

**MINUTES**  
**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

**1. Call to Order**

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

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

All committee members were present. Other County staff in attendance were County Administrator Ben Wehmeier, Register of Deeds Staci Hoffman, Treasurer Kelly Stade and Operations Manager Brian Udovich. Zoning Department staff present were Matt Zangl, Sarah Elsner, Haley Nielsen and Shari Fischback. Members of the public present were Anita Martin and Michael Braatz. Others present via Zoom were Assistant to County Administrator Michael Luckey, County Board Supervisor Walt Christensen and Nancy Braatz.

**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 Nass 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 informing that PSC has on their website rules from 2012 regarding applications received before an ordinance exists, that municipalities can regulate issues like setbacks. She is requesting that the County implement an ordinance.

Walt Christensen spoke in favor of wind and solar projects, commented that today is last day for a coal fire plant, that this is a good thing going away from fossil fuel.

**6. Approval of meeting minutes from August 26, September 13, September 19**

Motion by Poulson/Richardson, to approve August 26, 2024, minutes as written.

Motion passed on a voice vote 5-0.

Motion by Foelker/Richardson, to approve September 13, 2024, minutes as written.

Motion passed on a voice vote 5-0.

Motion by Richardson/Poulson, to approve September 19, 2024, minutes as written.

Motion passed on a voice vote 5-0.

**7. Communications**

Zangl and Wehmeier had nothing other than the agenda items.

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

Staci Hoffman reported low recordings. Hoping to improve with interest rates decreasing.

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

Zangl reported that the Land Information Office is status quo.

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

Zangl reported that Zoning Department is status quo, slightly higher than 2023 so expected to make budget.

**11. Discussion on Solar Energy Facilities**

- a. Crawfish River Solar-Project has been quiet, will follow up on post construction status.
- b. Badger State River-There was an extension request filed with PSC to begin construction.
- c. Sinnissippi Solar-Project has been quiet, no updates.
- d. Hackbarth Solar-Project on schedule to finish in the Fall.
- e. Whitewater Solar Project-This is a state approved project. Project has been quiet.
- f. Town of Waterloo Solar Project-In very early stage. This will be updated at next month's meeting.

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

Zangl reported this project is near completion. There will be no more financial or quarterly reports provided to PSC. WE are working through requests for landscape reimbursements, and they are currently installing gas service to homes.

**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.**

The petitioner submitted additional information on the proposed lot. The lot design with conditions was discussed by committee members. Supervisor Jaeckel/Poulson made motion to approve with condition Passed on voice vote 4-1, with Supervisor Nass opposed. Please see complete decision on the rezone file.

**14. Discussion and Possible Action on Zoning Ordinance Amendments**

- a. Wind Regulations
- b. Solar Regulations

Zangl provided an overview of wind and solar regulations to the Committee and discussed County ordinance possibilities and state law implications. Discussion took place that top priority would be solar regulations to protect farmland in this area. Second priority would be wind regulations.

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

See complete decision in respective file.

**APPROVED 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. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance. Motion by Jaeckel/Foelker to approve the rezone request with conditions. Motion approved on a 5-0 voice vote.

**APPROVED 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. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance. Motion by Poulson/Jaeckel to approve the rezone request with conditions. Motion approved on a 5-0 voice vote.

**APPROVED R4557A-24 – Brent and Sydney Olson:** Rezone to create a 1-acre lot along **County Road T** in the Town of Watertown, PIN 032-0814-1112-000. The property is owned by Charles Sigmund Jaskolka and Lee Ann Weise-Jaskolka. 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 with conditions. Motion approved on a 5-0 voice vote.

**APPROVED 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. This is in accordance with Sec. 11.04(f)2 of the Jefferson County Zoning Ordinance. Motion by Richardson/Nass to approve the conditional use as described with conditions listed in the file. Motion approved on a 5-0 voice vote

#### **16. Planning and Development Department Update**

Zangl commented that the summer intern, Taylor Gray, has returned to school. It is a busy time of year for septic inspections. Zoning has been dealing with receiving vague plot plans for land use permits. Elections are coming soon so Nicholl in GIS has been busy with maps. Land Information is busy with preparing tax bills for 2024.

#### **17. Possible Future Agenda Items**

None

#### **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**

Supervisor Richardson/Poulson made a motion to adjourn the meeting. Meeting adjourned at 9:26 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](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**  
**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:** October 11, 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 Richardson with Supervisor Nass arriving at 8:02. Zoning staff present was 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 Foelker. 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** – There were no communications.
7. **Site Inspections for Petitions to be Presented in Public Hearing on October 17, 2024:**

**R4560A-24 – Schumacher Trust:** Rezone to create two 2-acre lots from property at **N6023 Wright Road** in the Town of Farmington, PIN 008-0715-1912-000 (15 ac).

**CU2134-24 –OneEnergy Development LLC:** Conditional Use to allow a solar electric generation facility near **Airport Rd & Wood Lane** in the Town of Waterloo, PIN 030-0813-3241-000 (46.540 ac). Property is owned by Frederick W & Jeanette B Huebner Trust.

