

## AGENDA

### JEFFERSON COUNTY BOARD MEETING

TUESDAY MAY 10, 2022 7:00 p.m.

Jefferson County Courthouse  
311 S. Center Avenue, Room 205  
Jefferson, WI 53549

[Livestream on YouTube](#)

1. **CALL TO ORDER**
  2. **ROLL CALL BY COUNTY CLERK**
  3. **PLEDGE OF ALLEGIANCE**
  4. **CERTIFICATION OF COMPLIANCE WITH OPEN MEETINGS LAW**
  5. **APPROVAL OF THE AGENDA**
  6. **APPROVAL OF APRIL 4, 2022 MEETING MINUTES**
  7. **APPROVAL OF APRIL 19, 2022 MEETING MINUTES**
  8. **COMMUNICATIONS**
    - a. Treasurer's Monthly Report
    - b. Retirement Recognition
    - c. Zoning Committee – Notice of Public Hearing, May 19, 2022 (Page 1)
  9. **PUBLIC COMMENT**
  10. **ANNUAL REPORTS**
    - a. Economic Development Consortium – Deb Reinbold
    - b. Land and Water Conservation – Patricia Cicero
    - c. Register of Deeds – Staci Hoffman
- COMMITTEE REPORTS / RESOLUTIONS / ORDINANCES**
11. **FINANCE COMMITTEE**
    - a. Resolution – Approving initial resolution for revenue bond financing for Bug Tussel 1, LLC (Page 3)
    - b. Resolution - Authorizing the County Administrator to negotiate and execute an option to purchase County owned property with Nestle-Purina (Page 11)
  12. **LAW ENFORCEMENT/EMERGENCY MANAGEMENT COMMITTEE**
    - a. Resolution – Recognizing Life Saving Efforts of: LPN Brenda Bredlow, Deputy Jacob Danner, Deputy Zachary Koch, Deputy Jonathan Olszewski, Deputy Samuel Pennington, Deputy Tanner Schroeder (Page 13)
  13. **PLANNING AND ZONING COMMITTEE**
    - a. Report – Approval of Petitions (Page 15)
    - b. Ordinance – Amending Official Zoning Map (Page 16)
  14. **APPOINTMENTS BY COUNTY ADMINISTRATOR** (Page 18)
  15. **APPOINTMENTS BY COUNTY BOARD CHAIR** (Page 19)
  16. **APPOINTMENTS BY HUMAN SERVICES BOARD** (Addendum)
  17. **PUBLIC COMMENT** (General)
  18. **ADJOURN**

**NEXT COUNTY BOARD MEETING  
JUNE 14, 2022 – 7:00 P.M.**

**NOTICE OF PUBLIC HEARING**  
**JEFFERSON COUNTY PLANNING AND ZONING COMMITTEE**

**SUBJECT:** Map Amendments to the Jefferson County Zoning Ordinance and Requests for Conditional Use Permits

**DATE:** Thursday, May 19, 2022

**TIME:** 7:00 p.m. (*Courthouse doors will open at 6:30*)

**PLACE:** Room 205, Jefferson County Courthouse, 311 S. Center Ave., Jefferson, WI  
**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: May 19, 2022 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**
2. **Roll Call**
3. **Certification of Compliance with Open Meetings Law**
4. **Approval of Agenda**
5. **Explanation of Public Hearing Process by Committee Chair**
6. **Public Hearing**

**NOTICE IS HEREBY GIVEN** that the Jefferson County Planning and Zoning Committee will conduct a public hearing on Thursday, May 19, 2022 in Room 205 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 of Jefferson County 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, excepting holidays. If you have questions regarding these matters, please contact Zoning at 920-674-7131.

Final action on only the **rezoning amendments** will be made by the County Board of Supervisors on June 14, 2022.

Final decisions on only the **conditional uses** will be made by the Planning and Zoning Committee on May 23, 2022.

**FROM A-1, EXCLUSIVE AGRICULTURAL TO A-2, AGRICULTURAL & RURAL BUSINESS WITH  
CONDITIONAL USE**

**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.

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

**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.

## **CONDITIONAL USE PERMIT APPLICATIONS**

**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.

## **7. Adjourn**

**RESOLUTION NO. 2022-\_\_\_\_\_**

**Approving Initial Resolution for Revenue Bond Financing for  
Bug Tussel 1, LLC**

**Executive Summary**

This Initial Resolution authorizes Jefferson County to participate with other counties in an Intergovernmental Agreement to finance a project for the acquisition, construction and installation of certain telecommunications infrastructure for the purpose of providing wireless internet and telephone communication services to businesses, governmental units, and residents of rural communities where such service is currently unavailable or prohibitively expensive. Fond du Lac County will serve as the conduit bond issuer for Revenue Bond Financing for the Borrower, Bug Tussel 1, LLC which includes costs for projects located in Jefferson County in an amount not to exceed \$20,000,000. This resolution reflects Jefferson County's intent to participate in revenue bond financing with Fond du Lac County serving as the issuing county issuing revenue bonds in an amount not to exceed \$240,000,000 of which \$20,000,000 would be on behalf of, and guaranteed by, Jefferson County and the remainder guaranteed by other participating counties. Bug Tussel 1 and its parent company Hilbert Communications will have the primary obligation to pay debt service on the bonds, each participating county will be required to guarantee the payment of its proportionate share of the bonds should the Borrower fail to make payment.

