

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: Monday, March 25, 2024
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-u8i9MUTAAbnqMB_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 February 26, March 15 and March 21 meeting minutes
7. Communications
8. February Monthly Financial Report for Register of Deeds
9. March Monthly Financial Report for Land Information Office
10. March Monthly Financial Report for Zoning
11. Discussion on Solar Energy Facilities
 - a. Crawfish River Solar
 - b. Badger State River
 - c. Sinnissippi Solar
 - d. Hackbarth Solar
12. Discussion on WE Energies Liquefied Natural Gas (LNG) Facility in the Town of Ixonia
13. Discussion and Possible Action on replacing a home near W9512 County Road B, PIN 018-0713-0734-000 owned by Lunde Farms Inc, more than 100 feet from previous single family home that was removed more than 15 years ago
14. Discussion and Possible Action on R4514A-24 Nicholas and Melanie Brock for a 1 acre A-3 zoned lot, PIN 016-0514-1344-002 on Carnes Road in the Town of Koshkonong
15. Discussion and Possible Action on Petitions Presented in Public Hearing on March 21, 2024:

R4521A-24 & CU2120-24 – Nick Klein/Michael L Klein: Rezone to create a 1.1-ac A-2 zone to allow for storage of business equipment from part of PIN 008-0715-3644-000 (33.411 Ac) located at **N4922 S Farmington Rd** in the Town of Farmington. This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

R4522A-24 & CU2121-24 - Rick Jaeger/St Paul’s Evangelical Lutheran Church/Lawrence T & Donna Schueler Finley Trust: Rezone part of PIN 012-0816-0824-000 (30.314 Ac) and all of PIN 012-0816-0824-003 (2.741 Ac) and combine with all of PIN 012-0816-0824-001 (3.00 Ac) to create a 7.275-ac A-2 zone to allow for a playground area for the existing school located at **W1956 Gopher Hill Rd** in the Town of Ixonia. This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

R4523A-24 & CU2122-24 – Al Genz/Greg & Kristie Melcher: Rezone to create a 5-ac A-2 zone to allow for storage of business equipment and materials with an office from part of PIN 032-0815-2643-001 (15.557 Ac) located off **D Ln** in the Town of Watertown. This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

R4524A-24 – Joel K & Robin K Lenz Trust: Rezone to create (2) 1-ac A-3 residential building sites from part of PIN 014-0614-0622-000 (16.122 Ac) located **directly north of N4862 County Road G** in the Town of Jefferson. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4525A-24 – Joel K & Robin K Lenz Trust: Rezone to create a 4-ac A-3 lot around the existing home and buildings from part of PIN 014-0614-0622-000 (16.122 Ac) and all of PIN 022-0613-0111-001 (0.83 Ac) located at **N4862 County Road G** in the Town of Jefferson. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4531A-24 – Joel K & Robin K Lenz Trust: Rezone to create a 1.3-ac A-3 lot around the existing home and buildings from part of PIN 022-0613-0111-000 (36.38 Ac) and all of PIN 014-0614-0622-001 (1.56 Ac) located at **N4881 County Road G** in the Town of Oakland. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4526A-24 – Troy A & Lindsey C Kjendlie: Rezone to create a 2.462-ac A-3 zone around the existing home and buildings from part of PIN 018-0713-3221-000 (5 Ac) and PIN 018-0713-3221-001 (33.732 Ac) located at **W9122 London Rd** in the Town of Lake Mills. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4527A-24 – Mary Seurer/Gertrude A Moss Trust: Rezone to create (2) 1-ac A-3 residential building sites from part of PIN 020-0814-2442-000 (25.236 Ac) located **off Reichart Ln** in the Town of Milford. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4528A-24 – Mary Seurer/Gertrude A Moss Trust: Rezone to create a 6.745-ac Natural Resources lot from part of PIN 020-0814-2424-000 (24.531 Ac) located **off Reichart Ln** in the Town of Milford. This is in accordance with Sec. 11.04(f)12 of the Jefferson County Zoning Ordinance.

R4529A-24 – Mary Seurer/Gertrude A Moss Trust: Rezone to create a 1-ac A-3 residential building site from part of PIN 032-0815-1944-000 (23.785 Ac) located **directly south of N8188 County Road Y** in the Town of Watertown. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4530A-24 – Rosy-Lane Holsteins LLC: Rezone to create a 1.5-ac A-3 zone around the existing home and buildings from part of PIN 032-0815-2114-000 (16.00 Ac) located at **N8369 County Road X** in the Town of Watertown. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

16. Planning and Development Department Update

17. Possible Future Agenda Items

18. Upcoming Meeting Dates:

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

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

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

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

May 16, 7:00 p.m. – Public Hearing, 8:30 a.m. – Public Hearing in Courthouse Room C2063

May 28, 8:30 a.m. – Decision Meeting in Courthouse Room C1021

19. 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.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
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, February 26, 2024
TIME: 8:30 a.m.
PLACE: Room C1021, County Courthouse, Jefferson WI

1. Call to Order

The meeting was called to order by Chairman Jaeckel at 8:34 a.m.

2. Roll Call (Establish a Quorum)

Supervisors Jaeckel, Nass, Poulson, Foelker and Richardson were present. Other County staff in attendance were Yalena Zarwell, and Supervisor Anita Martin. Zoning Department staff present were Matt Zangl and Sarah Elsner. Attending via Zoom were Ben Wehmeier, Brian Udovich, Tim Sullivan, and Bruce Degner.

