

**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:** Thursday, December 28, 2023  
**TIME:** 8:30 a.m.  
**PLACE:** Room C1021, County Courthouse, Jefferson WI

**YOU MAY ATTEND VIRTUALLY BY FOLLOWING THESE INSTRUCTIONS:**

Register in advance for this meeting:

[https://zoom.us/meeting/register/tJEkf--hpj4pHd2y7-u8i9MUTAbnqMB\\_1Qxy](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 November 27, December 15 and December 21 meeting minutes
7. November Monthly Financial Report for Register of Deeds
8. November Monthly Financial Report for Land Information Office
9. December Monthly Financial Report for Zoning
10. Discussion on Solar Energy Facilities
  - a. Crawfish River Solar
  - b. Badger State River
11. Discussion on WE Energies Liquefied Natural Gas (LNG) Facility in the Town of Ixonia
12. Discussion and Possible Action on a Request by Sinnissippi Solar Energy LLC/Invenergy for use of a single-family residential structure at N8022 County Road P as a temporary field office. The site is in the Town of Ixonia on PIN 012-0816-3022-000
13. Discussion on a Solar Energy Systems Ordinance
14. Discussion and Possible Action on Petitions Presented in Public Hearing on December 21, 2023:

**R4506A-23 – R&W Ventures LLC:** Rezone part of PIN 008-0715-0211-001 (11.91 ac) to create a 3.6-ac farm consolidation lot around the home & buildings at **N7262 County Road D**, Town of Farmington. This is in accordance with Sec 11.04(f)8 of the Jefferson County Zoning Ordinance.

**R4507A-23 – Brandon & Rachel Thom/Paul Lukas & Kerry Furlong Property:** Rezone 2 ac of PIN 008-0715-3223-000 (40 ac) to create a new building site near **W4466 Hillview Ln** in the Town of Farmington. This is in accordance with Sec 11,04(f)8 of the Jefferson County Zoning Ordinance.

**R4508A-23 – Richard & Marlene Schroedl Trust:** Create a 4.522-ac farm consolidation lot at **W6232 US Highway 18**, Town of Jefferson from part of PIN 014-0614-0443-000 (19.49 ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**CU2113-23 – JGB Land Inc:** Conditional use to allow a 10-year extension of CU1771-14 for mineral extraction on PIN 016-0514-02112-000 (55.63 ac). The site is at N22447 Kutz Rd in the Town of Koshkonong. This is in accordance with Sec 11.04(f)6 and 11.05(c) of the Jefferson County Zoning Ordinance.

**R4509T-23 – Jefferson County:** Amendment to the Jefferson County Comprehensive Plan, Farmland Preservation Plan and Jefferson County Zoning Ordinance that will allow the limited redivision of existing A-3 Agricultural and Rural Residential zones created prior to 2000.

15. Possible Future Agenda Items

16. Upcoming Meeting Dates:

January 12, 2024 8:00 a.m. – Site Inspections leaving from Courthouse Room C1049

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

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

February 9, 8:00 a.m. – Site Inspections – 8:00 a.m. – Site Inspections leaving from Courthouse Room C1049

February 15, 7:00 p.m. – Public Hearing, 8:30 a.m. – Public Hearing in Courthouse Room C2063

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

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 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](http://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 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.

**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:** Monday, November 27, 2023  
**TIME:** 8:30 a.m.  
**PLACE:** Room C1021, County Courthouse, Jefferson WI

**YOU MAY ATTEND VIRTUALLY BY FOLLOWING THESE INSTRUCTIONS:**

Register in advance for this meeting:

[https://zoom.us/meeting/register/tJEkf--hpj4pHd2y7-u8i9MUTAbnqMB\\_1Qxy](https://zoom.us/meeting/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**

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

**2. Roll Call (Establish a Quorum)**

Supervisors Jaeckel, Nass and Foelker were present. Supervisors Poulson, and Richardson were absent and excused. Other County staff in attendance were Ben Wehmeier, Staci Hoffman, and Supervisor Anita Martin. Zoning Department staff present were Matt Zangl, Sarah Elsner, Brett Scherer and Deb Magritz. Attending via Zoom were Michael Luckey and Casey Ehler.

**3. Certification of Compliance with Open Meetings Law**

Zangl verified compliance with Open Meetings.

**4. Approval of the Agenda**

No changes were proposed to 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)**

Supervisor Martin asked about deviation from a Joint Development Agreement concerning WE Energies LNG Facility in the Town of Ixonia . She also questioned why the September 21 meeting minutes had not been reviewed until today.

