AGENDA
JEFFERSON COUNTY PLANNING AND ZONING COMMITTEE
DECISION MEETING

Blane Poulson, Chair; Matt Foelker, Vice-Chair; George Jaeckel, Secretary; Steve Nass; Walt Christensen

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

Join the Teams meeting now
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 October 29, November 13, November 19
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 CU2220-26 for Jon & Kessia Boche for an Accessory Dwelling Unit W1201 County Road CW in Town of Ixonia, PIN 012-0816-0323-001 (34.220 ac). The petition was previously postponed.
12. Discussion and Possible Action on allowing a septic system to cross property lines, in accordance with Section 16-131(l) of the POWTS Ordinance, located at W4293 Hillview Lane in the Town of Farmington and owned by Donna M Au.
13. Discussion and Possible Action on Data Center Regulations
14. Discussion and Possible Action on Petitions Presented in Public Hearing on November 19, 2026:

R4723A-26 – Judith Giese: Rezone from A-1 to A-3 to create a 3.3-acre farm consolidation around the existing house and outbuildings in an existing A-1 zone at **N2916 County Road F** in Town of Sullivan, PIN 026-0616-2943-000 (39.290 ac).

CU2228-26 – Ryder Hebbe: Conditional Use to allow for a 648 sq ft, 10 ft high extensive onsite storage structure in an existing R-2 zone located at **W5269 State Road 106** in Town of Koshkonong, PIN 016-0614-3633-004 (1.197 ac).

CU2229-26 – Steven & Laurie Mesenbring: Conditional Use to allow for a 960 sq ft, 24 ft high extensive onsite storage structure in an existing R-2 zone located at **N1031 Vinnie Ha Ha Road** in Town of Koshkonong, PIN 016-0513-2431-020 (.639 ac).

CU2230-26 – OneEnergy Development LLC-Little Drumlin Solar Project: Conditional Use to allow for a 6-megawatt solar development in an existing A-1 zone located at **W7189 County Road C** in Town of Koshkonong, PIN 016-0614-3121-000 (18.108 ac) & 016-0614-3124-000 (40.0 ac). Property is owned by Arnold Jennerman & Margaret Steuck.

15. Planning and Development Department Update
16. Possible Future Agenda Items
17. Discussion on Upcoming Meeting Dates:
    December 11, 8:00 a.m. – Site Inspections leaving from Courthouse Room C1049
    December 17, 6:00 p.m. – Public Hearing in Courthouse Room C2063
    December 28, 8:30 a.m. – Decision Meeting in Courthouse Room C1021
    January 15, 8:00 a.m. – Site Inspections leaving from Courthouse Room C1049
    January 21, 6:00 p.m. – Public Hearing in Courthouse Room C2063
    January 25, 8:30 a.m. – Decision Meeting in Courthouse Room C1021
18. Presentation on Data Centers by Karl Green, Community Planning Specialist – UW Madison, Division of Extension
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**.**