3. Certification of Compliance with Open Meetings Law

Supervisor Poulson verified compliance with Open Meetings Law.

4. Approval of the Agenda

Supervisors Poulson/Foelker motioned to approve the agenda as proposed. Motion passed 4-0 on a voice vote.

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.) Pete Gross addressed the Committee regarding his proposed land division for Land Hunter LLC.

6. Approval of December 28, January 18, and January 19 meeting minutes

Motion by Supervisors Poulson/Richardson to approve the January 29 meeting minutes. Motion passed 5-0. Motion by Supervisors Poulson/Richardson to approve the February 9 meeting minutes. Jaeckel abstained. Motion passed 4-0. Motion by Supervisors Foelker/Jaeckel to approve the February 15 meeting minutes. Motion passed 5-0.

7. Communications

Committee received document pertaining to solar ordinance and agrivoltics for their information in the packet.

8. November Monthly Financial Report for Register of Deeds

Committee members received the January 2024 monthly financial report for the Register of Deeds in the agenda packet.

9. November Monthly Financial Report for Land Information Office

Zangl explained that Land Information Office financial report.

10. December Monthly Financial Report for Zoning

Zangl reported that Zoning is \$35,000 over from excess revenue from permitting.

11. Discussion on Solar Energy Facilities

a. Crawfish River Solar

Zangl reported that they are finishing up paperwork and then will be in the commercial phase. The majority of construction is completed, expect some landscaping and grading. The project is now exempt from property taxes, which triggers a section in the Joint Development Agreement for payments to the local school districts.

b. Badger State River

Zangl reported that the project is awaiting a decision from the PSC to postpone the start of construction.
c. Sinnissippi Solar - No Update

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

Zangl stated that their 4th Quarter report is in the meeting packet. The project is now exempt from property taxes, which triggers a section in the Joint Development Agreement for payments to the local school districts.

13. Discussion on Livestock Siting Technical Review Committee for ATCP51

Committee members received a summary in the meeting agenda packet and Zangl provided an overview of the Committee and the results.

Kim Buchholz joined the meeting during this agenda item.

14. Discussion and Possible Action on the yearly review of CU2058-20 – Paul E. Elliott/Dianne M Owens for agricultural tourism, retail sales of agricultural related items and a wine tasting room located a N7040 Saucer Dr in the Town of Farmington

Zangl provided a brief overview. Notice was also provided to adjacent landowners. The Town of Farmington was also contacted. Neither the town nor adjacent property owners have any concerns that were voiced. Committee did discuss that if there were changes being requested to their Conditional Use Permit, they would need to go through the regular process to get it updated. Discussion occurred. Motion by Supervisors Poulson/Foelker to accept the annual report for CU2058-20. Motion passed 5-0 on a voice vote.

15. Discussion and Possible Action on CU2075-22 – Hebron Holdings LLC for an eating and drinking facility at N2349 County Road D, PIN 010-0515-0224-015 in the Town of Hebron for a report and follow up on the parking plan

Zangl explained that they are planning to continue with parking as planned. Motion by Supervisors Poulson/Richardson, to accept the parking plan for CU2075-22. Motion passed 5-0 on a voice vote.

16. Discussion and Possible Action on R4513A-23 – Land Hunter LLC, PIN 008-0715-2333-000 in the Town of Farmington previously tabled for a redesign of the proposed 2-acre lot

The petitioner provided the Committee with various lot designs and explained the different lots. Discussion occurred and the Committee determined a 2 acre lot that meets the plan and ordinance requirements. Motion by Richardson/Foelker to accept the redesign. Motion passed 5-0 on a voice vote.

17. Discussion and Possible Action for a holding tank waiver for a new construction on Rock River Paradise, PINs 032-0815-2411-014 and 032-0815-2411-015, Town of Watertown owned by Christopher Mueller

Zangl provided an overview of the request and stated that generally a holding tank is not allowed for new construction. Properties are fully within the floodplain and have County owned flood mitigation properties on either side of them. Motion by Foelker/Richardson to deny the request. Motion passed 5-0 to deny the request on a voice vote.

18. Discussion and Possible Action for a lot line adjustment at N3509 W Cedar Road in the Town of Oakland on PINs 022-0613-1913-000 and 022-0613-1913-001 owned by Roger Lehmann Trust

Motion by Nass/Poulson to approve the lot line adjustment with certified survey map. Motion approved 5-0 on a voice vote.

19. Discussion and Possible Action on Petitions Presented in Public Hearing on February 15, 2024:

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

APPROVE WITH CONDITIONS R4518A-24 – William S Ehrke Trust: Create a 1-ac A-3 residential building site from part of PIN 022-0613-1434-000 (50.711 Ac) located off **Ehrke Road** in the Town of Oakland. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance. Motion by Supervisors Paulson/Nass to approve. Motion passed 5-0.

APPROVE WITH CONDITIONS R4519A-24 – Adam I Adsit: Create an approximate 2.3-ac A-3 residential building site from part of PIN 024-0516-3532-002 (32.44 Ac) located at **N231/N299 Tamarack Rd** in the Town of Palmyra. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance. Motion by Supervisors Nass/Poulson to approve. Motion passed 5-0.

APPROVE WITH CONDITIONS R4520A-24 – John K & M Michelle Mehring: Create (1) 1.1-ac and (2) 1.5-ac A-3 residential building sites from part of PIN 024-0516-3342-001 (18.46 Ac) located at **N252/N254 County Road H** in the Town of Palmyra. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance. Motion by Supervisors Richardson/Foelker to approve. Motion passed 5-0. Poulson stated that adjacent property owners were notified.