**6. Approval of September 21, October 19, October 30, November 10 and November 16 meeting minutes**

Motion by Supervisors Foelker/Nass to approve the September 21 meeting minutes. Motion passed 3-0. Zangl explained that the minutes had not been ready until recently.

Motion by Supervisors Foelker/Nass to approve the October 19 meeting minutes. Motion passed 3-0.

Motion by Supervisors Nass/Foelker to approve the October 30 meeting minutes. Motion passed 3-0.

Motion by Supervisors Nass/Foelker to approve the November 10 meeting minutes. Motion passed 3-0.

Motion by Supervisors Nass/Foelker to approve the November 16 meeting minutes. Motion passed 3-0.

**7. Communications**

Wehmeier informed the Committee that the Town of Ixonia is going through a process to create a TID. Zangl

added more information.

**8. October Monthly Financial Report for Register of Deeds**

Hoffman explained that there have not been a lot of recordings lately, but that her Office has already met budgeted revenues for the year.

**9. October Monthly Financial Report for Land Information Office**

Zangl reminded the Committee that lower revenues from the Register of Deeds Office directly relate to Land Information Department revenues. Grants for land information programs will be drastically reduced for 2024.

**10. November Monthly Financial Report for Zoning**

Zangl reported that Zoning has also met budgeted revenues for the year. November's revenues were over by \$4,000.

**11. Discussion on Solar Energy Facilities**

**a. Crawfish River Solar**

Zangl said that there was nothing new to report on Crawfish River Solar. They are working through the transition phase.

**b. Badger State Solar**

Badger State Solar is quiet also. They appear to be moving forward, but there has been no real communication.

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

This project too has been quiet, but their monthly meeting is coming up. Wehmeier spoke to the question from Supervisor Martin regarding deviation from the Joint Development Agreement, noting that any such instances have been minimal.

**13. Discussion and Possible Action on Entering into a Memorandum of Understanding (MOU) for GIS Services with Local Municipalities**

Zangl explained that a draft of the MOU has been distributed and some comments have come back. Next year's budget includes a position for the work, utilizing an hourly rate of pay. Wehmeier added to the discussion. Motion by Supervisors Jaeckel/Foelker to forward this to the Executive Committee. Motion passed 3-0.

**14. Discussion and Possible Action on Petitions Presented in Public Hearing on November 16, 2023:**

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

**APPROVE WITH CONDITIONS BOTH R4498A-23 & CU2110-23** – Jon Gehler/Ebenezer Moravian Church on motions by Supervisors Nass/Jaekel to rezone all of PIN 032-0815-2911-006 (8.59 ac) and 032-0815-2911-007 (3.83 ac) with conditional use to sanction and expand a cemetery at **N8023 Ebenezer Rd**, Town of Watertown. This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance. Motions passed 3-0.

**APPROVE WITH CONDITIONS R4499A-23** – Kurt Wileman /Dane County Growers Property on a motion by Supervisors Nass/Foelker to create a 5-ac lot around the home and buildings at **N956 Bingham Rd**, Town of Sumner, from PIN 028-0513-1933-000 (43.694 ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance. Motion passed 3-0.

**APPROVE WITH CONDITIONS R4500A-23** – Kevin Emrath on a motion by Supervisors Nass/Foelker to create a 1.7437-ac lot at **N6132 Switzke Rd** in the Town of Farmington from part of PINs 008-0715-1633-000 (36.1 ac) and all of PIN 008-0715-1633-001 (0.82 ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance. Motion passed 3-0.

**APPROVE WITH CONDITIONS R4501A-23** – William & Laura Flood on a motion by Supervisors Foelker/Jaeckel to create two, 4-ac lots from PIN 026-0616-0134-000 (35.086 ac) **near N4579 Indian Point Rd** in the Town of Sullivan. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance. Motion passed 3-0.

**APPROVE WITH CONDITIONS R4502A-23** – Daniel & Gwynn Novak on a motion by Supervisors Foelker/Nass to rezone all of PIN 026-0616-2643-002 (0.602 ac) and part of PIN 026-0616-2643-000 (38.898 ac) owned by the Novak Trusts to create a 1-ac lot at **W660 Rome Oak Hill Rd** in the Town of Sullivan. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance. Motion passed 3-0.

**APPROVE WITH CONDITIONS R4503A-23** – Robert & Dorothy Novak on a motion by Supervisors Jaeckel/Nass to rezone all of PIN 026-0616-2643-001 (0.5 ac) and part of PIN 026-0616-2643-000 (38.898 ac) to create a 1-ac lot at **W604 Rome Oak Hill Rd** in the Town of Sullivan. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance. Motion passed 3-0.