This Initial Resolution also reflects Jefferson County's intent to proceed with negotiation of the related agreements necessary to the financing including the Intergovernmental Agreement, Guaranty Agreement, Reimbursement Agreement, and Facilities Access Agreement. These agreements are expressly conditioned upon final approval by the County Board by means of a Final Resolution at a future meeting of the Jefferson County Board of Supervisors. This Initial Resolution expressly states that the bonds will never constitute an indebtedness of the County or a charge against its credit or taxing powers, and that all the County's costs in connection with the issuance of the bonds will be paid by the Borrower, Bug Tussel 1, LLC and its parent corporation Hilbert Communications. In addition, Jefferson County will receive a 0.40% annual guaranty fee from the Borrower based on the amount of the Guaranty provided.

The Jefferson County Finance Committee approved this resolution at its meeting on April 7, 2022, and recommended forwarding to the County Board for approval

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WHEREAS, Section 66.1103 of the Wisconsin Statutes (the "Act") authorizes municipalities to authorize the issuance and sale of bonds to construct, equip, re-equip, acquire by gift, lease or purchase, install, reconstruct, rebuild, rehabilitate, improve, supplement, replace, maintain, repair, enlarge, extend or remodel industrial projects; and

WHEREAS, Bug Tussel 1, LLC, a Wisconsin limited liability company (the "Company"), and/or one or more of its affiliates (including, without limitation, Bug Tussel Wireless, LLC, Hilbert Communications, LLC and Cloud 1, LLC), whether existing on the date hereof or to be formed and whether owned directly or indirectly by the Company, desires to finance a project consisting of the

acquisition, construction and installation of certain telecommunications infrastructure that includes, among other things (i) acquisition of tower sites by purchase or lease of land and equipping such sites with towers and electronics to provide broadband, high speed cellular, emergency communications and point to point (P2P) data communications; (ii) constructing fiberoptic data transmission facilities (cable and electronics) between towers, key community facilities, businesses and residential aggregation points; (iii) where appropriate, connecting individual premises into the broadband network including the cost of Consumer Premise Equipment (CPE); (iv) payment of capitalized interest; (v) funding of a debt service reserve fund; (vi) payment of such project costs located in Jefferson County in an amount not to exceed \$20,000,000; and (vii) payment of professional fees (collectively, the “Project”), all of which will be for the purpose of providing wireless internet and telephone communications services to businesses, governmental units and residents of rural communities where such service is currently unavailable or is prohibitively expensive; and

WHEREAS, Jefferson County, Wisconsin is a political subdivision of the State within whose boundaries a portion of the Project is located; and

WHEREAS, pursuant to Sections 66.1103 and 66.0301 of the Wisconsin Statutes, individual counties or two or more counties, each a “Participating County”, acting pursuant to an Intergovernmental Agreement may serve as the conduit issuer for such financing; and

WHEREAS, (i) the aggregate cost of the Project in Jefferson County and the Participating Counties is presently estimated to be not greater than \$240,000,000, (ii) the aggregate amount of the Project proposed to be financed with one or more issues or series of tax-exempt or taxable revenue bonds does not exceed \$240,000,000 (the “Bonds”) to be issued by Fond du Lac County, Wisconsin (the “Issuing County”) acting pursuant to intergovernmental powers, and (iii) the portion of the Project located in Jefferson County does not exceed \$20,000,000; and

WHEREAS, Section 66.1103(3)(f) of the Wisconsin Statutes provides that a municipality also may finance an industrial project which is located entirely outside the geographic limits of the municipality, but only if the revenue agreement for the project also relates to another project of the same eligible participant, part of which is located within the geographic limits of the municipality; and

WHEREAS, the Project includes necessary infrastructure for essential services by and for Jefferson County and local units of government in Jefferson County and is in furtherance of the public purposes set forth in the Act; and

WHEREAS, the proposed Project is a multi-jurisdictional project which is located in multiple counties to be identified, and the Company has requested that each of the Participating Counties approve an initial resolution (the “Initial Resolution”) providing for the financing of the Project in an aggregate amount not to exceed \$240,000,000; and

WHEREAS, pursuant to the Intergovernmental Agreement, Fond du Lac County shall be the Issuing County of said revenue Bonds, and it shall be determined at a future date which county or counties shall be Participating Counties; and

WHEREAS, the Issuing County has heretofore on December 16, 2021, issued the first disbursement of conduit revenue bonds for a portion of the Project, in the aggregate amount of \$70,000,000; and

WHEREAS, the Company has requested that Jefferson County and other Participating Counties who will directly benefit from the Project to each provide a limited guaranty to enhance the collateral position of the Company in an amount equal to the pro rata portion of the Project costs incurred and essential services benefits derived in such Participating County; and