APPROVE WITH CONDITIONS CU2117-24 – Keegan T/Sarah M Wedl: Conditional use for storage of contractor's equipment in an A-2 zone on PIN 002-0714-3311-002 (1.314 Ac) located at **N5201 Popp Rd** in the Town of Aztalan. This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance. Motion by Supervisors Nass/Poulson to approve. Motion passed 5-0. Condition that no outside storage of equipment, etc.

APPROVE WITH CONDITIONS CU2118-24 – KF Pellatt LLC: Conditional use to allow for a construction contracting business in a Business zone on PIN 016-0514-1043-026 located at **N1806 US Highway 12** in the Town of Koshkonong. This is in accordance with Sec. 11.04(f)3 of the Jefferson County Zoning Ordinance. Motion by Supervisors Richardson/Jaeckel to approve. Motion passed 5-0.

APPROVE WITH CONDITIONS CU2119-24 – Teresa Peterson: Conditional use for a conditional home occupation for the sale of plants in an A-3 zone on PIN 030-0813-2823-002 (4.00 Ac) located at **W8889 Stoney Brook Rd** in the Town of Waterloo. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance. Motion by Supervisors Nass/Foelker to approve. Motion passed 5-0.

20. Planning and Development Department Update

Zangl reported that on March 11 the new administrative assistant to replace Deb Magritz will be starting and the new GIS Specialist will also be starting. Zangl also provided an update on the Stormwater/Erosion Control town survey. Most of the data has been received back from the municipalities. The Land & Water Committee would like an update at their next meeting.

21. Possible Future Agenda Items

22. Upcoming Meeting Dates:

March 15, 8:00 a.m. – Site Inspections- 8 a.m.- Site Inspections leaving from Courthouse Room C1049
March 21, 7:00 p.m. – Public Hearing, 7 p.m. in Courthouse Room C2063
March 25, 8:30 a.m. – Decision Meeting, 8:30 a.m. in Courthouse Room C1021
April 12, 8:00 a.m. – Site Inspections – 8:00 a.m. – Site Inspections leaving from Courthouse Room C1049
April 18, 7:00 p.m. – Public Hearing, 7 p.m. – Public Hearing in Courthouse Room C2063
April 29, 8:30 a.m. – Decision Meeting, 8:30 a.m. in Courthouse Room C1021

23. Adjourn

Motion by Supervisors Poulson/Richardson to adjourn the meeting at 9:49 a.m. Motion passed 5-0. Meeting adjourned.

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.

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Minutes
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: March 15, 2024
TIME: 8:00 a.m.
PLACE: Jefferson County Courthouse, 311 S. Center Ave., Jefferson, WI
Room C1021

1. **Call to Order** – Supervisor Jaeckel called the meeting to order at 8:02 a.m.
2. **Roll Call (Establish a Quorum)** – All members were present.
3. **Certification of Compliance with Open Meetings Law** – Supervisor Poulson confirmed the meeting was in compliance.
4. **Approval of the Agenda** – Supervisor Poulson made a motion to approval the agenda, seconded by Supervisor Foelker. Motion passed on a voice vote, 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)**
- None
6. **Communications** - Zangl indicated that Hackbarth Solar plans to beginning construction on April 1. Zangl introduced Shari Fischback.
7. **Site Inspections for Petitions to be Presented in Public Hearing on March 21, 2024:** - Committee left for site inspections at 8:10

R4524A-24 – Joel K & Robin K Lenz Trust: Rezone to create (2) 1-ac A-3 residential building sites from part of PIN 014-0614-0622-000 (16.122 Ac) located **directly north of N4862 County Road G** in the Town of Jefferson. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

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R4526A-24 – Troy A & Lindsey C Kjendlie: Rezone to create a 2.462-ac A-3 zone around the existing home and buildings from part of PIN 018-0713-3221-000 (5 Ac) and PIN 018-0713-3221-001 (33.732 Ac) located at **W9122 London Rd** in the Town of Lake Mills. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

Site inspection for a single-family home replacement at more than 100 feet and more than 15 years since its removal at **W9512 County Road B**, PIN 018-0713-0734-000 in the Town of Lake Mills owned by Lunde Farms Inc.

R4527A-24 – Mary Seurer/Gertrude A Moss Trust: Rezone to create (2) 1-ac A-3 residential building sites from part of PIN 020-0814-2442-000 (25.236 Ac) located **off Reichart Ln** in the Town of Milford. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

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8. Adjourn - Motion made by Supervisor Foelker, seconded by Supervisor Jaeckel to adjourn at 10:22 am. Motion passed on a voice vote, 5-0.

