

**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, June 30, 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 May 27, June 13, June 19
7. Communications
8. May Monthly Financial Report for Register of Deeds
9. June 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 Replacing a Single-Family Home at **N8209 County Road Y**, PIN 032-0815-1943-001 in the Town of Watertown More Than 100 feet From the Original House Foundation
12. Discussion and Possible Action on The Preserve at Oakland Subdivision Final Plat
13. Discussion and Possible Action on Amending the Floodplain Ordinance (R4618T-25)  
R4618T-25 – JEFFERSON COUNTY: To amend the existing County Floodplain Ordinance to allow for updated language based off the WI DNR model ordinance.
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 (R4616T-25)  
R4616T-25: To amend the County Comprehensive Plan and Farmland Preservation Plan and Farmland Preservation Area Map in the Town of Ixonia to incorporate the Town's recently updated Comprehensive Plan and Future Land Use Map. A proposed map may be obtained by contacting the Jefferson County Planning & Development Department.
15. Discussion and Possible Action on Rezoning from A-1 to A-T for Parcels in the Town of Ixonia:  
R4617T-25: Rezone from A-1 to A-T parcels impacted by amendment R4616T-25 to the County Comprehensive Plan in the Town of Ixonia, PIN 012-0816-2732-001, 012-0816-2743-001, 012-0816-2243-001, 012-0816-1543-001, 012-0816-2733-000, 012-0816-2844-000, 012-0816-2732-000, 012-0816-2713-000, 012-0816-2222-001, 012-0816-2244-000, 012-0816-2714-000, 012-0816-2712-001, 012-0816-2734-000, 012-0816-2743-002, 012-0816-1544-000, 012-0816-2841-000, 012-0816-2743-000, 012-0816-1544-001, 012-0816-2222-001, 012-0816-2333-003, 012-0816-2733-004, 012-0816-2731-000, 012-0816-2211-000, 012-0816-2214-001, 012-0816-2712-000, 012-0816-2222-000, 012-0816-2711-002.
16. Discussion and Possible Action on R4601A-25, Michael Prado to create a 1-acre A-3 lot at W611 State Road 59 in the Town of Palmyra, PIN 024-0516-2312-002, owned by Michael Prado, Clarisse Schowalter, Maria E Prado-Olson & Maria Paz Prado. The petition was previously postponed.
17. Discussion and Possible Action on an Amendment to the Zoning Ordinance Regarding Solar Energy Systems
18. Discussion and Possible Action on 2025-2026 Salvage Yard Licenses
19. Discussion on a Zoning Ordinance Text Amendment for Accessory Dwelling Units (ADU)
20. Discussion and Possible Action on 2026 Fee Schedule
21. Discussion and Possible Action on Petitions Presented in Public Hearing on June 19, 2025:

**R4605A-25 & CU2168-25 – Immanuel Ev. Lutheran Church:** Rezone 3.0-acres from A-1 to A-2 to allow for a childcare facility next to **W4096 County Road B** in the Town of Farmington, PIN 008-0715-1622-000 (33.772 ac). Property is owned by Dane Mel Hartwig.

**R4606A-25 & CU2169-25 – Brandon Zieglemeier:** Rezone A-1 to A-2 a 2-acre lot to allow for a landscape and snowplow business and to store business equipment and materials at **W8396 Perry Road** in the Town of Oakland, PIN 022-0613-1031-002 (14.110 ac).

**R4607A-25 – Michael D & Gail D Maron Trust:** Rezone from A-1 to A-3 to create a 5-acre farm consolidation and two 1-acre residential lots at **W3568 Ranch Road** in the Town of Farmington, PIN 008-0715-0334-000 (40.0 ac).

- R4608A-25 – Brian D & Jennifer L Statz:** Rezone from A-1 to A-3 to create three 2-acre lots across from **W3262 Koschnick Road** in the Town of Farmington, PIN 008-0715-0223-000 (46.046 ac).
- R4609A-25 – John H Diestelmann:** Rezone .4-acres from A-1 to A-3 from PIN 010-0615-2032-001(38.304 ac) to be added to PIN 010-0615-2032-000 (1.696 ac) to create a total 2-acre A-3 lot at **W4480 Diestelmann Lane** in the Town of Hebron.
- R4610A-25 – Erik & Natalija Burns:** Rezone 1.3-acres from A-1 to A-3 around the existing home and buildings located at **W8946 US Highway 12** in the Town of Oakland, PIN 022-0613-1711-003 (26.659 ac).
- R4611A-25 – Cheri Hazard:** Rezone A-1 to A-3 to create a 3.1-acre residential lot at **W881 Village Line Road** in the Town of Sullivan, PIN 026-0616-1122-000 (38.0 ac).
- R4612A-25 – Matthew & Angela Wolfe:** Rezone A-1 to A-3 to create a 2-acre lot at **N4882 County Road P** in the Town of Sullivan, PIN 026-0616-0612-000 (14.908 ac).
- R4613A-25 – NCEnterprises LLC:** Rezone 15-acres (Outlot 1) from A-1 to N and creating a 35-acre A-1 zoned lot (Lot 1) at **N7119 North Shore Road** in the Town of Lake Mills, PIN 008-0713-0224-000 (39.80 ac) and PIN 018-0713-0213-003 (14.622 ac).
- R4614A-25 – Brian D & Jennifer L Statz:** Rezone from A-1 to N to create a 2.6-acre lot across from **W3262 Koschnick Road** in the Town of Farmington, PIN 008-0715-0223-000 (46.046 ac).
- R4615A-25 – Duane W & Deborah Strauss:** Rezone A-T to R-2 to create a 1.2-acre residential lot located at **N8505 Highland Road** in the Town of Watertown, PIN 032-0815-1744-000 (21.254 ac).
- CU2170-25 – Louis & Ellen White:** Conditional Use to allow for kennel in an A-1 zone for personal dogs at residence located at **N7298 County Road F** in the Town of Concord, PIN 006-0716-0311-002 (2.365 ac).
- CU2171-25 – Jasper Gronert:** Conditional Use to allow for an extensive onsite storage structure for personal storage in an R-2 zone located at **N3093 County Road K** in the Town of Jefferson, PIN 014-0614-2741-001 (1.060 ac).

- 22. Planning and Development Department Update
- 23. Possible Future Agenda Items
- 24. Discussion on Upcoming Meeting Dates:
  - 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
  - August 15, 8:00 a.m. – Site Inspections leaving from Courthouse Room C1049
  - August 21, 7:00 p.m. – Public Hearing in Courthouse Room C2063
  - August 25, 8:30 a.m. – Decision Meeting in Courthouse Room C2063

- 25. 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.jeffersoncountywi.gov](http://www.jeffersoncountywi.gov).**

A quorum of any Jefferson County Committee, Board, Commission, or other body, including the Jefferson County Board of Supervisors, may be present at this meeting.  
***Individuals requiring special 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.