

AGENDA
JEFFERSON COUNTY PLANNING AND ZONING COMMITTEE
DECISION MEETING

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

SUBJECT: Planning and Zoning Committee Decision Meeting
DATE: Monday, January 29, 2024
TIME: 8:30 a.m.
PLACE: Room C1021, County Courthouse, Jefferson WI

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. 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 December 28, January 18, and January 19 meeting minutes
7. November Monthly Financial Report for Register of Deeds
8. November Monthly Financial Report for Land Information Office
9. December Monthly Financial Report for Zoning
10. Discussion on Solar Energy Facilities
 - a. Crawfish River Solar
 - b. Badger State River
11. Discussion on WE Energies Liquified Natural Gas (LNG) Facility in the Town of Ixonia
12. Discussion on a Solar Energy Systems Ordinance
13. Discussion and Possible Action on R4497A-23 – Mitch & Julia Brock/Scott & Jill Johnson Property and Violation VIO071-2023.
14. Discussion and Possible Action on Petitions Presented in Public Hearing on January 18, 2024:

R4510A-24 & CU2114-24 – Richard Wenzlick/John & Marian MacDonald Property: Create a 0.25-ac lot with conditional use for a cemetery on PIN 026-0616-3322-000 (40 ac) in the Town of Sullivan near **W1650 County Rd CI**. This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

R4511A-24 – Kenyon Bliss/Bliss & Bjorklund, and KKKK LLC, Owners: Rezone all of PIN 006-0716-0113-004 (1.22 ac) owned by Kenyon Bliss and Jacquelynn Bjorklund, and 0.146-ac of PIN 006-0716-0113-000 (28.93 ac) owned by KKKK LLC to create a 1.366-ac lot at **W246 Allen Rd**, Town of Concord. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4512A-24 – Land Hunter LLC: Create a 2-ac farm consolidation lot around the home at **N5724 N Helenville Rd**, Town of Farmington from part of PIN 008-0715-2333-000 (24.464 ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4513A-24 – Land Hunter LLC: Create a new 2-ac building site along **N Helenville Rd**, Town of Farmington from part of PINs 008-0715-2333-000 (24.464 ac) and 008-0715-2622-000 (20 ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4514A-24 – Nicholas & Melanie Brock: Rezone 1.061 ac of PIN 016-0514-1344-002 (10.71 ac) for a new building site on **Carnes Rd** in the Town of Koshkonong. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4515A-24 – Hartwick Brothers LLC: Create a new 2-ac building site from part of PINs 010-0615-3522-000 (10.284 ac) and 010-0615-3523-001 (20 ac) in the Town of Hebron on **County Rd D**. This will replace one of the lots approved by Petition R3365A-08 and is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4516A-24 – Hartwick Brothers LLC: Rezone for a farm consolidation lot around the home at **N2768 County Rd D** in the Town of Hebron, on PIN 010-0615-3523-001 (20 ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4517A-24 – Hartwick Brothers LLC: Create a 16.6-ac Natural Resource zone from part of PINs 010-0615-3523-001 (20 ac), 010-0615-3524-000 (40 ac) and 010-0615-3513-001 (10 ac) along **County Rd D** in the Town of Hebron. This is in accordance with Sec. 11.04(f)12 of the Jefferson County Zoning Ordinance.

CU2115-24 – Mason Steffes/Badgerland Homes LLC, Owner: Conditional use for a duplex in a Community zone on PIN 012-0816-2513-052 (0.427 ac) on **Madison Ave** in the Town of Ixonia. This is in accordance with Sec. 11.04(f)9 of the Jefferson County Zoning Ordinance.

CU2116-24 – Jeff Ciardo: Conditional use for a duplex in a Residential R-2 zone on PIN 016-0514-3514-013 (0.475 ac) at the intersection of **Oak Clay Dr and Twinkling Star Rd** in the Town of Koshkonong. This is in accordance with Sec. 11.04(f)2 of the Jefferson County Zoning Ordinance.

15. Possible Future Agenda Items

16. Upcoming Meeting Dates:

February 9, 8:00 a.m. – Site Inspections – 8:00 a.m. – Site Inspections leaving from Courthouse Room C1049
February 15, 7:00 p.m. – Public Hearing, 8:30 a.m. – Public Hearing in Courthouse Room C2063
February 26, 8:30 a.m. – Decision Meeting in Courthouse Room C1021
March 15, 8:00 a.m. – Site Inspections leaving from Courthouse Room C1049
March 21, 7:00 p.m. – Public Hearing in Courthouse Room C2063
March 25, 8:30 a.m. – Decision Meeting in Courthouse Room C1021

17. 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 C1040 at 311 S Center Ave between the hours of 8:00 a.m. and 4:30 p.m., Monday through Friday, excluding holidays. Materials covering other agenda items can be found at www.jeffersoncountyiwi.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
JEFFERSON COUNTY PLANNING AND ZONING COMMITTEE
DECISION MEETING**

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

SUBJECT: Planning and Zoning Committee Decision Meeting

DATE: Thursday, December 28, 2023

TIME: 8:30 a.m.