**R4561A-24 – Jonathan Schrock:** Rezone all of 012-0816-0841-004 (13.946 ac). to create a lot for single family home near **W1731 Gopher Hill Road** in the Town of Ixonia.

**R4562A-24 – Gerald & Jean Wockenfuss Trust:** Rezone to create a 3.472-acre lot at **W1541 Gopher Hill Road** in the Town of Ixonia, PIN 012-0816-0931-000 (39.26 ac).

**R4565A-24 – Kenneth B and Christine A Thomas:** Rezone to create two 1.0-acre net lots north of **N2860 Hardscrabble Road** in the Town of Sullivan, PIN 026-0616-3622-000 (30 ac).

**R4564A-24 – Richard A. and Janice C Flees Trust:** Rezone to create a 3.4-acre net lot (farm consolidation) and two 2.0-acre net lots at **W2185 US Highway 18** in the Town of Sullivan, PINs 026-0616-0641-000 (28.20 ac) and 026-0616-0641-001 (18 ac).

**R4558A-24 –Nancy Hinz:** Rezone to create a 2-acre lot from property at **N4952 Duck Creek Road** in the Town of Farmington, PIN 008-0715-3633-000 (30 ac). Property is owned by David J & Nancy J Hinz.

**R4559A-24 – Nancy Hinz:** Rezone A-1 to N to create a 17.9-acre lot from property at **N4952 Duck Creek Road** in the Town of Farmington, PIN 008-0715-3633-000 (30 ac). Property is owned by David J & Nancy J Hinz.

**R4563A-24 – Jeffrey and Rebecca Weber:** Rezone .9 acres from PIN 014-0615-0441-002 (37.893 ac). to add to Lot 1 (CSM 6331) to create a 2-acre lot at **N4614 Paradise Road** in the Town of Jefferson, PIN 014-0615-0441-000 (1.171 ac).

8. **Adjourn** – Motion made by Supervisor Jaeckel, seconded by Supervisor Nass to adjourn at 10:38 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](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 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, October 17, 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: October 17, 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 Poulson were present at 7:00 p.m. Also present were staff members Sarah Elsner and Haley Nielsen. James Krause was present via Zoom.

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

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

**4. Approval of Agenda**

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

**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, October 17, 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 **October 28, 2024**

Recommendations by the Committee for Rezones will be made on **October 28, 2024**

Final decision will be made by the County Board on **November 12, 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

**R4558A-24 –Nancy Hinz:** Rezone to create a 2-acre lot from property at **N4952 Duck Creek Road** in the Town of Farmington, PIN 008-0715-3633-000 (30 ac). Property is owned by David J & Nancy J Hinz.

**PETITIONER:** Nancy Hinz (N5156 Duck creek Road) presented herself as the petitioner for this rezone. Two acres will be split off for residential construction.

**COMMENTS IN FAVOR:**

Neil Matthes (N4909 Duck Creek Road) in favor. The petitioners have done a great job planting trees, only part of two acres near the road will be driveway.

Craig Crawbin- Potential purchaser, the approval of this petition would allow him and wife to care for Nancy.

**COMMENTS OPPOSED:** Written comment received in opposition. In the file.

**REBUTTAL:** None.

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

**TOWN:** In favor.

**R4559A-24 –Nancy Hinz:** Rezone A-1 to N to create a 17.9-acre lot from property at **N4952 Duck Creek Road** in the Town of Farmington, PIN 008-0715-3633-000 (30 ac). Property is owned by David J & Nancy J Hinz.

**PETITIONER:** Nancy Hinz (N5156 Duck creek Road) presented herself as the petitioner for this rezone. Would like to leave the 17.9 acres natural.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

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

**TOWN:** In favor.

**R4560A-24 – Schumacher Trust:** Rezone to create two 2-acre lots from property at **N6023 Wright Road** in the Town of Farmington, PIN 008-0715-1912-000 (15 ac).

**PETITIONER:** Deb Schumacher (N5969 Wright Road) presented herself as the petitioner for this rezone. One of the parcels to be created will be near existing houses. There was once a house on this property, but it had burnt down. Her sons help with the farm operation and are looking to build.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

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

**TOWN:** In favor.

**R4561A-24 – Jonathan Schrock:** Rezone all of 012-0816-0841-004 (13.946 ac). to create a lot for single family home near W1731 **Gopher Hill Road** in the Town of Ixonia.

**PETITIONER:** Jonathan Shrock (702 Western meadows Drive, Watertown) presented himself for this rezone. He used to live in the farmhouse on the property, and stated the property was once zoned residential. Would like for the zoning to go back to residential to build a house.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

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

**TOWN:** In favor.

**R4562A-24 – Gerald & Jean Wockenfuss Trust:** Rezone to create a 3.472-acre lot at **W1541 Gopher Hill Road** in the Town of Ixonia, PIN 012-0816-0931-000 (39.26 ac).

**PETITIONER:** Jean Wockenfuss (W1541 Gopher Hill Road) presented herself for this rezone. Wants to split off house and farm buildings to sell. Wants to keep the land agricultural and continue to rent out the farmland to farmers.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**STAFF:** Given by Elsner and in the file. Elsner asked the petitioner when the house was built. Prior to 1900.