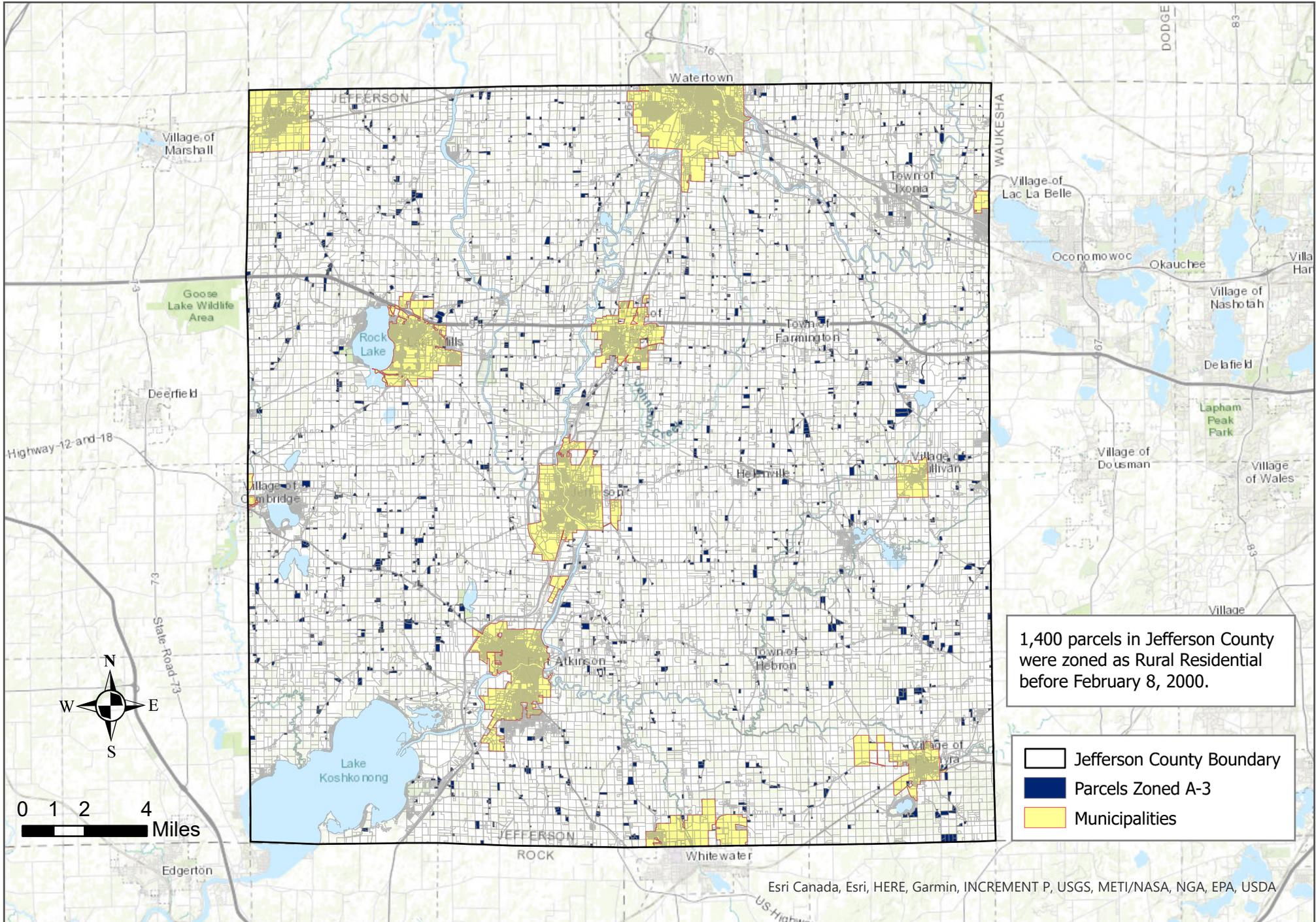
If you have questions regarding the petitions, please contact the Zoning Department at 920-674-7131. Petition files referenced on this agenda may be viewed in Courthouse Room 201 between the hours of 8:00 a.m. and 4:30 p.m., Monday through Friday, excluding holidays. Materials covering other agenda items can be found at www.jeffersoncountyiwi.gov.

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Parcels Zoned Rural Residential (A-3) before 2000



Register of Deeds

February 2024

Program/Service Description	Output Measures			YR to Date	Current Yr. Target
	2022	2023	2024	Totals	%
Documents Recorded	1,069	665	718	745	12%
Vital Records Filed	155	174	170	352	15%
Vital Record Copies	1,486	1,303	1,077	2,798	18%
ROD Revenue (Gross Total)	\$ 140,418.57	\$ 143,718.21	\$ 127,641.29	\$ 253,424.87	15%
Transfer Fees	\$ 17,719.26	\$ 21,609.42	\$ 17,992.02	\$ 34,455.24	17%
LIO Fees	\$ 8,785.00	\$ 5,895.00	\$ 6,320.00	\$ 12,972.00	12%
Document Copies	\$ 6,834.12	\$ 4,225.65	\$ 4,982.69	\$ 10,318.67	19%
Laredo	\$ 3,230.15	\$ 3,224.46	\$ 3,382.50	\$ 8,551.00	27%
ROD Revenue to General Fund	\$ 49,273.53	\$ 43,612.53	\$ 41,182.21	\$ 85,488.91	16%
Percentage of Documents eRecorded	67%	55%	58%	62%	
Budget Goals Met	Yes	Yes	Yes	Yes	Yes
Back Indexed	2,086	31,785	2,471	4,438	22%

Wisconsin Register of Deeds Association:

The legislation to decrease the transfer fee did not move forward this legislative session. AB966, judicial privacy shielding has passed both the Assembly and the Senate, this will affect all county departments requiring the removal of personal information from the public. PRIA Local, which I co-chair, will