**APPROVE WITH CONDITIONS R4504A-23** – Jonathan Boche on a motion by Supervisors Nass/Foelker to create a 1.1-ac building site from part of PIN 012-0816-0323-001 (39.22 ac) on **County Rd CW** in the Town of Ixonia. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance. Motion passed 3-0.

**APPROVE WITH CONDITIONS R4505A-23** – Jonathan Boche on a motion by Supervisors Nass/Foelker to rezone 3.9 ac of PIN 012-0816-0323-001 (39.22 ac) to create a Natural Resource zone on **County Rd CW**, Town of Ixonia. This is in accordance with Sec. 11.04(f)12 of the Jefferson County Zoning Ordinance. Motion passed 3-0.

**APPROVE WITH CONDITIONS CU2111-23** – Michael & Sandy Janke/Shady Belle Acres LLC on a motion by Supervisors Jaeckel/Foelker for a conditional use dog kennel at **N4907 Coffee Rd**, Town of Farmington on PIN 008-0715-3344-000 (37 ac). The property is in an A-1, Agricultural zone; this is in accordance with Sec. 11.04(f)6 of the Jefferson County Zoning Ordinance. Motion passed 3-0.

**APPROVE WITH CONDITIONS CU2112-23** – Joseph Kondroski on a motion by Supervisors Nass/Jaeckel for a conditional use storage of landscaping equipment in a Community zone at **W1232 Marietta Ave** on PIN 012-0816-2232-013 (1.5 ac), Town of Ixonia. This is in accordance with Sec. 11.04(f)9 of the Jefferson County Zoning Ordinance. Motion passed 3-0.

#### **15. Possible Future Agenda Items**

#### **16. Upcoming Meeting Dates:**

December 15, 8:00 a.m. – Site Inspections  
December 21, 7:00 p.m. – Public Hearing  
December 28, 8:30 a.m. – Decision Meeting  
January 12, 8:00 a.m. – Site Inspections  
January 18, 7:00 p.m. – Public Hearing  
January 29, 8:30 a.m. – Decision Meeting

#### **17. Adjourn**

Motion by Supervisors Foelker/Nass to adjourn the meeting. Motion passed 3-0, and the meeting adjourned at 9:11 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](http://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 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.

---

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

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

**SUBJECT:** Planning and Zoning Committee Site Inspections  
**DATE:** December 15, 2023  
**TIME:** 8:00 a.m.  
**PLACE:** Jefferson County Courthouse, 311 S. Center Ave., Jefferson, WI  
Room C1021

**1. Call to Order**

The meeting was called to order by Supervisor Jaeckel at 8:00 a.m

**2. Roll Call (Establish a Quorum)**

Committee member present were Supervisors Jaeckel, Poulson, Nass and Foelker. Supervisor Richardson was absent and excused. Also present were Zoning Department staff members Matt Zangl and Deb Magritz.

**3. Certification of Compliance with Open Meetings Law**

Poulson verified that the meeting was being held in compliance with Open Meetings.

**4. Approval of the Agenda**

Motion by Supervisors Poulson/Nass to approve 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)**

There was no public comment.

**6. Communications**

Zangl noted that the Committee would be seeing a property in the Town of Ixonia where a single-family residence is proposed for use as a temporary field office for a solar farm project.

It was also mentioned that Wisteria Castle will be put on an upcoming agenda for their one-year review.

The Committee left for the following site inspections:

**7. Site Inspections for Petitions to be Presented in Public Hearing on December 21, 2023:**

**R4508A-23 – Richard & Marlene Schroedl Trust:** Create a 4.522-ac farm consolidation lot at **W6232 US Highway 18**, Town of Jefferson from part of PIN 014-0614-0443-000 (19.49 ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**CU2113-23 – JGB Land Inc:** Conditional use to allow a 10-year extension of CU1771-14 for mineral extraction on PIN 016-0514-02112-000 (55.63 ac). The site is at N22447 Kutz Rd in the Town of Koshkonong. This is in accordance with Sec 11.04(f)6 and 11.05(c) of the Jefferson County Zoning Ordinance.

**R4506A-23 – R&W Ventures LLC:** Rezone part of PIN 008-0715-0211-001 (11.91 ac) to create a 3.6-ac farm consolidation lot around the home & buildings at **N7262 County Road D**, Town of Farmington. This is in accordance with Sec 11.04(f)8 of the Jefferson County Zoning Ordinance.

Site Inspection at **N8022 County Road P**, Town of Ixonia on PIN 012-0816-3022-000 for use of a single-family residential structure as a temporary field office to serve a proposed solar project.

