

AGENDA
JEFFERSON COUNTY PLANNING AND ZONING COMMITTEE
DECISION MEETING

George Jaeckel, Chair; Steve Nass, Vice-Chair; Blane Poulson, Secretary; Matt Foelker, Lloyd Zastrow

SUBJECT: Planning and Zoning Committee Decision Meeting
DATE: December 28, 2020
TIME: 8:30 a.m.
PLACE: Room 205 of the Jefferson County Courthouse, 311 S. Center Ave., Jefferson, WI
OR Via Zoom Videoconference

YOU MAY ATTEND VIRTUALLY BY FOLLOWING THESE INSTRUCTIONS:

You are invited to a Zoom meeting.

When: Dec 28, 2020 08:30 AM Central Time (US and Canada)

Register in advance for this meeting:

https://zoom.us/join/zoom/register/tJEkf--hpi4pHd2y7-u8i9MUTAbnqMB_1Qxy

After registering, you will receive a confirmation email containing information about joining the meeting.

1. Call to Order
2. Roll Call (Establish a Quorum)
3. Certification of Compliance with Open Meetings Law
4. Approval of the Agenda
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)
6. Approval of October 22, November 11, November 30, December 11 and December 17 Meeting Minutes
7. Communications
 - a. Zoning Department Memo Dated December 16, 2020 Regarding Appeal of CU2053-20, We Energies LNG Project
8. November Monthly Financial Report for Register of Deeds – Staci Hoffman
9. November Monthly Financial Report for Land Information Office-Matt Zangl
10. December Monthly Financial Report for Zoning – Matt Zangl
11. Discussion on Solar Energy Facilities
12. Discussion on Jefferson County Comprehensive Plan Update
13. Discussion and Possible Action on a Request by Achim Tauch to reconfigure an A-3 zoned lot on Froelich Road, Town of Sullivan on PIN 026-0616-1133-005, also using PIN 026-0616-1133-006 owned by Paul F Biewer
14. Discussion and Possible Action on a Request by Richard Goulder to change the A-3 and N zone boundaries of PINs 014-0614-2634-000 and 014-0614-2633-001 on Curtis Mill Road, Town of Jefferson. The original configuration was approved by the Planning and Zoning Committee on April 29, 2019.
15. Discussion and Possible Action on Petitions Presented in Public Hearing on December 17, 2020

R4283A-20 – Gregory Senft: Rezone 2.1 acres of PIN 026-0616-1743-006 (9.274 Ac) for a new residential building site along **Rome Oak Hill Road** in the Town of Sullivan. This is in accordance with Sec. 11.04(f)1 of the Jefferson County Zoning Ordinance.

R4284A-20 – Gregory Senft: Create an approximate 7-acre Natural Resource zone near **Rome Oak Hill Road** in the Town of Sullivan from part of PIN 026-0616-1743-006 (9.274 Ac). This is in accordance with Sec. 11.04(f)12 of the Jefferson County Zoning Ordinance.

CU2057-20 – Gregory Senft: Conditional use to allow two horses in the proposed R-2 zone along **Rome Oak Hill Road** on PIN 026-0616-1743-006 (9.274 Ac), Town of Sullivan. This is in accordance with Sec. 11.04(f)1 of the Jefferson County Zoning Ordinance.

R4285A-20 – Stephen Seyer & Elizabeth Laing: Create a 5-acre lot around the home and buildings at **W8635 State Road 106** in the Town of Sumner, on PIN 028-0513-0914-000 (40 Ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4286A-20 – Dr. John Beltz/McFarlane Trust Property: Create two new building sites of 3 acres each, one with a 2.8-acre A-2 zone attached and the other with a 5.1-ac A-2 zone attached. The sites are in the Town of Aztalan on **County Road V**, PINs 002-0714-0743-000 (10.979 Ac), 002-0714-0743-001 (4.25 Ac) and 002-0714-1812-000 (9.2 Ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4287A-20 – Robert & Barbara Dugan: Rezone to create a new 3-acre building site along **County Road E** in the Town of Sullivan from part of PIN 026-0616-1443-001 (17.352 Ac). Rezone 0.7-acre of that same PIN to add it to adjoining property already zoned A-3. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4288A-20 – Dianne Owens & Paul Elliot: Rezone PIN 008-0715-0232-001 (2.002 Ac) at **N7040 Saucer Drive** in the Town of Farmington. This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

CU2058-20 – Dianne Owens & Paul Elliot: Allow for an agricultural tourism-banquet hall, conference center and event facility at **N7040 Saucer Drive** in the Town of Farmington on PIN 008-0715-0232-001 (2.002 Ac). This is in a proposed A-2 zone, and is in accordance with Sec. 11.04(f) of the Jefferson County Zoning Ordinance.

CU2059-20 –New Vision LLC: Conditional use to allow transportation services storage in a Community zone near **N6232 County Road F**, Town of Concord, on PINs 006-0716-1532-012 (5 Ac) and 006-0716-1641-007 (0.73 Ac). This is in accordance with Sec. 11.04(f)9 of the Jefferson County Zoning Ordinance.

CU2060-20 – Dennis Jones: Conditional use for a 480 square foot carport addition, creating an extensive on-site storage structure at **W5815 Wendorf Lane** in the Town of Jefferson. This is on PIN 014-0614-2743-004 (0.9 Ac) in a Residential R-2 zone, and is in accordance with Sec. 11.04(f)2 of the Jefferson County Zoning Ordinance.

CU2061-20 – Steve & Dawn Sleaver: Conditional use for an extensive on-site storage structure, a 1,120 square foot carport proposed at **N3555 County Road N** in the Town of Jefferson. This is on PIN 014-0614-2313-001 (3 Acres) in a Residential R-2 zone, and is in accordance with Sec. 11.04(f)2 of the Jefferson County Zoning Ordinance.

CU2062-20 – Back Road Beef, LLC: Conditional use to allow an update to wastewater storage facilities at **W6915 Grogan Road** in the Town of Koshkonong, on PIN 016-0514-3141-002 (47.812 Ac). This is an ATCP-51 regulated facility, and is zoned A-1, Exclusive Agricultural. The proposal is in accordance with Sec. 11.04(f)6 of the Jefferson County Zoning Ordinance.

CU2063-20 – Kevin Christianson: Conditional use to allow an extensive on-site storage structure of 1,656 square feet, 20 feet in height in a Residential R-2 zone. The site is at **N2429 Kunz Rd** in the Town of Sumner, on PIN 028-0513-0111-003 (2.727 Ac). This is in accordance with Sec. 11.04(f)2 of the Jefferson County Zoning Ordinance.

R4282T-20 – Jefferson County: Amendment and update to Private Sewage System Ordinance Number 12, last adopted on May 8, 2001. Please contact the Planning and Zoning Department for a complete copy of the proposed revised copy of the ordinance.

16. Possible Future Agenda Items

17. Upcoming Meeting Dates

January 15, 2021, 8:00 a.m. – Site Inspections Beginning in Courthouse Room 203
January 21, 7:00 p.m. – Public Hearing in Courthouse Room 205
January 25, 8:30 a.m. – Decision Meeting in Courthouse Room 205
February 12, 8:00 a.m. – Site Inspections Beginning in Courthouse Room 203
February 18, 7:00 p.m. – Public Hearing in Courthouse Room 205
February 22, 8:30 a.m. – Decision Meeting in Courthouse Room 205

18. Adjourn

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 201 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.jeffersoncountvwi.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.

MINUTES OF THE PUBLIC HEARING
JEFFERSON COUNTY PLANNING AND ZONING COMMITTEE
George Jaeckel, Chair; Steve Nass, Vice-Chair; Blane Poulson, Secretary; Matt Foelker and Lloyd Zastrow

SUBJECT: Request for Conditional Use Permit by WE Energies
DATE: Thursday, October 22, 2020
TIME: 6:30 p.m.
PLACE: Jefferson County Fair Park Activity Center, 503 N. Jackson Ave, Jefferson, WI OR
Via Zoom Videoconference (Pre-registration required)

**PETITIONERS OR MEMBERS OF THE PUBLIC MAY ATTEND THE
MEETING VIRTUALLY BY FOLLOWING THESE INSTRUCTIONS IF THEY
CHOOSE NOT TO ATTEND IN PERSON:**

You are invited to a Zoom meeting.
When: Oct 22, 2020 06:30 PM Central Time (US and Canada)
Register in advance for this meeting:
[https://zoom.us/meeting/register/tJclfumvrj0pG9c_zD7B5PKZ1w5flfHLQtvm](https://zoom.us/join/zoom/register/tJclfumvrj0pG9c_zD7B5PKZ1w5flfHLQtvm)

**Members of the public who wish to provide comments via Zoom MUST register
by Thursday, October 22, 4:30 p.m.**

**After registering, you will receive a confirmation email containing information
about joining the meeting.**

A public hearing on the below listed conditional use permit will take place on October 22, 2020 at the Jefferson County Fair Park. The applicant, WE Energies, will provide an explanation of the proposed use. Members of the public will be allowed to comment on the proposal. This meeting is only a public hearing, and a decision will not be made on the petition. A decision will be made on Wednesday, November 11 at 9:00 a.m. in the Fair Park Activity Center.

Written comments will be accepted until Thursday October 22 at 4:30 p.m.

Written comments can be addressed to:

Planning and Zoning Department, Room 201
Jefferson County Courthouse
Jefferson WI, 53549

Order of Events:

- 1. Call to Order**
The meeting was called to order by Chairman Jaeckel at 6:30 p.m.
- 2. Roll Call**
All members of the Committee except Supervisor Poulson were present. Also present were staff members Brett Scherer, Sarah Higgins, and Matt Zangl of the Zoning Department, Blair Ward from Corporation Council, and Ben Wehmeier, Jefferson County Administrator.
- 3. Certification of Compliance with Open Meetings Law**
Zangl verified that the meeting was being held in compliance with Open Meetings Law.
- 4. Approval of Agenda**
Motion by Supervisor Nass and seconded by Supervisor Zastrow to approve the agenda as presented.
Motion passed 4-0 on a voice vote.
- 5. Explanation of Public Hearing Process by Committee Vice-Chairman Nass**

6. Public Hearing

- a. Presentation by WE Energies and others, as allowed by the Committee Chair
- b. Public Comments via ZOOM
- c. Public Comments by members of the public in person

Zangl read aloud the following notice:

NOTICE IS HEREBY GIVEN that the Jefferson County Planning and Zoning Committee will conduct a public hearing on Thursday, October 22, 2020, at Jefferson County Fair Park Activity Center, Jefferson, Wisconsin. Members of the public will be allowed to be heard regarding any petition under consideration by the Planning and Zoning Committee. **PETITIONERS, OR THEIR REPRESENTATIVES, SHALL BE PRESENT.** The matter to be heard is an application for conditional use permit. A map of the properties affected may be obtained from the Zoning Department. Individual files, which include staff finding of fact, are available for viewing between the hours of 8 a.m. and 4:30 p.m., Monday through Friday, excepting holidays. If you have questions regarding these matters, please contact Zoning at 920-674-7131.

