

**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 31, 2025

**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:

[Join the meeting now](#)

Meeting ID: 271 159 818 17

Passcode: uv3kE9Fn

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 February 20, February 24, March 14
7. Communications
8. February Monthly Financial Report for Register of Deeds
9. March Monthly Financial Report for Planning & Development
10. Discussion on Solar Energy Facilities
  - a. Crawfish River Solar
  - b. Badger State River
  - c. Sinnissippi Solar
  - d. Whitewater Solar Project
  - e. Rock Lake Solar Project

11. Discussion and Possible Action on Petitions Presented in Public Hearing on March 27, 2025:

**R4588A-25 & CU2152-25 –Arthur Krueger Trust:** Rezone 7.6-acres from A-1 to A-2 to allow for existing salvage yard at **W1955 State Road 16** in Town of Ixonia, PIN 012-0816-1731-000 (33.110 ac) and 012-0816-1734-000 (40.0 ac.), in accordance with ss. 22-304 – 22.310 of the Jefferson County Zoning Ordinance.

**R4589A-25 – B&B Trust:** Rezone from A-1 to A-3 to create a 1-acre lot farm consolidation around the house at **W1281 Sunnyside Drive** in the Town of Concord, PIN 006-0716-2733-000 (45.802 ac), in accordance with ss. 22-339 – 22.350 of the Jefferson County Zoning Ordinance.

**R4590A-25 – David Rehm:** Rezone from A-1 to A-3 to create a 3.5-acre lot around the house and buildings and a 2.0-acre lot at **N9650 Dewey Road** in the Town of Ixonia, PIN 012-0816-0411-000 (30.350 ac), in accordance with ss. 22-339 – 22.350 of the Jefferson County Zoning Ordinance.

**R4591A-25 – Barry & Pauline Stephan:** Rezone from A-1 to A-3 to create a 2-acre residential lot at **N4062 County Road E** in the Town of Sullivan, PIN 026-0616-1422-005 (31.965 ac), in accordance with ss. 22-339 – 22.350 of the Jefferson County Zoning Ordinance.

**R4592A-25 – Helen M Weihert:** Rezone from A-1 to A-3 to create a 2-acre residential lot north of **N8817 West Road** in the Town of Watertown, PIN 032-0814-1521-000 (30.0 ac), in accordance with ss. 22-339 – 22.350 of the Jefferson County Zoning Ordinance.

**R4593A-25 – Eric Gustafson:** Rezone .11 acres from A-1 to A-3 from PIN 026-0616-2843-002 (9.899) and from R-2 to A-3 from PIN 026-0616-2843-003 (.522 ac) and 026-0616-2743-004 (.421 ac) to be combined into an approximate 1-acre lot at **N2874 Roger Road** in Town of Sullivan, PIN 026-0616-2843-003 (.522 ac), in accordance with ss. 22-339 – 22.350 of the Jefferson County Zoning Ordinance.

**R4594A-25 & CU2153-25 – Arthur Krueger Trust:** Rezone 1.1-acres from A-2 to A-3 to allow the existing duplex located at **W1951/W1953 State Road 16** in Town of Ixonia, PIN 012-0816-1731-000 (33.110 ac), in accordance with ss. 22-339 – 22.350 of the Jefferson County Zoning Ordinance.

**CU2154-25 – Beer Cave Properties LLC:** Conditional Use to allow for a barndominium in B-zone to store concession equipment and supplies, management offices and sleeping quarters at **N4976 Business 26** in the Town of Aztalan, PIN 002-0714-3543-001(28.207 ac), in accordance with ss. 22-581 – 22.587 of the Jefferson County Zoning Ordinance.

**CU2155-25– Gallitz Trust:** Conditional Use to allow for a mineral extraction mining operation in A-1-zone at **N6131 County Road Y** in the Town of Farmington, PIN 008-0715-1922-001 (25.630 ac), in accordance with ss. 22-581 – 22.587 of the Jefferson County Zoning Ordinance.

**CU2156-25 – Anthony & Angela Caminata:** Conditional Use to allow for a 1360 sq. ft., 16 ft. high extensive on-site storage structure in R-2 zone at **N3729 Riverside Lane** in the Town of Jefferson, PIN 014-0614-1443-012 (1.170 ac), in accordance with ss. 22-581 – 22.587 of the Jefferson County Zoning Ordinance

**CU2157-25 – Brummond Trust:** Conditional Use to allow for a 1300 sq. ft., less than 18 ft. high extensive on-site storage structure in R-1 zone at **N6959 Lake View Rd** in the Town of Lake Mills, PIN 018-0713-0233-023 (.344 ac), in accordance with ss. 22-581 – 22.587 of the Jefferson County Zoning Ordinance.

**CU2158-25– CRW Company LLC:** Conditional Use to allow for a landscape supply business in C-zone at **N7008 Rock Lake Road** in the Town of Lake Mills, PIN 018-0713-0233-030 (1.454 ac), in accordance with ss. 22-581 – 22.587 of the Jefferson County Zoning Ordinance.

