

AGENDA
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: September 26, 2022
TIME: 8:30 a.m.
PLACE: Room 202 of the Jefferson County Courthouse, 311 S. Center Ave., Jefferson, WI
OR Via Zoom Videoconference

YOU MAY ATTEND VIRTUALLY BY FOLLOWING THESE INSTRUCTIONS:

Register in advance for this meeting:

https://zoom.us/join/zoom/register/tJEkf--hpj4pHd2y7-u8i9MUTAbnqMB_1Qxy

Meeting ID: 959 8698 5379

Passcode: Zoning

After registering, you will receive a confirmation email containing information about joining the meeting

1. **Call to Order**
2. **Roll Call (Establish a Quorum)**
3. **Certification of Compliance with Open Meetings Law**
4. **Approval of the Agenda**
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)**
6. **Approval of August 18, August 29, September 9 and September 15 Meeting Minutes**
7. **Communications**
8. **August Monthly Financial Report for Register of Deeds – Staci Hoffman**
9. **August Monthly Financial Report for Land Information Office-Matt Zangl**
10. **September Monthly Financial Report for Zoning – Matt Zangl**
11. **Discussion on Solar Energy Facilities**
12. **Discussion on WE Energies Liquefied Natural Gas (LNG) Facility in the Town of Ixonia**
13. **Discussion and Possible Action on Permit Conditions for CU2058-20, Paul Elliott and Diane Owens, Town of Farmington on PIN 008-0715-0232-001**
14. **Discussion and Possible Action on Petitions Presented in Public Hearing on September 15, 2022:**

R4428A-22 – Dean Kincaid Inc: Rezone 13.5 ac of PINs 024-0516-1733-000 (20 ac), 024-0516-1733-001 (20 ac) & 024-0516-2022-001 (10.001 ac) around existing farm buildings at **W2058 Kincaid Ln**, Town of Palmyra. This is in accordance with Sec 11.04(f)6 of the Jefferson County Zoning Ordinance.

R4429A-22 & CU2059-22 – Dean Kincaid Inc: Create an A-3 zone around the home at **W2054/W2056 Kincaid Ln**, Town of Palmyra with conditional use to sanction the existing duplex on PINs 024-0516-1733-000 (20 ac) & 024-0516-1731-001 (20 ac). This is in accordance with Sec 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4430A-22 & CU2060 – Dean Kincaid Inc: Create an A-3 zone around the home at **W2051 Kincaid Ln**, Town of Palmyra with conditional use to sanction the existing duplex on PIN 024-0516-2022-001 (10.001 ac). This is in accordance with Sec 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4431A-22 – William & Diana Thomas: Rezone 5.4 ac of PIN 026-0616-2532-002 (33.169 ac) at **N3062 Hardscrabble Rd**, Town of Sullivan around existing farm buildings. This is in accordance with Sec 11.04(f) of the Jefferson County Zoning Ordinance.

R4432A-22 – Brian & Natalie Walters: Rezone a small area of PIN 026-0616-2532-000 (1.667 ac) owned by David Stiglich and a small area of PIN 026-0616-2532-002 (33.169 ac) owned by William & Diana Thomas to add to the A-3 zoned Walters lot at **N3090 Hardscrabble Rd** (PIN 026-0616-2532-004 (1.067 ac), Town of Sullivan, bringing it to a total of 1.5 ac. This is in accordance with Sec 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4433A-22 – Brian & Natalie Walters/Stiglich/Thomas Properties: Rezone all of PIN 026-0616-2532-000 (1.667 ac) owned by David Stiglich and a small area of PIN 026-0616-2532-003 (33.169 ac) owned by William & Diana Thomas to reconfigure the Stiglich lot at approximately 1.5 ac. The site is at **N3066 Hardscrabble Rd** in the Town of Sullivan. This is in accordance with Sec 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4434A-22 – Susan Jaske: Create a 2-ac building site from part of PIN 006-0716-2541-001 (15.1 ac) on **Golden Lake Park Rd**, Town of Sullivan. This is in accordance with Sec 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4435A-22 – Theodore Mueller: Create a 2.11-ac lot around the home & buildings at **W2056 Church Dr** in the Town of Concord from part of PIN 006-0716-0832-000 (29.779 ac). This is in accordance with Sec 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4436A-22 – William Stroupe: Create a 2.35-ac farm consolidation lot around the home & buildings at **N2755 Kunz Rd**, Town of Oakland, on PIN 022-0613-3614-000 (40 ac). This is in accordance with Sec 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4437A-22 – James & Steven Messmer: Rezone to create a 1.8-ac building site on **County Road F** from part of PIN 026-0616-2034-000 (18.24 ac) in the Town of Sullivan. This is in accordance with Sec 11.04(f)8 of the Jefferson County Zoning Ordinance.