CONDITIONAL USE PERMIT APPLICATION

CU2053-20 – WE Energies: Conditional Use Permit filed by WE Energies for a Liquid Natural Gas (LNG) Facility (utility) in an A-1, Exclusive Agricultural zone. The facility will be located on 164.5 acres that will be owned by WE Energies. The footprint of the LNG Facility will be approximately 20 acres. The proposed facility will be located near the intersection of North Road and Triangle Road.

Current Property Owners:

Dale A. and Jeanine A. Griebenow

012-0816-1523-000 (40.51 ac)

012-0816-1524-000 (20.06 ac)

012-0816-1521-000 (33.38 ac)

012-0816-1522-000 (40.95 ac)

Griebenow Dairy Farms LLC

012-0816-1033-000 (40.00 ac)

012-0816-1034-000 (40.00 ac)

PETITIONER:

- Rick O’Conor (Project Manager with WE Energies) – PowerPoint presented explaining the general details of the proposed project and facility
- Jane Newman-Ford (EPC Engineer with Burns and McDonnell, Kansas City, MO) – PowerPoint presented explaining LNG Safety Studies and Evaluations
- Sarah O’Dell (Project Engineer for Burns and McDonnell, Kansas City, MO) – PowerPoint presented explaining design of proposed facility and process flow
- Kate Phillips (Attorney for WI Gas) – PowerPoint presented explaining state statutes and farmland preservation conditions

COMMENTS IN FAVOR:

- Nathan Jurowiski (3841 W Wisconsin Ave, South Milwaukee, WI) – In favor for benefit to county for revenue sharing and better rates for residents during winter months; provide good paying jobs; long-time partner with companies in Wisconsin and provide jobs for employees
- John Bzdawka (8225 Milwaukee Ave, Wauwatosa, WI) – Member of IBEW and certified electrician; Discusses quality work of potential employees for this project; provides job opportunities for many
- Leo Sokolik (1311 S Arch St, Janesville, WI) – Member of Local 890; In favor for job potential for many employees; financial benefit to County and Town; great jobs for construction market; great economical gain; will not make a lot of smoke, noise, or smell; believe in design and professionalism of those that will be working on project

- Jim Foye (1438 N Stoughton Rd, Madison, WI) – Business Manager for Laborers' Local 464; In favor for providing work to members of union; help provide significant opportunities and local jobs/members
- Dale Griebenow (N9235 Green Valley Rd, Watertown, WI) – Current owner of land for proposed project; will continue to farm land around proposed facility; added capacity to keep rates lower during winter months; wildlife will still roam land; no need to dig new pipelines; will meet all regulatory setbacks; trust safety of project
- Mike Higgins (1408 Meadowbrook Dr, Watertown, WI)– Member of Carpenters Union; In favor for reasons stated in letter that was sent to County Zoning office and included in the file; worked on project for facility in Oak Creek and believes in safety from WE Energies
- Carl Schumacher (W2112 T-Bar Ln) – In favor for reasons including opportunity for Township and County for revenue stream that will help with taxes
- Eric Olson (131 W Wilson St, #800, Madison, WI) – Atty representing Griebenow family; Explained natural gas pipelines; went over interpretation of A-1 zoning from Jefferson County Zoning Ordinance (pg 25); proposed facility fits bill of County Zoning Ordinance as it currently is

COMMENTS OPPOSED:

- Christa Westerberg (Pines Bach LLP, 122 W Washington Ave, Ste 900, Madison, WI) – Presented findings from a letter that was sent to County Zoning office and included in the file
- Tom Carey (N9162 North Rd, Ixonia) – PowerPoint presented regarding resident concerns including safety, wildlife and natural resources, home values and heritage, integrity and honesty
- Fred Millar, PhD (915 S Buchanan St, No 29, Arlington, VA) – Expert Witness; Presented findings from a letter that was sent to County Zoning office and included in the file; discussed possible scenarios/results of an explosion of a LNG facility and federal regulations required for a LNG facility
- Paul Washow (N8331 Cardinal Pass, Ixonia, WI) – Opposed due to feelings that town board did not listen to or take resident's concerns into account; not safe or good – not opposed to project but opposed to location of project
- Dyan Pasono (N9071 Ridge Ln, Watertown, WI) – Opposed to facility as nature inappropriate for farmland area; environmental and human risks
- Gina Wiedenhoft (N9145 Gopher Hill Rd, Ixonia, WI) – Opposed for reasons Dyan mentioned and believes it is morally incorrect; terrible project for location
- Steve Rasmussen (N9605 North Rd, Watertown, WI) – Opposed to facility being built on North Rd; not a good fit for the County for same reasons as previously mentioned earlier in the evening
- Sara Brenehan (N8048 Woody Ln, Ixonia, WI) – Opposed due to proximity to school and agree with those who spoke prior
- Joe Doherty (N7966 Preserve Park Dr, Ixonia, WI) – Opposed to project at location
- Denise O'Halloran (N9246 Green Valley Rd, Ixonia, WI) – Opposed due to beliefs that County should be looking at more renewable options; would not be a good addition to area
- David Kester (N8348 Cardinal Pass, Ixonia, WI) – Opposed due to proximity to school and building on wetlands; problematic for Rock River
- Ashley Geszvain (W1458 Marietta Ave, Ixonia, WI) – Opposed
- Alex Meeth (W360S2790 Scuppernong Dr, Dousman, WI) – Opposed due to belief that it is reckless and will create more fossil fuels instead of renewable energy; sits on wetlands
- Mary Rupnow (N9640 Marsh Rd, Ixonia, WI) – also a member of the Town of Ixonia Planning Commission which voted against granted conditional use permit; read into record a letter that was submitted to County Zoning office and included in the file; concerns regarding real estate values, limited capabilities of volunteer fire dept., and proximity of school; concerns regarding possible methane gas leaks in well water – comparison to LNG facility in Illinois; concerns regarding lack of communication and integrity of WE Energies

- Mary Schaefer (W1138 Hill Rd, Ixonia, WI) – lives directly adjacent to proposed facility in close proximity; concerns regarding keeping rural character of land, property value and flooding of proposed site
- Tiffany Carey (N9162 North Rd, Ixonia, WI) – Opposed due to fears of diminished value in property, incompatible use for area, and will not preserve character of community
- Tom Hagie (N8156 Woody Ln, Ixonia, WI) – Opposed for reasons previously stated; asks County to request additional information prior to approving/denying proposal
- Jessica Rupnow (W1179 Hill Rd, Ixonia, WI) – Opposed for concerns regarding decrease in property value by 25%, safety, the environment, and negative impact of Ixonia and surrounding community
- William Rupnow (W1179 Hill Rd, Ixonia, WI) – Opposed for reasons regarding belief that this is incompatible with A-1 standards
- Amy Rinard (N8960 Ridge Ln, Watertown, WI) – County Board Supervisor for District #9 where facility is being proposed; opposed due to concerns previously expressed; incompleteness of information and application; legal questions to be answered in regards to local ordinances and state statutes – not enough information for informed decision; joint development agreement is in draft form
- Russ Macke (N8960 Ridge Ln) – Opposed for concerns regarding floodplain and wetland on property, possible additional runoff into watershed; visual impact; light pollution
- Dan Rupnow (N9640 Marsh Rd, Watertown, WI) – Opposed for concerns regarding safety and proximity of facility to family; will land actually go back to natural state, farmland preservation, and for other reasons previously stated

REBUTTAL:

- Phillips – Will submit formal reply to Atty Westerberg; explanation of meeting County's Conditional Use Standards and definitions of pipeline and utility; also discussed meeting conditions under Sec. 11.07 of the Jefferson County Zoning Ordinance for height requirements
- Newman-Ford – Response to orange book brought up by Tom Carey and how it discusses transportation of LNG, not storage; fire chief experience concerns – will be trained to handle these type of emergencies if they occur; response to explosion example used by Mr. Millar – very different scenario; also response to concern of outdated guidelines updated in 2019 and would be following those guidelines
- O'Connor – Explanation of filled out floodplain paperwork and submittal to County along with engineer work; response to questions regarding property values - have not seen any decrease in property values close to other facilities; response to questions regarding stormwater – will have basin and will be designed in accordance with DNR requirements, will discharge into swail, will have stormwater permit; very comfortable with final design – two LNG facilities in operation today and would be very similar to those; emergency response WE Energies staff all fire trained and go to fire school in TX and ready to respond to any fire/emergency

QUESTIONS FROM COMMITTEE:

- Chairman Jaeckel – How big will this facility be in relation to the rest presented in pamphlet?
 - O'Connor - Will be 1 BCF; facility in Illinois is 2 BCF and one in Oak Creek is about a quarter in size
- Chairman Jaeckel – Does WE Energies have any numbers of how many homes in Ixonia area alone use natural gas and how many farms have grain drying systems – how many within jurisdiction of Town are on natural gas?
 - O'Connor - Total number of WE Energies Natural Gas customers in that area is 1500 and includes a little over 2400 parcels
- Supervisor Foelker – How many full-time jobs will be created?
 - O'Connor – 5 operating jobs; 150 jobs for construction; other jobs for dispatch and control room
- Supervisor Foelker - Life expectancy of plant?
 - O'Connor – 30-50 years
- Vice-Chairman Nass – What is a BCF?
 - O'Connor – Billion cubic feet
- Vice- Chairman Nass - What is tallest point?