WHEREAS, the Company will have the primary obligation to make all scheduled principal and interest payments when due on the Bonds, and Jefferson County's Guaranty will apply only in the event that the Company does not make the required payments due on the Bonds; and

WHEREAS, in return for Jefferson County's Guaranty, Jefferson County shall receive an annual guaranty fee of 40 basis points (0.40%) (based upon the amount of its Guaranty), and the Company will pay all costs to Jefferson County and all expenses by Jefferson County related to the bond issue; and

WHEREAS, at the option of the Company, bond insurance may be purchased with respect to the Bonds which will require approval by subsequent resolution of Jefferson County; and

WHEREAS, as further security for its Guaranty, Jefferson County shall receive a first mortgage on all land, buildings, and improvements of the Company located in Jefferson County which are financed with proceeds of the Bonds.

NOW, THEREFORE, BE IT RESOLVED by the Jefferson County Board of Supervisors as follows:

1. Jefferson County hereby approves that Fond du Lac County, as the Issuing County, acting pursuant to the Intergovernmental Agreement, shall:

(a) Finance the Project in an aggregate amount not to exceed \$240,000,000 which includes Project costs located in Jefferson County in an amount not to exceed \$20,000,000; and

(b) Acting pursuant to the Intergovernmental Agreement by and among one or more Participating Counties, Fond du Lac County shall issue industrial development revenue bonds in one or more issues or series of tax-exempt or taxable bonds in an aggregate amount not to exceed \$240,000,000 in order to finance costs of the Project located in the Participating Counties, pursuant to Section 66.1103(3)(f) of the Wisconsin Statutes.

2. The aforesaid plan of financing contemplates, and is conditioned upon, the following:

(a) The Bonds shall be limited obligations of the Issuing County, acting pursuant to the Intergovernmental Agreement, and are payable solely from revenues provided by the Company and are secured in part by the limited Guaranty of Jefferson County;

(b) The Bonds shall never constitute an indebtedness of Jefferson County, the Issuing County or the Participating Counties within the meaning of any state constitutional provision or statutory limitation;

(c) The Project shall be subject to property taxation in the same amount and to the same extent as though the Project were not financed with industrial development revenue bonds;

(d) The Company shall find a purchaser for all of the Bonds;

(e) All out-of-pocket costs, including but not limited to legal fees, incurred by Jefferson County in connection with the issuance and sale of the Bonds shall be paid by the Company, whether or not the Issuing County or another Participating County ultimately issues the Bonds; and

(f) Jefferson County shall be paid an annual guaranty fee of 40 basis points (0.40%) (based upon the amount of Jefferson County's Guaranty).

3. The aforesaid plan of financing shall not be legally binding upon Jefferson County nor be finally implemented unless and until:

(a) The details and mechanics of the bond financing are authorized and approved by a further resolution of Fond du Lac County, as the Issuing County, by a vote of at least three-fourths of the members-elect (as defined in Section 59.001(2m) of the Wisconsin Statutes) of the Board of Supervisors. Such approval shall be solely within the discretion of the Issuing County, acting pursuant to the Intergovernmental Agreement and approval of the Board of Supervisors of the Issuing County;

(b) Said approval and Guaranty are further conditioned upon terms and conditions of one or more written agreements between Jefferson County and the various parties involved, ensuring that all of the proceeds from the sale of the Bonds shall be administered by a duly appointed independent trustee, that the bond proceeds shall be used exclusively for the development of the Project and for no other purpose, and that the project funds shall be paid over to the Company by the trustee only as they become needed for completion of the Project;

(c) The County Clerk of Jefferson County shall cause notice of adoption of this Initial Resolution, in the form attached hereto as Exhibit A, to be published once in a newspaper of general circulation in Jefferson County, and the electors of Jefferson County shall have been given the opportunity to petition for a referendum on the matter of the aforesaid bond issue, all as required by law;

(d) Either no such petition shall be timely filed or such petition shall have been filed and said referendum shall have approved the bond issue;

(e) The county clerks of Jefferson County and the Participating Counties shall each have received an employment impact estimate issued under Section 238.11 of the Wisconsin Statutes;

(f) The Bonds shall be limited obligations of the Issuing County, acting pursuant to the Intergovernmental Agreement and are payable solely from revenues provided by the Company and secured in part by a limited guaranty of each Participating County;

(g) All Participating Counties have entered into the Intergovernmental Agreement and identified Fond du Lac County as the Issuing County;

(h) All Participating Counties shall approve their respective guaranties by a vote of at least three-fourths of the members-elect of their respective County Board of Supervisors; and

(i) All documents required to consummate the financing have been duly authorized and delivered.

4. Pursuant to the Act, all requirements that the Project be subject to the contracting requirements contained in Section 66.1103 are waived, the Company having represented that it is able to negotiate satisfactory arrangements for completing the Project and that Jefferson County's interests are not prejudiced thereby.

