

MINUTES
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, July 28, 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

The meeting was called to order by Chairman Jaeckel at 8:30 a.m.

2. Roll Call (Establish a Quorum)

Committee members present in person were Supervisor Jaeckel, Supervisor Poulson and Supervisor Foelker. Supervisor Nass arrived at 8:37am and Supervisor Richardson was present via Teams. Other County staff in attendance were County Administrator Michael Luckey, Register of Deeds Staci Hoffmann and Land & Water Conservation Director Patricia Cicero and Corporation Counsel Danielle Thompson via Teams. Department staff present were Matt Zangl, Sarah Elsner, Haley Nielsen, Trevor Quandt, Caleigh Cleary and Shari Fischback. Members of the public present were Anita Martin and Bennett Brantmeier and via Teams were Kim Turney, S. Fleck, Shawn Schlagenhaft, Zack Goodrow and Sue Marx.

3. Certification of Compliance with Open Meetings Law

Supervisor Poulson confirmed that the meeting was being held in compliance.

4. Approval of the Agenda

Motion was made by Supervisor Jaeckel to move up #17 due to Bennett Brantmeier being present. Motion made by Supervisor Poulson, second by Supervisor Foelker to approve. Motion passed on a voice vote, 4-0.

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)

There were no public comments.

6. Approval of meeting minutes from June 30, July 11, July 17

Motion by Poulson/ Foelker to approve June 30, 2025, minutes as written.

Motion passed on a voice vote 4-0.

Motion by Foelker/Poulson to approve July 11, 2025, minutes as written.

Motion passed on a voice vote 4-0.

Motion by Poulson/ Foelker to approve July 17, 2025, minutes as written.

Motion passed on a voice vote 4-0.

7. Communications – None.

8. June Monthly Financial Report for Register of Deeds

Staci Hoffman reported that they should make budget by October.

9. July Monthly Financial Report for Planning & Development

Zangl reported department is currently \$3000 over this time last year, with some expected extra revenue towards the end of the year for new home permits from the Didion subdivision project.

10. Discussion on Solar Energy Facilities

- a. **Badger State River** – Project met PSC deadline and is officially underway. Construction began with putting in driveway off County Road G. Still waiting on wheat crop to dry enough to allow for harvest.
- b. **Sinnissippi Solar** - Project has been quiet. No updates.
- c. **Whitewater Solar Project** – Public hearings at the PSC level were held in early July with a lot of public comments.
- d. **Rock Lake Solar Project** – Sarah provided update from early July on-site meeting. Project is under construction.

11. Discussion and Possible Action on a Joint Development Agreement for Whitewater Solar

Luckey provided a summary of project, reviewed draft with language contents. Discussion took place regarding decommission depth. No action was taken.

12. Discussion and Possible Action on the Department Fee Schedule

Zangl reviewed fee increases in the draft fee schedule for salvage yards and solar projects. The Committee discussed refund practices. Motion made by Jaeckel/Poulson to approve the fee schedule. Motion approved on a 5-0 voice vote.

13. Discussion and Possible Action on the 2026 Department Budget

Zangl provided an overview of the 2026 budget. Motion was made by Poulson/Foelker to approve the 2026 budget. Motion approved on a 5-0 voice vote.

14. Discussion on a Zoning Ordinance Text Amendment for Accessory Dwelling Units (ADU)

Elsner provided update on the progress of the draft and explained additions and research requested from last month's meeting. Still a work in progress, with more updates at the forthcoming meeting next month.

15. Discussion and Possible Action on a Preliminary CSM and Zoning District Adjustment at N3281 Schmidt Road, Town of Hebron PIN 010-0615-2144-000 owned by Davco Development Corporation

Zangl provided an overview of requests to divide off the lot and adjust lot lines. Motion was made by Poulson/Foelker to approve. Motion approved on a 5-0 voice vote.