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R4439A-22, R4440A-22 & CU2061-22 – Ryan Foust: Create a 0.265-ac A-2 zone to enlarge the existing adjacent A-2 zone near **N2312 Becker Rd**, Town of Sumner, from part of PIN 028-0513-0314-003 (4.243 ac). Petition R4146A-19 for this request was approved on 4/16/2019, but the conditions of approval were not met within the one-year time limit. Also, create an additional 0.194-ac A-2 zone from part of PIN 028-0513-0311-000 (38.58 ac) to further enlarge the existing A-2 zone. Conditional Use is requested for additional outside business storage. This is in accordance with Sec 11.04(f)7 of the Jefferson County Zoning Ordinance.

CU2062-22 – Town of Ixonia: CU for a wastewater treatment plant on part of PINs 012-0816-2333-003 (12.807 ac) and 012-0816-2244-000 (33.781 ac), at the **intersection of State Rd 16 and River Valley Rd** in an A-1 zone. This is in accordance with Sec 11.04(f)6 of the Jefferson County Zoning Ordinance.

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CU2064-22 – Gary Liedke/Verna Ruhs & Corinne Plachetta Property: CU for an extensive on-site storage structure in a Community zone on PIN 012-0816-2543-002 (5 ac). The site is at **W226 Rockvale Rd**, Town of Ixonia. This is in accordance with Sec 11.04(f)9 of the Jefferson County Zoning Ordinance.

CU2065-22 – Robert Parnell: CU to allow six dogs in a Residential R-2 zone at **N2486 Rock River Rd**, PIN 016-0514-0222-012 (1.46 ac), Town of Koshkonong. This is in accordance with Sec 11.04(f)2 of the Jefferson Co Zoning Ord.

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CU2067-22 – Gene Sheedy/Sheedy Trust Property: CU for an extensive on-site storage structure at **W1144 South Shore Dr** on PIN 024-C516-2731-022 (0.436 ac), Town of Palmyra. The property is zoned Residential R-1. This is in accordance with Sec. 11.04(f)1 of the Jefferson County Zoning Ordinance.

CU2068-22 – Jennifer Pitzner/Steve & Pat Flounders Property: CU for an extensive on-site storage structure on **Joyce Rd**, Town of Sumner, on PIN 028-0513-1613-025 (0.388 ac). The property is zoned Residential R-2. This is in accordance with Sec 11.04(f)2 of the Jefferson County Zoning Ordinance.

R4427T-22 – Jefferson County: Text amendment to the Jefferson County Zoning Ordinance to comply with the Farmland Preservation Program.

R4441T-22 – Jefferson County: Map amendment to the Jefferson County Comprehensive Plan and Farmland Preservation Plan (Agricultural Preservation and Land Use Plan)

15. Possible Future Agenda Items

16. Upcoming Meeting Dates

October 14, 8:00 a.m. – Site Inspections Beginning at Jefferson County Highway Department

October 20, 7:00 p.m. – Public Hearing in Jefferson County Highway Department Training Room

October 31, 8:30 a.m. – Decision Meeting at Jefferson County Highway Department

November 11, 8:00 a.m. – Site Inspections Beginning at Jefferson County Highway Department

November 17, 7:00 p.m. – Public Hearing in Jefferson County Highway Department Training Room

November 28, 8:30 a.m. – Decision Meeting at Jefferson County Highway Department

17. Adjourn

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 201 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.jeffersoncountynywi.gov.

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**MINUTES OF THE
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: August 29, 2022
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PLACE: Room 202 of the Jefferson County Courthouse, 311 S. Center Ave., Jefferson, WI
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Meeting ID: 959 8698 5379

Passcode: Zoning

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1. Call to Order

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

2. Roll Call (Establish a Quorum)

Supervisor Nass was absent at 8:30; all other Committee members were present. Staff members present were Matt Zangl, Sarah Elsner, Deb Magritz and Brett Scherer of the Zoning Department. Corporation Counsel Blair Ward joined the meeting later. Supervisor Joan Fitzgerald, Supervisor Anita Martin, Janet Sayre Hoeft, Tom Benz, Dianne Owens, Attorney Kathy Gutenkunst, Diana Pasono, Patricia Strohmusch and Dave Staude were in attendance. Joining via ZOOM were Supervisor Amy Rinard, Frankie Fuller, Paul Elliott, and Sarana Stolar.

