

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, February 23, 2026
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**
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 Nass, Supervisor Poulson and Supervisor Foelker. Supervisor Richardson was absent. Department staff present was Matt Zangl, Sarah Elsner, Haley Nielsen and Shari Fischback. Other County staff in attendance were Corporation Counsel Danielle Thompson, Land & Water Conservation Director Patricia Cicero, Resource Conservationists Sam Peterson & Joe Strupp, County Supervisor Walt Christensen and Town Chairman Steve Hoffmann. Present via Teams was County Administrator Michael Luckey. Members of the public present were Anita Martin, Ronni Monroe and Paul Elliott and via Teams was Shenelle Jardine, Elizabeth McGeary from the Health Department, James from the Watertown Daily Times, Eric Poser, Sue Marx and Janet Foust.

- 3. Certification of Compliance with Open Meetings Law**
County Supervisor Poulson confirmed that the meeting was being held in compliance.

- 4. Approval of the Agenda**
Motion made by Supervisor Jaeckel, second by Supervisor Nass 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)**
Anita Martin spoke on proposed expansion for Dean’s Eggs regarding concern of poultry barns not fully protected from birds coming in given the avian influenza and also keeping mice out of the barns.

Walt Christenson spoke on his thoughts about the solar ordinance being proposed regarding mitigation, vegetative screening should include native planting and the enforcement of the lighting plan. He has mixed thoughts about the 25% limit of prime soil.

Ronni Monroe from the Town of Aztalan spoke regarding her concerns about the avian flu outbreaks, biosecurity consultation with new buildings and the ecosystem as mice becoming major carriers when eaten by other animals and need to look at future of farming and the protection public health.

- 6. Approval of meeting minutes from January 15, January 26, February 13**
Motion by Poulson/Foelker to approve January 15, 2026, minutes as written.
Motion passed on a voice vote 4-0.
Motion by Foelker/Poulson to approve January 26, 2026, minutes as written.
Motion passed on a voice vote 4-0.
Motion by Nass/Poulson to approve February 13, 2026, minutes as written.
Motion passed on a voice vote 4-0.

7. **Communications**– Zangl shared that he received an email from Joyce Wichman who was asking that the county solar ordinance be passed as it protects our communities and does not allow industrial complexes on farmland. She was opposed to the Sinnissippi solar project using prime farmland.
8. **January Monthly Financial Report for Register of Deeds**
Staci Hoffman was absent, but her report was included in the meeting packet.
9. **February Monthly Financial Report for Planning & Development**
Zangl reported that both January and February are even with last year.
10. **Discussion on Solar Energy Facilities**
 - a. **Badger State Solar** – Proposing operation and maintenance building with septic system to PSC.
 - b. **Sinnissippi Solar** – Still working on Joint Development Agreement. Hope to have a draft out to the Towns soon.
 - c. **Whitewater Solar Project** – No updates. Joint Development Agreement draft is still being reviewed by the developer.
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.**
Zangl updated the committee that their existing Conditional Use requires an annual review in which Wisteria Castle provides a yearly summary that was provided in the packet. Motion was made by Poulson/Nass to approve. Motion approved on a 4-0 voice vote.
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.**
Zangl summarized the steps required for a livestock siting application. Joe from Land & Water confirmed all required worksheets and paperwork have been completed and received. Motion was made by Jaeckel/Nass to determine the application is complete as described in the LWCD memo. Motion was approved on a 4-0 voice vote.
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.**
Zangl summarized that original request was for a two-acre lot but only a one-acre prime split was available. Additional information was provided by petitioner, provided in the packet, as to why it should be considered non-prime due to terrain being a rocky and hilly area. Discussion took place and the committee addressed the need to follow the ordinance and reduce the lot to 1 acre. A motion was made by Jaeckel/Poulson to postpone for a one-acre redesign. Motion was approved by a 4-0 voice vote.
14. **Discussion and Possible Action on Amending the Private On-site Wastewater Treatment System Ordinance**
Zangl summarized a small change to the current septic ordinance to remove the requirement for a notarized & recorded maintenance agreement which seems to be redundant, adding another layer of complexity for plumbers and is not required by neighboring counties or by state code. Motion was made by Nass/Foelker to advance this change to County Board for approval. Motion was approved on a 4-0 voice vote.
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**
Zangl reviewed project and information was provided in the packet. Discussion took place if any changes were needed to the evacuation plan in case of a flood. Supervisor Jaeckel would like to see an alarm/siren/horn type

warning system for campers to notify at a certain flood water level. Motion was made by Foelker/Nass with approve flood evacuation plan with warning system suggestion. Motion was approved on a 4-0 voice vote.

16. Discussion and Possible Action on R4639T-26 for a Text Amendment to the Jefferson County Zoning Ordinance to Incorporate Regulations for Solar Developments

Zangl summarized status of text amendment. Discussion took place regarding how it currently reads, that it provides a framework and should the need arise, changes could be made in the future. Motion was made by Jaeckel/Nass to send the proposed ordinance to County Board for approval as written. Motion approved on a 4-0 voice vote.

17. Discussion and Possible Action on R4666T-26 for a Text Amendment to the Jefferson County Zoning Ordinance for Accessory Dwelling Units

Zangl summarized the status of the proposed text amendment including the Towns' feedback and that it went to public hearing last week. Corporation Counsel has reviewed the language. Motion was made by Poulson/Foelker to send proposed ordinance to County Board for approval. Motion approved on a 4-0 voice vote.

18. Discussion and Possible Action on Petitions Presented in Public Hearing on February 19, 2026:

See rezone and conditional use file for complete decision

POSTPONED 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). Motion by Nass/Poulson to postpone for redesign and to be clustered. Motion approved on a 4-0 voice vote.

POSTPONED 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. Motion by Jaeckel/Nass to postpone for redesign to a 1-acre lot to the north or south. Motion approved on a 4-0 voice vote.

APPROVED 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. Motion by Poulson/Nass to approve the rezone request with conditions. Motion approved on a 4-0 voice vote.

APPROVED 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). Motion by Poulson/Nass to approve the conditional use with conditions. Motion approved on a 4-0 voice vote.

APPROVED 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). Motion by Foelker/Nass to approve the conditional use with conditions. Motion approved on a 4-0 voice vote.

APPROVED 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). Motion by Jaeckel/Poulson to approve the conditional use with conditions. Motion approved on a 4-0 voice vote.

APPROVED 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). Motion by Nass/Jaeckel to approve the conditional use with conditions. Motion approved on a 4-0 voice vote.

19. Planning and Development Department Update

Zangl provided that the GIS upgrade is behind due to power outage last week and a disruption the week prior which affected the server and some bugs were found as a result. He hopes to make the upgrade transition final in March. Positions have been posted for a new Zoning/On-Site Waste Management technician due to Trevor Quandt's departure and for a Summer Intern with hopes of conducting interviews in the coming weeks.

20. Possible Future Agenda Items

Continuing with the usual 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

Supervisor Foelker/Poulson made a motion to adjourn the meeting. Meeting adjourned at 9:43 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 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.