

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, September 30, 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-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 meeting minutes from August 26, September 13, September 19
7. Communications
8. August Monthly Financial Report for Register of Deeds
9. September Monthly Financial Report for Land Information Office
10. September 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
 - e. Whitewater Solar Project
 - f. Town of Waterloo Solar Project
12. Discussion on WE Energies Liquified Natural Gas (LNG) Facility in the Town of Ixonia
13. Discussion and Possible Action on R4548A-24 for a proposed 2-acre A-3 zoned lot **just south of N7513 County Road F** in the Town of Ixonia, PIN 012-0816-3431-000, previously postponed
14. Discussion and Possible Action on Zoning Ordinance Amendments
 - a. Wind Regulations
 - b. Solar Regulations
15. Discussion and Possible Action on Petitions Presented in Public Hearing on September 19, 2024:

R4555A-24 – Charlie Oestreich: Rezone to create two 1-acre lots west of **N5913 Ziebell Road** in the Town of Aztalan, PIN 002-0714-2114-000.

R4556A-24 – Derek and Megan Plucinski: Rezone to create a 2-acre lot from property at **W2265 State Road 106** in the Town of Sullivan, PIN 026-0616-3143-005 and reconfiguring Lot 1 CSM 4680 (W2265 State Road 106) to maintain 1.0-acre size.

R4557A-24 – Brent and Sydney Olson: Rezone to create a 1-acre lot along **County Road 'I'** in the Town of Watertown, PIN 032-0814-1112-000. The property is owned by Charles Sigmund Jaskolka and Lee Ann Weise-Jaskolka.

CU2133-24 – John and Clarissa Kraus: Conditional use to allow for extensive onsite storage structure in R-2 zone at **N4906 County Road N** in the Town of Aztalan, PIN 002-0714-3444-008.

16. Planning and Development Department Update

17. Possible Future Agenda Items

18. Discussion on Upcoming Meeting Dates:

October 11, 8:00 a.m. – Site Inspections leaving from Courthouse Room C1049

October 17, 7:00 p.m. – Public Hearing in Courthouse Room C2063

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

November 15, 8:00 a.m. – Site Inspections leaving from Courthouse Room C1049

November 21, 7:00 p.m. – Public Hearing in Courthouse Room C2063

November 25, 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.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.

**JEFFERSON COUNTY PLANNING AND ZONING COMMITTEE
DECISION MEETING MINUTES**

SUBJECT: Planning and Zoning Committee Decision Meeting
DATE: Monday, August 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 8:30 a.m.

2. Roll Call (Establish a Quorum)

Supervisors Jaeckel, Nass, Poulson, Foelker were present, and Supervisor Richardson was present via Zoom. Other County staff in attendance were County Administrator Ben Wehmeier, Register of Deeds Staci Hoffman, Treasurer Kelly Stade, and the Director of Land & Water Conservation Patricia Cicero. Zoning Department staff present were Matt Zangl, Sarah Elsner, Haley Nielsen and Shari Fischback. Members of the public present were Anita Martin, Jeff Hammes, Atty, Mary Burke and late arrival Lori Hoyt. Public present via Zoom was Operations Manager Brian Udovich, Tim Sullivan and Scott Schiefelbein.

3. Certification of Compliance with Open Meetings Law

Supervisor Poulson confirmed that meeting was being held in compliance.

4. Approval of the Agenda

Motion by Supervisor Poulson, second by Supervisor Foelker to approve the agenda. Motion passes on a voice vote, 5-0.

5. Public Comment (Not to exceed 15 minutes and not to include petitions slated for decision. Members of the public who wish to address the Committee on specific agenda items must register their request at this time)

Anita Martin addressed the committee requesting that she would like to see an ordinance created to address the solar farm projects in the county.

Lori Hoyt requested an update on the solar farm projects. Zangl provided a brief explanation of each for her.

6. Approval of meeting minutes from July 29, August 9, August 15

Motion by Foelker/Poulson, to approve July 29, 2024 minutes as written. Motion passed on a voice vote 5-0.

Motion by Foelker/Poulson, to approve August 9, 2024 minutes as written. Motion passed on a voice vote 5-0.

Motion by Poulson/Foelker, to approve August 15, 2024 minutes as written. Motion passed on a voice vote 3-0, Nass and Richardson abstained.

7. Communications

Zangl had nothing other than the agenda items

8. July Monthly Financial Report for Register of Deeds

Staci Hoffman reported that the Register of Deeds is status quo.

9. August Monthly Financial Report for Land Information Office

Zangl reported that the Land Information Office is status quo.

10. August Monthly Financial Report for Zoning

Zangl reported that August is status quo with septic permits being a little higher than last year.

11. Discussion on Solar Energy Facilities

- a. Crawfish River Solar – project is in final stages, no road damage, waiting on post construction drainage and getting vegetation planted.
- b. Badger State River – nearing deadline of 9/30/24 to start project but probably won't happen, waiting to receive extension request.
- c. Sinnissippi Solar – Project has been quiet, no updates, no PSC application submitted yet.
- d. Hackbarth Solar – Project is on schedule, most deliveries completed, working with Town
- e. Zangl also discussed a new application for a smaller solar project in the Town of Waterloo and the Whitewater Solar project.

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

Zangl reported project has been quiet. No updates but will follow up with Ixonia on post-construction.

13. Discussion and Possible Action on R4548A-24 for a proposed 2-acre A-3 zoned lot just south of N7513 County Road F in the Town of Ixonia, PIN 012-0816-3431-000, previously postponed.

Zangl reported that owner could not make the meeting, waiting on reasons but has had no response, will continue to be postponed.

14. Discussion and Possible Action to allow for replacement of an existing farm residence beyond 100 feet of the existing residence in an A-1 zone located at N3981 County Road E in the Town of Sullivan, PIN 026-0616-1423-000.

The Committee and Zangl discussed the request to move the existing house more than 600 feet from its current location. The applicant provided reasons for the request. The Committee discussed the proposed location, the soil classification and access to the public road. Motion was made by Jaeckel/Foelker to postpone for redesign or an application for a rezone to A-3 to create a new lot. The Committee discussed that requests for home replacements are generally for replacing a home in the same general location within a few hundred feet, whereas, this request moves the house more than 600 feet to its proposed location. This request is also not clustered with property lines or other development and utilizes more agricultural land than the current house location. Motion passed on a voice vote 5-0.

