

AGENDA
JEFFERSON COUNTY PLANNING AND ZONING COMMITTEE
DECISION MEETING

George Jaeckel, Steve Nass, Blane Poulson, Matt Foelker, Cassie Richardson

SUBJECT: Planning and Zoning Committee Decision Meeting
DATE: May 23, 2022
TIME: 8:30 a.m.
PLACE: Room 202 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/tJEkf--hpj4pHd2y7-u8i9MUTAbnqMB_1Qxy

Meeting ID: 959 8698 5379

Passcode: Zoning

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. **Election of Officers (Chair, Vice-Chair and Secretary – if necessary)**
6. **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)**
7. **Approval of April 25, May 13 and May 19 Meeting Minutes**
8. **Communications**
9. **April Monthly Financial Report for Register of Deeds – Staci Hoffman**
10. **April Monthly Financial Report for Land Information Office-Matt Zangl**
11. **May Monthly Financial Report for Zoning – Matt Zangl**
12. **Discussion on Solar Energy Facilities**
13. **Discussion on WE Energies Liquefied Natural Gas (LNG) Facility in the Town of Ixonia**
14. **Discussion and Possible Action on Petition R4407T-22, a text amendment to the Jefferson County Zoning Ordinance Defining “Agricultural Tourism”**
15. **Discussion and Possible Action on text amendments to the Jefferson County Zoning Ordinance: reviewing the A-2, Agricultural and Rural Business Zone**
16. **Discussion and Possible Action on a Request by Laura Willson on PIN 024-0516-2141-000 to allow an adjoining property owner transfer with PIN 024-0516-2141-001 owned by the Barbara Tutton Trust. This is proposed as an even exchange of area in an A-T, Agricultural Transition zone in the Town of Palmyra near W1391 State Road 59.**
17. **Discussion and Possible Action on Petitions Presented in Public Hearing on May 19:**

R4408A-22 & CU2118-22 – Tom Stade/Stade Auction Center, Inc: Rezone 0.84 ac of PIN 016-0514-2641-000 (39.734 ac) with conditional use for a cabinet shop at **N640 US Highway 12** in the Town of Koshkonong. This is in accordance with Sec 11.04(f)7 of the Jefferson County Zoning Ordinance.

R4409A-22 – Tom Stade/Stade Auction Center, Inc: Create a 1-acre building site on Cheesebrough Rd from PIN 016-0514-2641-000 (39.734 ac) in the Town of Koshkonong. This is in accordance with Sec 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4410A-22 – Dane M Hartwig: Rezone 0.5 ac of PIN 008-0715-1621-004 (28.336 ac) to add it to an adjoining A-3 zoned lot at **W3912 County Road B** in the Town of Farmington. This is in accordance with Sec 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4411A-22 – Craig Meech/David Meech Trusts, Russel & Janice Meech Trust Properties: Rezone all of PIN 026-0616-2741-001 (0.32 ac) and part of PIN 026-0616-2741-000 (38.08 ac) to create a lot around the buildings at **N3066 County Road E** in the Town of Sullivan. This is in accordance with Sec 11.04(f)8 of the Jefferson County Zoning Ordinance.

CU2119-22- Kyle Pearson: Conditional use for an extensive on-site storage structure of 2,048 square feet, 16 feet in height at **W3381 Piper Rd** on PIN 004-0515-2711-001 (5.3 ac). The property is zoned Residential R-2 in the Town of Cold Spring. This is in accordance with Sec 11.04(f)2 of the Jefferson County Zoning Ordinance.

CU2120-22 – Saul Pechous: Allow a conditional home occupation for gun sales in an Agricultural A-1 zone at **N2620 County Rd D**, on PIN 010-0614-3532-001 (7.773 ac), Town of Hebron. This is in accordance with Sec 11.04(f)6 of the Jefferson County Zoning Ordinance.

CU2121-22 – Jeff Powers: Conditional use for an extensive on-site storage structure of 1,500 square feet, 16.4 feet in height in a Residential R-2 zone at **N605 Wishing Well Ln**. The site is on PIN 016-0513-2532-002 (5 ac) in the Town of Koshkonong. This is in accordance with Sec 11.04(f)2 of the Jefferson County Zoning Ordinance.

CU2122-22 – Marianne Schulz: Conditional use for keeping up to 15 dogs at **W691 County Rd CI** in the Towns of Sullivan and Palmyra. The property is zoned Agricultural A-1 and is made up of PINs 026-0616-3543-001 (1.54 ac), 026-0616-3543-002 (0.4 ac), 024-0516-0212-000 (47.61 ac) and 024-0516-0212-002 (1.46 ac). This is in accordance with Sec 11.04(f)6 of the Jefferson County Zoning Ordinance.

CU2123-22 – Stephen & Judith Zillmer: Conditional use for an extensive on-site storage structure of 672 square feet at **N8754 Jefferson Rd** in a Residential R-2 zone. The site is on PIN 032-0815-1724-015 (1.11 ac) in the Town of Watertown. This is in accordance with Sec 11.04(f)2 of the Jefferson County Zoning Ordinance.

18. Possible Future Agenda Items

19. Upcoming Meeting Dates

June 10, 8:00 a.m. – Site Inspections Beginning in Courthouse Room 203

June 16, 7:00 p.m. – Public Hearing in Courthouse Room 205

June 27, 8:30 a.m. – Decision Meeting in Courthouse Room 202

July 15, 8:00 a.m. – Site Inspections Beginning in Courthouse Room 203

July 21, 7:00 p.m. – Public Hearing in Courthouse Room 205

July 27, 8:30 a.m. – Decision Meeting in Courthouse Room 202

20. 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.jeffersoncountyiwi.gov.

County Board Supervisors attending meetings remotely shall have the same rights and privileges as they would have when appearing in person. The official meeting will be convened at the location on the meeting agenda. If appearing remotely, it is the responsibility of the member to maintain audio and video connectivity with the official meeting site. If connectivity is lost, but the physical location of the meeting maintains a quorum, the meeting may continue in the discretion of the chair. Members attending remotely must be able to be heard, and when video is available to the member attending remotely, seen by Committee members and public who are present at the physical location of the meeting. Loss of connectivity will result in the member being considered absent from that portion of the meeting after connectivity is lost.