5. The County Clerk of Jefferson County is directed following adoption of this Initial Resolution (i) to publish notice of such adoption not less than one time in the official newspaper of Jefferson County, such notice to be in substantially the form attached hereto as Exhibit A and (ii) to file a copy of this Initial Resolution, together with a statement indicating the date the Notice to Electors was published, with the Wisconsin Economic Development Corporation within twenty (20) days following the date of publication of such notice.

6. This Initial Resolution is an "initial resolution" within the meaning of the Act and official action toward issuance of the Bonds. Furthermore, it is the reasonable expectation of Jefferson County that proceeds of the Bonds may be used to reimburse expenditures made on the Project prior to the issuance of the Bonds. The maximum principal amount of debt expected to be issued for the Project on the date hereof is \$240,000,000.

7. Jefferson County Officers and Corporation Counsel shall forthwith negotiate and confer with all interested parties, draft, edit, or approve and deliver the contracts or other documents necessary to carry out the provisions of this Initial Resolution; provided, however, that such Officers and Corporation Counsel shall present the same to the Board of Supervisors for the Board's final review, ratification, and approval of all of the specific terms and conditions contained in said documents prior to the issuance of the Bonds on behalf of the Company.

*Fiscal Note: This initial resolution signals Jefferson County's intent to enter into an intergovernmental agreement with Fond Du Lac County, and has no fiscal impact at this time. The final resolution that formally authorizes Jefferson County to enter into the intergovernmental agreement, and authorizes the issuance of \$20,000,000.00 in revenue bonds as security for the agreement will be voted on at the June 14, 2022 County Board meeting.*

Referred By:  
Finance Committee

05-10-2022

REVIEWED: Corporation Counsel: JBW Finance Director: MAD



## EXHIBIT A

### NOTICE TO ELECTORS OF JEFFERSON COUNTY, WISCONSIN

TAKE NOTICE that the Board of Supervisors of Jefferson County, Wisconsin (“Jefferson County”), at a meeting held at the Jefferson County Courthouse, 311 South Center Avenue, Jefferson, Wisconsin, on May 10, 2022, adopted an initial resolution (the “Initial Resolution”) pursuant to Section 66.1103 of the Wisconsin Statutes, as amended, expressing the intention to issue not to exceed \$240,000,000 of industrial development revenue bonds (the “Bonds”) on behalf of Bug Tussel 1, LLC, a Wisconsin limited liability company (the “Company”), and/or one or more of its affiliates (including, without limitation, Bug Tussel Wireless, LLC, Hilbert Communications, LLC and Cloud 1, LLC), to finance a project consisting of the acquisition, construction and installation of certain telecommunications infrastructure that includes, among other things (i) acquisition of tower sites by purchase or lease of land and equipping such sites with towers and electronics to provide broadband, high speed cellular, emergency communications and point to point (P2P) data communications; (ii) constructing fiberoptic data transmission facilities (cable and electronics) between towers, key community facilities, businesses and residential aggregation points; (iii) where appropriate, connecting individual premises into the broadband network including the cost of Consumer Premise Equipment (CPE); (iv) payment of capitalized interest; (v) funding of a debt service reserve fund; (vi) payment of project costs located in Jefferson County in an amount not to exceed \$20,000,000; and (vii) payment of professional fees (collectively, the “Project”), all of which will be for the purpose of providing wireless internet and telephone communications services to businesses, governmental units and residents of rural communities. The Company has represented that the net number of full-time equivalent jobs which will be created in Jefferson County is 2.

Pursuant to the terms of Section 66.1103 of the Wisconsin Statutes, all requirements that the Project be subject to the contracting requirements contained in Section 66.1103 are waived, the Company having represented that it is able to negotiate satisfactory arrangements for completing the Project and that Jefferson County’s interests are not prejudiced thereby.

THE BONDS SHALL NEVER CONSTITUTE AN INDEBTEDNESS OF JEFFERSON COUNTY, NOR SHALL THE BONDS GIVE RISE TO ANY PECUNIARY LIABILITY OF JEFFERSON COUNTY, NOR SHALL THE BONDS BE A CHARGE AGAINST THE GENERAL CREDIT OR TAXING POWERS OF JEFFERSON COUNTY. RATHER, THE BONDS SHALL BE PAYABLE SOLELY FROM THE REVENUES AND OTHER AMOUNTS TO BE DERIVED PURSUANT TO THE REVENUE AGREEMENT RELATING TO SAID PROJECT TO BE ENTERED INTO BETWEEN THE ISSUING COUNTY OR ISSUING COUNTIES AND THE COMPANY.

The Initial Resolution may be inspected in the office of the Jefferson County Clerk at 311 South Center Avenue, Jefferson, Wisconsin, during business hours.

TAKE FURTHER NOTICE THAT THE ELECTORS OF JEFFERSON COUNTY MAY PETITION FOR A REFERENDUM ON THE QUESTION OF THE BOND ISSUE. Unless within

thirty (30) days from the date of the publication of this Notice a petition signed by not less than five percent (5%) of the registered electors of the Jefferson County is filed with the County Clerk requesting a referendum on the question of the issuance of the Bonds, the Issuing County will issue the Bonds without submitting the proposition for the electors' approval. If such petition is filed as aforesaid, then the Bonds shall not be issued until approved by a majority of the electors of Jefferson County voting thereon at a general or special election.