15. Discussion and Possible Action to allow for a holding tank for Cold Spring Egg Farms Inc. located at W2022/W2024 State Road 59 in the Town of Palmyra, PIN 024-0516-2032-000.

Elsner explained the holding tank request and that the area is low and wet and the proposed use of the building/tank. Motion was made by Nass/Poulson to approve the holding tank request. Motion passed on a voice vote 5-0.

16. Discussion and Possible Action on updating the Land Information Plan

Zangl explained the Land Information Plan and the updates that were made. Zangl also explained the need for the plan and its implications. Motion was made by Nass/Foelker to approve the Land Information Plan. Motion passed on a voice vote 5-0.

17. Discussion and Possible Action on Petitions Presented in Public Hearing on August 15, 2024:

APPROVED R4550A-24 – Ivan & Elizabeth Yoder: Rezone to create a 2.0-acre lot at **W6184 Star School Road** in the Town of Koshkonong, PIN 016-0514-2114-000. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance. Motion by Nass/Poulson to approve the rezone request with conditions. Motion approved on a 5-0 voice vote.

APPROVED R4551A-24 – Tim & Karen Maloney: Rezone 1.5 acres and combine with Lot 3 CSM 5568 to create a 2.5-acre lot at **N1198 Fremont Road** in the Town of Cold Spring, PIN 004-0515-2123-000. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance. Motion by Nass/Foelker to approve the rezone request as a farm consolidation with conditions. Motion approved on a 5-0 voice vote.

POSTPONED R4552A-24 – Scott & Joyce Schiefelbein: Rezone from A-1 to A-3 from PINs 006-0716-2212-000 & 006-0716-2213-000 and rezone PIN 006-0716-2221-005 from A-T to A-3 to create a 2.2-acre lot along **Grey Fox Trail** in the Town of Concord. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance. Motion approved by Jaeckel/Nass to postpone for redesign. Motion approved on 5-0 voice vote.

APPROVED R4553A-24 – William Guernsey: Rezone approximately 41.648 acres from A-1 to A-2 at **W9453 Rucks Road** in the Town of Oakland, PIN 022-0613-1912-000. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance. Motion by Nass/Poulson to approve the rezone request with conditions. Motion approved on a 5-0 voice vote.

APPROVED R4554A-24 – Eggert Acres LLC: Rezone to create a 4.5-acre lot along **Island Road**, near Setz Ln. in the Town of Waterloo, from PIN 030-0813-1141-001. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance. Motion by Jaeckel/Poulson to approve the rezone request as presented. Motion approved on a 5-0 voice vote.

APPROVED CU2132-24 – William Guernsey: Conditional use to allow for a campground at **W9453 Rucks Road** in the Town of Oakland, PIN 022-0613-1912-000. This is in accordance with Sec. 11.04(f)2 of the Jefferson County Zoning Ordinance. Motion by Nass/Foelker to approve the conditional use as described with conditions listed in the file. Motion approved on a 5-0 voice vote.

18. Planning and Development Department Update

Zangl had no updates.

Supervisor Jaeckel acknowledged Lori Hoyt's request for status on the solar farm projects. See item #5 of these minutes.

19. Possible Future Agenda Items

Continue solar farm updates

20. Discussion on Upcoming Meeting Dates:

September 13, 8:00 a.m. – Site Inspections leaving from Courthouse Room C1049

September 19, 7:00 p.m. – Public Hearing in Courthouse Room C2063

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

October 11, 8:00 a.m. – Site Inspections leaving from Courthouse Room C1049

October 17, 7:00 p.m. – Public Hearing in Courthouse Room C2063

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

21. Adjourn

Supervisor Jaekel/Nass made a motion to adjourn the meeting. Meeting adjourned at 9:44 a.m.

If you have questions regarding the petitions, please contact the Zoning Department at 920-674-7131. Petition files referenced on this agenda may be viewed in Courthouse Room C1040 at 311 S Center Ave between the hours of 8:00 a.m. and 4:30 p.m., Monday through Friday, excluding holidays. Materials covering other agenda items can be found at www.jeffersoncountywi.gov.

A quorum of any Jefferson County Committee, Board, Commission, or other body, including the Jefferson County Board of Supervisors, may be present at this meeting.

Individuals requiring special 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
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: September 13, 2024

TIME: 8:00 a.m.

PLACE: Jefferson County Courthouse, 311 S. Center Ave., Jefferson, WI in Room C1049

1. **Call to Order** – The meeting was called to order by Supervisor Jaeckel at 8:00 a.m.
2. **Roll Call (Establish a Quorum)** – All Supervisors were present except Supervisor Foelker and with Supervisor Nass arriving at 8:04. Zoning staff present was Matt Zangl, Sarah Elsner, Haley Nielsen and Shari Fischback.
3. **Certification of Compliance with Open Meetings Law** – Supervisor Poulson confirmed the meeting is in compliance.
4. **Approval of the Agenda** – Supervisor Poulson made motion to approve agenda, seconded by Supervisor Richardson. Motion passed on 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 provided update that Badger Solar has requested an extension.
7. **Site Inspections for Petitions to be Presented in Public Hearing on September 19, 2024:**

CU2133-24 – John and Clarissa Kraus: Conditional use to allow for extensive onsite storage structure in R-2 zone at **N4906 County Road N**, Town of Aztalan, parcel 002-0714-3444-008.

R4555A-24 – Charlie Oestreich: Rezone to create two 1-acre lots west of **N5913 Ziebell Road** in the Town of Aztalan, parcel 002-0714-2114-000.

R4557A-24 – Brent and Sydney Olson: Rezone to create a 1-acre lot along **County Road T** in the Town of Watertown, parcel 032-0814-1112-000. The property is owned by Charles Sigmund Jaskolka and Lee Ann Weise-Jaskolka.

R4556A-24 – Derek and Megan Plucinski: Rezone to create a 2-acre lot from property at **W2265 State Road 106** in the Town of Sullivan, parcel 026-0616-3143-005 and reconfiguring Lot 1 CSM 4680 (W2265 State Road 106) to maintain 1.0-acre size.

