

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, July 28, 2025

TIME: 8:30 a.m.

PLACE: Jefferson County Courthouse, 311 S. Center Ave, Room C2063, Jefferson WI

[Join the meeting now](#)

Meeting ID: 234 644 362 860 3

Passcode: 6Em7TH64

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 June 30, July 11, July 17
7. Communications
8. June Monthly Financial Report for Register of Deeds
9. July Monthly Financial Report for Planning & Development
10. Discussion on Solar Energy Facilities
 - a. Badger State River
 - b. Sinnissippi Solar
 - c. Whitewater Solar Project
 - d. Rock Lake Solar Project
11. Discussion and Possible Action on a Joint Development Agreement for Whitewater Solar
12. Discussion and Possible Action on the Department Fee Schedule
13. Discussion and Possible Action on the 2026 Department Budget
14. Discussion on a Zoning Ordinance Text Amendment for Accessory Dwelling Units (ADU)
15. Discussion and Possible Action on a Preliminary CSM and Zoning District Adjustment at N3281 Schmidt Road, Town of Hebron PIN 010-0615-2144-000 owned by Davco Development Corporation
16. Discussion and Possible Action on Petitions Presented in Public Hearing on July 17, 2025:

R4589A-25 – B&B Trust: Rezone from A-1 to A-3 to create a 1-acre lot farm consolidation around the home at **W1281 Sunnyside Drive** in the Town of Concord, PIN 006-0716-2733-000 (45.802 ac).

R4619A-25 & CU2172-25 – Edgehill Ventures LLC: Rezone from A-1 to A-2 the 5.698-acre lot to allow for a campground located at **N2316 Museum Road** in the Town of Hebron, PIN 010-0515-0213-013 (5.698 ac).

R4620A-25 – John Buske: Rezone from A-1 to A-3 to create a 3.2-acre lot around existing house and buildings at **W1679 County Road P** in the Town of Ixonia, PIN 012-0816-2132-000 (43.738 ac).

R4621A-25 – Robert D & Kim R Turney: Rezone from A-1 to A-3 to create a 4.0-acre residential lot at the corner of **River Road & Hustisford Road** in the Town of Ixonia, PIN 012-0816-1921-000 (37.10 ac).

R4622A-25 – Bennett J Brantmeier Trust: Rezone .7-acres from A-3 to A-1 and rezone 3.3-acres from A-1 to A-3 resulting in creating a 4.0-acre A-3 residential lot across from **N4809 Christberg Road** in the Town of Jefferson, parcel 014-0615-0611-002 (20.301 ac) & 014-0615-0611-003 (1.156 ac).

R4623A-25 – Davco Development Corporation: Rezone from A-1 to N to create a 7.9-acre lot (Lot 1) located at **N3317 Schmidt Road** in the Town of Hebron, PIN 010-0615-2144-000 (52.60 ac).

R4624A-25 – Davco Development Corporation: Rezone from A-1 to A-3 creating two – 2.0 acre lots (Lots 2 & 4) and one – 1.8-acre residential lot (Lot 3) located near **N3317 Schmidt Road** in the Town of Hebron, PIN 010-0615-2144-000 (52.60 ac).

R4625A-25 – Davco Development Corporation: Rezone from A-1 to A-3 to create a 1.0-acre residential lot (Lot 6) located south of **N3215 Schmidt Road** in the Town of Hebron, PIN 010-0615-2812-001 (20.0 ac).

R4626A-25 – Davco Development Corporation: Rezone from N to A-1 to create a total 52.8-acre lot (Lot 7) located near **N3268 Schmidt Road** in the Town of Hebron, PIN 010-0615-2723-000 (40.0-ac) & parts of PIN 010-0615-2811-000 (27.40 ac) and 010-0615-2814-000 (40.0-ac).

R4627A-25 – Davco Development Corporation: Rezone from A-1 to A-3 to create two - 1.0-acre residential lots (Lot 8 & 9) located at **N3268 Schmidt Road** in the Town of Hebron, PIN 010-0615-2811-000 (27.40 ac).

R4628A-25 – Davco Development Corporation: Rezone from N to A-1 to create a total 85.1-acre lot (Lot 10) along **Schmidt Road** in the Town of Hebron, parts of PIN 010-0615-2811-000 (27.40 ac), PIN 010-0615-2813-000 (40.0 ac), 010-0615-2814-000 (40.0 ac), and 010-0615-2812-001 (20.0 ac).

R4629-25 – Mark Reinecke: Rezone from A-T to R-1 to create a 1.13-acre residential lot located south of **N1108 Olson Road** in the Town of Sumner, PIN 028-0513-1942-000 (3.105 ac).

CU2173-25 – Newsdews LLC: Conditional Use to allow for storage of contractor equipment and materials (mechanical pipe & ductwork insulation) in A-2 zone located at **W332 Delafield Road** in Town of Concord, PIN 006-0716-1331-000 (7.385 ac).

CU2174-25 – Francisco Alvarez Ramirez: Conditional Use to allow for 56' X 60' extensive onsite storage Structure in an R-2 zone for personal storage located at **N1068 Old 26 Road** in Town of Koshkonong, PIN 016-0514-1942-002 (5.106 ac).

CU2175-25 – Edward W & Lori M Eidson: Conditional Use to allow for a 28' X 51', 22' in height, extensive onsite storage structure in an R-1 zone for personal storage across from **W9667 Lake Drive** in Town of Sumner, PIN 028-0513-3022-062 (.129 ac).

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

18. Planning and Development Department Update

19. Possible Future Agenda Items

20. Discussion on Upcoming Meeting Dates:

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

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

August 25, 8:30 a.m. – Decision Meeting in Courthouse Room C2063

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

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

September 29, 8:30 a.m. – Decision Meeting in Courthouse Room C2063

21. 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 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
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, June 30, 2025
TIME: 8:30 a.m.
PLACE: Jefferson County Courthouse, 311 S. Center Ave, Room C2063, Jefferson WI

[Join the meeting now](#)

Meeting ID: 234 644 362 860 3
Passcode: 6Em7TH64

1. Call to Order

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

2. Roll Call (Establish a Quorum)

Committee members present in person were Supervisor Jaeckel, Supervisor Poulson and Supervisor Foelker. Supervisor Nass arrived at 8:34 a.m. and Supervisor Richardson was present via Teams. Other County staff in attendance were County Administrator Michael Luckey, GIS/Engineering Tech Derek Anderson, Land & Water Conservation Director Patricia Cicero and Register of Deeds Staci Hoffmann. Department staff present were Matt Zangl, Sarah Elsner, Haley Nielsen, Trevor Quandt, Caleigh Cleary and Shari Fischback. Members of the public present were Anita Martin, Lake Ripley Management District Lianna Spencer and via Zoom were Daniel Klein, Gail Maron and Sue Marx.

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 Poulson, second by Supervisor Foelker to approve the agenda. Motion passed on a 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)

Anita Martin (261 Pinnacle Drive, Lake Mills) mentioned a local farmers union event on solar being held on August 19th at 5:00 p.m. at UW- Whitewater.

6. Approval of meeting minutes from May 27, June 13, June 19

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

Motion passed on a voice vote 4-0.

Motion by Poulson/Foelker to approve June 13, 2025, minutes as written.

Motion passed on a voice vote 4-0.

Motion by Foelker/Poulson to approve June 19, 2025, minutes as written.

Motion passed on a voice vote 4-0.

7. Communications – None.

8. May Monthly Financial Report for Register of Deeds

Staci Hoffman reported they are on track to make budget for the year.

9. June Monthly Financial Report for Planning & Development

Zangl reported for Land Information that the surveyor completed the Palmyra Airport project. Zoning is even with June 2024. May 2025 was \$6000-\$7000 short from May 2024. To date, 25 new home permits this year compared to 61 last year. Total permits for year are on track with permits from last year. Cell tower permits are at 8 this year compared to 23 last year.

10. Discussion on Solar Energy Facilities

a. **Crawfish River Solar** – Project nearing completion of finished.

b. **Badger State River** – PSC deadline to start construction is on 7/15/25.

c. **Sinnissippi Solar** - Project has been quiet. No updates.

d. **Whitewater Solar Project** – Public Hearings to be held on 7/2/25 and 7/9/25. The project has received a lot of public comments both for and against the project.

e. **Rock Lake Solar Project** – Currently under construction. Site visit scheduled for tomorrow.

11. Discussion and Possible Action on Replacing a Single-Family Home at N8209 County Road Y, PIN 032-0815-1943-001 in the Town of Watertown More Than 100 feet From the Original House Foundation

Zangl explained the plan to build a house out of the floodplain and wetlands and away from the river. Motion made by Foelker/Nass to approve the location and proposal. Motion approved on a 5-0 voice vote.

12. Discussion and Possible Action on The Preserve at Oakland Subdivision Final Plat

Zangl summarized project happening in three phases, documents are finalized and Town approved conditioned upon various agreements that can found in the Town minutes in the file. Motion made by Nass/Foelker to approve the final subdivision plat. Motion approved on a 5-0 voice vote.

13. Discussion and Possible Action on Amending the Floodplain Ordinance (R4618T-25) R4618T-25 – JEFFERSON COUNTY: To amend the existing County Floodplain Ordinance to allow for updated language based off the WI DNR model ordinance.

Zangl provided summary, DNR reviewed, and we have not received any public comments. Next step would be for County Board approval. Motion made by Poulson/Foelker to approve. Motion approved on a 5-0 voice vote.

14. Discussion and Possible Action on Updating the County Comprehensive Plan and Farmland Preservation Plan to update the Town of Ixonia Farmland Preservation Area Map (R4616T-25) R4616T-25: To amend the County Comprehensive Plan and Farmland Preservation Plan and Farmland Preservation Area Map in the Town of Ixonia to incorporate the Town's recently updated Comprehensive Plan and Future Land Use Map. A proposed map may be obtained by contacting the Jefferson County Planning & Development Department.

Zangl summarized plan and the maps and stated that notices were sent out to Town and landowners. Town approved. He received a few questions and comments, but no one was opposed. Motion made by Jaeckel/Foelker to approve. Motion approved on a 5-0 voice vote.

15. Discussion and Possible Action on Rezoning from A-1 to A-T for Parcels in the Town of Ixonia: R4617T-25: Rezone from A-1 to A-T parcels impacted by amendment R4616T-25 to the County Comprehensive Plan in the Town of Ixonia, PIN 012-0816-2732-001, 012-0816-2743-001, 012-0816-2243-001, 012-0816-1543-001, 012-0816-2733-000, 012-0816-2844-000, 012-0816-2732-000, 012-0816-2713-000, 012-0816-2222-001, 012-0816-2244-000, 012-0816-2714-000, 012-0816-2712-001, 012-0816-2734-000, 012-0816-2743-002, 012-0816-1544-000, 012-0816-2841-000, 012-0816-2743-000, 012-0816-1544-001, 012-0816-2222-001, 012-0816-2333-003, 012-0816-2733-004, 012-0816-2731-000, 012-0816-2211-000, 012-0816-2214-001, 012-0816-2712-000, 012-0816-2222-000, 012-0816-2711-002.

Zangl explained the rezone that you cannot have an A-1 zoned parcel in a 15-year growth area so if one changes the other has to change, how tax credits affected. Notice sent to Towns and landowners. No one requested to be omitted, and he received no opposition from DATCP and Town approved. Motion made by Poulson/Foelker to approve. Motion approved on a 5-0 voice vote.

16. Discussion and Possible Action on R4601A-25, Michael Prado to create a 1-acre A-3 lot at W611 State Road 59 in the Town of Palmyra, PIN 024-0516-2312-002, owned by Michael Prado, Clarisse Schowalter, Maria E Prado-Olson & Maria Paz Prado. The petition was previously postponed.

Zangl provided update on the status of the lot and cars remaining on the property. Motion made by Nass/Poulson to approve with condition that staff is to confirm that the current violations have been resolved. Motion approved on a 5-0 voice vote.

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

Discussions took place about revisions and next steps. Corporation Counsel was unable to attend today's meeting, so the Committee requested to postpone until Corporation Counsel has provided a final review of the Ordinance before moving forward.

18. Discussion and Possible Action on 2025-2026 Salvage Yard Licenses

Zangl explained that fees are due now as inspections were completed in June. Trevor reported that all inspections were completed. There was one violator, others were minor and that five renewal payments have been received to date. Discussion took place regarding the one violator and the citation process. Staff were directed to issue citations and to continue to consult with Corporation Counsel. Motion was made by Poulson/Foelker to approve the compliant licenses and to proceed with enforcement action for the non-compliant violator. Motion approved on a 5-0 voice vote.

19. Discussion on a Zoning Ordinance Text Amendment for Accessory Dwelling Units (ADU)

Discussion took place regarding situations encountered while working on a draft. Committee and staff discussed ADU and what should be included in the proposed ordinance.

20. Discussion and Possible Action on 2026 Fee Schedule

Zangl reviewed changes to fees. Discussion took place regarding some increases. Committee requested to review the changes next month.

21. Discussion and Possible Action on Petitions Presented in Public Hearing on June 19, 2025:

See rezone and conditional use file for complete decision

APPROVED - R4605A-25 & CU2168-25 – Immanuel Ev. Lutheran Church: Rezone 3.0-acres from A-1 to A-2 to allow for a childcare facility next to W4096 County Road B in the Town of Farmington, PIN 008-0715-1622-000

(33.772 ac). Property is owned by Dane Mel Hartwig. Motion by Poulson/Jaeckel to approve the rezone request. Motion approved on a 5-0 voice vote.

APPROVED - R4606A-25 & CU2169-25 – Brandon Zieglemeier: Rezone A-1 to A-2 a 2-acre lot to allow for a landscape and snowplow business and to store business equipment and materials at **W8396 Perry Road** in the Town of Oakland, PIN 022-0613-1031-002 (14.110 ac). Motion by Foelker/Poulson to approve the rezone request. Motion approved on a 5-0 voice vote.

APPROVED - R4607A-25 – Michael D & Gail D Maron Trust: Rezone from A-1 to A-3 to create a 5-acre farm consolidation and two 1-acre residential lots at **W3568 Ranch Road** in the Town of Farmington, PIN 008-0715-0334-000 (40.0 ac). Motion by Jaeckel/Poulson to approve the rezone request. Motion approved on a 5-0 voice vote.

APPROVED - R4608A-25 – Brian D & Jennifer L Statz: Rezone from A-1 to A-3 to create three 2-acre lots across from **W3262 Koschnick Road** in the Town of Farmington, PIN 008-0715-0223-000 (46.046 ac). Motion by Poulson/Foelker to approve the rezone request. Motion approved on a 5-0 voice vote.

APPROVED - R4609A-25 – John H Diestelmann: Rezone .4-acres from A-1 to A-3 from PIN 010-0615-2032-001 (38.304 ac) to be added to PIN 010-0615-2032-000 (1.696 ac) to create a total 2-acre A-3 lot at **W4480 Diestelmann Lane** in the Town of Hebron. Motion by Poulson/Nass to approve the rezone request. Motion approved on a 5-0 voice vote.

POSTPONED - R4610A-25 – Erik & Natalija Burns: Rezone 1.3-acres from A-1 to A-3 around the existing home and buildings located at **W8946 US Highway 12** in the Town of Oakland, PIN 022-0613-1711-003 (26.659 ac). Motion made by Jaeckel/Poulson to postpone for State DOT access approval. Motion approved on 5-0 voice vote.

APPROVED -- R4611A-25 – Cheri Hazard: Rezone A-1 to A-3 to create a 3.1-acre residential lot at **W881 Village Line Road** in the Town of Sullivan, PIN 026-0616-1122-000 (38.0 ac). Motion by Jaeckel/Foelker to approve the rezone request. Motion approved on a 5-0 voice vote.

POSTPONED - R4612A-25 – Matthew & Angela Wolfe: Rezone A-1 to A-3 to create a 2-acre lot at **N4882 County Road P** in the Town of Sullivan, PIN 026-0616-0612-000 (14.908 ac). Motion made by Nass/Jaeckel to postpone for redesign. Motion approved on 5-0 voice vote.

APPROVED - R4613A-25 – NCEnterprises LLC: Rezone 15-acres (Outlot 1) from A-1 to N and creating a 35-acre A-1 zoned lot (Lot 1) at **N7119 North Shore Road** in the Town of Lake Mills, PIN 008-0713-0224-000 (39.80 ac) and PIN 018-0713-0213-003 (14.622 ac). Motion by Poulson/Foelker to approve the rezone request. Motion approved on a 5-0 voice vote.

APPROVED - R4614A-25 – Brian D & Jennifer L Statz: Rezone from A-1 to N to create a 2.6-acre lot across from **W3262 Koschnick Road** in the Town of Farmington, PIN 008-0715-0223-000 (46.046 ac). Motion by Foelker/Poulson to approve the rezone request. Motion approved on a 5-0 voice vote.

APPROVED - R4615A-25 – Duane W & Deborah Strauss: Rezone A-T to R-2 to create a 1.2-acre residential lot located at **N8505 Highland Road** in the Town of Watertown, PIN 032-0815-1744-000 (21.254 ac). Motion by Nass/Poulson to approve the rezone request. Motion approved on a 5-0 voice vote.

APPROVED - CU2170-25 – Louis & Ellen White: Conditional Use to allow for kennel in an A-1 zone for personal dogs at residence located at **N7298 County Road F** in the Town of Concord, PIN 006-0716-0311-002 (2.365 ac). Motion by Poulson/Foelker to approve the rezone request. Motion approved on a 5-0 voice vote.

APPROVED - CU2171-25 – Jasper Gronert: Conditional Use to allow for an extensive onsite storage structure for personal storage in an R-2 zone located at **N3093 County Road K** in the Town of Jefferson, PIN 014-0614-2741-001 (1.060 ac). Motion by Poulson/Foelker to approve the rezone request. Motion approved on a 5-0 voice vote.

22. Planning and Development Department Update

Zangl reported that campground audits are taking place this summer.

