

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, March 31, 2025

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 with Supervisor Richardson arriving at 8:37 a.m. Other County staff in attendance were Corporation Counsel Danielle Thompson and via Zoom Operation Manager Brian Udovich and County Administrator Michael Luckey. Department staff present were Sarah Elsner, Haley Nielsen, Trevor Quandt and Shari Fischback. Members of the public present was Anita Martin and via Zoom was Torri Riedl.

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 passed on a voice vote, 4-0.

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)

Steve Nass reported that he had a conversation with one of the owners from Rubidell HOA and was told they held a meeting in which they were expecting push back on some citations that were issued but there were only two. The owner felt that things were moving in the right direction, and wants to hold people accountable, so they are making progress. Steve advised the owner that he would pass along that information.

Anita Martin (261 Pinnacle Drive, Lake Mills) had a few questions regarding the Badger State Solar project. Asked what is the status on cleaning out the ditches for the property owners in the public drain that have contracts with the solar company? What is the status of the proposed solar ordinance that went out to the Towns? What kind of feedback has been received so far?

6. Approval of meeting minutes from February 20, February 24, March 14

Motion by Foelker/Nass to approve February 20, 2025, minutes as written.

Motion passed on a voice vote 4-0.

Motion by Poulson/Foelker to approve February 24, 2025, minutes as written.

Motion passed on a voice vote 4-0.

Motion by Foelker/Poulson to approve March 14, 2025, minutes as written.

Motion passed on a voice vote 4-0.

7. Communications

Elsner spoke about creating a floodplain ordinance amendment draft for review next month that includes updating campground language from the DNR model ordinance. She also provided an update status from Towns about the solar text amendment input. Michael Luckey had nothing to add.

8. February Monthly Financial Report for Register of Deeds

Staci Hoffman was absent, but her report was included in the meeting packet.

9. March Monthly Financial Report for Planning & Development

Elsner reported that permits for the month are behind from this time last year, but March is higher than what January and February was, and permits are picking up with Spring coming.

10. Discussion on Solar Energy Facilities

- a. **Crawfish River Solar** – No major updates. Will be reaching out for a final site visit soon.
- b. **Badger State River** – On track for mid-summer construction to begin.
- c. **Sinnissippi Solar** – No major updates.
- d. **Whitewater Solar Project** – The PSC process continues with a public hearing in July and with final PSC decision expected this Fall.
- e. **Rock Lake Solar Project** – Zoning permit was issued. Pre-construction meeting was held a couple weeks ago with discussion about road & lot line concerns being addressed.

11. Discussion and Possible Action on Petitions Presented in Public Hearing on March 27, 2025:

See rezone and conditional use file for complete decision

APPROVED R4588A-25 & CU2152-25 –Arthur Krueger Trust: Rezone 7.6-acres from A-1 to A-2 to allow for existing salvage yard at **W1955 State Road 16** in Town of Ixonia, PIN 012-0816-1731-000 (33.110 ac) and 012-0816-1734-000 (40.0 ac.), in accordance with ss. 22-304 – 22.310 of the Jefferson County Zoning Ordinance. Motion by Jaeckel/Richardson to approve the rezone request with conditions. Motion approved on a 5-0 voice vote.

POSTPONED R4589A-25 – B&B Trust: Rezone from A-1 to A-3 to create a 1-acre lot farm consolidation around the house at **W1281 Sunnyside Drive** in the Town of Concord, PIN 006-0716-2733-000 (45.802 ac), in accordance with ss. 22-339 – 22.350 of the Jefferson County Zoning Ordinance. *No petitioner or representative was present at public hearing for this petition. This will be put back on a future agenda.*

APPROVED R4590A-25 – David Rehm: Rezone from A-1 to A-3 to create a 3.5-acre lot around the house and buildings and a 2.0-acre lot at **N9650 Dewey Road** in the Town of Ixonia, PIN 012-0816-0411-000 (30.350 ac), in accordance with ss. 22-339 – 22.350 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 R4591A-25 – Barry & Pauline Stephan: Rezone from A-1 to A-3 to create a 2-acre residential lot at **N4062 County Road E** in the Town of Sullivan, PIN 026-0616-1422-005 (31.965 ac), in accordance with ss. 22-339 – 22.350 of the Jefferson County Zoning Ordinance. Ordinance. Motion by Jaeckel/Foelker to approve the rezone request with conditions. Motion approved on a 5-0 voice vote.

APPROVED R4592A-25 – Helen M Weihert: Rezone from A-1 to A-3 to create a 2-acre residential lot north of **N8817 West Road** in the Town of Watertown, PIN 032-0814-1521-000 (30.0 ac), in accordance with ss. 22-339 – 22.350 of the Jefferson County Zoning Ordinance. Ordinance. Motion by Foelker/Poulson to approve the rezone request with conditions. Motion approved on a 5-0 voice vote.