8. **Adjourn** – Motion made by Supervisor Richardson, seconded by Supervisor Poulson to adjourn at 9:24 a.m. Motion passed on voice vote, 4-0.

If you have questions regarding the petitions, please contact the Planning & Development Department at 920-674-7131. Petition files referenced on this agenda may be viewed in Courthouse Room C1040 between the hours of 8:00 a.m. and 4:30 p.m., Monday through Friday, excluding holidays. Materials covering other agenda items can be found at www.jeffersoncountywi.gov.

A quorum of any Jefferson County Committee, Board, Commission, or other body, including the Jefferson County Board of Supervisors, may be present at this meeting.

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A digital recording of the meeting will be available in the Planning & Development Department upon request.

NOTICE 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 Amendments to the Jefferson County Zoning Ordinance and Requests for Conditional Use Permits
DATE: Thursday, September 19, 2024
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: September 19, 2024, 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=eHZRbHZXWXhlUnlKdkhtOXhoTmtNZz09>
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 7:00 p.m.

2. Roll Call

All members of the committee except Supervisor Foelker were present at 7:00 p.m. Also present were staff members Sarah Elsner and Haley Nielsen. No one was present via Zoom.

3. Certification of Compliance with Open Meetings Law

Supervisor Paulson verified that the meeting was being held in compliance with Open Meetings Law.

4. Approval of Agenda

Motion by Supervisor Paulson to approve the agenda. Motion passed 4-0.

5. Public Hearing

Elsner 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, September 19, 2024, 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 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 8:00 a.m. and 4:30 p.m., Monday through Friday, except holidays. If you have questions regarding these matters, please contact Zoning at 920-674-7131.

Decisions for Conditional Use Permits will be made on **September 30, 2024**

Recommendations by the Committee for Rezones will be made on **September 30, 2024**

Final decision will be made by the County Board on **October 8, 2024**

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

All are in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance

R4555A-24 – Charlie Oestreich: Rezone to create two 1-acre lots west of **N5913 Ziebell Road** in the Town of Aztalan, parcel 002-0714-2114-000.

PETITIONER: John Stade (W5289 Backman Lane, Jefferson) presented as the on behalf of Charlie Oestreich. Mr. Stade is attempting to create two one-acre lots on prime ag land. Supervisor Nass asked about potential water/run off issues, and if that has been addressed with neighbors. Mr. Stade responded stating neighbors came to the Town meeting and were told to attend the next Town meeting, there was discussion about placement of a culvert..

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

STAFF: Given by Elsner and in the file.

TOWN: In favor.

R4556A-24 – Derek and Megan Plucinski: Rezone to create a 2-acre lot from property at **W2265 State Road 106** in the Town of Sullivan, parcel 026-0616-3143-005 and reconfiguring Lot 1 CSM 4680 (W2265 State Road 106) to maintain 1.0-acre size.

PETITIONER: Megan Plucinski presented herself for this rezone to create a 2-acre lot for a new home for her and her children.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: Dale Christianson (W2293 State Road 106, Jefferson) has stated there are hazards with the existing home, including the septic. The well is across the road currently. There is a steep driveway, that could lead to issues with emergency response. The construction of another residence will reduce property values.

REBUTTAL: Rebuttal by Megan Plucinski, the septic was recently inspected, and there will be a new well for the new residence and existing residence. The current driveway is temporary. The location of the new parcel was chosen to be far away from Mr. Christenson's home.

STAFF: Given by Elsner and in the file. Elsner Megan Plucinski stated slopes are naturally occurring, however there is an old gravel pit on the property.

TOWN: In favor.

R4557A-24 – Brent and Sydney Olson: Rezone to create a 1-acre lot along **County Road T** in the Town of Watertown, parcel 032-0814-1112-000. The property is owned by Charles Sigmund Jaskolka and Lee Ann Weise-Jaskolka.

PETITIONER: Brent and Sydney Olson (1058 Kiewert Street, Watertown) presented themselves for this rezone to create a one-acre lot for themselves.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

STAFF: Given by Elsner and in the file.

TOWN: In favor.

CONDITIONAL USE PERMIT APPLICATIONS

CU2133-24 – John and Clarissa Kraus: Conditional use to allow for extensive onsite storage structure in R-2 zone at **N4906 County Road N**, Town of Aztalan, parcel 002-0714-3444-008.

PETITIONER: Clarissa Kraus (770 N Jackson Ave, Jefferson) presented as the petitioner for the Conditional use permit to allow for an extensive onsite storage structure. The building is already existing and is used for personal storage. The petitioner would like to separate the residence from the existing building. There is a bathroom in the existing building. Staff noted the septic, and impervious surfaces sheet to be completed.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

STAFF: Given by Elsner and in the file. There is a bathroom in the existing building. Staff noted the new structure will need to be connected properly to the septic system, and impervious surfaces sheet to be completed. Already outdoor lighting on the structure.

TOWN: In favor.

6. Adjourn

Motion by Paulson and seconded by Nass to adjourn the meeting at 7:18 p.m.

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

August 2024

Program/Service Description	Output Measures			YR to Date	Current Yr. Target
	2022	2023	2024	Totals	%
Documents Recorded	1,188	972	978	6,884	54%
Vital Records Filed	207	213	195	1,599	67%
Vital Record Copies	1,414	1,302	1,478	10,396	69%
ROD Revenue (Gross Total)	\$ 232,807.15	\$ 202,248.61	\$ 167,237.99	\$1,303,832.62	72%
Transfer Fees	\$ 35,382.42	\$ 30,896.82	\$ 24,439.74	\$ 190,221.18	58%
LIO Fees	\$ 10,071.00	\$ 8,368.00	\$ 7,902.00	\$ 60,667.00	56%
Document Copies	\$ 6,211.30	\$ 5,531.76	\$ 4,531.94	\$ 42,476.11	77%
Laredo	\$ 3,454.75	\$ 3,606.75	\$ 4,080.35	\$ 33,296.61	104%
ROD Revenue to General Fund	\$ 68,139.47	\$ 59,391.33	\$ 51,455.03	\$ 407,316.90	61%
Percentage of Documents eRecorded	68%	65%	67%	63%	
Budget Goals Met	Yes	Yes	No	No	No
Back Indexed	2,521	2,292	1,820	20,000	0%

Wisconsin Register of Deeds Association:

Nothing new to report.

