

MINUTES
JEFFERSON COUNTY PLANNING AND ZONING COMMITTEE
DECISION MEETING

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

SUBJECT: Planning and Zoning Committee Decision Meeting
DATE: Monday, June 29, 2026
TIME: 8:30 a.m.
PLACE: Jefferson County Courthouse, 311 S. Center Ave, Room C1021, Jefferson WI

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Meeting ID: 282 181 109 880 272
Passcode: HB2Kx2ND

1. Call to Order

The meeting was called to order by Supervisor Poulson at 8:30 a.m.

2. Roll Call (Establish a Quorum)

Committee members present in person were Supervisor Jaeckel, Supervisor Poulson, Supervisor Nass and Supervisor Foelker. Department staff present were Matt Zangl, Sarah Elsner, Haley Nielsen, Caleb Dammen and Shari Fischback. Other County staff in attendance were County Administrator Michael Luckey, Corporation Counsel Danielle Thompson and Land & Water Conservation Resource Conservationists Joe Strupp. Supervisor Kaiser, James Kuckkan from the Watertown Daily Times, Ryan Roecker, Steve Pierce, Joan Callan, Noelle Wilhaim, Town of Oakland, Crystal R., Jessica Holmes, Sarana Stolar, Meg Hertz, John Donohue, Jean Brooks, Susie Oleniczak were present via Teams. Members of the public present were Ryan Fritsch from Neumann Development, Village of Johnson Creek Administrator Kyle Ellefson, County Supervisor Walt Christenson, Anita Martin, Halley Decker, Paul & JoAnn Wollinger, Rick Stokes & Paula Hough-Stokes, Mike Barow, Mandy Steies, Lynne Slack, Craig King, Kim Sizer and Sarah Zarling.

3. Certification of Compliance with Open Meetings Law

County Supervisor Jaeckel confirmed that the meeting was being held in compliance.

4. Approval of the Agenda

Motion made by Supervisor Poulson, second by Supervisor Jaeckel to approve with moving #15 to be before #10. 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)

Walt Christenson spoke to his concerns about data centers serving AI and potential for buildings to be abandoned in the future and expressed his desire to get ahead of the issue.

Halley Decker spoke to her concerns about data centers, agreeing with comments made by Walt and effects on water, electricity, wildlife and desire to join other counties with moratoriums.

Kyle Ellefson spoke on agenda item #17 supporting the current sewer ordinance, that the process is informal, local concerns on who connects and how to connect process can be addressed with intergovernmental agreements or creating sanitary districts, current process lacks structures, forms and consistency and clarity.

Mike Barow expressed his desire for a moratorium, land concerns for data centers compared to lot owner restrictions in the county.

Mandy Steies spoke about her hope for a moratorium and concern about using up farmland.

Anita Martin spoke on agenda item #6 about the approval of meeting minutes within 10 days and revisions at the next meeting so residents can see what was discussed at previous meetings so they can ask questions at future meetings.

Susan Oleniczak spoke of her concern about data centers and doesn't want an NDA signed without citizens being able to communicate and having discussions.

Sarah Zarling expressed concern about the mistrust and divide created by data centers in areas like Beaver Dam and Port Washington and how it has divided citizens and the mistrust that has come about as a result. Is requesting a moratorium as areas are experiencing wells drying up, testing positive for chemicals, no help with testing costs. Wants citizen protection in place.

Kim Sizer agrees with other data center comments made today, is also concerned about all farmland wasted on solar farms, concerned for food and feed supply to people and animals.

6. Approval of meeting minutes from May 21, May 26, June 12, June 18

Motion by Jaeckel/Foelker to approve May 21, 2026, minutes as written.

Motion passed on a voice vote 5-0.

Motion by Foelker/Jaeckel to approve May 26, 2026, minutes as written.

Motion passed on a voice vote 5-0.

Motion by Jaeckel/Foelker to approve June 12, 2026, minutes as written.

Motion passed on a voice vote 5-0.

Motion by Jaeckel/Foelker to approve June 18, 2026, minutes as written.

Motion passed on a voice vote 5-0.

