

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, October 28, 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 in person except Richardson who was present via Zoom at 8:32 a.m. Supervisor Nass arrived at 8:31 a.m. Other County staff in attendance were County Administrator Ben Wehmeier, Assistant to County Administrator Michael Luckey, Register of Deeds Staci Hoffman and Corporation Counsel Danielle Thompson. Zoning Department staff present were Matt Zangl, Sarah Elsner and Kim Buchholz. Members of the public present were Jeff Weber, Nolan Stumpf, Peter Murphy, Dale Konle, Kimberly Miller, Anita Martin at 8:33 a.m. and Jackie Hansen. Others present via Zoom were Operations Manager Brian Udovich and Paralegal II/County Board Reporter Sarana Stolar.

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)

None

6. Approval of meeting minutes from September 30, October 11, October 17

Motion by Poulson/ Foelker, to approve September 30, 2024, minutes as written.

Motion passed on a voice vote 5-0.

Motion by Poulson/Foelker, to approve October 11, 2024, minutes as written.

Motion passed on a voice vote 5-0.

Motion by Poulson/Foelker to approve October 17, 2024, minutes as written.

Motion passed on a voice vote 5-0.

7. Communications

None

8. September Monthly Financial Report for Register of Deeds

Staci Hoffman reported that numbers are up a little bit. Projects happening include a real estate transfer fee with the State for 50% of that fee to go to the Counties and 20% to go to the Land Information Program and the other project is to clean up the judicial officer language for Daniel's Law.

9. October Monthly Financial Report for Land Information Office

Zangl reported that the Land Information Office is status quo.

10. October Monthly Financial Report for Zoning

Zangl reported that Zoning Department met budget on revenue sources.

11. Discussion on Solar Energy Facilities

- a. Crawfish River Solar- Nothing major came out of the post-construction drainage survey. Reviewing it more thoroughly now.
- b. Badger State River- An extension was filed but no decision yet. Proceeding with pre-construction as if approved. Working with drainage district to clean up ditches.
- c. Sinnissippi Solar- No update.
- d. Hackbarth Solar- The update is in packet. On-site inspection is scheduled for mid-November.
- e. Whitewater Solar Project- An application was submitted to PSC. Poulson & Jaeckel requested map copies.

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

Zangl reported this project is coming to an end. Wehmeier stated that requests have been made for additional landscaping to representatives and staff are having discussions on the utility tax.

13. Discussion and Possible Action on R4492A, Stanley A Hansen Trust, which was previously tabled. The petition is to create an approximately 1.3-acre A-3 lot on PIN 030-0813-2311-000 on Island Church Road in the Town of Waterloo.

The petitioner submitted additional information on the proposed lot. The lot design was discussed by committee members. Supervisor Foelker/Jaeckel made motion to approve. Passed on voice vote 5-0, with conditions. Please see complete decision on the rezone file.

14. Discussion and Possible Action on Zoning Ordinance Text Amendments for Solar Energy System Regulations

Zangl discussed progress on the draft solar ordinance with the Committee. The Committee provided feedback. The goal is to have a draft ordinance for Committee review in November.

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

APPROVED R4558A-24 –Nancy Hinz: Rezone to create a 2-acre lot from property at **N4952 Duck Creek Road** in the Town of Farmington, PIN 008-0715-3633-000 (30 ac). Property is owned by David J & Nancy J Hinz. 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 R4559A-24 –Nancy Hinz: Rezone A-1 to N to create a 17.9-acre lot from property at **N4952 Duck Creek Road** in the Town of Farmington, PIN 008-0715-3633-000 (30 ac). Property is owned by David J & Nancy J Hinz. 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 R4560A-24 – Schumacher Trust: Rezone to create two 2-acre lots from property at **N6023 Wright Road** in the Town of Farmington, PIN 008-0715-1912-000 (15 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 5-0 voice vote.

DENIED R4561A-24 – Jonathan Schrock: Rezone all of 012-0816-0841-004 (13.946 ac). to create a lot for single family home near W1731 **Gopher Hill Road** in the Town of Ixonia. 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 R4562A-24 – Gerald & Jean Wockenfuss Trust: Rezone to create a 3.472-acre lot at **W1541 Gopher Hill Road** in the Town of Ixonia, PIN 012-0816-0931-000 (39.26 ac). 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 R4563A-24 – Jeffrey and Rebecca Weber: Rezone .9 acres from PIN 014-0615-0441-002 (37.893 ac). to add to Lot 1 (CSM 6331) to create a 2-acre lot at **N4614 Paradise Road** in the Town of Jefferson, PIN 014-0615-0441-000 (1.171 ac). 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 R4564A-24 – Richard A. and Janice C Flees Trust: Rezone to create a 3.4-acre net lot (farm consolidation) and two 2.0-acre net lots at **W2185 US Highway 18** in the Town of Sullivan, PINs 026-0616-0641-000 (28.20 ac) and 026-0616-0641-001 (18 ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance. Motion by Poulson/Nass to approve the rezone request with conditions. Motion approved on a 5-0 voice vote.

APPROVED R4565A-24 – Kenneth B and Christine A Thomas: Rezone to create two 1.0-acre net lots north of **N2860 Hardscrabble Road** in the Town of Sullivan, PIN 026-0616-3622-000 (30 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 5-0 voice vote.

APPROVED CU2134-24 –OneEnergy Development LLC: Conditional Use to allow a solar electric generation facility near **Airport Rd & Wood Lane** in the Town of Waterloo, PIN 030-0813-3241-000 (46.540 ac). Property is owned by Frederick W & Jeanette B Huebner Trust. This is in accordance with Sec. 11.04(f)2 of the Jefferson County Zoning Ordinance. Motion by Nass/Poulson to approve the conditional use as described with conditions listed in the file. Motion approved on a 4-0 voice vote. Poulson abstained.

16. Planning and Development Department Update

Zangl reported Tracy in LIO has been busy with tax bill season and Laura has been busy with Emergency Management, EMS and Economic Development maps. Work is continuing on the solar ordinance. Inspections are normal.

17. Consider motion to convene in closed session pursuant to Wis. Stat. s. 19.85(1)(g) for the purposes of conferring with legal counsel who, either orally or in writing, will advise the government body on strategy to be adopted with respect to current litigation – Defend Town Plans, U.A. v. Jefferson County Board of Supervisors 23PA1996.

Motion by Poulson, second by Jaeckel to convene in closed session. Roll call vote to move into closed session. Motion passed 5-0.

18. Reconvene in open session for discussion and possible action on items discussed in closed session.

Motion by Poulson, second by Foelker to reconvene in open session. Motion passed 5-0. No action was taken on items discussed in closed session.

19. Possible Future Agenda Items

Continue with the usual agenda items and draft solar ordinance.

20. Discussion on Upcoming Meeting Dates:

- 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
- December 13, 8:00 a.m. – Site Inspections leaving from Courthouse Room C1049
- December 19, 7:00 p.m. – Public Hearing in Courthouse Room C2063
- December 30, 8:30 a.m. – Decision Meeting in Courthouse Room C1021

21. Adjourn

Supervisor Jaeckel/Poulson made a motion to adjourn the meeting. Meeting adjourned at 9:54 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.