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.

Temporary Committee: Matt Foelker, George Jaeckel; Steve Nass; Blane Poulson; Michael Wineke

PLACE: Room 202 of the Jefferson County Courthouse, 311 S. Center Ave., Jefferson, WI
OR Via Zoom Videoconference

1. **Call to Order**
The meeting was called to order by Supervisor Jaeckel at 8:30 a.m.
2. **Roll Call (Establish a Quorum)**
Committee members present at 8:30 a.m. were Supervisors Jaeckel, Nass, Poulson, Foelker and Wineke. Supervisor Anita Martin was also in attendance. Staff members present were Staci Hoffman, Register of Deeds; Joe Strupp from Land and Water Conservation; and Matt Zangl, Sarah Elsner, Brett Scherer and Deb Magritz from the Planning and Zoning Department. Members of the public attending via ZOOM included Nick Draskovich, Danielle Thompson, Dianne Owens, Sally Williams, Lauren Venes and Frankie Fuller.
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, except to move to specific petitions to accommodate those in attendance at agenda item 16.
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 Martin, 261 Pinnacle Drive, Lake Mills asked about having approval of February 17, 2022 minutes on this agenda. Zangl explained that the minutes had been updated to include addresses of some of the participants at that meeting and names of people who had joined ZOOM late in the meeting. Martin suggested that it should have been listed as an amendment to the original approval.
6. **Approval of February 17, March 28, April 14 and April 21 Meeting Minutes**
Motion by Supervisors Foelker/Poulson to approve the February 17 minutes as presented. Motion passed 5-0.

Motion by Supervisors Poulson/Foelker to approve the March 28 minutes as presented. Motion passed 5-0.

Motion by Supervisors Poulson/Foelker to approve the April 14 minutes as presented. Motion passed 5-0.
7. **Communications**
There were no communications.
8. **March Monthly Financial Report for Register of Deeds – Staci Hoffman**
Hoffman reported that things were going well, but document recording is down. They are back to 2019 numbers.

9. **March Monthly Financial Report for Land Information Office-Matt Zangl**
No real change, it piggy-backs with Register of Deeds numbers.
10. **April Monthly Financial Report for Zoning – Matt Zangl**
We are seeing a lot of people at the counter and are taking in a lot of permits. We should be even with April 2021 numbers and look forward to May.
11. **Discussion on Solar Energy Facilities**
Zangl noted that the monthly meeting is this week. Crawfish River Solar has begun installing access points on County roads and has begun grading. Badger State Solar is amping up; they are finalizing financing with USDA loans. They are working on preliminary plans and have begun work with the Drainage Board on drainage and culvert accesses.
12. **Discussion on WE Energies Liquefied Natural Gas (LNG) Facility in the Town of Ixonia**
The monthly meeting was last week. A large concrete pour is coming up in the next couple of weeks.
13. **Discussion and Possible Action on a Request by Pond Hill Dairy for an amendment to their Livestock Siting Agreement and Conditional Use CU1724-13. The proposal is on PIN 016-0514-2044-000 at N1014 Poeppel Road, Town of Koshkonong. This is in accordance with ATCP51 requirements.**
A roll call was taken, with Supervisors Jaeckel, Nass, Poulson, Foelker and Wineke in attendance. Zangl explained the process and the reason for the amendment. Strupp further explained that the building proposed is to get animals under cover. Motion by Supervisors Nass/Poulson to approve the amendment request. A roll call vote was taken with Supervisors Jaeckel, Nass, Poulson, Foelker and Wineke all voting in favor.
14. **Request by Nicholas and Lauren Venes to Replace an Existing Home at W626 Little Prairie Road at more than 100 feet from its existing location. The proposal is in the Town of Palmyra, on PIN 024-0516-2644-000.**
Zangl explained that the home replacement is proposed at 372 feet from the existing dwelling. A map was in the Committee's packet and was shown at this meeting. Motion by Supervisors Nass/Foelker to approve the request. Motion passed 5-0.
15. **Discussion and Possible Action on R4361A-21 for Jeffery and Rebecca Weber, PIN 014-0615-0441-000 for a 1.00 acre A-3 lot on Paradise Road in the Town of Jefferson. This petition was previously postponed on February 28, 2022.**
Zangl reminded the Committee of what has happened to date with this request, explaining previous proposals and providing the petitioners' letter of explanation. The Committee agreed that the most recent revision was the best compromise. Motion by Supervisors Nass/Foelker to approve the one-acre lot creation 100 feet north of the existing home lot. Motion passed 5-0.
16. **Discussion and Possible Action on Petitions Presented in Public Hearing on April 21, 2022:**
PLEASE SEE INDIVIDUAL FILES FOR A COMPLETE RECORD OF THE FOLLOWING DECISIONS:

The Committee moved to R4401A-22 and R4402A-22, R4406A-22 and CU2114-22, and APPROVED WITH CONDITIONS R4401A-22 – Steven D Grant/SGRT Morgan LLC on a motion by Supervisors Jaeckel/Poulson to create a 1-ac building site north of N6779 Morgan Road, Town of Concord, from part of PINs 006-0716-1211-000 (30.4 ac) and 006-0716-1214-000 (34.51 ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance. The motion passed 5-0.

APPROVED WITH CONDITIONS R4402A-22 – Steven D Grant/SGRT Morgan LLC on a motion by Supervisors Jaeckel/Poulson to create a 1-ac building site south of N6747 Morgan Road, Town of Concord, from part of PIN 006-0716-1214-000 (34.51 ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance. The motion passed 5-0.

APPROVED WITH CONDITIONS R4406A-22 - Nick Draskovich/Larry & Lyn Tarnowski on a motion by Supervisors Foelker/Poulson & CU2114-22 on a motion by Supervisors Nass/Foelker to rezone approximately 1.601 ac of PIN 024-0516-1432-002 (3.6 ac) with conditional use to allow for storage of concrete contractor's equipment and materials. The site is at **N1424 Zion Rd** in the Town of Palmyra. This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance. Both motions passed 5-0.