3. Certification of Compliance with Open Meetings Law

Supervisor Poulson verified compliance with Open Meetings.

4. Approval of the Agenda

No changes were proposed to the agenda.

Supervisor Nass arrived at 8:37 a.m.

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)

Diana Pasano spoke about several issues she has with the WE Energies Ixonia Liquified Natural Gas project.

Supervisor Martin asked for the changes proposed in agenda item 14 to be explained. She also wanted to share concerns that constituents had about access for the proposed multi-family project being acted upon, CU2130-22-Fred Wayne.

6. Approval of July 21, July 25, August 12 and August 18 Meeting Minutes

Motion by Supervisors Foelker/Poulson to approve the July 21 minutes as presented. Motion passed 5-0.

Motion by Supervisors Foelker/Nass to approval the July 25 minutes as presented. Motion passed 5-0.

Motion by Supervisors Nass/Foelker to approve the August 12 minutes as presented. Motion passed 5-0.

The August 18 public hearing minutes were not yet ready for review.

7. Approval of July 20, 2022 Meeting Minutes of Joint Committees (Board of Health, Executive Committee, Land and Water Conservation, Planning and Zoning and Solid Waste)

Motion by Supervisors Nass/Poulson to approve the minutes as presented. Motion passed 5-0.

8. Communications

a. Complaint re: N8367 County Road E Owned by Juan Esquivel Garcia and Juana Esquivel

Zangl reported that we've reached out to the owner. This is not the first time a complaint has been received, and in the past, the owner has been responsive to our concerns.

Information regarding the Joint Committee meeting on CAFOs will be on the agenda in October.

9. July Monthly Financial Report for Register of Deeds – Staci Hoffman

Hoffman was not at the meeting, but she'd shared with Supervisor Jaeckel that her office is doing well and is ahead of schedule as far as her revenues are concerned.

10. July Monthly Financial Report for Land Information Office-Matt Zangl

Zangl noted again that the Land Information report mirrors Register of Deeds; retained fees for Land Information look good, and everything else remains about the same.

11. August Monthly Financial Report for Zoning – Matt Zangl

Zoning revenues are staying about even with last year's, Zangl reported.

12. Discussion on Solar Energy Facilities

Zangl was given a tour of the Crawfish River Solar site recently. They have experienced delays in getting supplies, but their grading is going well.

13. Discussion on WE Energies Liquefied Natural Gas (LNG) Facility in the Town of Ixonia

Zangl commented that, as previously heard in the meeting, the facility is half built and is continuing forward.

14. Discussion and Possible Action on Updating the Private Onsite Wastewater Treatment System Ordinance

Zangl noted that there are minor changes proposed, stemming from an audit by the Wisconsin Department of Safety and Professional Services. He explained each of the changes. Motion by Supervisors Nass/Poulson to approve the proposal. Motion passed, 5-0.

15. Discussion and Possible Action on Allowing Shipping Containers on Residential Properties

Zangl explained the issue. The Committee discussed the positives and negatives. Motion by Supervisors Nass/Jaeckel to treat shipping containers as any other structure.

Corporation Counsel Blair Ward arrived during the above discussion.

PLEASE SEE INDIVIDUAL FILES FOR A COMPLETE RECORD OF THE FOLLOWING DECISIONS:

16. Discussion and Possible Action on Petitions Presented in Public Hearing on August 18, 2022:

APPROVE WITH CONDITIONS R4420A-22 for Dane Hartwig on a motion by Supervisors Nass/Poulson to create a 2-ac building site on **Switzke Rd** from part of PIN 008-0715-2911-001 (39.836 ac) in the Town of Farmington. This is in accordance with Sec 11.04(f)8 of the Jefferson County Zoning Ordinance. Motion passed 5-0.

APPROVE WITH CONDITIONS R4421A-22 for Brian & Jennifer Statz on a motion by Supervisors Nass/Poulson to create two, 1-acre building sites on **Saucer Dr** in the Town of Farmington from part of PIN 008-0715-1123-000 (37.4 ac), This is in accordance with Sec 11.04(f)8 of the Jefferson County Zoning Ordinance. Motion passed 5-0.