16. Discussion and Possible Action on Petitions Presented in Public Hearing on July 17, 2025:

See rezone and conditional use file for complete decision

APPROVED - R4589A-25 – B&B Trust: Rezone from A-1 to A-3 to create a 1-acre lot farm consolidation around the home at **W1281 Sunnyside Drive** in the Town of Concord, PIN 006-0716-2733-000 (45.802 ac). Motion by Poulson/Foelker to approve the rezone request with conditions. Motion approved on a 5-0 voice vote.

APPROVED - R4619A-25 & CU2172-25 – Edgehill Ventures LLC: Rezone from A-1 to A-2 the 5.698-acre lot to allow for a campground located at **N2316 Museum Road** in the Town of Hebron, PIN 010-0515-0213-013 (5.698 ac). Motion by Nass/Poulson to approve the rezone request with conditions. Motion approved on a 4-1 voice vote.

APPROVED - R4620A-25 – John Buske: Rezone from A-1 to A-3 to create a 3.2-acre lot around existing house and buildings at **W1679 County Road P** in the Town of Ixonia, PIN 012-0816-2132-000 (43.738 ac). Motion by Poulson/Nass to approve the rezone request with conditions. Motion approved on a 5-0 voice vote.

CONDITIONAL APPROVAL R4621A-25 – Robert D & Kim R Turney: Rezone from A-1 to A-3 to create a 4.0-acre residential lot at the corner of **River Road & Hustisford Road** in the Town of Ixonia, PIN 012-0816-1921-000 (37.10 ac). Motion by Jaeckel/Poulson to approve the rezone request conditional on a redesign to adjust lot lines for lot to be square, clustered and reduce the fragmentation of the agricultural/A-1 land. Motion approved on a 5-0 voice vote.

APPROVED R4622A-25 – Bennett J Brantmeier Trust: Rezone .7-acres from A-3 to A-1 and rezone 3.3-acres from A-1 to A-3 resulting in creating a 4.0-acre A-3 residential lot across from **N4809 Christberg Road** in the Town of Jefferson, parcel 014-0615-0611-002 (20.301 ac) & 014-0615-0611-003 (1.156 ac). Motion by Foelker/Poulson to approve the rezone request with a redesign for a 3-acre lot and utilize the splits from the parcel owned by the petitioner located in the Town of Hebron. Motion approved on a 5-0 voice vote.

APPROVED - R4623A-25 – Davco Development Corporation: Rezone from A-1 to N to create a 7.9-acre lot (Lot 1) located at **N3317 Schmidt Road** in the Town of Hebron, PIN 010-0615-2144-000 (52.60 ac). Motion by Nass/Foelker to approve the rezone request with conditions. Motion approved on a 5-0 voice vote.

APPROVED - R4624A-25 – Davco Development Corporation: Rezone from A-1 to A-3 creating two – 2.0 acre lots (Lots 2 & 4) and one – 1.8-acre residential lot (Lot 3) located near **N3317 Schmidt Road** in the Town of Hebron, PIN 010-0615-2144-000 (52.60 ac). Motion by Nass/Foelker to approve the rezone request with conditions. Motion approved on a 5-0 voice vote.

CONDITIONAL APPROVAL R4625A-25 – Davco Development Corporation: Rezone from A-1 to A-3 to create a 1.0-acre residential lot (Lot 6) located south of **N3215 Schmidt Road** in the Town of Hebron, PIN 010-0615-2812-001 (20.0 ac). Motion by Foelker/Poulson to approve the rezone request conditional on moving the lot north to be clustered with the other lots being created. Motion approved on a 5-0 voice vote.

APPROVED - R4626A-25 – Davco Development Corporation: Rezone from N to A-1 to create a total 52.8-acre lot (Lot 7) located near **N3268 Schmidt Road** in the Town of Hebron, PIN 010-0615-2723-000 (40.0-ac) & parts of PIN 010-0615-2811-000 (27.40 ac) and 010-0615-2814-000 (40.0-ac). Motion by Nass/Foelker to approve the rezone request with conditions. Motion approved on a 5-0 voice vote.

