

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, July 27, 2026
TIME: 8:30 a.m.
PLACE: Jefferson County Courthouse, 311 S. Center Ave, Room C2063, 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. Supervisor Kaiser was absent. Department staff present were Matt Zangl, Sarah Elsner, Haley Nielsen, Thijs Roeven and Shari Fischback. Other County staff in attendance were County Administrator Michael Luckey, Corporation Counsel Danielle Thompson, Assistant Corporate Counsel Amy Johnson and Register of Deeds Staci Hoffman. James Kuckkan from the Watertown Daily Times and Village of Johnson Creek Administrator Kyle Ellefson were present via Teams. Members of the public present were Chris Gang, Alex Spheris, Jane Riedl and City of Lake Mills Manager Drake Daily.

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 Nass, second by Supervisor Jaeckel to approve the agenda. 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) – None.

6. Approval of meeting minutes from June 29, July 10, July 16

Motion by Jaeckel/Foelker to approve June 29, 2026, minutes as written.

Motion passed on a voice vote 4-0.

Motion by Jaeckel/Poulson to approve July 10, 2026, minutes as written.

Motion passed on a voice vote 4-0.

Motion by Jaeckel/Nass to approve July 16, 2026, minutes as written.

Motion passed on a voice vote 4-0.

7. Communications – Zangl reported that the Village of Johnson Creek did appeal the Board of Adjustment decision for the septic in Town of Farmington. It is currently going through the court system.

8. Monthly Financial Report for Register of Deeds

Hoffman stated that all is well in the department. Budget is on par. Currently working on back indexing.

9. Monthly Financial Report for Planning & Development

Zangl reported that the department is doing well, about \$3000 short compared to last month but still have this last week to go in the month with no major expenses coming. Revenues were provided in the packet.

10. Discussion on Solar Energy Facilities

- a. **Badger State Solar** – Site inspection to take place next week. Project is on pace to be online by end of the year.
- b. **Sinnissippi Solar** – Working through the Joint Development Agreement with the Towns and hope to have a draft for review by the end of July.
- c. **Whitewater Solar** - Joint Development Agreement draft is in review, came back with a few minor changes. Getting close to a final agreement. Plan to start construction early next Spring/Summer 2027.
- d. **Stone Elephant Solar** – No updates. Waiting to start construction.

11. Discussion and Possible Action on R4697T-26 for a proposed Zoning Ordinance amendment for an 18-month data center moratorium.

Zangl summarized the process and noted that a few additional towns approved of the moratorium since the Public Hearing. A draft of the moratorium ordinance was summarized and included in the packet. Motion was made by Supervisor Nass/Foelker to approve the moratorium ordinance and send on to County Board. Motion passed on a voice vote, 4-0.

12. Discussion and Possible Action on CU2172 for Edgehill Ventures LLC at N2316 Museum Road, PIN 010-0515-0213-013 in the Town of Hebron to relocate three camping sites.

Zangl summarized the proposal to move the camping sites out of the floodplain along the river to a location near the pond. Motion was made by Supervisor Foelker/Jaeckel to approve moving the three camping sites. Motion passed on a voice vote, 4-0.

13. Discussion and Possible Action on replacing a house that was removed more than 15 years ago and more than 100' from the existing foundation, located at W7280 Manske Road, PIN 020-0814-3123-002 in the Town of Milford and within an A-1 zoning district.

Zangl provided a recap of ordinance sections concerning replacement of house. He stated he received proof that there were two houses there in the past, which is included in the packet. Motion was made by Jaeckel/Nass to approve proposed placement of new house. Motion passed on a voice vote, 4-0.

14. Discussion and Possible Action on POWTS Ordinance Amendment

Discussion took place regarding ordinance revisions and gathering input from the municipalities. Luckey mentioned he met with municipality leadership on July 10th and summarized their position. Daily spoke to the ordinance and the effect on municipality growth. Suggestion was made to invite municipality leaders to attend the decision meeting next month. Motion was made by Poulson/Jaeckel to extend another month to allow leadership to review and collect input. Motion passed on a voice vote, 4-0.

15. Discussion and Possible Action on Classifying Private Dog Parks in the Zoning Ordinance

Zangl received a couple inquiries for and an application for private dog parks, a possible growing trend. Discussion took place regarding where a private dog park fits into the ordinance as a conditional use in the A-2 zone.