**R4507A-23 – Brandon & Rachel Thom/Paul Lukas & Kerry Furlong Property:** Rezone 2 ac of PIN 008-0715-3223-000 (40 ac) to create a new building site near **W4466 Hillview Ln** in the Town of Farmington. This is in accordance with Sec 11.04(f)8 of the Jefferson County Zoning Ordinance.

**8. Adjourn**

Motion by Supervisors Jaeckel/Poulson to adjourn the meeting. Motion passed 4-0 and the meeting adjourned at 9:30 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., Monday through Friday, excluding holidays. Materials covering other agenda items can be found at [www.jeffersoncountywi.gov](http://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 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.*



**MINUTES OF PUBLIC HEARING**  
**JEFFERSON COUNTY PLANNING AND ZONING COMMITTEE**

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

**SUBJECT:** Map & Ordinance Amendments to the Jefferson County Zoning Ordinance and Request for a Conditional Use Permit and Amendment to the Comprehensive and Farmland Preservation Plan

**DATE:** Thursday, December 21, 2023

**TIME:** 7:00 p.m. (Doors will open at 6:30)

**PLACE:** **JEFFERSON COUNTY COURTHOUSE, ROOM C2063**  
**311 S. CENTER AVE, JEFFERSON, WI 53549**  
**OR Via Zoom Videoconference**

**PETITIONERS OR MEMBERS OF THE PUBLIC MAY ATTEND THE MEETING VIRTUALLY BY FOLLOWING THESE INSTRUCTIONS IF THEY CHOOSE NOT TO ATTEND IN PERSON:**

You are invited to a Zoom meeting.  
When: December 21, 2023 at 07:00 PM Central Time (US and Canada)  
Meeting ID: 957 3344 0565  
Passcode: Zoning  
Register in advance for this meeting:  
<https://zoom.us/j/95733440565?pwd=eHZRbHZXWXhlUnlKdkhtOXhoTmtNz09>  
After registering, you will receive a confirmation email containing information about joining the meeting.

1. Call to Order  
The meeting was called to order by Chairman Jaeckel at 7pm.
  
2. Roll Call  
All members of the Committee were present at 7pm. Also present were Sarah Elsner and Matt Zangl from the Zoning Department. Attending via Zoom was Randall Wuttke.
  
3. Certification of Compliance with Open Meetings Law  
Supervisor Poulson verified that the meeting was being held in compliance with Open Meetings Law.
  
4. Approval of Agenda  
Motion by Supervisors Poulson/Foelker to approve the agenda. Motion passed 5-0.
  
5. Explanation of Public Hearing Process by Committee Chair  
Chairman Jaeckel explained the process.
  
6. Public Hearing  
Zangl read aloud the following:

**NOTICE IS HEREBY GIVEN** that the Jefferson County Planning and Zoning Committee will conduct a public hearing at 7 p.m. on Thursday December 21, 2023, in Room C2063 of the Jefferson County Courthouse, Jefferson, Wisconsin. Members of the public will be allowed to be heard regarding any petition under consideration by the Planning and Zoning Committee. **PETITIONERS, OR THEIR REPRESENTATIVES SHALL BE PRESENT EITHER IN PERSON OR VIA ZOOM.** Matters to be heard are petitions to amend the official zoning map and ordinance, and applications for conditional use permits. A map of the properties affected may be obtained from the Zoning Department. Individual files, which include staff finding of fact, are available for viewing between the hours of 8 a.m. and 4:30 p.m., Monday through Friday, excepting holidays. If you have questions regarding these matters, please contact Zoning at 920-674-7131.

**DECISIONS ON THE CONDITIONAL USES ONLY WILL BE MADE ON DECEMBER 28, 2023.**  
**DECISIONS ON THE REZONINGS WILL BE MADE ON JANUARY 9, 2024.**

**FROM A-1, EXCLUSIVE AGRICULTURAL TO A-3, AGRICULTURAL/RURAL RESIDENTIAL**

**R4506A-23 – R&W Ventures LLC:** Rezone part of PIN 008-0715-0211-001 (11.91 ac) to create a 3.6-ac farm consolidation lot around the home & buildings at **N7262 County Road D**, Town of Farmington. This is in accordance with Sec 11.04(f)8 of the Jefferson County Zoning Ordinance.

**PETITIONER:** Randall Wuttke (N3694 Old Hwy 89, Darien, WI) presented himself as the petitioner for this rezone. Wuttke explained the request to sell off the farm buildings and 3.6-acre piece and rent out the remaining surrounding farmland.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**QUESTIONS FROM COMMITTEE:** None.