**TOWN:** In favor.

**R4563A-24 – Jeffrey and Rebecca Weber:** Rezone .9 acres from PIN 014-0615-0441-002 (37.893 ac). to add to Lot 1 (CSM 6331) to create a 2-acre lot at **N4614 Paradise Road** in the Town of Jefferson, PIN 014-0615-0441-000 (1.171 ac).

**PETITIONER:** Jeffrey Weber (N4614 Paradise Road) presented himself for this rezone. Is adjusting the lot size and zoning to accommodate for animal units for a potential buyer.



**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

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

**TOWN:** In favor.

**R4564A-24 – Richard A. and Janice C Flees Trust:** Rezone to create a 3.4-acre net lot (farm consolidation) and two 2.0-acre net lots at **W2185 US Highway 18** in the Town of Sullivan, PINs 026-0616-0641-000 (28.20 ac) and 026-0616-0641-001 (18 ac).

**PETITIONER:** Tom Stade (W5289 Bockmann Lane) presented Flees are wanting to create three lots; farm consolidation lot, two non-prime soil lots. The shape of the farm consolidation lot is due to the septic location. Jefferson County Highway has discussed the joint driveway.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**STAFF:** Given by Elsner and in the file. Elsner asked when the house was built. Tom Stade stated it was old, pre-1975.

**TOWN:** In favor.

**R4565A-24 – Kenneth B and Christine A Thomas:** Rezone to create two 1.0-acre net lots north of **N2860 Hardscrabble Road** in the Town of Sullivan, PIN 026-0616-3622-000 (30 ac).

**PETITIONER:** Kenneth Thomas (N2924 Hardscrabble Road) presented himself as the petitioner for this rezone. Wants to take two, one-acre lots off his farm.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

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

**TOWN:** In favor.

## CONDITIONAL USE PERMIT APPLICATIONS

**CU2134-24 –OneEnergy Development LLC:** Conditional Use to allow a solar electric generation facility near **Airport Rd & Wood Lane** in the Town of Waterloo, PIN 030-0813-3241-000 (46.540 ac). Property is owned by Frederick W & Jeanette B Huebner Trust.

**PETITIONER:** Peter Murphy with OneEnergy Development presented as the petitioner for this Conditional Use Permit. Mr. Murphy gave a PowerPoint presentation that discussed the proposed project.

**COMMENTS IN FAVOR:** Sarah Glover (W7480 Prairie Lane) was in favor of this petition.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**STAFF:** Given by Elsner and in the file. Elsner asked about decommissioning. Will be the same process as construction, but in reverse. Elsner asked about wetlands. The wetland spot in the project is a small depression and is farmed. Elsner asked about glare from the panels. The single-access tracking does not produce glare as it is pointing at the sun. Forge Solar, a third party completed a glare study. Forge Solar ran an analysis of glare and I-94 and completed a report. The conclusion was that the glare will not cause issues.

**TOWN:** In favor, with a condition of a road agreement.

### 6. Adjourn

**Motion by Foelker and seconded by Richardson to adjourn the meeting at 7:45 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

September 2024

Program/Service Description	Output Measures			YR to Date	Current Yr. Target
	2022	2023	2024	Totals	%
Documents Recorded	1,043	924	930	7,814	61%
Vital Records Filed	256	228	263	1,862	78%
Vital Record Copies	1,230	1,082	1,279	11,675	78%
ROD Revenue (Gross Total)	\$ 340,251.61	\$ 156,497.30	\$ 153,655.71	\$1,457,488.33	80%
Transfer Fees	\$ 58,328.58	\$ 22,364.04	\$ 21,139.80	\$ 211,360.98	64%
LIO Fees	\$ 9,109.00	\$ 8,034.00	\$ 8,224.50	\$ 68,891.50	63%
Document Copies	\$ 5,504.21	\$ 5,698.68	\$ 5,632.46	\$ 48,108.57	87%
Laredo	\$ 3,258.50	\$ 3,714.42	\$ 4,806.75	\$ 38,103.36	119%
ROD Revenue to General Fund	\$ 87,147.29	\$ 49,545.14	\$ 50,360.01	\$ 457,676.91	69%
Percentage of Documents eRecorded	86%	63%	71%	63%	
Budget Goals Met	Yes	No	No	No	No
Back Indexed	1,554	2,637	1,286	17,969	90%

**Wisconsin Register of Deeds Association:**

*Continue to work on 2023 WI Act 235, judicial officer privacy bill. We have identified several items that will need clarification from the bill author and the legislature.*

**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 1941.*

**Wisconsin Counties Association Board of Directors:**

*Attached is the link to the 2024 WCA Conference Resolutions: <https://www.wicounties.org/wp-content/uploads/2024/10/Final-Resolutions-for-Website.pdf>*