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

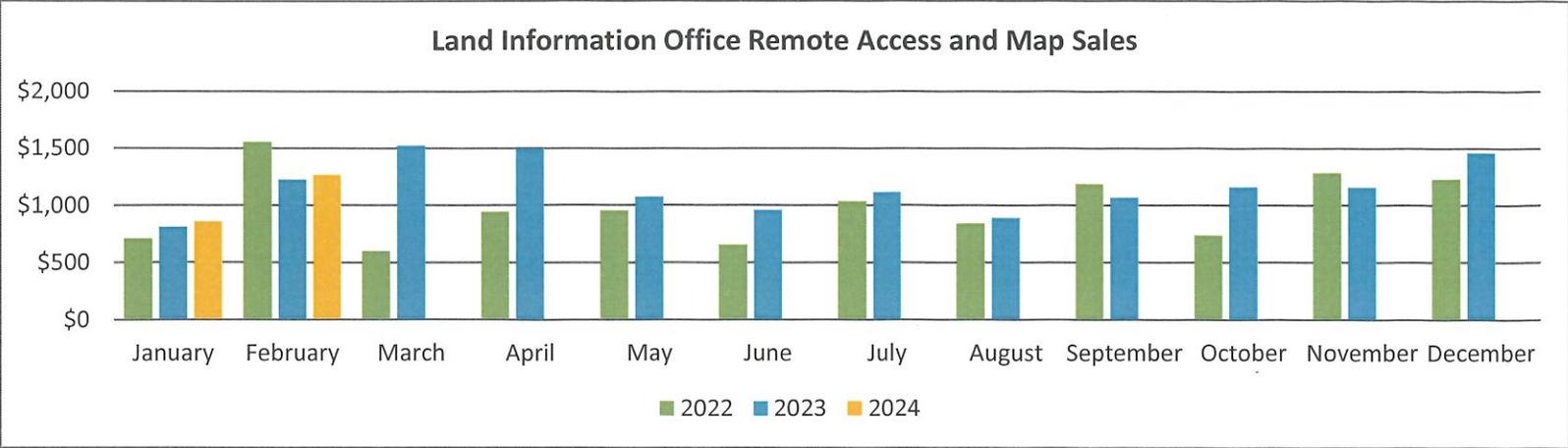
Wisconsin Counties Association Board of Directors:

Nothing new to report

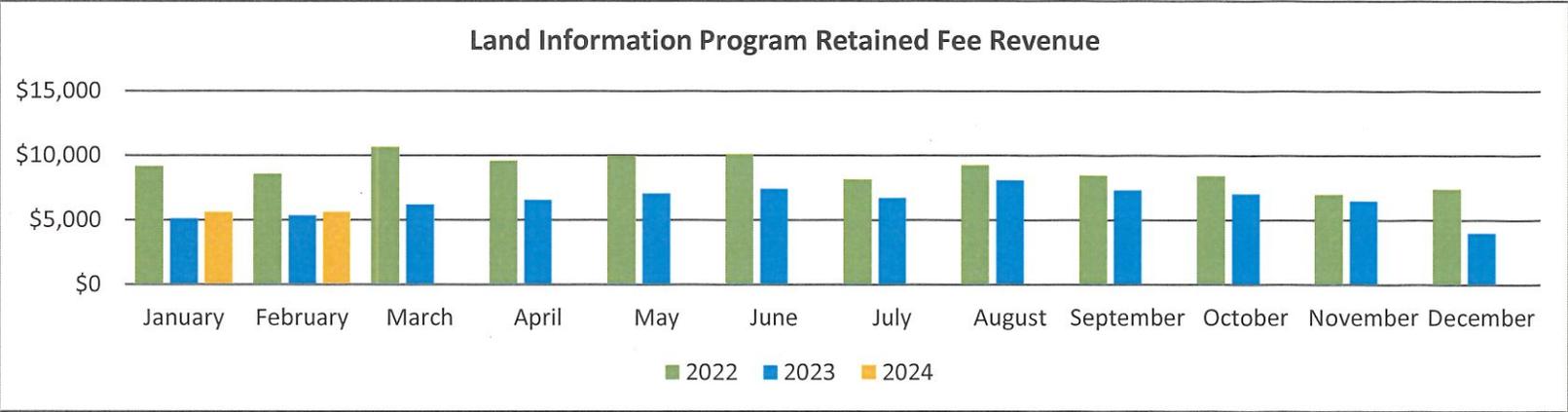
Wisconsin Public Records Board:

Nothing new to report

Land Information Monthly Revenue Report February 2024



Jan	Feb	March	April	May	June	July	August	Sept	Oct	Nov	Dec	Total	Budget
	854	1,262	0	0	0	0	0	0	0	0	0	2,116	13,300
												15.9%	



Jan	Feb	March	April	May	June	July	August	Sept	Oct	Nov	Dec	Total	Budget
	5,568	5,558	0	0	0	0	0	0	0	0	0	11,126	102,000
												10.9%	

Jefferson County Planning and Zoning Department
Monthly Ledger Report
03-21-2024

	RF	WFG	REDC	OGLIC	L(IC	OP	PPC	MC	PSS(STF	FQAS	FAA	FPFC	SRFWF	ZOF
MTH	1.239022	7102.421001	2501.451006	2501.472011	2503.472011	2901.432099	2901.451002	2901.472003	2901.432002	2901.458010	2901.458015	2901.458014	2901.458001	2901.458002	2901.441002
Jan	390.00		610.62	5.00	1,500.00	9,490.00	500.00		4,750.00	720.00					
Feb	510.00		512.09	144.90	8,000.00	13,613.00	314.54		5,450.00	1,040.00					
Mar	480.00		140.78	303.75	500.00	11,381.00	128.35		4,775.00	240.00					
Apr															
May															
June															
July															
Aug															
Sept															
Oct															
Nov															
Dec															
Total	1,380.00		1,263.49	453.65	10,000.00	34,484.00	942.89		14,975.00	2,000.00					

