

**MINUTES**  
**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, September 30, 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)**

All committee members were present. Other County staff in attendance were County Administrator Ben Wehmeier, Register of Deeds Staci Hoffman, Treasurer Kelly Stade and Operations Manager Brian Udovich. Zoning Department staff present were Matt Zangl, Sarah Elsner, Haley Nielsen and Shari Fischback. Members of the public present were Anita Martin and Michael Braatz. Others present via Zoom were Assistant to County Administrator Michael Luckey, County Board Supervisor Walt Christensen and Nancy Braatz.

**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 Nass 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 informing that PSC has on their website rules from 2012 regarding applications received before an ordinance exists, that municipalities can regulate issues like setbacks. She is requesting that the County implement an ordinance.

Walt Christensen spoke in favor of wind and solar projects, commented that today is last day for a coal fire plant, that this is a good thing going away from fossil fuel.

**6. Approval of meeting minutes from August 26, September 13, September 19**

Motion by Poulson/Richardson, to approve August 26, 2024, minutes as written.

Motion passed on a voice vote 5-0.

Motion by Foelker/Richardson, to approve September 13, 2024, minutes as written.

Motion passed on a voice vote 5-0.

Motion by Richardson/Poulson, to approve September 19, 2024, minutes as written.

Motion passed on a voice vote 5-0.

**7. Communications**

Zangl and Wehmeier had nothing other than the agenda items.

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

Staci Hoffman reported low recordings. Hoping to improve with interest rates decreasing.

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

Zangl reported that the Land Information Office is status quo.

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

Zangl reported that Zoning Department is status quo, slightly higher than 2023 so expected to make budget.

**11. Discussion on Solar Energy Facilities**

- a. Crawfish River Solar-Project has been quiet, will follow up on post construction status.
- b. Badger State River-There was an extension request filed with PSC to begin construction.
- c. Sinnissippi Solar-Project has been quiet, no updates.
- d. Hackbarth Solar-Project on schedule to finish in the Fall.
- e. Whitewater Solar Project-This is a state approved project. Project has been quiet.
- f. Town of Waterloo Solar Project-In very early stage. This will be updated at next month's meeting.

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

Zangl reported this project is near completion. There will be no more financial or quarterly reports provided to PSC. WE are working through requests for landscape reimbursements, and they are currently installing gas service to homes.

**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.**

The petitioner submitted additional information on the proposed lot. The lot design with conditions was discussed by committee members. Supervisor Jaeckel/Poulson made motion to approve with condition Passed on voice vote 4-1, with Supervisor Nass opposed. Please see complete decision on the rezone file.

**14. Discussion and Possible Action on Zoning Ordinance Amendments**

- a. Wind Regulations
- b. Solar Regulations

Zangl provided an overview of wind and solar regulations to the Committee and discussed County ordinance possibilities and state law implications. Discussion took place that top priority would be solar regulations to protect farmland in this area. Second priority would be wind regulations.

**15. Discussion and Possible Action on Petitions Presented in Public Hearing on September 19, 2024:**

See complete decision in respective file.

**APPROVED R4555A-24 – Charlie Oestreich:** Rezone to create two 1-acre lots west of **N5913 Ziebell Road** in the Town of Aztalan, PIN 002-0714-2114-000. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance. Motion by Jaeckel/Foelker to approve the rezone request with conditions. Motion approved on a 5-0 voice vote.

**APPROVED R4556A-24 – Derek and Megan Plucinski:** Rezone to create a 2-acre lot from property at **W2265 State Road 106** in the Town of Sullivan, PIN 026-0616-3143-005 and reconfiguring Lot 1 CSM 4680 (W2265 State Road 106) to maintain 1.0-acre size. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance. Motion by Poulson/Jaeckel to approve the rezone request with conditions. Motion approved on a 5-0 voice vote.

**APPROVED R4557A-24 – Brent and Sydney Olson:** Rezone to create a 1-acre lot along **County Road T** in the Town of Watertown, PIN 032-0814-1112-000. The property is owned by Charles Sigmund Jaskolka and Lee Ann Weise-Jaskolka. 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 5-0 voice vote.

**APPROVED CU2133-24 – John and Clarissa Kraus:** Conditional use to allow for extensive onsite storage structure in R-2 zone at **N4906 County Road N** in the Town of Aztalan, PIN 002-0714-3444-008. This is in accordance with Sec. 11.04(f)2 of the Jefferson County Zoning Ordinance. Motion by Richardson/Nass to approve the conditional use as described with conditions listed in the file. Motion approved on a 5-0 voice vote

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

Zangl commented that the summer intern, Taylor Gray, has returned to school. It is a busy time of year for septic inspections. Zoning has been dealing with receiving vague plot plans for land use permits. Elections are coming soon so Nicholl in GIS has been busy with maps. Land Information is busy with preparing tax bills for 2024.

#### **17. Possible Future Agenda Items**

None

#### **18. Discussion on Upcoming Meeting Dates:**

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

November 15, 8:00 a.m. – Site Inspections leaving from Courthouse Room C1049

November 21, 7:00 p.m. – Public Hearing in Courthouse Room C2063

November 25, 8:30 a.m. – Decision Meeting in Courthouse Room C1021

#### **19. Adjourn**

Supervisor Richardson/Poulson made a motion to adjourn the meeting. Meeting adjourned at 9:26 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.jeffersoncountymi.gov](http://www.jeffersoncountymi.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.