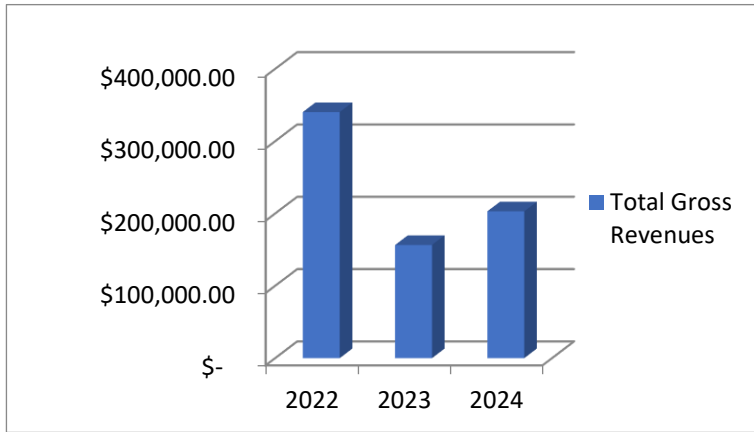
**Wisconsin Public Records Board:**

*Nothing new to report.*

# Register of Deeds Year to Date Budget Report

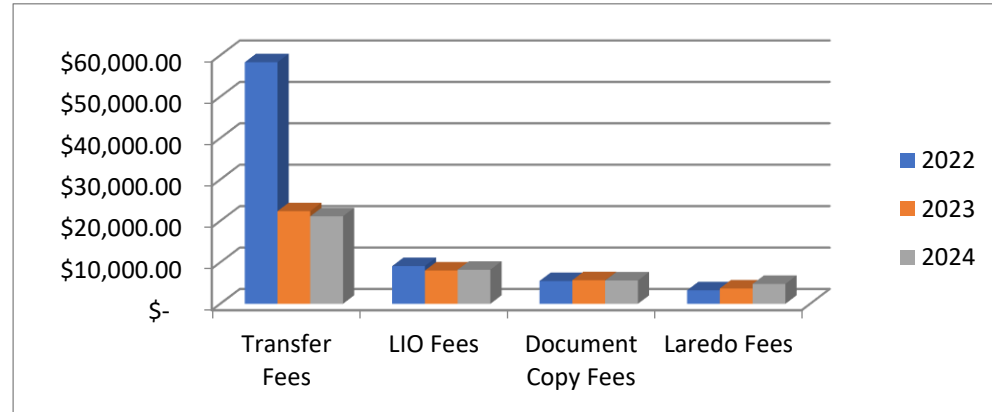
September

ROD Total Gross Revenues

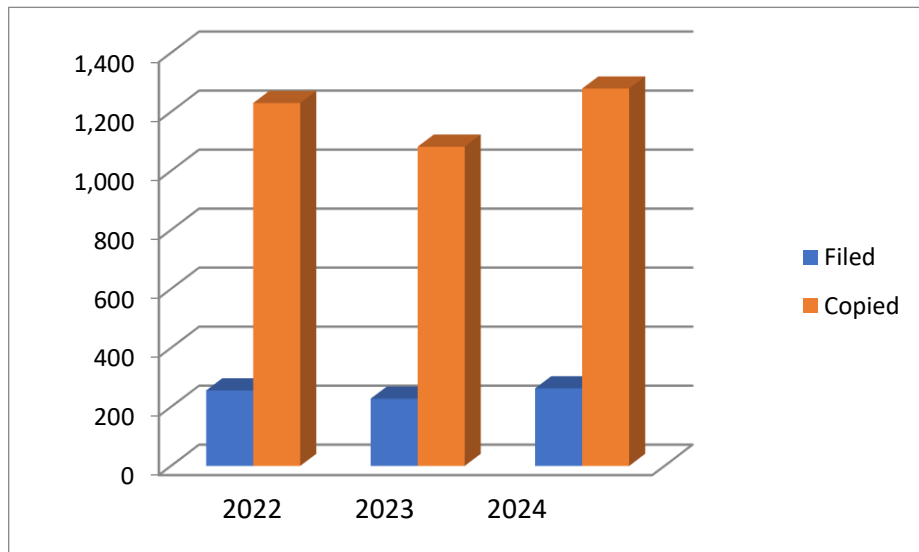


2024

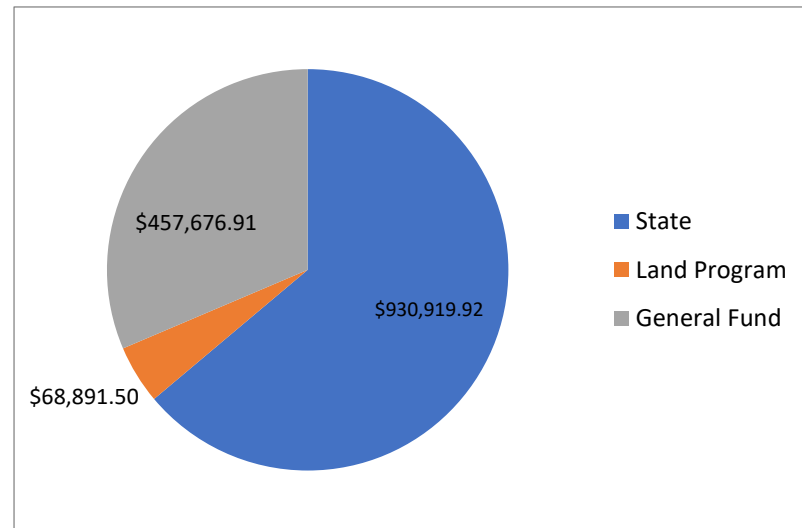
Land Related Revenue



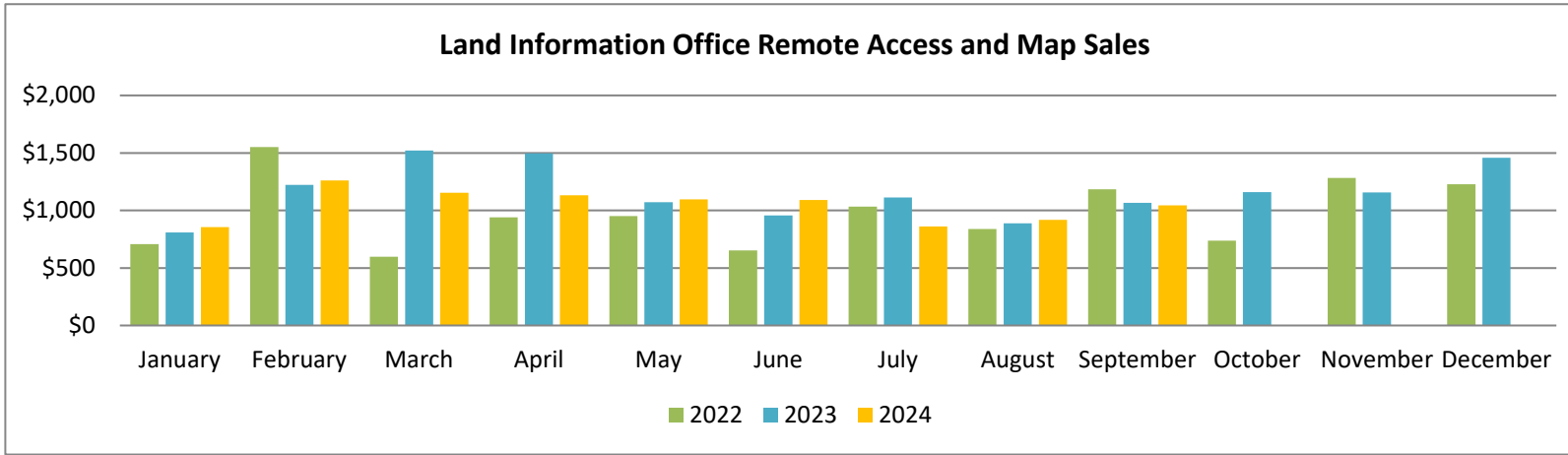
Vital Records