23. Possible Future Agenda Items

Continue with the usual agenda items.

24. Discussion on Upcoming Meeting Dates:

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

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

July 28, 8:30 a.m. – Decision Meeting in Courthouse Room C2063

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

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

August 25, 8:30 a.m. – Decision Meeting in Courthouse Room C2063

25. Adjourn

Supervisor Poulson/Foelker made a motion to adjourn the meeting. Meeting adjourned at 10:14 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.

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MINUTES
JEFFERSON COUNTY PLANNING AND ZONING COMMITTEE
SITE INSPECTIONS

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

SUBJECT: Planning and Zoning Committee Site Inspections
DATE: July 11, 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, Foelker and Nass were present. Supervisor Poulson and Richardson were excused absences. Zoning staff present were Trevor Quandt, Haley Nielsen and Sharyl Fischback.
3. **Certification of Compliance with Open Meetings Law -** Supervisor Nass confirmed the meeting is in compliance.
4. **Approval of the Agenda-** Supervisor Nass made motion to approve agenda with omitting stop previously made at B&B Trust, 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) -** There was no public comment.
6. **Communications –** Trevor had nothing to report.
7. **Site Inspections for Petitions to be Presented in Public Hearing on July 17, 2025:**
Committee left for site inspections at 8:04 am

R4621A-25 – Robert D & Kim R Turney: Rezone from A-1 to A-3 to create a 4.0-acre residential lot at the corner of **River Road & Hustisford Road** in the Town of Ixonia, PIN 012-0816-1921-000 (37.10 ac).

R4620A-25 – John Buske: Rezone from A-1 to A-3 to create a 3.2-acre lot around existing house and buildings at **W1679 County Road P** in the Town of Ixonia, PIN 012-0816-2132-000 (43.738 ac).

CU2173-25 – Newsdews LLC: Conditional Use to allow for storage of contractor equipment and materials (mechanical pipe & ductwork insulation) in A-2 zone located at **W322 Delafield Road** in Town of Concord, PIN 006-0716-1331-000 (7.385 ac).

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). Postponed from May.

R4622A-25 – Bennett J Brantmeier Trust: Rezone .7-acres from A-3 to A-1 and rezone 3.3-acres from A-1 to A-3 resulting in creating a 4.0-acre A-3 residential lot (Lot 1) across from **N4809 Christberg Road** in the Town of Jefferson, parcel 014-0615-0611-002 & 014-0615-0611-003.

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R4625A-25 – Davco Development Corporation: Rezone from A-1 to A-3 to create a 1.0-acre residential lot (Lot 6) located south of **N3215 Schmidt Road** in the Town of Hebron, PIN 010-0615-2812-001 (20.0 ac).

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R4627A-25 – Davco Development Corporation: Rezone from A-1 to A-3 to create two - 1.0-acre residential lots (Lot 8 & 9) located at **N3268 Schmidt Road** in the Town of Hebron, PIN 010-0615-2811-001 (27.4 ac).

R4628A-25 – Davco Development Corporation: Rezone from N to A-1 to create a total 85.1-acre lot (Lot 10) along **Schmidt Road** in the Town of Hebron, parts of PIN 010-0615-2811-000 (27.40 ac), PIN 010-0615-2813-000 (40.0 ac), 010-0615-2814-000 (40.0 ac), and 010-0615-2812-001 (20.0 ac).

R4619A-25 & CU2172-25 – Edgehill Ventures LLC: Rezone from A-1 to A-2 the 5.698-acre lot to allow for a campground located at **N2316 Museum Road** in the Town of Hebron, PIN 010-0515-0213-013 (5.698 ac).

CU2174-25 – Francisco Alvarez Ramirez: Conditional Use to allow for 56' X 60' extensive onsite storage Structure in an R-2 zone for personal storage located at **N1068 Old 26 Road** in Town of Koshkonong, PIN 016-0514-1942-002 (5.106 ac).

CU2175-25 – Edward W & Lori M Eidson: Conditional Use to allow for a 28' X 51', 22' in height, extensive onsite storage structure in an R-1 zone for personal storage across from **W9667 Lake Drive** in Town of Sumner, PIN 028-0513-022-062 (.129 ac).

R4629-25 – Mark Reinecke: Rezone A-T to R-1 to create a 1.13-acre residential lot located south of **N1108 Olson Road** in the Town of Sumner, PIN 028-0513-1942-000 (3.105 ac).

8. **Adjourn** – Motion made by Supervisor Foelker seconded by Supervisor Nass to adjourn at 10:46 a.m. Motion passed on voice vote, 3-0.

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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, July 17, 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:

When: July 17, 2025, at 07:00 PM
Central Time (US and Canada)
[Join the meeting now](#)
Meeting ID: 222 326 323 808 9
Passcode: fy37Vh3D

1. Call to Order

The meeting was called to order by Chairman Jaeckel at 7 p.m.

2. Roll Call

Supervisor Jaeckel, Nass, Poulson and Foelker were present at 7 p.m. Supervisor Richardson was excused. Staff members Sarah Elsner and Haley Nielsen were also present.

3. Certification of Compliance with Open Meetings Law

Supervisor Poulson confirmed that the meeting was being held in compliance with Open Meetings Law.

4. Approval of Agenda

Motion by Supervisor Poulson and seconded by Supervisor Foelker to approve the agenda as presented. Motion passed by a voice vote of 4-0.

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, July 17, 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 **July 28, 2025**

Recommendations by the Committee on Rezones will be made on **July 28, 2025**

Final decision will be made by the County Board on **August 12, 2025**

**FROM A-1 EXCLUSIVE AGRICULTURAL TO A-2, AGRICULTURAL AND RURAL BUSINESS
WITH CONDITIONAL USE**

All are in accordance with ss. 22-304 – 22.310 of the Jefferson County Zoning Ordinance

R4619A-25 & CU2172-25 – Edgehill Ventures LLC: Rezone from A-1 to A-2 the 5.698-acre lot to allow for a campground located at **N2316 Museum Road** in the Town of Hebron, PIN 010-0515-0213-013 (5.698 ac).

PETITIONER: Keith Barnes, Architect (400 E Wisconsin Ave), there are currently 45 campsites. The proposed changes would reduce the number of sites to 25, which would all be tent camping. The sites would be made bigger. The Town of Hebron approved the request, and the variance for the size of the campground was approved.

Meghan Gruszynski, owner (N2313 Museum Road), campground is operating currently, and in speaking with the County the correct step would be to rezone the property to the A-2 district.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED:

- Sherri Fleck (N2290 Museum Road), the previous campground was seasonal. This is more of a glamping operation. Has concerns about the proposed building, and the size of the building. Fleck owns a neighboring property near where the building is proposed. She has concerns with vehicle and foot traffic. The past campground had brought theft and trespassing, which brings concerns for this campground. Is also concerned with the river, floodplain, and disruption of wildlife. Inquired about quiet hours, signage, and environmental disruptions.
- Rosetta Derry (N2330 Museum Road), Is concerned about sharing the entrance with the campground. She has pets and there are local children. Who pays for the road to be widened?

REBUTTAL: Megan replied, security and peacefulness is the goal and concept of new campground. Want to restore its nature and make it more peaceful. Property has been clear cut, want to get people into nature. There will be security cameras, LP security, there will be enforcement of rules for quiet hours. The main lodge building will accommodate activities such as yoga.

Kevin added that old firepits have been removed, it will just be a deck and tent on each site. Structures have been designed to engineered standards. Are aware that a new septic will need to be installed.

Foelker asked –

Will there be yurts/structures in the floodplain? Yes. Petitioners have been working with County to meet standards.

STAFF REPORT: Given by Elsner and in the file.

Elsner asked –

Proposed outdoor lighting? Will have downlighting shielded from neighbors.

Proposed signs for parking/traffic? Maybe, will have what rules require.

Hours of operation? 24/7 during the week, closed in December and January. Quiet hours are 9pm – 7am. The demographics of target audience are women and children. Events are for wellness in nature, for example yoga sessions in the morning, and relaxing after.

Will there be advertising/events? How often? Will not have weddings or large-scale events.

Maximum capacity of people? 50 adults and 50 kids.

Will there be a formal inspection on the septic system? Someone looked at it, but no formal inspection. The house is on septic, campground is on a holding tank.

Nielsen asked – Why do you feel as though the soil is non-prime in that area? Half of the area is concrete right now, where the old barn is sitting, and the slopes and silage pit. There are rocks in the area

TOWN: In favor with no conditions.

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

All are in accordance with ss. 22-339 – 22-350 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 home at **W1281 Sunnyside Drive** in the Town of Concord, PIN 006-0716-2733-000 (45.802 ac).

PETITIONER: Bill (W1291 Sunnyside Drive) would like to separate the farmhouse he grew up on for the future.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

STAFF REPORT: Given by Elsner and in the file.

Elsner asked –

What year was the house built? 1930s.

Confirmed that the lot line was accommodated for the septic system. The petitioner confirmed.

TOWN: In favor, 3-0.

R4620A-25 – John Buske: Rezone from A-1 to A-3 to create a 3.2-acre lot around existing house and buildings at **W1679 County Road P** in the Town of Ixonia, PIN 012-0816-2132-000 (43.738 ac).

PETITIONER: John Buske (W1755 County Road P) lives next door currently, son would like to purchase this lot. There was already a soil test done.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

STAFF REPORT: Given by Elsner and in the file.

Elsner asked –

What year was the house built? 1940s.

Septic location? Current septic is on the other side of the house, and runs under the driveway.

TOWN: In favor 5-0, with no conditions.

R4621A-25 – Robert D & Kim R Turney: Rezone from A-1 to A-3 to create a 4.0-acre residential lot at the corner of **River Road & Hustisford Road** in the Town of Ixonia, PIN 012-0816-1921-000 (37.10 ac).

PETITIONER: Robert Turney (N8451 Hustisford Road) is taking four acres for family to build on.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

STAFF REPORT: Given by Elsner and in the file.

Elsner noted – that the neighboring lot may not be able to adjust their lot line in the future to include the neighbors access point, as the parcel will be frozen.

TOWN: In favor 5-0 with no conditions.

R4622A-25 – Bennett J Brantmeier Trust: Rezone .7-acres from A-3 to A-1 and rezone 3.3-acres from A-1 to A-3 resulting in creating a 4.0-acre A-3 residential lot across from **N4809 Christberg Road** in the Town of Jefferson, parcel 014-0615-0611-002 (20.301 ac) & 014-0615-0611-003 (1.156 ac).

PETITIONER: Ben Brantmeier (N3018 Haas Road) the land is non-prime, it is not farmed. The property is in MFL until 2051, and is in CRP right now. The property therefore will always be woods. It cannot be sold because of the MFL. Would vacate split near the road.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

STAFF REPORT: Given by Elsner and in the file.

Elsner confirmed –

Already discussed, anything more to add about the issues with MFL for split? No.

Elsner noted –

The Committee would need to consider this as a non-prime split.

TOWN: In favor.

**FROM A-1 EXCLUSIVE AGRICULTURAL TO A-3, AGRICULTURAL/RURAL RESIDENTIAL AND TO N,
NATURAL RESOURCE & FROM N, NATURAL RESOURCE TO A-1 EXCLUSIVE AGRICULTURAL**

All are in accordance with ss. 22-339 – 22-350, ss. 22-479 – 22-487 and ss. 22-277 – 22-285 of the
Jefferson County Zoning Ordinance

R4623A-25 – Davco Development Corporation: Rezone from A-1 to N to create a 7.9-acre lot (Lot 1) located at **N3317 Schmidt Road** in the Town of Hebron, PIN 010-0615-2144-000 (52.60 ac).

PETITIONER: Chad Hagen (W1246 Schuyler Rd., Palmyra) spoke on all requests for Davco Development Corporation. Wants to build on one of the lots eventually and would like lots for children to build on someday.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: Tiffany Johnson (N3118 Schmidt Road) The road is scenic, and there is lots of wildlife nearby. Does not want the wildlife to be disturbed. It would be upsetting to have lots of homes come into the area.

REBUTTAL: Chad Hagen, also likes the wildlife nearby. It is not his intent to disturb serenity and peace of the area.

STAFF REPORT: Given by Elsner and in the file.

Elsner noted –

The N Natural Resources lot would need to either have access or be sold separately.
The existing home was built in 2002, the lot would be frozen.

TOWN: In favor, 3-0.

R4624A-25 – Davco Development Corporation: Rezone from A-1 to A-3 creating two – 2.0 acre lots (Lots 2 & 4) and one – 1.8-acre residential lot (Lot 3) located near **N3317 Schmidt Road** in the Town of Hebron, PIN 010-0615-2144-000 (52.60 ac).

PETITIONER: Chad Hagen (W1246 Schuyler Rd., Palmyra), wants to build on one of the lots eventually and would like lots for children to build on someday.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

STAFF REPORT: Given by Elsner and in the file.

TOWN: In favor.

R4625A-25 – Davco Development Corporation: Rezone from A-1 to A-3 to create a 1.0-acre residential lot (Lot 6) located south of **N3215 Schmidt Road** in the Town of Hebron, PIN 010-0615-2812-001 (20.0 ac).

PETITIONER: Chad Hagen (W1246 Schuyler Rd., Palmyra), wants to build on one of the lots eventually and would like lots for children to build on someday.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

STAFF REPORT: Given by Elsner and in the file.

TOWN: In favor, 3-0.

R4626A-25 – Davco Development Corporation: Rezone from N to A-1 to create a total 52.8-acre lot (Lot 7) located near **N3268 Schmidt Road** in the Town of Hebron, PIN 010-0615-2723-000 (40.0-ac) & parts of PIN 010-0615-2811-000 (27.40 ac) and 010-0615-2814-000 (40.0-ac).

PETITIONER: Chad Hagen (W1246 Schuyler Rd., Palmyra), wants to build on one of the lots eventually and would like lots for children to build on someday.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

STAFF REPORT: Given by Elsner and in the file.

TOWN: In favor, 3-0.

R4627A-25 – Davco Development Corporation: Rezone from A-1 to A-3 to create two - 1.0-acre residential lots (Lot 8 & 9) located at **N3268 Schmidt Road** in the Town of Hebron, PIN 010-0615-2811-000 (27.40 ac).

PETITIONER: Chad Hagen (W1246 Schuyler Rd., Palmyra), wants to build on one of the lots eventually and would like lots for children to build on someday.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

STAFF REPORT: Given by Elsner and in the file.

TOWN: In favor, 3-0.

R4628A-25 – Davco Development Corporation: Rezone from N to A-1 to create a total 85.1-acre lot (Lot 10) along **Schmidt Road** in the Town of Hebron, parts of PIN 010-0615-2811-000 (27.40 ac), PIN 010-0615-2813-000 (40.0 ac), 010-0615-2814-000 (40.0 ac), and 010-0615-2812-001 (20.0 ac).

PETITIONER: Chad Hagen (W1246 Schuyler Rd., Palmyra), wants to build on one of the lots eventually and would like lots for children to build on someday.

Nass asked –

Why he's rezoning from N to A-1? Needed to meet minimum acreage requirement to split the 50 acres.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

STAFF REPORT: Given by Elsner and in the file.

TOWN: In favor.

FROM A-T AGRICULTURAL TRANSITION TO R-1, RESIDENTIAL-SEWERED

All are in accordance with ss. 22-240 – 22-249 & ss. 22-122 – 22-132 of the Jefferson County Zoning Ordinance

R4629-25 – Mark Reinecke: Rezone from A-T to R-1 to create a 1.13-acre residential lot located south of **N1108 Olson Road** in the Town of Sumner, PIN 028-0513-1942-000 (3.105 ac).

PETITIONER: Mark Reinecke (W9687 Lake Drive), wants to split off land for daughter to build a home.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

STAFF REPORT: Given by Elsner and in the file.

TOWN: In favor.

CONDITIONAL USE PERMIT APPLICATIONS

All are in accordance with ss. 22-581 – 22-587 of the Jefferson County Zoning Ordinance

CU2173-25 – Newsdews LLC: Conditional Use to allow for storage of contractor equipment and materials (mechanical pipe & ductwork insulation) in A-2 zone located at **W332 Delafield Road** in Town of Concord, PIN 006-0716-1331-000 (7.385 ac).

PETITIONER: Bob Krause, engineer (2723 Apt 105 University Dr, Waukesha). Building is strictly for cold storage of building materials. Setbacks will be met, drainage plan has been created, driveway will be the same.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

STAFF REPORT: Given by Elsner and in the file.

Elsner asked –

Employees onsite? 7 employees.

Change of hours? No.

Proposed structure size? Confirmed. 60' x 160', 16 feet in height.

Any more anticipated expansions? Hope not.

TOWN: In favor, 3-0 with conditions for stormwater plan.

CU2174-25 – Francisco Alvarez Ramirez: Conditional Use to allow for 56' X 60' extensive onsite storage Structure in an R-2 zone for personal storage located at **N1068 Old 26 Road** in Town of Koshkonong, PIN 016-0514-1942-002 (5.106 ac).

PETITIONER: Francisco (N1068 Old 26 Road), wants building for personal storage, the building will have its own driveway.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

STAFF REPORT: Given by Elsner and in the file.

TOWN: In favor.

CU2175-25 – Edward W & Lori M Eidson: Conditional Use to allow for a 28' X 51', 22' in height, extensive onsite storage structure in an R-1 zone for personal storage across from **W9667 Lake Drive** in Town of Sumner, PIN 028-0513-3022-062 (.129 ac).

PETITIONER: Lori Eidson (W9667 Lake Drive), owns waterside property as well, and lot across the street. The house has no room for storage or space for stuff. There is a bathroom proposed in the building.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

STAFF REPORT: Given by Elsner and in the file.

TOWN: In favor 3-0, with conditions.

6. Adjourn AT : 8:20 MOTION BY: Poulson SECONDED BY: Nass

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.

