

**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:** Tuesday, May 27, 2025  
**TIME:** 8:30 a.m.  
**PLACE:** Jefferson County Courthouse, 311 S. Center Ave, Room C2063, Jefferson WI

[Join the meeting now](#)

Meeting ID: 234 644 362 860 3  
Passcode: 6Em7TH64

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 meeting minutes from April 28, May 9, May 15
7. Communications
8. April Monthly Financial Report for Register of Deeds
9. May Monthly Financial Report for Planning & Development
10. Discussion on Solar Energy Facilities
  - a. Crawfish River Solar
  - b. Badger State River
  - c. Sinnissippi Solar
  - d. Whitewater Solar Project
  - e. Rock Lake Solar Project
11. Discussion and Possible Action on Amending the Floodplain Ordinance
12. Discussion and Possible Action on Riverbend RV Resort at W6940 Rubidell Road in the Town of Milford
13. Discussion and Possible Action on an Amendment to the Zoning Ordinance Regarding Solar Energy Systems
14. Discussion and Possible Action on Updating the County Comprehensive Plan and Farmland Preservation Plan to update the Town of Ixonia Farmland Preservation Area Map
15. Discussion on Accessory Dwelling Units (ADU)
16. Discussion and Possible Action on Petitions Presented in Public Hearing on May 15, 2025:

**R4589A-25 – B&B Trust:** Rezone from A-1 to A-3 to create a 1-acre lot farm consolidation around the house at **W1281 Sunnyside Drive** in the Town of Concord, PIN 006-0716-2733-000 (45.802 ac).

**R4599A-25 & CU2163-25 – Jon Helt:** Rezone 0.6-acre from A-1 to A-2 to allow for an engineering/fabrication business at **N6484 County Road S** in the Town of Lake Mills, PIN 018-0713-1611-002 (3.0 ac).

**R4600A-25 – Jedidiah Draeger:** Rezone A-1 to A-3 .41-acres from parcel 016-0514-0131-005 (22.661 ac) and transfer to parcel 016-0514-0131-003 (1.159 ac) (Lot 1 CSM 4539) near **W5115 & W5125 Bark River Road** in the Town of Koshkonong.

**R4601A-25 – Michael Prado:** Rezone from A-1 to A-3 to create a 1-acre residential lot at **W611 State Road 59** in the Town of Palmyra, PIN 024-0516-2312-002 (22.0 ac). Property owned by Michael Prado, Clarisse Schowalter, Maria E Prado-Olson & Maria Paz Prado.

**R4602A-25 – Phyllis Jean Medeiros Trust:** Rezone from A-1 to A-3 to create a 3.4-acre farm consolidation at **W2344 Rome Road** in the Town of Sullivan, PIN 026-0616-0721-001 (16.0 ac).

**R4603A-25 – Joe Vultaggio:** Rezone from A-1 to N a 10.54-acre lot from PIN 004-0515-2533-000 (32.628 ac) and 004-0515-2532-000 (20.0 ac) located north of **W2862 State Road 59** in the Town of Cold Spring. Property is owned by Robert J Wagner Trust.

**R4604A-25 & CU2164-25 –Greg Harrom :** Rezone from A-T to A-3 for 1.0-acres and A-T to A-2 for .9-acres for a total of 1.9-acre lot to allow for a graphic design and fabrication business at **N4870 County Road D** in the Town of Jefferson, PIN 014-0615-0212-000 (29.9 ac). Property is owned by Yvonne R Duesterhoeft Trust.

**CU2147-25 – Kemmeter’s Properties LLC:** Conditional Use to allow for a 3600 sq. ft. structure to be used as an activity building for the existing bar in A-2 zone at **W5003 US Highway 18** in the Town of Jefferson, PIN 014-0614-1212-001 (4.74 ac), in accordance with Sec. 11.04(f)7 of the zoning ordinance.

**CU2165-25 – Todd Conforti:** Conditional Use to allow for an extensive onsite storage structure in an R-1 zone at **W1376 N Blue Spring Lake Drive** in the Town of Palmyra, PIN 024-0516-2841-009 (.766 ac). Property is owned by Ann T Conforti Trust.

**CU2166-25 – Paul Goeglein:** Conditional Use to allow for a 30’ x40’ addition onto existing shed for personal storage in an R-1 zone at **N4001 Jefferson Street** in the Town of Sullivan, PIN 026-0616-1724-014 (.40 ac).

**CU2167-25 – Courtney Zastrow:** Conditional Use to allow for a kennel in A-1 zone for personal dogs at residence located at **N8668 County Road O** in the Town of Waterloo, PIN 030-0813-1723-001 (35.170 ac).

17. Planning and Development Department Update

18. Possible Future Agenda Items

19. Discussion on Upcoming Meeting Dates:

June 13, 8:00 a.m. – Site Inspections leaving from Courthouse Room C1049

June 19, 7:00 p.m. – Public Hearing in Courthouse Room C2063

June 30, 8:30 a.m. – Decision Meeting in Courthouse Room C2063

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

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

July 28, 8:30 a.m. – Decision Meeting in Courthouse Room C2063

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 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](http://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 accommodation for attendance at the meeting should contact the County Administrator at 920-674-7101 at least 24 hours prior to the meeting so that appropriate arrangements can be made.***

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