7. Communications - None.

8. Monthly Financial Report for Register of Deeds

Hoffman was absent, but her report was included in the meeting packet. She reported to Zangl that budget is on par.

9. Monthly Financial Report for Planning & Development

Zangl's report was included in the meeting packet but added that Land Information budget is on par. Zoning revenue is well ahead for permits, septs will meet revenue goals, expenses are status quo.

10. Discussion on Solar Energy Facilities

a. **Badger State Solar** – Project is making headway. Construction could be completed by Fall instead of next Spring.

b. **Sinnissippi Solar** – Working through the Joint Development Agreement Expecting Town comments in July from Concord, Ixonia and Watertown. PSC approval was delayed until Spring 2027.

c. **Whitewater Solar** - Joint Development Agreement was sent to the Utility and the Utility had questions and now waiting on the final language and provide it to the County.

d. **Stone Elephant Solar** – No updates. Waiting to start construction.

11. Discussion and Possible Action on the preliminary plat of Autumn Ridge North subdivision on PIN 012-0816-2124-003 in the Town of Ixonia, currently owned by Kieck Farms LLC and being developed by Neumann Developments, LLC.

Zangl provided a summary of project and information provided in the packet which the Town has approved.

Discussion took place about some of the lots, wetlands and easement. Motion by Jaeckel/Foelker to approve the preliminary plat with conditions. Motion approved on a 5-0 voice vote.

12. Discussion and Possible Action on CU2204-26 for Rodrick Stokes & Paula Hough-Stokes to allow for a kennel (dog breeding) located A-3 zone at W8890 State Road 89 in Town of Waterloo, PIN 030-0813-0433-002 (1.46 ac). The petition was previously postponed for additional information.

Zangl provided recap of the petition. Paula Hough-Stokes confirmed that they have three dogs but one is

used for breeding 1-2 litters per year. Motion by Poulson/Jaeckel to approve the conditional use request with conditions. Motion approved on a 4-1 voice vote.

13. Discussion and Possible Action on R4664A-26 for Marty Foltz to 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. The petition was previously postponed.

Zangl reviewed the rezone request and the revision to decrease the lot size from 1.5-acres to 1.0-acres.

Motion by Jaeckel/Nass to approve the rezone request with conditions. Motion approved on a 5-0 voice vote.

14. Discussion and Possible Action on 2026 Salvage Yard Licenses

Zangl summarized the review of the salvage yards. Motion was made by Jaeckel/Poulson to approve the 2027 salvage yard license including quarterly or monthly inspections for Auto Parts and Salvage on Hwy 18. Motion passed on a 5-0 voice vote.

15. Discussion and Possible Action on Data Center Regulations

Zangl explained that there has been no applications received, and the intention is to start discussion on this topic early. Discussion took place on the topics including zoning, the need to collect more information, other counties and their moratoriums and adopting an ordinance. Motion by Nass/Jaeckel to establish a moratorium on data centers for 18 months or until an ordinance has been adopted by the County moratorium. Motion approved on a 5-0 voice vote.

16. Discussion on an Appeal of a POWTS Permit in the Town of Farmington

Zangl summarized the appeal heard by the Board of Adjustment with the decision to deny the appeal. There is discussion that the decision may be appealed to the Courts.

17. Discussion and Possible Action on POWTS Ordinance Update

Discussion took place on amending the language in Sec. 16-131(k) and Sec. 16-132(a). Drafts of language changes to be discussed further at future meetings and the Committee would like to see the language changed.

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

See rezone and conditional use file for complete decision

APPROVED R4686A-26 & CU2205-26 – Adam Lindstrom/Timothy Otterstatter: Rezone A-1 to A-2 to create two 9-acre lots and to allow for an agriculture dealership at **W2866 East Gate Drive** in Town of Watertown, PIN 032-0815-1223-000 (20.387 ac). Property is owned by Timothy Otterstatter. Motion by Jaeckel/Foelker to approve the rezone with conditional use request with conditions. Motion approved on a 5-0 voice vote.