POSTPONED ACTION ON R4407T-22 – Jefferson County on a motion by Supervisors Jaeckel/Poulson for a text amendment to the Jefferson County Zoning Ordinance defining “Agricultural Tourism.” Motion passed 5-0.

APPROVED WITH CONDITIONS R4400A-22 - Kathy Doering-Kilkenny on a motion by Supervisors Nass/Poulson & CU2113-22 on a motion by Supervisors Jaeckel/Foelker to rezone all of PIN 016-0514-3644-000 (1.5 ac) with conditional use to sanction an eating and drinking place in a proposed Business zone at **N112 Old Highway 12**, Town of Koshkonong. This is in accordance with Sec. 11.04(f)3 of the Jefferson County Zoning Ordinance. Both motions passed 5-0.

APPROVED WITH CONDITIONS R4403A-22 – Anfang Properties LLC on a motion by Supervisors Foelker/Jaeckel to create two new building sites, a 1.3-ac and a 1-acre lot near **N3981 Betschler Rd**, Town of Jefferson, from part of PIN 014-0615-1323-000 (37 ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance. Motion passed 5-0.

POSTPONED ACTION ON R4404A-22 – Anfang Properties LLC on a motion by Supervisors Jaeckel/Poulson to create a new 2-ac building site west of **W1646 US Highway 18** from part of PINs 026-0616-0423-000 (13.268 ac) and 026-0616-0424-000 (27.404 ac) in the Town of Sullivan. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance. Motion passed 5-0.

APPROVED WITH CONDITIONS R4405A-22 – Arnold Vandre on a motion by Supervisors Jaeckel/Foelker to create a 2.6-ac lot around the home and buildings at **N7548 Vandre Rd**, Town of Milford, from part of PIN 020-0814-3224-000 (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 R4399A-22 – Kyle Skalitzky on a motion by Supervisors Foelker/Nass to create a 3-ac lot around the home and buildings at **W8968 Kenny Ln**, Town of Waterloo from part of PIN 030-0813-1744-000 (38.859 ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance. Motion passed 5-0.

APPROVED WITH CONDITIONS CU2115-22 – James G Reu on a motion by Supervisors Nass/Foelker for an agriculturally-related grain storage facility for up to 1,000,000 bushels per year in an A-1, Exclusive Agriculture zone. The site is at **W3020 Willing Rd**, Town of Hebron, on PIN 010-0615-3041-002 (36.023 ac). This is in accordance with Sec. 11.04(f)6 of the Jefferson County Zoning Ordinance. Motion passed 5-0.

APPROVED WITH CONDITIONS CU2117-22 – Donald C & Jean J Lenz Trust/Joyce J Takle Trust on a motion by Supervisors Poulson/Jaeckel for a request to have five dogs as household pets in an A-1, Exclusive Agricultural zone at **N7214 Stoney Creek Rd**. The site is in the Town of Lake Mills on PIN 018-0713-0522-000 (36.842 ac). This is in accordance with Sec. 11.04(f)6 of the Jefferson County Zoning Ordinance. Motion passed 5-0.

17. Possible Future Agenda Items

- A-2 Zone review
- Election of Officers

18. Upcoming Meeting Dates

May 13, 8:00 a.m. – Site Inspections Beginning in Courthouse Room 203-Nass will be absent

May 19, 7:00 p.m. – Public Hearing in Courthouse Room 205

May 23, 8:30 a.m. – Decision Meeting in Courthouse Room 2020-Election of Officers

June 10, 8:00 a.m. – Site Inspections Beginning in Courthouse Room 203

June 16, 7:00 p.m. – Public Hearing in Courthouse Room 205

June 27, 8:30 a.m. – Decision Meeting in Courthouse Room 202

19. Adjourn

Motion by Supervisors Poulson/Foelker to adjourn the meeting. Motion passed 5-0, and the meeting adjourned at 9:42 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 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.

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

George Jaeckel, Chair; Steve Nass, Vice-Chair; Blane Poulson, Secretary; Matt Foelker, Cassie Richardson

**ROOM 203, COUNTY COURTHOUSE
311 S. CENTER AVE., JEFFERSON, WI 53549
8:00 A.M. ON FRIDAY, MAY 13, 2022**

1. Call to Order

The meeting was called to order by Supervisors Jaeckel at 8 a.m.

2. Roll Call (Establish a Quorum)

Supervisor Nass was absent; Supervisors Jaeckel, Poulson, Foelker and Richardson were present. Also present were staff members Sarah Elsner, Deb Magritz, Brett Scherer from Zoning and Deb Reinbold from Economic Development Consortium.

3. Certification of Compliance with Open Meetings Law

Poulson verified compliance with Open Meetings.

4. Approval of the Agenda

Motion by Supervisors Poulson/Foelker to approve the agenda. Motion passed 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)

There was no public comment.

6. Communications

Elsner noted that Zangl will be out for a couple of weeks but will be back for the decision meeting. She and Scherer will be at public hearing on May 23. Election of officers will take place at that time.

7. Discussion and Possible Action on Conditional Use CU2116-22 for Troy Blakey, Town of Milford on PIN 020-0714-0243-001. This was presented in public hearing on April 21, 2022.

Though a vote was taken at the April 25 meeting, no motion was made. Motion by Supervisors Poulson/Foelker to approve the conditional use. Motion passed 4-0.

The Committee left for the following site inspections:

8. Site Inspections for Petitions to be Presented in Public Hearing on May 19, 2022:

CU2123-22 – Stephen & Judith Zillmer: Conditional use for an extensive on-site storage structure of 672 square feet at **N8754 Jefferson Rd** in a Residential R-2 zone. The site is on PIN 032-0815-1724-015 (1.11 ac) in the Town of Watertown. This is in accordance with Sec 11.04(f)2 of the Jefferson County Zoning Ordinance.

R4410A-22 – Dane M Hartwig: Rezone 0.5 ac of PIN 008-0715-1621-004 (28.336 ac) to add it to an adjoining A-3 zoned lot at **W3912 County Road B** in the Town of Farmington. This is in accordance with Sec 11.04(f)8 of the Jefferson County Zoning Ordinance.