- O’Conor – Tank will be highest and will be 150 ft tall
- Vice-Chairman Nass – Light pollution concerns? At other facilities have you filtered the lights?
 - O’Conor – Advanced lighting that is downward deflectional lighting, new LED lighting, compressor stations, some motion sensors
- Vice-Chairman Nass – Is there a need for special equipment for first responders if they had to respond to a call that would end up being taxpayer’s expense?
 - O’Conor – Any equipment required, WE Energies would provide and pay for the cost of that

STAFF: Given by Zangl and in the file. Zangl also listed off correspondence that was received prior to the meeting for members of the public who were either in favor or opposition of the proposed facility. All correspondence is included in the file. **See attached Staff Finding of Facts and Staff Notes dated 10-22-2020 for list of detailed questions presented by Zangl.**

- Zangl – Design and fire protection?
 - Sarah – Preliminary level designs have final equipment information, and after that they will have final site arrangements and layout, then can figure out details and get that final approval; fine details of project; not until they actually buy equipment can they get data from suppliers
- Zangl - Underline distribution?
 - O’Conor – Need for brining electric power to facility from Concord substation; did recently file for that route; all road right-of-way; no wetlands or waterways
 - Deb – senior environmental consultant – All waterways will be directionally drilled; all underground
- Zangl - fencing/screening?
 - O’Conor – Entire site would be fenced and would be landscaping plan for trees/shrubbery around entire facility
- Zangl - Intent of screening?
 - O’Conor – Soften impact of buildings and minimize view of them
- Zangl - Septic system – Ordinance prohibits a new holding tank without Committee approval
 - O’Conor – Will work with county on what’s most appropriate for site
- Zangl - Lighting plan? Neighbors affected?
 - O’Conor – Deflectors, no light exiting from site; will implement motion sensors

Zangl gave a general explanation of Jefferson County’s Floodplain Ordinance

- Zangl - Wetlands status for impacts?
 - O’Conor – will not be impacting any wetlands; one intermittent waterway that intersected property, but not navigable
- Zangl - How close will development be to wetland?
 - O’Conor – Fence line will be 100 ft from wetland
- Zangl - Sound study – is 51 decibels accurate?
 - O’Conor – Correct, sound study was done and filed with PSC did indicate they would be able to meet Jefferson County noise ordinance (allows up to 55 decibels)
- Zangl - Stormwater pond?
 - O’Conor – Permanent stormwater basin on-site and entire site will drain to that basin and will allow settlement of sediments and release slowly out to swail and then drain out to wetland; construction stormwater pond is a requirement and would be removed after construction – all DNR requirements and would need their approvals
- Zangl - Thought process behind size of tank and setbacks?
 - O’Conor – Setback for facility will be 300 ft off road to fenceline, setback from impoundment is over 1000 ft from road, sizing of tank is driven by need and area (1 BCF) by gas forecasting people – will be reviewed by PSC
- Zangl - Safety of tank with bullets, debris, etc?

- O’Conor – Tank is double walled lined tank inner tank is 9% nickel, outer is carbon steel, 5/8” thick, bullets would have difficult time penetrating tanks – 3 ft gap between inside and outside; no issues at other facilities with bullets; LNG is very cold liquid and not flammable or explosive sitting in tank
- Zangl – Possibilities of a leak? Outcome?
 - O’Conor – Would evaporate and go into atmosphere like methane
- Zangl - Selection process of site?
 - O’Conor – Looked at site at Hwy P and Concord Power Plant – several other discussions; as close to Ixonia lateral and Guardian Gate Station as possible and Griebenow’s had a site that was large enough to accommodate setbacks and were willing to sell and already had lateral going through property, making it ideal; other sites drawbacks were distance to lateral – would need 3-7 mi lateral and could have significant environmental impacts with a lateral that long

TOWN: In favor and minutes included in the file.

Motion by Supervisor Foelker and seconded by Supervisor Zastrow at 9:53 p.m.

Minutes prepared by: *Sarah Higgins*
 Zoning/On-Site Waste Management Technician
 Jefferson County Planning and Zoning Department

Supervisor Poulson, Planning & Zoning Committee Secretary

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

George Jaeckel, Chair; Steve Nass, Vice-Chair; Blane Poulson, Secretary; Matt Foelker, Lloyd Zastrow

SUBJECT: Planning and Zoning Committee Decision Meeting
DATE: November 11, 2020
TIME: Beginning at 9:00 a.m.
PLACE: Room 205 of the Jefferson County Courthouse, 311 S. Center Ave, Jefferson, WI
OR Via Zoom Videoconference

YOU MAY ATTEND VIRTUALLY BY FOLLOWING THESE INSTRUCTIONS:

Register in advance for this meeting:

<https://zoom.us/join/zoom/register/UwkduqqDlrHNcMRLkpHqNY8GvuAxWSNlzL>

After registering, you will receive a confirmation email containing information about joining the meeting.

1. Call to Order

The meeting was called to order by Chairman Jaeckel at 9 a.m.

2. Roll Call (Establish a Quorum)

Supervisors Jaeckel, Foelker, Poulson, Zastrow and Nass were in attendance. Also in attendance were staff members Ben Wehmeier, Blair Ward, Matt Zangl, Sarah Higgins, Deb Magritz and Brett Scherer. Guests present in person were Kate Phillips, Jennifer Zierer, Renee Bowerman, James Barry, Jeanine Griebenow, Joel Griebenow, Ronald Griebenow, Mary Schaeffer, Bill Burki, Rick O'Connor, Michelle E Martin, Jessica Rupnow, Mary Rupnow, Susan Stanley and Irvin Stanley. Guests registered via Zoom included Amy Rinard, Catherine Mentzer, Christa Westerberg, David Beyerle, Sandra Mackyol, Frankie Fuller, Liz Steuber, Jenny Mentzer, Joe Doherty, Steve Krelwitz, Kelly Bratz, Carla Beckley, Tiffany Carey, Stephen Rasmussen, Bill Lensmire, Katie Smith, Sean Eaton, Sheryl Gahagan, Mike Kelly, Nancy Zastrow, Jessica Rupnow, Sarana Stolar, James Barry, Brendan Conway, Gina Wiedenhoef and Lorna Gartzke.

3. Certification of Compliance with Open Meetings Law

Poulson verified that the meeting was held in compliance with Open Meetings.

4. Approval of the Agenda

No changes were proposed to the agenda.

5. Public Comment (Not to exceed 15 minutes and not to include the petition 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 Jaeckel expressed his appreciation for all the veterans in attendance today, including Wehmeier and Ward.

6. Communications

There were no communications.

7. Discussion and Possible Action on a Petition Presented in Public Hearing on October 22, 2020

CU2053-20 – WE Energies: Conditional Use Permit filed by WE Energies for a Liquid Natural Gas (LNG) Facility (utility) in an A-1, Exclusive Agricultural zone. The facility will be located on 164.5 acres that will be owned by WE Energies. The footprint of the LNG Facility will be approximately 20 acres. The proposed facility will be located near the intersection of North Road and Triangle Road.

Current Property Owners:

Dale A. and Jeanine A. Griebenow
012-0816-1523-000 (40.51 ac)

Griebenow Dairy Farms LLC
012-0816-1033-000 (40.00 ac)

012-0816-1524-000 (20.06 ac)
012-0816-1521-000 (33.38 ac)
012-0816-1522-000 (40.95 ac)

012-0816-1034-000 (40.00 ac)

Zangl explained the purpose of this meeting. He noted that correspondence dated November 6 and November 11 from WE Energies and correspondence dated November 10 from Pines Bach was sent to the Planning and Zoning Committee. Environmental analysis documents including an environmental analysis determination has been entered into the PSC record. Town Board minutes were provided, showing Town approval on September 14. A letter from Katie Smith which was sent prior to public hearing but not received prior to hearing was included. A two-page summary was given to the Planning and Zoning Committee, and Zangl detailed that document. The Committee began its review.

In order for the Committee to approval the petition, the Committee must find the proposal meets the requirements of 91.46(4) and the County Zoning Ordinance.

Conditional Use Permit for a Utility in an A-1 Zone (91.46(4))

- Conditional Use: Transportation, communication, pipeline, electrical transmission, utility, or drainage use that qualifies under §91.46(4) of the Wisconsin Statutes.
- §91.46(4) A transportation, communications, pipeline, electric transmission, utility, or drainage use qualifies for the purposes of sub. (1) (f) if the political subdivision determines that all of the following apply:
 - (a) The use and its location in the farmland preservation zoning district are consistent with the purposes of the farmland preservation zoning district.

RESPONSE: **The Committee determined that the proposed use met the definition of a pipeline or utility. The proposed use and its location is consistent with the purposes of the farmland preservation zoning district because it minimizes non-agricultural development for the rest of the property. Twenty-five acres would be taken out of production; the rest of the acreage can be farmed.**

- (b) The use and its location in the farmland preservation zoning district are reasonable and appropriate, considering alternative locations, or are specifically approved under state or federal law.

RESPONSE: **The proposed use is adjacent to the existing pipeline in the area. The proposed use and location in the farmland preservation zoning district are reasonable and appropriate considering alternative locations. The petitioner considered other locations and determined this location to be the most suitable.**

- (c) The use is reasonably designed to minimize conversion of land, at and around the site of the use, from agricultural use or open space use.

RESPONSE: **The design minimizes the loss of agricultural land. The remaining A-1 zoned land will continue to be used for agricultural purposes.**

- (d) The use does not substantially impair or limit the current or future agricultural use of surrounding parcels of land that are zoned for or legally restricted to agricultural use.

RESPONSE: **The remaining acreage (appx. 140 acres) that is not built upon could be leased and used for agricultural use.**

- (e) Construction damage to land remaining in agricultural use is minimized and repaired, to the extent feasible.

RESPONSE: **As proposed, construction damage will be minimal. A list of applicable stipulations is included in the joint developer's agreement and will be addressed by the petitioner.**

Zoning Ordinance and Wis. Stat. (59.69 (5e))

11.05(a)2: Review. The Committee shall review the site, existing and proposed structures, architectural plans, neighboring uses, parking areas, driveway locations, highway access, traffic generation and circulation, drainage, sewerage and water systems, and the proposed operation. Conditional uses shall be reviewed to be consistent with the Agricultural Preservation and Land Use Plan.

RESPONSE: The Planning and Zoning Committee visited the site, and reviewed the submitted materials.

11.05(a)6 Compliance with all other provisions of this Ordinance, such as lot width and area, yards, height, parking, loading, traffic, highway access and performance standards, shall be required of all conditional uses.

RESPONSE: The application provided information regarding each of the listed categories. The proposal includes a minimal area to which the Shoreland Ordinance applies. The Floodplain Ordinance has been addressed by the petitioner by applying for a Zoning and Land Use Permit. Staff believe that the proposal complies with all other provisions of the Ordinance.

11.05(a) 3. Approval or Denial (Wis. Stat. 56.69 (5e))

a. If an applicant for a conditional use permit meets or agrees to meet all of the requirements and conditions imposed by the County Planning and Zoning Committee, the County shall grant the conditional use permit. Any condition imposed must be related to the purpose of the ordinance and be based on substantial evidence

RESPONSE: The Jefferson County Corporation Counsel explained that State law requires findings be based on substantial evidence and explained the definition of substantial evidence.

b. The requirements and conditions described under 3.a. above must be reasonable and, to the extent practicable, measurable and may include conditions such as the permits duration, transfer or renewal. The applicant must demonstrate that the application and all requirements and conditions established by the county relating to the conditional use permit are or shall be satisfied, both of which must be supported by substantial evidence

RESPONSE: The Director of Planning and Zoning confirmed that the Office had received a complete application for conditional use, signed on July 7, 2020. The applicant submitted the appropriate fee. Town approval of September 14, 2020 was also received.