**CU2159-25 – David H Gorton:** Conditional Use to allow for a 4500 sq. ft., 18 ft. high extensive on-site storage structure in R-2 zone at **N8446 Pleasant Valley Lane** in the Town of Watertown, PIN 032-0815-2422-001 (2.923 ac), in accordance with ss. 22-581 – 22.587 of the Jefferson County Zoning Ordinance.

12. Planning and Development Department Update

13. Consider motion to convene in closed session pursuant to Wis. Stat. s. 19.85(1)(g) for the purposes of conferring with legal counsel who, either orally or in writing, will advise the government body on strategy to be adopted with respect to litigation in which it is likely to become involved regarding rezoning petition R4379A-2022

14. Reconvene in open session for discussion and possible action on items discussed in closed session.

15. Possible Future Agenda Items

16. Discussion on Upcoming Meeting Dates:

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

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

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

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

May 15, 7:00 p.m. – Public Hearing in Courthouse Room C2063

May 27, 8:30 a.m. – Decision Meeting in Courthouse Room C1021

17. Adjourn

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

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

***Individuals requiring special accommodation for attendance at the meeting should contact the County Administrator at 920-674-7101 at least 24 hours prior to the meeting so that appropriate arrangements can be made.***

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

**MINUTES OF PUBLIC HEARING**  
**JEFFERSON COUNTY PLANNING AND ZONING COMMITTEE**  
*George Jaeckel, Chair; Steve Nass, Vice-Chair; Blane Poulson, Secretary; Matt Foelker; Cassie Richardson*

**SUBJECT:** Map Amendments to the Jefferson County Zoning Ordinance and Requests for Conditional Use Permits  
**DATE:** Thursday, February 20, 2025  
**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: February 20, 2025, 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=eHZRbHZXWXhIUlNlKdkhtOXhoTmtNZz09>

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 p.m.
2. Roll Call  
All members of the Committee were present at 7 p.m. with Supervisor Richardson attending via Zoom. Staff members Sarah Elsner and Haley Nielsen were also present. Also attending via Zoom were Michael and Courtney Brinkmann.
3. Certification of Compliance with Open Meetings Law  
Poulson affirmed that the meeting was being held in compliance with Open Meetings Law.
4. Approval of Agenda  
Motion by Supervisor Nass and seconded by Supervisor Poulson to approve the agenda as presented.  
Motion passed 5-0.
5. Public Hearing  
Nielsen 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, February 20, 2025, 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 on Conditional Use Permits will be made on **February 24, 2025**  
Recommendations by the Committee on Rezones, will be made on **February 24, 2025**  
Final decision will be made by the County Board on **March 11, 2025**

**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

**R4586A-25 – Christopher & Angelique Hebbe:** Rezone from A-1 to A-3 to create an approximate 3-acre lot around the existing home and outbuildings at **W7952 County Road C** in the Town of Oakland, PIN 022-0613-2634-000 (40 ac).

**PETITIONER:** Angel Hebbe (N3620 W Cedar Rd, Cambridge, WI) presented herself as the petitioner for this rezone. Hebbe explained the request to split the farmhouse and buildings to separate them from the 40-acres and sell as a farmette.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**QUESTIONS FROM THE COMMITTEE:** Supervisor Nass asked if the house was built pre-1975 and Hebbe confirmed.

**STAFF REPORT:** Given by Nielsen and in the file. Hebbe also confirmed that the house was built in the early 1900s, and the septic is located on the northeast side of the lot.

**TOWN:** In favor with no conditions.

**FROM A-2 AGRICULTURAL AND RURAL BUSINESS TO A-3, AGRICULTURAL/RURAL RESIDENTIAL**

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

**R4587A-25 – Bark River Campground & Resort Inc.:** Rezone .14-acres from A-2 to A-3 to be transferred to Lot 1 CSM 5537 from **W2340 Hanson Road** in Town of Sullivan, PIN 026-0616-3024-000 (1.108 ac).

**PETITIONER:** Ekrem Idrizi (W2346 Hanson Rd, Jefferson, WI) presented himself as the petitioner for this rezone. Idrizi explained that a dump station for the campground is located right behind his house, so they are requesting to rezone the vegetated area to add to their residential lot to allow for a buffer from the dump station area.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**QUESTIONS FROM THE COMMITTEE:** None.

**STAFF REPORT:** Given by Nielsen and in the file.

**TOWN:** In favor with no conditions.

## CONDITIONAL USE PERMIT APPLICATIONS

All is in accordance with Sec. 11.04(f)2 of the Jefferson County Zoning Ordinance

**CU2147-25 – Kemmeter’s Properties LLC:** Conditional Use to allow for a 3600 sq. ft. structure to be used as an activity building for the existing bar in A-2 zone at **W5003 US Highway 18** in the Town of Jefferson, PIN 014-0614-1212-001 (4.74 ac), in accordance with Sec. 11.04(f)7 of the zoning ordinance.

**PETITIONER:** *\*No petitioner or representative was present at public hearing for this petition.\**

**COMMENTS IN FAVOR:** N/A

**COMMENTS OPPOSED:** N/A

**REBUTTAL:** N/A

**QUESTIONS FROM THE COMMITTEE:** N/A

**STAFF REPORT:** N/A

**TOWN:** N/A

**CU2148-25– St Peter’s Evangelical Lutheran Church:** Conditional Use to allow for an approximately 5,380 sq. ft. addition to the west side of the existing church at **N4656 S Helenville Road** in the Town of Jefferson, PIN 014-0615-0232-001 (3.20 ac), in accordance with Sec. 11.04(f)9 of the zoning ordinance.