Audrey McGraw, County Clerk  
Jefferson County, Wisconsin

## Notice of Intent to Obtain a Municipal Industrial Revenue Bond

Section 66.1103 (4m) (a) 1 of the Wisconsin Statutes requires the person or business who intends to obtain an industrial revenue bond issue from a Wisconsin municipality to notify this intention to the Wisconsin Economic Development Corporation and to any collective bargaining agent in the state with whom the person or business has a collective bargaining agreement. This notification must occur at least 30 days prior to entering into the revenue agreement or signing the loan contract. The person or business must provide information on the number of full-time jobs that are expected to be eliminated, created, or maintained at the project site and elsewhere in Wisconsin as a result of the project which is the subject of this notice. The person or business named below hereby gives notice of intent to obtain an Industrial Revenue Bond pursuant to s. 66.1103 of the Wisconsin Statutes.

### I. Project

A. Person: Steven J. Schneider  
Business: Bug Tussel 1, LLC  
Address: 417 Pine Street  
Post Office/ZIP: Green Bay, WI 54301

B. Project site: Jefferson County, Wisconsin  
(Name of city, village or town in which the project is located)

C. Project type: ☐ Expansion at Present Location ☐ Relocation Within Same Municipality  
☐ Relocation From Within State ☐ Relocation from Out-of-State ☐ New Business  
☐ Branch-Wisconsin Operation ☐ Branch-Out-of-State Operation ☒ Other\* Wireless telecommunication infrastructure  
\*(Multiple locations in Jefferson County)

D. Maximum amount of IRB financing: \$20,000,000 in Jefferson County


### II. Employment Estimates (to result within the next 3 years)

Number of Full-Time Jobs	Before Project	To Be Maintained	To Be Created	To Be Eliminated	Net Total Number of Jobs
A. <u>At the Project Site(s)</u>	0	0	2	0	2
B. <u>Other Wisconsin Operations</u>	112	112	0	0	112
C. <u>Net Totals</u>	112	112	2	0	114

D. Will any jobs transfer from one or more locations to the project site? Yes ☐ No ☒

Number of jobs to transfer: N/A

Location(s) the jobs will transfer from: (municipality) N/A

  
Signed/Person completing this form

Mitchel Olson, General Counsel  
Title

April 1, 2022  
Date

(920) 940-0138  
Telephone Number

## **RESOLUTION NO. 2022-\_\_**

### **Authorizing the County Administrator to negotiate and execute an option to purchase County owned property with Nestle-Purina**

#### Executive Summary

A strategic objective of Jefferson County is to support and facilitate the retention and expansion of existing businesses in the county. Jefferson County Economic Development Consortium Staff, along with other partners, have been working with Nestle-Purina, a long-standing business located in the City of Jefferson, on capital investment options that may add to its employment base in Jefferson County. One option discussed was the purchase by Nestle-Purina of a parcel of county-owned property to be potentially used as a location for added storage capacity if needed. This parcel is located south of the county highway facility on County Highway W and is approximately 25 acres.

This resolution authorizes the County Administrator to enter into an Option to Purchase Real Estate with Nestle-Purina to provide for its future storage needs. The Option to Purchase would require Nestle-Purina to pay to the County \$5,000 in Year 1, \$5,250 in year 2, and \$5,500 in year 3. If Nestle-Purina exercises its Option to Purchase in Year 1, the price per acre would be \$20,000; if exercised in year 2, the price per acre would be \$21,000; and if exercised in Year 3 the price per acre would be \$22,000. If this Option to Purchase is exercised during the growing season, Nestle-Purina will pay the current lessee of this property for any resulting reasonable business losses. They also guarantee that the current lessee ag producer is made whole, if the option is executed at any time during the growing season.

The Finance Committee considered the parameters of the agreement in closed session on April 7, 2022 and recommended forwarding this resolution to the County Board for approval by a vote of 5-0.

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WHEREAS, the Executive Summary is incorporated into this resolution, and

WHEREAS, the County Board supports the retention and expansion of existing business in Jefferson County by providing opportunities for investment and support of the local workforce, and

WHEREAS, the County Board determines it is in the best interest for the county to collaboratively work with partners to facilitate these efforts, and

WHEREAS, the sale of County owned property identified by PIN: 241-0164-1524-001 to Nestle-Purina will support and facilitate the retention and expansion of existing businesses in Jefferson County.

NOW, THEREFORE, BE IT RESOLVED that the Jefferson County Administrator is authorized to negotiate and execute an Option to Purchase Real Estate with Nestle-Purina under the terms stated herein.