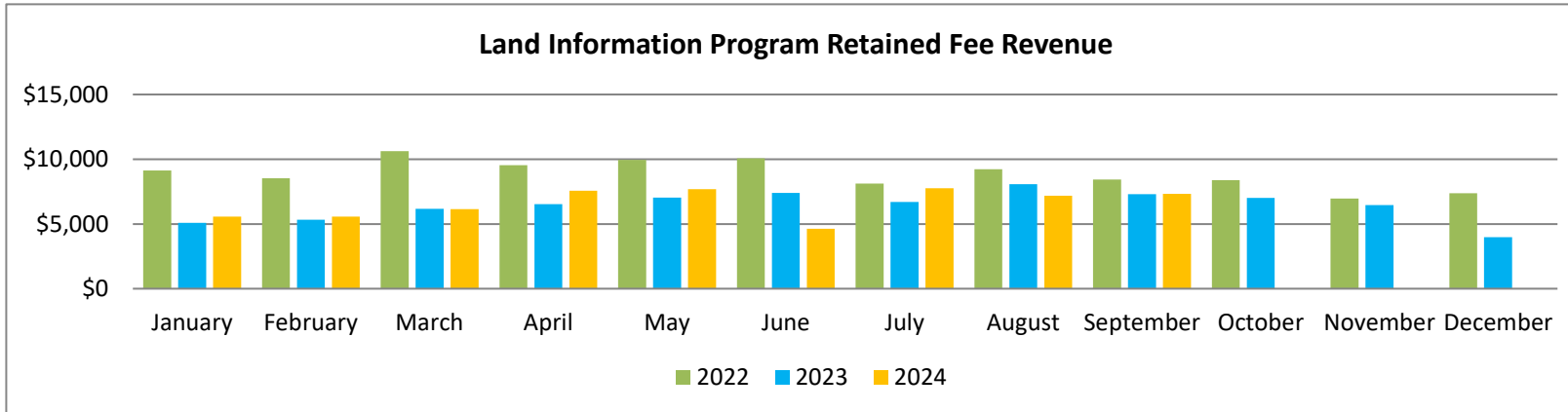
Year to Date Revenue Payout



## Land Information Monthly Revenue Report September 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	1,044	0	0	0	9,413	13,300
												70.8%	



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	7,320	0	0	0	59,406	102,000
												58.2%	

# Jefferson County Planning and Zoning Department

Enter Year:



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	2023-2024 Difference	
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	8352.79	
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	11224.53	
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	-3446.75	
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	2976.42	
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	11574.91	
June	570.00		524.94	20.00		14,550.00	6.29		6,575.00	880.00							23,126.23	25,991.25	-2865.02	
July	330.00		45.67	10.00		13,425.00			4,650.00	880.00					427.50		19,768.17	22,215.04	-2446.87	
Aug	600.00		130.39	42.35		18,485.55			7,200.00	1,600.00							28,058.29	21,947.41	6110.88	
Sept	660.00		283.95	10.00		12,930.00	7.08		8,225.00	960.00							23,076.03	19,135.02	3941.01	
Oct	330.00		262.72	25.20		10,915.00	2.75		4,325.00	400.00							16,260.67	18,969.42	-2708.75	
Nov																			20,253.92	-20253.92
Dec																			14,223.74	-14223.74
<b>Total</b>	<b>5,760.00</b>		<b>3,044.33</b>	<b>783.90</b>	<b>12,000.00</b>	<b>140,659.55</b>	<b>960.51</b>		<b>65,425.00</b>	<b>10,000.00</b>					<b>427.50</b>		<b>239,060.79</b>	<b>240,825.30</b>	<b>-1764.51</b>	

2023 Actual Zoning Deposit: Please Enter Deposit

2024 Budget Revenues: Please Enter Revenues

2024 Deposits YTD: \$239,060.79

## Sarah Elsner

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**From:** Peter Murphy <peter@oneenergyrenewables.com>  
**Sent:** Friday, October 11, 2024 10:16 AM  
**To:** Tyler Johnson; Matt Zangl; Brian Udovich  
**Cc:** Tyson Strankman; Sarah Elsner  
**Subject:** Hackbarth Solar / Jefferson County monthly check-in

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Hi all,

Notes from today's meeting are below. Please let me know if you have any questions. Thank you!

- Modules are getting installed presently
- Last big delivery was yesterday – two transformers on skids
- Equipment is coming in to remove the laydown yard
- The road has held up great
- Stabilizing the site; growth across all the site. It's been very dry so some has dried up
- Permanent cover crop will be planted at the end of this month
- Vegetative screen at the north of the site will be planted at the end of the month as well per CUP
- Tracking towards achieving mechanical completion on 11/15
  - o After Mechanical Completion we'll power up for testing (~2 weeks later usually)
  - o Exporting power to the grid beginning sometime around mid-December most likely (aka Substantial Completion)
- We Energies has brought primary extension to site and installed the first two of five power poles within the site

**PETER MURPHY**  
Associate Director + Development

262.573.3089 |Direct

[peter@oneenergyrenewables.com](mailto:peter@oneenergyrenewables.com)

# JEFFERSON COUNTY

## PRELIMINARY REVIEW FOR CERTIFIED SURVEY

A division of land located in the SW 1/4, SE 1/4, of Section 23. Town 8 N, Range 13 E,  
 Town of Waterloo, Jefferson County, Wisconsin, on parcel Number(s) 030-0813-2311-002  
& 030-0813-2311-000

Date Submitted: \_\_\_\_\_  
 Revised: \_\_\_\_\_

Owner: HANSEN TRUST, STANLEY A  
 Address: W7771 ISLAND CHURCH RD  
 City, ST Zip: WATERLOO, WI 53594  
 Phone: 920-988-9431

Surveyor: Wisconsin Mapping  
 Address: 306 West Quarry Street  
 City, Zip: Deerfield, WI 53531  
 Phone: 608-764-5602

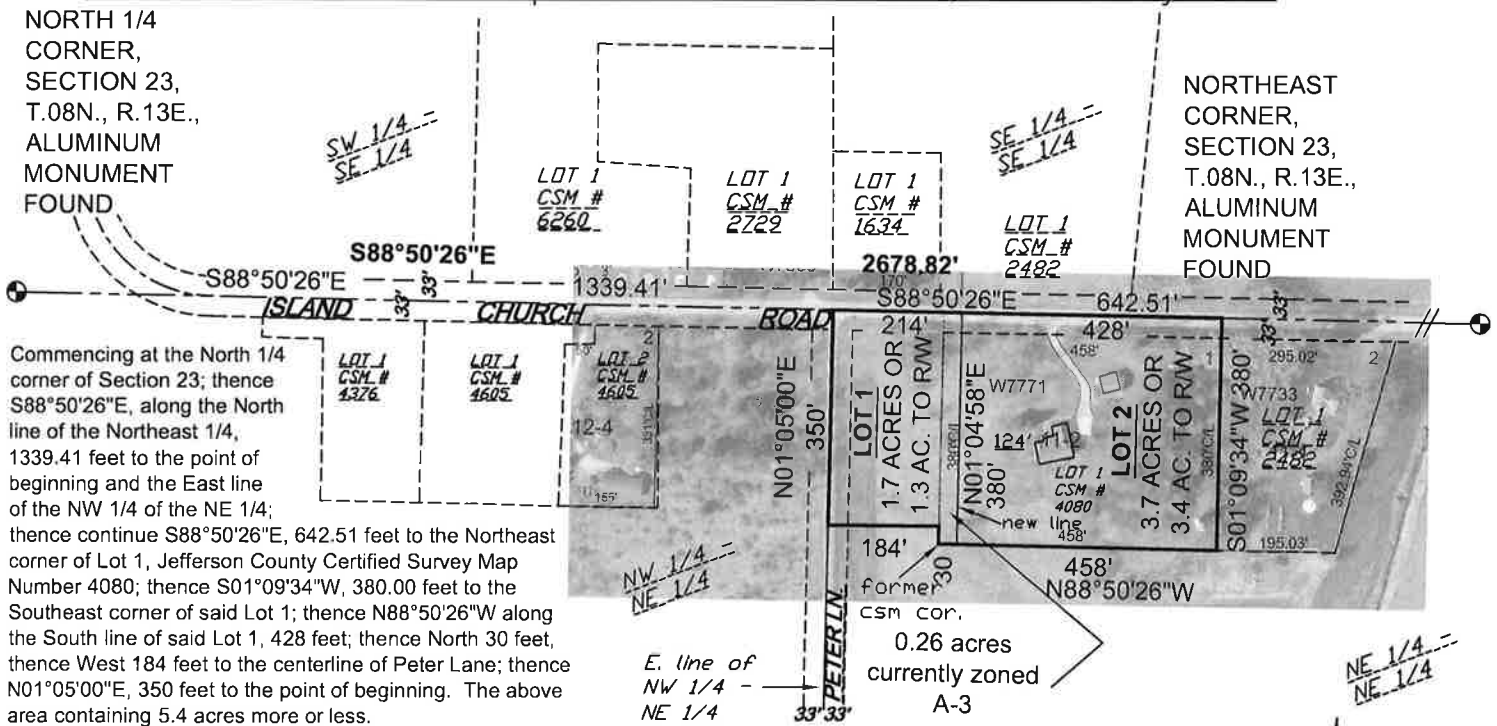
- Rezoning
- Allowed Division within an Existing Zoning District
- Survey of Existing Parcel