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9. Adjourn

Motion by Supervisors Poulson/Foelker to adjourn the meeting. Motion passed 4-0, and the meeting adjourned at 10:20 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 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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| Register of Deeds April 2022 | Output Measures | | | YR to Date | Current Yr. Target |
|-----------------------------------|-----------------|---------------|---------------|---------------|--------------------|
| Program/Service Description | 2020 | 2021 | 2022 | Totals | % |
| Documents Recorded | 1,383 | 1,681 | 1,196 | 3,613 | 26% |
| Vital Records Filed | 170 | 172 | 204 | 507 | 24% |
| Vital Record Copies | 1,076 | 1,377 | 1,215 | 4,589 | 30% |
| ROD Revenue (Gross Total) | \$ 142,667.43 | \$ 213,076.93 | \$ 190,496.69 | \$ 742,467.71 | 45% |
| Transfer Fees | \$ 17,131.74 | \$ 27,973.14 | \$ 27,103.74 | \$ 103,505.04 | 58% |
| LIO Fees | \$ 11,631.00 | \$ 14,065.00 | \$ 10,118.00 | \$ 40,340.00 | 37% |
| Document Copies | \$ 5,248.48 | \$ 9,902.74 | \$ 6,572.74 | \$ 27,699.76 | 55% |
| Laredo | \$ 3,601.25 | \$ 3,259.49 | \$ 3,768.25 | \$ 14,311.75 | 48% |
| ROD Revenue to General Fund | \$ 50,588.47 | \$ 71,226.37 | \$ 59,796.73 | \$ 238,582.55 | 47% |
| Percentage of Documents eRecorded | 67% | 69% | 65% | 66% | 66% |
| Budget Goals Met | Yes | Yes | Yes | Yes | Yes |
| Back Indexed | 7,757 | 17,461 | 8,048 | 15,793 | 79% |

Wisconsin Register of Deeds Association:

Documents are starting to slow down all around the state.

Register of Deeds Office:

The staff continues to work on back indexing documents for easier access. This will be extremely helpful during the remodeling project as we need to offer access to our records during normal business hours.

Wisconsin Counties Association Board of Directors:

WCA has held weekly webinars on a variety of subjects, I highly encourage participation from staff and county board members.

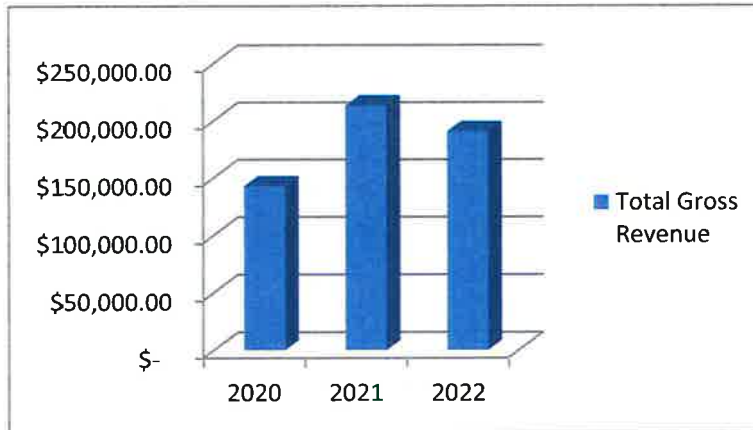
Wisconsin Public Records Board:

I am working with the WI Public Records Board, the WI Historical Society, our county staff as well as representative across the state to update the county retention schedule. WI Counties Association is helping to coordinate monthly meetings with a workgroup made of several counties.