*Fiscal Note: The yearly option will be deposited into the Capital Projects Fund. If the option is executed, the Finance Committee will determine where the proceeds of the sale will be allocated.*

Referred By:  
Finance Committee

05-10-2022

REVIEWED: Corporation Counsel: JBW; Finance Director: 

## **RESOLUTION 2022-\_\_\_\_\_**

### **Recognizing Life Saving Efforts of:**

**LPN Brenda Bredlow  
Deputy Jacob Danner  
Deputy Zachary Koch  
Deputy Jonathan Olszewski  
Deputy Samuel Pennington  
Deputy Tanner Schroeder**

WHEREAS, on June 6<sup>th</sup>, 2021, a 41-year-old inmate of the Jefferson County Jail tried to harm himself within A-Pod. To increase his likelihood of success, he tied a bedsheet around the cell door to prevent jail staff from entering his cell, and

WHEREAS, Deputy Zachary Koch assigned to POD Control, documented at 22:13 hours that everything in A -POD was safe and secure. Between 22:14 hours and 22:15 hours video surveillance indicated that this inmate was preparing a noose using a bedsheet, and at 22:18:50 hours the inmate began to hang himself, and

WHEREAS, at 22:24:24 hours Deputy Koch observed from the POD the inmate hanging from a bedsheet noose within his cell. At 22:24:50 hours, 26 seconds later, other responding Deputies entered A-Pod and started life saving measures on this inmate , and

WHEREAS, Deputies Danner, Schroeder and Pennington worked as a team to cut down the inmate from outside the cell bars because the inmate had tied the cell doors shut with a bedsheet, and

WHEREAS, once access was gained, Deputy Pennington determined that the inmate was non-breathing and pulseless. CPR was immediately started. Deputies were assisted by LPN Brenda Bredlow, a bag valve mask was assembled, and Deputy Danner provided rescue breaths. LPN Bredlow was quick to attach the Automated External Defibrillator (AED) pads to the inmate. Deputy Jonathan Olszewski provided stabilization and assisted in keeping an open airway for the inmate during the CPR process, and

WHEREAS, the AED indicated “shock advised” meaning the AED did not read a pulse from the inmate. The AED was activated, but no breathing or heartbeat was detected. Deputies rotated duties to allow continuous administration of chest compressions and rescue breaths. At 22:30:27 LPN Bredlow was able to obtain a heartbeat and the inmate began breathing on his own. There were between 6 and 8 rounds of CPR administered by the deputies and 1 AED activation, and

WHEREAS, Jefferson EMS arrived on scene at 22:32:12 and took over care of the inmate. He was eventually taken to Mercy Hospital in Janesville where he fully recovered. He then went to Winnebago Mental Health for more treatment for his emotional well-being, and

WHEREAS, this inmate has reached out to the Sheriff’s Office and expressed his sincere appreciation to the Jail staff and Registered Nurse for saving his life, and

WHEREAS, Jefferson County Sheriff, Paul S. Milbrath, hereby asks that the Jefferson County Board of Supervisors formally recognize the above individuals by adopting this RECOGNITION and awarding the above individuals with the Jefferson County Sheriff's Office "Life Saving Award."

NOW THEREFORE, BE IT RESOLVED, that the Jefferson County Board of Supervisors formally recognizes the actions of Deputies Danner, Koch, Olszewski, Pennington, Schroeder and LPN Bredlow who were directly involved in life saving efforts to resuscitate an inmate of the Jefferson County Jail who was pulseless and non-breathing for 8 ½ minutes. Their efforts resulted in saving the life of this person and demonstrate professionalism, exemplary service, and dedication to duty which reflect great credit upon themselves, the Jefferson County Sheriff's Office, and Jefferson County.

BE IT FURTHER RESOLVED, that the above individuals be awarded the Jefferson County Sheriff's Office Life Saving Award.

*Fiscal Note: Adoption of this Resolution will have no fiscal impact on the county budget.*

Referred By:  
Law Enforcement and Emergency Management Committee

05-10-2022

REVIEWED: Corporation Counsel: JBW ; Finance Director:



**REPORT**  
**TO THE HONORABLE MEMBERS OF THE JEFFERSON COUNTY**  
**BOARD OF SUPERVISORS**

The Jefferson County Planning and Zoning Committee, having considered petitions to amend the official zoning map of Jefferson County, filed for public hearing held on November 28, 2021 and April 21, 2022 as required by law pursuant to Wisconsin Statutes, notice thereof having been given, and being duly advised of the wishes of the town boards and persons in the areas affected, hereby makes the following recommendations:

**APPROVAL OF PETITIONS R4361A-21, R4400A-22, R4401A-22,  
R4402A-22, R4403A-22, R4405A-21, R4406A-22 AND R4399A-22**

**DATED THIS 25<sup>th</sup> DAY OF APRIL 2022**

**Blane Poulson, Secretary**

**THE PRIOR MONTH'S AMENDMENTS, R4379A-22, R4391A-22, R4392A-22,  
R4393A-22, R4394A-22, R4395A-22, R4396A-22 AND R4397A-22 ARE  
EFFECTIVE UPON PASSAGE BY COUNTY BOARD, SUBJECT TO WIS. STATS.  
59.69(5)**



**ORDINANCE NO. 2022-\_\_\_\_**

**Amending Official Zoning Map**

WHEREAS, the Jefferson County Board of Supervisors has heretofore been petitioned to amend the official zoning map of Jefferson County, and