Note to Be Placed on Final CSM:

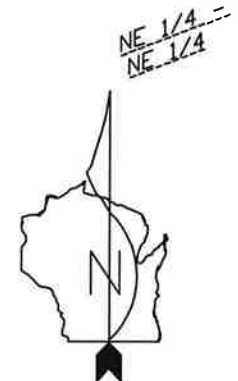
Petition # \_\_\_\_\_ Zoning \_\_\_\_\_  
 Check for subsequent zoning changes with  
 Jefferson County Planning and Zoning Department

- In addition to the info required by Section 236.34 of State Statutes, Sec. 15(f) of the Jefferson County Land Division/Subdivision Ordinance requires that the following be shown:
- Existing buildings, watercourses, drainage ditches 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 Create a new building site using a field corner and a portion of CSM 4080, currently zoned A-3



Town Board Approval \_\_\_\_\_ Date \_\_\_\_\_  
 (Includes Access approval if applicable)  
 County Highway Approval \_\_\_\_\_ Date \_\_\_\_\_  
 (if applicable)  
 Extraterritorial Approval \_\_\_\_\_ Date \_\_\_\_\_  
 (if applicable)  
 County Surveyor Approval \_\_\_\_\_ Date \_\_\_\_\_  
 Zoning Office Approval \_\_\_\_\_ Date \_\_\_\_\_



Please submit four copies to Jefferson County Planning and Zoning, 311 SA. Center Ave., Room 201, Jefferson, WI 3549

Scale : 1"=300'



## Sarah Elsner

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**From:** Jackie Hansen <jackiehansen99@gmail.com>  
**Sent:** Wednesday, October 9, 2024 1:26 PM  
**To:** Sarah Elsner  
**Subject:** Re: Preliminary Review for Stanley A Hansen Trust  
**Attachments:** IMG\_2677.jpg; IMG\_2676.jpg; IMG\_2674.jpg

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Regarding proposed preliminary plat for Lot 1 Corner of Island Church Rd and Peter Lane  
The property has been in the Hansen Family since 1969. Starting with the old farm house built in 1876 to the newer home built in 2001- the newer home is located on 3.9 acres and the reason it was created that way is because there is an old gravel pit that is located on the east side of the property (basically non useable and not considered prime ag land) that is part of the 3.9 acres.  
Our needs have changed since building the new home with the passing of Stanley Hansen. We would like to keep the land in the family and enjoy the beautiful views and wildlife for years to come with the next generation.

The lot we are proposing to the zoning committee -although maybe considered prime ag land it is classified as HEL 3-P (please see attached pictures) This requires special crop land choices and is considered no till. We currently rent the rest of the acreage (approx 77 acres ) to a larger farmer who uses big equipment and that corner of the property is not usually farmed. A few years ago a one acre crop of corn was put there for the use of the neighbors cattle, otherwise it has been pretty much tall grass and shrubs/trees.

There are homes located across the road and to the west of subject property so it would be in a cluster of other homes.

Please see attachments for reference IMG 2677 is from 2006 showing no crops IMG 2676 no crops Img 2674 shows the small area used for cattle - because of the slope

Thanks

On Wed, Oct 9, 2024 at 10:41 AM Sarah Elsner <[SarahE@jeffersoncountywi.gov](mailto:SarahE@jeffersoncountywi.gov)> wrote:

Jackie,

Please provide me with information regarding your proposed rezone and why the proposed lot should be allowed or considered non-prime vs prime as it's mapped.