PLACE: Room C1021, County Courthouse, Jefferson WI

YOU MAY ATTEND VIRTUALLY BY FOLLOWING THESE INSTRUCTIONS:

Register in advance for this meeting:

https://zoom.us/meeting/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
-The meeting was called to order by Supervisor Jaeckel at 8:30 a.m.
2. Roll Call (Establish a Quorum)
-Supervisors Jaeckel, Nass, Poulson and Foelker were present. Other County staff in attendance were Ben Wehmeier, Michael Luckey, Staci Hoffman, Kelly Staude and Supervisor Martin. Zoning Department staff present were Matt Zangl, Brett Scherer and Deb Magritz. Attending via Zoom was Supervisor Richardson.
3. Certification of Compliance with Open Meetings Law
-Zangl verified compliance with Open Meetings.
4. Approval of the Agenda
-Petition R4509T-23 moved to first petition for agenda number 14. Agenda number 12 moved to be after agenda number 9.
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)

-Bruce Dengar requested agenda item 12 to be tabled until after the Town of Ixonia meets and reviews the request. Dengar also gave his reasoning on why the item should be tabled.

-Brett Meints spoke on agenda item 12 and how he had concerns with safety and fire codes. Meints said he is the Fire Chief of the Town of Ixonia.

-Sally Williams asked why agenda item 12 did not go thru public hearing. Williams also spoke on agenda item 13. Williams said there should be noise restrictions, setbacks, remediation, and other restrictions regarding solar operations.

-Jordan Pitzner spoke on agenda item 12 as the representative for One Energy. Pitzner said they are looking to use the property as a temporary office/meeting location for landowners, ect. Pitzner said the location will only have 4 hours a week staffed. Pitzner also said no equipment or storage is proposed.

-Ted Mueller spoke on agenda item 12 and said he spoke with Perry Goetsch and was told to speak to Jefferson County. Mueller said it makes sense to have a temporary office in the center of the project.

-Anita Martin

6. Approval of November 27, December 15 and December 21 meeting minutes

-Motion by Supervisors Poulson/Foelker to approve the November 27 meeting minutes. Motion passed 5-0.

-Motion by Supervisors Foelker/ Poulson to approve the December 15 meeting minutes. Motion passed 5-0.

-Motion by Supervisors Foelker Nass/ Poulson to approve the December 21 meeting minutes. Motion passed 5-0.

7. November Monthly Financial Report for Register of Deeds

- Hoffman explained that there have not been a lot of recordings lately, but that her Office has made more revenue this year than last year. Hoffman said her office has already made the budget for 2023.

8. November Monthly Financial Report for Land Information Office

-Zangl said the Land Information Office is on track to meet the budget for 2023.

9. December Monthly Financial Report for Zoning

-Zangl said the Zoning Department has surpassed the goals for the 2023 revenues.

10. Discussion on Solar Energy Facilities

a. Crawfish River Solar

-Zangl said that Crawfish River Solar is continuing to clean up from the project.

b. Badger State Solar

-Zangl said the project is delayed a little longer and will be extended to March 2024 for construction to commence.

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

- Zangl said the project is nearing completion and is in the commencement phase. It may be starting to fill in the Summer of 2024.

12. Discussion and Possible Action on a Request by Sinnissippi Solar Energy LLC/Invenergy for use of a single-family residential structure at N8022 County Road P as a temporary field office. The site is in the Town of Ixonia on PIN 012-0816-3022-000

-Zangl said the department received a letter from One Energy and received a letter from the Town of Ixonia. Zangl explained to the committee that the Jefferson County Zoning Ordinance allows for temporary uses. Zangl also said that a solar project over 100 megawatts would go to the PSC, who encourages contractors to go through local municipalities, although it is not required.

-Supervisor Nass said temporary use of an office should not interfere with solar farm development. Nass also said the office should be fire safe. Nass suggested postponing until the February decision meeting for Town of Ixonia Input (decision meeting at the latest).

-Motion by Supervisors Poulson/Foelker to postpone decision and send back to Town of Ixonia for Input. Motion passed 5-0.

13. Discussion on a Solar Energy Systems Ordinance

-Zangl discussed sizing on when to trigger a conditional use. Zangl said a 1-acre threshold seems to be a good size to require a Conditional Use Permit. Zangl said opting out of a JDA would be aimed at smaller solar projects. He said a decision will need to be made on what level a JDA would need to be required.

-Supervisor Martin spoke again in favor of Joint Development Agreements for solar development.

-Wehmier addressed the comments of Joint Development Agreements.

