

MINUTES
JEFFERSON COUNTY PLANNING AND ZONING COMMITTEE
DECISION MEETING

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

SUBJECT: Planning and Zoning Committee Decision Meeting
DATE: Monday, April 27, 2026
TIME: 8:30 a.m.
PLACE: Jefferson County Courthouse, 311 S. Center Ave, Room C1021, 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 Poulson, Supervisor Nass, Supervisor Pruess and Supervisor Foelker. Department staff present were Matt Zangl, Sarah Elsner, Haley Nielsen, and Shari Fischback. Other County staff in attendance were County Administrator Michael Luckey and Corporation Counsel Danielle Thompson and Assistant Corporate Counsel Amy Johnson. Yelena Zarwell Assistant Corporate Counsel and James Kuckkan from the Watertown Daily Times were present via Teams. Members of the public present were Anita Martin, Dean Weichmann, Bryce Hembrook from Short, Elliot, Hendrickson Inc. and David Werning from Loos Homes.

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, 5-0.

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 (261 Pinnacle Dr, Lake Mills) spoke regarding her proposal to DATCP Board Meeting on May 7th regarding ATCP51 livestock siting and her concern about recent avian flu outbreaks.

6. Approval of meeting minutes from March 26, March 30, April 10, April 16

Motion by Nass/Foelker to approve March 26, 2026, minutes as written.

Motion passed on a voice vote 5-0.

Motion by Poulson/Foelker to approve March 30, 2026, minutes as written.

Motion passed on a voice vote 5-0.

Motion by Foelker/Poulson to approve April 10, 2026, minutes as written.

Motion passed on a voice vote 5-0.

Motion by Nass/Foelker to approve April 16, 2026, minutes as written.

Motion passed on a voice vote 5-0.

7. Communications – None.

8. March Monthly Financial Report for Register of Deeds

Staci Hoffman was absent, but her report was included in the meeting packet.

9. April Monthly Financial Report for Planning & Development

Zangl reported that March and April were very strong months due to permits. March was \$10,000 more than last March and April is \$7000 more than last year. Plat book sales have been strong and are expected to sell out of the 250 books that were printed. Sales thus far are in the 150-170 range which covered printing costs.

10. Discussion on Solar Energy Facilities

- a. Badger State Solar** – Project is under construction. Project has been quiet, with no complaints on the process. Discussion took place about future permitting for a maintenance building and required septic system.
- b. Sinnissippi Solar** – The draft Joint Development Agreement was sent to the Towns for their review. Currently waiting for those Town reviews to then get it back to the developer.
- c. Whitewater Solar Project** – PSC approved in December 2025, 30% complete with plans. Joint Development Agreement is in progress with draft coming soon.
- d. Stone Elephant Solar** – Pre-construction meeting took place last week. Construction is to begin in early May.

11. Discussion on Autumn Ridge IV subdivision on PIN 012-0816-2134-034 in the Town of Ixonia, currently owned by Richard and Karen Adams Trust and being developed by Loos Homes.

Zangl and Bryce Hembrook from SEH introduced the project along with summarizing the preliminary subdivision plat for the committee members. The Committee discussed the proposed subdivision. Construction is planned to begin this year, if approved.

12. Discussion and Possible Action on R4671A-26 for Charles N Jacobson to create a 1.0-acre A-3 zoned lot across from W8843 State Road 106 in Town of Sumner, PIN 028-0513-1622-003 (32.284 ac).

Zangl summarized that original request for a one-acre lot in the middle of the parcel and the revised redesign of 1.5 acres and access now being proposed. A motion was made by Poulson/Foelker to approve the proposed redesign. Motion was approved by a 5-0 voice vote.

13. Discussion and Possible Action on Petitions Presented in Public Hearing on April 16, 2026:

See rezone and conditional use file for complete decision.

APPROVE R4675A-26 – Dennis Lauersdorf: Rezone A-1 to A-3 to create a 1.0-acre residential lots at **N9154 Ski Slide Road** in Town of Ixonia, PIN 012-0816-1224-000 (45.140 ac). Motion by Jaeckel/Poulson to approve the rezone request with conditions. Motion approved on a 5-0 voice vote.

POSTPONED R4676A-26 – Dean Weichmann Trust: Rezone A-1 to A-3 to create a 1.0-acre residential lot across from **W6480 West Road** in Town of Milford, PIN 020-0814-2822-000 (14.150 ac). Motion by Nass/Poulson to postpone for redesign to move lot to the east or west lot line for better clustering. Motion approved on a 5-0 voice vote.

APPROVED R4677A-26 – Chester Dolph: Rezone A-1 to A-3 to create a 1.2-acre farm consolidation around house and septic field at **N7841 County Road G** in Town of Waterloo, PIN 030-0813-2531-001 (1.0 ac) and 030-0813-2531-000 (39.0 ac). Motion by Foelker/Poulson to approve the rezone request with conditions. Motion approved on a 5-0 voice vote.

APPROVED R4678A-26 – Patrick Kleinsteiber: Rezone A-1 to A-3 to create three 2.0-acre residential lots at **N7699 Switzke Road** in Town of Watertown, PIN 032-0815-3322-000 (29.70 ac). Motion by Nass/Foelker to approve the rezone request with conditions. Motion approved on a 5-0 voice vote.

APPROVED R4679A-26– Jacob Nehlsen: Rezone 4.4-acres from I to A-3 to create a residential lot across from **W4448 County Road U** in Town of Cold Spring, PIN 004-0515-3222-001 (8.384 ac). Property is owned by David & Linda Nehlsen. Motion by Jaeckel/Foelker to approve the rezone request with conditions. Motion approved on a 5-0 voice vote.

APPROVED CU2196-26 – Jason Thiede: Conditional Use to allow for boat storage (transportation services) in two buildings in existing C zone at **N6965 County Road Q** in Town of Milford, PIN 020-0714-0433-004 (2.640 ac). Motion by Foelker/Poulson to approve the conditional use with conditions. Motion approved on a 5-0 voice vote.

APPROVED CU2197-26 – Skalizky Farmland LLC: Conditional Use to allow for grain drying with a capacity up to 750,000 bushels per year on the existing A-2 zoned lot at **W8889 State Road 89** in Town of Waterloo, PIN 030-0813-0922-002 (4.650 ac). Motion by Nass/Foelker to approve the conditional use with conditions. Motion approved on a 5-0 voice vote.

14. Planning and Development Department Update

Zangl advised that the GIS conversion has taken place which includes a new web mapping system.

Zangl advised that the Zoning Summer Intern will be starting May 18th and the Zoning Tech position has filled by Caleb Dammen, who was a previous intern, will start the end of June.

15. Possible Future Agenda Items

Continuing with the usual agenda items along with election of officers.

16. Discussion on Upcoming Meeting Dates:

May 15, 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

June 12, 8:00 a.m. – Site Inspections leaving from Courthouse Room C1049

June 18, 7:00 p.m. – Public Hearing in Courthouse Room C2063

June 29, 8:30 a.m. – Decision Meeting in Courthouse Room C1021

17. Adjourn

Supervisor Foelker/Poulson made a motion to adjourn the meeting. Meeting adjourned at 9:26 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.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.