APPROVE WITH CONDITIONS R4422A-22 for Brian & Jennifer Statz on a motion by Supervisors Nass/Poulson to rezone a 2-ac farm consolidation lot with home & buildings at **N6744 Saucer Dr**, Town of Farmington from part of PIN 008-0715-1123-000 (37.4 ac). This is in accordance with Sec 11.04(f)8 of the Jefferson County Zoning Ordinance. Motion passed 5-0.

APPROVE WITH CONDITIONS R4423A-22 for Christy Strobel (CDS Investments LLC) on a motion by Supervisors Jaeckel/Nass to create a 1.84-ac lot around the home & buildings at **W3857 Krenz Rd**, Town of Farmington from PIN 008-0715-2812-001 (22.5 ac). This is in accordance with Sec 11.04(f)8 of the Jefferson County Zoning Ordinance. Motion passed 5-0.

APPROVE WITH CONDITIONS R4424A-22 for Dennis Adsit on a motion by Supervisors Jaeckel/Richardson to create a 3.5-ac lot with an existing home at **N269 Tamarack Rd**, Town of Palmyra from part of PIN 024-0516-3532-000 (40 ac). This is in accordance with Sec 11.04(f)8 of the Jefferson County Zoning Ordinance. Motion passed 5-0.

APPROVE WITH CONDITIONS R4425A-22 for Dennis Adsit on a motion by Supervisors Poulson/Foelker to create a 4.1-ac lot around the existing home at N249 **Tamarack Rd**, Town of Palmyra from PIN 024-0516-3532-002 (40 ac). This is in accordance with Sec 11.04(f)8 of the Jefferson County Zoning Ordinance. Motion passed 5-0.

APPROVE WITH CONDITIONS R4426A-22 for Scott & Jennifer Hussinger on a motion by Supervisors Foelker/Richardson to rezone to create a 1-ac building site on Rome Oak Hill Rd, Town of Sullivan from part of PIN 026-0616-2822-002 (26.813 ac). This is in accordance with Sec 11.04(f)8 of the Jefferson County Zoning Ordinance. Motion passed 5-0.

APPROVE WITH CONDITIONS CU2130-22 for Fred Wayne on a motion by Supervisors Foelker/Poulson for conditional use to allow for multiple dwelling unit structures (one four-plex OR two duplexes) on an R-1 zone at **W8042 County Road B**, Town of Lake Mills on PIN 018-0713-0233-029 (1.401 ac). This is in accordance with Sec 11.04(f)1 of the Jefferson County Zoning Ordinance. Motion passed 5-0.

APPROVE WITH CONDITIONS CU2131-22 for Jeremy Porter on a motion by Supervisors Nass/Poulson for conditional use to add an amusement/recreation facility (indoor golf) to the existing bowling alley at **W9534 US Highway 12** in the Town of Oakland. The site is on PIN 022-0613-0731-003 (1.275 ac) in a Business zone. This is in accordance with Sec 11.04(f)3 of the Jefferson County Zoning Ordinance. Motion passed 5-0.

APPROVE WITH CONDITIONS CU2058-20 for Paul Elliot & Dianne Owens on a motion by Supervisors Richardson/Nass for conditional use to allow for agricultural tourism; motion passed 4-1. Approve a wine tasting room on a motion by Supervisors Nass/Foelker; motion passed 5-0. Approve retail sales of agricultural related items not grown on the premises on a motion by Supervisors Nass/Richardson; motion passed 5-0. Deny banquet hall/conference center/event facility in a pre-1970 barn on a motion by Supervisors Jaeckel/Foelker; motion passed 5-0. These uses were all for a property in an approved A-2 zone at **N7040 Saucer Dr**, Town of Farmington on PIN 008-0715-0232-001 (2.002 ac). This is in accordance with Sec 11.04(f)7 of the Jefferson County Zoning Ordinance.

17. Possible Future Agenda Items

18. Upcoming Meeting Dates

September 9, 8:00 a.m. – Site Inspections Beginning in Courthouse Room 203

September 15, 7:00 p.m. – Public Hearing in Courthouse Room 205

September 26, 8:30 a.m. – Decision Meeting in Courthouse Room 202-Poulson will be absent

October 14, 8:00 a.m. – Site Inspections Beginning at Highway Dept-Richardson will be absent

October 20, 7:00 p.m. – Public Hearing in Highway Dept Training Room

October 31, 8:30 a.m. – Decision Meeting at Highway Dept

19. Adjourn

Motion by Supervisors Nass/Richardson to adjourn the meeting. Motion carried 5-0, and the meeting adjourned at 10:04 a.m.