14. Discussion and Possible Action on Petitions Presented in Public Hearing on December 21, 2023:

PLEASE SEE INDIVIDUAL FILES FOR A COMPLETE RECORD OF THE FOLLOWING DECISIONS:

APPROVE WITH CONDITIONS R4506A-23 – R&W Ventures LLC: Rezone part of PIN 008-0715-0211-001 (11.91 ac) to create a 3.6-ac farm consolidation lot around the home & buildings at **N7262 County Road D**, Town of Farmington. This is in accordance with Sec 11.04(f)8 of the Jefferson County Zoning Ordinance. Motion passed 5-0

APPROVE WITH CONDITIONS R4507A-23 – Brandon & Rachel Thom/Paul Lukas & Kerry Furlong Property: Rezone 2 ac of PIN 008-0715-3223-000 (40 ac) to create a new building site near **W4466 Hillview Ln** in the Town of Farmington. This is in accordance with Sec 11.04(f)8 of the Jefferson County Zoning Ordinance. Motion passed 5-0

APPROVE WITH CONDITONS R4508A-23 – Richard & Marlene Schroedl Trust: Create a 4.522-ac farm consolidation lot at **W6232 US Highway 18**, Town of Jefferson from part of PIN 014-0614-0443-000 (19.49 ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance. Motion passed 5-0.

APPROVE WITH CONDITONS CU2113-23 – JGB Land Inc: Conditional use to allow a 10-year extension of CU1771-14 for mineral extraction on PIN 016-0514-02112-000 (55.63 ac). The site is at N22447 Kutz Rd in the Town of Koshkonong. This is in accordance with Sec 11.04(f)6 and 11.05(c) of the Jefferson County Zoning Ordinance. Motion passed 5-0.

APPROVE R4509T-23 – Jefferson County: Amendment to the Jefferson County Comprehensive Plan, Farmland Preservation Plan and Jefferson County Zoning Ordinance that will allow the limited redivision of existing A-3 Agricultural and Rural Residential zones created prior to 2000.

–4 towns opposed; 1 town had no response.

–Motion by Jaeckel/Poulson to approve and send to County Board. Motion Passed 5-0.

15. Possible Future Agenda Items

-Solar Ordinance draft updates.

16. Upcoming Meeting Dates:

January 12, 2024 8:00 a.m. – Site Inspections leaving from Courthouse Room C1049

January 18, 7:00 p.m. – Public Hearing in Courthouse Room C2063

January 29, 8:30 a.m. – Decision Meeting in Courthouse Room C1021

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

February 15, 7:00 p.m. – Public Hearing, 8:30 a.m. – Public Hearing in Courthouse Room C2063

February 26, 8:30 a.m. – Decision Meeting in Courthouse Room C1021

16. Adjourn

Motion by Supervisor Poulson/Jaeckel to adjourn the meeting. Motion passed 5-0, and the meeting adjourned at 9:31 a.m.

If you have questions regarding the petitions, please contact the Zoning Department at 920-674-7131. Petition files referenced on this agenda may be viewed in Courthouse Room C1040 at 311 S Center Ave between the hours of 8:00 a.m. and 4:30 p.m., Monday through Friday, excluding holidays. Materials covering other agenda items can be found at www.jeffersoncountyiwi.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 PUBLIC HEARING
JEFFERSON COUNTY PLANNING AND ZONING COMMITTEE
George Jaeckel, Chair; Steve Nass, Vice-Chair; Blane Poulson, Secretary; Matt Foelker; Cassie Richardson

SUBJECT: Map Amendments to the Jefferson County Zoning Ordinance and Requests for Conditional Use Permits
DATE: Thursday, January 18, 2024
TIME: 7:00 p.m. (Doors will open at 6:30)

PLACE: **JEFFERSON COUNTY COURTHOUSE, ROOM C2063**
311 S. CENTER AVE, JEFFERSON, WI 53549
OR Via Zoom Videoconference

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: January 18, 2024, at 07:00 PM Central Time (US and Canada)
Meeting ID: 957 3344 0565
Passcode: Zoning

Register in advance for this meeting:

<https://zoom.us/j/95733440565?pwd=eHZRbHZXWXhlUnlKdkhtOXhoTmtNZz09>

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 7pm.

2. Roll Call

All members of the Committee except for Supervisor Nass were present at 7pm. Supervisor Richardson appeared via Zoom. Also present were Sarah Elsner and Brett Scherer from the Zoning Department. Attending via Zoom were Dean Eppler, Kenneth Eppler, and Melanie Brock.

3. Certification of Compliance with Open Meetings Law

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

4. Approval of Agenda

Motion by Supervisors Poulson/Foelker to approve the agenda. Motion passed 4-0.

5. Explanation of Public Hearing Process by Committee Chair

Chairman Jaeckel explained the process.

6. Public Hearing

Scherer read aloud the following:

NOTICE IS HEREBY GIVEN that the Jefferson County Planning and Zoning Committee will conduct a public hearing at 7 p.m. on Thursday, January 18, 2024 in Room C2063 of the Jefferson County Courthouse, 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 EITHER IN PERSON OR VIA ZOOM.** Matters to be heard are petitions to amend the official zoning map and applications for conditional use permits. 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, except holidays. If you have questions regarding these matters, please contact Zoning at 920-674-7131.