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 1942.

Wisconsin Counties Association Board of Directors:

There is new mining legislation with issues and opportunities, be ready to take advantage of the opportunities. NaCo has the Public Promise Procurement program, we should be able to use their contract pricing, we are also working on legislation to increase the competitive bidding threshold requirement from \$25,000 to \$100,000. Another priority for WCA is allowing the counties to retain a larger portion of the real estate transfer fee. I recommend attending the Annual WCA conference in La Crosse if possible.

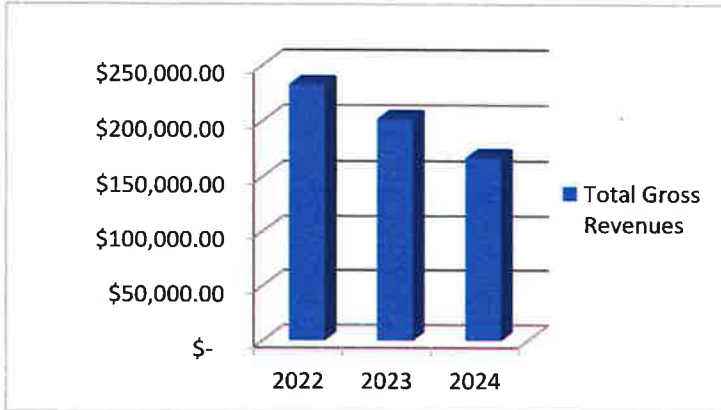
Wisconsin Public Records Board:

Nothing new to report.