Register of Deeds

June

2025

Program/Service Description	Output Measures			YR to Date	Current Yr. Target
	2023	2024	2025	Totals	%
Documents Recorded	945	855	990	5,519	55%
Vital Records Filed	211	191	215	1,245	52%
Vital Record Copies	1,667	1,068	1,256	8,984	62%
ROD Revenue (Gross Total)	\$ 211,729.55	\$ 188,277.97	\$ 211,782.44	\$1,253,579.88	66%
Transfer Fees	\$ 32,313.96	\$ 29,418.36	\$ 32,196.12	\$ 191,889.42	70%
LIO Fees	\$ 8,160.00	\$ 7,540.00	\$ 8,679.00	\$ 48,812.00	56%
Document Copies	\$ 7,253.25	\$ 4,854.17	\$ 6,153.84	\$ 33,145.72	51%
Laredo	\$ 4,129.50	\$ 3,262.00	\$ 5,496.00	\$ 31,525.06	61%
ROD Revenue to General Fund	\$ 63,737.71	\$ 54,256.53	\$ 63,466.96	\$ 372,330.20	62%
Percentage of Documents eRecorded	63%	69%	66%	71%	
Budget Goals Met	Y	N	Y	Yes	62%
Back Indexed	3,394	2,306	909	7,592	38%

Wisconsin Register of Deeds Association:

Continue legislative trailer legislation for 2023 WI Act 235, the bill has passed both houses and is awaiting the Governor's signature. Working on legislation to amend the transfer fee split and additional funding to the WLIP, also working on updates to Chapter 59.43.

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 1934.

Wisconsin Counties Association Board of Directors:

If you aren't already registered for the WCA Annual Conference in WI Dells, I recommend you attend. See Tammie Jaeger for details.

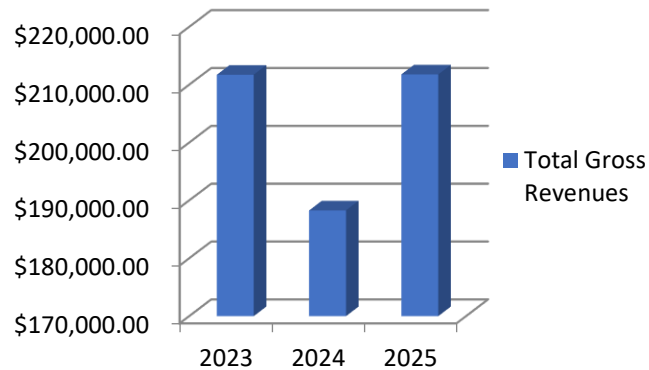
Wisconsin Public Records Board:

Reviewed and approved 71 record retention disposition authorizations, a subgroup is currently working on a standard law enforcement schedule as well as an information technology schedule.

Register of Deeds Year to Date Budget Report

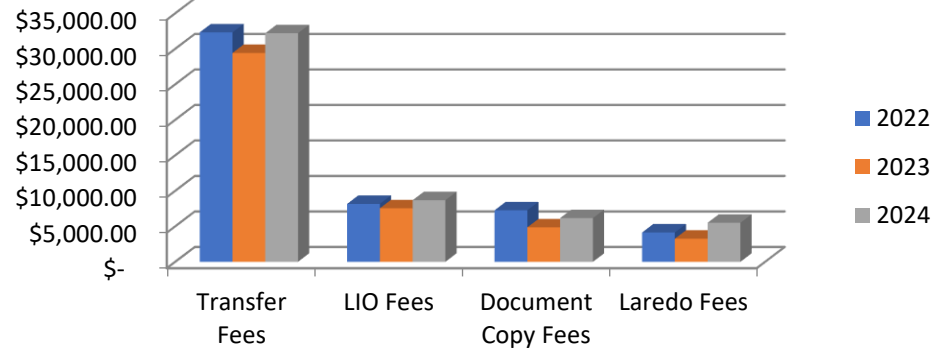
June

ROD Total Gross Revenues

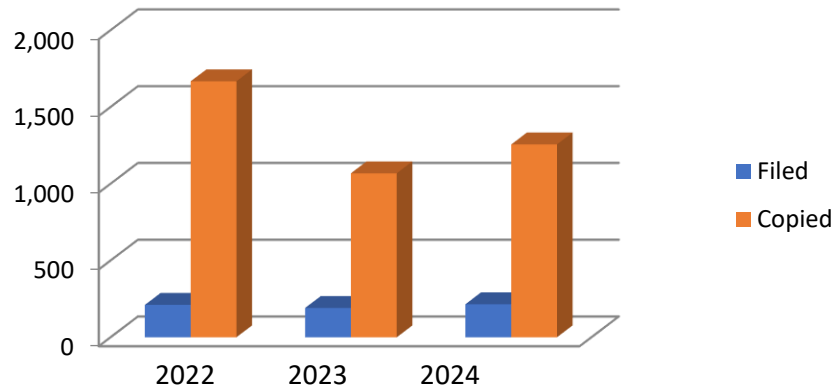


2025

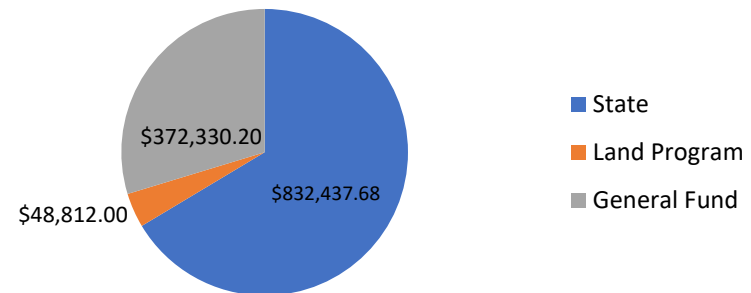
Land Related Revenue



Vital Records



Year to Date Revenue Payout



Jefferson County Monthly Ledger Report

Month	Other Permits/LU 12901-432099-0	Private Party Photocopy 12901-451002-0	Municipal Copies/Printing 12901-472003-0	Private Sewage System 12901-432002-0	Soil Testing Fee 12901-458010-0	Septic Replacement Fee 12901-458002-0	Zoning Ordinance Forfeitures 12901-441002-0	2025 Totals	2024 Totals	2024-2025 Difference
Jan	\$11995.00		\$3.75	\$1955.00	\$560.00			\$14513.75	\$144305.82	\$-129792.07
Feb	\$12060.00		\$8.00	\$1475.00	\$320.00			\$13863.00	\$50654.53	\$-36791.53
Mar	\$14460.00			\$7200.00	\$560.00			\$22220.00	\$23348.88	\$-1128.88
Apr	\$18860.00			\$5300.00	\$1280.00			\$25440.00	\$29160.01	\$-3720.01
May	\$17420.00			\$8000.00	\$640.00			\$26060.00	\$32829.91	\$-6769.91
Jun	\$13105.00	\$4.00		\$12650.00	\$1200.00			\$26959.00	\$23131.23	\$3827.77
Jul	\$12920.00			\$7900.00	\$1120.00			\$21940.00	\$19768.17	\$2171.83
Aug									\$29723.30	\$-29723.30
Sep									\$25279.78	\$-25279.78
Oct									\$24678.82	\$-24678.82
Nov									\$16909.50	\$-16909.50
Dec									\$33732.87	\$-33732.87
Total	\$100820.00	\$4.00	\$11.75	\$44480.00	\$5680.00			\$150995.75	\$453522.82	\$-302527.07

Joint Development Agreement

Whitewater Solar, LLC

Walworth County, Wisconsin, and Jefferson County, Wisconsin

This Joint Development Agreement (“Agreement”) is entered by and among Whitewater Solar LLC (“Whitewater Solar”), and Walworth County and Jefferson County, (individually referred to herein as a “County” and collectively together, the “Counties”). Whitewater Solar and the Counties are referred to as the “Parties” herein.

RECITALS

Whitewater Solar desires to develop, construct and operate an approximately 180 megawatt (MW) solar photovoltaic electrical generating facility with necessary associated facilities, such as underground power collection lines, access roads, operating and maintenance facility, electrical substation and overhead transmission line connections in Jefferson County, which includes Cold Spring Township, and Walworth County, which includes the City of Whitewater, and the Townships of Whitewater and La Grange (“the Project”).

1. The Parties agree that it is in the best interests of each to memorialize the rights, obligations and responsibilities of the Parties with respect to construction and operation of the Project.
2. The Parties further agree that the below Agreement is the product of joint negotiations and its primary purpose is to foster cooperation and good-faith dealing.
3. The Parties agree that construction of the Project and its associated facilities, including (i) solar energy collection and electrical generating equipment; (ii) overhead and underground electrical distribution, collection, transmission and communications lines or cables, electric combiners, inverters, transformers and substations, energy storage facilities, and telecommunications equipment, switchyards, and other interconnection facilities; (iii) internal roads and crane pads; (iv) meteorological measurement equipment; and (v) control buildings, operations and maintenance facilities and buildings are under the jurisdiction of the Public Service Commission of Wisconsin (“PSCW”). This Agreement is conditioned on Whitewater Solar’s initial and maintained compliance with all applicable state, federal, and local laws and permit or approval requirements, including any requirements associated with the Certificate of Public Convenience and Necessity (“CPCN”) issued by the PSCW and any requirements in permits issued by the Department of Natural Resources (“DNR”).
4. All time periods listed below in the Agreement are based on calendar days unless otherwise noted.
5. The term “facility” or “facilities” as used in this Agreement includes, but is not

limited to, the solar photovoltaic electrical generating facility which is the subject of this Agreement, including all necessary associated facilities described above, and all components related to the Project, except for fences, landscaping, and access roads as applicable.

6. The City of Whitewater and the Towns of Whitewater, La Grange, and Cold Spring are individually referred to herein as a “Local Government” and collectively referred to as the “Local Governments.”
7. Any amendment to this Agreement must be negotiated among the Parties and agreed to by mutual consent of all Parties, which shall be in writing and signed by all Parties.

AGREEMENT:

NOW, THEREFORE, in consideration of the mutual promises, covenants, and agreements contained herein, the Parties to this Agreement hereby stipulate and agree as follows:

1. **Planning and Construction Phase.** The Parties understand and agree that approval of the Project is solely under the jurisdiction of the PSCW and that the Project’s preliminary site plans are subject to approval from the PSCW for substantive site design changes. The Parties further agree that the Counties may not require changes to the Project, absent PSCW’s request for such changes, unless there is a change in law which authorizes the Counties to enforce laws and ordinances which they are prevented from enforcing by state law at the time this Agreement is executed.
 - a. **Planning Phase.** Upon request from a County, Whitewater Solar shall, within five (5) business days of any request, provide copies of proposed plans for above ground facilities and below ground facilities of the Project and proposed equipment haul routes, provided such plans have been prepared for the PSCW. Whitewater Solar shall also provide, upon request, any updated exhibits, after issuance of a CPCN by the PSCW. The Counties may also access electronic copies of Whitewater Solar’s CPCN application, including exhibits and later-filed modifications to such exhibits, on the PSCW’s electronic records filing system in Docket No. 9828-CE-100.
 - b. **Pre-Construction Schedule.** Whitewater Solar will provide the Counties relevant site plans, including the erosion control plan, construction timelines, and other relevant construction information, at least seventy-five (75) days prior to the start of construction on the Project, to allow the Counties an opportunity to review the construction information. To the extent necessary, Whitewater Solar reserves the right to provide amended site plans, construction timelines, and other relevant construction information prior to the start of construction on the Project, which shall be provided to Counties within ten (10) days of completion of such amended site plans, construction timelines, or other relevant construction information. For the avoidance of doubt, the Counties rights under this Section 1(b) shall be limited to the review of construction information only.
 1. Members of the Project’s construction team will attend a pre-

construction meeting with staff from the Counties at a mutually agreeable date not less than forty-five (45) days prior to the start of construction.

- c. Post Construction Schedule. At least sixty (60) days following completion of construction, Whitewater Solar shall meet with the Counties to discuss post-construction items including, but not limited to, necessary post-construction vegetation management, stormwater management, and erosion control planning.
- d. Whitewater Solar shall provide the Counties' staff with copies of the Glare, Sound, Electromagnetic Frequency, and Storm Water studies submitted to the PSCW during the CPCN review process, as well as any other studies which have been completed related to the development of the Project and that have been filed in PSC Docket No. 9828-CE-100. Whitewater Solar may satisfy this requirement by posting such studies to a publicly accessible website dedicated to the Project. The Parties may also access electronic copies of Whitewater Solar's CPCN application, including exhibits and later-filed modifications to such exhibits, via the PSCW's electronic records filing system in Docket No. 9828-CE-100.
- e. The Parties agree that Whitewater Solar and its successors, assigns, contractors, agents, and representatives may use public roads as part of the construction, operation, maintenance and repair of the Project.
- f. Whitewater Solar agrees that it shall seek and obtain all permits from the relevant jurisdiction typically required of others, such as driveway permits and rights-of-way crossing permits. Each County agrees that it will not unreasonably withhold, condition, or delay approval of any permit that may be required for the construction of the project, including, but not limited to, utility right of way crossings, access road encroachments, building permits, and/or electrical permits.
- g. Compliance and Complaint Process.
 - 1. Whitewater Solar shall identify a Project contact to the Counties on its behalf, for compliance and complaints, if any.
 - 2. During construction, the construction site manager of the engineering, procurement, and construction ("EPC") firm selected by Whitewater Solar will be designated as the Project contact under Section (1)(g)(1). above. The selected EPC firm shall be contractually obligated to Whitewater Solar to abide by the applicable permit requirements.
 - 3. After construction completion, Whitewater Solar's full-time operations team will be its Project contact under Section (1)(g)(1). Complaints shall be submitted through the Project website and the Counties will be provided with the operations team's contact information.

2. Project's Use of Haul Routes and Road Repair Obligations.

- a. Whitewater Solar will use commercially reasonable efforts to enter into a Road Use

Agreement (“RUA”) with each County prior to the full mobilization for the construction of the Project to cover any construction-related damage on local roads within the Project area that are designated as “Haul Routes” in Exhibit 2. Such RUAs will be substantially similar in form to the Road Use Agreement in Exhibit 3.

b. Prior to the full mobilization for the construction on the Project, Whitewater Solar, at its expense, shall have signs put in place to identify Haul Routes.

3. **Project’s Drainage Repair Obligations.** If drainage infrastructure or systems located outside the Project boundary, including culverts, are damaged by Whitewater Solar or any party under the control of Whitewater Solar (including, for the avoidance of doubt, any contractor of Whitewater Solar), Whitewater Solar shall cause the restoration of such drainage infrastructure or system to pre-existing condition. “Pre-existing condition” shall mean the flow capacity existing immediately prior to the Project commencing construction. Whitewater Solar is responsible for all expenses related to repairs, relocations, reconfigurations, and replacements of drainage infrastructure and systems that are damaged by Whitewater Solar or any party under the control of Whitewater Solar.

4. **Allocation of Utility Aid Shared Revenues Proceeds Between Local Governments.**

- a. Whitewater Solar is subject to taxation under Chapter 76 of Wisconsin Statutes, which requires payment of a generator license fee.¹ The Utility Aid Shared Revenue program is the program by which the Wisconsin Department of Revenue (“DOR”) distributes some of the revenues collected under the generator licensee fee to counties and municipalities.
- b. Based on the Utility Aid Shared Revenue program, the Parties estimate the Project may generate an estimated \$900,000 in annual revenues for distribution to the Counties and Local Governments, in the aggregate, according to the Utility Aid Shared Revenue formula which compares favorably to the current property tax revenues generated from the land that will be used for the Project.
- c. Despite the increase in County revenues as set forth above, the Parties acknowledge there may be an annual reduction in property tax revenue because the land located in the Primary Project Area, as depicted in the CPCN Application (“Primary Project Area”) will be removed from local property tax rolls because Whitewater Solar is subject to taxation under Chapter 76 of Wisconsin Statutes.
- d. The Utility Aid Shared Revenue program does not distribute revenue to school districts or technical colleges. Since the land used by the Project will be removed from local property taxes because Whitewater Solar is subject to taxation under

¹ The Project will be subject to the generator license fee under Wisconsin Statutes §§ 76.28 and 76.29.

Chapter 76 of Wisconsin Statutes, Whitewater Unified School District (“WUSD”), Madison Area Technical College (“MATC”), and Gateway Technical College (“Gateway”) will see decreases in the amount of property tax revenue they receive. Accordingly, Whitewater Solar hereby agrees to pay certain amounts intended to reflect the portions of property tax that would otherwise have been distributed to WUSD, MATC, and Gateway, directly to WUSD, MATC, and Gateway. The certain amount paid to each entity will be calculated and mutually agreed upon by the Parties prior to commencement of construction on the Project.

- e. If a change in law results in the elimination or reduction of the Utility Aid Shared Revenue program, the elimination or reduction of the generator license fee (under Wis. Stat. § 76.28 and § 76.29), and the land used by the Project is not returned to the applicable taxing jurisdiction’s property tax rolls, which result in tax payments to the Counties in an amount less than what was previously being received through the Utility Aid Shared Revenue program, then Whitewater Solar will compensate the Counties for the difference between the lost property tax revenue and the previous payments received by the Counties, up to the amount of the Project’s prior year’s generator license fee (under Wis. Stat. § 76.28 and § 76.29).
- f. Neither Whitewater Solar nor its direct or indirect owners or affiliates shall take any affirmative action, including lobbying, to directly or indirectly interfere, impede, eliminate, or reduce the Utility Aid Shared Revenue program currently in effect or the amounts paid to the Counties under such program.
- g. In the event that the Project’s in-service date is delayed later than February 29, 2028, and to the extent that such delay creates a documented and material budget shortfall in a given year for a County caused by elimination or reduction of reasonably anticipated payments from the State of Wisconsin under the Utility Aid Shared Revenue program had the Project not experienced the in-service date delay, the County may provide written notice and documentation of the material budget shortfall to Whitewater Solar. Upon receipt of such notice and documentation of the material budget shortfall, Whitewater Solar agrees to compensate the County in an amount sufficient to cover the portion of the documented material budget shortfall (“Governmental Budget Shortfall Payments”) that is attributable to the Project. In no event shall Whitewater Solar be obligated to make Governmental Budget Shortfall Payments described in this Section 4(g) without sufficient documentation being provided to demonstrate the creation of such budget shortfall. Notwithstanding the foregoing, Whitewater Solar shall not be obligated make any future Governmental Budget Shortfall Payments from and after the date upon which (a) Whitewater Solar provides written notice to the County that construction on the Project will not commence, or (b) a change in law results in modification or elimination of the Utility Aid Shared Revenue program.