**PETITIONER:** John Thoma (N4815 Parkview Dr, Helenville, WI) presented himself on behalf of the petitioner for this conditional use. Thoma explained the proposed expansion for the church to add bathrooms, new entrance, gathering room and new ramp for accessibility.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**QUESTIONS FROM THE COMMITTEE:** None.

**STAFF REPORT:** Given by Nielsen and in the file. Thoma also confirmed that there are no plans right now for a future expansion for the church, but potentially for the school in 2-3 years.

**TOWN:** In favor with no conditions.

**CU2149-25 – Michael R Brinkmann:** Conditional Use to allow for a 2000 sq. ft., 25 ft. high extensive on-site storage structure in R-2 zone at **N4209 Pioneer Drive** in the Town of Sullivan, PIN 026-0616-0842-002 (1.60 ac), in accordance with Sec. 11.04(f)2 of the zoning ordinance.

**PETITIONER:** Mike Brinkmann (N4209 Pioneer Dr, Sullivan, WI) presented himself as the petitioner for this conditional use. Brinkmann explained the requested to put a shed in the yard.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**QUESTIONS FROM THE COMMITTEE:** Chairman Jaeckel asked about the storage use of the building. Brinkmann explained the use would be for personal storage for trucks, snowplows, and other personal vehicles/equipment.

**STAFF REPORT:** Given by Nielsen and in the file. Brinkmann also verified that there are no proposed bathrooms, outdoor lighting, or business use.

**TOWN:** In favor with no conditions.

**CU2150-25 – Matthew Barrett:** Conditional Use to allow for a 3024 sq. ft., 16 ft. high extensive on-site storage structure in R-2 zone at **W9326 State Road 106** in the Town of Sumner, PIN 028-0513-1841-001 (3.180 ac), in accordance with Sec. 11.04(f)2 of the zoning ordinance.

**PETITIONER:** Matthew Barrett (W9326 State Road 106, Edgerton, WI) presented himself as the petitioner for this conditional use. Barrett explained the request for a storage building for hay, equipment, and livestock.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**QUESTIONS FROM THE COMMITTEE:** None.

**STAFF REPORT:** Given by Nielsen and in the file. Barrett also verified that there are no proposed bathrooms or business use, and a standard outdoor light is proposed. Barrett is also proposing about a dozen goats to be sheltered in the structure.

**TOWN:** In favor with no conditions.

**CU2151-25 – Keith Bartholomew:** Conditional Use to allow for a 1020 sq. ft., 12 ft. high extensive on-site storage structure in R-2 zone at **W7394 State Road 106** in the Town of Sumner, PIN 028-0513-0141-004 (.70 ac) in accordance with Sec. 11.04(f)2 of the zoning ordinance.

**PETITIONER:** Keith Bartholomew (W7394 State Road 106, Fort Atkinson, WI) presented himself as the petitioner for this conditional use. Bartholomew explained the request to knock down the current garage and build a new one. The proposed structure will be 30' x 34' and 18' in height.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None

**QUESTIONS FROM THE COMMITTEE:** None.

**STAFF REPORT:** Given by Nielsen and in the file. Bartholomew verified there will be no bathrooms or business use. There will be a standard yard light for outdoor lighting.

**TOWN:** In favor with no conditions.

*\*A second call for Kemmeter's properties was made at this time, and no petitioner or representative was present.\**

6. Adjourn

Motion by Supervisor Foelker and seconded by Supervisor Poulson to adjourn the meeting. Motion passed 5-0 and the meeting was adjourned 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 accommodation 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.**



**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, February 24, 2025  
**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 in person except Chairman Richardson who was present via Zoom. Other County staff in attendance were Interim County Administrator Michael Luckey, GIS/Engineering Tech Derek Anderson, Land & Water Conservation Director Patricia Cicero and via Zoom Operation Manager Brian Udovich. Department staff present were Matt Zangl, Sarah Elsner, Haley Nielsen and Shari Fischback. Members of the public present were Deann Schneider, Oakland Hills Subdivision Representative, Anita Martin, Sue Marx, Paul Elliott, Ben Freeland, Courtney Zastrow and Angelique Hebbe. Others present via Zoom were Alex Zastrow, Walt Christenson and Matthew Barrett.

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

Supervisor Poulson confirmed that the meeting was being held in compliance.

**4. Approval of the Agenda**

Motion by Supervisor Foelker, second by Supervisor Poulson 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 commented on the solar ordinance text amendment cover letter to the Towns.

Sue Marx commented on the decommissioning language in the solar ordinance text amendment.

**6. Approval of meeting minutes from January 27, February 14, February 20**

Motion by Foelker/ Poulson to approve January 27, 2025, minutes as written.

Motion passed on a voice vote 5-0.

Motion by Poulson/Foelker to approve February 14, 2025, minutes as written.

Motion passed on a voice vote 5-0.

February 20, 2025, minutes were not ready. Will be put on the March agenda.