If approved, the Committee must address each of the following conditions and determine if a condition shall be imposed, if the condition category is not applicable, etc. (11.05(a)5):

- Permit duration – **No time limit is imposed; however, the facility must be removed if its intended use is discontinued. If the buildings are proposed to be re-used after the life of the project, then approval will be required for the new use.**
- Landscaping – **A landscaping plan is included in the application; no additional requirements.**
- Architectural Design – **Architectural design is included in the application; no additional requirements.**
- Type of Construction – **The type of construction is in the application; no additional requirements.**
- Construction commencement and completion dates – **Construction dates are in the application and discussed during the public hearing; no additional requirements.**
- Sureties - **Sureties will be addressed in the Joint Developer's Agreement. The requirements for bonding will be addressed in the Joint Developer's Agreement.**
- Lighting – **A lighting plan was discussed in public hearing and shown in the application. Additionally, there shall be minimal lighting to be used.**
- Fencing – **Fencing shall be as proposed in the application.**
- Screening – **Six-foot-high evergreen and shade trees are proposed and shall be planted; no additional requirements.**
- Operation control – **Operation control shall be as detailed in the application and in public hearing.**
- Hours of operation – **Hours of operation will be 24 hours per day, 7 days per week.**
- Improved traffic circulation- **The applicant shall work with the Town for improved traffic circulation.**
- Deed restrictions – **No deed restrictions are applicable to this project.**

- Highway access restrictions –**Highway access restrictions shall be covered in the Joint Developer’s Agreement; it was noted that the proposal is on a Town road.**
- Increased yards (setbacks) – **The proposal must meet State and Federal setback requirements and all County Zoning setback requirements.**
- Parking requirements – **No additional requirements.**
- Any other conditions necessary to fulfill the purposed and intent of the Ordinance:
 - **A floodplain permit must be obtained from the Zoning Department**
 - **There shall be no residential development on the remaining 165 acres zoned A-1**
 - **Execution of a Joint Developer’s Agreement between WE Energies, Town of Ixonia and Jefferson County**
 - **A Certificate of Authority (or other approval as necessary) shall be obtained from the Public Service Commission of Wisconsin**
 - **It is noted that the Conditional Use Permit is approved as presented in the complete application, public hearing on October 22, 2020 and all supporting information on file in the Jefferson County Planning and Zoning Department.**

Motion by Supervisors Foelker/Nass to approve the conditional use with the testimony presented in public hearing and now on file in Zoning. Motion passed 4-1, with Supervisor Zastrow opposed.

Motion by Supervisors Nass/Zastrow to adjourn. The motion passed, and the meeting adjourned at 10:10 a.m.

Blane Poulson, Secretary

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

George Jaeckel, Chair; Steve Nass, Vice-Chair; Blane Poulson, Secretary; Matt Foelker, Lloyd Zastrow

SUBJECT: Planning and Zoning Committee Decision Meeting
DATE: Monday, November 30, 2020
TIME: 8:30 a.m.
PLACE: Room 205 of the Jefferson County Courthouse, 311 S. Center Ave., Jefferson, WI
OR Via Zoom Videoconference

YOU MAY ATTEND VIRTUALLY BY FOLLOWING THESE INSTRUCTIONS:

You are invited to a Zoom meeting.

When: Nov 30, 2020 08:30 AM Central Time (US and Canada)

Register in advance for this meeting:

[https://zoom.us/meeting/register/tJAodeurpzktEtNmQsZq8j8JgN3aqdQO7nB4](https://zoom.us/join/zoom/register/tJAodeurpzktEtNmQsZq8j8JgN3aqdQO7nB4)

After registering, you will receive a confirmation email containing information about joining the meeting.

1. Call to Order

The meeting was called to order by Supervisor Jaeckel at 8:30 a.m.

2. Roll Call (Establish a Quorum)

Supervisors Jaeckel, Nass, Poulson, Foelker and Zastrow were present. Staff members Ben Wehmeier, Matt Zangl, Sarah Higgins and Deb Magritz were also in attendance. Attending via Zoom were Supervisors Anita Martin and Walt Christensen; Mark Anderson, Emily Stratka, Jennifer Kamm, Frankie Fuller, Kelly Stade, Dennis Schroedl, Sergio Trevino, Michael Lokeng(sp) and Brian (last name unknown.)

3. Certification of Compliance with Open Meetings Law

Poulson verified compliance with Open Meetings Law.

4. Approval of the Agenda

Motion by Supervisors Foelker/Poulson to approve the agenda as presented. Motion passed 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)
There was no public comment.

6. Approval of September 17, October 26, November 11, November 13 and November 19 Meeting Minutes

Motion by Supervisors Foelker/Zastrow to approve the September 17 minutes. Motion passed 5-0.

Motion by Supervisors Poulson/Foelker to approve the October 26 minutes. Motion passed 5-0.

The November 11 minutes were not available at this time.

Motion by Supervisors Zastrow/Foelker to approve the November 13 minutes. Motion passed 5-0.

Motion by Supervisors Poulson/Foelker to approve the November 19 minutes. Motion passed 5-0.

7. Communications

There were no communications.

8. October Monthly Financial Report for Register of Deeds – Staci Hoffman

The report was in the Committee's packet.

9. **October Monthly Financial Report for Land Information Office-Matt Zangl**
Not much new to report. The surveyor is finishing up some projects, and much like the Register of Deeds Office, the retained fee program is doing well.
10. **November Monthly Financial Report for Zoning – Matt Zangl**
Overall, doing pretty well-October ended well. November revenues are slightly below previous years, and we may end the year slightly down from what was projected.
11. **Discussion on Solar Energy Facilities**
Wehmeier reported that a couple of joint development agreements are working their way through the system. On November 20, he and the Executive Committee did some additional reviews and talked their way through process. There will probably be additional information presented at the next County Board meeting.
12. **Discussion on Jefferson County Comprehensive Plan Update**
Zangl noted that we are in the home stretch of the planning update. The plans will have a public hearing before the County Board in December, a joint meeting of the Planning and Zoning Committee and Executive Committee at the end of December and tentative County Board action in January. We're in the process of submitting the Farmland Preservation Plan to DATCP for their review and pending certification. That review and certification may change the timeline slightly.
13. **Discussion and Possible Action on an Even Exchange of 0.05 Acres Between Adjoining A-1 Zoned Properties, PINs 010-0615-3141-001 Owned by Roy Shipler and 010-0615-3141-002 Owned by Shawn Krause. The properties are in the Town of Hebron, at W4581 and W4591 State Road 106.**
Zangl explained that this is being proposed to match property line with an existing fence line in an even exchange of land for both parties. Motion by Supervisors Poulson/Foelker to approve the proposal. Motion passed 5-0.
14. **Discussion and Possible Action on a Redesign of Petition R2912A-04, Presented in Public Hearing for Delores Lillge on March 28, 2005 and Approved by County Board on April 19, 2005. The site is part of PIN 006-0716-0714-000 in the Town of Concord.**
Zangl explained the history of an earlier rezoning request for the property. The current owner is requesting to create a 2-acre flag lot. Motion by Supervisors Jaeckel/Foelker to send this request back to public hearing and site inspection. Motion passed 5-0.
15. **Discussion and Possible Action on a Redesign of Petition R1476A-93, Presented in Public Hearing for Walter and Janet Miller on July 8, 1993 and Approved by County Board on November 9, 1993. The site is part of PIN 014-0614-2944-002 in the Town of Jefferson.**
Zangl again explained the history of this petition, including the approval of a lot on the east side of the property. Today's proposal is to move that lot to the west side of the property. Because it would be better clustered on the west, a motion was made by Supervisors Foelker/Jaeckel to accept the reconfiguration. Motion passed 5-0.
16. **Discussion and Possible Action on a Redesign of Petition R2700A-03, Presented in Public Hearing for Joel Lenz on June 19, 2003 and Approved by County Board on September 9, 2003. The site is part of PIN 022-0613-0112-000 in the Town of Oakland.**
The new design moves the original approval to allow for a 66-foot field access on the west side of the property. Motion by Supervisors Zastrow/Foelker to approve the redesign. Motion passed 5-0.
17. **Discussion and Possible Action on a Redesign of Petition R4216A-20, Presented in Public Hearing for Scott Beerbohm on February 20, 2020 and Approved by County Board on March 10, 2020. The site is part of PIN 032-0815-1941-005 in the Town of Watertown.**
Zangl explained that no area on the originally approval lot allowed for a private septic system, so this proposal is to reconfigure the lot and bring it up to 1.35 acre. Motion by Supervisors Foelker/Jaeckel to approve. Motion passed 5-0.
18. **Discussion and Possible Action on Petitions Presented in Public Hearing on November 19:**

APPROVED WITH CONDITIONS R4280A-20 – William & Laura Flood on a motion by Supervisors Foelker/Poulson to rezone 1.4 acres of PIN 026-0616-0134-000 (36.486 Ac) at **N4579 Indian Point Rd** in the Town of Sullivan. This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance. Motion passed 5-0.

APPROVED WITH CONDITIONS CU2054-20 - William & Laura Flood on a motion by Supervisors Zastrow/Poulson for conditional use in a proposed A-2 zone to allow for storage of contractor's equipment and materials at **N4579 Indian Point Rd** in the Town of Sullivan, on PIN 026-0616-0134-000 (36.486 Ac). This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance. Motion passed 5-0.

APPROVED WITH CONDITIONS R4281A-20 – Elton C & Gail M Stroh on a motion by Supervisors Zastrow/Foelker Rezone to create a 4.2-acre farm consolidation lot at **W2810 Gopher Hill Rd** in the Town of Watertown from part of PIN 012-0815-0133-000 (40 Ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance. Motion passed 5-0.

APPROVED WITH CONDITIONS CU2056-20 – Crawfish River Solar LLC on a motion by Supervisors Jaeckel/Foelker for conditional use to allow for a 75-megawatt alternating current solar electric generation facility in the Town of Jefferson, on PINs 014-0614-0741-000, 014-0614-0744-000, 014-0614-1811-001, 014-0614-1811-000, 014-0614-0832-000, 014-0614-0833-000, 014-0614-0823-000, 014-0614-0822-000, 014-0614-0534-000, 014-0614-0543-000 owned by Anfang Properties LLC; 014-0614-1814-000 owned by Sheila Barnes and the Tyson & Tina Barnes Rev Trust; 014-0614-0844-000, 014-0614-0843-000, 014-0614-0842-001 owned by DJ Schroedl Farms Inc; 014-0614-1812-000, 014-0614-1813-000, 014-0614-1821-000, 014-0514-1823-000, 014-0614-0734-001, 014-0614-0743-001 owned by the James & Adela Koch Trust/Koch Trust; 014-0614-1712-000 and 014-0614-1713-000 owned by Dennis & Helen Stilling; 014-0614-1711-002 owned by Donald Voeltz; 014-0614-0842-000 and 014-0614-0831-000 owned by David and Diana Schroeder. These properties are **near County Roads G and J, and US Highway 18**, on properties zoned A-1, Exclusive Agricultural. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance. Motion passed 5-0.