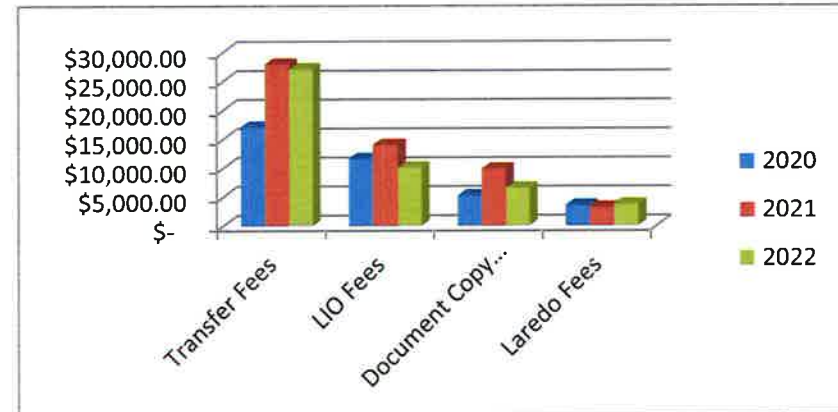
Register of Deeds Monthly Budget Report

Apr-22

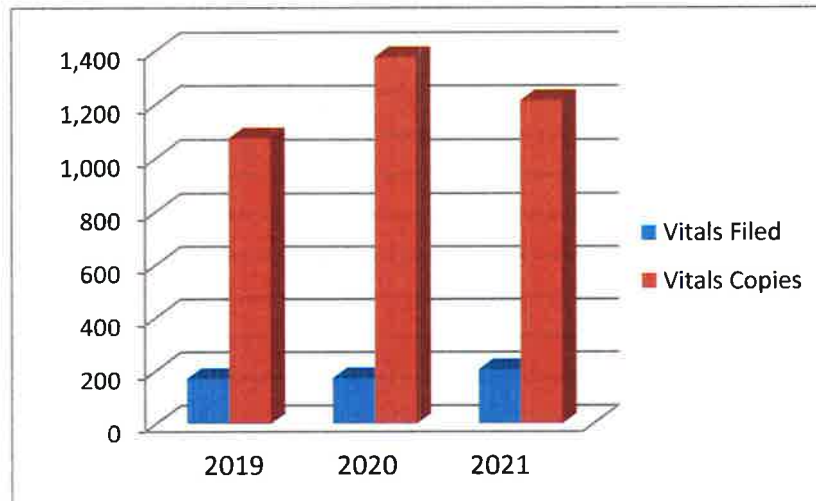
ROD Total Gross Revenues



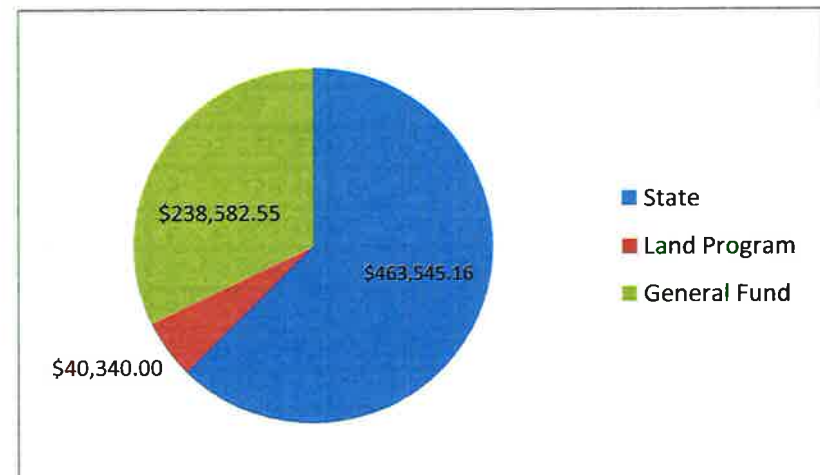
Land Related Revenue



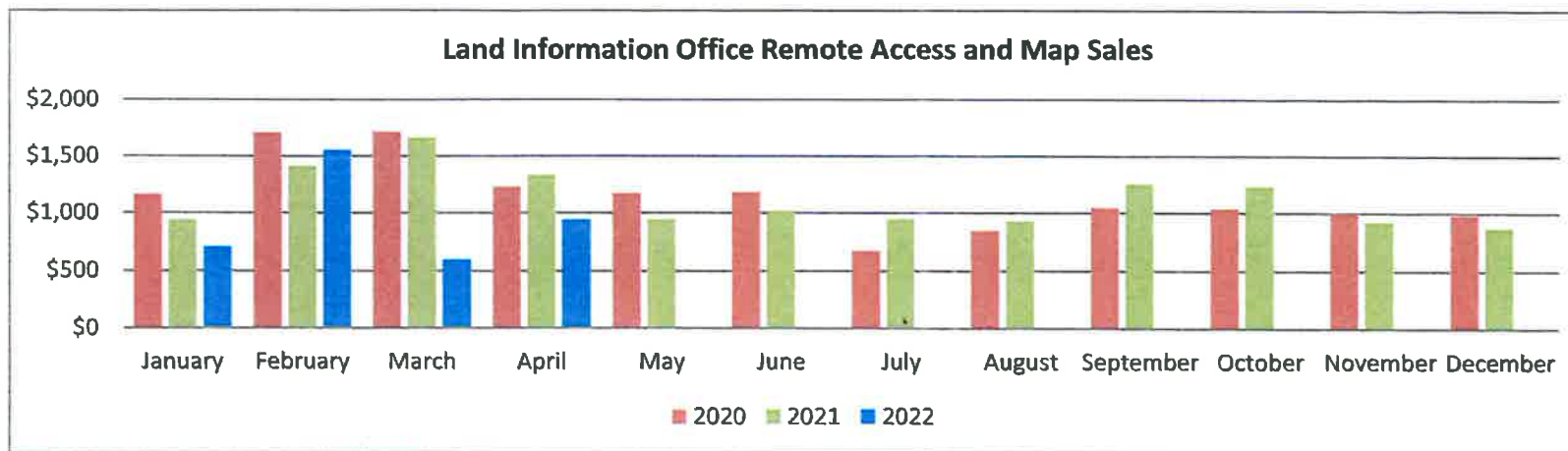
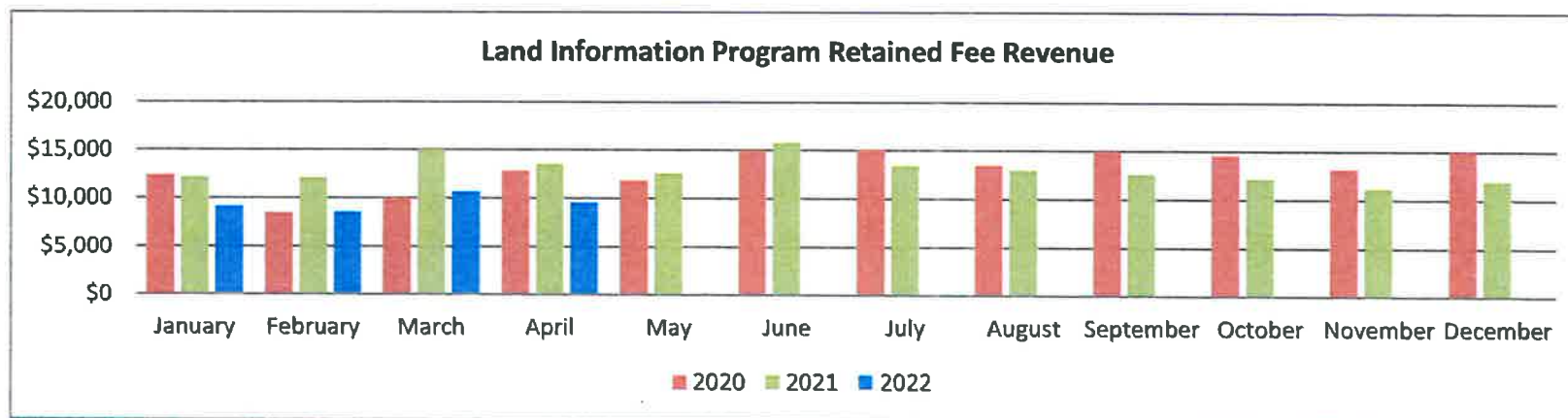
Vital Records



Year to Date Revenue Payout



Land Information Monthly Revenue Report April 2022

[illegible][illegible]