**7. Communications - None**

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

Staci Hoffman was absent, but her report was included in the meeting packet.

**9. February Monthly Financial Report for Planning & Development**

Zangl reported that the month was steady, status quo, with February being very similar to January.



#### **10. Discussion on Solar Energy Facilities**

- a. Crawfish River Solar – No major updates.
- b. Badger State River - Project has been quiet.
- c. Sinnissippi Solar - Project has been quiet.
- d. Hackbarth Solar – Project has been wrapped up, is online producing energy. Will be removed from this list going forward.
- e. Whitewater Solar Project – Project applied to PSC and is working through that process. Public Hearing is tentatively scheduled for early July.
- f. Rock Lake Solar Project – Project has applied for their zoning permits which is under review. Construction to begin in early spring.

#### **11. Discussion and Possible Action on Resubmittal of the Oakland Hills Subdivision Preliminary Plat**

Matt explained the new access being proposed. Supervisor Nass suggested use of street names called Court vs. Lane be discussed with emergency services. Deann Schneider explained street names are still flexible at this point. Motion was made by Supervisor Poulson/Foelker to approve preliminary plat as presented. Motion passed on voice vote 5-0.

#### **12. Discussion and Possible Action on an Amendment to the Zoning Ordinance Regarding Solar Energy Systems**

Matt explained that updates were made to incorporate public comment. Towns were sent a draft seeking their input and a Town Clerk meeting was held last week. Five out of the 16 Towns have replied with four approving. One denied. Matt will reach out to the Town of Watertown for specifics of their denial. Committee agreed to postpone further discussions until next month, waiting for more Town input.

#### **13. 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, PIN 008-0715-0232-001.**

Paul was present and spoke to holding limited events to support local area organizations and veterans. These events bring people in from outside the county as well as within. Motion was made by Supervisor Jaeckel/Poulson to approve as presented. Motion passed on voice vote 5-0.

#### **14. Discussion and Possible Action on R4581A-24 to rezone 3.63-acres from A-1 to A-2 & CU2142-24 to allow for boarding, daycare, and retail business for dogs and other pets located at N8668 County Road O, PIN 030-0813-1723-001 (35.17 ac) in the Town of Waterloo. The petition was previously postponed on January 27, 2025.**

Matt explained the lot redesign. Changes include resizing lot from 3.6 acres to 2.6 acres and moving building behind the house. Lot to utilize the same access on the south end and still to be rezoned as a separate lot. Committee agreed to send redesign back to the Town for their review.

#### **15. Discussion and Possible Action on R4585A-24 to rezone from R-2 to Business for existing business zone along with conditional use petition CU2144-24 to update the existing conditional use CU1885-16 to allow for a parking lot and septic for the existing eating and drinking business located at W6630 County Road B, PIN 002-0714-1713-007 (1.75 ac) in the Town of Aztalan. The petition was previously postponed on January 27, 2025.**

Derek advised he has spoken with petitioner. He explained there will be painting, stripes and signs as part of their parking plan. Motion was made by Supervisor Jaeckel/Nass to approve as presented with condition that parking changes will be implemented prior to CSM recording. Motion passed on voice vote 5-0.

**16. Discussion and Possible Action on Enforcement Actions at Riverbend RV Resort at W6940 Rubidell Road in the Town of Milford**

Matt reported no major updates. Violations were sent with compliance due by 2/20/2025. Site inspection was done on 2/21/25. Those found not in compliance will be cited this week after consulting with Corporation Counsel Danielle Thompson. A letter has been drafted that will be used in the Fall reminding those of the expectations and if found to be not in compliance, will be cited. Committee requested an update next month following the consultation with Danielle.

**17. Discussion on Accessory Dwelling Units (ADU)**

Matt explained that there was a survey sent to the Towns for their input. Ten came back. Six did not. 68% in favor. 32% are not in favor. Matt reviewed responses received. Committee looking for more Town input to consider options moving forward.

**18. Discussion and Possible Action on Petitions Presented in Public Hearing on February 20, 2025:**

*See rezone and conditional use file for complete decision*

**APPROVED R4586A-25 – Christopher & Angelique Hebbe:** Rezone from A-1 to A-3 to create an approximate 3-acre lot around the existing home and outbuildings at **W7952 County Road C** in the Town of Oakland, PIN 022-0613-2634-000 (40 ac). Motion by Foelker/Nass to approve the rezone request with conditions. Motion approved on a 5-0 voice vote.

**APPROVED R4587A-25 – Bark River Campground & Resort Inc.:** Rezone .14-acres from A-2 to A-3 to be transferred to Lot 1 CSM 5537 from **W2340 Hanson Road** in Town of Sullivan, PIN 026-0616-3024-000 (1.108 ac). Motion by Nass/Foelker to approve the rezone request with conditions. Motion approved on a 5-0 voice vote.