APPROVED - R4627A-25 – Davco Development Corporation: Rezone from A-1 to A-3 to create two - 1.0-acre residential lots (Lot 8 & 9) located at **N3268 Schmidt Road** in the Town of Hebron, PIN 010-0615-2811-000 (27.40 ac). Motion by Nass/Foelker to approve the rezone request with conditions. Motion approved on a 5-0 voice vote.

APPROVED - R4628A-25 – Davco Development Corporation: Rezone from N to A-1 to create a total 85.1-acre lot (Lot 10) along **Schmidt Road** in the Town of Hebron, parts of PIN 010-0615-2811-000 (27.40 ac), PIN 010-0615-2813-000 (40.0 ac), 010-0615-2814-000 (40.0 ac), and 010-0615-2812-001 (20.0 ac). Motion by Nass/Foelker to approve the rezone request with conditions. Motion approved on a 5-0 voice vote.

APPROVED - R4629-25 – Mark Reinecke: Rezone from A-T to R-1 to create a 1.13-acre residential lot located south of **N1108 Olson Road** in the Town of Sumner, PIN 028-0513-1942-000 (3.105 ac). Motion by Nass/Poulson to approve the rezone request with conditions. Motion approved on a 5-0 voice vote.

APPROVED - CU2173-25 – Newsdews LLC: Conditional Use to allow for storage of contractor equipment and materials (mechanical pipe & ductwork insulation) in A-2 zone located at **W322 Delafield Road** in Town of Concord, PIN 006-0716-1331-000 (7.385 ac). Motion by Nass/Foelker to approve the conditional use request with conditions. Motion approved on a 5-0 voice vote.

APPROVED - CU2174-25 – Francisco Alvarez Ramirez: Conditional Use to allow for 56' X 60' extensive onsite storage structure in an R-2 zone for personal storage located at **N1068 Old 26 Road** in Town of Koshkonong, PIN 016-0514-1942-002 (5.106 ac). Motion by Jaeckel/Poulson to approve the conditional use request with conditions. Motion approved on a 5-0 voice vote.

APPROVED - CU2175-25 – Edward W & Lori M Eidson: Conditional Use to allow for a 28' X 51', 22' in height, extensive onsite storage structure in an R-1 zone for personal storage across from **W9667 Lake Drive** in Town of Sumner, PIN 028-0513-3022-062 (.129 ac). Motion by Poulson/Nass to approve the conditional use request with conditions. Motion approved on a 5-0 voice vote.

17. Planning and Development Department Update

Attorney Thompson provided her overview of the solar ordinance and comparison from various other ordinances in the state. Zangl reported on various Towns' comments received and those put into the draft. Further discussion took place on the topics of language, distances, and battery storage. Motion was made by Nass/Foelker for draft with recommendations to go to public hearing. Motion approved on a 5-0 voice vote.

Zangl mentioned he will be attending the solar meeting on August 18th meeting in Whitewater. GIS update requiring upgrade to server from Windows 19 to Windows 25. Zangl also reported that there has been an increase in septic violations. Discussion took place on various septic issues.

Luckey mentioned the recent press release about neighboring counties experiencing zoning office invoice scams and added that Jefferson County takes payments with applications.

18. Possible Future Agenda Items

Continue with the usual agenda items.

19. Discussion on Upcoming Meeting Dates:

August 15, 8:00 a.m. – Site Inspections leaving from Courthouse Room C1049

August 21, 7:00 p.m. – Public Hearing in Courthouse Room C2063

August 25, 8:30 a.m. – Decision Meeting in Courthouse Room C2063

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

20. Adjourn

Supervisor Nass/Foelker made a motion to adjourn the meeting. Meeting adjourned at 10:21 a.m.

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.

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.