Jefferson County Planning and Zoning Department
Monthly Ledger Report
05-20-2022

| | RF | WFG | OP | PPC | MC | PSS(| STF | FQAS | FAA | FPFC | SREWF | ZOF | Refunds | 2022 Totals | 2021 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 | 480.00 | | 13,901.00 | 411.81 | | 3,675.00 | 250.00 | | | | | | | 18,717.81 | 19,215.63 |
| Feb | 420.00 | | 10,240.00 | 87.09 | | 2,775.00 | 200.00 | | | | | | 680.00 | 13,722.09 | 15,460.33 |
| Mar | 930.00 | | 13,971.00 | 168.00 | | 5,875.00 | 500.00 | | | | | | 30.00 | 21,444.00 | 28,398.54 |
| Apr | 540.00 | | 16,005.00 | 107.09 | | 4,425.00 | 1,200.00 | | | | | | 780.00 | 22,277.09 | 21,258.08 |
| May | 540.00 | | 9,590.00 | 3.54 | | 5,150.00 | 350.00 | | | | | | | 15,633.54 | 22,440.48 |
| June | | | | | | | | | | | | | | | 21,270.25 |
| July | | | | | | | | | | | | | | | 16,898.54 |
| Aug | | | | | | | | | | | | | | | 21,952.09 |
| Sept | | | | | | | | | | | | | | | 19,285.34 |
| Oct | | | | | | | | | | | | | | | 18,850.63 |
| Nov | | | | | | | | | | | | | | | 17,147.29 |
| Dec | | | | | | | | | | | | | | | 12,577.50 |
| Total | 2,910.00 | | 63,707.00 | 777.53 | | 21,900.00 | 2,500.00 | | | | | | 1,490.00 | 91,794.53 | 234,754.70 |

2021 Actual Zoning Deposit: Please Enter Deposit

2022 Budget Revenues: \$220,500.00

2022 Deposits YTD: \$91,794.53

CRAWFISH RIVER
(NEAR TOWN OF JEFFERSON, JEFFERSON COUNTY, WISCONSIN)

IV. Introduction.

On October 18, 2021, WPL acquired Crawfish River Solar from Crawfish River Solar Holdings, LLC and Crawfish River Solar became WPL's direct, wholly owned subsidiary.

V. Required Information

a. Construction Commencement Date:

Construction commenced on the Crawfish River project on March 7, 2021.

b. Major Construction and Environmental Milestones, including permits obtained, by agency, subject, and date:

Table V.b.1. below identifies the major construction milestones and anticipated planned start dates.

Table V.b.1: Major Construction Milestones for Crawfish River

| Construction Milestones | Plan Start | Actual | % Complete |
|--|-------------------|---------------|-------------------|
| Construction Begins | 3/7/2022 | 3/7/2022 | 100% |
| Mobilization | 3/7/2022 | 3/7/2022 | 100% |
| Site Preparation and Road Construction | 3/7/2022 | | 5% |
| Drive Posts | 5/4/2022 | | 0% |
| Install Racking | 5/20/2022 | | 0% |
| Install Inverters | 8/1/2022 | | 0% |
| Install Modules | 6/3/2022 | | 0% |
| Construction of Project Substation | 3/30/2022 | | 0% |
| Construct Gen-Tie | 9/20/2022 | | 0% |
| Start of Commissioning | 3/7/2022 | 3/7/2022 | 0% |
| In-Service | 3/7/2022 | 3/7/2022 | 0% |

Table II.b.2 below identifies the environmental milestones, including permits obtained, the applicable governmental agency, and the date obtained.

Table II.b.2: Environmental Milestones for Crawfish River

| Name or Description of Project Permit | Applicable Governmental Authority | Date Approved |
|--|--|----------------------|
| General permit (GP3) | WDNR | 2/15/2022 |
| WPDES/Stormwater runoff permit | WDNR | 2/24/2022 |
| Stormwater Permit | County of Jefferson | 3/16/2022 |
| Chapter 30 Culvert permit | WDNR | 2/15/2022 |

c. Summaries of the status of construction, the anticipated in-service date, and the overall percent of physical completion:

- a. Anticipated in-service date:
 - i. Expected in-service date is October 2022.
- b. Overall percent of completion as of March 31, 2022:
 - i. The Crawfish River project is overall 8 percent complete.
 - ii. Overall percentage of physical completion (construction percent complete) is 0 percent.

d. The date that the facilities are placed in service:

No facilities have been placed in service as of the end of the reporting period.

VI. Compliance Activities

Table IV identifies additional compliance activities that WPL undertook during the quarter.

Table IV: Compliance Activities for Crawfish River

| Compliance Activity | Order Point or Requirement | Date |
|---|-----------------------------------|------------------|
| Applicant shall submit quarterly progress reports to the Commission | Order Point 21 | January 31, 2022 |
| Minor Siting Adjustment Request for Crawfish River Solar Project | Order Point 26 | March 22, 2022 |

Table II.b.2 below identifies the environmental milestones, including permits obtained, the applicable governmental agency, and the date obtained.

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We Energies
231 W. Michigan St.
Milwaukee, WI 53203
www.we-energies.com

PSC REF#: 437213
PUBLIC REDACTED

Public Service Commission of Wisconsin
RECEIVED: 04/29/2022 11:11:44 AM

April 29, 2022

Mr. Cru Stublely
Secretary to the Commission
Public Service Commission of Wisconsin
4822 Madison Yards Way
Madison, WI 53707-7854

Dear Mr. Stublely:

**Application of Wisconsin Electric Power Company and Wisconsin Gas LLC
for a Certificate of Authority under Wis. Stat. § 196.49 and Wis. Admin. Code §
PSC 133.03 to Construct a System of New Liquefied Natural Gas Facilities and
Associated Natural Gas Pipelines near Ixonia and Bluff Creek, Wisconsin—
Docket No. 5-CG-106**

On December 21, 2021, the Commission issued an Order in the above referenced docket. In accordance with Condition 30 of the Order, the Company is submitting the quarterly report for the first quarter of 2022.

If you have any questions regarding this project, please contact me at (414) 221-3685 or richard.stasik@wecenergygroup.com.