19. Possible Future Agenda Items
Solar farms, comprehensive plan

20. Upcoming Meeting Dates
December 11, 8:00 a.m. – Site Inspections Beginning in Courthouse Room 203 (Foelker not available)
December 17, 7:00 p.m. - Public Hearing in Courthouse Room 205
December 28, 8:30 a.m. – Decision Meeting in Courthouse Room 203
December 30, 9:00 a.m. – Joint Meeting with Executive Committee in Courthouse Room 205
January 15, 2021, 8:00 a.m. – Site Inspections Beginning ???
January 21, 7:00 p.m. – Public Hearing in Courthouse Room 205
January 25, 8:30 a.m. – Decision Meeting in Courthouse Room 203

21. Adjourn
Motion by Supervisors Foelker/Nass to adjourn the meeting. Motion passed 5-0, and the meeting adjourned at 9:22 a.m.

Blane Poulson, Secretary

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 201 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 hrs 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.

**MINUTES OF THE
JEFFERSON COUNTY PLANNING AND ZONING COMMITTEE
SITE INSPECTIONS**

George Jaeckel, Chair; Steve Nass, Vice-Chair; Blane Poulson, Secretary; Matt Foelker, Lloyd Zastrow

**ROOM 203, JEFFERSON COUNTY COURTHOUSE
311 S. CENTER AVE., JEFFERSON, WI 53549
8 A.M. ON FRIDAY, DECEMBER 11, 2020**

1. Call to Order

The meeting was called to order by Supervisor Jaeckel at 8:32 a.m.

2. Roll Call (Establish a Quorum)

Committee members present at 8:32 a.m. were Supervisors Jaeckel, Poulson and Nass.

3. Certification of Compliance with Open Meetings Law

Poulson verified compliance with Open Meetings Law.

4. Approval of the Agenda

Motion by Supervisors Nass/Poulson to approve the agenda as presented. Motion passed 3-0.

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)

There was no public comment.

6. Communications

There were no communications.

The Committee left for the following site inspections:

7. Site Inspections for Petitions to be Presented in Public Hearing on December 17, 2020:

CU2061-20 – Steve & Dawn Sleaver: Conditional use for an extensive on-site storage structure, a 1,120 square foot carport proposed at N3555 County Road N in the Town of Jefferson. This is on PIN 014-0614-2313-001 (3 Acres) in a Residential R-2 zone, and is in accordance with Sec. 11.04(f)2 of the Jefferson County Zoning Ordinance.

R4283A-20 – Gregory Senft: Rezone 2.1 acres of PIN 026-0616-1743-006 (9.274 Ac) for a new residential building site along Rome Oak Hill Road in the Town of Sullivan. This is in accordance with Sec. 11.04(f)1 of the Jefferson County Zoning Ordinance.

R4284A-20 – Gregory Senft: Create an approximate 7-acre Natural Resource zone near Rome Oak Hill Road in the Town of Sullivan from part of PIN 026-0616-1743-006 (9.274 Ac). This is in accordance with Sec. 11.04(f)12 of the Jefferson County Zoning Ordinance.

CU2057-20 – Gregory Senft: Conditional use to allow two horses in the proposed R-2 zone along Rome Oak Hill Road on PIN 026-0616-1743-006 (9.274 Ac), Town of Sullivan. This is in accordance with Sec. 11.04(f)1 of the Jefferson County Zoning Ordinance.

R4287A-20 – Robert & Barbara Dugan: Rezone to create a new 3-acre building site along County Road E in the Town of Sullivan from part of PIN 026-0616-1443-001 (17.352 Ac). Rezone 0.7-acre of that same PIN to add it to adjoining property already zoned A-3. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

CU2059-20 – New Vision LLC: Conditional use to allow transportation services storage in a Community zone near **N6232 County Road F**, Town of Concord, on PINs 006-0716-1532-012 (5 Ac) and 006-0716-1641-007 (0.73 Ac). This is in accordance with Sec. 11.04(f)9 of the Jefferson County Zoning Ordinance.

R4288A-20 – Dianne Owens & Paul Elliot: Rezone PIN 008-0715-0232-001 (2.002 Ac) at **N7040 Saucer Drive** in the Town of Farmington. This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

CU2058-20 – Dianne Owens & Paul Elliot: Allow for an agricultural tourism-banquet hall, conference center and event facility at **N7040 Saucer Drive** in the Town of Farmington on PIN 008-0715-0232-001 (2.002 Ac). This is in a proposed A-2 zone, and is in accordance with Sec. 11.04(f) of the Jefferson County Zoning Ordinance.

R4286A-20 – Dr. John Beltz/McFarlane Trust Property: Create two new building sites of 3 acres each, one with a 2.8-acre A-2 zone attached and the other with a 5.1-ac A-2 zone attached. The sites are in the Town of Aztalan on **County Road V**, PINs 002-0714-0743-000 (10.979 Ac), 002-0714-0743-001 (4.25 Ac) and 002-0714-1812-000 (9.2 Ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

CU2063-20 – Kevin Christianson: Conditional use to allow an extensive on-site storage structure of 1,656 square feet, 20 feet in height in a Residential R-2 zone. The site is at **N2429 Kunz Rd** in the Town of Sumner, on PIN 028-0513-0111-003 (2.727 Ac). This is in accordance with Sec. 11.04(f)2 of the Jefferson County Zoning Ordinance.

R4285A-20 – Stephen Seyer & Elizabeth Laing: Create a 5-acre lot around the home and buildings at **W8635 State Road 106** in the Town of Sumner, on PIN 028-0513-0914-000 (40 Ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

CU2062-20 – Back Road Beef, LLC: Conditional use to allow an update to wastewater storage facilities at **W6915 Grogan Road** in the Town of Koshkonong, on PIN 016-0514-3141-002 (47.812 Ac). This is an ATCP-51 regulated facility, and is zoned A-1, Exclusive Agricultural. The proposal is in accordance with Sec. 11.04(f)6 of the Jefferson County Zoning Ordinance.

CU2060-20 – Dennis Jones: Conditional use for a 480 square foot carport addition, creating an extensive on-site storage structure at **W5815 Wendorf Lane** in the Town of Jefferson. This is on PIN 014-0614-2743-004 (0.9 Ac) in a Residential R-2 zone, and is in accordance with Sec. 11.04(f)2 of the Jefferson County Zoning Ordinance.

8. Adjourn

Motion by Supervisors Poulson/Nass to adjourn. The motion passed 3-0, and the meeting adjourned at 10:45 a.m.

Blane Poulson, Secretary

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 201 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.

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A digital recording of the meeting will be available in the Zoning Department upon request.



Jefferson County

PLANNING AND ZONING DEPARTMENT
COURTHOUSE, 311 S. MAIN ST., JEFFERSON, WI 53549
ROOM 201 PHONE 920-674-7130 FAX 920-674-7525

To: Jefferson County Planning and Zoning Committee; and
Jefferson County Board of Adjustment

From: Matt Zangl, Director of Planning and Zoning
Jefferson County

RE: Appeal of CU2053-20 (LNG Facility permit granted to We Energies)

DATE: December 16, 2020

On December 14, 2020, I received a Petition for Appeal of CU2053-20. The Petition was submitted by Attorney Christa Westerberg of Pines Bach LLP on behalf of Tiffany Carey, Jessica and Bill Rupnow, and Sandra J. Schaeffer, who allege to be aggrieved by the granting of the Conditional Use Permit. The Petition appeals the Conditional Use Permit granted to We Energies to construct a Liquefied Natural Gas facility in the Town of Ixonia by the Planning and Zoning Committee on November 11, 2020. The Petition for Appeal will be heard by the Jefferson County Board of Adjustment at a future meeting.

Corporation Counsel is requesting that Planning and Zoning Committee members and Board of Adjustment members do not discuss this case with anyone during the appeal process, including other Committee or Board of Adjustment members. Jefferson County is in the process of retaining legal counsel to provide legal advice to the Board of Adjustment throughout the appeal process. The Planning and Zoning Committee will continue to be advised by the Corporation Counsel Office. Any questions may be directed to me.

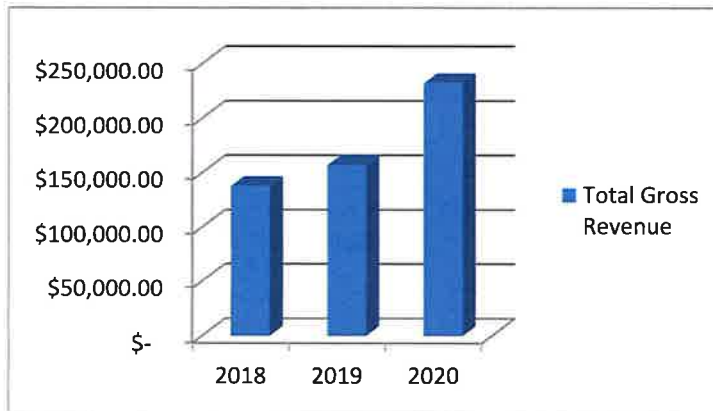
Attachments: Petition to Appeal CU2053-20