WHEREAS, Petition R4361A-21 was referred to the Jefferson County Planning and Zoning Committee for public hearing on November 18, 2021 and Petitions R4400A-22, R4401A-22, R4402A-22, R4403A-22, R4405A-22, R4406A-22 and R4398A-22 were referred for public hearing on April 21, 2022, and

WHEREAS, the proposed amendments have been given due consideration by the Board of Supervisors in open session,

NOW, THEREFORE, BE IT ORDAINED that the Jefferson County Board of Supervisors does amend the official zoning map of Jefferson County as follows:

**FROM A-1, EXCLUSIVE AGRICULTURAL TO B, BUSINESS**

Rezone all of PIN 016-0514-3644-000 (1.5 ac) at **N112 Old Highway 12**, Town of Koshkonong. This is in accordance with Sec. 11.04(f)3 of the Jefferson County Zoning Ordinance. This is conditioned upon approval and recording of a final certified survey map for the lot, including extraterritorial plat review if necessary. R4400A-22– Kathy Doering-Kilkenny

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

Create a 1-acre new building lot from part of PIN 014-0615-0441-000 (40.254 Acres) near **N4614 Paradise Rd** in the Town of Jefferson. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance. The request utilizes the last available A-3 zone for the property; therefore, rezoning is conditioned upon recording of an affidavit acknowledging that fact. It is further conditioned upon road access approval, receipt by Zoning of a suitable soil test and approval and recording of a final certified survey map for the lot. R4361A-21 – Jeffrey & Rebecca Weber

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 request, along with the following petition, utilize the last available A-3 zones for the property; therefore, rezoning is conditioned upon recording of an affidavit acknowledging that fact. It is further conditioned upon road access approval, receipt by Zoning of a suitable soil test and approval and recording of a final certified survey map for the lot, including extraterritorial plat review if necessary. R4401A-22 – Steven D Grant/SGRT Morgan LLC

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 request, along with the previous petition, utilize the last available A-3 zones for the property; therefore, rezoning is conditioned upon recording of an affidavit acknowledging that fact. It is further conditioned upon road access approval, receipt by Zoning of a suitable soil test and approval and recording of a final certified survey map for the lot, including extraterritorial plat review if necessary. R4402A-22 – Steven D Grant/SGRT Morgan LLC

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. The request utilizes the last available A-3 zone for the property; therefore, rezoning is conditioned upon recording an affidavit acknowledging that fact. It is further conditioned upon road access approval, receipt by Zoning of a suitable soil test and approval and recording of a final certified survey map for the lot. R4403A-22 – Anfang Properties LLC

Create a 2.6-ac lot around the home and buildings at **N7548 Vandred 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. Rezoning is conditioned upon approval and recording of a final certified survey map for the lot. R4405A-22 – Arnold Vandred

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. Rezoning is conditioned upon approval and recording of a final certified survey map for the lot. R4399A-22 – Kyle Skalitzy

#### **FROM A-3, AGRICULTURAL/RURAL RESIDENTIAL TO A-2, AGRICULTURAL & RURAL BUSINESS**

Rezone approximately 1.6 ac of PIN 024-0516-1432-002 (3.6 ac) 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. Rezoning is conditioned upon approval and recording of a final certified survey map for the A-2 zone, including extraterritorial plat review if necessary. R4406A-22 – Nick Draskovich/Larry & Lyn Tarnowski

The above zoning amendments shall be null and void and have no effect one year from the date of County Board approval unless all applicable conditions have been completed.

Referred By:  
Planning and Zoning Committee

05-10-2022

REVIEWED: Corporation Counsel: JBW ; Finance Director: MAD

**TO THE JEFFERSON COUNTY BOARD OF SUPERVISORS:  
MEMBER OF THE BOARD:**

**APPOINTMENTS BY COUNTY ADMINISTRATOR**

By virtue of the authority vested in me under Sections 59.18 (2)(b) of the Wisconsin Statutes, I respectfully request confirmation of the following appointments:

**BOARD OF HEALTH**

Steve Nass	May 10, 2025
Meg Turville-Heitz	May 14, 2024

**BRIDGES FEDERATED LIBRARY SYSTEM BOARD**

Anthony Gulig	December 31, 2022
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**JEFFERSON COUNTY LIBRARY BOARD**

Anthony Gulig	December 31, 2022
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**LAKE RIPLEY MANAGEMENT DISTRICT**

Meg Turville-Heitz	Indeterminate
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**LAND INFORMATION COUNCIL**

Steve Nass	April 23, 2024
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**TRAFFIC SAFETY COMMISSION**

	Indeterminate Term
Randy Wiessinger	DOT
Kevin Kinderman	WI State Patrol
Anita Martin	Board Supervisor
Charlene Schmid	DOT
J. Blair Ward	Law
Elizabeth Chilsen	Medical
Brian Udovich	Highway Rep