Sincerely,

Richard F. Stasik
Director – State Regulatory Affairs

Attachment

We Energies
Bluff Creek & Ixonia Liquefied Natural Gas (LNG) Facilities
Docket 5-CG-106
Q1 2022 Progress Report

1. Major Construction Milestones

| Milestone | Bluff Creek | | Ixonia | |
|------------------------------|-------------|-----------|------------|-----------|
| | Planned | Actual | Planned | Actual |
| Start of Construction | | 1/05/2022 | | 1/13/2022 |
| Tank Foundation Mobilization | | 1/21/2022 | | 3/14/2022 |
| Start Outer LNG Tank | 5/16/2022 | | 6/23/2022 | |
| BOP Buildings Erected | 12/16/2022 | | 12/16/2022 | |
| LNG Outer Tank Roof Complete | 1/30/2023 | | 3/10/2023 | |
| Start Inner LNG Tank | 2/07/2023 | | 3/13/2023 | |
| Delivery of Equipment | 3/28/2023 | | 3/28/2023 | |
| Mechanical Completion Date | 8/18/2023 | | 3/21/2024 | |
| Commissioning Complete | 11/01/2023 | | 6/30/2024 | |
| Tank Full | 2/01/2024 | | 9/30/2024 | |

2. Summary Status of Construction

The overall construction is approximately 7 percent physically complete and the following work is in progress at both sites:

- Installation of site entrances and access roads
- Installation of temporary power and construction trailer setup
- Installation of the LNG tank foundation
- Installation of the LNG tank containment

3. Status of Permits

| State | Bluff Creek | Ixonia |
|--|-------------------|-------------------|
| PSCW - Certificate of Authority | Issued 12/22/2021 | Issued 12/22/2021 |
| WDNR - Air Permit (NR 406 & 407) | Issued 7/01/2021 | Issued 7/01/2021 |
| WDNR - Construction Site Erosion Control and Stormwater Management Permit (NR 216) | Issued 8/31/2021 | Issued 8/31/2021 |
| WDNR – Wetland and Waterway Permits (Ch.30 and Ch. 281.36) | Not Applicable | Issued 1/10/2022 |
| WDNR – Clean Water Act – Section 401 Water Quality Certification | Not Applicable | Issued 1/10/2022 |
| Local | Bluff Creek | Ixonia |
| Town & County - Conditional Use Permit | Issued 8/20/2020 | Issued 12/3/2020 |
| County – Flood-zone Permit | Not Applicable | Issued 9/20/2021 |

We Energies
Bluff Creek & Ixonia Liquefied Natural Gas (LNG) Facilities
 Docket 5-CG-106
 Q1 2022 Progress Report

4. Actual Project Cost

| | Bluff Creek | Ixonia |
|---|----------------------|----------------------|
| Land and Land Rights | | |
| Structures and Improvements | | |
| Mains | | |
| Measuring and Regulating Equipment | | |
| Subtotal | 43,422,231 | 37,913,203 |
| AFUDC | 904,980 | 865,224 |
| Total Actual Cost to Date | 44,327,212 | 38,778,426 |
| Estimate at Completion (w/AFUDC) | \$204,800,000 | \$204,300,000 |

Agricultural Tourism Definition

~~January 31~~ May 23, 2022

PROPOSED DEFINITION: Agricultural Tourism Activity means an agriculturally related educational or recreational activity that takes place on a farm, ranch, grove, or other place where farm animals or farmed fish are raised, or where agricultural, horticultural, or silvicultural crops are grown, or there is direct marketing of such crops incorporated into finished products and made available to the public,⁷ and that allows members of the general public, to purchase, tour, explore, observe, learn about, participate in, or be entertained by an aspect of agricultural production, harvesting, or husbandry that occurs on the farm, ranch, grove, or other place. Agricultural tourism is intended to support agricultural economic development efforts in rural areas of Jefferson County and promote the diversification of farm-related activities by offering members of the public the opportunity to experience Jefferson County's agricultural production at locations including local working farms and establishments which sell products from local working farms.

OPTIONAL DEFINITION: Agricultural Tourism Activity means an agriculturally related educational or recreational activity that meets the following:

- Takes place on a farm, ranch, grove, or place where farm animals or farmed fish are raised, or where agricultural, horticultural, or silvicultural crops are grown, or there is direct marketing of such crops incorporated into finished products and made available to the public
- Allows members of the general public, to purchase, tour, explore, observe, learn about, participate in, or be entertained by an aspect of agricultural production, harvesting, or husbandry that occurs on the farm, ranch, grove, or place

Agricultural tourism is intended to support local agricultural economic development efforts in rural areas of Jefferson County and promote the diversification of farm-related activities by offering members of the public the opportunity to experience Jefferson County's agricultural production at locations including local working farms and establishments which sell products from local working farms.

Agricultural Tourism Activity does not include those uses or activities defined as agricultural uses or agricultural-related uses. In addition, it does not include agricultural, or crop demonstrations performed on a farm.

**Planning and Zoning Committee – A-2 Zone Discussion
May 23, 2022**

A-2 AGRICULTURAL AND RURAL BUSINESS [title – 2/14/84, Ord. No. 83-20; am. 2/8/00, Ord. No. 99-28; amended & renumbered 3/13/12, Ord. 2011-28]

Purpose. To provide for the proper location and regulation of manufacturing, storage warehousing and related marketing or industrial activities that are related to the agricultural industry and otherwise suited to a relatively isolated, rural location. This district may be considered within the Agricultural Preservation Areas, Rural Hamlet areas, Urban Service Areas, and Limited Service Areas as described in the Jefferson County Agricultural Preservation and Land Use Plan. Uses listed for the A-2 district involve fixed locations, year-round or seasonal. A listed use that is mobile, moving from farm to farm, is not regulated. A site may have a conditional use without the primary use being established. [Ord. No. 11, 12/21/82; am. 2/8/00, Ord. No. 99-28; am. 3/13/12, Ord. 2011-28]

Principal Uses.

- a. Agriculture.
- b. Horticulture.
- c. Dairying.
- d. Beekeeping.
- e. Livestock raising.
- f. Hatching of fowl.
- g. Nursery.
- h. Greenhouse.
- i. Stable, agricultural. [am. 3/13/12, Ord. 2011-28]
- j. Truck farm.
- k. Forest management.
- l. Game farm.
- m. Hunt club.
- n. Roadside stand for the sale of products grown or produced on the premises.
- o. Existing dwelling built before January 15, 1975, and its replacement, as long as the replacement dwelling is placed within 100 feet of the existing dwelling, unless otherwise reviewed and approved by the Planning and Zoning Committee. [am. 3/13/12, Ord. 2011-28]
- p. On parcels with less than 35 acres of contiguous land, only one animal unit is allowed per acre, with a minimum of 2 acres required.