DECISIONS ON THE CONDITIONAL USES ONLY WILL BE MADE ON JANUARY 29, 2024
DECISIONS ON THE REZONINGS WILL BE MADE ON FEBRUARY 13, 2024

FROM A-1, EXCLUSIVE AGRICULTURAL TO A-2, AGRICULTURAL & RURAL RESIDENTIAL

R4510A-24 & CU2114-24 – Richard Wenzlick/John & Marian MacDonald Property: Create a 0.25-ac lot with conditional use for a cemetery on PIN 026-0616-3322-000 (40 ac) in the Town of Sullivan near **W1650 County Rd CI**. This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

PETITIONER: Richard Wenzlick (W1650 County Road CI, Helenville, WI) presented himself as petitioner for this rezone. Wenzlick explained the request to rezone for a private cemetery. The owner of the farmstead will be responsible for maintaining the cemetery; the Town of Sullivan will not be responsible for it. The cemetery will be mapped out as a cemetery to make it official and to prohibit development.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None.

STAFF: Given by Scherer and in the file. It was also noted that the cemetery will be for private use of the landowners only and will be sold with ownership of the home. The surveyor is working with the historical society for it to be documented as a cemetery.

TOWN: In favor.

FROM A-1 TO A-3, AGRICULTURAL/RURAL RESIDENTIAL

R4511A-24 – Kenyon Bliss/Bliss & Bjorklund, and KKKK LLC, Owners: Rezone all of PIN 006-0716-0113-004 (1.22 ac) owned by Kenyon Bliss and Jacquelynn Bjorklund, and 0.146-ac of PIN 006-0716-0113-000 (28.93 ac) owned by KKKK LLC to create a 1.366-ac lot at **W246 Allen Rd**, Town of Concord. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

PETITIONER: Carrie Stanke (1609 Landmark Dr, Cottage Grove, WI) presented herself on behalf of the petitioners for this rezone. Stanke explained the request to rezone from A-1 to A-3 to purchase additional land to bring the encroachment of the buildings up to code with setback requirements.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None.

STAFF: Given by Scherer and in the file.

TOWN: In favor.

R4512A-24 – Land Hunter LLC: Create a 2-ac farm consolidation lot around the home at **N5724 N Helenville Rd**, Town of Farmington from part of PIN 008-0715-2333-000 (24.464 ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

PETITIONER: Pete Gross (N5921 Jefferson Rd, Johnson Creek, WI) presented himself on behalf of the petitioners for this rezone. Gross explained the request for a farm consolidation around the house and buildings.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None.

STAFF: Given by Scherer and in the file. Scherer had Gross confirm that the house was built in the early 1900s and the septic system is located on the north side of the house within the proposed 2 acres.

TOWN: In favor.

R4513A-24 – Land Hunter LLC: Create a new 2-ac building site along **N Helenville Rd**, Town of Farmington from part of PINs 008-0715-2333-000 (24.464 ac) and 008-0715-2622-000 (20 ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

PETITIONER: Pete Gross (N5921 Jefferson Rd, Johnson Creek, WI) presented himself on behalf of the petitioners for this rezone. Gross explained the request to create a 2-acre non-prime lot adjacent to the proposed farm consolidation.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None.

STAFF: Given by Scherer and in the file.

TOWN: In favor.

R4514A-24 – Nicholas & Melanie Brock: Rezone 1.061 ac of PIN 016-0514-1344-002 (10.71 ac) for a new building site on **Carnes Rd** in the Town of Koshkonong. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

PETITIONER: Melanie Brock (W4912 Carnes Rd, Fort Atkinson, WI) presented herself as the petitioner for this rezone. Brock explained the request to create a building site from a 10-acre piece located across from their current farm.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None.

STAFF: Given by Scherer and in the file.

TOWN: In favor.

R4515A-24 – Hartwick Brothers LLC: Create a new 2-ac building site from part of PINs 010-0615-3522-000 (10.284 ac) and 010-0615-3523-001 (20 ac) in the Town of Hebron on **County Rd D**. This will replace one of the lots approved by Petition R3365A-08 and is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

PETITIONER: Jeff Hartwick (5823 Hacker Dr, West Bend, WI) presented himself as the petitioner for this rezone. Hartwick explained the request to partition the land for the future use.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: Loren Lindl (N2751 Haas Rd, Jefferson, WI) spoke in opposition of the petition. Reasons for opposition included protecting farmland and monitoring development, and belief that the purpose of the Zoning ordinance is not being met.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None.

STAFF: Given by Scherer and in the file. Scherer noted that if approved, the previous old rezone would be void.

TOWN: In favor.

R4516A-24 – Hartwick Brothers LLC: Rezone for a farm consolidation lot around the home at **N2768 County Rd D** in the Town of Hebron, on PIN 010-0615-3523-001 (20 ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

PETITIONER: Jeff Hartwick (5823 Hacker Dr, West Bend, WI) presented himself as the petitioner for this rezone. Hartwick explained the request to create a lot around the existing home and buildings with an additional acre to support 3 animal units.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: Supervisor Poulson asked for confirmation that the request is for a 3-acre farm consolidation. Chairman Jaeckel asked what year the house was built. The house was built in the early 1900s.