2023 Actual Zoning Deposit: Please Enter Deposit

2024 Budget Revenues: Please Enter Revenues

2024 Deposits YTD: \$65,499.03



Public Service Commission of Wisconsin

Summer Strand, Chairperson
Kristy Nieto, Commissioner

4822 Madison Yards Way
P.O. Box 7854
Madison, WI 53707-7854

Public Service Commission of Wisconsin
RECEIVED: 2/27/2024 9:35:01 AM

February 27, 2024

Mr. Bryan Cahill
Godfrey & Kahn, S.C.
One East Main Street, Suite 500
Madison, WI 53703

Re: Application for Badger State Solar, LLC to Construct a New Solar Electric Generation Facility, to be Located in Jefferson County, Wisconsin 9800-CE-100

Third Request for Extension of Time to Begin Construction

Dear Mr. Cahill:

The Public Service Commission of Wisconsin (Commission) acknowledges your January 31, 2024 letter notifying the Commission of Badger State Solar, LLC's (applicant) revised construction starting date for the subject project. (PSC REF#: 490155.) The applicant has indicated that since approval of the project, construction costs and interest rates have increased significantly requiring the applicant to reanalyze the economics of the project. The applicant has requested additional time to acquire an updated agreement with its offtake partner to ensure that the project can advance successfully.

The applicant's request for an extension of time to begin construction is granted. Under Order Condition 8.a. of the above-mentioned Final Decision, the starting date for the subject project is extended to September 30, 2024. (PSC REF#: 384620.)

All other conditions of the Commission's February 26, 2020 Final Decision remain unchanged.

Sincerely,

Kate Christensen

Kate Christensen
Administrator
Division of Energy Regulation and Analysis

KC:CGB:dsa:jlt:DL:01998088



We Energies
231 W. Michigan St.
Milwaukee, WI 53203
www.we-energies.com

March 1, 2024

Mr. Cru Stublely
Secretary to the Commission
Public Service Commission of Wisconsin
4822 Madison Yards Way
Madison, WI 53705

Re: Application of Wisconsin Electric Power Company and Wisconsin Gas LLC for a Certificate of Authority under Wis. Stat. § 196.49 and Wis. Admin. Code § PSC 133.03 to Construct a System of New Liquefied Natural Gas Facilities and Associated Natural Gas Pipelines near Ixonia and Bluff Creek, Wisconsin – Docket 05-CG-106

Dear Mr. Stublely:

The Commission's *Final Decision* issued on December 22, 2021 granted Wisconsin Electric Power Company Gas Operations ("WE-GO") and Wisconsin Gas LLC ("WG", Collectively ("the Applicants")) authority to construct facilities in the above referenced docket.

In accordance with Commission Order Point 10 of the Final Decision, WG is notifying the Commission that the Ixonia LNG facility achieved commercial operation and was placed in service on February 23, 2024.

If you have questions, please contact me at 414-221-3685 or Richard.Stasik@wecenergygroup.com.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Richard F. Stasik'.

Richard F. Stasik
Director – State Regulatory Affairs

Public Service Commission of Wisconsin
RECEIVED: 3/1/2024 9:28:23 AM

February 26, 2024

Jefferson County Planning and Zoning Committee
311 S. Center Avenue, Room C1040
Jefferson, WI 53549

Dear Planning and Zoning Committee:

We are requesting a waiver to build a new primary residence that is more than 100 feet from the old foundation of a previous home.

Mark and his brother, Al, have farmed the property since 1980. In 1992, we built a new home to the west of the farm buildings, at which time there were 3 houses on the 120 acres of land. Al passed away in 2023. Our son, Matt, is interested in buying the house at W9528 to be able to help with the farm operation. The current home is a bi-level. We are looking to build a single level accessible home to be able to stay in while we age.

One of the older homes was torn down in approximately 2004 and a machine shed was built on the site where the house was. In order to accommodate the required set backs and the rule to be within 100 feet of the prior foundation, the site to the north of W9528 is preferred because:

- it is the closest location to the old foundation (approximately 370 feet, see attachment)
- it is accessible for Mark to the buildings, equipment and animals
- it is not taking farm land that is tilled and planted, but is grass land used for hay