Ayes\_\_\_\_\_ Noes\_\_\_\_\_ Abstain\_\_\_\_\_ Absent\_\_\_\_\_

May 10, 2022

**TO THE JEFFERSON COUNTY BOARD OF SUPERVISORS:**

**MEMBER OF THE BOARD:**

**APPOINTMENTS BY COUNTY BOARD CHAIR**

I, Steven Nass, Chair of the County Board of Supervisors, Jefferson County, Wisconsin, as the appointing authority for standing committees, hereby appoint the following:

**BROADBAND WORKING GROUP**

(Members appointed by Chair – Board Term)

Curtis Backlund, Joan Fitzgerald, Matthew Foelker, Jeff Johns, Richard Jones, Robert Preuss

**BUILDING AND GROUNDS COMMITTEE**

(5 Members appointed by Chair – Board Term)

Curtis Backlund, Jim Braugher, Roger Lindl, Robert Preuss, Mary Roberts

**COMMUNITY JUSTICE COLLABORATING COUNCIL (CJCC)**

(1 Member appointed by Chair – Board Term)

Dwayne Morris

**\*ECONOMIC DEVELOPMENT CONSORTIUM**

(3 Members appointed by Chair + *Municipality Representatives – Indeterminate & 3 Year Terms*)

Bruce Degner April 30, 2025

Mark Groose April 30, 2023

**EXECUTIVE COMMITTEE**

(5 Members appointed by Chair - 1<sup>st</sup> & 2<sup>nd</sup> Vice Chairs – Board Term)

Joan Fitzgerald, Steve Nass, Blane Poulson, Brandon White, Michael Wineke

**FAIR PARK COMMITTEE**

(5 Members appointed by the Chair – Board Term)

David Drayna, Mark Groose, Roger Lindl, Blane Poulson, Brandon White, *Vacant, Vacant*

**FINANCE COMMITTEE**

(5 Members appointed by the Chair – Board Term)

Walt Christensen, David Drayna, George Jaeckel, Richard Jones, Russel Kutz

**HIGHWAY COMMITTEE**

(5 Members appointed by Chair – Board Term)

Curtis Backlund, Bruce Degner, Mark Groose, George Jaeckel, Roger Lindl

**\*HISTORIC SITES PRESERVATION COUNCIL**

(5 Members appointed by Chair – Board Term)

Joan Callan, *Kathy Marr*, Anita Martin, *Steve Mode*, *Robin Untz*

**HOME CONSORTIUM BOARD**

(4 County Representatives appointed by Chair – Indeterminate)

John Kannard, Russ Kutz, Vacant, Vacant (Alternate)

### **HUMAN RESOURCES COMMITTEE**

(5 Members appointed by Chair – Board Term)

Jim Braughler, Joan Fitzgerald, Timothy Mielke, Meg Turville-Heitz, Michael Wineke

### **INTERCOUNTY COORDINATING COMMITTEE (ICC)**

(1 Member appointed by Chair – Board Term)

Steve Nass

### **LAND AND WATER CONSERVATION COMMITTEE**

(5 Members appointed by Chair - 2 Members of UW Extension + 1 *Chair or designee of Farm Service Agency* - Board Term)

*Margaret Burlingham*, Walt Christensen, Matt Foelker (UW), Dan Herbst (UW), *Kirsten Jurcek (FSA)*, Cassie Richardson, Meg Turville-Heitz

### **LAW ENFORCEMENT /EMERGENCY MANAGEMENT COMMITTEE**

(5 Members appointed by Chair – Board Term)

David Drayna, Timothy Mielke, Dwayne Morris, Mary Roberts, Brandon White

### **LOCAL EMERGENCY PLANNING COMMITTEE (LEPC)**

(Appointed by Chair – Indeterminate)

Bruce Degner

### **MARSH COUNTRY HEALTH ALLIANCE**

(1 Member appointed by Chair - Indeterminate)

Russell Kutz, Michael Wineke (Alternate)

### **PROPERTY ASSESSED CLEAN ENERGY COMMISSION (PACE)**

(Appointed by Chair – Indeterminate Term)

Jim Braughler

### **PARKS COMMITTEE**

(5 Members appointed by Chair – Board Term)

Joan Callan, Walt Christensen, Anthony Gulig, Jeff Johns, Cassie Richardson

### **PLANNING & ZONING COMMITTEE**

(5 Members appointed by Chair – 3 Unincorporated - Board Term)

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

### **SOLID WASTE COMMITTEE**

(5 Members appointed by Chair – Board Term)

Joan Callan, Mark Groose, Jeff Johns, Anita Martin, Robert Preuss

### **UNIVERSITY EXTENSION EDUCATION COMMITTEE**

(5 Members appointed by Chair – Board Term)

Matt Foelker (LWCC), Anthony Gulig, Dan Herbst (LWCC), John Kannard, Dwayne Morris

**WI COUNTY UTILITY TAX ASSOCIATION**

(1 Member appointed by Chair - Indeterminate)

Anita Martin

**WORKFORCE DEVELOPMENT BOARD OF SOUTH CENTRAL WI**

(1 Member appointed by Chair – Board Term)

Steve Nass

\*Requires County Board Confirmation

Ayes \_\_\_\_\_ Noes \_\_\_\_\_ Abstain \_\_\_\_\_ Absent

05-10-2022