

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

[Join the Teams 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 revise September 18, September 29, October 10, October 16
7. Communications
8. September Monthly Financial Report for Register of Deeds
9. October 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 R4631A-25, Dale W & Jacqueline E Naatz Trust to create a 4-acre A-3 lot at N7233 Shade Road in the Town of Farmington, PIN 008-0715-0321-00. The petition was previously postponed.
12. Discussion and Possible Action on Outside Storage in the proposed 8-acre industrial zoned lot (R4647A-25) on Woody Lane, PIN 012-0816-2732-000 currently owned by Curtis and Mary Pernat and proposed by MJ Excavating.
13. Discussion and Possible Action on a holding tank request located at W3367 Sunshine Road, PIN 008-0715-2741-000 located in the Town of Farmington. The property is owned by Ryan and Katelyn Broedlow.
14. Discussion and Possible Action on CU2151-25 to allow for the increase in the extensive onsite storage structure size located at W7394/W7398 State Road 106, PIN 028-0513-0141-004 in the Town of Sumner and owned by Keith Bartholomew.
15. Discussion and Possible Action on Petitions Presented in Public Hearing on October 16, 2025:

R4640A-25 – Rodney Johnson: Rezone 6.3-acres from A-1 to A-2 around existing agricultural structures located at **N8525 County Road E** in the Town of Watertown, PIN 032-0815-2311-000 (29.799 ac).

R4641A-25 – Scott Schneider: Rezone .210-acres from A-1 to A-3 from PIN 002-0714-3041-000 (46.001 ac) and add to lot at **N5485 Harvey Road** for total lot size of 1.891-acres in Town of Aztalan, PIN 002-0714-3041-003 (1.681 ac).

R4642A-25 – Wendt Property Management: Rezone 3.14-acres from A-1 to A-3 to create a farm consolidation around existing house and outbuildings located at **W3476 Ranch Road** in the Town of Farmington, PIN 008-0715-0343-001 (18.166 ac).

R4643A-25 – Jeffrey J Coleman Trust: Rezone 1-acre from A-1 to A-3 to create a farm consolidation around the existing house at **W3558 Hagedorn Road** in Town of Hebron, PIN 010-0615-2231-000 (39.210 ac).

R4644A-25 – Derek & Shenelle Jardine: Rezone from A-1 to A-3 to create a 2-acre residential lot at **N7358 Zabel Lane** in Town of Milford, PIN 020-0814-3543-000 (40.0 ac).

R4645A-25 – Charles Schlessinger: Rezone from A-1 to A-3 to create two 2-acre residential lots at **W566 Carlin Trail** in Town of Palmyra, PIN 024-0516-2341-000 (27.390 ac).

R4646A-25 – Rodney Johnson: Rezone 2.0-acres from A-1 to A-3 from PIN 032-0815-2311-000 (29.799 ac) to be added to PIN 032-0815-2311-001 (1.0 ac) to create a total 3-acre residential lot located at **N8493 County Road E** in the Town of Watertown.

R4647A-25 – Curtis Pernet: Rezone 8-acres from A-T to I with outside storage in the Industrial zone across from **N7886 Woody Lane** in the Town of Ixonia, PIN 012-0816-2732-000 (35.305 ac).

CU2182-25 – Ryan Broedlow: Conditional Use to allow for a home occupation for CPA services in an A-3 zone at **W3367 Sunshine Road** in Town of Farmington, PIN 008-0715-2741-000 (4.0 ac).

16. Planning and Development Department Update

17. Possible Future Agenda Items

18. Discussion on Upcoming Meeting Dates:

November 14, 8:00 a.m. – Site Inspections leaving from Courthouse Room C1049

November 20, 6:00 p.m. – Public Hearing in Courthouse Room C2063

November 24, 8:30 a.m. – Decision Meeting in Courthouse Room C2063

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

December 18, 6:00 p.m. – Public Hearing in Courthouse Room C2063

December 29, 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.

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.