

MINUTES
JEFFERSON COUNTY PLANNING AND ZONING COMMITTEE
DECISION MEETING

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

SUBJECT: Planning and Zoning Committee Decision Meeting
DATE: Monday, March 30, 2026
TIME: 8:30 a.m.
PLACE: Jefferson County Courthouse, 311 S. Center Ave, Room C1021, Jefferson WI

<p><u>Join the Teams meeting now</u> Meeting ID: 234 644 362 860 3 Passcode: 6Em7TH64</p>

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 8:35 a.m. Supervisor Richardson was absent. Department staff present was Matt Zangl, Haley Nielsen, Shari Fischback and County Surveyor Chris Ruetten. Other County staff in attendance were County Administrator Michael Luckey, Land & Water Conservation Resource Conservationists Joe Strupp and Register of Deeds Staci Hoffmann. Present via Teams was Corporation Counsel Danielle Thompson and James from the Watertown Daily Times. Members of the public present were Anita Martin, Cyndi Pitzner, Scott Stewart and Allen Carnes.

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 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 was no public comment.

6. Approval of meeting minutes from February 19, February 23, March 13

Motion by Poulson/Foelker to approve February 19, 2026, minutes as written.

Motion passed on a voice vote 3-0.

Motion by Poulson/Foelker to approve February 23, 2026, minutes as written.

Motion passed on a voice vote 3-0.

Motion by Poulson/Foelker to approve March 13, 2026, minutes as written.

Motion passed on a voice vote 3-0.

7. Communications – None.

8. February Monthly Financial Report for Register of Deeds

Staci Hoffman reported that department is doing good, is on schedule for everything. She is looking into a new product from the software vendor. It will cost about \$4000 and will increase storage and will be very good for people searching their records.

9. March Monthly Financial Report for Planning & Development

Zangl reported that March has been extremely busy, very strong month. Revenues have surpassed February within the first 10 days of March due to permits and sanitary permits increasing.

10. Discussion on Solar Energy Facilities

- a. **Badger State Solar** – Discussion continues about adding a maintenance building and septic system near the substation, with PSC now. Construction is ongoing with reports of contractor doing an excellent job.
- b. **Sinnissippi Solar** – Finished County review of Joint Development Agreement and it was sent to the Towns for their review last month. Waiting on those Town reviews to get that finalized and to the developer.
- c. **Whitewater Solar Project** – Waiting on Joint Development Agreement from the developer which should be received very soon. Plans are about 30% complete and will be putting those out to the local government for their review for any changes that would be requested. Construction due to being in early 2027.
- d. **Stone Elephant Solar** – The road agreement is being finalized. Pre-construction meeting is scheduled for mid-April. Construction to begin in early May.

11. Discussion and Possible Action on CU2195-26 – Dean’s Eggs Inc dba Nature Link Farms LLC: Conditional Use for an ATCP regulated livestock facility in an A-1 Agricultural zone at N5358 State Road 89 in Town of Aztalan, on PIN 002-0714-3043-000 (15.0 ac) and numerous surrounding parcels for a total of approximately 425 acres. The proposal includes A-1 zoned parcels at W6178 County Road B owned by Don Hermann Trust, PINs 002-0714-1614-000 (38.480 ac) and 002-0714-1611-000 (40.0 ac) along with an increase to 9,225 animal units and the construction of four new livestock housing facilities and a manure storage structure. This is in accordance with Sec 22-584 of the Jefferson County Zoning Ordinance and Wi. Stat. Chapter ATCP 51.

Zangl gave an overview of the request. Strupp provided a project overview of the proposed structures and confirmed all applications and worksheets have been completed. A motion was made to approve the conditional use permit by Supervisor Foelker, seconded by Supervisor Poulson. Motion approved on a 4-0 voice vote. Another motion was made to incorporate the three conditions proposed by Land & Water Conservation and found in the determination of completeness memo by Supervisor Jaeckel, seconded by Poulson. Motion was approved on a 4-0 voice vote.

12. Discussion and Possible Action on R4663A-26 for Allen Carnes to create a 1.0-acre A-3 zoned lot near N2824 Hardscrabble Road in the Town of Sullivan, PIN 026-0616-3622-002. The petition was previously postponed.

Discussion took place regarding the proposed lot being on the south vs on the north due to water issues making it more difficult for a septic system. The petitioner, Allen Carnes, provided reasons why it should be approved. A motion was made by Poulson/Foelker to approve the rezone request due to the reasons provided by the petitioner. Motion approved on a 4-0 voice vote.