STAFF: Given by Scherer and in the file. Hartwick explained the existing septic is next to the pole barn on the proposed lot.

TOWN: In favor.

FROM A-1 TO N, NATURAL RESOURCE

R4517A-24 – Hartwick Brothers LLC: Create a 16.6-ac Natural Resource zone from part of PINs 010-0615-3523-001 (20 ac), 010-0615-3524-000 (40 ac) and 010-0615-3513-001 (10 ac) along **County Rd D** in the Town of Hebron. This is in accordance with Sec. 11.04(f)12 of the Jefferson County Zoning Ordinance.

PETITIONER: Jeff Hartwick (5823 Hacker Dr, West Bend, WI) presented himself as the petitioner for this rezone. Hartwick explained the request to parcel the property into 3 large pieces as current owners are looking to exit ownership. The request is to create a natural resource zone to sell with the farm consolidation with an easement for access.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: Loren Lindl (N2751 Haas Rd, Jefferson, WI) spoke in opposition of the petition. Reasons for opposition included loss of access to the property and concerns over the existing driveway being too small and not maintained. Lindl also questioned if farming would still be allowed in a natural resource zone. Scherer noted farming could be allowed through conditional use.

REBUTTAL: Hartwick explained the natural resource zone doesn't impede upon existing farmland because it's beyond where the land is currently worked.

QUESTIONS FROM COMMITTEE: None.

STAFF: Given by Scherer and in the file.

TOWN: In favor.

CONDITIONAL USE PERMIT APPLICATIONS

CU2115-24 – Mason Steffes/Badgerland Homes LLC, Owner: Conditional use for a duplex in a Community zone on PIN 012-0816-2513-052 (0.427 ac) on **Madison Ave** in the Town of Ixonia. This is in accordance with Sec. 11.04(f)9 of the Jefferson County Zoning Ordinance.

PETITIONER: Mason Steffes (1028 S Main St, Fond du Lac, WI) presented himself on behalf of the petitioner for this conditional use. Steffes explained the request to allow for a family condo as a duplex.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE:

STAFF: Given by Scherer and in the file.

TOWN: In favor.

CU2116-24 – Jeff Ciardo: Conditional use for a duplex in a Residential R-2 zone on PIN 016-0514-3514-013 (0.475 ac) at the intersection of **Oak Clay Dr and Twinkling Star Rd** in the Town of Koshkonong. This is in accordance with Sec. 11.04(f)2 of the Jefferson County Zoning Ordinance.

PETITIONER: Jeff Ciardo (N8145 Pleasant Lake Rd, East Troy, WI) presented himself as the petitioner for this rezone. Ciardo requested approval to build a duplex.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: Matthew Riley (N325 Oak Clay Dr, Whitewater, WI) spoke in opposition to the conditional use due to concerns regarding an already heavily developed area with the trailer park, two group homes, existing duplexes/condos, and rentals. Riley had concerns regarding property value decrease.

REBUTTAL: Ciardo believed this development would help to increase value and there would be no more high traffic and parking would be off-road.

QUESTIONS FROM COMMITTEE: None.

STAFF: Given by Scherer and in the file.

TOWN: In favor.

7. Adjourn

Supervisor Poulson moved to adjourn 7:31 p.m. and was seconded by Supervisor Foelker. Motion passed 4-0 on a voice vote.

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 this meeting should contact the County Administrator 24 hours prior to the meeting at 920-674-7101 so 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, Cassie Richardson

SUBJECT: Planning and Zoning Committee Site Inspections
DATE: January 19, 2024
TIME: 8:00 a.m.
PLACE: Jefferson County Courthouse, 311 S. Center Ave., Jefferson, WI
Room C1021

1. Call to Order

The meeting was called to order by Supervisor Jaeckel at 8:00 a.m

2. Roll Call (Establish a Quorum)

Committee member present were Supervisors Jaeckel, Poulson and Foelker. Supervisor Richardson & Nass were absent and excused. Also present were Zoning Department staff members Matt Zangl and Brett Scherer.

3. Certification of Compliance with Open Meetings Law

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

4. Approval of the Agenda

Motion by Supervisors Poulson/Foelker to approve the agenda. Approved 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

None

The Committee left for the following site inspections:

7. Site Inspections for Petitions to be Presented in Public Hearing on January 18, 2024:

R4512A-24 – Land Hunter LLC: Create a 2-ac farm consolidation lot around the home at **N5724 N Helenville Rd**, Town of Farmington from part of PIN 008-0715-2333-000 (24.464 ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4513A-24 – Land Hunter LLC: Create a new 2-ac building site along **N Helenville Rd**, Town of Farmington from part of PINs 008-0715-2333-000 (24.464 ac) and 008-0715-2622-000 (20 ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4511A-24 – Kenyon Bliss/Bliss & Bjorklund, and KKKK LLC, Owners: Rezone all of PIN 006-0716-0113-004 (1.22 ac) owned by Kenyon Bliss and Jacquelynn Bjorklund, and 0.146-ac of PIN 006-0716-0113-000 (28.93 ac) owned by KKKK LLC to create a 1.366-ac lot at **W246 Allen Rd**, Town of Concord. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

CU2115-24 – Mason Steffes/Badgerland Homes LLC, Owner: Conditional use for a duplex in a Community zone on PIN 012-0816-2513-052 (0.427 ac) on **Madison Ave** in the Town of Ixonia. This is in accordance with Sec. 11.04(f)9 of the Jefferson County Zoning Ordinance.