**STAFF:** Given by Zangl and in the file. It was acknowledged that the house was built pre-1970. Zangl also noted the existing septic crossing the proposed property line and if rezone is approved, an easement will need to be created to allow for the septic over the property line.

**TOWN:** In favor.

**R4507A-23 – Brandon & Rachel Thom/Paul Lukas & Kerry Furlong Property:** Rezone 2 ac of PIN 008-0715-3223-000 (40 ac) to create a new building site near **W4466 Hillview Ln** in the Town of Farmington. This is in accordance with Sec 11,04(f)8 of the Jefferson County Zoning Ordinance.

**PETITIONER:** Paul Lukas (W4468 Hillview Ln, Jefferson, WI) presented himself as the petitioner for this rezone. Lukas explained the request seeking approval for a 2-acre split for a new residence to be built.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**QUESTIONS FROM COMMITTEE:** Supervisor Nass noted that the petitioner understood if approved, then an affidavit for no future splits from the property would be required.

**STAFF:** Given by Zangl and in the file.

**TOWN:** In favor.

**R4508A-23 – Richard & Marlene Schroedl Trust:** Create a 4.522-ac farm consolidation lot at **W6232 US Highway 18**, Town of Jefferson from part of PIN 014-0614-0443-000 (19.49 ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**PETITIONER:** Adrienne Stuebs (N1318 Rock Lake Rd, Lake Mills, WI) spoke on behalf of the owners for this rezone. Stuebs explained the request for a standard farm consolidation.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** Steve Lough and Susan Hossman provided a written statement (included in the file) opposing the proposed rezone due to health concerns regarding mold and contamination in the house.

**REBUTTAL:** Stuebs explained the former tenant was disgruntled to leave and that the reports did confirm mild mold, but mostly found on the tenant's own belongings.

**QUESTIONS FROM COMMITTEE:** Supervisor Poulson asked for verification that the house was built pre-1970; Stuebs confirmed.

**STAFF:** Given by Zangl and in the file. It was noted that the location of the existing septic is shown on the survey in the file.

**TOWN:** In favor.

### CONDITIONAL USE PERMIT

**CU2113-23 – JGB Land Inc:** Conditional use to allow a 10-year extension of CU1771-14 for mineral extraction on PIN 016-0514-02112-000 (55.63 ac). The site is at N22447 Kutz Rd in the Town of Koshkonong. This is in accordance with Sec 11.04(f)6 and 11.05(c) of the Jefferson County Zoning Ordinance.

*\* Chairman Jaeckel abstained from this conditional use request and Supervisor Nass took over as Chairman during this time. \**

**PETITIONER:** Kyle Jaeckel (715 Messmer St, Fort Atkinson, WI) spoke as the petitioner for this conditional use. Jaeckel explained the request to allow for a 10-year extension for the existing conditional use for a sand and gravel pit. No changes to the operation are being proposed. The hours of operation are 7a-5p, Monday-Friday and 7a-4-p, Saturdays with emergency hours as needed overnight.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**QUESTIONS FROM COMMITTEE:** None.

**STAFF:** Given by Zangl and in the file. Zangl also noted that the Jefferson County Land and Water Conservation Department has approved the reclamation plan for the operation.

**TOWN:** In favor.

### COMPREHENSIVE PLAN AND ORDINANCE AMENDMENT

**R4509T-23 – Jefferson County:** Amendment to the Jefferson County Comprehensive Plan, Farmland Preservation Plan and Jefferson County Zoning Ordinance that will allow the limited redivision of existing A-3 Agricultural and Rural Residential zones created prior to 2000.

**PETITIONER:** Matt Zangl with Jefferson County Planning and Development spoke on behalf of the text amendment. Zangl explained the request to allow for the redivision of existing A-3 lots. The Towns of Concord, Ixonia, Aztalan, and Lake Mills denied the amendment; the Town of Waterloo has not given their recommendation; the remaining 9 Towns approved the amendment.

**COMMENTS IN FAVOR:** Supervisor Anita Martin spoke on the procedure of petitions and noted the decision sheet sent to Towns should include an area where it can be noted why a petition is being approved or denied by the Town.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**QUESTIONS FROM COMMITTEE:** None.

**STAFF:** Given by Zangl and in the file.

**TOWN:** The Towns of Concord, Ixonia, Aztalan, and Lake Mills denied the amendment; the Town of Waterloo has not given their recommendation; the remaining 9 Towns approved the amendment.