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**MINUTES OF
JEFFERSON COUNTY PLANNING AND ZONING COMMITTEE
SITE INSPECTIONS**

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

**ROOM 203, COUNTY COURTHOUSE
311 S. CENTER AVE., JEFFERSON, WI 53549
8:30 A.M. ON FRIDAY, SEPTEMBER 9, 2022**

1. Call to Order

The meeting was called to order by Supervisor Jaeckel at 8 a.m.

2. Roll Call (Establish a Quorum)

Supervisor Jaeckel, Nass and Foelker were present at 8:00 a.m. Supervisor Poulson arrived at 8:05, and Supervisor Richardson arrived at 8:10.

3. Certification of Compliance with Open Meetings Law

Zangl certified compliance with Open Meetings.

4. Approval of the Agenda

Motion by Nass, seconded by Foelker to approve the agenda. Motion passed 3-0.

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. Communications

There were no communications.

The Committee left for the following site inspections:

7. Site Inspections for Petitions to be Presented in Public Hearing on September 15, 2022:

R4435A-22 – Theodore Mueller: Create a 2.11-ac lot around the home & buildings at **W2056 Church Dr** in the Town of Concord from part of PIN 006-0716-0832-000 (29.779 ac). This is in accordance with Sec 11.04(f)8 of the Jefferson County Zoning Ordinance.

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R4430A-22 & CU2060 – Dean Kincaid Inc: Create an A-3 zone around the home at **W2051 Kincaid Ln**, Town of Palmyra with conditional use to sanction the existing duplex on PIN 024-0516-2022-001 (10.001 ac). This is in accordance with Sec 11.04(f)8 of the Jefferson County Zoning Ordinance.

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R4438A-22 – John Kutz/Thomas & Susan Pelloni Property: Create a 16-ac Natural Resource zone from part of PINs 022-0613-2544-000 (39.091 ac) & 022-0613-3611-001 (13.410 ac) near **W7398 County Rd C**, Town of Oakland. This is in accordance with Sec. 11.04(f)12 of the Jefferson County Zoning Ordinance.

8. Adjourn

Motion by Supervisors Foelker/Nass to adjourn the meeting. Motion passed, and the meeting adjourned at 11:24 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 201 between the hours of 8:00 a.m. and 4:30 p.m.,

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Individuals requiring special accommodations 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.

Register of Deeds	August 2022			Output Measures	YR to Date	Current Yr. Target
Program/Service Description	2020	2021	2022	Totals	%	
Documents Recorded	1,726	1,643	1,188	9,546	69%	
Vital Records Filed	234	238	207	1,509	72%	
Vital Record Copies	1,326	1,614	1,414	11,119	72%	
ROD Revenue (Gross Total)	\$ 218,342.58	\$ 262,233.73	\$ 232,807.15	\$1,795,669.15	108%	
Transfer Fees	\$ 28,891.74	\$ 38,146.20	\$ 35,382.42	\$ 269,712.54	150%	
LIO Fees	\$ 14,458.00	\$ 13,703.00	\$ 10,071.00	\$ 80,745.00	74%	
Document Copies	\$ 8,889.88	\$ 7,297.23	\$ 6,211.30	\$ 55,655.15	111%	
Laredo	\$ 3,254.00	\$ 3,237.50	\$ 3,454.75	\$ 28,909.30	96%	
ROD Revenue to General Fund	\$ 71,860.62	\$ 79,404.93	\$ 68,139.47	\$ 537,803.99	106%	
Percentage of Documents eRecorded	68%	66%	68%	68%	66%	
Budget Goals Met	Yes	Yes	Yes	Yes	Yes	
Back Indexed	7,744	4,588	2,521	27,624	138%	

Wisconsin Register of Deeds Association:

We are currently working on legislation that pertains to the sheilding of real estate records for pending federal legislation. for submitting documents statewide.

Register of Deeds Office:

The staff continues to work on back indexing documents for easier access. We have also contracted with Fidlar Techonolgies to back index more documents.

Wisconsin Counties Association Board of Directors:

WCA has held weekly webinars on a variety of subjects, I highly encourage participation from staff and county board members.

I am presenting a workshop on Privacy Shielding at the WCA conference in September.