**POSTPONED CU2147-25 – Kemmeter's Properties LLC:** Conditional Use to allow for a 3600 sq. ft. structure to be used as an activity building for the existing bar in A-2 zone at **W5003 US Highway 18** in the Town of Jefferson, PIN 014-0614-1212-001 (4.74 ac), in accordance with Sec. 11.04(f)7 of the zoning ordinance. *No petitioner or representative was present at public hearing for this petition. This will be put back on a future agenda.*

**APPROVED CU2148-25– St Peter's Evangelical Lutheran Church:** Conditional Use to allow for an approximately 5,380 sq. ft. addition to the west side of the existing church at **N4656 S Helenville Road** in the Town of Jefferson, PIN 014-0615-0232-001 (3.20 ac), in accordance with Sec. 11.04(f)9 of the zoning ordinance. Motion by Jaeckel/Poulson to approve the rezone request with conditions. Motion approved on a 5-0 voice vote.

**APPROVED CU2149-25 – Michael R Brinkmann:** Conditional Use to allow for a 2000 sq. ft., 25 ft. high extensive on-site storage structure in R-2 zone at **N4209 Pioneer Drive** in the Town of Sullivan, PIN 026-0616-0842-002 (1.60 ac), in accordance with Sec. 11.04(f)2 of the zoning ordinance. Motion by Poulson/Foelker to approve the rezone request with conditions. Motion approved on a 5-0 voice vote.

**APPROVED CU2150-25 – Matthew Barrett:** Conditional Use to allow for a 3024 sq. ft., 16 ft. high extensive on-site storage structure in R-2 zone at **W9326 State Road 106** in the Town of Sumner, PIN 028-0513-1841-001 (3.180 ac), in accordance with Sec. 11.04(f)2 of the zoning ordinance. Motion by Jaeckel/Foelker to approve the rezone request with conditions. Motion approved on a 5-0 voice vote.

**APPROVED CU2151-25 – Keith Bartholomew:** Conditional Use to allow for a 1020 sq. ft., 18 ft. high extensive on-site storage structure in R-2 zone at **W7394 State Road 106** in the Town of Sumner, PIN 028-0513-0141-004 (.70 ac) in accordance with Sec. 11.04(f)2 of the zoning ordinance. Motion by Nass/Poulson to approve the rezone request with conditions. Motion approved on a 5-0 voice vote.

**19. Planning and Development Department Update**

Zangl reported that the new Zoning Tech position is in process with HR Department. Also, Land Information is currently working through Daniel's Law which goes into effect on April 1<sup>st</sup> and working on plat books for the Fall to print and sell.

**20. Possible Future Agenda Items**

Continue with the usual agenda items and Kemmeter's Properties conditional use petition will go on a future agenda.

**21. Discussion on Upcoming Meeting Dates:**

**March 14, 8:00 a.m. – Site Inspections leaving from Courthouse Room C1049**

**March 27, 7:00 p.m. – Public Hearing in Courthouse Room C2063**

**March 31, 8:30 a.m. – Decision Meeting in Courthouse Room C1021**

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

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

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

**22. Adjourn**

Supervisor Poulson/Foelker made a motion to adjourn the meeting. Meeting adjourned at 9:36 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 C1021 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 accommodation 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:** March 14, 2025

**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)** – Supervisors Jaeckel, Nass, Poulson and Foelker were present. Supervisor Richardson was absent. Zoning staff present were Matt Zangl, Sarah Elsner, Trevor Quant and Sharyl Fischback and Joe Strupp, Resource Conservationist from the County Land & Water Conservation Dept.
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, 4-0.
5. **Public Comment (Not to exceed 15 minutes and not to include petitions slated for decision. Members of the public who wish to address the Committee on specific agenda items must register their request at this time)** – There was no public comment.
6. **Communications** – Zangl introduced new Zoning Tech employee Trevor Quant.
7. **Discussion and Possible Action on an amendment to CU1918-2017 for Dolph Dairy LLC at N7855 County Road G, PIN 030-0813-2531-000 in the Town of Waterloo. The amendment relates to a new waste storage facility and will not affect the permitted animal units. This is an ATCP 51 regulated facility.**  
Committee Member roll call was taken. Zangl provided an overview of the amendment. Joe explained that the request is for a new manure tank with animal units remaining the same and that the plans have been reviewed and determined to be complete by Land & Water Department. Motion to approve was made by Jaeckel/Foelker. Motion carried on roll call voice vote 4-0. Supervisor Richardson was absent.
8. **Site Inspections for Petitions to be Presented in Public Hearing on March 27, 2025:**  
Committee left for site inspections at 8:06 am

**CU2156-25 – Anthony & Angela Caminata:** Conditional Use to allow for a 1360 sq. ft., 16 ft. high extensive on-site storage structure in R-2 zone at **N3729 Riverside Lane** in the Town of Jefferson, PIN 014-0614-1443-012 (1.170 ac)., in accordance with Sec. 11.04(f)2 of the zoning ordinance.