Register of Deeds Year to Date Budget Report

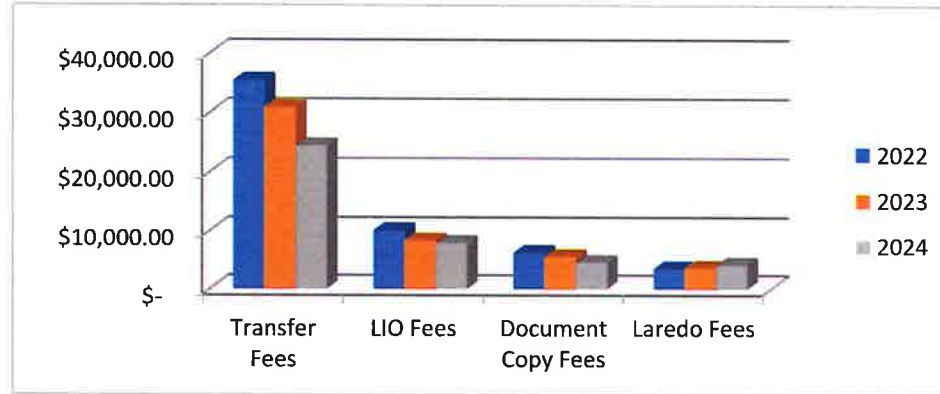
August

ROD Total Gross Revenues

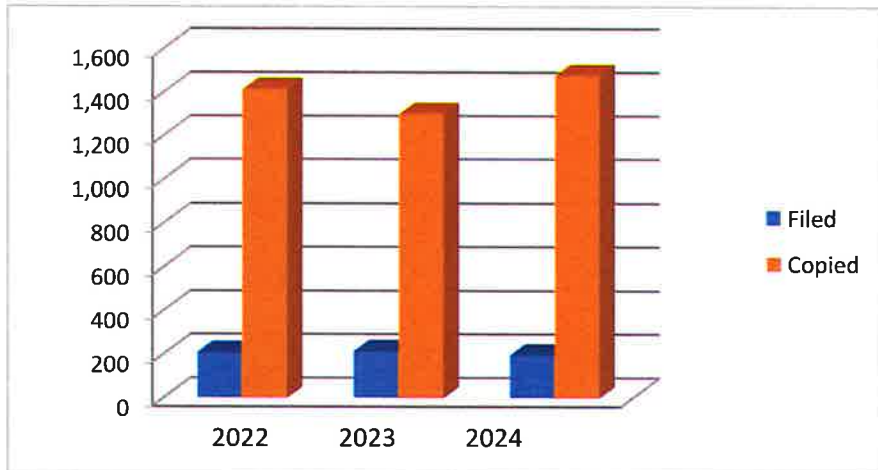


2024

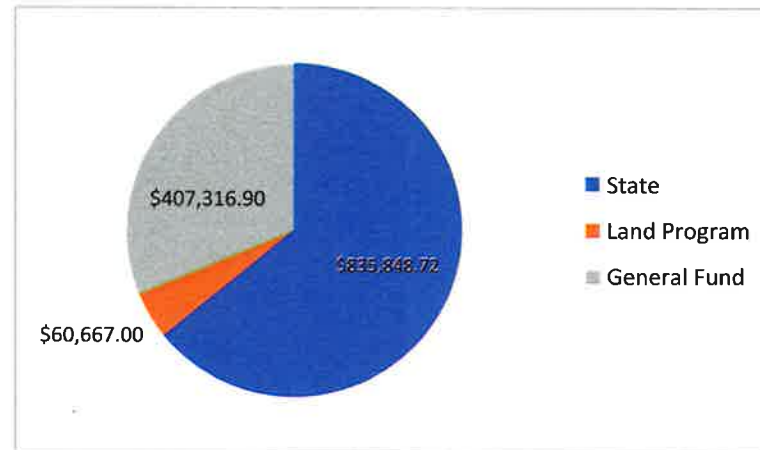
Land Related Revenue



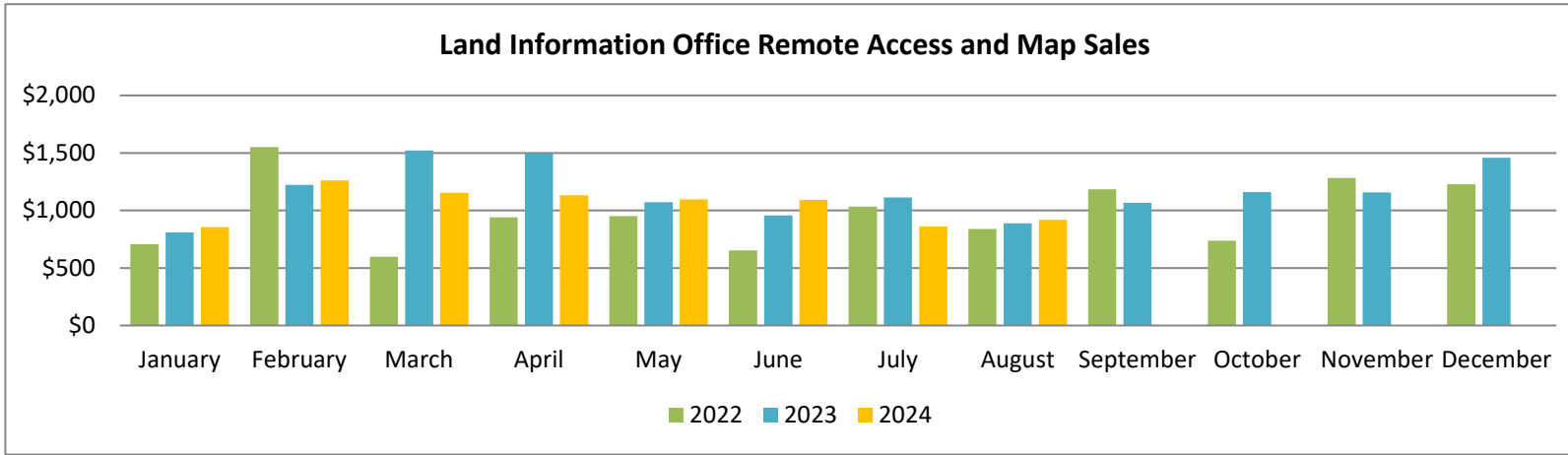
Vital Records



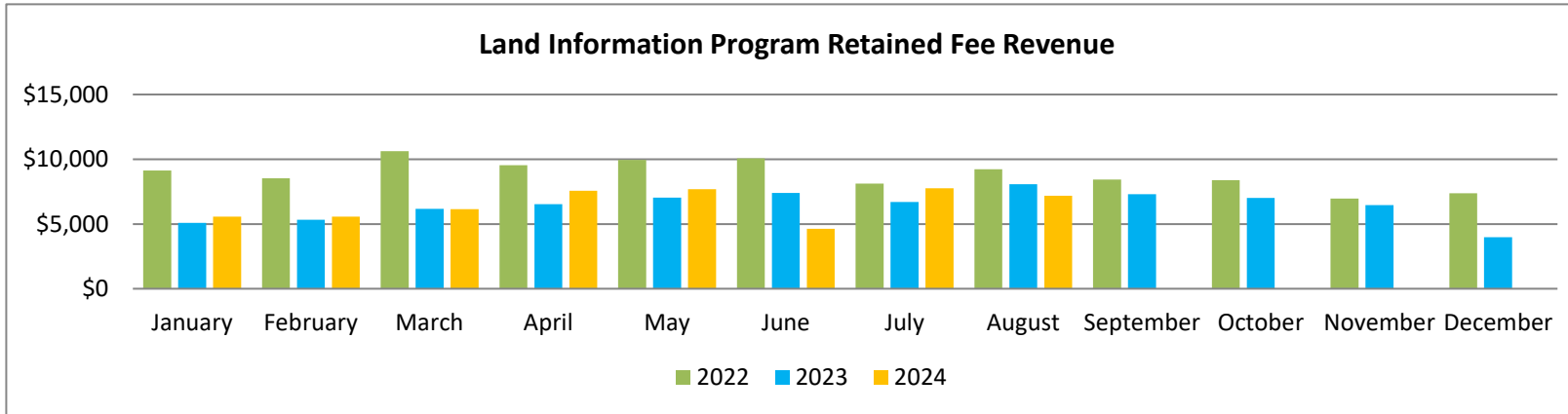
Year to Date Revenue Payout



Land Information Monthly Revenue Report July 2024





Jan	Feb	March	April	May	June	July	August	Sept	Oct	Nov	Dec	Total	Budget
854	1,262	1,155	1,132	1,097	1,091	860	918	0	0	0	0	8,369	13,300
												62.9%	



Jan	Feb	March	April	May	June	July	August	Sept	Oct	Nov	Dec	Total	Budget
5,568	5,558	6,136	7,568	7,688	4,624	7,760	7,184	0	0	0	0	52,086	102,000
												51.1%	

Jefferson County Planning and Zoning Department

Enter Year:

PDF:  Excel: 

Enter 2023 Actual Zoning Deposit:

Enter 2024 Budget Revenues:

MTH	Recording Fees 1.239022	Wisconsin Fund Grants 7102.421001	Real Estate Description Charges 12501.451006	Other Govt Land Info Charges 12501.472011	LIP (12503) Intergovernmental Charges 12503.472011	Other Permits/LU 12901.432099	Private Parties Copies/Maps 12901.451002	Municipal Copies/Printing 12901.472003	Private Sewage System (County) 12901.432002	Soil Testing Fee 12901.458010	Farmland Qualifying Acreage Schedule 12901.458015	Farmland Agreement App 12901.458014	Farmland Preservation Fee/ Certs 12901.458001	Septic Replacement Fee/ Wis Fund 12901.458002	Zoning Ordinance Forfeitures 12901.441002	Refunds	2024 Totals	2023 Totals
Jan	390.00		610.62	5.00	1,500.00	9,490.00	500.00		4,750.00	720.00							17,965.62	9,612.83
Feb	510.00		512.09	144.90	8,000.00	13,613.00	314.54		5,450.00	1,040.00							29,584.53	18,360.00
Mar	510.00		140.78	303.75	500.00	14,631.00	128.35		5,775.00	560.00							22,548.88	25,995.63
Apr	1,140.00		258.76	147.70	500.00	14,885.00	1.00		7,150.00	1,760.00							25,842.46	22,866.04
May	720.00		274.41	75.00	1,500.00	17,735.00	0.50		11,325.00	1,200.00							32,829.91	21,255.00
June	570.00		524.94	20.00		14,550.00	6.29		6,575.00	880.00							23,126.23	25,991.25
July	330.00		45.67	10.00		13,425.00			4,650.00	880.00					427.50		19,768.17	22,215.04
Aug	600.00		130.39	42.35		18,485.55			7,200.00	1,600.00							28,058.29	21,947.41
Sept	600.00		248.95			9,720.00			7,650.00	960.00							19,178.95	19,135.02
Oct																		18,969.42
Nov																		20,253.92
Dec																		14,223.74
Total	5,370.00		2,746.61	748.70	12,000.00	126,534.55	950.68		60,525.00	9,600.00					427.50		218,903.04	240,825.30