APPROVED R4687A-26 – Larry Braatz: Rezone A-1 to A-3 to create a 1.0-acre residential lot north of **N5785 County Road Q** in Town of Aztalan, PIN 002-0714-2031-000 (38.660 ac). Motion by Poulson/Nass to approve the Rezone request with conditions. Motion approved on a 5-0 voice vote.

APPROVED R4688A-26 – Todd & Victoria Berger: Rezone A-1 to A-3 to create a 3.0-acre farm consolidation around the existing house and buildings at **W3475 Ranch Road** in Town of Farmington, PIN 008-0715-1012-000 (30.0 ac). Property is owned by Mary Ann Berger Trust. Motion by Jaeckel/Foelker to approve the rezone request with conditions. Motion approved on a 5-0 voice vote.

APPROVED R4689A-26 – Todd & Victoria Berger: Rezone A-1 to A-3 to create a 2.0-acre residential lot at **W3475 Ranch Road** in Town of Farmington, PIN 008-0715-1012-000 (30.0 ac). Property is owned by Mary Ann Berger Trust. Motion by Poulson/Foelker to approve the rezone request with conditions. Motion approved on a 5-0 voice vote.

APPROVED R4690A-26 – Heath Schluter: Rezone A-1 to A-3 to create a 3.0-acre farm consolidation around the existing house and buildings at **W3476 County Road B** in Town of Farmington, PIN 008-0715-1513-002 (42.125 ac). Motion by Poulson/Jaeckel to approve the rezone request with conditions. Motion approved on a 5-0 voice vote.

APPROVED R4691A-26 – Heath Schluter: Rezone A-1 to A-3 to create a 1.0-acre residential lot at **W3476 County Road B** in Town of Farmington, PIN 008-0715-1513-002 (42.125 ac). Motion by Jaeckel/Foelker to approve the rezone request with conditions. Motion approved on a 5-0 voice vote.

APPROVED R4692A-26 – Riggs Farmstead LLC: Rezone A-1 to A-3 to create a 2.0-acre residential lot at **N144 Wojtkunski Road** in Town of Palmyra, PIN 024-0516-3144-000 (39.148 ac). Motion by Nass/Foelker to approve the rezone request with conditions. Motion approved on a 5-0 voice vote.

APPROVED CU2206-26 – Kevin Kleinhans: Conditional Use to allow for a 1736 sq. ft., 17' high extensive onsite storage structure in existing R-2 zone at **W350 Pine Drive** in Town of Palmyra, PIN 024-0516-1234-006 (4.343 ac). Motion by Jaeckel/Poulson to approve the conditional use with conditions. Motion approved on a 5-0 voice vote.

APPROVED CU2207-26 – Rosy-Lane Holsteins LLC: Conditional Use for an ATCP regulated livestock facility in an A-1 Agricultural zone at **W3855 Ebenezer Drive** in Town of Watertown, on PIN 032-0815-2812-000 (49.01 ac) and PIN 032-0815-2811-002 (48.267 ac). The proposal allows for new buildings, a new waste storage facility and to increase the existing 1630 animal units to 4700 animal units. This is in accordance with Sec 22-584 of the Jefferson County Zoning Ordinance and Wi. Stat. Chapter ATCP 51. Motion by Jaeckel/Poulson to approve the conditional use with conditions from Land & Water Conservation. Motion approved on a 5-0 on a roll call vote.

19. Planning and Development Department Update

Zangl introduced new Zoning/POWTS technician Caleb Dammen. Zangl added that Zoning has been very busy as there has been an increase in violations and the new GIS is now in use as of May.

20. Possible Future Agenda Items

Continue with the usual agenda items, Data Center Regulations and POWTS Ordinance.

21. Discussion on Upcoming Meeting Dates:

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

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

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

August 14, 8:00 a.m. – Site Inspections leaving from Courthouse Room C1049

August 20, 7:00 p.m. – Public Hearing in Courthouse Room C2063

August 31, 8:30 a.m. – Decision Meeting in Courthouse Room C1021

22. Adjourn

Supervisor Jaeckel/Foelker made a motion to adjourn the meeting. Meeting adjourned at 10:29 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.jeffersoncountymi.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.