

AGENDA
JEFFERSON COUNTY PLANNING AND ZONING COMMITTEE
DECISION MEETING

George Jaeckel, Chair; Steve Nass, Vice-Chair; Blane Poulson, Secretary; Matt Foelker; Amanda Kaiser

SUBJECT: Planning and Zoning Committee Decision Meeting
DATE: Monday, June 29, 2026
TIME: 8:30 a.m.
PLACE: Jefferson County Courthouse, 311 S. Center Ave, Room C2063, Jefferson WI

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Meeting ID: 282 181 109 880 272
Passcode: HB2Kx2ND

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 21, May 26, June 12, June 18
7. Communications
8. Monthly Financial Report for Register of Deeds
9. Monthly Financial Report for Planning & Development
10. Discussion on Solar Energy Facilities
 - a. Badger State Solar
 - b. Sinnissippi Solar
 - c. Whitewater Solar
 - d. Stone Elephant Solar
11. Discussion and Possible Action on the preliminary plat of Autumn Ridge North subdivision on PIN 012-0816-2124-003 in the Town of Ixonia, currently owned by Kieck Farms LLC and being developed by Neumann Developments, LLC.
12. Discussion and Possible Action on CU2204-26 for Rodrick Stokes & Paula Hough-Stokes to allow for a kennel (dog breeding) located A-3 zone at **W8890 State Road 89** in Town of Waterloo, PIN 030-0813-0433-002 (1.46 ac). The petition was previously postponed for additional information.
13. Discussion and Possible Action on R4664A-26 for Marty Foltz to 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. The petition was previously postponed.
14. Discussion and Possible Action on 2026 Salvage Yard Licenses
15. Discussion and Possible Action on Data Center Regulations
16. Discussion on an Appeal of a POWTS Permit in the Town of Farmington
17. Discussion and Possible Action on POWTS Ordinance Update
18. Discussion and Possible Action on Petitions Presented in Public Hearing on June 18, 2026:

R4686A-26 & CU2205-26 – Adam Lindstrom/Timothy Otterstatter: Rezone A-1 to A-2 to create two 9-acre lots and to allow for an agriculture dealership at **W2866 East Gate Drive** in Town of Watertown, PIN 032-0815-1223-000 (20.387 ac). Property is owned by Timothy Otterstatter.

R4687A-26 – Larry Braatz: Rezone A-1 to A-3 to create a 1.0-acre residential lot north of **N5785 County Road Q** in Town of Aztalan, PIN 002-0714-2031-000 (38.660 ac).

R4688A-26 – Todd & Victoria Berger: Rezone A-1 to A-3 to create a 3.0-acre farm consolidation around the existing house and buildings at **W3475 Ranch Road** in Town of Farmington, PIN 008-0715-1012-000 (30.0 ac). Property is owned by Mary Ann Berger Trust.

R4689A-26 – Todd & Victoria Berger: Rezone A-1 to A-3 to create a 2.0-acre residential lot at **W3475 Ranch Road** in Town of Farmington, PIN 008-0715-1012-000 (30.0 ac). Property is owned by Mary Ann Berger Trust.

R4690A-26 – Heath Schluter: Rezone A-1 to A-3 to create a 3.0-acre farm consolidation around the existing house and buildings at **W3476 County Road B** in Town of Farmington, PIN 008-0715-1513-002 (42.125 ac).

R4691A-26 – Heath Schluter: Rezone A-1 to A-3 to create a 1.0-acre residential lot at **W3476 County Road B** in Town of Farmington, PIN 008-0715-1513-002 (42.125 ac).

R4692A-26 – Riggs Farmstead LLC: Rezone A-1 to A-3 to create a 2.0-acre residential lot at **N144 Wojtkunski Road** in Town of Palmyra, PIN 024-0516-3144-000 (39.148 ac).

CU2206-26 – Kevin Kleinhans: Conditional Use to allow for a 1736 sq. ft., 17' high extensive onsite storage structure in existing R-2 zone at **W350 Pine Drive** in Town of Palmyra, PIN 024-0516-1234-006 (4.343 ac).

CU2207-26 – Rosy-Lane Holsteins LLC: Conditional Use for an ATCP regulated livestock facility in an A-1 Agricultural zone at **W3855 Ebenezer Drive** in Town of Watertown, on PIN 032-0815-2812-000 (49.01 ac) and PIN 032-0815-2811-002 (48.267 ac). The proposal allows for new buildings, a new waste storage facility and to increase the existing 1630 animal units to 4700 animal units. This is in accordance with Sec 22-584 of the Jefferson County Zoning Ordinance and Wi. Stat. Chapter ATCP 51.

19. Planning and Development Department Update

20. Possible Future Agenda Items

21. Discussion on Upcoming Meeting Dates:

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

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

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

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

August 20, 7:00 p.m. – Public Hearing in Courthouse Room C2063

August 31, 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.jeffersoncountyiwi.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.