**R4593A-25 – Eric Gustafson:** Rezone .11 acres from A-1 to A-3 from PIN 026-0616-2843-002 (9.899) and from R-2 to A-3 from PIN 026-0616-2843-003 (.522 ac) and 026-0616-2743-004 (.421 ac) to be combined into an approximate 1-acre lot at **N2874 Roger Road** in Town of Sullivan, PIN 026-0616-2843-003 (.522 ac)., in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**R4591A-25 – Barry & Pauline Stephan:** Rezone from A-1 to A-3 to create a 2-acre residential lot at **N4062 County Road E** in the Town of Sullivan, PIN 026-0616-1422-005 (31.965 ac), in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**R4589A-25 – B&B Trust:** Rezone from A-1 to A-3 to create a 1-acre lot farm consolidation around the house at **W1281 Sunnyside Drive** in the Town of Concord, PIN 006-0716-2733-000 (45.802 ac), in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**R4588A-25 & CU2152-25 –Arthur Krueger Trust:** Rezone 7.6-acres from A-1 to A-2 to allow for existing salvage yard at **W1955 State Road 16** in Town of Ixonia, PIN 012-0816-1731-000 (33.110 ac) and 012-0816-1734-000 (40.0 ac.).

**R4594A-25 & CU2153-25 –Arthur Krueger Trust:** Rezone 1.1-acres from A-2 to A-3 to allow the existing duplex located at **W1951/W1953 State Road 16** in Town of Ixonia, PIN 012-0816-1731-000 (33.110 ac).

**R4590A-25 – David Rehm:** Rezone from A-1 to A-3 to create a 3.5-acre lot around the house and buildings and a 2.0-acre lot at **N9650 Dewey Road** in the Town of Ixonia, PIN 012-0816-0411-000 (30.350 ac), in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**CU2159-25 – David H Gorton:** Conditional Use to allow for a 4500 sq. ft., 18 ft. high extensive on-site storage structure in R-2 zone at **N8446 Pleasant Valley Lane** in the Town of Watertown, PIN 032-0815-2422-001 (2.923 ac)., in accordance with Sec. 11.04(f)2 of the zoning ordinance.

**R4592A-25 – Helen M Weihert:** Rezone from A-1 to A-3 to create a 2-acre residential lot north of **N8817 West Road** in the Town of Watertown, PIN 032-0814-1521-000 (30.0 ac), in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**CU2158-25– CRW Company LLC:** Conditional Use to allow for a landscape supply business in C-zone at **N7008 Rock Lake Road** in the Town of Lake Mills, PIN 018-0713-0233-030 (1.454 ac), in accordance with Sec. 11.04(f)2 of the zoning ordinance.

**CU2157-25 – Brummond Trust:** Conditional Use to allow for a 1300 sq. ft., less than 18 ft. high extensive on-site storage structure in R-1 zone at **N6959 Lake View Rd** in the Town of Lake Mills, PIN 018-0713-0233-023 (.344 ac)., in accordance with Sec. 11.04(f)2 of the zoning ordinance.

**CU2155-25– Gallitz Trust:** Conditional Use to allow for a mineral extraction mining operation in A-1-zone at **N6131 County Road Y** in the Town of Farmington, PIN 008-0715-1922-001 (25.630 ac), in accordance with Sec. 11.04(f)2 of the zoning ordinance.

**CU2154-25 – Beer Cave Properties LLC:** Conditional Use to allow for a barndominium in B-zone to store concession equipment and supplies, management offices and sleeping quarters at **N4976 Business 26** in the Town of Aztalan, PIN 002-0714-3543-001(28.207 ac)., in accordance with Sec. 11.04(f)2 of the zoning ordinance.

9. **Adjourn** – Motion made by Supervisor Foelker seconded by Supervisor Poulson to adjourn at 10:53 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 accommodation 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.*

## Register of Deeds

February 2025

Program/Service Description	Output Measures			YR to Date	Current Yr. Target
	2022	2023	2024	Totals	%
Documents Recorded	665	718	817	1,523	15%
Vital Records Filed	174	170	211	378	16%
Vital Record Copies	1,303	1,077	1,591	3,149	24%
ROD Revenue (Gross Total)	\$ 143,718.21	\$ 127,641.29	\$ 116,713.06	\$ 372,672.42	26%
Transfer Fees	\$ 21,609.42	\$ 17,992.02	\$ 14,993.76	\$ 65,500.98	29%
LIO Fees	\$ 5,895.00	\$ 6,320.00	\$ 6,415.00	\$ 7,245.00	16%
Document Copies	\$ 4,225.65	\$ 4,982.69	\$ 5,477.19	\$ 5,719.77	17%
Laredo	\$ 3,224.46	\$ 3,382.50	\$ 4,497.07	\$ 4,422.75	17%
ROD Revenue to General Fund	\$ 43,612.53	\$ 41,182.21	\$ 41,125.02	\$ 93,603.50	22%
Percentage of Documents eRecorded	55%	58%	72%	72%	
Budget Goals Met	Y	Y	Y	Yes	Yes
Back Indexed	31,785	2,471	1,683	3,920	20%

### Wisconsin Register of Deeds Association:

*Continue legislative trailer legislation for 2023 WI Act 235, working on legislation to amend the transfer fee split and additional funding to the WLIP.*

### 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 mid 1936. Our part-time staff member has taken another position in the county.*