5. Decommissioning.

- a. Whitewater Solar shall submit a decommissioning plan to the PSCW as part of the CPCN application process (the “Decommissioning Plan”). The Decommissioning Plan shall require Whitewater Solar to, at a minimum, (a) remove, at its expense, all decommissioned Project facilities including, but not limited to, solar arrays and associated facilities to a depth of at least twenty-four (24) inches and properly dismantle all components; (b) restore the land to a condition reasonably similar to pre-existing conditions, which shall include the removal of gravel parking lots and storage yards, de-compacting areas where Project access roads were installed, and de-compacting any other areas of substantial soil compaction. For the avoidance of doubt, to the extent the terms of the Decommissioning Plan or this Section 5 conflict with the terms of an agreement between Whitewater Solar and a landowner, the terms of the individual landowner agreement shall govern.
- b. Assurances in Support of Decommissioning.
 1. The anticipated net estimated cost to decommission the Project noted in the Decommissioning Plan is \$5,665,889.00 (the “Decommissioning Amount”).
 2. Within 30 days after the full mobilization for the start of the Project’s construction, Whitewater Solar shall, at its discretion, deposit in cash, post a bond, or provide a letter of credit, with or to (1) Jefferson County, in an amount equal to [•] percent ([•]%) of the Decommissioning Amount, and (2) Walworth County, in an amount equal to [•] percent ([•]%) of the Decommissioning Amount (together, the “Decommissioning Assurance”), in support of the activities described in the Decommissioning Plan; provided, however, that the amount of the Decommissioning Assurance required to be provided to the Counties shall be reduced by an amount equal to the amount of any security posted by or on behalf of Whitewater Solar with or to any governmental authority or third party as legally required (whether by contract or pursuant to applicable law) that secures the obligation to decommission the Project (“Other Decom Security”). Whitewater Solar shall provide reasonable evidence to the Counties that the Other Decom Security has been provided and secures the obligation to decommission the Project.
 3. Each County shall hold its share of the Decommissioning Assurance on behalf of itself and of the Local Governments located within its respective boundaries, and no separate or additional Decommissioning Assurance shall be required to be deposited with any Local Government. Each County shall provide fifteen (15) days’ written notice to Whitewater Solar in advance of drawing upon such Decommissioning Assurance in support of the activities described in the Decommissioning Plan occurring within that County.
 4. If it is determined by Whitewater Solar that the cost of decommissioning shall exceed the Decommissioning Amount, Whitewater Solar shall increase the amount of the Decommissioning Assurance, in proportion to each County as outlined in Section 5(b)(2), to be equal to the amount of the expected cost of equipment removal minus estimated salvage costs for the

Project.

5. If it is later determined by Whitewater Solar that the cost of decommissioning will be less than the Decommissioning Amount, Whitewater Solar may, at its discretion, reduce the amount of the Decommissioning Assurance, in proportion to each County as outlined in Section 5(b)(2), to an amount not less than the ~~exact~~ cost of equipment removal, minus estimated salvage costs for the Project.
 6. Upon completion of the Decommissioning Plan, the Decommissioning Assurance, to the extent not previously drawn by a County, shall be promptly returned by such County to Whitewater Solar.
 7. Notwithstanding anything herein to the contrary, the obligation of Whitewater Solar to post Decommissioning Assurance shall cease if a regulated public utility operates the Project or acquires the Project from Whitewater Solar. In such event, any Decommissioning Assurance shall be returned by each County to Whitewater Solar promptly after the commencement of any such utility operation or acquisition of the Project from Whitewater Solar, and any and all obligations of Whitewater Solar related to the Decommissioning Assurance shall terminate.
6. **Public Safety and Emergency Medical Services.** The Parties acknowledge that construction of a solar photovoltaic electrical generating facility does not create any unique or especially dangerous environments or situations for local emergency responders. Whitewater Solar will require that all contractors on the Project site during construction shall meet all applicable state, federal, and industry best practice standards for employee and public safety consistent with the size, location and surroundings of the Project. Whitewater Solar intends to request meetings with local emergency response agencies to provide Project and facility familiarization and establish communication channels. Should any aspect of the Project's construction or operations present unfamiliar equipment or situations for local emergency responders, Whitewater Solar will endeavor to arrange for adequate professional training to deal with such concerns.
 7. **Setbacks.** Project Setbacks shall be as listed in Exhibit 1 to this Agreement, unless otherwise required by the PSCW.
 8. **Sound Impacts.**
 - a. The Project will comply with PSCW noise standards set forth in Wis. Admin. Code § PSC 128.14 and Jefferson County sound standards set forth in the Jefferson County Zoning Ordinance for the zoning district where the Project is located, which together include maximum sound levels attributable to the facility during daylight

and nighttime hours.

- b. The Project's inverters and substation, which constitute noise emitting equipment from the solar facility, shall not exceed the PSCW mandated maximum nighttime sound level of 45 dBA, nor the maximum daytime sound level of 50 dBA, at the walls of the noise-sensitive receptors, hereby identified as the single-family residences within proximity of the Project. Additionally, the Project will meet the daytime sound standard thresholds at the Project's boundaries, as set forth in Jefferson County's Zoning Ordinance, currently in effect.
 - c. Construction Hours. Hours of construction will be between 7:00 a.m. and 7:00 p.m., Monday through Saturday, and between 10:00 a.m. and 7:00 p.m. on Sunday.
9. **Equipment Height.** The height of the Project's equipment shall be no higher than fourteen (14) feet, with the exception of the Project substation and any required overhead electrical lines.
10. **Vegetation Management Plan.** The Parties agree that Whitewater Solar will hire a regionally qualified consultant to create a Vegetation Management Plan for the construction and operation of the Project. Where commercially reasonable, and as approved by the PSCW, the Project will utilize regionally appropriate plants and grasses across the Project's developed area and incorporate pollinator habitat. During Project operation, Whitewater Solar will spray, mow, and otherwise maintain all developed acreage inside the fence, subject to PSCW approval of such activities in the Vegetation Management Plan.
11. **Vegetative Buffer.**
- a. Whitewater Solar will attempt to work with non-participating landowners adjacent to the Project that do not already have sufficient natural vegetative screening that reasonably obscures the view of the Project to develop a landscaping plan prior to the commencement of construction. Non-participating landowners adjacent to the Project will have the ability to indicate a preference for Whitewater Solar to install one of the following: (A) trees, (B) shrubs, (C) trees and shrubs, or (D) nothing. Under no circumstances shall any vegetative screening cast shadows on the Project's photovoltaic cell panels. If adjacent non-participating landowners decline to indicate a landscaping preference, Whitewater Solar may, at its option, install (A) trees, (B) shrubs, (C) trees and shrubs, or (D) nothing. The exact species of trees and shrubs installed will be determined based on coordination with a landscaping company selected at Whitewater Solar's sole discretion and subject to availability at the time of procurement/planting.
 - b. Whitewater Solar shall reasonably maintain, in its discretion, areas owned or controlled by Whitewater Solar between the Project's fence line and adjoining property boundary lines.

- c. Whitewater Solar agrees to create and maintain an appropriate vegetative buffer designed to prevent or minimize erosion around drainage ditches at a distance required by the PSCW or the appropriate state regulatory authority if waters are deemed “navigable” by the PSCW.

12. Fencing.

- a. Whitewater Solar shall install deer fencing around the solar equipment at the height of seven (7) feet or a height mandated by the PSCW to mitigate changes to the aesthetics of agricultural landscape and to prevent larger animals from gaining access to solar equipment. In the event of a conflict between a height of seven (7) feet or a height mandated by the PSCW, the height mandated by the PSCW shall control.
- b. The fencing specified for the Project will have openings large enough to allow the safe passage of small mammals.
- c. The Project shall include areas where larger wildlife such as deer will have crossings or passage at locations where wildlife trails are located, along stream and drainage corridors, and at other locations as needed. The DNR Wildlife Biologist should be contacted to provide guidance on locations and a plan shall be provided to the Counties before construction of any fencing.
- d. The Project’s substation fence may utilize chain link and barbed wire, as required by electrical code.
- e. No fence shall cross a “navigable” waterway.
- f. Impairments to fencing that are aesthetically unpleasing shall be remedied within two (2) weeks of written notification to Whitewater Solar by the County within which such fencing section is located. In the event leaning or tilting of the fencing occurs that exceeds plus or minus ten (10) degrees of perpendicular, such fencing will be corrected by Whitewater Solar back to perpendicular within two (2) weeks of receiving written notice on the issue from a County within which such fencing section is located.

13. Dust Control. Whitewater Solar will use commercially reasonable efforts to reduce the creation of dust throughout the construction process. Dust-related complaints and disputes shall be handled in accordance with the process described in Section 26 of this Agreement.

14. Visual Considerations. The Project’s facilities shall not be used for any type of advertising. Whitewater Solar may erect and maintain a single project identification sign. The Project shall be minimally lighted so as not to disturb neighboring properties, provided,

however, reasonably necessary lighting to provide safety and security of facilities shall be allowed. Whitewater Solar will provide the Counties with a description of permanent Project lighting plans when available. Whitewater Solar shall maintain all facilities in a manner to preserve the aesthetics of all facilities including, but not limited to, not allowing equipment or fencing to deteriorate or remain in a state of disrepair within view of the public or adjoining landowners.

15. **Topsoil Disturbance and Preservation.** The Project will not remove material amounts of topsoil from the Project area. Proposed site grading shall be conducted in a manner which ensures that topsoil is adequately preserved and retained. For the avoidance of doubt, topsoil may be removed for access roads, substations, and permanent parking areas, provided however, that topsoil removed from these areas will remain on site.
16. **Grading.** Upon request, prior to the full mobilization for the construction of the Project, Whitewater Solar will provide copies of all grading plans to the Counties.
17. **Phasing.** The Parties acknowledge that the construction of the Project may take place through one or more phases at Whitewater Solar's election. In the event Whitewater Solar elects to construct the Project in phases, the obligations of Whitewater Solar hereunder will, to the extent applicable, relate only to the respective phase of the Project then being undertaken by Whitewater Solar.
18. **Snowmobile Paths.** Whitewater Solar and the Counties agree to meet prior to commencement of construction regarding the location of snowmobile paths within the Project area. Whitewater Solar also agrees to communicate and coordinate with snowmobile clubs that have chapters within the Project area prior to commencement of construction.
19. **Assignment of Interest.** Whitewater Solar shall have the sole and exclusive right to sell, assign, or lease any or all portions of the Project or interests in Whitewater Solar to any non-party entity at any time without notice to the other Parties. In such event, such non-party entity shall, with Whitewater Solar or, in the event of total sale, assignment or lease, the new owner of the Property shall, have the same rights and obligations as Whitewater Solar as set forth in this Agreement. Whitewater Solar, its successors or assigns, shall, at all times and at its sole expense, maintain the Project in good condition and repair. Whitewater Solar shall also have the sole and exclusive right (without any consent from the other Parties required) to collaterally assign its interest in this Agreement to any parties providing debt, equity or other financing for the Project to Whitewater Solar or any of its affiliates. For the avoidance of doubt, no direct or indirect change in control of the ownership interests of Whitewater Solar, LLC, or any sale of direct or indirect ownership interests in the Whitewater Solar, LLC (including any tax equity investment or passive investment) shall constitute an assignment requiring the consent of any of the other Parties under this Agreement. Whitewater Solar shall notify the Counties of any and all proposed changes in the direct owner or substantial operation of the Project. Whitewater Solar will attempt to schedule introductory meetings between the County and any future owner.

20. **Cooperation.** Whitewater Solar and the Counties agree to communicate and cooperate in good faith concerning the safe construction and operation of the Project and preventing or correcting any materially adverse conditions that may be created by the Project. Whitewater Solar and the Counties agree that Whitewater Solar and the appropriate offices within each County shall meet prior to commencement of construction to communicate on the timing of construction and the use of emergency services, if needed.
21. **Indemnification.** Whitewater Solar agrees to defend, indemnify, and hold harmless the Counties and their supervisors, trustees, administrators, employees, and representatives (collectively the “Indemnified Parties”) against any and all losses, damages, claims, expenses, including reasonable attorneys’ fees, and liabilities for physical damage to the property of such County and for physical injury to any person, to the extent caused by activities or operations of Whitewater Solar, its agents and employees, for the performance or non-performance of its duties pursuant to this Agreement except to the extent such physical damage to property or physical injury to persons is caused by the negligence or intentional misconduct of the County, or its supervisors, trustees, administrators, employees, or representatives. This indemnification obligation shall survive the termination of this Agreement.
22. **Insurance.** Whitewater Solar shall at all times during construction and its operation of the Project carry Commercial General Liability insurance with a minimum liability of \$5,000,000 per occurrence, and Automobile Liability insurance with a minimum liability limit of \$1,000,000 per occurrence, or, Whitewater Solar, if a qualified self-insured in the State of Wisconsin, shall maintain not less than \$5,000,000 of claims-first-made excess general liability insurance on an occurrence basis over its self-insured retention that may change from time to time. Such excess insurance shall include automobile liability. Certificates of insurance will be provided to the Counties upon written request.
23. **Compliance with Laws.** Whitewater Solar shall at all times comply in all material respects with all federal, state and local laws, statutes, ordinances, rules, regulations, judgments, and other valid orders of any government authority with respect to its activities associated with the Project and shall obtain all material permits, licenses, and orders required to conduct any and all such activities.
24. **Entire Agreement.** This Agreement, including all Exhibits and other documents and agreements referenced herein, constitutes the Entire Agreement among the parties hereto in respect to the Project. However, this Agreement shall be deemed and read to include and incorporate all of the Exhibits hereto and any related approvals of a County. In the event of a conflict between this Agreement, any related approvals by a County, or the PSCW, the PSCW’s requirements shall be deemed controlling. No modification, waiver, amendment, or change of this Agreement shall be valid unless the same is in writing and signed by the Parties.
25. **Relevant Law.** Any and all disputes arising under this Agreement and/or relating to the actual development and/or construction of the Project shall be resolved pursuant to the laws

of the State of Wisconsin.

26. **Disputes.** Whitewater Solar will have sixty (60) days from the time in which a County notifies it in writing of any dispute related to this Agreement to (1) make a determination of its validity, and if so determined to be valid, (2) provide a plan in which to reasonably remedy such complaint. In the event such a dispute cannot be resolved after steps (1) or (2) above, the aggrieved County shall provide written notice of said dispute to Whitewater Solar within fifteen (15) days after the occurrence of steps (1) or (2) (a “Notice of Dispute”). The Notice of Dispute shall include a description of the nature of the dispute and the remedy sought by the County. The Parties shall endeavor to resolve the dispute by mediation with a mediator mutually acceptable to the Parties. The administration of the mediation shall be as mutually agreed by the Parties. The mediation shall be convened within thirty (30) days, or as soon thereafter as possible, of the issuance of a Notice of Dispute. The costs of the mediator shall be equally shared by the Parties. All disputes which are not resolved by good faith discussions or mediation shall be resolved by arbitration with a single arbitrator and in a venue mutually acceptable to the Parties. If the Parties cannot agree on an arbitrator, either party may petition either the Jefferson County Circuit Court or the Walworth County Circuit Court for appointment of an arbitrator. Such arbitration shall be in accordance with Wis. Stat. Chapter 788 (Arbitration) in effect at the time of the dispute.
27. **Notices.** Notices, requests, demands, and other communications shall be sent to the following addresses:

FOR WHITEWATER SOLAR LLC:

NAME:

TITLE:

[ADDRESS]:

FOR JEFFERSON COUNTY:

NAME:

TITLE:

[ADDRESS]:

FOR WALWORTH COUNTY:

NAME:

TITLE:

[ADDRESS]:

All notices shall be in writing. Any notice shall be deemed to be sufficiently given (i) on the

date, if delivered in person; (ii) five (5) days after being sent by United States registered or certified mail, postage prepaid, return receipt requested; or (iii) on the next business day if sent by overnight delivery service (*e.g.* Federal Express) to the notified Party at its address set forth above. These addresses shall remain in effect unless another address is substituted by written notice.

Notices may be also sent via email transmission to the email addresses provided below, however, notice sent via email shall be followed by notice delivered by personal service or by registered or certified mail, return receipt requested, or by overnight delivery.

FOR WHITEWATER SOLAR LLC:

NAME: Drew Vielbig

TITLE: Project Manager

EMAIL: drew@rangerpower.com

FOR JEFFERSON COUNTY:

NAME:

TITLE:

EMAIL:

FOR WALWORTH COUNTY:

NAME:

TITLE:

EMAIL:

EXECUTION PAGE ONLY

IN WITNESS WHEREOF, the parties to this Agreement have caused this instrument to be signed and sealed by duly authorized representative of Whitewater Solar, LLC, this ____ day of ____, 2025.

WHITEWATER SOLAR LLC:

By:_____

Name:_____

Title:_____

EXECUTION PAGE ONLY

IN WITNESS WHEREOF, the parties to this Agreement have caused this instrument to be signed and sealed by duly authorized representative of Jefferson County, this _____ day of _____, 2025.

JEFFERSON COUNTY:

By: _____

Name: _____

Title: _____

EXECUTION PAGE ONLY

IN WITNESS WHEREOF, the parties to this Agreement have caused this instrument to be signed and sealed by duly authorized representative of Walworth County, this_____day of _____, 2025.