13. Discussion and Possible Action on CU2190-26 for Charles Couden to allow for personal storage/mini-warehousing in an A-2 zone at N4677 Highland Drive in Town of Sullivan, PIN 026-0616-0241-005. The petition was previously postponed.

Zangl provided an overview of the site, proposed new building and clean up of the property. Nielsen provided overview of the proposed business and additional information that has been received. A motion was made by Jaeckel/Foelker to approve the conditional use request with a condition that an inspection occurs in 2027. Motion approved on a 4-0 voice vote.

14. Discussion and Possible Action on a zoning district line adjustment at N5440 Christberg Road, PIN 008-0715-2923-003 in the Town of Farmington and owned by Matthew Schlender.

Discussion took place regarding adjusting the A-1/A-2 zoning district line so setback requirements can be met. A motion was made by Jaeckel/Poulson to approve the zoning district line adjustment. Motion approved on a 4-0 voice vote.

15. Discussion and Possible Action on Petitions Presented in Public Hearing on March 26, 2026:

See rezone and conditional use file for complete decision.

APPROVED R4667A-26 – Cynthia Pitzner Trust: Rezone A-1 to A-3 to create a 4.1-acre farm consolidation around the existing house and outbuildings at **N5566 County Road N** in Town of Aztalan, PIN 002-0714-2624-000 (32.50 ac). Motion by Foelker/Poulson to approve the rezone request with conditions. Motion approved on a 4-0 voice vote.

APPROVED R4668A-26 – David & Karen Christian Family Farms LLC: Rezone A-1 to A-3 to create a 2.265-acre residential lot across from **N7288 Ceasar Road** in Town of Farmington, PIN 008-0715-0121-001 (49.712 ac). Motion by Poulson/Jaeckel to approve the rezone request with conditions. Motion approved on a 4-0 voice vote.

APPROVED R4669A-26 – Rodney L Koepfel Trust: Rezone A-1 to A-3 to create a 1.960-acre farm consolidation around the existing house and buildings at **N5366 S Farmington Road** in Town of Farmington, PIN 008-0715-2534-000 (40.0 ac). Motion by Jaeckel/Nass to approve the rezone request up to 2.1-acres with conditions. Motion approved on a 4-0 voice vote.

APPROVED R4670A-26 – Gary G & Mary Anne Kunz Trust: Rezone A-1 to A-3 to create a 5.0-acre farm consolidation around the existing house and buildings at **N2888 Kunz Road** in Town of Koshkonong, PIN 016-0514-0632-000 (22.0 ac) and in Town of Sumner, PIN 028-0513-0141-006 (3.0 ac). Motion by Foelker/Nass to approve the rezone request with conditions. Motion approved on a 4-0 voice vote.

POSTPONED R4671A-26 – Charles N Jacobson: Rezone A-1 to A-3 to create a 1.0-acre residential lot across from **W8843 State Road 106** in Town of Sumner, PIN 028-0513-1622-003 (32.284 ac). Motion by Jaeckel/Foelker to postpone the rezone request for redesign. Motion approved on a 4-0 voice vote.

POSTPONED R4672A-26 – Martin Hutchins: Rezone A-1 to A-3 to create a 2.0-acre residential lot at **N8498 County Road Y** in Town of Watertown, PIN 032-0815-2021-000 (33.790 ac). Property is owned by Beerbohm Trust. *No petitioner or representative was present at public hearing for this petition. This will be put back on a future agenda.*

APPROVED R4673A-26 & CU2194-26 – Joshua Davis: Rezone 1.20-acres from A-3 to A-2 to allow for contractor's equipment and materials at **W7877 Kowski Lane** in Town of Waterloo, PIN 030-0813-1412-001 (3.272 ac). Motion by Jaeckel/Poulson to accept as presented the rezone with conditional use request. Motion Approved on a 4-0 voice vote.

16. Planning and Development Department Update

Zangl advised that the ADU ordinance was approved at County Board earlier this month, with two applications already received. There has been a lot of interest.

Zangl reported that plat book sales are going well. 250 books were ordered. 70 have been sold to date.

Zangl advised that a Zoning Summer Intern will be starting in late May. Process of hiring a new Zoning Tech has begun.

Chris Ruetten provided a presentation of his position as County Surveyor.

17. Possible Future Agenda Items

Continuing with the usual agenda items. Public Hearing meetings changing start time to 7:00 p.m. for the summer.

18. Discussion on Upcoming Meeting Dates:

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

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

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

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

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

May 26, 8:30 a.m. – Decision Meeting in Courthouse Room C1021

19. Adjourn

Supervisor Jaeckel/Foelker made a motion to adjourn the meeting. Meeting adjourned at 9:40 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.