### Wisconsin Counties Association Board of Directors:

*Nothing new to report.*

### Wisconsin Public Records Board:

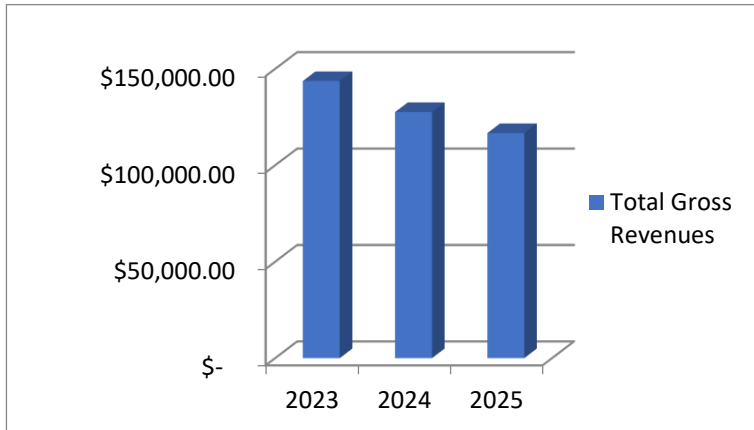
*Nothing new to report.*



# Register of Deeds Year to Date Budget Report

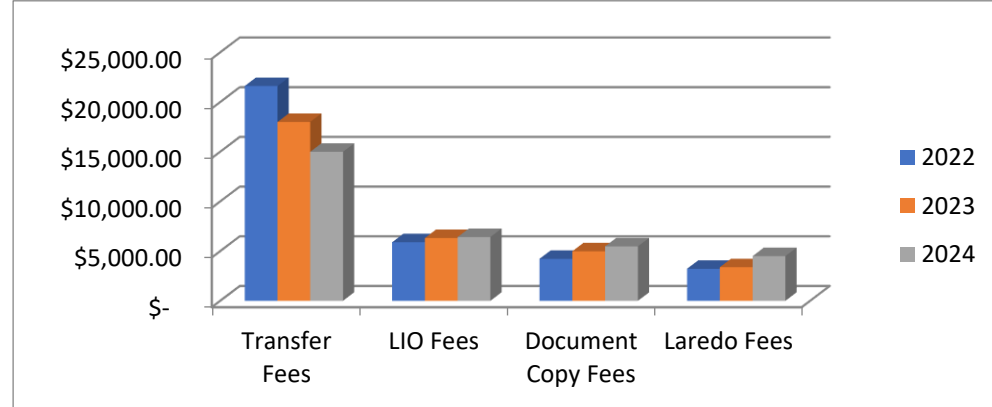
FEBRUARY

ROD Total Gross Revenues

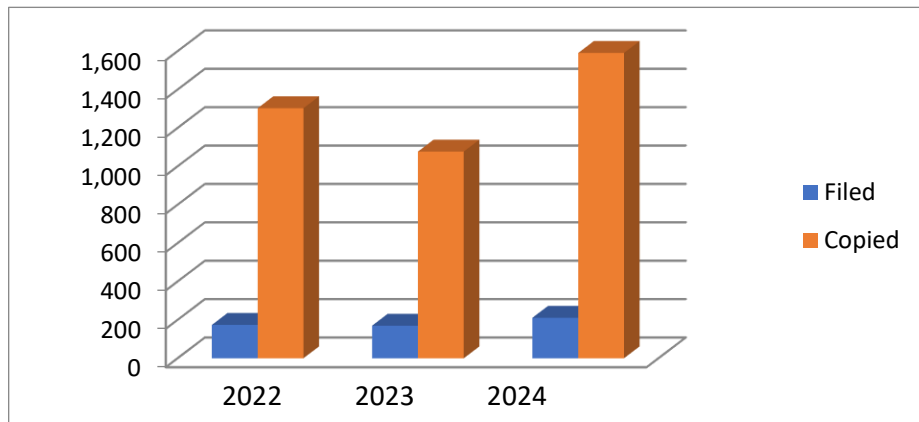


2025

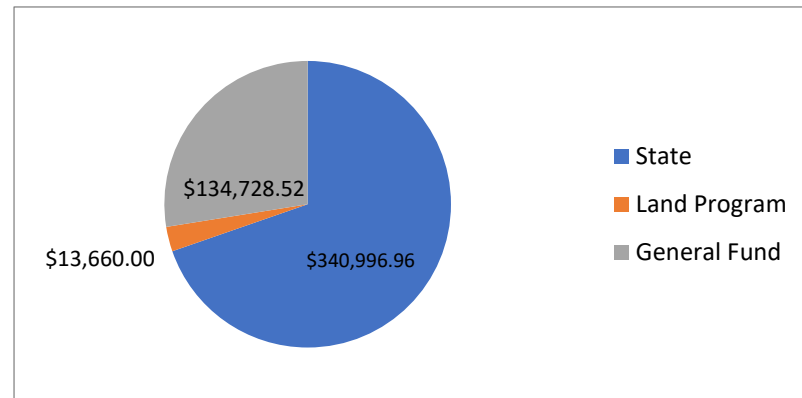
Land Related Revenue



Vital Records



Year to Date Revenue Payout



# **PUBLIC SERVICE COMMISSION OF WISCONSIN**

---

## **Memorandum**

February 18, 2025

TO: Summer Strand, Chairperson

FROM: Kate Christensen, Administrator  
Tara N. Bachman, Deputy Administrator  
Division of Energy Regulation Analysis