R4510A-24 & CU2114-24 – Richard Wenzlick/John & Marian MacDonald Property: Create a 0.25-ac lot with conditional use for a cemetery on PIN 026-0616-3322-000 (40 ac) in the Town of Sullivan near **W1650 County Rd CI**. This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

Site inspection for event venue parking at N2349 County Road D, Town of Hebron for Grace Foelker, on PIN 010-0515-0224-015.

R4515A-24 – Hartwick Brothers LLC: Create a new 2-ac building site from part of PINs 010-0615-3522-000 (10.284 ac) and 010-0615-3523-001 (20 ac) in the Town of Hebron on **County Rd D**. This will replace one of the lots approved by Petition R3365A-08 and is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4516A-24 – Hartwick Brothers LLC: Rezone for a farm consolidation lot around the home at **N2768 County Rd D** in the Town of Hebron, on PIN 010-0615-3523-001 (20 ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4517A-24 – Hartwick Brothers LLC: Create a 16.6-ac Natural Resource zone from part of PINs 010-0615-3523-001 (20 ac), 010-0615-3524-000 (40 ac) and 010-0615-3513-001 (10 ac) along **County Rd D** in the Town of Hebron. This is in accordance with Sec. 11.04(f)12 of the Jefferson County Zoning Ordinance.

R4514A-24 – Nicholas & Melanie Brock: Rezone 1.061 ac of PIN 016-0514-1344-002 (10.71 ac) for a new building site on **Carnes Rd** in the Town of Koshkonong. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

CU2116-24 – Jeff Ciardo: Conditional use for a duplex in a Residential R-2 zone on PIN 016-0514-3514-013 (0.475 ac) at the intersection of **Oak Clay Dr and Twinkling Star Rd** in the Town of Koshkonong. This is in accordance with Sec. 11.04(f)2 of the Jefferson County Zoning Ordinance.

8. Adjourn

Motion by Supervisor Foelker/Poulson to adjourn the meeting. Motion passed 3-0 and the meeting adjourned at 9:45am.

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.

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.

Register of Deeds	November 2023			Output Measures	YR to Date	Current Yr. Target
Program/Service Description	2021	2022	2023	Totals	%	
Documents Recorded	1,414	873	809	9,960	78%	
Vital Records Filed	187	162	164	2,145	102%	
Vital Record Copies	1,595	1,262	1,389	14,653	105%	
ROD Revenue (Gross Total)	\$ 240,365.66	\$ 141,181.36	\$ 157,549.92	\$2,043,717.43	121%	
Transfer Fees	\$ 35,121.66	\$ 19,218.00	\$ 22,998.18	\$ 305,665.50	153%	
LIO Fees	\$ 11,946.00	\$ 7,667.00	\$ 7,214.00	\$ 87,183.00	80%	
Document Copies	\$ 7,385.86	\$ 6,213.17	\$ 5,278.19	\$ 65,342.01	119%	
Laredo	\$ 4,377.50	\$ 3,515.25	\$ 3,952.83	\$ 44,655.92	140%	
ROD Revenue to General Fund	\$ 73,970.02	\$ 46,712.42	\$ 4,935.20	\$ 622,371.43	117%	
Percentage of Documents eRecorded	64%	60%	64%	68%		
Budget Goals Met	Yes	Yes	Yes	Yes		Yes
Back Indexed	1,741	4,417	1,931	85,484	427%	

Wisconsin Register of Deeds Association:

The legislation to decrease the transfer fee is moving forward, please see 2023 SB274 for more details. SB274 has been moved from the committee to go to the floor for a vote, this will not happen until after the first of the year. A new bill AB966 for judicial privacy shielding has been introduced, this will affect all county departments requiring the removal of personal information from the public. There is also new legislation being circulated to increase the recording fee to \$45 per document, this will give the land record programs an additional \$7 at the county level and an additional \$8 at the

Register of Deeds Office:

The staff continues to work on back indexing documents for easier access. Giving our searchers and staff the ability to search documents by name and legal description back to 1948. The staff averages one year of back indexing per month. The staff worked and continues to work on putting everything back in the appropriate spots.