APPROVED R4593A-25 – Eric Gustafson: Rezone .11 acres from A-1 to A-3 from PIN 026-0616-2843-002 (9.899) and from R-2 to A-3 from PIN 026-0616-2843-003 (.522 ac) and 026-0616-2743-004 (.421 ac) to be combined into an approximate 1-acre lot at **N2874 Roger Road** in Town of Sullivan, PIN 026-0616-2843-003 (.522 ac), in accordance with ss. 22-339 – 22.350 of the Jefferson County Zoning Ordinance. Motion by Foelker/Poulson to approve the rezone request with conditions. Motion approved on a 5-0 voice vote.

APPROVED R4594A-25 & CU2153-25 –Arthur Krueger Trust: Rezone 1.1-acres from A-2 to A-3 to allow the existing duplex located at **W1951/W1953 State Road 16** in Town of Ixonia, PIN 012-0816-1731-000 (33.110 ac), in accordance with ss. 22-339 – 22.350 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 CU2154-25 – Beer Cave Properties LLC: Conditional Use to allow for a barndominium in B-zone to store concession equipment and supplies, management offices and sleeping quarters at **N4976 Business 26** in the Town of Aztalan, PIN 002-0714-3543-001(28.207 ac), in accordance with ss. 22-581 – 22.587 of the Jefferson County Zoning Ordinance. Motion by Nass/Poulson to approve the conditional use request with conditions. Motion approved on a 5-0 voice vote.

APPROVED CU2155-25– Gallitz Trust: Conditional Use to allow for a mineral extraction mining operation in A-1-zone at **N6131 County Road Y** in the Town of Farmington, PIN 008-0715-1922-001 (25.630 ac), in accordance with ss. 22-581 – 22.587 of the Jefferson County Zoning Ordinance. Motion by Foelker/Poulson to approve the conditional use request with conditions. Motion approved on a 5-0 voice vote.

APPROVED CU2156-25 – Anthony &Angela Caminata: Conditional Use to allow for a 1360 sq. ft., 16 ft. high extensive on-site storage structure in R-2 zone at **N3729 Riverside Lane** in the Town of Jefferson, PIN 014-0614-1443-012 (1.170 ac), in accordance with ss. 22-581 – 22.587 of the Jefferson County Zoning Ordinance. Motion by Jaeckel/Poulson to approve the conditional use request. Motion approved on a 5-0 voice vote.

APPROVED CU2157-25 – Brummond Trust: Conditional Use to allow for a 1300 sq. ft., less than 18 ft. high extensive on-site storage structure in R-1 zone at **N6959 Lake View Rd** in the Town of Lake Mills, PIN 018-0713-0233-023 (.344 ac), in accordance with ss. 22-581 – 22.587 of the Jefferson County Zoning Ordinance. Motion by Jaeckel/Poulson to approve the conditional use request. Motion approved on a 5-0 voice vote.

APPROVED CU2158-25– CRW Company LLC: Conditional Use to allow for a landscape supply business in C-zone at **N7008 Rock Lake Road** in the Town of Lake Mills, PIN 018-0713-0233-030 (1.454 ac), in accordance with ss. 22-581 – 22.587 of the Jefferson County Zoning Ordinance. Motion by Poulson/Nass to approve the conditional use request. Motion approved on a 5-0 voice vote.

APPROVED CU2159-25 – David H Gorton: Conditional Use to allow for a 4500 sq. ft., 18 ft. high extensive on-site storage structure in R-2 zone at **N8446 Pleasant Valley Lane** in the Town of Watertown, PIN 032-0815-2422-001 (2.923 ac), in accordance with ss. 22-581 – 22.587 of the Jefferson County Zoning Ordinance. Motion by Jaeckel/Richardson to approve the conditional use request with conditions. Motion approved on a 5-0 voice vote.

12. Planning and Development Department Update

Elsner reported that staff attended conference last week. She introduced new employee, Trevor Quandt. The Land Information Office has been busy implementing Daniel's Law which goes into effect on April 1st.

- 13. 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 litigation in which it is likely to become involved regarding rezone petition R4379A-2022.**

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

- 14. Reconvene in open session for discussion and possible action on items discussed in closed session.**
Motion by Poulson, second by Nass to reconvene in open session. Motion passed 5-0. No action was taken on items discussed in closed session.

15. Possible Future Agenda Items

Continue with updates on Riverbend RV Resort, solar ordinance input from Towns, and ADU topic.

16. Discussion on Upcoming Meeting Dates:

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

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

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

May 9, 8:00 a.m. – Site Inspections leaving from Courthouse Room C1049

May 15, 7:00 p.m. – Public Hearing in Courthouse Room C2063

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

17. Adjourn

Supervisor Poulson/Foelker made a motion to adjourn the meeting. Meeting adjourned at 9:33 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 accommodation 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.