cc: Corporation Counsel
County Administrator

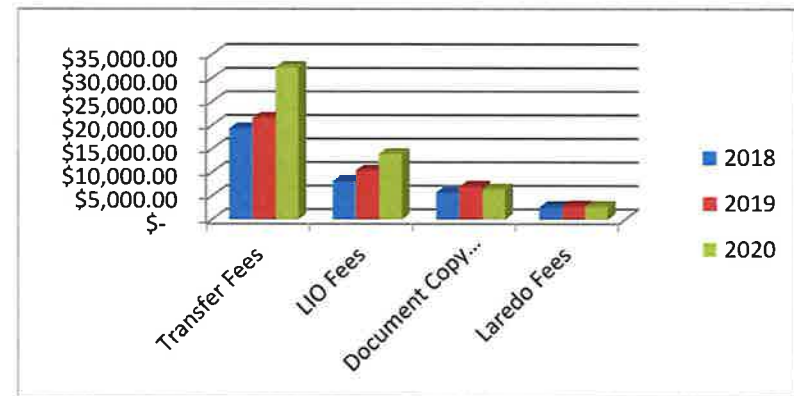
Register of Deeds Monthly Budget Report

Nov-20

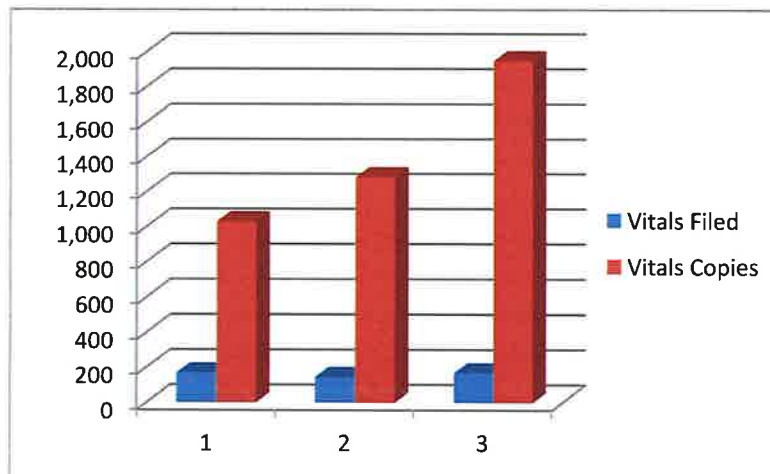
ROD Total Gross Revenues



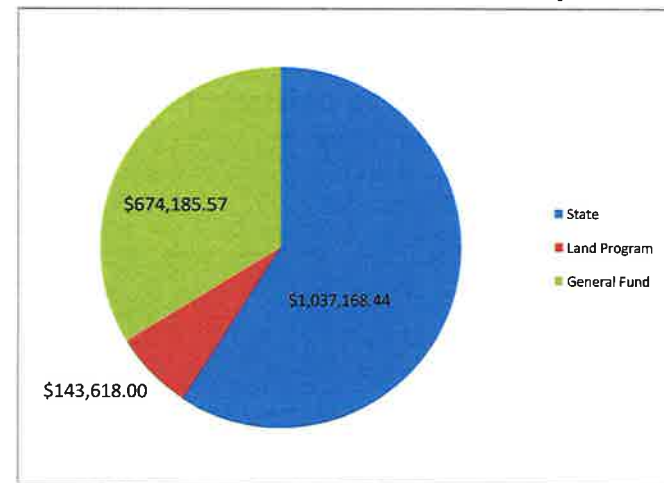
Land Related Revenue



Vital Records



Year to Date Revenue Payout



Register of Deeds	Nov 2020		Output Measures			YR to Date	Current Yr. Target
Program/Service Description	2018	2020		Totals	%		
Documents Recorded	950	1,170	1,650	17,139	134%		
Vital Records Filed	168	144	167	2,065	98%		
Vital Record Copies	1,028	1,282	1,947	15,868	112%		
ROD Revenue (Gross Total)	\$ 137,709.82	\$ 156,941.17	\$ 232,173.89	\$2,000,185.85	123%		
Transfer Fees	\$ 19,343.04	\$ 21,505.32	\$ 32,333.46	\$ 252,067.14	120%		
LIO Fees	\$ 8,102.00	\$ 10,374.00	\$ 13,892.00	\$ 143,618.00	132%		
Document Copies	\$ 5,754.29	\$ 6,936.01	\$ 6,367.59	\$ 73,475.18	128%		
Laredo	\$ 2,594.25	\$ 2,806.00	\$ 2,708.00	\$ 32,129.25	100%		
ROD Revenue to General Fund	\$ 45,970.58	\$ 54,484.33	\$ 73,068.05	\$ 674,185.57	124%		
Percentage of Documents eRecorded	21%	63%	68%	68%	97%		
Budget Goals Met	Yes	Yes	Yes	Yes	124%		
Back Indexed	1,727	1,366	8094**	54,847	274%		

Wisconsin Register of Deeds Association:

Documents continue to come in at a steady rate all around the state, this has been a record year so far for recordings.

Register of Deeds Office:

Refinancing has remained high, transfer fees have slowed

Counter traffic has increased, more people are requesting their vital records for the Real ID

*** We continue to back index documents as time allows, this month we worked on adding parcel numbers to already indexed documents, a cleanup project*

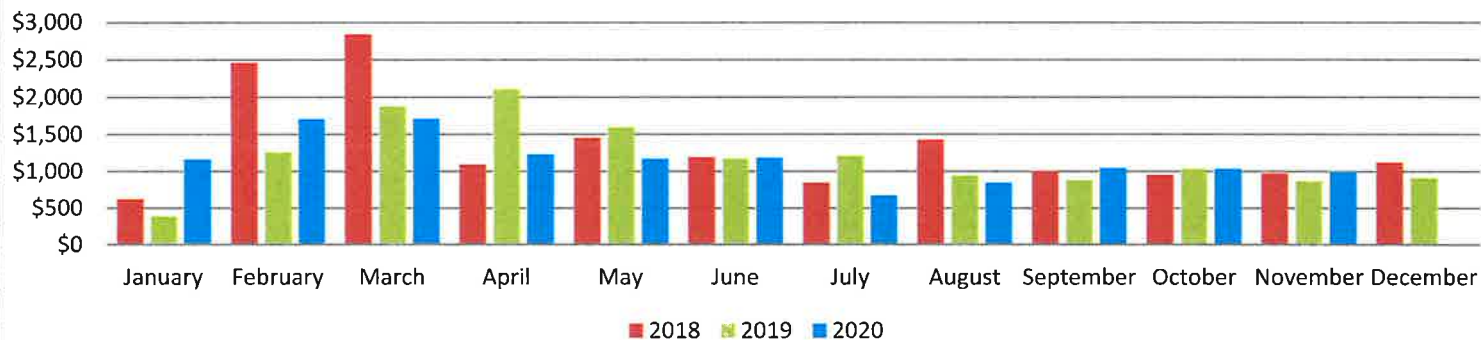
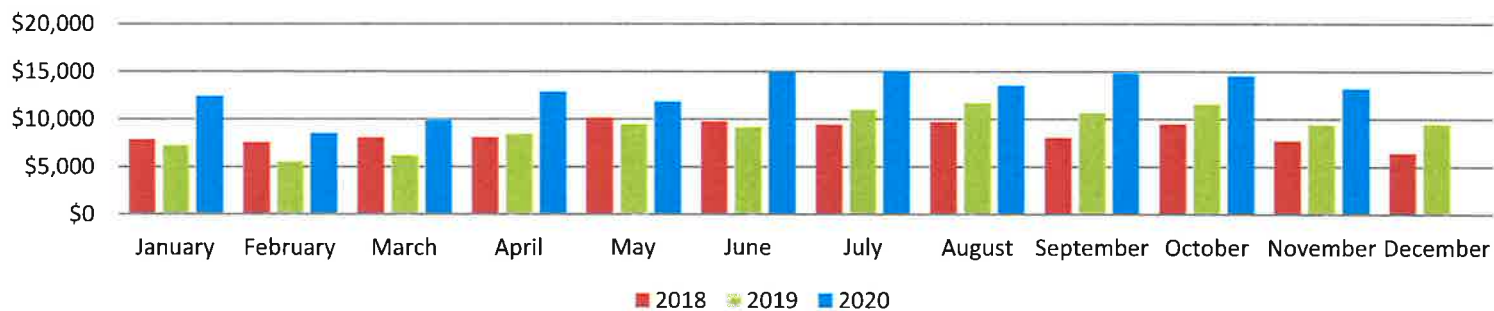
Wisconsin Counties Association Board of Directors:

Nothing new to report this month

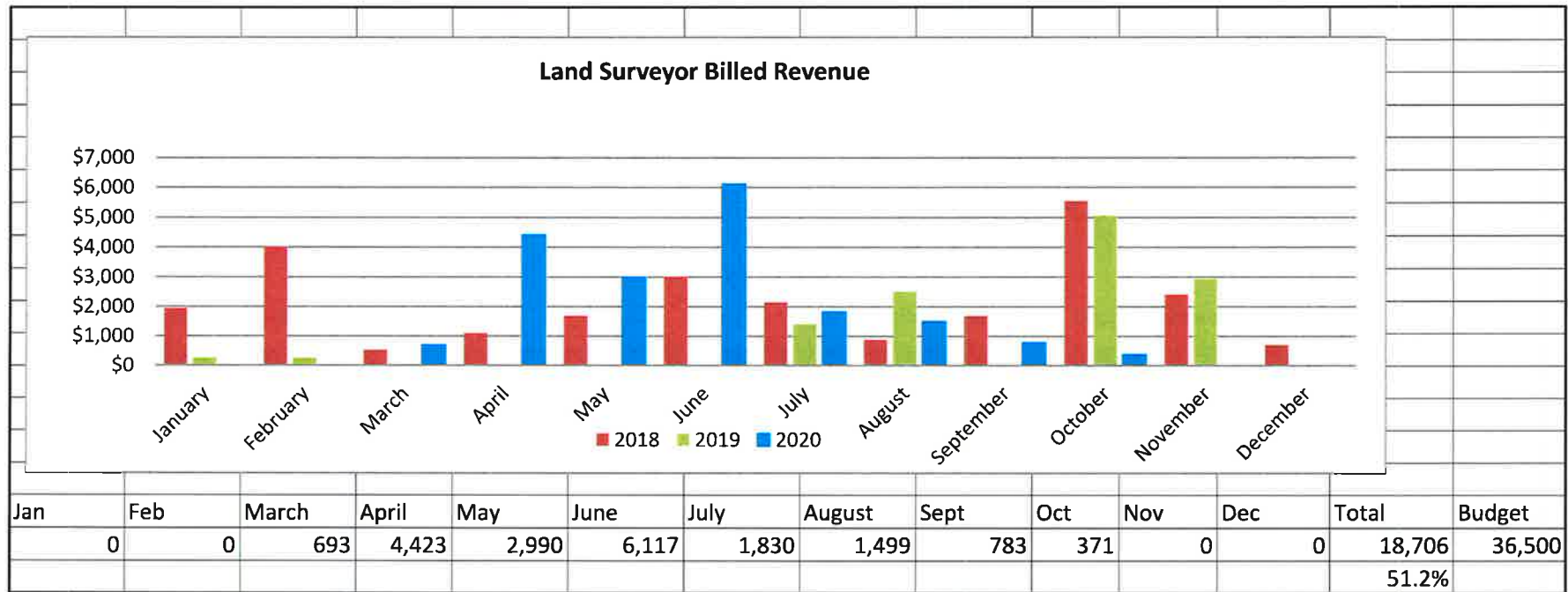
Wisconsin Public Records Board:

Nothing new to report this month

Land Information Monthly Revenue Report November 2020

[illegible][illegible]

