

**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, February 23, 2026  
**TIME:** 8:30 a.m.  
**PLACE:** Jefferson County Courthouse, 311 S. Center Ave, Room C1021, 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 January 15, January 26, February 13
7. Communications
8. January Monthly Financial Report for Register of Deeds
9. February Monthly Financial Report for Planning & Development
10. Discussion on Solar Energy Facilities
  - a. Badger State Solar
  - b. Sinnissippi Solar
  - c. Whitewater Solar Project
11. Discussion and Possible Action on the yearly review of CU2058-20 – Paul E Elliott/Dianne M Owens for agricultural tourism, retail sales of agricultural related items and a wine tasting room located a N7040 Saucer Dr in the Town of Farmington, PIN 008-0715-0232-001.
12. Discussion and Possible Action on a Determination of Completeness for Dean’s Eggs Inc located at N5358 State Road 89 in the Town of Aztalan. This is an ATCP 51 regulated livestock siting facility and the proposal includes an increase to 9,225 animal units and the construction of four new livestock housing facilities and a manure storage structure.
13. Discussion and Possible Action on R4644A-25 for Derek & Shenelle Jardine located N7358 Zabel Lane in Town of Milford, PIN 020-0814-3543-000 (40.0 ac). The petition was previously postponed on October 27, 2025.
14. Discussion and Possible Action on Amending the Private On-site Wastewater Treatment System Ordinance
15. Discussion and Possible Action on a Flood Evacuation Plan for Hebron Springs Campground located at N2316 Museum Road in the Town of Hebron and owned by Edgehill Ventures LLC
16. Discussion and Possible Action on R4639T-26 for a Text Amendment to the Jefferson County Zoning Ordinance to Incorporate Regulations for Solar Developments
17. Discussion and Possible Action on R4666T-26 for a Text Amendment to the Jefferson County Zoning Ordinance for Accessory Dwelling Units
18. Discussion and Possible Action on Petitions Presented in Public Hearing on February 19, 2026:

**R4663A-26 – Allen Carnes:** Rezone from A-1 to A-3 to create a 1.0-acre residential lot at **N2824 Hardscrabble Road** in Town of Sullivan, PIN 026-0616-3622-002 (4.992 ac).

**R4664A-26 – Marty Foltz:** Rezone 1.49-acres (Lot 1) from A-1 to A-3 to create a residential lot south of house at **N3468 Hardscrabble Road** in Town of Sullivan, PIN 026-0616-2442-000 (19.980 ac). Property is owned by Janet F Foltz.

**R4665A-26 – Marty Foltz:** Rezone 2.8-acre lot from A-1 to A-3 as a farm consolidation (Lot 2) around existing house and outbuildings at **N3468 Hardscrabble Road** in Town of Sullivan, PIN 026-0616-2442-000 (19.980 ac). Property is owned by Janet F Foltz.

**CU2187-25 – DLM Group:** To update Conditional Use permit for existing golf course to allow for expansion for a restaurant and kitchen in an A-2 zone at **W4787 Yandry Road** in Town of Cold Spring, PIN 004-0515-1843-000 (30.912 ac).

**CU2191-26 – Bryan & Lindsay Poredos:** Conditional Use to allow for a 30' x 40' extensive onsite storage structure in an R-2 zone at **N3628 County Road K** in Town of Jefferson, PIN 014-0614-2312-011 (1.0 ac) & 014-0614-2312-012 (.987 ac).

**CU2192-26 – Kosh Commercial LLC:** Conditional Use to allow for a building and bathroom expansion for the existing event venue located at **W6760 Pond Road** in Town of Koshkonong, PIN 016-0514-2924-002 (2.554 ac).

**CU2193-26 – Forest Enterprises LLC:** Conditional Use to allow for the expansion of the existing landscaping business in an existing A-2 zone at **W8583 Finch Brothers Road** in Town of Lake Mills, PIN 018-0713-2112-000 (47.527 ac).

19. Planning and Development Department Update

20. Possible Future Agenda Items

21. Discussion on Upcoming Meeting Dates:

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

**March 26, 6:00 p.m.** – Public Hearing in Courthouse Room C2063

March 30, 8:30 a.m. – Decision Meeting in Courthouse Room C1021

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

April 16, 6:00 p.m. – Public Hearing in Courthouse Room C2063

April 27, 8:30 a.m. – Decision Meeting in Courthouse Room C1021

22. 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.