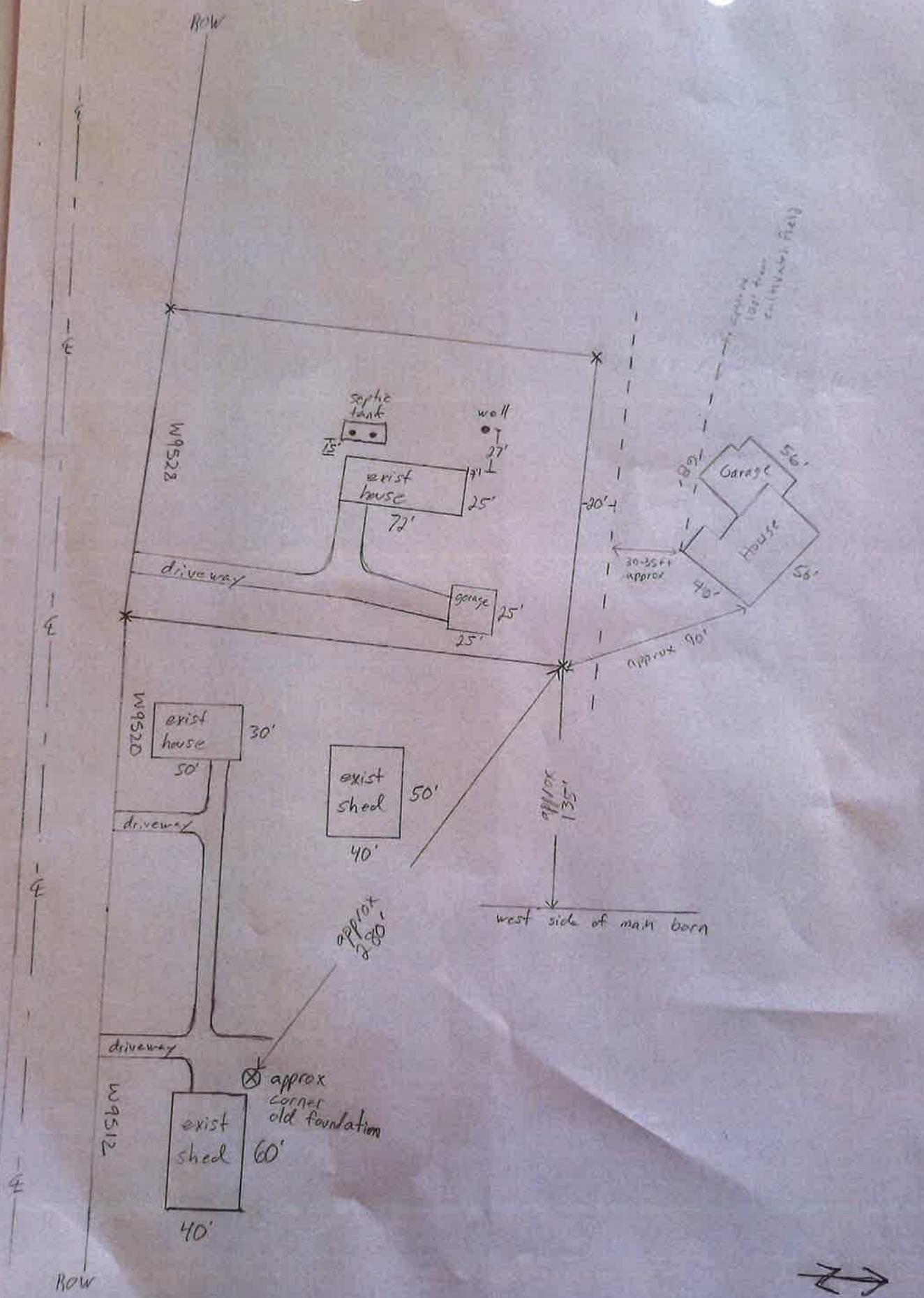
The placement of the house is important to take advantage of the topography of the land. It allows for the natural flow of the septic system to the east. It also allows for the zero threshold entry into the garage and house from the west. If approved, we will have a soil test completed for a new septic system.

Al lived in the house at W9520. It is a small home and not accessible for us as we age. However, it does have value and could be available for another family member in the future who may want to join the farm operation.

Thank you for your consideration.

Sincerely,

Mark and Diane Lunde



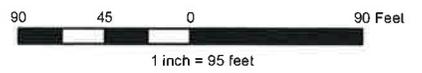
Mark + Diane Lunde

approx scale 1" = 50'

Jefferson County Land Information



- Municipal Boundaries
- Right of Ways
- Parcel Lines**
- Property Boundary
- Old Lot/Meander Lines
- Rail Right of Ways
- Section Lines
- Surface Water
- Map Hooks
- Tax Parcel Information



Jefferson County Geographic Information System

DISCLAIMER: This map is not a substitute for an actual field survey or onsite investigation. The accuracy of this map is limited to the quality of the records from which it was assembled. Other inherent inaccuracies occur during the compilation process. Jefferson County makes no warranty whatsoever concerning this information.

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 Author: Public User

Jefferson County Land Information



- | | | | | |
|---|------------------------|---|--------------------|---|
|  | Municipal Boundaries |  | Rail Right of Ways | B&W Spring 2000 |
|  | Right of Ways |  | Section Lines |  High : 248 - Low : 51 |
| Parcel Lines | | | | |
|  | Property Boundary |  | Surface Water | |
|  | Old Lot/Meander Lines |  | Map Hooks | |
|  | Tax Parcel Information | | | |



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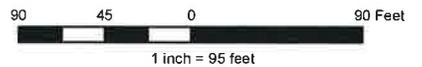
Printed on: February 28, 2024

Author: Public User

Jefferson County Land Information



- | | | | | |
|---|------------------------|---|--------------------|--|
|  | Municipal Boundaries |  | Rail Right of Ways | B&W Spring 1996 |
|  | Right of Ways |  | Section Lines |  High : 249 - Low : 0 |
| Parcel Lines | | | | |
|  | Property Boundary |  | Surface Water | |
|  | Old Lot/Meander Lines |  | Map Hooks | |
|  | Tax Parcel Information | | | |



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DECISION OF THE ZONING BOARD OF ADJUSTMENT
JEFFERSON COUNTY, WISCONSIN

FINDINGS OF FACT

PETITION NO. V1042-02
HEARING DATE 11-14-02

APPLICANT: Lunde Farms, Inc.