Land Information Monthly Revenue Report November 2020



Jefferson County Planning and Zoning Department
Monthly Ledger Report
12-23-2020

	RF	WFG	OP	PPC	MC	PSS(STF	FQAS	FAA	FPFC	SRFWF	ZOF	Refunds	2020 Totals	2019 Total
MTH	1.239022	7102.421001	2901.432099	2901.451002	2901.472003	2901.432002	2901.458010	2901.458015	2901.458014	2901.458001	2901.458002	2901.441002			
Jan	390.00		7,989.50	701.16		2,475.00	350.00						250.00	11,905.66	8,573.54
Feb	420.00		6,615.00	89.44		3,400.00	100.00							10,624.44	9,783.50
Mar	540.00		9,790.00			2,950.00	550.00						450.00	13,830.00	11,863.86
Apr	900.00		11,650.00	80.50		7,700.00	1,150.00							21,480.50	26,757.25
May	750.00		15,370.00	7.09		5,275.00	900.00							22,302.09	24,015.00
June	690.00		17,315.00			7,475.00	1,600.00						110.00	27,080.00	27,852.15
July	780.00		16,215.00	3.54		8,025.00	1,350.00						130.00	26,373.54	21,365.59
Aug	870.00		11,305.00	7.08		6,750.00	1,550.00							20,482.08	31,930.15
Sept	660.00		9,550.00	161.00		6,300.00	350.00							17,021.00	25,145.00
Oct	690.00		18,980.00	14.16		8,875.00	500.00							29,059.16	19,351.65
Nov	510.00		8,880.00	14.17		3,600.00	450.00							13,454.17	14,964.00
Dec	780.00		7,610.00	16.53		3,850.00	450.00							12,706.53	13,217.00
Total	7,980.00		141,269.50	1,094.67		66,675.00	9,300.00						940.00	226,319.17	234,818.69

2019 Actual Zoning Deposit:\$235,168.69

2020 Budget Revenues: \$223,000.00

2020 Deposits YTD:\$226,319.17

JEFFERSON COUNTY PRELIMINARY REVIEW FOR CERTIFIED SURVEY

Being a redivision of Lot 1 of CSM #4787 and other lands located in the SW 1/4 of the SW 1/4 of Section 11, Township 6 N, Range 16 E, Town of Sullivan, Jefferson County, Wisconsin, on Parcel Numbers 026-0616-1133-005 & 026-0616-1133-000

Owner: **Achim & Hope Tauch**
Address: 1146 Sherwood Lane
Jefferson, WI 53549
Phone: 920 723-6886

Date Submitted: _____

Revised: _____

Note to Be Placed on Final CSM

Petition # _____ Zoning _____

Check for subsequent zoning changes with Jefferson County Zoning Department.

Owner: Paul Biewer
Address: W825 Froelich Road
Sullivan, WI 53178
Phone: 262 593-8210

Surveyor: **SOUTHWEST**
SURVEYING & ASSOCIATES, Inc.

P.O. BOX K, PALMYRA, WI. 53156
262-495-4910
920-674-4884

☒ Rezoning

☐ Allowed Division within Existing Zone

☐ Farm Consolidation

☐ 35+ Acre Lot In A-1 Zone

☐ Survey of Existing Parcel

Intent and Description of Parcel to be Divided:

Reconfigure Lot 1 of CSM #4787.

Rezone 0.3± Acre from A-1 to A-3

Rezone 0.3± Acre Net from A-3 to A-1

In addition to the info required by Sec 236.34 of State Statutes, Sec. 15.04(f) of the Jefferson County Land Division/Subdivision Ordinance requires that the following be shown:

☐ Existing buildings, watercourses, drainage ditches and other features pertinent to the proper division.

☐ Location of access to a public road, approved by the agency having jurisdiction over the road.

☐ All lands reserved for future public acquisition.

☐ Date of the map.

☐ Graphic Scale.

GRAPHIC SCALE

NW CORNER, SW 1/4
SECTION 11-6-16



NOTE:

This map was compiled from public data supplied by the Jefferson County Land Information Department and is not a substitute for an actual field survey and is limited by the quality of the data from which it was assembled. The dimensions are approximate and will vary upon an actual field survey. To be used for planning purposes only.

Town Board Approval _____
(Includes Access Approval If Applicable)

Date: _____

County Highway Approval _____
(If Applicable)

Date: _____

Extraterritorial Approval _____
(If Applicable)

Date: _____

County Surveyor Approval _____

Date: _____

Zoning Office Approval _____

Date: _____

SHEET 1 OF 1

DATE: NOVEMBER 20, 2020

JOB NO: T-220150

November 25, 2020

Proposal to County Decision Meeting December 2020

Richard Goulder of W5526 Curtis Mill Road, Fort Atkinson, Wisconsin, (Tax Parcel (PIN#) 014-0614-2634-000) would like to construct a steel building to be used for general agricultural storage, on his property located at this same address. Richard also owns the lot adjacent to this lot on the Northeast side.

Richard is requesting to be allowed to erect his building 5 feet from the Northeast property line between his two properties. Jefferson County Requires the building to be at least 20 feet in from the property line thereby allowing for a 20-foot easement. This area is only estimated to be 600 square feet in total.

Richard's request for this building to be located as requested is due the fact that the area being proposed is the only location on this property suitable for construction of such a building. The surrounding land includes flood plain and conservation areas. Attached are documents to support his proposal.

Richard has no intention of separating the two properties for any reason.

Respectfully Submitted,

Richard Goulder

- ☐ Mail Permit
☒ Call for PICK-UP

(Contact person) name and phone #

JEFFERSON COUNTY
ZONING AND LAND USE PERMIT APPLICATION

311 S. CENTER AVE., ROOM 201, JEFFERSON, WI 53549-1701

PHONE: (920) 674-7130

FAX: (920) 674-7525

Entered _____ Scanned _____
Office Use Only

Please use
black or blue ink

	FULL NAME	(Mailing) STREET ADDRESS	CITY / STATE	ZIP	TELEPHONE NO.
I. OWNERS (all)	Richard Gaudin	W5526 Curtis mill Rd	Jefferson	WI 53532	920-728-1163
CONTRACTOR	Richard Gaudin				

II. PROPERTY DESCRIPTION: TAX PARCEL (PIN #) 014-0614-2637-000 TOWN Jefferson
LOT NO. 3 BLOCK _____ SUBDIVISION _____ ACRES 40 ZONING DISTRICT A3
LOT NO. 3 CSN NO. 6011 VOL. 35 PG. 058 PROJECT SITE-FIRE NO. & ROAD W5526 Curtis mill Rd

III. TYPE, SIZE, VALUE, & USE OF PROPOSED STRUCTURE OR IMPROVEMENT

A. RESIDENTIAL

NEW STRUCTURE ☐ ADDITION ☐
SINGLE FAMILY RESIDENCE / No. of Bedrooms _____
MH PARK SINGLE FAMILY ☐ Addition ☐ Accessory _____
MULTI-FAMILY RESIDENCE _____
No. of Units _____ No. of Bedrooms _____
GARAGE-ATTACHED _____
GARAGE-DETACHED _____
FLOODPLAIN ☐ OFF ☐ FW
SHORELAND / WETLAND _____
OTHER _____
SQ. FT. OF RESIDENCE OR ADDITION _____
SQ. FT. OF GARAGE (ATT. OR DET.) _____
HEIGHT OF PROPOSED STRUCTURE _____
SPECIFY USE _____
VALUE OF CONSTRUCTION _____

B. NON-RESIDENTIAL

NEW STRUCTURE ☒ ADDITION ☐
☒ AGRICULTURAL
INDUSTRIAL _____
BUSINESS _____
CAMPGROUND _____
SHORELAND / WETLAND _____
FLOODPLAIN ☐ OFF ☐ FW
OTHER _____
SQ. FT. OF NEW STRUCTURE OR ADDITION 3200
HT. OF PROPOSED STRUCTURE 30
SPECIFY USE Storage
VALUE OF CONSTRUCTION 39000

★ CHECK WITH TOWN FOR ADMINISTRATIVE
AND / OR BUILDING PERMIT REQUIREMENTS!

OTHER DETAILS: Ag Storage
SANITARY PERMIT NO. _____
NUMBER OF BEDROOMS _____
PUBLIC SEWER _____
NON-CONFORM. STRUCTURE / USE _____
FLOODPLAIN _____
SHORELAND / WETLAND _____
INSPECTION DATE: _____
ACCESS APPROVAL REQUIRED: _____
TOWN, COUNTY, OR STATE ☐ Y ☐ N

IV. ★ PLOT PLAN (SKETCH) REQUIRED TO BE ATTACHED - NO LARGER THAN 11" x 17". PLOT PLAN SKETCH SHALL INCLUDE THE FOLLOWING:
ALL EXISTING STRUCTURES AND THE LOCATION OF THE NEW STRUCTURE OR ADDITION INCLUDING DISTANCES FROM THE CENTERLINE AND
RIGHT-OF-WAY OF THE ROAD, SIDE AND REAR LOT LINES, NAVIGABLE WATERS, SEPTIC TANK & FIELD, WELL, DRIVEWAY ACCESS. GIVE ALL
DIMENSIONS. BE SURE TO INCLUDE DECKS PROPOSED FOR NEW HOMES.

★ FAILURE TO INCLUDE A PLOT PLAN AND ALL OF THE ABOVE MENTIONED ITEMS WILL
DELAY ISSUANCE OF THIS PERMIT! PERMIT FEE MUST ACCOMPANY APPLICATION.

V. ACKNOWLEDGEMENTS

- YOU ARE RESPONSIBLE FOR COMPLYING WITH STATE AND FEDERAL LAWS CONCERNING CONSTRUCTION NEAR OR ON WETLANDS, LAKES, AND STREAMS. WETLANDS THAT ARE NOT ASSOCIATED WITH OPEN WATER CAN BE DIFFICULT TO IDENTIFY. FAILURE TO COMPLY MAY RESULT IN REMOVAL OR MODIFICATION OF CONSTRUCTION THAT VIOLATES THE LAW OR OTHER PENALTIES OR COSTS. FOR MORE INFORMATION, VISIT THE DEPARTMENT OF NATURAL RESOURCES WETLANDS IDENTIFICATION WEB PAGE OR CONTACT A DEPARTMENT OF NATURAL RESOURCES SERVICE CENTER. (Wis Stats 59.691) <http://dnr.wi.gov/wetlands/mapping.html>
- OWNER - CHECK FOR APPLICABLE DEED, PLAT AND TOWN RESTRICTIONS & PERMIT REQUIREMENTS
- THIS PERMIT MAY BE APPEALED FOR 30 DAYS AFTER PUBLICATION OF ISSUANCE
- THE OWNER OF THIS PARCEL & THE UNDERSIGNED AGREE TO CONFORM TO THE CONDITIONS OF THIS PERMIT AND TO ALL APPLICABLE LAWS OF JEFFERSON COUNTY AND ACKNOWLEDGE THAT YOU HAVE RECEIVED AND READ THE ABOVE NOTICE REGARDING WETLANDS, AS WELL AS ALL NOTICES AND TERMS ABOVE.