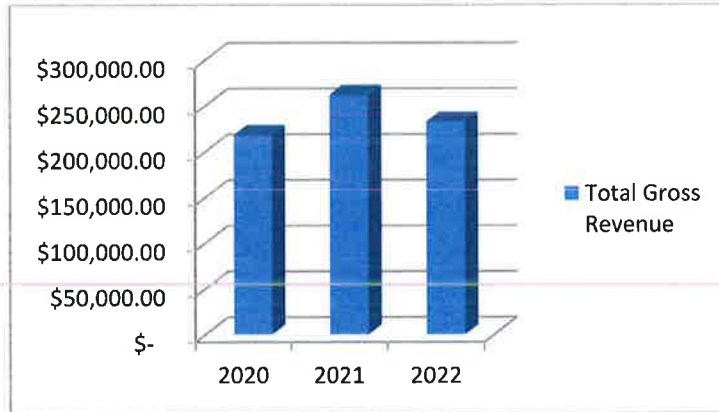
Wisconsin Public Records Board:

I am working with the Wi Public Records Board, the WI Historical Society, our county staff as well as representative across the state to update the county retention schedule. WI Counties Association is helping to coordinate monthly meetings with a workgroup made of several counties.

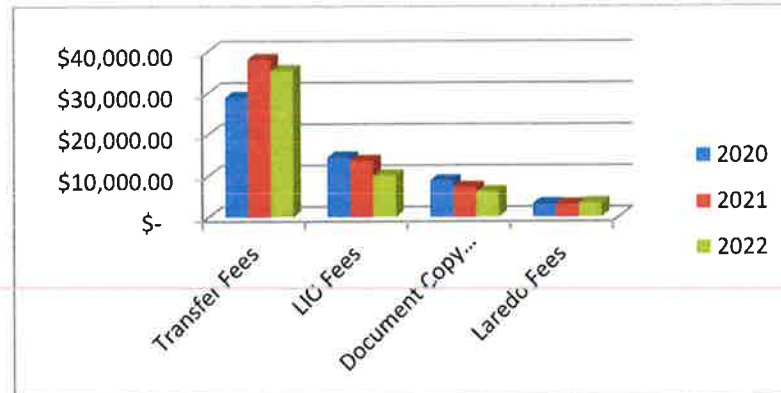