16. Discussion and Possible Action on 2027 Fee Schedule

Zangl explained the proposed fee changes. Discussion took place about the fees. Motion was made by Supervisor Jaeckel/Foelker to approve the proposed fees with exception of changing same day inspection fee to \$100. Motion was made by Supervisor Jaeckel/Foelker to approve the proposed fee schedule. Motion passed on voice vote, 4-0.

17. Discussion and Possible Action on 2027 Department Budget

Zangl reviewed the budget including Zoning, Solid Waste, Land Information and Surveyor. Motion was made by Supervisor Jaeckel/Nass to accept the budget. Motion passed on voice vote, 4-0.

18. Discussion and Possible Action on Petitions Presented in Public Hearing on July 16, 2026:

See rezone and conditional use file for complete decision

APPROVED R4693A-26 – Mehrabi Family Trust: Rezone 1.3484-acre from A-1 to A-3 around the existing house at **N8697 Hustisford Road** in Town of Ixonia, PIN 012-0816-1831-000 (37.0 ac). Motion by Jaeckel/Nass to approve the rezone request with conditions. Motion approved on a 4-0 voice vote.

APPROVED R4694A-26 – Christopher Gang: Rezone from A-1 to A-3 PIN 014-0614-1311-001 (.590-ac) owned by Lyle Vogel Trust and PIN 014-0614-1311-002 (.510-ac) to combine to create in total an approximate 1.1-acre residential lot at **W4927 Vogel Road** in Town of Jefferson. Motion by Jaeckel/Foelker to approve the rezone request with conditions. Motion approved on a 4-0 voice vote.

APPROVED R4695A-26 – Mehrabi Family Trust: Rezone 1.0-acre from A-2 to A-1 to remove the existing A-2 zone at **N8697 Hustisford Road** in Town of Ixonia, PIN 012-0816-1831-000 (37.0 ac). Motion by Jaeckel/Poulson to approve the rezone request with conditions. Motion approved on a 4-0 voice vote.

APPROVED R4696A-26 – Andrew Woods: Rezone 1.621-acres from A-2 to A-3 to create a residential lot around existing house on PIN 006-0716-0832-002 and move the northern lot line to combine with the existing A-3 lot line from PIN 006-0716-0832-000 at **W2054 Church Drive** in Town of Concord. Parcels are owned by Andrew & Cassandra Woods. Motion by Poulson/Foelker to approve the rezone request with conditions. Motion approved on a 4-0 voice vote.

APPROVED CU2208-26 – Eric Martin: Conditional Use for a home occupation to allow for a truck repair shop in existing A-1 zone at **N9498 Green Valley Road** in Town of Ixonia, PIN 012-0816-0341-001 (2.999 ac). Motion by Jaeckel/Foelker to approve the conditional use with conditions. Motion approved on a 4-0 voice vote.

POSTPONED CU2209-26 – Fiege Properties LLC: Conditional Use for transportation services to allow for storage units and outdoor storage in an existing B, Business zone at **W6423 US Highway 18** in Town of Jefferson, PIN 014-0614-0921-000 (19.720 ac). Motion by Poulson/Foelker to postpone for more information. Motion approved on a 4-0 voice vote.

APPROVED CU2210-26 – Nathanael & Julia Voss: Conditional Use to allow for a 1264 sq. ft., 20 ft. high extensive onsite storage structure to replace an old existing 1080 sq. ft. garage in existing R-2 zone at **N381 Haight Road** in Town of Koshkonong, PIN 016-0513-3512-005 (2.10 ac). Motion by Jaeckel/Poulson to approve the conditional use as presented. Motion approved on a 4-0 voice vote.

19. Planning and Development Department Update

Zangl shared new GIS site usage update. Since May there were 13,000 visits or 220 per day on the public GIS site.

20. Possible Future Agenda Items

Continue with the usual agenda items including Data Center information gathered and the POWTS Ordinance.

21. Discussion on Upcoming Meeting Dates:

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
September 11, 8:00 a.m. – Site Inspections leaving from Courthouse Room C1049
September 17, 7:00 p.m. – Public Hearing in Courthouse Room C2063
September 29, 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 10:10 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.