Wisconsin Counties Association Board of Directors:

Nothing new to report

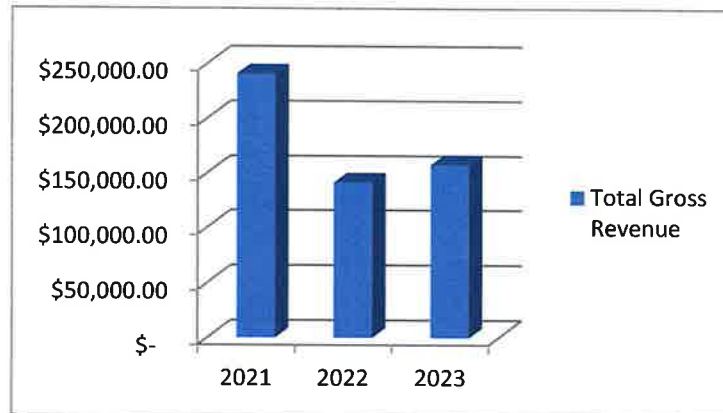
Wisconsin Public Records Board:

Nothing new to report

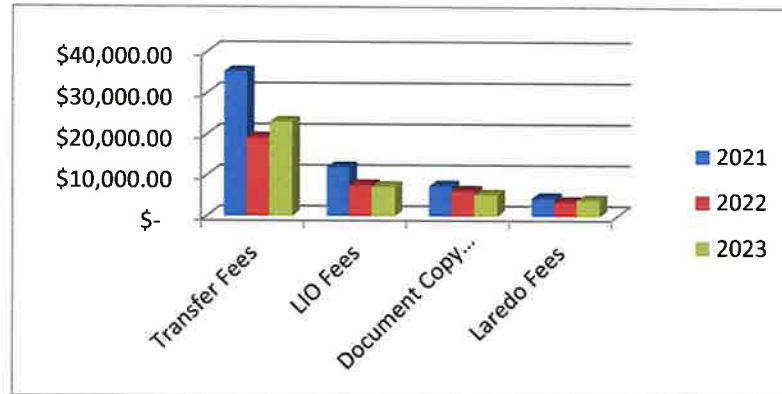
Register of Deeds Year to Date Budget Report