2023 Actual Zoning Deposit: Please Enter Deposit

2024 Budget Revenues: Please Enter Revenues

2024 Deposits YTD: \$218,903.04



September 12, 2024

Kate Christensen
 Administrator - Division of Energy Regulation and Analysis
 Public Service Commission of Wisconsin
 4822 Madison Yards Way
 Madison, WI 53707-7854

Dear Administrator Christensen,

Dairyland Power Cooperative (“Dairyland”) submits this letter in support of Badger State Solar, LLC’s request for extension of the construction start date for a new solar photovoltaic electric generation facility approved by the Commission in Docket 9800-CE-100 (the “Project”).

As you likely know, Dairyland is a not-for-profit generation and transmission electric cooperative headquartered in La Crosse, Wisconsin. Dairyland is owned by and provides the wholesale power requirements for 24 distribution cooperatives in southern Minnesota, western Wisconsin, northern Iowa, and northern Illinois. Dairyland also provides wholesale power requirements to 27 municipal utilities in Wisconsin, Minnesota, and Iowa.

Prior to the Commission’s approval of a CPCN for the Project, Dairyland and Badger State Solar negotiated and executed a power purchase agreement (“PPA”) granting Dairyland the rights to purchase all energy output from the Project for a 30-year term.

In 2020, due to delays associated with applying for financing through the U.S. Department of Agriculture (“USDA”) Rural Utilities Service (“RUS”), Badger State and Dairyland reopened negotiations on the previously executed long-term PPA. The parties amended the PPA to account for the Project’s delayed commercial operation date and to account for more favorable RUS financing. The renegotiated PPA would have resulted in reduced prices for Dairyland, which would translate into reduced rates for Dairyland’s members.

In September 2024, Dairyland received an award of \$579 million through the USDA’s New Empowering Rural America (“New ERA”) program to help Dairyland accelerate its clean energy transition. The New ERA program is a \$9.7 billion program established by the Inflation Reduction Act to reduce greenhouse gas emissions and increase investments in renewable energy. The New ERA funds will help Dairyland develop power purchase agreements for 1,020 megawatts (MW) of solar and wind energy installations in Iowa, Illinois, Minnesota, North Dakota and Wisconsin, and the Badger State Solar Project is included in Dairyland’s proposed project portfolio.

A Touchstone Energy® Cooperative 

3200 East Ave. S. • PO Box 817 • La Crosse, WI 54602-0817 • 608-787-1298 • 608-787-1420 fax • www.dairylandpower.com

Dairyland Power Cooperative is an equal opportunity provider and employer.

Public Service Commission of Wisconsin
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Administrator Christensen
September 12, 2024
Page 2

Dairyland and Badger State Solar have renegotiated their PPA. This renegotiation has addressed major changes in project economics, that were identified in the project development process. This contract amendment is conditioned on extension of the construction start date.

Thank you for your consideration of this request and please feel free to contact me with any questions or concerns.

Sincerely,



Ron Franz, Director, Resource and Energy Planning
Dairyland Power Cooperative

31768537.1

A Touchstone Energy® Cooperative 

3200 East Ave. S. • PO Box 817 • La Crosse, WI 54602-0817 • 608-787-1298 • 608-787-1420 fax • www.dairylandpower.com

Dairyland Power Cooperative is an equal opportunity provider and employer

Matt Zangl

From: Peter Murphy <peter@oneenergyrenewables.com>
Sent: Friday, September 13, 2024 10:17 AM
To: Tyler Johnson; Matt Zangl; Brian Udovich
Cc: Tyson Strankman
Subject: RE: Hackbarth Solar / Jefferson County monthly check-in

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

Hi Matt and Brian,

Here are some notes from our meeting today.

Project status update:

- Project moving along as scheduled
- Finishing up racking
- Torquing down the fasteners that hook all the racking together
- Installing modules starting next week; it will take a little over a month to set all the modules
- Getting pads ready where service gear is coming in
- Re: erosion control, 95% of the site is vegetated, so stabilization is going well
- Monitoring Old 26 Road. Bulk of deliveries coming in are done. Road holding well.
- 2 skids coming in on large trailers – those are the last large trucks that will be coming on site.
- On track to hit mechanical completion (i.e. site is fully constructed and ready for testing) by the end of the year
- Utility will be boring under the highway to bring power into the site around mid-October
- Expected final completion/fully operational in January
- Testing will occur prior to energization and then after energization as well

PETER MURPHY

Associate Director + Development

262.573.3089 |Direct

peter@oneenergyrenewables.com

-----Original Appointment-----

From: Peter Murphy
Sent: Thursday, March 21, 2024 11:23 AM
To: Peter Murphy; Tyler Johnson; Matt Zangl; Brian Udovich
Cc: Tyson Strankman
Subject: Hackbarth Solar / Jefferson County monthly check-in
When: Friday, September 13, 2024 10:00 AM-10:30 AM (UTC-06:00) Central Time (US & Canada).
Where: <https://oneenergyrenewables.zoom.us/j/4131812199?omn=83818413529&from=addon>

8/27/2024

LNG Update

- Post Construction Drainage Study is almost completed.
- WE working through requests for landscaping reimbursement and requests from landowners not originally included in the JDA map
- Currently installing gas service to approximately 30 homes approved as part of the PSC approval



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

September 23, 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 No. 5-CG-106

Dear Mr. Stublely:

On December 22, 2021, the Commission issued an Order in the above referenced docket. In accordance with Order Condition 12 of the Order, the Company is submitting the final cost report for the project. Since the project is complete and this final cost report is being provided at the end of the current quarter, the Company will not be submitting any further quarterly project status reports.

Below are two tables for each project approved by the Commission within this docket – Bluff Creek and Ixonia. The first table for each project summarizes the projected and actual costs with explanations for variances provided below the table. The second table summarizes the footage of pipe sizes used for each project location.