Thank you,

Sarah

## Sarah Elsner

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**From:** Jackie Hansen <jackiehansen99@gmail.com>  
**Sent:** Thursday, October 10, 2024 10:32 AM  
**To:** Sarah Elsner  
**Subject:** Re: Preliminary Review for Stanley A Hansen Trust

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Also we would be ok with having a 1 acre parcel too in the corner of Peter lane and island church - If that helps?

Jackie Hansen

On Thu, Oct 10, 2024 at 10:28 AM Jackie Hansen <jackiehansen99@gmail.com> wrote:

Goodmorning- we did look at that but with the driveway situation it would be questionable as being a hazard - right below the hill- and the soils for septic might be a questionable as well

Also properties are not clustered together and to avoid prime ag in that area we would be set back further for building because of the frontage to avoid prime

See attachment

ISLAND CHURCH RD

WvA 0-2%  
3-P

WvA 0-2%  
2-P

MpC2  
6-12% 3-P

KfD2 12-2  
4-NP

68.6' 2.8'

157.8'

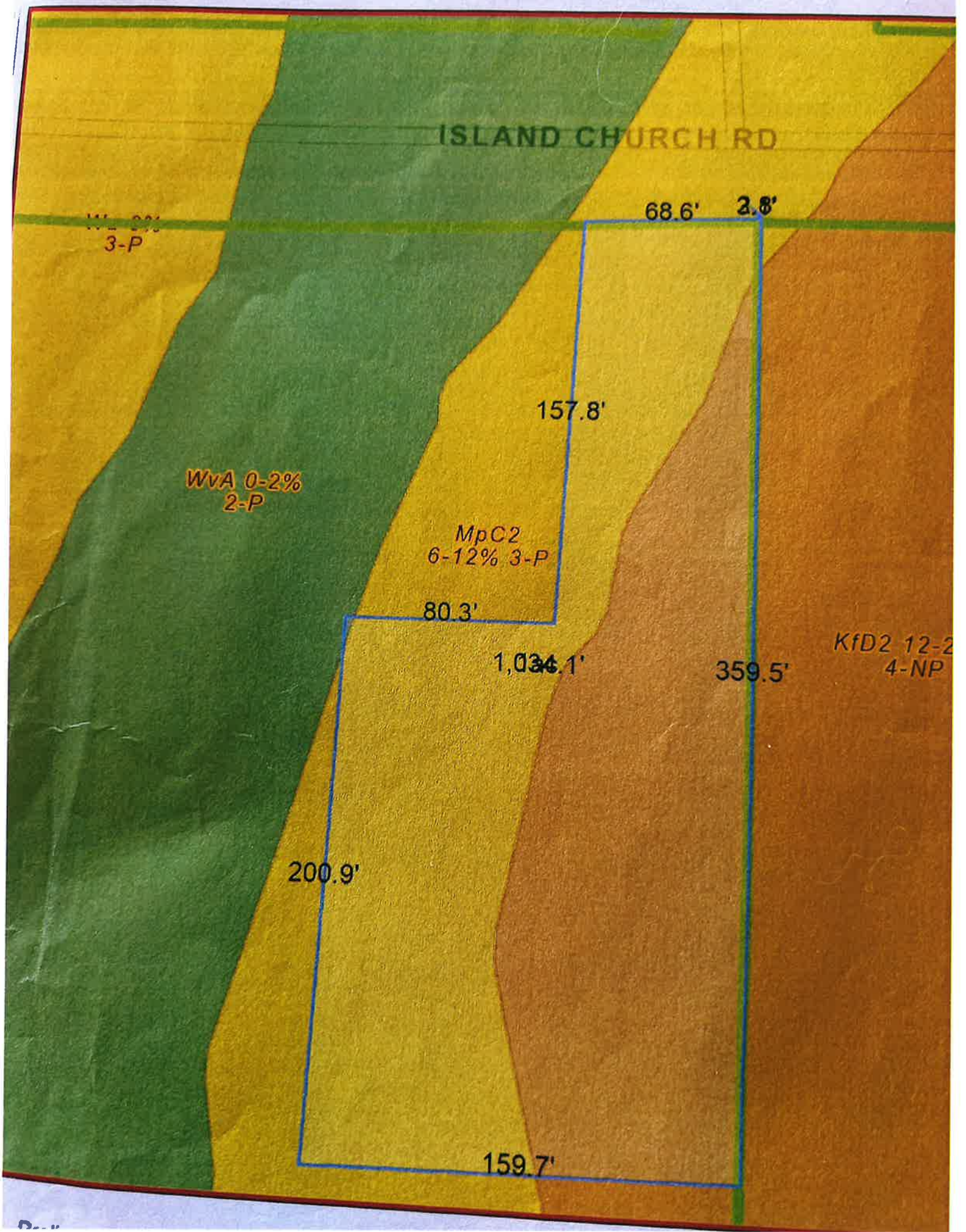
80.3'

1,034.1'

359.5'

200.9'

159.7'





# Jefferson County Land



W7771

458'

380'C/L

11-2

380'C/L

C20-233

458'

11



Jefferson County, WI



+ Section Corner

Tract Boundary

Field Boundary 2006 Determined Check (CRP)

CRP or CREP

F# 7766 T# 8783

Stanley Hansen