Register of Deeds Monthly Budget Report

Aug-22

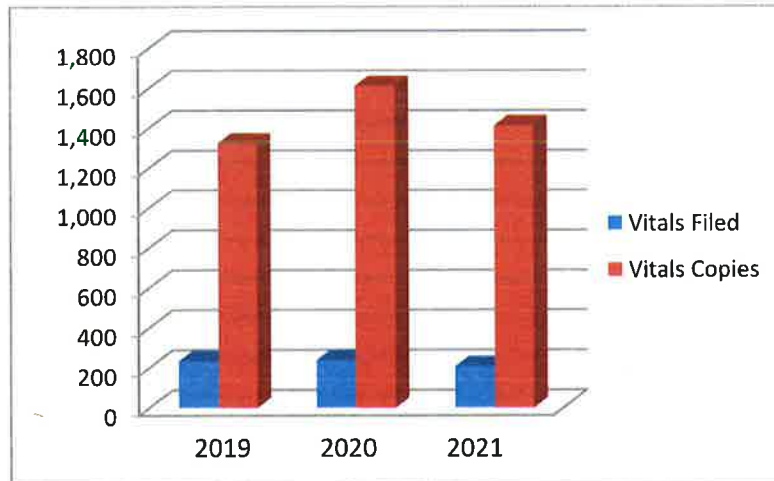
ROD Total Gross Revenues



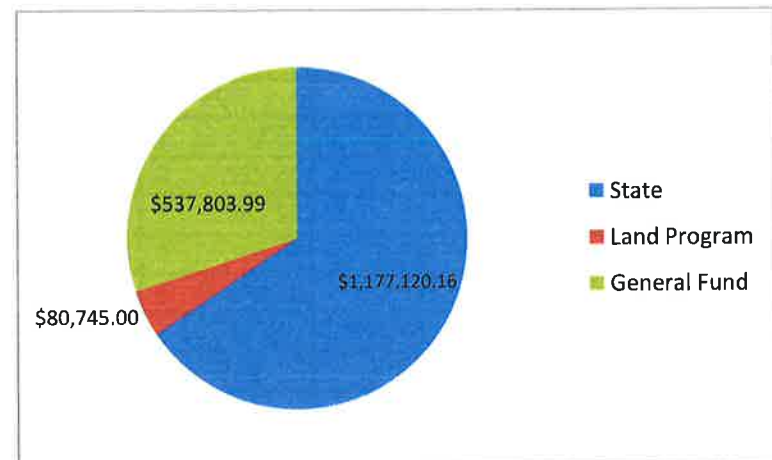
Land Related Revenue



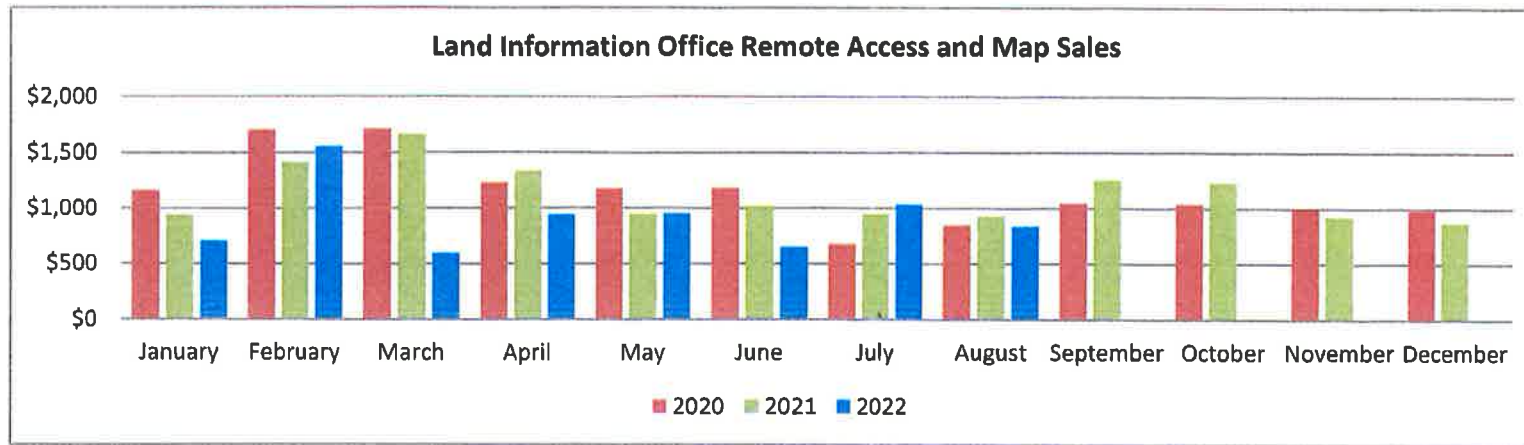
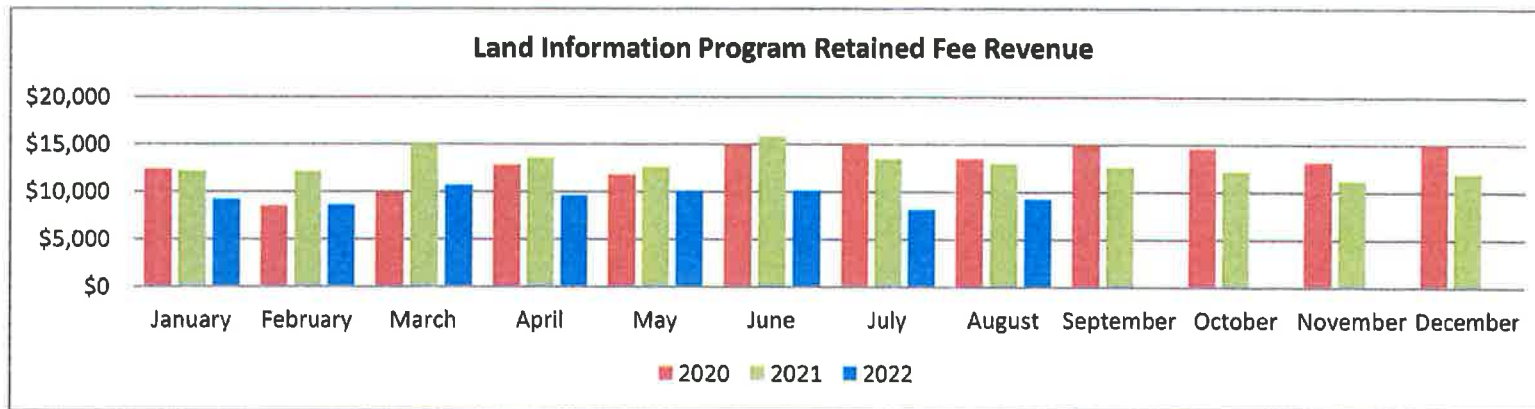
Vital Records



Year to Date Revenue Payout



Land Information Monthly Revenue Report August 2022

[illegible][illegible]