Nov-23

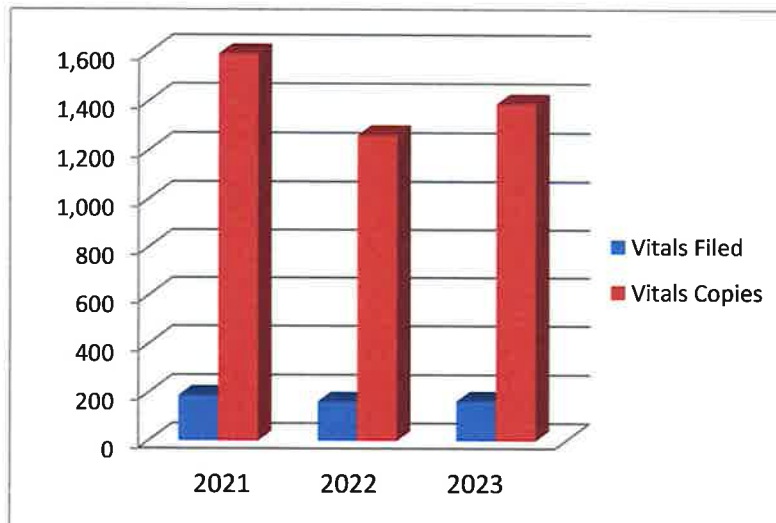
ROD Total Gross Revenues



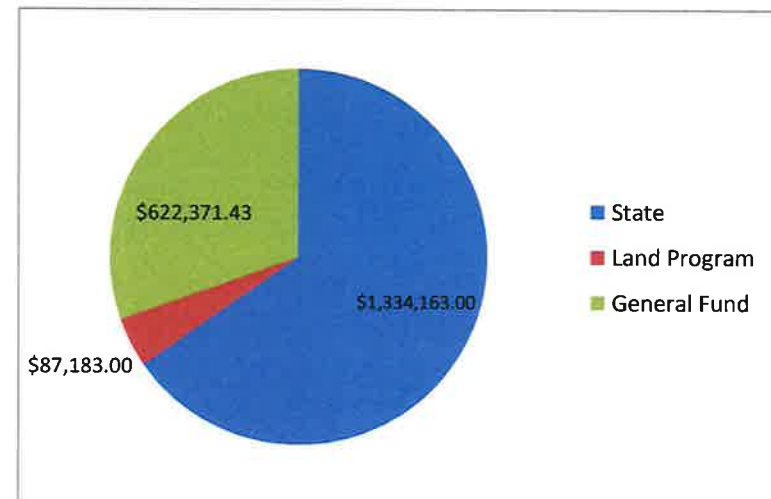
Land Related Revenue



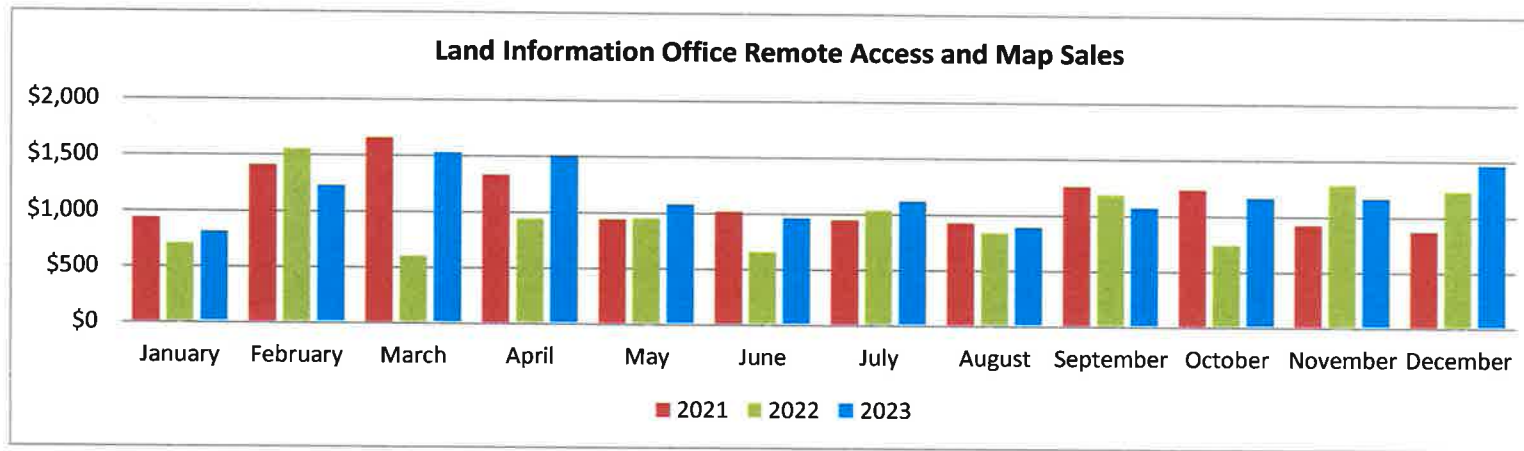
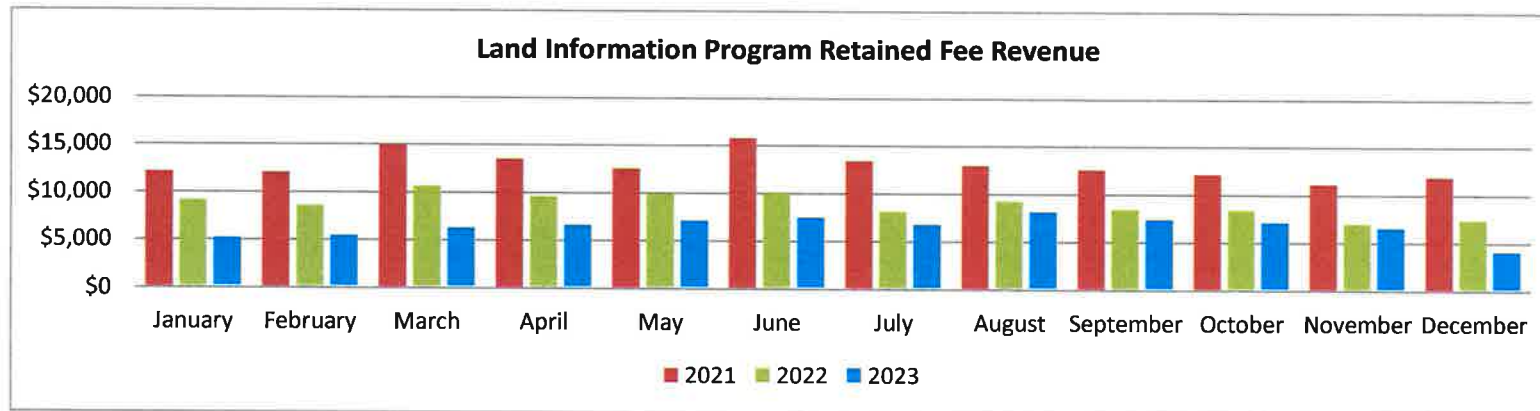
Vital Records



Year to Date Revenue Payout



Land Information Monthly Revenue Report December 2023

[illegible][illegible]

Matt Zangl

From: Nancy Zastrow <nancyz@townofixonia.com>
Sent: Tuesday, January 23, 2024 3:02 PM
To: Matt Zangl; Sarah Elsner
Cc: Benjamin Wehmeier; Bruce Degner; 'perry townofixonia.com'
Subject: Sinnissippi Solar

This Email has originated from outside Jefferson County's Email Domain. Please verify the Sender before opening any links or attachments. - Jefferson County MIS

Good Afternoon:

Just wanted to reach out to make sure you were aware that Sinnissippi Solar withdrew their request for Temporary Office in Town of Ixonia. Dylan called to the Town Hall on Friday morning and said they are looking at other options. They did not think it was feasible to comply with the fire code.

This will not be on the Town Plan Commission meeting agenda tomorrow evening.

Thanks, Nancy

Nancy J. Zastrow, Clerk/Treasurer
Town of Ixonia
W1195 Marietta Avenue
Ixonia, WI 53036
nancyz@townofixonia.com
920-261-1588