

**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, July 28, 2025

**TIME:** 8:30 a.m.

**PLACE:** Jefferson County Courthouse, 311 S. Center Ave, Room C2063, Jefferson WI

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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 June 30, July 11, July 17
7. Communications
8. June Monthly Financial Report for Register of Deeds
9. July Monthly Financial Report for Planning & Development
10. Discussion on Solar Energy Facilities
  - a. Badger State River
  - b. Sinnissippi Solar
  - c. Whitewater Solar Project
  - d. Rock Lake Solar Project
11. Discussion and Possible Action on a Joint Development Agreement for Whitewater Solar
12. Discussion and Possible Action on the Department Fee Schedule
13. Discussion and Possible Action on the 2026 Department Budget
14. Discussion on a Zoning Ordinance Text Amendment for Accessory Dwelling Units (ADU)
15. Discussion and Possible Action on a Preliminary CSM and Zoning District Adjustment at N3281 Schmidt Road, Town of Hebron PIN 010-0615-2144-000 owned by Davco Development Corporation
16. Discussion and Possible Action on Petitions Presented in Public Hearing on July 17, 2025:

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

**R4619A-25 & CU2172-25 – Edgehill Ventures LLC:** Rezone from A-1 to A-2 the 5.698-acre lot to allow for a campground located at **N2316 Museum Road** in the Town of Hebron, PIN 010-0515-0213-013 (5.698 ac).

**R4620A-25 – John Buske:** Rezone from A-1 to A-3 to create a 3.2-acre lot around existing house and buildings at **W1679 County Road P** in the Town of Ixonia, PIN 012-0816-2132-000 (43.738 ac).

**R4621A-25 – Robert D & Kim R Turney:** Rezone from A-1 to A-3 to create a 4.0-acre residential lot at the corner of **River Road & Hustisford Road** in the Town of Ixonia, PIN 012-0816-1921-000 (37.10 ac).

**R4622A-25 – Bennett J Brantmeier Trust:** Rezone .7-acres from A-3 to A-1 and rezone 3.3-acres from A-1 to A-3 resulting in creating a 4.0-acre A-3 residential lot across from **N4809 Christberg Road** in the Town of Jefferson, parcel 014-0615-0611-002 (20.301 ac) & 014-0615-0611-003 (1.156 ac).

**R4623A-25 – Davco Development Corporation:** Rezone from A-1 to N to create a 7.9-acre lot (Lot 1) located at **N3317 Schmidt Road** in the Town of Hebron, PIN 010-0615-2144-000 (52.60 ac).

**R4624A-25 – Davco Development Corporation:** Rezone from A-1 to A-3 creating two – 2.0 acre lots (Lots 2 & 4) and one – 1.8-acre residential lot (Lot 3) located near **N3317 Schmidt Road** in the Town of Hebron, PIN 010-0615-2144-000 (52.60 ac).

**R4625A-25 – Davco Development Corporation:** Rezone from A-1 to A-3 to create a 1.0-acre residential lot (Lot 6) located south of **N3215 Schmidt Road** in the Town of Hebron, PIN 010-0615-2812-001 (20.0 ac).

**R4626A-25 – Davco Development Corporation:** Rezone from N to A-1 to create a total 52.8-acre lot (Lot 7) located near **N3268 Schmidt Road** in the Town of Hebron, PIN 010-0615-2723-000 (40.0-ac) & parts of PIN 010-0615-2811-000 (27.40 ac) and 010-0615-2814-000 (40.0-ac).

**R4627A-25 – Davco Development Corporation:** Rezone from A-1 to A-3 to create two - 1.0-acre residential lots (Lot 8 & 9) located at **N3268 Schmidt Road** in the Town of Hebron, PIN 010-0615-2811-000 (27.40 ac).

**R4628A-25 – Davco Development Corporation:** Rezone from N to A-1 to create a total 85.1-acre lot (Lot 10) along **Schmidt Road** in the Town of Hebron, parts of PIN 010-0615-2811-000 (27.40 ac), PIN 010-0615-2813-000 (40.0 ac), 010-0615-2814-000 (40.0 ac), and 010-0615-2812-001 (20.0 ac).

**R4629-25 – Mark Reinecke:** Rezone from A-T to R-1 to create a 1.13-acre residential lot located south of **N1108 Olson Road** in the Town of Sumner, PIN 028-0513-1942-000 (3.105 ac).

**CU2173-25 – Newsdews LLC:** Conditional Use to allow for storage of contractor equipment and materials (mechanical pipe & ductwork insulation) in A-2 zone located at **W332 Delafield Road** in Town of Concord, PIN 006-0716-1331-000 (7.385 ac).

**CU2174-25 – Francisco Alvarez Ramirez:** Conditional Use to allow for 56' X 60' extensive onsite storage Structure in an R-2 zone for personal storage located at **N1068 Old 26 Road** in Town of Koshkonong, PIN 016-0514-1942-002 (5.106 ac).

**CU2175-25 – Edward W & Lori M Eidson:** Conditional Use to allow for a 28' X 51', 22' in height, extensive onsite storage structure in an R-1 zone for personal storage across from **W9667 Lake Drive** in Town of Sumner, PIN 028-0513-3022-062 (.129 ac).

17. Discussion and Possible Action on an Amendment to the Zoning Ordinance Regarding Solar Energy Systems

18. Planning and Development Department Update

19. Possible Future Agenda Items

20. Discussion on Upcoming Meeting Dates:

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

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

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

September 29, 8:30 a.m. – Decision Meeting in Courthouse Room C2063

21. 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.