WALWORTH COUNTY:

By:_____

Name:_____

Title:_____

EXHIBIT 1
Whitewater Solar Setback Table

Setback/Constraint Description	Setback/Constraint Value
Residences	175-foot setback from building edge of a habitable Structure to PV arrays or inverters; excludes access roads and fences)
Non-participating Property Lines	50 feet
Public Road ROW - Walworth County	<p>State and Federal highway (not including freeways): 85 feet County Road: 65 feet Town road: 50 feet Subdivision road: 25 feet</p> <p>Fence: No fence shall be permitted in any district above the height of two and one-half feet above the plane through the mean centerline roadway grades within the triangular space formed by any two existing or proposed intersection street or alley right-of-way lines and a line joining points on such lines located 50 feet from their point of intersection.</p>
Public Road ROW - Jefferson County	<p>Class A: 100-foot setback from edge of ROW, or 200-foot setback from roadway centerline, whichever is greater. Class B: 70-foot setback from edge of ROW, or 140-foot setback from roadway centerline, whichever is greater. Class C: 50-foot setback from edge of ROW, or 110-foot setback from roadway centerline, whichever is greater. Class D: 50-foot setback from edge of ROW, or 85-foot setback from roadway centerline, whichever is greater. Class E: 30-foot setback from edge of ROW, or 63-foot setback from roadway centerline, whichever is greater.</p>
Navigable Waterways	75 feet
Non-Navigable Waterways	20 feet
Wetlands	75 feet
FEMA floodplain	35 feet

EXHIBIT 2
Haul Routes

[Insert list of haul routes]

EXHIBIT 3
Form of Road Use Agreement

32033626.5

COUNTY BOARD APPROVAL (MARCH 2025)

No Zoning Permit is required for ordinary maintenance repairs such as painting, decorating, paneling, shingling, siding, and the replacement of doors, windows and other NON-STRUCTURAL components.

IF YOU ARE NOT SURE IF A PERMIT IS REQUIRED, CALL ZONING AT 920-674-7130 BEFORE STARTING!!!

Checks for Permit and/or Inspection Fees Made Payable to: **Jefferson County**

NOTE: A double permit fee will be charged for all after-the fact permits (Minimum fee of \$100)

STRUCTURAL ALTERATION/REPAIR or CHANGE OF USE - Includes ANY CHANGE in the supporting members of a structure, such as foundations, bearing walls, columns, beams, girders, or change in window or door dimensions, but not classified as an addition or new structure.

\$ 50.00

RESIDENTIAL STRUCTURES

STANDARD

***SHORELAND**

SINGLE FAMILY HOME	\$ 600.00	\$ 650.00
DUPLEX & MULTI-FAMILY	\$ 400.00/UNIT	\$ 450.00/UNIT
ADDITION (HABITABLE) <499 sq.ft	\$ 150.00	\$ 200.00
500 - 999 sq. ft.	\$ 200.00	\$ 250.00
1000 + sq. ft.	\$ 250.00	\$ 300.00
ADDITION (NON-HABITABLE) <499 sq.ft. (Includes garages, porches, etc...)	\$ 50.00	\$ 100.00
500 - 999 sq. ft.	\$ 100.00	\$ 150.00
1000 + sq. ft.	\$ 200.00	\$ 250.00
ACCESSORY STRUCTURES (enclosed w/roof) ≤199 sq.ft.	\$ 30.00	\$ 80.00
200 - 499 sq. ft.	\$ 50.00	\$ 100.00
500 - 999 sq.ft.	\$ 100.00	\$ 150.00
1000 - 1499 sq.ft.	\$ 150.00	\$ 200.00
1500 + sq.ft.	\$ 200.00	\$ 250.00
ACCESSORY STRUCTURES (not enclosed-includes decks, pools, lean-to's, patios, wetland piers, etc.)		
<499 sq. ft.	\$ 30.00	\$ 80.00
500 - 999 sq.ft.	\$ 100.00	\$ 150.00
1000 + sq. ft.	\$ 150.00	\$ 200.00
NON-STRUCTURAL (Includes floodplain fill, plantings, ponds, shoreland alterations, etc.)		
<250 sq. ft.		\$ 50.00
≥250 sq. ft.		\$ 100.00
VIEWING/ACCESS CORRIDOR ESTABLISHMENT		\$ 100.00
NAVIGABILITY DETERMINATION		\$ 100.00
WATERFRONT PROPERTY REVIEW		\$ 50.00
MITIGATION/IMPERVIOUS SURFACE PLAN REVIEW		\$ 100.00
TREE REMOVAL		\$ 30.00

NOTE: FOR ALL FLOODPLAIN add additional \$150 to all structure fees and \$50 for fill/grading fees.

***Shoreland fees are for any lot or project within 300 feet of the Ordinary High Water Mark.**

NON-RESIDENTIAL PERMITS

For non-residential permits, a fee of \$150 is added to any permit for a structure in the floodplain.

AGRICULTURAL STRUCTURES (shoreland fee exempt)		AGRI-BUSINESS	
<499 sq.ft.	\$ 30.00	PRINCIPAL	\$ 300.00
500-999 sq.ft.	\$ 50.00	ADDITIONS	\$ 150.00
1000-1499 sq.ft.	\$ 80.00	ACCESSORY STRUCTURES >1,000 sq.ft.	\$ 150.00
1500-1999 sq.ft.	\$ 100.00	ACCESSORY STRUCTURES <1,000 sq.ft.	\$ 100.00
2000-4999 sq.ft.	\$ 150.00	SIGN PERMITS \$25 or \$0.50/square foot, whichever is greater	
5000+ sq.ft.	\$ 200.00	SUBDIVISIONS/CSM (CERTIFIED SURVEY MAP)	
BUSINESS/INDUSTRIAL		PRELIMINARY SUBDIVISION PLAT	\$ 350 + \$10/LOT
PRINCIPAL STRUCTURE	\$ 500.00	FINAL SUBDIVISION PLAT	\$ 300.00
ADDITION <500 sq.ft.	\$ 150.00	CONDOMINIUM PLAT	\$ 300 + \$10/LOT
ADDITION ≥500 sq.ft.	\$ 300.00	CERTIFIED SURVEY - PRELIMINARY	\$ 50.00
ACCESSORY STRUCTURES >1,000 sq. ft.	\$ 150.00	CERTIFIED SURVEY - FINAL	\$ 100.00
ACCESSORY STRUCTURES <1,000 sq. ft.	\$ 100.00	CAMP GROUNDS (extra fee exempt)	
OUTSIDE STORAGE IN I ZONE	\$ 100.00	FILL	\$ 50.00
REMOVAL OF STRUCTURE/RAZE PERMIT	\$ 30.00	ACCESSORY	\$ 50.00
SALVAGE YARD LICENSE	250	MOBILE TOWER	
REVISION FEE/EXTENSION	\$ 50.00	NEW & CLASS 1 COLLOCATION	\$ 3,000.00
ZONING VERIFICATION LETTER	\$ 100.00	CLASS 2 COLLOCATION	\$ 500.00

SOLAR DEVELOPMENTS

1,000 plus 20/ acre over 5 acres

PETITION FEES

CONDITIONAL USE	\$	300.00	REZONING PETITION FEE - 1 lot	\$	300.00
Conditional Use application with Rezone	\$	100.00	2 or more lots	\$	50.00 per lot
REAPPLICATION FEE	\$	100.00	APPEAL FEE	\$	600.00
			VARIANCE	\$	450.00
			Second Variance for same structure	\$	200.00
ADMINISTRATIVE DATCP REPORTING FEE FOR REZONING OUT OF A-1 (Non-refundable, paid at time of application)				\$	100.00

PLANS/ORDINANCES

JEFFERSON COUNTY AGRICULTURAL PRESERVATION & LAND USE PLAN	\$	40.00
DISC FORMAT (Includes Shipping)	\$	5.00
JEFFERSON COUNTY ZONING ORDINANCE	\$	30.00
JEFFERSON COUNTY PRIVATE SEWAGE SYSTEM ORDINANCE	\$	5.00
JEFFERSON COUNTY FLOODPLAIN ORDINANCE	\$	12.00
JEFFERSON COUNTY LAND DIVISION/SUBDIVISION ORDINANCE (Mailing fees to be added to the above as appropriate)	\$	9.00

SANITARY PERMIT FEES

TYPE OF SYSTEM	FEE
MOUND, IN-GROUND PRESSURE, AT-GRADE	\$ 1,025.00
HOLDING TANKS	\$ 775.00
IN-GROUND NON-PRESSURE	\$ 750.00
ATU (Aerobic Treatment Unit)-Separate Installation	\$ 425.00
ATU - (If added as part of an entire system install. Add'l fee not required for sand filter)	\$ 250 add'l
LARGE SCALE (DNR Defined)	\$ 975.00
SAND FILTER	\$ 925.00
REVISIONS/REPAIRS	
TANK REPLACEMENT or ADDITION	\$ 375.00
REPAIRS (Includes recoring of existing mound, sand filter, or adding turn-ups. Does not include other system replacement)	\$ 375.00
REVISION (Change to Plans)	\$ 100.00
RECONNECTION	\$ 250.00
TRANSFERS	\$ 50.00
PERMIT EXTENSIONS (prior to expiration)	\$ 100.00
MISCELLANEOUS FEES	
RE-INSPECTIONS (If not complete on initial inspection)	\$ 50.00
INSPECTIONS (Charged for every inspection after the fourth (per system))	\$ 75.00
SOIL TEST REVIEW FEE	\$ 80.00
WISCONSIN FUND APPLICATION FEE	\$ 100.00
SANITARY PERMIT STATE FEE (to be added to sanitary fee if not already included)	\$ 100.00
AGENT STATUS REVIEW FEE	\$ 300.00

NOTE: A Maintenance Agreement and \$30 recording fee is required for every sanitary permit, unless one is already recorded for the property. Contact the**OTHER FEES AS ADOPTED BY COUNTY BOARD RESOLUTION NO. 93-94, REVISED RESOLUTION 2001-78, APPROVED ON 12/11/01**

Special Computer Reports- Minimum fee (up to 10 pages)	\$	5.00
COMPUTER REPORTS (CUSTOM) - (page fee for reports over 10 pages)	\$	0.65
CUSTOM EXTENSIVE SEARCHES OR CLERICAL SERVICES	\$	50.00/HR
ADDRESS ASSIGNMENT - NEW CONSTRUCTION OR REASSIGNMENT	\$	35.00

PHOTOCOPIES

Photocopies - Letter & Legal	\$	0.25
Photocopies - 11" X 17"	\$	0.50
Property Map Copies - 18" X 24"	\$	2.50
Photocopies - 24" X 36"	\$	5.00
Photocopies - 36" X 48"	\$	8.00

MAP PLOTS

8 1/2" x 11" Black and White	\$	0.25	18" X 24" Black and White or Color	\$	8.00
18" X 24" Black and White	\$	2.50	24" X 36" Black and White or Color	\$	15.00
11" X 17" Black and White or Color	\$	5.00	36" X 42" Black and White or Color	\$	25.00

Refund requests must be made to the Director within three months of the application date. Zoning permit refunds may be granted only for permits that have not been reviewed, granted or denied. Petition refunds may only be granted if the petition has not been noticed (excluding any nonrefundable fees).

NEXT YEAR BUDGET HISTORICAL COMPARISON

PROJECTION: 2601 2026 BUDGET

FOR PERIOD 99

ACCOUNTS FOR:

General Fund			PRIOR FY3 ACTUALS	PRIOR FY2 ACTUALS	LAST FY1 ACTUALS	CY ACTUALS	CY REV BUDGET	PROJECTION LEVEL 3	PCT CHANGE
12901 Zoning									
12901	411100	Gen Prop T	-319,841.76	-395,657.40	-401,857.92	-242,070.92	-414,978.74	-426,862.00	2.9%
12901	421001	St Aid	.00	.00	.00	.00	.00	.00	.0%
12901	432002	Priv SS	-56,770.00	-55,655.00	-75,730.00	-41,405.00	-87,750.00	-80,000.00	-8.8%
12901	432099	Oth Per	-144,167.00	-161,940.00	-159,645.10	-95,677.40	-125,000.00	-130,000.00	4.0%
12901	441002	Co Ord Ft	.00	-566.00	-507.50	.00	.00	.00	.0%
12901	451002	PP Photo	-797.92	-1,315.31	-864.56	-4.00	-1,000.00	-500.00	-50.0%
12901	458001	Tree Sales	.00	.00	.00	.00	.00	.00	.0%
12901	458002	Septic Rpl	.00	.00	.00	.00	.00	.00	.0%
12901	458010	Soil Test	-7,700.00	-10,820.00	-12,160.00	-5,200.00	-9,000.00	-9,000.00	.0%
12901	472003	Munic Cpy	.00	-6.25	-7.50	-11.75	.00	.00	.0%
12901	484001	Ins Revy	-4,099.07	.00	.00	.00	.00	.00	.0%
12901	486004	Misc Rev	-750.00	.00	.00	.00	.00	.00	.0%
12901	511110	Salary	99,518.37	112,158.88	121,771.00	61,756.56	126,668.49	133,035.00	5.0%
12901	511210	Wage Reg	261,523.63	276,703.84	315,007.84	136,621.43	347,907.07	324,986.17	-6.6%
12901	511220	Wage Ovt	196.98	601.44	995.89	.00	928.41	22.15	-97.6%
12901	511240	Wage Temp	6,442.50	10,143.75	8,040.00	3,498.75	1,200.00	.00	.0%
12901	511310	Wage SL	.00	.00	.00	.00	.00	.00	.0%
12901	511320	Wage Vac	.00	.00	.00	.00	.00	.00	.0%
12901	511330	Wage Long	750.00	931.87	718.73	.00	525.00	150.00	-71.4%
12901	511340	Wage Hol	.00	.00	.00	.00	.00	.00	.0%
12901	511350	Wage Mic	.00	.00	.00	.00	.00	.00	.0%
12901	512141	SS	26,874.49	29,107.62	32,465.86	14,626.59	33,368.28	34,563.14	3.6%
12901	512142	Ret (Emplr)	23,477.54	26,057.27	27,082.75	13,275.41	28,865.36	31,382.17	8.7%
12901	512144	Health	69,212.28	73,284.31	26,280.46	14,352.59	25,364.73	19,124.90	-24.6%
12901	512145	Life	144.08	150.41	134.35	55.10	146.90	98.57	-32.9%
12901	512147	ED & Train	.00	.00	.00	.00	.00	.00	.0%
12901	512148	Unemploy C	111.28	.00	.00	.00	.00	.00	.0%
12901	512150	FSA Contr	.00	.00	.00	.00	.00	.00	.0%
12901	512151	HSA Contri	5,234.37	.00	.00	.00	4,350.00	1,600.00	-63.2%
12901	512152	Limited FSA	.00	.00	.00	.00	.00	.00	.0%
12901	512153	HRA Contri	.00	.00	.00	.00	.00	.00	.0%
12901	512173	Dental	3,942.69	3,835.62	3,237.16	1,763.49	4,785.60	3,165.60	-33.9%
12901	521212	Legal	6,100.00	1,079.68	374.02	.00	1,000.00	1,000.00	.0%
12901	521212	12901 Legal	.00	1,889.55	.00	.00	.00	.00	.0%
12901	521219	Othr Prof	.00	.00	.00	.00	.00	.00	.0%
12901	529299	Purch Care	.00	.00	.00	.00	.00	.00	.0%
12901	531003	Notary Pub	.00	.00	141.99	.00	50.00	.00	.0%
12901	531301	Office Eq	.00	6.99	.00	.00	.00	.00	.0%
12901	531311	Postage	5,536.67	6,410.46	5,292.01	4,088.12	5,650.00	7,000.00	23.9%
12901	531312	Office Sup	1,181.10	1,735.54	2,260.68	803.72	1,700.00	2,200.00	29.4%
12901	531313	Print & Dp	673.90	128.15	160.42	80.30	700.00	250.00	-64.3%
12901	531314	Small Item	68.97	.00	105.81	.00	200.00	3,000.00	1400.0%
12901	531321	Pub of Lgl	5,117.14	6,657.13	5,173.08	3,726.92	5,600.00	6,800.00	21.4%
12901	531324	Memb Dues	242.00	521.19	565.16	126.16	600.00	700.00	16.7%
12901	531326	Advertise	175.00	372.81	895.66	397.07	400.00	500.00	25.0%
12901	531327	Cert Fees	416.00	.00	448.25	149.15	200.00	600.00	200.0%
12901	531329	Other Pub	98.18	98.18	375.34	.00	100.00	100.00	.0%
12901	531351	Gas/Diesel	2,122.60	2,231.08	1,779.78	493.09	2,400.00	2,400.00	.0%