Jefferson County Planning and Zoning Department
Monthly Ledger Report
09-23-2022

	RF	WFG	OP	PPC	MC	PSS{	STF	FQAS	FAA	FPFC	SRFWF	ZOF	Refunds	2022 Totals	2021 Total
MTH	1.239022	7102.421001	2901.432099	2901.451002	2901.472003	2901.432002	2901.458010	2901.458015	2901.458014	2901.458001	2901.458002	2901.441002			
Jan	480.00		13,901.00	411.81		3,675.00	250.00							18,717.81	19,215.63
Feb	420.00		10,240.00	87.09		2,775.00	200.00						680.00	13,722.09	15,460.33
Mar	930.00		13,971.00	168.00		5,875.00	500.00						30.00	21,444.00	28,398.54
Apr	540.00		15,755.00	107.09		4,375.00	1,200.00						830.00	21,977.09	21,258.08
May	810.00		11,585.00	7.08		7,550.00	550.00						250.00	20,502.08	22,440.48
June	720.00		13,565.00	19.17		4,875.00	950.00							20,129.17	21,270.25
July	390.00		13,820.00	7.08		4,750.00	550.00						300.00	19,517.08	16,898.54
Aug	690.00		14,570.00	38.13		5,925.00	800.00							22,023.13	21,952.09
Sept	480.00		9,615.00	5.54		4,525.00	600.00							15,225.54	19,285.34
Oct															18,850.63
Nov															17,147.29
Dec															12,577.50
Total	5,460.00		117,022.00	850.99		44,325.00	5,600.00						2,090.00	173,257.99	234,754.70

2021 Actual Zoning Deposit: Please Enter Deposit

2022 Budget Revenues: \$220,500.00

2022 Deposits YTD: \$173,257.99



September 9, 2022

Ms. Steffany Powell Coker
Secretary to the Commission
Public Service Commission of Wisconsin
4822 Madison Yards Way
Madison, WI 53705-9100

RE: Report for 3rd Quarter 2022 on the Certificate of Public Convenience and Necessity of Badger State Solar, LLC to Construct a Solar Electric Generation Facility, to be Located in Jefferson County, Wisconsin, Docket No. 9800-CE-100

Dear Ms. Powell Coker,

Pursuant to Order point 6, we are submitting this quarterly report for the 3rd quarter of 2022.

- a. Construction Commencement Date;
 - Construction has not yet commenced. Ongoing supply chain constraints and trade investigations materially affecting panel procurement may result in a delay of construction commencement. A request for extension will be evaluated closer to the current construction start date of June 30, 2023.
- b. Major Construction and Environmental Milestones;
 - No major construction or environmental milestones have occurred as of the end of the reporting period.
- c. Construction Updates, In-Service Date and Percent Completion;
 - No construction activity has commenced as of the end of the reporting period.
 - The latest in-service date for the 149 MW Badger State Solar project had been anticipated to be December of 2023. Ongoing supply chain constraints and trade investigations affecting panel procurement present material issues to completing the Project on schedule and may result in a delayed in-service date. This schedule continues to be actively evaluated by the Project team and an update will be provided when available.
- d. Placed in Service Date;
 - No facilities have been placed in service as of the end of the reporting period.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "P. Harris", written over a horizontal line.

Paul Harris
Badger State Solar, LLC
paul@rangerpower.com
(847) 707-1395
226 N. Morgan St.
Chicago, IL 60607

Matt Zangl

From: Emily Straka <emily@rangerpower.com>
Sent: Thursday, September 15, 2022 11:44 AM
To: Matt Zangl
Cc: chair@oaklandtown.com; Gregg Hill
Subject: Badger State Solar - Timeline Update

This Email has originated from outside Jefferson County's Email Domain. Please verify the Sender before opening any links or attachments. - Jefferson County MIS

Hello all,

The Badger State Solar project had anticipated to begin construction in the fourth quarter of this year and to come online by the end of 2023. However, due to ongoing supply chain constraints and trade investigations affecting panel procurement we are facing material challenges to completing the Project on schedule. This will result in a delayed in-service date and we will provide an updated schedule as soon as it is known. We expect to submit a request to the Public Service Commission for a request for extension closer to the current construction start date of June 30, 2023.

We are still fully committed to bringing the Project online but unfortunately are facing challenges that are out of our control (and that many others in the industry are also facing). We have notified our participating landowners. Please give me a call if you would like to discuss further.

--
Emily V. Straka
Ranger Power LLC
(303) 478-4664 | emily@rangerpower.com
www.rangerpower.com