Bluff Creek					
PLANT ACCOUNT	DESCRIPTION	ESTIMATED COSTS	ACTUAL COST	DIFFERENCE	NOTE
374	Land & Land Rights	\$2,300,000	\$5,018,392	\$2,718,392	1
375	Structures & Improvements	173,700,000	196,094,759	22,394,759	2
376	Mains	8,000,000	495,237	(7,504,763)	1
378	Measuring & Regulating Equipment	1,000,000	434,473	(565,528)	
	Total Capital Costs	\$185,000,000	\$202,042,860	\$17,042,860	
	AFUDC / Project Financing	19,800,000	17,058,963	(2,741,037)	
	Total Project Costs	\$ 204,800,000	\$219,101,1823	14,301,823	

Public Service Commission of Wisconsin
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This project's actual costs, including AFUDC, were 7.0% higher than the approved amount.

Notes:

1. Estimate was developed prior to site selection.
2. Estimate was developed Q2 2019, final project approval received Q4 2021. Significant escalation occurred in the market due to COVID-19 impacts to the supply chain.

Bluff Creek					
Pipe Size	Estimated /Authorized		Actual		Valve Assembly (Combined) Actual
	Feet	\$ Amount	Feet	\$ Amount	
6"	Not Specified*		1722	\$ 232,944	\$ 431,904
12"			1725	\$ 262,293	

Ixonia					
PLANT ACCOUNT	DESCRIPTION	ESTIMATED COSTS	ACTUAL COST	DIFFERENCE	NOTE
374	Land & Land Rights	\$2,300,000	\$3,322,838	\$1,022,838	1
375	Structures & Improvements	173,700,000	198,505,594	24,805,594	2
376	Mains	8,000,000	495,237	(7,384,921)	1
378	Measuring & Regulating Equipment	1,000,000	434,473	(501,889)	
	Total Capital Costs	\$185,000,000	\$202,042,860	\$17,914,622	
	AFUDC / Project Financing	19,300,000	17,058,963	(1,120,160)	
	Total Project Costs	\$ 204,800,000	\$219,101,1823	\$19,061,782	

This project's actual costs, including AFUDC, were 9.3% higher than the approved amount.

Notes:

1. Estimate was developed prior to site selection.
2. Estimate was developed Q2 2019, final project approval received Q4 2021. Significant escalation occurred in the market due to COVID-19 impacts to the

supply chain. Additionally, costs increased to complete the impoundment work due to site conditions.

Ixonía					
Pipe Size	Estimated / Authorized		Actual		Valve Assembly (Combined) Actual
	Feet	\$ Amount	Feet	\$ Amount	
6"	Not Specified*		1420	\$ 292,033	\$ 498,266
12"			1383	\$ 323,047	

Please feel contact me at (414) 221-3685 or richard.stasik@wecenergygroup.com should you have any questions.

Sincerely,



Richard F. Stasik
 Director - State Regulatory Affairs

Jefferson County Zoning Department
Rezoning Application

September 30, 2024
Rezoning Application

Jefferson County Zoning Department
311 South Center Avenue, Room 201
Jefferson, WI 53549

RE: Letter of Intent follow up

To whom it may concern:

The purpose of this letter and schematics attached are to provide further insight on the following questions to better describe the intent of the request; Why is the lot designed as proposed and how it does not affect the ability to currently farm the remaining land or disrupt the current agricultural use? Why was the western portion of the parcel not currently farmed? Would the proposed parcel use up less desirable agricultural land than a square shaped parcel?

The dimensions identified are taken from the Preliminary CSM produced by LandTech Surveying and the measurement from the new parcel to edge of current property line was scaled off of the Preliminary CSM for reference.

The distance between the neighboring property line and potential driveway will be discussed and adjusted appropriately for the farmer to maintain the leased land prior to install. The new driveway will also be used for equipment access to the field west of the potential parcel.

The new lot design of the potential parcel was put together with the land contours in mind and access to adjacent fields surrounding the parcel. Pending the crop rotation; planting, the ease of maintenance to traverse the land with less grade change and harvest was chosen to keep the parcel at higher/steeper contours. It will cost more to build in this location but it will benefit the farmer leasing the land for years to come. The western portion of field not farmed was left open in the event soil tests are needed around the new parcel for a future septic system area selection as well.

Another comment on the current lot design vs square/rectangle lot is the area in this field at higher points tend to dry out faster, lessening the yield on the crops planted in the given year. Also discussed with the current farmer; planting, maintaining and harvesting lower sloped areas are easier on equipment and maneuverability along with the closer road access in the event of mechanical malfunction to get service trucks into the field. Not to mention gaining closer access for Co-ops to provide services closer to the road to reduce fuel costs increases the farmers profitability.

Again, we appreciate the counties support as we go through this process to further enhance our family's future and maintaining this land for over 100 years and many more to come.

Sincerely,

Mike Braatz

**JEFFERSON COUNTY
PRELIMINARY REVIEW FOR CERTIFIED SURVEY
BEING A PART OF GOVERNMENT LOT 7, PART OF THE SE 1/4 OF THE SW 1/4 OF SECTION 32, T.8N., R.16E.,
TOWN OF IXONIA, JEFFERSON COUNTY, WISCONSIN.**

PREPARED FOR: JOHN A AND NANCY C BRAATZ TRUST
ADDRESS: N7513 COUNTY ROAD F
OCONOMOWOC, WI 53066

DATE SUBMITTED: _____

REVISED: _____

TAX KEY NO.(S) 012-0816-3431-000

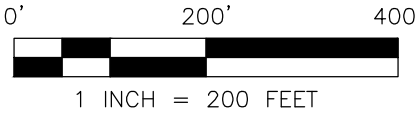
NOTE TO BE PLACED ON FINAL CSM

PHONE: (920) 390-9169

SURVEYOR:



LAND SURVEYING • LAND PLANNING
111 W. 2ND STREET
OCONOMOWOC, WI 53066
WWW.LANDTECHWI.COM
(262) 367-7599



PETITION # _____ ZONING _____
CHECK FOR SUBSEQUENT ZONING CHANGES WITH JEFFERSON COUNTY ZONING DEPARTMENT.