RE: Application of Whitewater Solar, LLC for a Certificate of Public Convenience and Necessity to Construct a 180 MW Photovoltaic Electric Generation Facility Consisting of a Project Substation, 138 kV Generator Tie Line, 34.5 kV Collector Circuit, Inverters, and Other Associated Facilities, Located Within the City of Whitewater and Township of Cold Spring, Jefferson County, and the Townships of Whitewater and LaGrange, Walworth County, Wisconsin 9828-CE-100

### **Request for Extension of Time Pursuant to Wis. Stat. § 196.491(3)(g)**

The purpose of this memorandum is to request an extension of time for the Commission to take final action on the application of Whitewater Solar, LLC (applicant), filed on October 15, 2024, for a Certificate of Public Convenience and Necessity (CPCN) under Wis. Stat. § 196.491(3) to construct the Whitewater Solar project. The applicant seeks authority to construct a 180 megawatt photovoltaic electric generation facility consisting of a project substation, 138 kilovolt (kV) generator tie line, 34.5 kV collector circuit, inverters, and other associated facilities (project). The project would be constructed in the City of Whitewater and Township of Cold Spring, Jefferson County, and the Townships of Whitewater and LaGrange, Walworth County, Wisconsin.

The Commission and the Wisconsin Department of Natural Resources are reviewing the application to construct the facilities described above. On November 13, 2024, the Commission,

under Wis. Stat. § 196.491(3)(a)2. and Wis. Admin. Code § PSC 111.51, determined the CPCN application to be complete. (PSC REF#: 523955.)

Under Wis. Stat. § 196.491(3)(g), the Commission is required to take final action on a CPCN application within 180 days after the application is determined or considered to be complete. If the Commission fails to take final action within the 180-day period, the Commission is considered to have issued a CPCN with respect to the application. In this matter, the 180-day deadline expires on May 12, 2025. However, Wis. Stat. § 196.491(3)(g) provides that the Chairperson of the Commission, for good cause, may extend the time period for action for an additional 180 days.

To ensure a comprehensive analysis in this docket, Commission staff is reviewing the project and performing an environmental review that includes the preparation of an Environmental Assessment (EA) under Wis. Admin. Code ch. PSC 4. (PSC REF#: 524501.) The timing of the preparation of the draft and final EA, in conjunction with the required comment and review periods, would likely extend past the 180-day period for initial review of the docket which ends on May 12, 2025, as the Administrative Law Judge has scheduled hearings that occur outside of the 180 days. (PSC REF#: 532965.)

Given the size of the project and the various tasks that need to be performed in the docket, including the public hearings, and the workloads of Commission staff, Commission staff respectfully submits that good cause exists for an extension of time and therefore requests that the time period be extended for an additional 180 days. While a 180-day extension of time is requested, Commission staff is diligently working to complete its review and anticipates that the Commission may be able to take action before the end of the extended deadline.

If this request is granted, the new deadline for taking final action will be November 10, 2025.<sup>1</sup>

PURSUANT TO WIS. STAT. § 196.491(3)(g), THE REQUEST FOR AN EXTENSION OF TIME FOR AN ADDITIONAL 180 DAYS IS:

☒ GRANTED

☐ DENIED

Dated at Madison, Wisconsin, this 22<sup>nd</sup> of February, 2025.



Summer Strand  
Chairperson

SS:KC:AW:arw:jlt:DL: 02057215

Key Background Documents

[Completeness Determination Letter - PSC REF#: 523955](#)

[EA Notification Letter - PSC REF#: 524501](#)

[Prehearing Conference Memorandum Served 2/12/2025 - PSC REF#: 532965](#)

---

<sup>1</sup> Pursuant to Wis. Admin. Code § PSC 2.05, because the last day for the Commission to take action falls on a day that the Commission is closed, the deadline would be the next day the Commission is open, November 10, 2025.

## Matt Zangl

---

**From:** Emily Straka <emily@rangerpower.com>  
**Sent:** Tuesday, February 25, 2025 8:26 AM  
**To:** Matt Zangl  
**Subject:** Re: Badger State Update

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

Morning, Matt! I also received emails from the Town Board members last week and happened to be out of town. I responded to them both yesterday but providing my response here as well for your reference.

We received approval from the state to begin construction by July 15th, 2025. Our intent is to meet that deadline but there are still project risks that we are working through and hope to resolve in time. The decision may come down to the last minute, unfortunately.

I would expect that if we can't begin construction this year then we will likely not be moving forward.

---

**From:** Matt Zangl <mattz@jeffersoncountywi.gov>  
**Sent:** Tuesday, February 25, 2025 7:26 AM  
**To:** Emily Straka <emily@rangerpower.com>  
**Subject:** Badger State Update

Good Morning Emily,

I am reaching out for an updates you may have on Badger State Solar. I have had a few questions now and a few Town Board members inquire about the project's status.

Do you have any updates?

Thanks,  
Matt



**Matt Zangl**  
Director of Planning and Development  
Jefferson County, Wisconsin  
Email: [mattz@jeffersoncountywi.gov](mailto:mattz@jeffersoncountywi.gov)  
Phone: 920-674-8638  
311 S. Center Ave., C1040  
Jefferson, WI 53549  
[www.jeffersoncountywi.gov](http://www.jeffersoncountywi.gov)

---