NEXT YEAR BUDGET HISTORICAL COMPARISON

PROJECTION: 2601 2026 BUDGET			FOR PERIOD 99						
ACCOUNTS FOR:									
General Fund			PRIOR FY3 ACTUALS	PRIOR FY2 ACTUALS	LAST FY1 ACTUALS	CY ACTUALS	CY REV BUDGET	PROJECTION LEVEL 3	PCT CHANGE
12901	532325	Registr	705.00	1,827.00	60.00	600.00	1,200.00	2,000.00	66.7%
12901	532332	Mileage	.00	.00	.00	100.10	.00	.00	.0%
12901	532335	Meals	262.63	145.18	.00	64.92	200.00	200.00	.0%
12901	532336	Lodging	786.00	556.00	.00	392.00	810.00	1,800.00	122.2%
12901	532339	Other Trvl	.00	.00	.00	.00	.00	.00	.0%
12901	533225	Tele Fax	976.54	1,124.11	1,109.95	813.87	1,200.00	1,200.00	.0%
12901	533236	Wirel Int	.00	69.09	.00	.00	200.00	200.00	.0%
12901	535242	Maint Mach	1,611.81	2,327.93	1,841.40	1,091.55	2,500.00	2,000.00	-20.0%
12901	535352	Veh Repair	5,154.73	50.00	60.00	.00	50.00	.00	.0%
12901	571004	IP Tel All	899.96	1,141.55	1,033.67	935.00	1,020.00	1,467.00	43.8%
12901	571005	Dup Allc	178.33	134.27	44.80	88.88	97.00	292.00	201.0%
12901	571007	MIS Direct	.00	.00	.00	.00	.00	.00	.0%
12901	571009	MIS PC	15,477.32	15,793.13	20,311.19	22,649.00	24,708.00	25,203.00	2.0%
12901	571010	MIS Sys	4,086.17	4,420.02	4,985.06	4,306.50	4,698.00	5,158.00	9.8%
12901	571020	FleetAlloc	5,011.74	2,791.44	3,258.24	.00	3,500.00	3,500.00	.0%
12901	591519	Oth Ins	4,240.14	4,588.39	4,505.42	4,374.26	4,835.90	5,059.67	4.6%
12901	591520	Liab Claim	.00	1,320.00	-769.65	.00	.00	.00	.0%
12901	594811	Cap Auto	.00	.00	.00	.00	.00	.00	.0%
12901	594813	Cap Office	.00	.00	.00	.00	.00	.00	.0%
12901	594950	Oper Res	.00	.00	.00	.00	.00	.00	.0%
12901	599999	Over Trans	.00	.00	.00	.00	.00	.00	.0%
12901	699700	Res Oper	.00	.00	.00	.00	.00	.00	.0%
12901	699999	Budget FB	.00	.00	.00	.00	.00	.00	.0%
TOTAL Zoning			24,424.39	-35,566.08	-61,026.26	-93,138.54	.00	-25,604.63	.0%
12902 Solid waste Program									
12902	411100	Gen Prop T	-520.92	919.68	1,039.92	.00	.00	.00	.0%
12902	421001	St Aid	-20,853.57	-25,200.63	-21,758.90	-1,014.46	.00	-22,000.00	.0%
12902	421001 12902	St Aid	.00	.00	.00	.00	.00	.00	.0%
12902	421001 12903	St Aid	.00	.00	.00	.00	-17,786.00	.00	.0%
12902	421001 12904	St Aid	.00	.00	.00	.00	-4,780.00	.00	.0%
12902	421001 12905	St Aid	.00	.00	-4,134.47	.00	-3,400.00	.00	.0%
12902	421003	St Aid GPR	.00	.00	.00	.00	.00	.00	.0%
12902	451009	Deer Track	-108,215.64	-122,690.20	-115,105.54	.00	-100,000.00	-100,000.00	.0%
12902	458011	Pub SW Cg	-4,961.00	-6,731.50	-4,151.30	-9,076.00	-5,500.00	-10,000.00	81.8%
12902	458011 12903	Pub SW Cg	.00	.00	.00	.00	.00	.00	.0%
12902	458011 12904	Pub SW Cg	.00	.00	.00	.00	.00	.00	.0%
12902	472007	Mun Othr	-20,000.00	-20,100.00	-20,000.00	.00	-20,000.00	-20,000.00	.0%
12902	472007 12903	Mun Othr	.00	.00	.00	.00	.00	.00	.0%
12902	472007 12904	Mun Othr	.00	.00	.00	.00	.00	.00	.0%
12902	472007 12905	Mun Othr	.00	.00	.00	.00	.00	.00	.0%
12902	481001	Int & Div	.00	.00	.00	.00	.00	.00	.0%
12902	485100	Donat-Unr	-5,750.00	-3,550.00	-7,900.00	-4,050.00	-4,000.00	-7,000.00	75.0%
12902	486014	Sale Recy	.00	.00	.00	.00	.00	.00	.0%
12902	511210	Wage Reg	21,802.09	22,497.51	31,160.10	16,211.52	39,910.19	41,804.13	4.7%
12902	511220	Wage Ovt	149.56	462.48	10.64	.00	355.32	13.72	-96.1%
12902	511310	Wage SL	.00	.00	.00	.00	.00	.00	.0%
12902	511320	Wage Vac	.00	.00	.00	.00	.00	.00	.0%
12902	511330	Wage Long	.00	181.88	187.50	.00	225.00	225.00	.0%

NEXT YEAR BUDGET HISTORICAL COMPARISON

PROJECTION: 2601 2026 BUDGET FOR PERIOD 99

ACCOUNTS FOR:

General Fund		PRIOR FY3 ACTUALS	PRIOR FY2 ACTUALS	LAST FY1 ACTUALS	CY ACTUALS	CY REV BUDGET	PROJECTION LEVEL 3	PCT CHANGE
12902 511340	Wage Hol	.00	.00	.00	.00	.00	.00	.0%
12902 511350	Wage Mic	.00	.00	.00	.00	.00	.00	.0%
12902 512141	SS	1,650.21	1,739.95	2,399.00	1,240.23	3,097.52	3,216.28	3.8%
12902 512142	Ret (Emlr)	1,353.80	1,479.01	1,955.69	1,024.36	2,563.89	2,767.89	8.0%
12902 512144	Health	2,989.54	3,615.22	.00	.00	.00	.00	.0%
12902 512145	Life	4.23	6.21	14.60	7.52	17.14	17.71	3.3%
12902 512150	FSA Contr	.00	.00	.00	.00	.00	.00	.0%
12902 512151	HSA Contri	234.38	.00	.00	.00	.00	.00	.0%
12902 512152	Limited FSA	.00	.00	.00	.00	.00	.00	.0%
12902 512153	HRA Contri	.00	.00	.00	.00	.00	.00	.0%
12902 512173	Dental	185.94	207.11	424.99	266.14	662.40	662.40	.0%
12902 529299	Purch Care	71,331.05	100,497.95	5,202.09	111,331.21	110,000.00	115,000.00	4.5%
12902 529299 12902	Purch Care	1,800.00	.00	.00	.00	.00	.00	.0%
12902 529299 12903	Purch Care	.00	.00	110,062.69	.00	.00	.00	.0%
12902 529299 12904	Purch Care	.00	.00	7,389.00	.00	.00	.00	.0%
12902 529299 12905	Purch Care	.00	.00	.00	.00	.00	.00	.0%
12902 531301	Office Eq	.00	.00	.00	.00	.00	.00	.0%
12902 531303	Comp Eq	.00	.00	503.98	.00	.00	.00	.0%
12902 531311	Postage	27.70	75.17	207.37	135.41	100.00	200.00	100.0%
12902 531312	Office Sup	80.01	201.09	592.50	227.17	750.00	700.00	-6.7%
12902 531312 12903	Office Sup	.00	.00	35.84	.00	.00	.00	.0%
12902 531312 12904	Office Sup	.00	.00	.00	242.05	.00	.00	.0%
12902 531312 12905	Office Sup	.00	.00	.00	.00	.00	.00	.0%
12902 531313	Print & Dp	189.05	24.00	608.26	656.80	500.00	1,000.00	100.0%
12902 531313 12902	Print & Dp	.00	.00	.00	.00	.00	.00	.0%
12902 531313 12903	Print & Dp	.00	.00	.00	.00	.00	.00	.0%
12902 531313 12904	Print & Dp	.00	.00	.00	.00	.00	.00	.0%
12902 531313 12905	Print & Dp	.00	.00	.00	.00	.00	.00	.0%
12902 531314	Small Item	.00	.00	.00	.00	.00	.00	.0%
12902 531314 12902	Small Item	.00	.00	.00	.00	.00	.00	.0%
12902 531322	Subscript	98.17	98.17	87.96	.00	100.00	100.00	.0%
12902 531324	Memb Dues	50.00	245.00	245.00	255.00	250.00	250.00	.0%
12902 531326	Advertise	195.19	1,593.07	768.06	399.78	2,000.00	2,000.00	.0%
12902 531326 12902	Advertise	.00	.00	.00	.00	.00	.00	.0%
12902 531326 12903	Advertise	.00	.00	616.89	.00	.00	.00	.0%
12902 531326 12904	Advertise	.00	.00	564.99	.00	.00	.00	.0%
12902 531326 12905	Advertise	.00	.00	.00	.00	.00	.00	.0%
12902 531334	Educ Init	.00	.00	207.98	2,533.62	5,000.00	5,000.00	.0%
12902 532325	Registr	195.00	385.00	460.00	385.00	500.00	500.00	.0%
12902 532332	Mileage	.00	.00	.00	.00	.00	.00	.0%
12902 532335	Meals	32.16	.00	42.64	78.44	100.00	110.00	10.0%
12902 532336	Lodging	212.00	205.00	98.00	196.00	294.00	330.00	12.2%
12902 532339	Other Trvl	.00	.00	.00	.00	.00	.00	.0%
12902 533225	Tele Fax	.21	.00	.00	.00	20.00	20.00	.0%
12902 535242	Maint Mach	.00	.00	18.00	.00	.00	.00	.0%
12902 571004	IP Tel All	112.50	126.84	258.42	233.75	255.00	367.00	43.9%
12902 571005	Dup Allc	50.03	25.15	169.88	16.50	18.00	1,108.00	6055.6%
12902 571006	SW Charge	.00	.00	.00	.00	.00	.00	.0%
12902 571006 12902	SW Charge	200.00	.00	.00	.00	.00	.00	.0%
12902 571009	MIS PC	1,190.56	1,052.88	1,354.08	1,509.75	1,647.00	1,680.00	2.0%
12902 571010	MIS Sys	371.47	401.82	453.19	391.38	427.00	469.00	9.8%

NEXT YEAR BUDGET HISTORICAL COMPARISON

PROJECTION: 2601 2026 BUDGET						FOR PERIOD 99		
ACCOUNTS FOR:								
General Fund		PRIOR FY3 ACTUALS	PRIOR FY2 ACTUALS	LAST FY1 ACTUALS	CY ACTUALS	CY REV BUDGET	PROJECTION LEVEL 3	PCT CHANGE
12902 591519	Oth Ins	261.49	267.53	291.20	348.48	309.86	397.62	28.3%
12902 594813	Cap Office	.00	.00	.00	.00	.00	.00	.0%
12902 594950	Oper Res	.00	.00	.00	.00	328,307.77	.00	.0%
12902 699700	Res Oper	.00	.00	.00	.00	-341,944.09	.00	.0%
12902 699800	Res Cap	.00	.00	.00	.00	.00	.00	.0%
12902 699999	Budget FB	.00	.00	.00	.00	.00	.00	.0%
TOTAL Solid Waste Program		-55,534.79	-41,964.61	-5,619.75	123,549.65	.00	18,938.75	.0%
12903 WI Fund Septic Replacement								
12903 421001	St Aid	.00	.00	.00	.00	.00	.00	.0%
12903 521660	Septic	.00	.00	.00	.00	.00	.00	.0%
12903 529299	Purch Care	.00	.00	.00	.00	.00	.00	.0%
12903 699999	Budget FB	.00	.00	.00	.00	.00	.00	.0%
TOTAL WI Fund Septic Replace		.00	.00	.00	.00	.00	.00	.0%
TOTAL General Fund		-31,110.40	-77,530.69	-66,646.01	30,411.11	.00	-6,665.88	.0%
TOTAL REVENUE		-694,426.88	-803,312.61	-822,782.87	-398,509.53	-1,135,138.83	-805,362.00	.0%
TOTAL EXPENSE		663,316.48	725,781.92	756,136.86	428,920.64	1,135,138.83	798,696.12	.0%
GRAND TOTAL		-31,110.40	-77,530.69	-66,646.01	30,411.11	.00	-6,665.88	.0%

** END OF REPORT - Generated by Matt Zangl **

NEXT YEAR BUDGET HISTORICAL COMPARISON

PROJECTION: 2601 2026 BUDGET

FOR PERIOD 99

ACCOUNTS FOR:

General Fund	Field #	Total	Page Break	PRIOR FY3 ACTUALS	PRIOR FY2 ACTUALS	LAST FY1 ACTUALS	CY ACTUALS	CY REV BUDGET	PROJECTION LEVEL 3	PCT CHANGE
Sequence 1	1	Y	Y							
Sequence 2	9	Y	N							
Sequence 3	0	N	N							
Sequence 4	0	N	N							

Report title:

07/17/2025 15:56

Mattz

Jefferson County

NEXT YEAR BUDGET HISTORICAL COMPARISON

|P

|bgnyrp

PROJECTION: 2601 2026 BUDGET

FOR PERIOD 99

Report type: 4
 Budget level: 3
 Percentage change calculation method: 1
 Print first or second year of budget requests: F
 Print revenue as credit: Y
 Include cfwd in rev bud: N
 Include cfwd in actuals: N
 Print totals only: N
 Include segment code: N
 Include report grand totals by account type: Y
 Print full GL account: N
 Double space: N
 Suppress zero bdgt accts: N
 Print as worksheet: N
 Print percent change or comment: C
 Print text: N
 Amounts/totals exceed 999 million dollars: N
 Print five budget levels: N
 Report view: D

Find Criteria

Field Name Field Value

Org 1290*
 Object
 Project
 Account type
 Account status

NEXT YEAR BUDGET DETAIL REPORT

PROJECTION: 2601 2026 BUDGET

ACCOUNTS FOR:
General Fund

		VENDOR	QUANTITY	UNIT COST	2026 DEPARTMENT
12503	Land Information Program				
12503	411100 -				.00
12503	421001 -				-136,000.00 *
	Education Grant		1.00	1,000.00	-1,000.00
	Base Budget Grant		1.00	20,000.00	-20,000.00
	Strategic Grant		1.00	20,000.00	-20,000.00
	NG GIS Grant for air photo add ons		1.00	95,000.00	-95,000.00
12503	424001 -				.00
12503	451008 -				.00
12503	451305 -				-80,000.00 *
	Retained Fees		1.00	80,000.00	-80,000.00
12503	472011 -				-12,000.00 *
	Muni Receipting Program		1.00	12,000.00	-12,000.00
12503	486003 -				.00
12503	512141 -				.00
12503	514151 -				.00
12503	521219 -				20,000.00 *
	Back Indexing		1.00	20,000.00	20,000.00
12503	521220 -				7,000.00 *
	Consultant Fees for GIS or other programming		1.00	7,000.00	7,000.00
12503	521295 -				.00
12503	521296 -				42,160.00 *
	File Director Fee for Land groups		1.00	14,000.00	14,000.00
	ESRI License		1.00	25,000.00	25,000.00
	Surveyor Carlson		1.00	160.00	160.00
	Pictometry License		1.00	3,000.00	3,000.00
12503	531303 -				12,389.00 *
	tablet for GIS		1.00	550.00	550.00
	Zoning - Sarah, Shari, Kim		8.00	900.00	7,200.00
	LWCD - Joe, Sam, Dave, Patricia, Kim				
	(?)				
	1 extra				
	GIS Laptop Laura		1.00	2,100.00	2,100.00
	Surveyor Metal Detector		1.00	1,300.00	1,300.00
	Zangl replacement laptop		1.00	1,239.00	1,239.00

NEXT YEAR BUDGET DETAIL REPORT

PROJECTION: 2601 2026 BUDGET

ACCOUNTS FOR: General Fund		VENDOR	QUANTITY	UNIT COST	2026 DEPARTMENT
12503	531311 -				.00
12503	531312 -				100.00
12503	531313 -				.00
12503	531314 -				500.00 *
	GPS stick, holder		1.00	300.00	300.00
	GPS/tablet holder (2x)		1.00	200.00	200.00
12503	531321 -				.00
12503	531324 -				400.00 *
	WLIA Membership		1.00	300.00	300.00
	Wi County Surveyor Membership		1.00	100.00	100.00
12503	532325 -				2,600.00 *
	WLIA Conference, 4 staff		4.00	500.00	2,000.00
	WLIA Spring/Fall		4.00	150.00	600.00
	2 staff/conference				
12503	532332 -				250.00 *
	Gerry Parking		1.00	50.00	50.00
	Mileage for staff		1.00	200.00	200.00
12503	532335 -				400.00
12503	532336 -				3,450.00 *
	Hotels		12.00	100.00	1,200.00
	WLIA Winter - 4 staff/2 nights = 8				
	WLIA Spring/Fall - 2 staff/1 night/2				
	conferences = 4				
	Gerry - User Conference		6.00	275.00	1,650.00
	6 nights at \$275				
	Gerry Airfare to San Diego		1.00	600.00	600.00
12503	533236 -				325.00 *
	GPS/Tablet internet		1.00	325.00	325.00

NEXT YEAR BUDGET DETAIL REPORT

PROJECTION: 2601		2026 BUDGET				
ACCOUNTS FOR:						
General	Fund	VENDOR	QUANTITY	UNIT COST	2026	DEPARTMENT
12503	535242 -					.00
12503	571005 -					.00
12503	571020 -					.00
12503	592003 -					.00
12503	594810 -					.00
12503	594811 -					.00
12503	594813 -					.00
12503	594818 -					.00
12503	594819 -				140,000.00	*
	NG 911 GIS Grant Project - Air Photo		1.00	100,000.00	100,000.00	
	add ons (building footprints, driveway					
	locations)					
	NG 911 maintenance tools		1.00	20,000.00	20,000.00	
	GIS Custom programing - new webmap		1.00	20,000.00	20,000.00	
12503	594819 - 25305					.00
12503	594950 -					.00
12503	599992 -					.00
12503	632100 -					.00
12503	691100 -					.00
12503	691200 -					.00
12503	699700 -					.00
12503	699992 -					.00
12503	699999 -					.00
TOTAL Land Information Program					1,574.00	
TOTAL General Fund					1,574.00	
TOTAL REVENUE					-228,000.00	
TOTAL EXPENSE					229,574.00	
GRAND TOTAL					1,574.00	

** END OF REPORT - Generated by Matt Zangl **

NEXT YEAR BUDGET HISTORICAL COMPARISON

PROJECTION: 2601 2026 BUDGET

FOR PERIOD 99

ACCOUNTS FOR:

General Fund		PRIOR FY3 ACTUALS	PRIOR FY2 ACTUALS	LAST FY1 ACTUALS	CY ACTUALS	CY REV BUDGET	PROJECTION LEVEL 3	PCT CHANGE
12501	Real Estate Description							
12501 411100	Gen Prop T	-304,713.84	-335,338.20	-407,708.76	-230,913.20	-395,851.20	-572,017.00	44.5%
12501 451006	RE Descp	-3,565.33	-5,063.40	-3,124.62	-1,652.34	-4,500.00	-3,500.00	-22.2%
12501 451008	Rem Acc	-6,316.94	-7,600.00	-8,800.00	-4,975.00	-7,000.00	-8,500.00	21.4%
12501 451010	Sale Map	.00	.00	.00	.00	.00	-6,000.00	.0%
12501 472007	Mun Othr	.00	.00	-38,259.57	-1,000.00	-50,000.00	-52,000.00	4.0%
12501 472011	Othr Land	-2,031.85	-1,319.48	-971.40	-747.00	-1,800.00	-1,000.00	-44.4%
12501 511110	Salary	.00	.00	.00	.00	.00	.00	.0%
12501 511210	Wage Reg	187,489.10	220,064.14	271,033.06	149,658.93	307,604.89	321,856.58	4.6%
12501 511220	Wage Ovt	68.71	204.94	109.69	.00	145.88	50.17	-65.6%
12501 511240	Wage Temp	.00	11,666.25	.00	.00	.00	.00	.0%
12501 511310	Wage SL	.00	.00	.00	.00	.00	.00	.0%
12501 511320	Wage Vac	.00	.00	.00	.00	.00	.00	.0%
12501 511330	Wage Long	1,119.50	1,244.98	1,045.00	.00	1,075.00	1,097.50	2.1%
12501 511340	Wage Hol	.00	.00	.00	.00	.00	.00	.0%
12501 511350	Wage Mic	.00	.00	.00	.00	.00	.00	.0%
12501 511380	Wage Berv	.00	.00	.00	.00	.00	.00	.0%
12501 512141	SS	13,642.11	16,081.12	18,847.84	10,467.74	21,293.61	21,971.64	3.2%
12501 512142	Ret (Emlr)	12,836.93	14,591.65	18,621.05	10,319.45	21,296.58	23,112.31	8.5%
12501 512144	Health	47,869.42	66,908.17	68,809.96	34,703.71	70,669.00	80,051.89	13.3%
12501 512145	Life	47.56	64.09	81.16	42.84	79.41	84.12	5.9%
12501 512150	FSA Contr	.00	.00	.00	.00	.00	.00	.0%
12501 512151	HSA Contri	2,812.50	.00	.00	.00	6,250.00	5,600.00	-10.4%
12501 512152	Limited FSA	.00	.00	.00	.00	.00	.00	.0%
12501 512153	HRA Contri	.00	4,605.39	2,005.22	121.10	.00	.00	.0%
12501 512173	Dental	2,655.94	2,485.48	2,971.41	2,051.39	3,165.60	4,932.00	55.8%
12501 531243	Furniture	.00	.00	.00	.00	.00	.00	.0%
12501 531298	UPS	.00	.00	.00	.00	.00	.00	.0%
12501 531311	Postage	100.96	30.71	97.10	10.31	100.00	100.00	.0%
12501 531312	Office Sup	64.38	369.42	910.90	204.82	700.00	700.00	.0%
12501 531313	Print & Dp	505.39	.00	89.08	29.75	100.00	5,100.00	5000.0%
12501 531314	Small Item	.00	.00	.00	.00	.00	.00	.0%
12501 531324	Memb Dues	80.00	80.00	80.00	80.00	100.00	80.00	-20.0%
12501 531326	Advertise	.00	161.26	210.71	.00	150.00	.00	.0%
12501 531351	Gas/Diesel	.00	.00	.00	.00	.00	.00	.0%
12501 532325	Registr	140.00	345.00	280.00	.00	420.00	300.00	-28.6%
12501 532332	Mileage	202.50	52.40	.00	.00	100.00	100.00	.0%
12501 532335	Meals	35.98	73.35	42.00	30.00	100.00	100.00	.0%
12501 532335 25101	Meals	.00	.00	.00	.00	.00	.00	.0%
12501 532336	Lodging	279.00	338.95	603.00	.00	588.00	588.00	.0%
12501 532339 25101	Other Trvl	.00	.00	.00	.00	.00	.00	.0%
12501 533225	Tele Fax	1.96	.40	294.67	203.78	100.00	400.00	300.0%
12501 535242	Maint Mach	2,268.99	4,438.83	2,483.41	1,322.29	3,000.00	3,000.00	.0%
12501 571004	IP Tel All	449.98	380.52	387.63	467.50	510.00	550.00	7.8%
12501 571005	Dup Allc	130.90	.00	3.65	.00	.00	24.00	.0%
12501 571007	MIS Direct	.00	.00	.00	.00	.00	.00	.0%
12501 571009	MIS PC	20,239.57	10,528.75	12,186.72	13,589.62	14,825.00	15,122.00	2.0%
12501 571010	MIS Sys	1,783.05	1,928.74	2,175.30	3,445.75	3,759.00	4,127.00	9.8%
12501 591519	Oth Ins	2,074.69	2,341.11	2,837.38	2,658.04	3,019.23	3,032.73	.4%

NEXT YEAR BUDGET HISTORICAL COMPARISON

PROJECTION: 2601 2026 BUDGET		FOR PERIOD 99						
ACCOUNTS FOR:								
General Fund		PRIOR FY3	PRIOR FY2	LAST FY1	CY	CY REV	PROJECTION	PCT
		ACTUALS	ACTUALS	ACTUALS	ACTUALS	BUDGET	LEVEL 3	CHANGE
12501 699999	Budget FB	.00	.00	.00	.00	.00	.00	.0%
TOTAL Real Estate Descriptio		-19,728.84	9,664.57	-52,658.41	-9,880.52	.00	-150,937.06	.0%
12502 Assessment Of Property								
12502 411100	Gen Prop T	-6,284.04	-7,386.00	-8,207.04	-5,365.50	-9,198.00	.00	.0%
12502 531312	Office Sup	3,219.28	4,365.35	3,489.13	87.13	5,000.00	5,000.00	.0%
12502 531313	Print & Dp	2,616.05	1,245.82	2,332.20	19.96	2,500.00	2,500.00	.0%
12502 532156	Brd Train	.00	.00	.00	.00	.00	.00	.0%
12502 532332	Mileage	.00	.00	.00	.00	.00	.00	.0%
12502 535242	Maint Mach	750.00	914.78	783.90	750.00	750.00	750.00	.0%
12502 571005	Dup Allc	685.21	1,305.36	336.15	869.00	948.00	2,193.00	131.3%
12502 699999	Budget FB	.00	.00	.00	.00	.00	.00	.0%
TOTAL Assessment Of Property		986.50	445.31	-1,265.66	-3,639.41	.00	10,443.00	.0%
12503 Land Information Program								
12503 411100	Gen Prop T	.00	.00	.00	.00	.00	.00	.0%
12503 421001	St Aid	-61,000.00	-71,000.00	-34,591.00	-39,712.00	-99,700.00	-136,000.00	36.4%
12503 424001	Fed Grants	.00	.00	.00	.00	.00	.00	.0%
12503 451008	Rem Acc	.00	.00	.00	.00	.00	.00	.0%
12503 451305	Land Inf/D	-106,904.00	-79,440.00	-84,366.00	-48,088.00	-80,000.00	-80,000.00	.0%
12503 472011	Othr Land	.00	-9,420.00	-12,000.00	-11,671.50	-12,000.00	-12,000.00	.0%
12503 486003	Reimbursmt	.00	.00	.00	.00	-8,000.00	.00	.0%
12503 512141	SS	4.97	.00	4.97	.00	.00	.00	.0%
12503 514151	Per Diem	65.00	.00	65.00	.00	.00	.00	.0%
12503 521219	Othr Prof	25,000.00	.00	5,040.45	.00	20,000.00	20,000.00	.0%
12503 521220	Consult	3,900.00	.00	.00	.00	6,000.00	7,000.00	16.7%
12503 521295	Data Conv	.00	.00	.00	.00	.00	.00	.0%
12503 521296	Comp Sup	32,015.10	30,039.20	32,802.55	43,757.55	41,160.00	42,160.00	2.4%
12503 531303	Comp Eq	9,470.33	4,893.87	13,905.33	11,107.12	6,100.00	12,389.00	103.1%
12503 531311	Postage	.00	.00	.00	.00	.00	.00	.0%
12503 531312	Office Sup	83.96	.00	38.48	.00	.00	100.00	.0%
12503 531313	Print & Dp	.00	.00	.00	.00	.00	.00	.0%
12503 531314	Small Item	.00	.00	48.78	.00	.00	500.00	.0%
12503 531321	Pub of Lgl	.00	.00	.00	.00	.00	.00	.0%
12503 531324	Memb Dues	536.10	530.00	250.00	350.00	550.00	400.00	-27.3%
12503 532325	Registr	800.00	1,210.00	1,350.00	2,317.00	1,740.00	2,600.00	49.4%
12503 532332	Mileage	74.67	.00	171.94	84.00	200.00	250.00	25.0%
12503 532335	Meals	60.32	.00	10.99	25.00	200.00	400.00	100.0%
12503 532336	Lodging	180.00	360.00	656.00	606.00	1,176.00	3,450.00	193.4%
12503 533236	wirel Int	.00	.00	302.38	153.00	.00	325.00	.0%
12503 535242	Maint Mach	.00	.00	.00	.00	.00	.00	.0%
12503 571005	Dup Allc	7.04	.00	.00	.00	.00	.00	.0%
12503 571020	FleetAlloc	.00	.00	.00	.00	.00	.00	.0%
12503 592003	NP Prin	.00	.00	.00	.00	.00	.00	.0%
12503 594810	Cap Equip	.00	.00	.00	.00	.00	.00	.0%
12503 594811	Cap Auto	.00	.00	.00	.00	.00	.00	.0%
12503 594813	Cap Office	.00	.00	.00	.00	.00	.00	.0%

NEXT YEAR BUDGET HISTORICAL COMPARISON

PROJECTION: 2601 2026 BUDGET			FOR PERIOD 99						
ACCOUNTS FOR:									
General Fund			PRIOR FY3 ACTUALS	PRIOR FY2 ACTUALS	LAST FY1 ACTUALS	CY ACTUALS	CY REV BUDGET	PROJECTION LEVEL 3	PCT CHANGE
12503 594818		Cap Comp	.00	.00	.00	.00	.00	.00	.0%
12503 594819		Cap Oth Eq	.00	77,964.70	48,857.35	104,760.00	135,000.00	140,000.00	3.7%
12503 594819	25305	Cap Oth Eq	48,203.61	.00	.00	.00	.00	.00	.0%
12503 594950		Oper Res	.00	.00	.00	.00	378,083.21	.00	.0%
12503 599992		Adm Dental	.00	.00	.00	.00	.00	.00	.0%
12503 632100		Proc LT N	.00	.00	.00	.00	.00	.00	.0%
12503 691100		Oper Rev	.00	.00	.00	.00	.00	.00	.0%
12503 691200		Cap Rev	.00	.00	.00	.00	.00	.00	.0%
12503 699700		Res Oper	.00	.00	.00	.00	-390,509.21	.00	.0%
12503 699992		Bal For PY	.00	.00	.00	.00	.00	.00	.0%
12503 699999		Budget FB	.00	.00	.00	.00	.00	.00	.0%
TOTAL Land Information Progr			-47,502.90	-44,862.23	-27,452.78	63,688.17	.00	1,574.00	.0%
12505 Surveyor									
12505 411100		Gen Prop T	-96,922.80	-100,496.76	-115,377.72	-68,597.34	-117,595.46	.00	.0%
12505 451409		Subp Witn	.00	.00	.00	.00	.00	.00	.0%
12505 472007		Mun Othr	.00	.00	.00	-4,200.00	.00	.00	.0%
12505 474175		Hwy Bill	.00	.00	.00	.00	.00	.00	.0%
12505 474379		EM Billed	.00	.00	.00	-6,500.00	.00	.00	.0%
12505 484001		Ins Revy	-879.15	.00	.00	.00	.00	.00	.0%
12505 511110		Salary	78,229.17	88,952.07	84,362.88	41,021.92	93,744.42	89,492.09	-4.5%
12505 511210		Wage Reg	.00	.00	.00	.00	.00	.00	.0%
12505 511310		Wage SL	.00	.00	.00	.00	.00	.00	.0%
12505 511320		Wage Vac	.00	.00	.00	.00	.00	.00	.0%
12505 511340		Wage Hol	.00	.00	.00	.00	.00	.00	.0%
12505 511350		Wage Mic	.00	.00	.00	.00	.00	.00	.0%
12505 512141		SS	5,984.42	6,804.85	6,267.04	2,963.70	7,171.45	6,269.37	-12.6%
12505 512142		Ret (Emplr)	5,077.78	5,643.00	5,271.47	2,851.03	6,098.24	6,443.43	5.7%
12505 512144		Health	.00	.00	9,762.77	10,183.91	.00	23,496.48	.0%
12505 512145		Life	38.75	40.28	20.79	11.94	41.16	23.88	-42.0%
12505 512146		WC	.00	.00	.00	.00	.00	.00	.0%
12505 512151		HSA Contri	.00	.00	.00	.00	.00	1,600.00	.0%
12505 512173		Dental	954.76	924.69	681.36	532.28	1,104.00	1,104.00	.0%
12505 531303		Comp Eq	.00	.00	.00	.00	.00	.00	.0%
12505 531311		Postage	.00	.00	.00	.00	.00	.00	.0%
12505 531312		Office Sup	9.50	61.20	60.73	279.96	50.00	400.00	700.0%
12505 531313		Print & Dp	11.09	.00	.00	.00	10.00	50.00	400.0%
12505 531314		Small Item	864.29	1,686.71	5,699.03	2,296.62	2,500.00	5,000.00	100.0%
12505 531324		Memb Dues	.00	.00	280.00	100.00	280.00	280.00	.0%
12505 531349		Othr Oper	.00	.00	230.58	.00	.00	.00	.0%
12505 531351		Gas/Diesel	868.92	711.20	503.67	312.32	850.00	850.00	.0%
12505 532325		Registr	310.00	340.00	431.24	.00	350.00	375.00	7.1%
12505 532332		Mileage	.00	.00	.00	.00	.00	.00	.0%
12505 532335		Meals	.00	.00	.00	15.00	50.00	50.00	.0%
12505 532336		Lodging	198.00	204.00	210.00	191.98	196.00	300.00	53.1%
12505 533225		Tele Fax	.00	.00	.00	.00	.00	.00	.0%
12505 533236		Wirel Int	480.12	480.12	480.12	214.25	500.00	500.00	.0%
12505 535242		Maint Mach	.00	.00	.00	.00	.00	.00	.0%
12505 535352		Veh Repair	917.30	269.82	.00	.00	.00	.00	.0%

NEXT YEAR BUDGET HISTORICAL COMPARISON

PROJECTION: 2601 2026 BUDGET							FOR PERIOD 99	
ACCOUNTS FOR:								
General Fund		PRIOR FY3 ACTUALS	PRIOR FY2 ACTUALS	LAST FY1 ACTUALS	CY ACTUALS	CY REV BUDGET	PROJECTION LEVEL 3	PCT CHANGE
12505 571004	IP Tel All	112.50	126.84	129.21	117.37	128.00	183.00	43.0%
12505 571005	Dup Allc	2.93	.00	.00	.00	.00	.00	.0%
12505 571009	MIS PC	1,190.56	1,052.88	1,354.08	1,509.75	1,647.00	1,680.00	2.0%
12505 571010	MIS Sys	742.94	803.64	906.38	782.87	854.00	938.00	9.8%
12505 571020	FleetAlloc	.00	123.63	1,071.60	.00	1,000.00	1,200.00	20.0%
12505 591519	Oth Ins	1,269.38	1,357.87	960.87	888.91	1,021.19	1,010.11	-1.1%
12505 594810	Cap Equip	.00	2,274.00	.00	.00	.00	.00	.0%
12505 594811	Cap Auto	.00	2,978.55	.00	.00	.00	.00	.0%
12505 599999	Over Trans	.00	.00	.00	.00	.00	.00	.0%
12505 699999	Budget FB	.00	.00	.00	.00	.00	.00	.0%
TOTAL Surveyor		-539.54	14,338.59	3,306.10	-15,023.53	.00	141,245.36	.0%
TOTAL General Fund		-66,784.78	-20,413.76	-78,070.75	35,144.71	.00	2,325.30	.0%
TOTAL REVENUE		-588,617.95	-617,063.84	-713,406.11	-423,421.88	-1,176,153.87	-871,017.00	.0%
TOTAL EXPENSE		521,833.17	596,650.08	635,335.36	458,566.59	1,176,153.87	873,342.30	.0%
GRAND TOTAL		-66,784.78	-20,413.76	-78,070.75	35,144.71	.00	2,325.30	.0%

** END OF REPORT - Generated by Matt Zangl **

JEFFERSON COUNTY
PRELIMINARY REVIEW FOR CERTIFIED SURVEY

A Division of land located in the NE 1/4 & NW 1/4 of the NE 1/4 of Section 28, Township 6 N, Range 15 E,
Town of Hebron, Jefferson County, Wisconsin, on Parcel Number 010-0615-2812-001 & 010-0615-2144-000

Owner: DAVCO Development Corporation
Address: 1326 Poplar Drive
Waukesha, WI 53188
Phone: 414 491-4131

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, 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.