[2/8/00, Ord. No. 99-28; 11/10/09, Ord. 2009-19; lettered 3/13/12, Ord. 2011-28]

Accessory Uses. [12/21/82, Ord. No. 11]

- a. Residential (R-2) uses for Residence in this district.
- b. Local utilities.

Conditional Uses.

- a. Residences will be occupied by a person who, or a family of which one adult member, earns a majority of his/her gross income from conducting the farm operations on the parcel or parcels in close proximity. Substantial evidence shall be provided to the Committee documenting the intended agricultural use. A-2 Agricultural and Rural Business District rezonings for farm labor housing would count against the total number of A-3 lots available for the parent parcel. Multi-

family housing for farm labor is considered as a conditional use under this provision. [2/8/00, Ord. No. 99-28; am. 3/13/12, Ord. 2011-28]

- b. Contract sorting, grading and packaging services for fruits and vegetables.
- c. Grist mill services.
- d. Horticultural services.
- e. Poultry hatchery services.
- f. Canning of vegetables, fruits and specialty foods.
- g. Production of cheese.
- h. Production of condensed and evaporated milk.
- i. Wet milling of corn (custom).
- j. Preparation of feeds for animals and/or fowl. Conditional use approval is required if the operation occurs on a non-farm parcel or if it is conducted on a commercial/custom basis for export to farms other than the one on which it is located.
- k. Production of flour and other grain mill products.
- l. Blending and preparing of flour
- m. Fluid milk processing.
- n. Production of frozen fruits, vegetables, other specialties.
- o. Meat packing.
- p. Poultry, fish and small game dressing and packing, providing that all operations are conducted within an enclosed building.
- q. Livestock sales facilities.
- r. Grain elevators and bulk storage of feed grains.
- s. Fertilizer production, sales, storage, mixing and blending.
- t. Sale of farm implements and related equipment.
- u. Grain drying where capacity exceeds 200,000 bushels per year.
- v. Trap and skeet shoot, rifle range, motocross course, race track and festival grounds, and clubhouse for such operation.
- w. Waste storage, treatment and/or disposal.
- x. Kennel, veterinarian facility, animal hospital.
- y. Mineral extraction and processing.
- z. Storage of non-farm equipment.
- aa. Non-local utilities.
- bb. Campgrounds
- cc. Golf Courses.
- dd. Public and semi-public uses.
- ee. Home occupation, conditional. [4/16/85, Ord. No. 85-4, am. 3/13/12, Ord. 2011-28]
- ff. Fur farm.
- gg. Salvage yard. [am. 11/12/02, Ord. 2002-25]
- hh. Retail sales of agricultural related items not grown on the premises. [11/10/09, Ord. 2009-19]
- ii. Storage of contractor's equipment and materials. [11/10/09, Ord. 2009-19]
- jj. Mini warehousing/personal storage warehousing. [11/10/09, Ord. 2009-19]
- kk. Bed and breakfast in an existing A-2 zone and an existing dwelling (as defined in Chapter DHS 197 in the Wisconsin Administrative Code) [11/10/09, Ord. 2009-19]
- ll. Tourist rooming house in an existing A-2 zone and an existing dwelling (as defined in Chapter DHS 195 in the Wisconsin Administrative Code) [11/1/09, Ord. 2009-19]
- mm. Food stand – privately owned, associated with recreational use. [07/13/10, Ord. 2010-110]
- nn. Stable, commercial. [cr. 3/13/12, Ord. 2011-28]
- oo. Agricultural tourism [Ord. No. 2012-04, 05-07-2012]

- pp. Huntclub/Game farm resort [Ord. No. 2012-04, 05-07-2012]
- qq. Winery, tasting room, store [Ord. No. 2013-30, 03-11-2014]
- rr. Farm store [Ord. No. 2013-30, 03-11-2014]
- ss. Garden center with retail store [Ord. No. 2013-30, 03-11-2014]
- tt. Recreational facility directly related to open space uses and the necessity for a rural location [Ord. No. 2013-30, 03-11-2014]
- uu. Recycling operation (stand alone or add to salvage yard) [Ord. No. 2013-30, 03-11-2014]
- vv. Landscaping business (Ord. No. 2013-30, 03-11-2014)

These conditional uses are associated with adaptive reuse of barns as defined in the ordinance. Existing pre-1970 barns with a limitation for additions of no more than 25 percent of the existing footprint and no more than 25 percent replacement, modification or repair of existing structural members. However, as part of the conditional use process the Planning and Zoning Committee may consider replacement, modification or repair of the existing barn that exceeds this limitation if it meets the purpose and intent of this section. In addition, the limitations of Section 11.09 still apply. As a condition of approval the barn conversion shall meet all applicable Federal, State and Local Codes for the conversion to a public building and place of employment. Notice of approval from the State of Wisconsin shall be submitted to the Zoning Department prior to issuance of the Zoning and Land Use permit which is required for conversion of use. [Ord. No. 2013-30, 03-11-2014]

- ww. Winery, tasting room, store
 - xx. Antiques store
 - yy. Farm store
 - zz. Repair shop, machinery repair, auto repair, equipment repair, small engine repair
 - aaa. Garden center with store
 - bbb. Recreation facility
 - ccc. Office space
 - ddd. Recycling facility
 - eee. Conference center, banquet hall, event facility
 - fff. Storage – mini storage, personal storage
 - ggg. Classroom, educational facility, art studio
 - hhh. Tourist rooming house – would count as a residence under the A-3 regulations
 - iii. Butcher shop, food processor
- [Ord. No. 2013-30, 03-11-2014]

Maximum Building Height. Thirty-five (35) feet, except see Section 11.07(a)2 for height standards for agricultural structures. [cr. 3/13/12, Ord. 2011-28]

Minimum Lot Area. Minimum sufficient areas for the principal structures and accessory buildings. [Amended 2/8/00, Ord. No. 99-28]

Minimum Yards. Same as A-3 yard requirements, with the option for greater setbacks set by the Planning and Zoning Committee, dependent upon use. [2/8/00, Ord. No. 99-28]