

**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, August 25, 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 July 28, August 15
7. Communications
8. July Monthly Financial Report for Register of Deeds
9. August 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 R4610A-25 located near W8946 US Highway 12, PIN 022-0613-1711-003 in the Town of Oakland and owned by Erik & Natalijja Burns
12. Discussion and Possible Action on R4625-25 located south of N3215 Schmidt Road (Lot 6), Town of Hebron PIN 010-0615-2812-001 owned by Davco Development Corporation
13. Discussion and Possible Action on lot line adjustment at W9272 Woodside Road, Town of Sumner PIN 028-0513-0522-001 owned by Dale Evenson
14. Discussion on a Zoning Ordinance Text Amendment for Accessory Dwelling Units (ADU)
15. Discussion and Possible Action on Petitions Presented in Public Hearing on August 21, 2025:

**R4630A-25 & CU2176-25– Fin N Feather Sportsmen Club Inc:** Rezone from A-1 to A-2 to allow for the hunt club/game farm resort located at **N2765 Hardscrabble Road** in the Town of Sullivan, PIN 026-0616-3514-000 (20.0 ac), 026-0616-3513-000 ( 30.0 ac), 026-0616-3511-001 (20.0 ac) and 026-0616-3512-001 (20.0 ac).

**R4631A-25– Dale W & Jacqueline E Naatz Trust:** Rezone A-1 to A-3 to create a 2-acre residential lot located at **N7233 Shade Road** in the Town of Farmington, PIN 008-0715-0321-002 (41.956 ac).

**R4632A-25– Eggert Acres LLC:** Rezone approximately 15-acres from A-1 to N north of **W6588 West Road** in the Town of Milford, PIN 020-0814-2041-000 (40.0 ac).

**R4633A-25 & CU2177-25 – Thomas Geiger:** Rezone an existing 0.224-acre lot from B to R-1 to allow for a duplex located at **N3869 Jefferson Street** in the Town of Sullivan, PIN 026-0616-1731-026 (.224 ac).

**CU2178-25 – David Dricken:** Conditional Use to allow for extensive onsite storage structure in R-2 zone at **N6186 Jefferson Road** in Town of Aztalan, PIN 002-0714-1344-005 (1.390 ac).

**CU2179-25 – Michelle Thomsen:** Conditional Use to allow for kennel in R-2 zone for personal dogs at

**W5172 Biederman Drive** in Town of Aztalan, PIN 002-0714-2521-002 (.950 ac).

**CU2180-25 – Steven S & Renee A Sawvell Trust:** Conditional Use to allow a 20' addition onto existing building for storage of construction materials and equipment at **N6487 Elm Drive** in Town of Concord, PIN 006-0716-1411-008 (.607 ac).

16. Planning and Development Department Update

17. Possible Future Agenda Items

18. Discussion on Upcoming Meeting Dates:

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

October 10, 8:00 a.m. – Site Inspections leaving from Courthouse Room C1049

October 16, 7:00 p.m. – Public Hearing in Courthouse Room C2063

October 27, 8:30 a.m. – Decision Meeting in Courthouse Room C2063

19. 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.