**7. Adjourn**

Supervisor Poulson moved to adjourn at 7:18 p.m. and was seconded by Supervisor Foelker. Motion passed 5-0 on a voice vote.

**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 accommodations for attendance at this meeting should contact the County Administrator 24 hours prior to the meeting at 920-674-7101 so appropriate arrangements can be made.*

**A digital recording of the meeting will be available in the Zoning Department upon request.**

Register of Deeds November 2023 Program/Service Description	Output Measures			YR to Date	Current Yr. Target
	2021	2022	2023	Totals	%
Documents Recorded	1,414	873	809	9,229	72%
Vital Records Filed	187	162	164	2,145	102%
Vital Record Copies	1,595	1,262	1,389	14,653	97%
ROD Revenue (Gross Total)	\$ 240,365.66	\$ 141,181.36	\$ 157,549.92	\$1,898,060.11	112%
Transfer Fees	\$ 35,121.66	\$ 19,218.00	\$ 22,998.18	\$ 284,129.88	142%
LIO Fees	\$ 11,946.00	\$ 7,667.00	\$ 7,214.00	\$ 80,726.00	74%
Document Copies	\$ 7,385.86	\$ 6,213.17	\$ 5,278.19	\$ 60,649.86	110%
Laredo	\$ 4,377.50	\$ 3,515.25	\$ 3,952.83	\$ 41,404.85	129%
ROD Revenue to General Fund	\$ 73,970.02	\$ 46,712.42	\$ 4,935.20	\$ 577,401.59	108%
Percentage of Documents eRecorded	64%	60%	64%	68%	
Budget Goals Met	Yes	Yes	Yes	Yes	Yes
Back Indexed	1,741	4,417	1,931	83,271	416%

**Wisconsin Register of Deeds Association:**

*The legislation to decrease the transfer fee is moving forward, please see 2023 SB274 for more details. SB274 has been moved from the committee to go to the floor for a vote, this will not happen until after the first of the year. We should also be prepared for privacy shielding with the continued attacks on judges. There is also new legislation being circulated to increase the recording fee to \$45 per document, this will give the land record programs an additional \$7 at the county level and an additional \$8 at the state level.*

**Register of Deeds Office:**

*The staff continues to work on back indexing documents for easier access. Giving our searchers and staff the ability to search documents by name and legal description back to 1948. The staff averages one year of back indexing per month. The staff worked and continues to work on putting everything back in the appropriate spots.*

**Wisconsin Counties Association Board of Directors:**

*Nothing new to report*

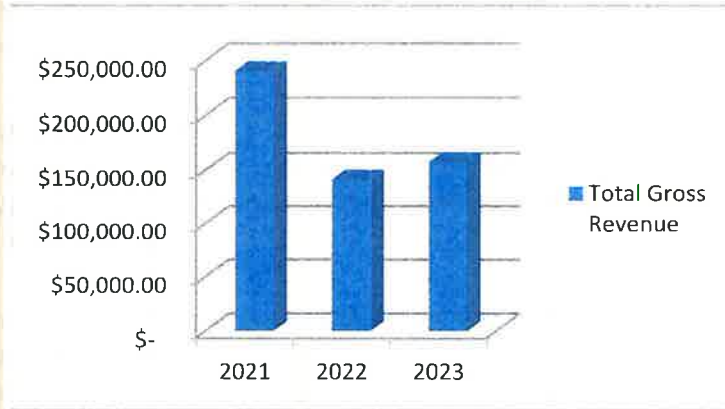
**Wisconsin Public Records Board:**

*We reviewed and approved 164 records retention disposition authorizations (RDAs) this month, 50 state agencies, 69 local governments and 45 general records schedules. As always if the county has a record they would like to amend the RDA on, please let me know.*

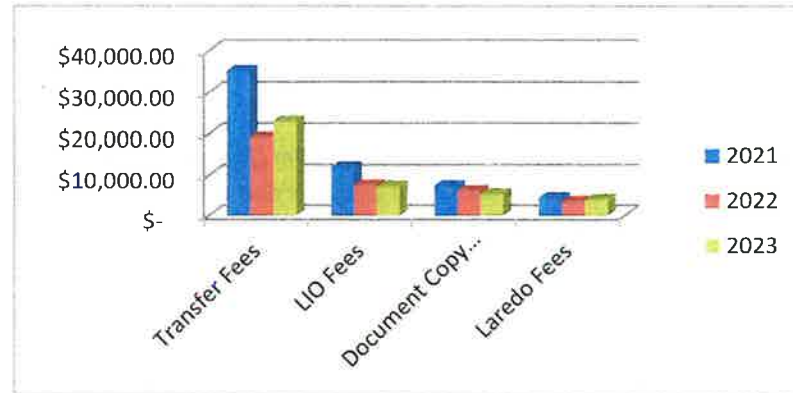
# Register of Deeds Year to Date Budget Report