PROPERTY OWNER: Same

PARCEL NO. 018-0713-0734-000

TOWNSHIP: Lake Mills

INTENT OF PETITIONER: To construct a farm shed at 8' from the centerline of CTH B

THE APPLICANT REQUESTS A VARIANCE FROM SECTION 11.07
OF THE JEFFERSON COUNTY ZONING ORDINANCE

THE FEATURES OF THE PROPOSED CONSTRUCTION AND PROPERTY WHICH RELATE TO THE GRANT OR DENIAL OF THE VARIANCE APPLICATION ARE:
CTH B minimum setbacks = 110' to centerline & 50' to R.O.W.

Removing old structure which is closer to the road

Existing yard and building area-farm

Expanded R.O.W. in this location

FACTS OR OBSERVATIONS BASED ON SITE INSPECTIONS: Property layout and location

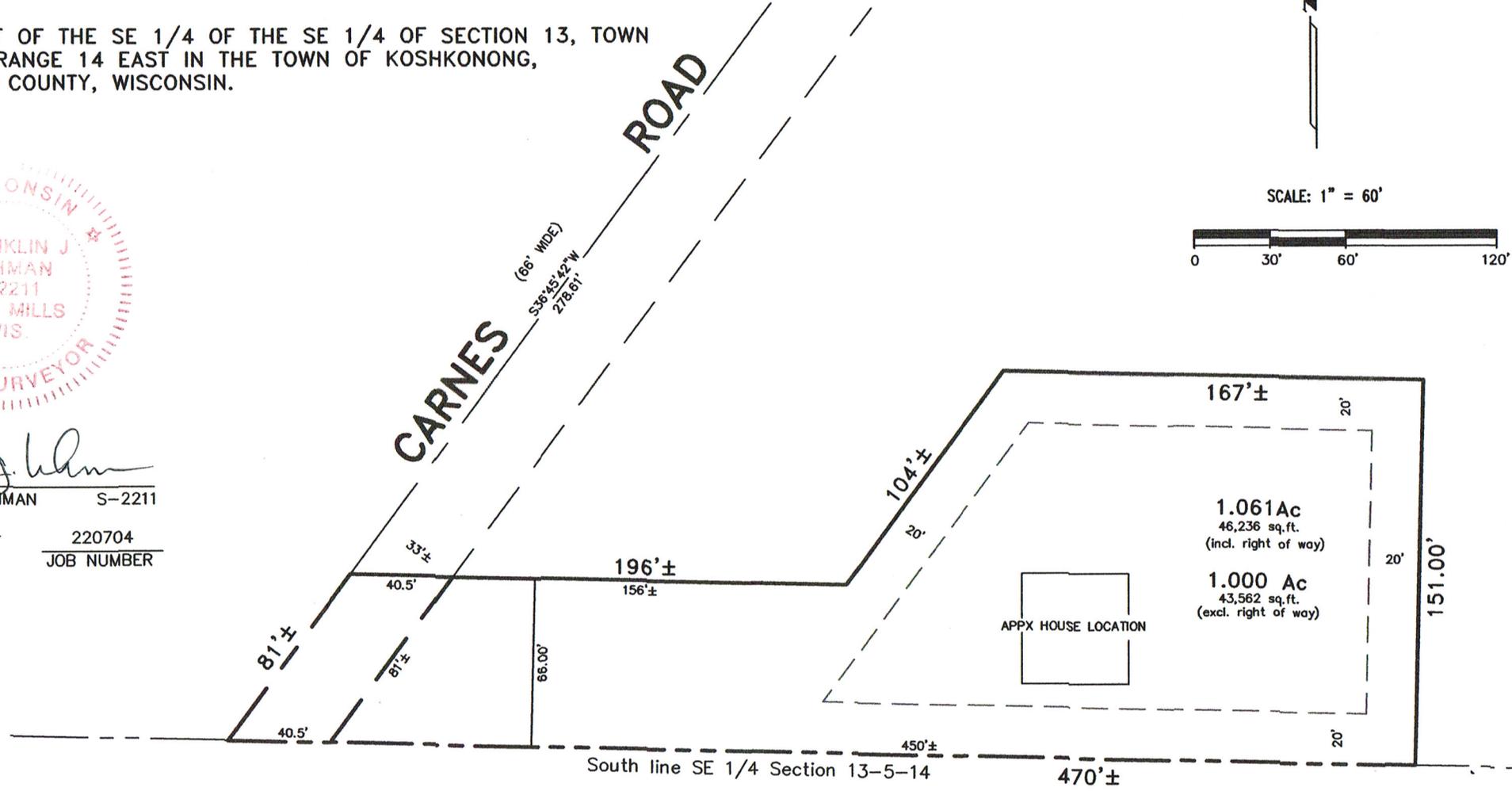
FACTS PRESENTED AT PUBLIC HEARING: Tape, minutes and file

PRELIMINARY PLAT FOR PROPOSED REZONE

BEING PART OF THE SE 1/4 OF THE SE 1/4 OF SECTION 13, TOWN
5 NORTH, RANGE 14 EAST IN THE TOWN OF KOSHKONONG,
JEFFERSON COUNTY, WISCONSIN.



Franklin J. Lehman
FRANKLIN J. LEHMAN S-2211
MARCH 8, 2024 DATE 220704 JOB NUMBER



SCALE: 1" = 60'



1.061Ac
46,236 sq.ft.
(incl. right of way)

1.000 Ac
43,562 sq.ft.
(excl. right of way)

APPX HOUSE LOCATION

SE corner
Section 13-5-14