[Signature]
Signature of Applicant

9-11-2020
Application Date

THIS PERMIT EXPIRES TWO (2) YEARS AFTER DATE OF ISSUE

PERMIT FEE	APPROVED BY	DATE PERMIT ISSUED
\$		

☐ See Attached Conditions of Approval

This approval is based upon this application, the attached plot plan and conditions as warranted by Jefferson County ordinances.

PLAT OF SURVEY

LOT 3 OF CERTIFIED SURVEY MAP NO. 6011 AS RECORDED IN THE JEFFERSON COUNTY REGISTER OF DEEDS OFFICE ON AUGUST 20, 2019 ON VOLUME 35 PAGE 58 AS DOCUMENT NO. 1413119. SAID LANDS BEING IN THE SE 1/4 AND THE SW 1/4 OF THE SW 1/4 OF SECTION 26, TOWN 6 NORTH, RANGE 14 EAST, AND THE SE 1/4 OF THE SE 1/4 OF SECTION 27, TOWN 6 NORTH RANGE 14 EAST IN THE TOWN OF JEFFERSON, JEFFERSON COUNTY, WISCONSIN.

SURVEY FOR: RICHARD GOULDER

SURVEY ADDRESS: W5526 CURTIS MILL ROAD

LANDS TO BE ADDED TO LOT 3

(EXCLUDED FROM LOT 2)

LEGAL DESCRIPTION

PARCEL 1

BEING PART OF LOT 2 OF CERTIFIED SURVEY MAP NO. 6011 AS RECORDED ON AUGUST 20th, 2019 WITH JEFFERSON COUNTY REGISTER OF DEEDS OFFICE IN VOLUME 35, PAGE 58 AS DOCUMENT NO. 1413119 AND LOCATED IN THE SE 1/4 OF THE SW 1/4 OF SECTION 26, TOWN 6 NORTH, RANGE 14 EAST IN THE TOWN OF JEFFERSON, JEFFERSON COUNTY, AND STATE OF WISCONSIN AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.
COMMENCING AT THE EASTERN MOST CORNER OF LOT 2 OF SAID CERTIFIED SURVEY MAP, THENCE SOUTH 55°53'51" WEST ALONG THE CENTER LINE OF CURTIS MILL ROAD, 227.24 FEET TO THE SOUTHEASTERLY CORNER OF LOT 3 OF SAID CERTIFIED SURVEY MAP AND THE PLACE OF BEGINNING OF A PARCEL OF LAND HEREINAFTER DESCRIBED: THENCE NORTH 34°06'09" WEST, 33.00 FEET TO THE RIGHT-OF-WAY OF SAID ROAD; THENCE NORTH 42°19'16" WEST ALONG THE EASTERLY LINE OF SAID LOT 3, 211.43 FEET; THENCE NORTH 47°16'41" EAST, 20.00 FEET; THENCE SOUTH 42°19'16" EAST, 247.80 FEET TO THE CENTERLINE OF CURTIS MILL ROAD; THENCE SOUTH 55°53'51" WEST ALONG SAID CENTER LINE, 24.97 FEET TO THE PLACE OF BEGINNING.

SUBJECT OF THE PUBLIC OVER THE SOUTHEASTERLY 33 FEET FOR ROAD PURPOSES.

CONTAINING 4,258.9 NET SQUARE FEET OF LAND MORE OR LESS.

LANDS TO BE EXCLUDED FROM LOT 3

(ADDED TO LOT 2)

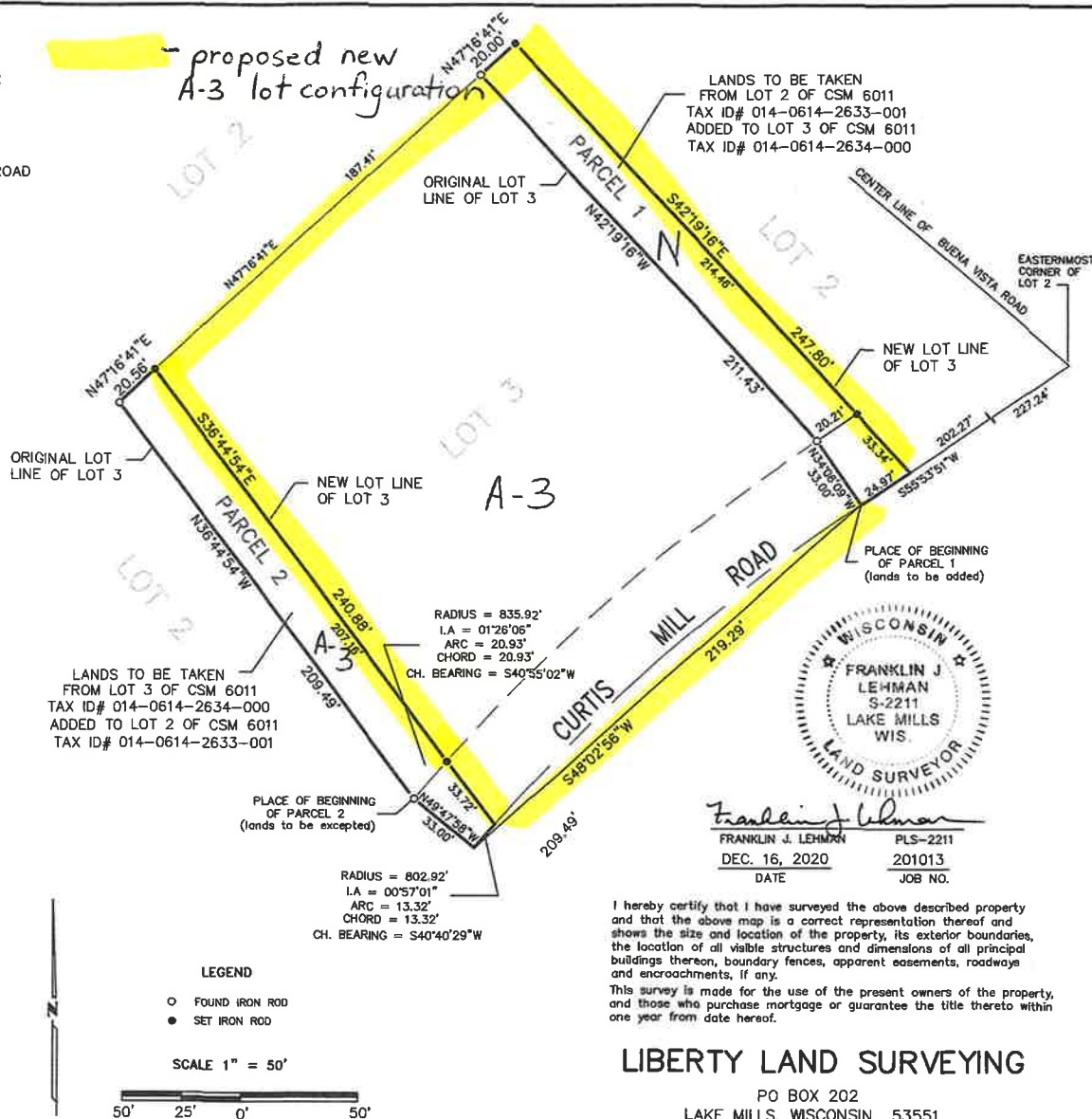
LEGAL DESCRIPTION

PARCEL 2

BEING PART OF LOT 3 OF CERTIFIED SURVEY MAP NO. 6011 AS RECORDED ON AUGUST 20th, 2019 WITH JEFFERSON COUNTY REGISTER OF DEEDS OFFICE IN VOLUME 35, PAGE 58 AS DOCUMENT NO. 1413119 AND LOCATED IN THE SE 1/4 OF THE SW 1/4 OF SECTION 26, TOWN 6 NORTH, RANGE 14 EAST IN THE TOWN OF JEFFERSON, JEFFERSON COUNTY, AND STATE OF WISCONSIN AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.
COMMENCING AT THE EASTERN MOST CORNER OF LOT 2 OF SAID CERTIFIED SURVEY MAP, THENCE SOUTH 55°53'51" WEST ALONG THE CENTER LINE OF CURTIS MILL ROAD, 227.24 FEET TO THE SOUTHEASTERLY CORNER OF LOT 3 OF SAID CERTIFIED SURVEY MAP; THENCE SOUTH 48°02'56" WEST, 219.29 FEET TO THE SOUTHWESTERLY CORNER OF LOT 3 OF SAID CERTIFIED SURVEY MAP AND THE PLACE OF BEGINNING OF A PARCEL OF LAND HEREINAFTER DESCRIBED: THENCE NORTH 49°47'58" WEST, 33.00 FEET TO THE RIGHT OF WAY LINE OF SAID ROAD, THENCE NORTH 36°44'54" WEST, 209.49 FEET; THENCE NORTH 47°16'41" EAST, 20.56 FEET; THENCE SOUTH 36°44'54" EAST, 240.88 FEET TO A POINT ON THE CENTER LINE OF CURTIS MILL ROAD; THENCE SOUTHERLY 13.32 FEET ALONG SAID CENTER LINE BEING AN ARC OF A CURVE TO THE LEFT, WHOSE RADIUS IS 802.92 FEET, AND WHOSE CHORD BEARS SOUTH 40°40'29" WEST, 13.32 FEET TO THE PLACE OF BEGINNING.

SUBJECT OF THE PUBLIC OVER THE SOUTHEASTERLY 33 FEET FOR ROAD PURPOSES.

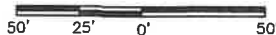
CONTAINING 4,528.9 NET SQUARE FEET OF LAND MORE OR LESS.



LEGEND

- FOUND IRON ROD
- SET IRON ROD

SCALE 1" = 50'



LANDS TO BE TAKEN
FROM LOT 2 OF CSM 6011
TAX ID# 014-0614-2633-001
ADDED TO LOT 3 OF CSM 6011
TAX ID# 014-0614-2634-000



Franklin J. Lehman
FRANKLIN J. LEHMAN PLS-2211
DEC. 16, 2020 201013
DATE JOB NO.

I hereby certify that I have surveyed the above described property and that the above map is a correct representation thereof and shows the size and location of the property, its exterior boundaries, the location of all visible structures and dimensions of all principal buildings thereon, boundary fences, apparent easements, roadways and encroachments, if any.

This survey is made for the use of the present owners of the property, and those who purchase mortgage or guarantee the title thereto within one year from date hereof.

LIBERTY LAND SURVEYING

PO BOX 202
LAKE MILLS, WISCONSIN 53551
262-767-8786 262-901-5116