Nov-23

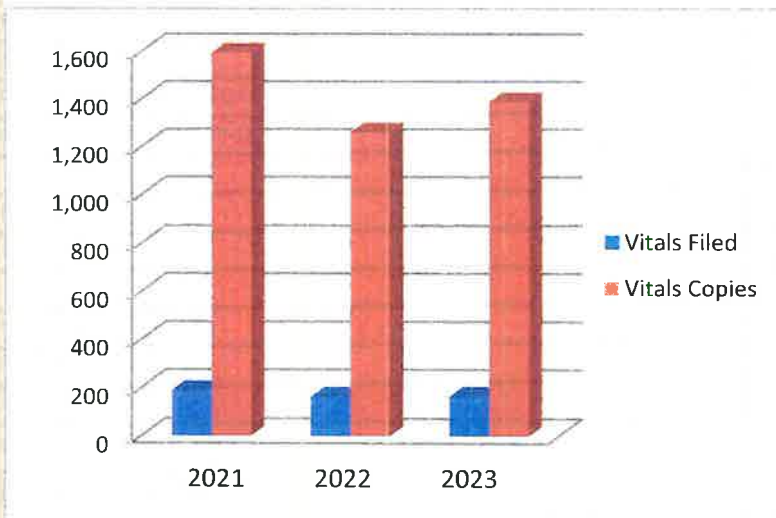
**ROD Total Gross Revenues**



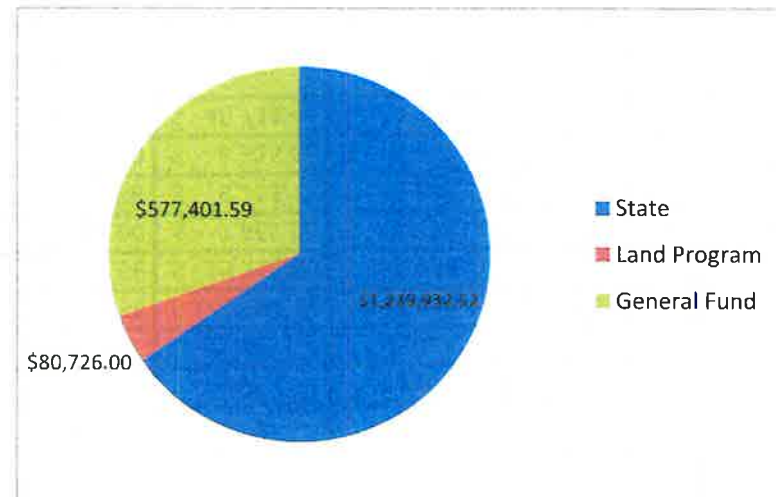
**Land Related Revenue**



**Vital Records**



**Year to Date Revenue Payout**



**Jefferson County Planning and Zoning Department**  
**Monthly Ledger Report**  
**12-22-2023**

	RF	WFG	REDC	OGLIC	OP	PPC	MC	PSS(	STF	FQAS	FAA	FPFC	SRFWF	ZOF	Refunds
MTH	1.239022	7102.421001	2501.451006	2501.472011	2901.432099	2901.451002	2901.472003	2901.432002	2901.458010	2901.458015	2901.458014	2901.458001	2901.458002	2901.441002	
Jan	330.00				6,360.00	607.83		1,675.00	640.00						
Feb	540.00				14,555.00	100.00		2,925.00	240.00						200.00
Mar	670.00				20,515.00	210.63		3,800.00	800.00						
Apr	540.00				18,535.00	103.54	2.50	3,025.00	640.00			20.00			30.00
May	600.00				12,965.00	1.25	3.75	5,925.00	1,760.00						
June	750.00				15,835.00	1.25		8,125.00	1,280.00						
July	690.00				13,905.00	5.04		6,575.00	1,040.00						
Aug	810.00				13,175.00	22.41		6,900.00	1,040.00						
Sept	480.00				13,945.00	25.02		3,725.00	960.00						
Oct	630.00		140.00		12,535.00	19.42		4,525.00	1,120.00						
Nov	510.00		315.00		13,570.00	18.92		5,600.00	240.00						
Dec	390.00		175.44	78.85	7,680.00	200.00		2,725.00	720.00						
Total	6,940.00		630.44	78.85	163,575.00	1,315.31	6.25	55,525.00	10,480.00			20.00			230.00

