

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, November 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)

All committee members were present in person except Richardson who was present via Zoom. Other County staff in attendance were County Administrator Ben Wehmeier, Assistant to County Administrator Michael Luckey, Register of Deeds Staci Hoffman, Land & Water Conservation Director Patricia Cicero, Corporation Counsel Danielle Thompson and County Supervisor Walt Christensen. Zoning Department staff present were Matt Zangl, Sarah Elsner, Haley Nielsen and Shari Fischback. Members of the public present were John & Pam Stachowski, Mary Burke, Mark Lurvey and Anita Martin. Others present via Zoom were Brian Udovich, Paralegal II/County Board Reporter Sarana Stolar, Lydia Stiemke, Kim Drost, Dylan Lennie, Margaret Platt and Sue Marx.

3. Certification of Compliance with Open Meetings Law

Supervisor Poulson confirmed that the 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)

Supervisor Christensen spoke regarding the proposed solar ordinance with concerns of solar farms reducing use of agricultural land, to be used as a last resort, and that other opportunities may be available.

Anita Martin spoke in regard to the proposed solar ordinance with concerns regarding time frames, setbacks, limits on use of agricultural land, drainage, glare from panels, road damage, buffering and fire numbers should be required.

Kim Drost spoke via zoom in favor of solar vs development paving over the land, a good option to keep land in the family who has owned it for years or generations.

Pam Stachowski spoke of solar farm concerns such as cutting trees, safety/health limits and have setbacks in place that would push panels back further from homes.

6. Approval of meeting minutes from October 28, November 15, November 21

Motion by Poulson/ Foelker, to approve October 28, 2024, minutes as written.

Motion passed on a voice vote 5-0.

Motion by Foelker/Poulson, to approve November 15, 2024, minutes as written.

Motion passed on a voice vote 5-0.

Motion by Foelker/Poulson to approve November 21, 2024, minutes as written.

Motion passed on a voice vote 5-0.

7. Communications – None

8. October Monthly Financial Report for Register of Deeds

Staci Hoffman reported the month was not great but it was better than last year and while not meeting the month, it was better than last month.

9. October Monthly Financial Report for Land Information Office

Zangl reported an uneventful month but will soon be collecting fees that will cover Laura's shared half position cost from the City of Watertown and Fort Atkinson.

10. November Monthly Financial Report for Zoning

Zangl reported that Zoning Department is status quo, meeting budget with December still to come.

11. Discussion on Solar Energy Facilities

- a. Crawfish River Solar - Construction has been completed
- b. Badger State River – Project received an extension for construction
- c. Sinnissippi Solar – Project has been quiet, no updates
- d. Hackbarth Solar - The site looks good, planted screening. It is now producing to the grid
- e. Whitewater Solar Project – Applied with PSC, 180-day application review has started
- f. Rock Lake Solar – Project has started preliminary construction

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

Zangl reported there are no updates except for painting is in progress. Wehmeier stated that joint development agreement talks are taking place.

13. Discussion and Possible Action on an amendment to CU691 for Rosy-Lane Holsteins LLC on PIN 032-0815-2812-000 near W3855 Ebenezer Drive in the Town of Watertown. The proposed amendment is to construct an approximate 25,248 sq. ft. livestock housing facility without changing the total number of animal units. This is an ATCP 51 regulated facility.

Committee Member roll call was taken. Cicero stated that this is a replacement due to a fire. Motion was made by Nass/Poulson to approve. Motion carried on roll call voice vote 5-0.

14. Discussion and Possible Action on an Amendment to the Zoning Ordinance Regarding Solar Energy Systems

Zangl reviewed the layout of the draft Solar Ordinance as presented. Discussion took place to make additions and corrections to the draft with emphasis on setbacks, prime and non-prime soils, difference in requirements for the agricultural zones. The draft will be put on the December agenda for further review and discussion at County level before going to the Towns for their review.

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

APPROVED R4566A-24 & R4567A – Mark D. & Eileen M. Lurvey Trust: Rezone to create two 1-acre residential lots and rezone A-1 to N to create one 19.5-acre and one 15.3-acre parcel at the end of **Vannoy Drive** along with a dedicated portion for road access, PIN 004-0515-2742-000 and 004-0515-2731-017. This will require transferring all A-3 parcel splits from PINs 004-0515-2743-000 and 004-0515-2734-000 in the Town of Cold Spring. (38 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 R4568A-24 & R4569A-24 – T & R Reeb Trust: Rezone to create a 2-acre net residential lot west of **W4640 Fremont Road** from PIN 004-0515-1812-000 along with .14 acres to be rezoned and transferred to adjacent owner at W4640 Fremont Road in the Town of Cold Spring, PIN 004-0515-1812-003. (33 ac). 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 with conditions. Motion approved on a 5-0 voice vote.

APPROVED R4570A-24 – Mary Burke: Rezone to create two 2.0-acre lots at **N3981 County Road E** in the Town of Sullivan, PIN 026-0616-1423-000 (76 ac). The property is owned by Janice K. Blank Trust. 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 with conditions. Motion approved on a 5-0 voice vote.

APPROVED R4571A-24 – Lydia Stiemke: Rezone to create a 4.0-acre lot at intersection of **Rockdale Road & Woodside Road** in the Town of Sumner, PIN 028-0513-0624-000 (37 ac). The property is owned by Raymond G. Dalby. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance. Motion by Poulson/Foelker to approve the rezone request with conditions. Motion approved on a 5-0 voice vote.

APPROVED CU2135-24 – James & Tammy Roth: Conditional Use to allow for a 986 sq. ft. extensive storage structure in R-2 zone to replace deteriorating shed at **W3111 Fairview Drive** in the Town of Jefferson, PIN 014-0615-0221-017 (.75 ac). This is in accordance with Sec. 11.04(f)2 of the Jefferson County Zoning Ordinance. Motion by Foelker/Jaekel 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 reported that December will see updates to forms such as Finding of Facts for 2025.

17. Possible Future Agenda Items

Continue with the usual agenda items and solar ordinance draft.

18. Discussion on Upcoming Meeting Dates:

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

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

January 16, 7:00 p.m. – Public Hearing in Courthouse Room C2063

January 27, 8:30 a.m. – Decision Meeting in Courthouse Room C1021

19. Adjourn

Supervisor Nass/Foelker made a motion to adjourn the meeting. Meeting adjourned at 9:49 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.