- REZONING
- ALLOWED DIVISION WITHIN EXISTING ZONE
- FARM CONSOLIDATION
- 35+ ACRE LOT IN A-1 ZONE
- SURVEY OF EXISTING PARCEL

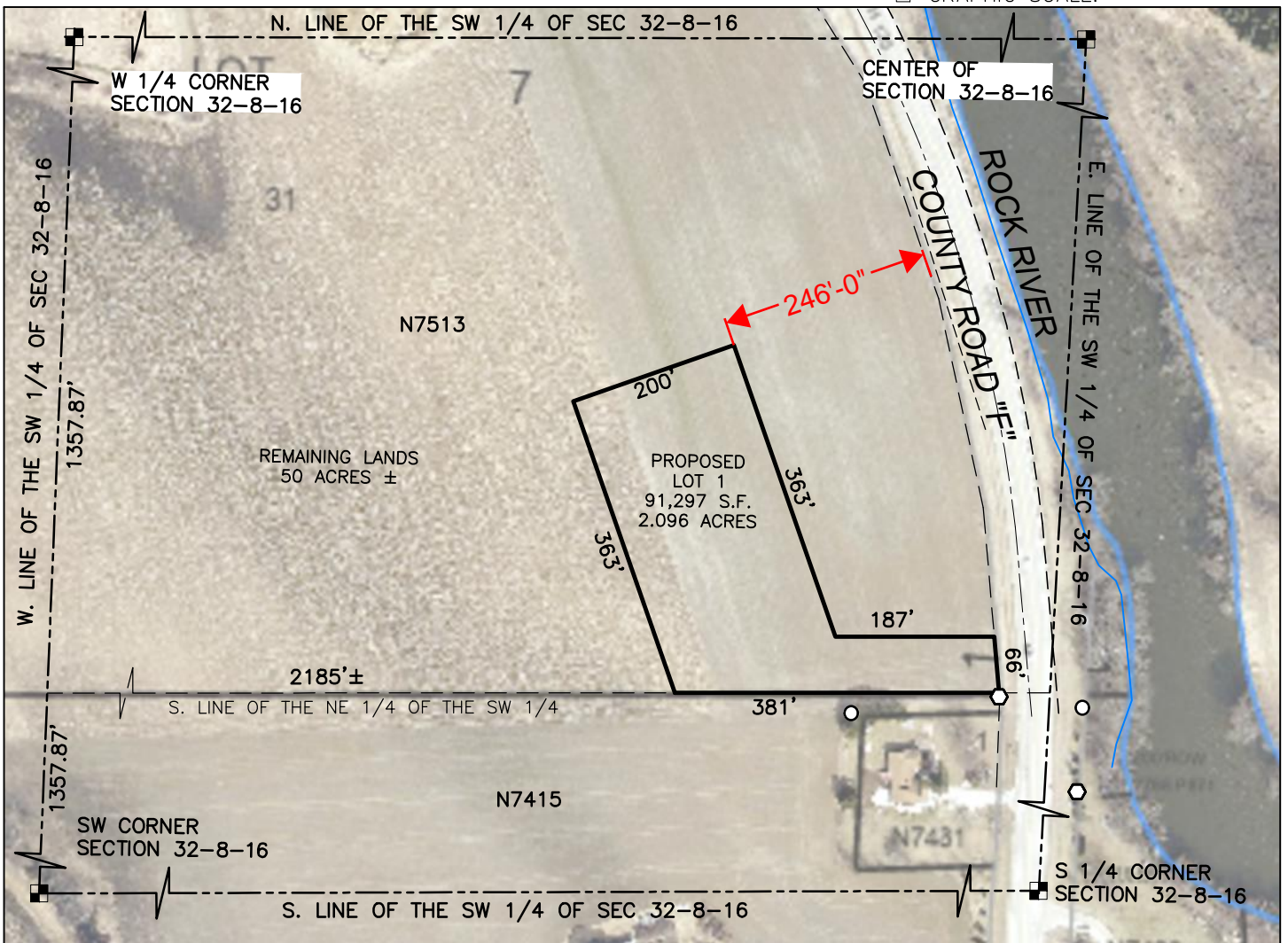
IN ADDITION TO THE INFO REQUIRED BY SEC 236.34 OF STATE STATUTES, SEC. 15.04(F) OF THE JEFFERSON COUNTY LAND DIVISION/SUBDIVISION ORDINANCE REQUIRES THAT THE FOLLOWING BE SHOWN:

- EXISTING BUILDINGS, DRAINAGE DITCHES, WATERCOURSES, AND OTHER FEATURES PERTINENT TO THE PROPER DIVISION.
- LOCATION OF ACCESS TO A PUBLIC ROAD, APPROVED BY THE AGENCY HAVING JURISDICTION OVER THE ROAD.
- ALL LANDS RESERVED FOR FUTURE PUBLIC ACQUISITION.
- DATE OF THE MAP.
- GRAPHIC SCALE.

INTENT AND DESCRIPTION OF PARCEL TO BE DIVIDED:
SPLIT A 2 ACRE PARCEL FROM EXISTING FARMSTEAD.

NOTES:

- THIS MAP WAS COMPILED FROM PUBLIC DATA SUPPLIED BY THE JEFFERSON LAND INFORMATION DEPARTMENT AND IS NOT A SUBSTITUTE FOR AN ACTUAL FIELD SURVEY AND IS LIMITED BY THE QUALITY OF THE DATA FROM WHICH IT WAS ASSEMBLED. THE DIMENSIONS ARE APPROXIMATE AND WILL VARY UPON AN ACTUAL FIELD SURVEY. TO BE USED FOR PLANNING PURPOSES ONLY.



TOWN BOARD APPROVAL _____ DATE: _____
(INCLUDES ACCESS APPROVAL IF APPLICABLE)

COUNTY HIGHWAY APPROVAL _____ DATE: _____
(IF APPLICABLE)

EXTATERRITORIAL APPROVAL _____ DATE: _____
(IF APPLICABLE)

COUNTY SURVEYOR APPROVAL _____ DATE: _____

ZONING OFFICE APPROVAL _____ DATE: _____

REV 05/21/2024
DATED 04/17/2024
JOB # 24075
SHEET 1 OF 1

AERIAL PHOTO WITH APPROXIMATE PARCEL REPRESENTED



AERIAL PHOTO WITH APPROXIMATE PARCEL REPRESENTED

