting, waiting on reasons but has had no response, will continue to be postponed.

14. Discussion and Possible Action to allow for replacement of an existing farm residence beyond 100 feet of the existing residence in an A-1 zone located at N3981 County Road E in the Town of Sullivan, PIN 026-0616-1423-000.

The Committee and Zangl discussed the request to move the existing house more than 600 feet from its current location. The applicant provided reasons for the request. The Committee discussed the proposed location, the soil classification and access to the public road. Motion was made by Jaeckel/Foelker to postpone for redesign or an application for a rezone to A-3 to create a new lot. The Committee discussed that requests for home replacements are generally for replacing a home in the same general location within a few hundred feet, whereas this request moves the house more than 600 feet to its proposed location. This request is also not clustered with property lines or other development and utilizes more agricultural land than the current house location. Motion passed on a voice vote 5-0.

15. Discussion and Possible Action to allow for a holding tank for Cold Spring Egg Farms Inc. located at W2022/W2024 State Road 59 in the Town of Palmyra, PIN 024-0516-2032-000.

Elsner explained the holding tank request and that the area is low and wet and the proposed use of the building/tank. Motion was made by Nass/Poulson to approve the holding tank request. Motion passed on a voice vote 5-0.

16. Discussion and Possible Action on updating the Land Information Plan

Zangl explained the Land Information Plan and the updates that were made. Zangl also explained the need for the plan and its implications. Motion was made by Nass/Foelker to approve the Land Information Plan. Motion passed on a voice vote 5-0.

17. Discussion and Possible Action on Petitions Presented in Public Hearing on August 15, 2024:

APPROVED R4550A-24 – Ivan & Elizabeth Yoder: Rezone to create a 2.0-acre lot at **W6184 Star School Road** in the Town of Koshkonong, PIN 016-0514-2114-000. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance. Motion by Nass/Poulson to approve the rezone request with conditions. Motion approved on a 5-0 voice vote.

APPROVED R4551A-24 – Tim & Karen Maloney: Rezone 1.5 acres and combine with Lot 3 CSM 5568 to create a 2.5-acre lot at **N1198 Fremont Road** in the Town of Cold Spring, PIN 004-0515-2123-000. 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 as a farm consolidation with conditions. Motion approved on a 5-0 voice vote.

POSTPONED R4552A-24 – Scott & Joyce Schiefelbein: Rezone from A-1 to A-3 from PINs 006-0716-2212-000 & 006-0716-2213-000 and rezone PIN 006-0716-2221-005 from A-T to A-3 to create a 2.2-acre lot along **Grey Fox Trail** in the Town of Concord. This is in accordance with Sec. 11.04(f)8 of the Jefferson County

Zoning Ordinance. Motion approved by Jaeckel/Nass to postpone for redesign. Motion approved on 5-0 voice vote.

APPROVED R4553A-24 – William Guernsey: Rezone approximately 41.648 acres from A-1 to A-2 at **W9453 Rucks Road** in the Town of Oakland, PIN 022-0613-1912-000. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance. Motion by Nass/Poulson to approve the rezone request with conditions. Motion approved on a 5-0 voice vote.

APPROVED R4554A-24 – Eggert Acres LLC: Rezone to create a 4.5-acre lot along **Island Road**, near Setz Ln. in the Town of Waterloo, from PIN 030-0813-1141-001. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance. Motion by Jaeckel/Poulson to approve the rezone request as presented. Motion approved on a 5-0 voice vote.

APPROVED CU2132-24 – William Guernsey: Conditional use to allow for a campground at **W9453 Rucks Road** in the Town of Oakland, PIN 022-0613-1912-000. This is in accordance with Sec. 11.04(f)2 of the Jefferson County Zoning Ordinance. Motion by Nass/Foelker to approve the conditional use as described with conditions listed in the file. Motion approved on a 5-0 voice vote.

18. Planning and Development Department Update

Zangl had no updates.

Supervisor Jaeckel acknowledged Lori Hoyt's request for status on the solar farm projects. See item #5 of these minutes.

19. Possible Future Agenda Items

Continue solar farm updates

20. Discussion on Upcoming Meeting Dates:

September 13, 8:00 a.m. – Site Inspections leaving from Courthouse Room C1049

September 19, 7:00 p.m. – Public Hearing in Courthouse Room C2063

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

October 11, 8:00 a.m. – Site Inspections leaving from Courthouse Room C1049

October 17, 7:00 p.m. – Public Hearing in Courthouse Room C2063

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

21. Adjourn

Supervisor Jaekel/Nass made a motion to adjourn the meeting. Meeting adjourned at 9:44 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.