2022 Actual Zoning Deposit: Please Enter Deposit

2023 Budget Revenues: Please Enter Revenues

2023 Deposits YTD: 5238,570.85

# Invenergy

---

Sinnissippi Solar Energy LLC  
One South Wacker Drive | Suite 1800 | Chicago, Illinois 60606  
T 312-224-1400 | F 312-224-1444

November 22, 2023

Mr. Matthew Zangl  
Director, Planning and Zoning  
Jefferson County Courthouse  
311 S. Center Avenue, Room C1040  
Jefferson, Wisconsin 53549

VIA ELECTRONIC MAIL

Dear Mr. Zangl,

I hope this letter finds you well.

As you may be aware, Sinnissippi Solar Energy LLC ("Sinnissippi") is currently developing a proposed 125 MW solar generation facility in unincorporated areas of Jefferson County (the "Project"). Sinnissippi is an affiliate of Invenergy LLC. We are proceeding with preparation of engineering drawings for the Project now in anticipation of filing for a Certificate of Public Convenience and Necessity ("CPCN") before the Wisconsin Public Service Commission in early 2024. We anticipate commencement of construction in mid-2025, with completion targeted for the end of 2026.

In connection with the Project, we have identified a property that we would like to temporarily use as a Field Office for the Development Team. Please allow this letter to serve as formal application to the Jefferson County Planning and Zoning Committee ("Committee") for approval of a Temporary Use of an existing residential structure for a Development Field Office, pursuant to Section 11.03(h)5 of the Jefferson County Zoning Ordinance.

## **Property Description**

The selected property is located at N8022 County Road P, Watertown, Wisconsin 53094 and contains an existing 2-story residential structure on an approximately 24-acre parcel (the "Property"). The Jefferson County parcel number is 012-0816-3022-000 and the property is currently zoned Agricultural – Exclusive. The owners of record are Theodore and Rebecca Mueller, with whom Sinnissippi has a current lease agreement.



## Proposed Temporary Use

Sinnissippi proposes to use the Property for a temporary Development Field Office. The office will be used as a remote workspace for the Sinnissippi project development team during permitting, CPCN review, and other pre-construction activities. This office is not intended to be used as a project construction office, and we anticipate that occupancy of the Property by Sinnissippi will cease following the start of construction on the Project. A separate construction field office for the Project will be located elsewhere. The proposed temporary office use will primarily provide a convenient place for development team members to work while in the Project area and serve as a consistent location for regularly scheduled public Project informational office hours.

The proposed temporary office use will be located on the ground floor of the structure, which contains a kitchen, a bedroom, two bathrooms, a living room, and a dining room. The second floor, which contains an additional three bedrooms, will not be used. No improvements or changes to the interior or exterior of the existing structure are planned.

Parking will be accommodated entirely on site, using the existing driveway and vehicle parking area. Typical use will see 1 to 2 vehicles parked on the Property, but there is ample space for up to 10 vehicles, if needed. No improvements to the existing driveway and parking area are planned.

The temporary development office will typically be open to the public for 4 hours per week, during Project informational office hours. During non-public hours, there will typically be 1 to 2 Invenergy development employees working in the office. Anticipated operations will be 4 to 8 hours per week. Sinnissippi may occasionally host small group meetings at the Property, typically involving 4 to 6 people. Rarely, such as for a landowner dinner or similar event, there may be up to 15 people present on the Property at one time. Such events are anticipated to occur no more than 1 to 2 times per year. Public visitors to the Property are anticipated to include Project participants, neighboring landowners, and local officials.

Sinnissippi anticipates need for the temporary Development Field Office to last from now, through development and permitting of the Project, until the start of construction. We propose termination of the temporary office use no later than 60 days post commencement of construction on the Project.

# Invenergy

---

## **Relief Sought**

Pursuant to Section 11.03(h)5 of the Jefferson County Zoning Ordinance, Sinnissippi respectfully requests that the Jefferson County Planning and Zoning Committee approve Temporary Use of the Property located at N8022 County Road P, Watertown, Wisconsin 53094 (Jefferson County parcel number 012-0816-3022-000) for a Development Field Office, beginning upon approval by the Committee and continuing until 60 days post-commencement of construction on the Project.

Thank you for your consideration of this request. Sinnissippi looks forward to working with the Committee to ensure success of the Project and a bright future for solar development in Jefferson County. Please do not hesitate to contact me should you have any questions or concerns.

Kindest regards,

Michael A. Hill  
Associate General Counsel, Permitting and Local Affairs