Surveyor: **SOUTHWEST**
SURVEYING & ASSOCIATES, Inc.
W1065 COUNTY ROAD C1, HELENVILLE, WI. 53137
262-495-4910
920-674-4884

Date Submitted: _____
Revised: _____

Note to Be Placed on Final CSM

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

Intent and Description of Parcel to be Divided:

Lot 5 - Reconfigure existing 2.6± A-2 zone.
Lot 6 - Create one 1.0± Acres Net (without road R.O.W.) A-3 zoned rural residential parcel

LOT 5
ADJUST EXISTING 2.6±
ACRES A-2 ZONE



Town Board Approval _____
(Includes Access Approval If Applicable)
County Highway Approval _____
(If Applicable)
Extraterritorial Approval _____
(If Applicable)
County Surveyor Approval _____
Zoning Office Approval _____

Date: _____
Date: _____
Date: _____
Date: _____
Date: _____

NOTE:
This map was compiled from public
data supplied by the Jefferson County
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.

Solar Energy Systems Ordinance

Draft – May 6, 2025 (with Town input), revised July 21, 2025

Summary of Town Input:

Ixonia – comments about requiring financial assurance

Oakland – Utility tax: if decreased, solar shall make Town/County whole

Ground water sampling prior to construction for background assessment

Reimbursement to Town/County for EMS and fire training

Use of Roads – provided detailed section – should we include in ordinance?

Jefferson/Oakland – penalty for not following construction schedule. Add expiration date for CUP if construction doesn't occur like PSC

Comment on requiring JDA

Concord

Do not allow solar on more than 2 sides of non-participating residential properties

Limitations on grading

Noise from Columbia County

Lost Property Tax

1. Purpose and Scope.

- a. The purpose of this section is to adopt and incorporate the requirements of Wis. Stats. § 66.0401 and § 66.0403 as a local ordinance, to regulate Solar Energy Systems (“SES”) for the production of electricity and/or conversion of energy for uses on site as well as those systems which produce electricity for off-site use and distribution. The regulations of this section have been established to ensure SES are sited, constructed, maintained, operated and decommissioned in a manner that maximizes utilization of Jefferson County’s solar energy resources, while also protecting the health ~~and~~ safety ~~and welfare~~ of the community. The provisions listed under this section are not intended to be a duplication of any federal or state requirement or to exceed that authority granted to Wisconsin counties.
- b. All applications regulated by this section may be subject to additional conditions and restrictions consistent with Wis. Stat. §66.0401. ~~All where such~~ conditions ~~shall be~~ ~~are~~ considered and applied on a case-by-case basis ~~and~~ ~~as well as~~ satisfy one of the following:
 - i. Serves to preserve or protect the public health or safety. ~~or~~
 - ii. Does not significantly increase the cost of the system or significantly decrease its efficiency. ~~or~~
 - iii. Allows for an alternative system of comparable cost and efficiency.

- c. No Solar Energy System shall be erected, enlarged or extended without conformance to the provisions of this section and other applicable restrictions, as evidenced by the issuance of a Zoning Permit by the Zoning Administrator and where required, Conditional Use Permit approval by the Planning & Zoning Committee.

2. Definitions

- a. "Accessory Solar Energy System" means, but is not limited to, a photovoltaic energy system that converts solar energy to usable thermal, mechanical, chemical, or electrical energy, where such solar energy system is accessory to the principal use of the land and serve the land or structures on the same parcel (e.g., solar panels providing energy for a dwelling on the same lot). Accessory Solar Energy Systems are not intended for use as a public utility ~~or to provide energy into the grid~~ and generate less than 1,000 kilowatts (1 megawatt).
- b. "Battery Energy Storage System" (BESS) means electrochemical devices that charge or collect energy from the grid or a generation facility, store that energy, and then discharge that energy at a later time to provide electricity or other grid services.
- a. "Conditional Use Permit" means a discretionary permit for a listed conditional use, granted by the Jefferson County Planning & Zoning Committee, pursuant to the notice and hearing procedures set forth in the sec. 11.05 of the Jefferson County Zoning Ordinance, upon application by the owner and to which various conditions may be attached and must be adhered to by the applicant.
- b. "Energy Storage" means any technology that is capable of absorbing electricity, storing the electricity for a period of time, and redelivering the electricity.
- c. "Kilowatt" means a unit of power equal to one thousand watts.
- d. "Large Solar Energy Systems" means, but is not limited to, connected arrays of photovoltaic panels, their supporting structures and/or mounting systems, the network of necessary electrical wires and conduit (above and below ground), power poles, inverters, transformers, and supporting substations, or a concentrated mirror thermal energy generating facility and its respective components. These facilities are designed for nominal operation at a nameplate capacity of 100 megawatts or more. A Certificate of Public Convenience and Necessity issued by the Wisconsin Public Service Commission (PSC) is typically associated with these facilities. This includes facilities which directly convert and transfer ~~or~~ solar energy into thermal or electrical energy.
- e. "Megawatt" means a unit of power equal to one million watts, especially as a measure of the output of a power station.
- f. "Owner" means the owner of the property, applicant or developer
- g. "Small Solar Energy System" means but is not limited to, connected arrays of photovoltaic panels, their supporting structures and/or mounting systems, the network of necessary electrical wires and conduit (above and below ground), power poles, inverters, transformers, and supporting substations. These facilities are designed for nominal operation at a nameplate capacity of less than 100 megawatts and do not meet the definition of an "accessory solar energy generating system."

This includes facilities which directly convert and transfer solar energy into thermal or electrical energy.

- h. "Solar Energy System" means a set of devices or equipment which directly converts and then transfers solar energy into usable forms of thermal or electrical energy, including any Accessory Solar Energy System, Small Solar Energy System and Large Energy Solar Systems.
 - i. "Zoning Permit" means written approval by the Zoning Administrator that is required before commencing any development including any structural addition or alteration or change in use as defined by the Jefferson County Zoning Ordinance s. 11.03.
3. General Requirements. Unless alternative or less restrictive requirements are specifically granted by the Planning & Zoning Committee after a case specific analysis during the permitting process, the following are requirements of all solar energy systems (SES):
- a. All SES shall be designed to limit grading, soil compaction and native vegetation removal.
 - b. No SES or related structure shall be located in the regulated floodplain.
 - c. No SES or related structure shall be located in a designated wetland.
 - d. Setbacks: Setbacks are measured from the closest point of an array, transformer, converter, inverter, battery, etc., excluding perimeter fences except where specifically noted.
 - i. All SES and related structures and equipment shall meet the underlying zoning district setbacks, and highway setbacks.
 - ii. All SES and related structures and equipment, including perimeter fences, shall meet the applicable shoreland setbacks, except as it relates to any DNR approved waterway crossings.
 - iii. Small and Large SES shall also meet the following setbacks:
 - 1. 500 feet from non-participating residential homes
 - 2. 700 feet from non-participating residential homes with an SES on three sides, with additional screening approved by the Planning and Zoning Committee
 - e. Height: The maximum height for solar collectors or arrays is 18 feet, measured to the highest point.
 - f. Code Compliance: A SES shall comply with all applicable building codes and HVAC-related requirements of the Energy Code.
 - g. Agricultural Protection: Small and Large SES located in the A-1 or A-2 zoning district must provide a site and soil assessment that identifies the soil type and classification (prime or non-prime for agricultural purposes) for the project area. The SES shall be designed to protect and preserve prime agricultural soils and utilize a maximum of 25% or less prime soil of the entire project area. On a case-by-case basis an excess of 25% of prime agricultural soil may be used as part of a Small or Large SES with the approval of the Planning & Zoning Committee if mitigation measures are implemented to preserve the prime soil, which may include the following:
 - i. Co-location of agricultural uses (agrivoltaics or other agricultural uses) on the project site.

Commented [MZ1]: Jefferson - use lower number

- ii. Placing agricultural conservation easements on an equivalent number of prime soil acres adjacent to or surrounding the project site.
 - iii. Other mitigation measures approved by the Planning and Zoning Committee.
- h. All access locations must obtain a fire number, unless waived by the Director
- i. Good Repair: An owner shall construct, operate, repair, maintain and replace SES facilities as needed to keep the SES in good repair and operating condition in a manner that protects the public health ~~and, safety, and welfare~~ of the community.
- j. **Reflectors and Glare:** Any owner or installer of an ~~A~~ SES shall ~~minimize~~~~reduce~~ the amount of glare directed towards surrounding properties and residential homes. The use of reflectors or solar enhancer shall be limited. In cases where reflectors or solar enhancers are required to enhance solar production, the owner shall minimize reflected light from affecting adjacent or nearby properties. Measures to minimize reflected light include selective placement of the system, screening the solar collector, modifying the orientation of the system, reducing use of the reflector system, or other remedies that limit reflected light
- k. **Decommissioning:** A Decommissioning Plan shall be required to ensure that Small and Large SES are properly removed after their useful life. A decommissioning plan shall include how the project area will be decommissioned and returned to its pre-solar development state. The plan shall include how decommissioning will occur, timeline and method for financial compensation or assurance and how materials will be recycled or disposed of. The plan shall include provisions for removal of all structures and foundations, restoration of soil and vegetation and restoration of the land to a condition reasonably similar to pre-existing conditions, including de-compaction of the entire site (i.e. panel array locations, access roads, etc.). Access roads may remain in place with written approval from the landowner. The Plan shall also include a Decommissioning Cost Analysis and the financial assurance in the amount of the difference between decommissioning cost and estimated salvage value. All solar equipment shall be decommissioned and disposed of in accordance with federal, state and local regulations.
 - i. Decommissioning of the SES shall occur when the SES has ceased commercial operation for a consecutive period of twelve (12) months ~~and decommissioning shall be completed within twelve (12) months.~~
- l. **Transfer of Ownership:** ~~A Small or Large SES shall provide the Town and County notice of any transfer of ownership or interest in the SES within 5 days of such transfer. All applicable documents, including financial assurances, shall be updated as necessary. Any new owner or interest holder shall be responsible for compliance with the approved permits.~~
- m. **Reporting Requirements:**
 - i. Small and Large SES shall provide a yearly report by March 1st of each year to the ~~Planning and Zoning Committee~~. The report, at minimum, shall include the following for the previous year:
 - 1. Report on power generation

Commented [MZ2]: Ixonia - section is too vague

Commented [MZ3R2]: Jefferson - vague

Commented [MZ4]: Oakland: Stronger language to ensure finances available if needed

Commented [MZ5]: Ixonia and Oakland

Commented [MZ6R5]: This is under zoning permit for small and large?

Commented [MZ7]: Oakland - add Town?

2. Estimated timeline for the SES including, but not limited to, construction commencement dates, operational date and life expectancy dates and any upcoming key dates
 3. Planned, proposed or completed construction, maintenance projects or other updates to the SES
 4. Report and update to the Decommissioning Plan including justification for updating the plan and financial assurance. Yearly, the Decommission Plan shall be reviewed and updated based on current conditions including any financial assurances.
 5. Any other information requested by the Planning and Zoning Committee or Department
4. Small Solar Energy Systems (Small SES)
- a. Permitting Requirements: Small SES require a Conditional Use Permit and a Zoning Permit prior to the start of construction.
 - b. Zoning Districts: Small SES may be located within the A-1 Exclusive Agricultural and A-2 Agricultural and Rural Business zoning district as a conditional use, subject to the requirements of this ordinance. In addition, a small SES may be permitted as a conditional use, subject to the requirements of this ordinance, within the A-T zoning district with written approval from the closest municipality.
 - c. Conditional Use Permit
 - i. Application Process. The application for a Conditional Use Permit shall be processed in accordance with the procedures set forth in Section 11.05 of this ordinance.
 - ii. Application Requirements. The application for a Conditional Use Permit for a small SES shall include the following items as applicable to the project:
 1. Site Plan: A site plan shall be submitted including, but not limited to, the following:
 - a. Existing and proposed improvements
 - b. Existing and proposed structures
 - c. Existing and proposed topography
 - d. Existing and proposed fencing
 - e. Utilities
 - f. All above ground and underground components
 - g. Wetlands as determined by a wetland delineation
 - h. Waterways (navigable and non-navigable), drainage ditches, underground drain tiles, etc.
 - i. Drainage District ditches
 - j. Floodplain
 - k. Public roads, access roads and internal roadways
 - l. Access locations and driveways
 - m. Setbacks shall be shown on the site plan
 - n. Any other information required by the department
 2. Proposed Transportation Routes: A plan identifying the proposed construction transportation routes including the type and quantity of

equipment being transported.

3. Drainage Plan: A plan identifying the existing drainage features and proposed drainage features including the drainage patterns, drain tiles, ditches and any proposed modifications.
 - a. The plan should include how drainage will be maintained and how damage, problems, or complaints will be resolved.
4. Construction Schedule: A plan documenting the major milestones throughout the construction process including the start and end of construction.
5. Vegetation Management Plan: A plan documenting the following shall be submitted:
 - a. Existing conditions
 - b. Proposed planting map with native Wisconsin species and densities
 - c. Proposed management of vegetation
6. Grading Plan: A plan identifying the existing grading, topography and percent slope and the proposed grading. No grading shall occur on slopes greater than 20% and all slopes greater than 20% shall be protected from development and erosion. A plan identifying the slopes greater than 20% and their protection measures shall be included.
7. Decommissioning Plan
8. Lighting Plan: A plan documenting the proposed lighting at the project site. Lighting shall not affect neighboring properties and shall use shielded fixtures.
9. Erosion Control Plan including all erosion control measures, timing of placement, maintenance and removal
10. Storm Water Management Plan
11. Screening plan that identifies the type and extent of screening from roadways and residences. Section 11.07(c) of this ordinance shall set the minimum requirements and the Committee may require additional screening or conditions on a case-by-case basis.
12. Airport Notification: SES located within 5 miles of an airport shall provide notice of the proposed SES to the airport operator and owner. The applicant shall provide an affidavit stating which airports were provided notice and documentation of such notice. If no airports are within 5 miles, the owner shall provide documentation that no airports are within 5 miles.
13. Fencing Plan: A plan shall be submitted identifying the type of fencing utilized for the project and the proposed setbacks. Perimeter fencing for the site shall use wildlife-friendly fencing standards that include clearance at the bottom.

14. Agreements, leases or other documentation with affected landowners and/or communities outlining any site-specific terms or conditions of development and assuring maintenance of land to be owned or used for common purposes, including, but not limited to joint development agreements, road maintenance agreements and agreements with the Drainage Board.
 15. Any other documentation as identified by the Director or the Planning and Zoning Committee.
- iii. Conditional Use Permit Review Criteria: In addition to the criteria set forth in Section 11.05 of the Jefferson County Zoning Ordinance, the review for a Conditional Use Permit shall address and consider the following:
1. To the extent feasible and practical, plans to use the land for both agriculture and electricity generation, possibly including but not limited to:
 - a. Planting and maintaining pollinator-friendly native plant species and reduced herbicide applications.
 - b. Grazing of livestock
 - c. Planting of crops
 - d. Other agricultural uses
 2. The preservation of prime agricultural soils and the use of non-prime agricultural soils
 3. Reasonable construction standards, including phasing to limit the area of disturbance; hours of construction to limit disruption to residents; and light pollution mitigation.
 4. Maintenance and repair of damage to local roads due to project construction, possibly in the form of a Road Maintenance Agreement
 5. Maintenance and repair to local drainage systems
 6. Financial assurance during the construction phase in the form of a surety bond, letter of credit, escrow account, reserve fund, parent guarantee or other suitable financial mechanism.
 7. Decommissioning plan, as defined in section 3.k., above, which includes provisions for removal of all structures and foundations, restoration of soil and vegetation and financial assurance that funds will be available for project decommissioning costs.
- d. Zoning Permit Requirements
- i. Permit Requirement. The owner must apply for and receive a Zoning Permit from the Department before installing, constructing, or expanding any Small SES.
 - ii. Application Process. The application for a Zoning Permit shall be processed in accordance with the procedures set forth in Section 11.03 of this ordinance.

- iii. Permit Fee. The owner shall pay an application fee at the time the application is filed with the Department.
 - iv. Application Requirement. The application for a zoning permit shall include the following items as applicable to the project:
 - 1. Name and contact information of applicant, owner and installer.
 - 2. A narrative of the proposed project, including a description of the subject property, address(es), parcel numbers, and any unique circumstances within the project area.
 - 3. Final design and site plans, which shall include a scalable drawing showing the location of all drives, entrances, easement labels and locations, trails, and signs; panels, inverters, energy storage systems, and any other planned infrastructure; vision clearance triangles; floodplain(s); wetland(s); and shoreland zone boundaries, and setbacks.
 - 4. Documentation of all other permits and approvals.
 - 5. Other documentation as determined by the Department [based on the scope of the individual project](#).
 - 6. A Point of Contact throughout the construction process.
 - e. Additional Permitting Requirements. Additional permits and processes may be required under the Jefferson County Zoning Ordinance.
 - f. Operator Ownership Change. Notice shall be provided to the County for any change in ownership of the Small Solar Energy System on or before the effective date of the change.
 - g. Other Approvals. A copy of all necessary state and federal permits and approvals shall be submitted to the Department within 30 days of receiving said authorizations.
 - h. Postconstruction Filing Requirement. Within 90 days of the date a Small SES commencing operation, the owner shall file with the Department an as-built description of the facility, an accurate map of the facility showing the location of all infrastructure, geographic information system (GIS) information showing the location of said infrastructure, and current information identifying the owner(s) and operator(s), including designated contact(s), of the Small SES.
 - i. Construction Meetings: As a condition of approval, the developer shall hold a preconstruction meeting, post construction meeting and ~~monthly~~ update meetings with the local Town and County Officials [as deemed necessary by the Department based on the scope of the project](#).
5. Large Solar Energy Systems (Large SES)
- a. Zoning Permit Requirements
 - i. Permit Requirement. The owner must apply for and receive a Zoning Permit from the Department before installing, constructing, or expanding any Large SES.
 - ii. Application Process. The application for a Zoning Permit shall be

processed in accordance with the procedures set forth in Section 11.03 of this ordinance.

- iii. Permit Fee. The owner shall pay an application fee at the time the application is filed with the Department.
- iv. Standards for Review. The standards for reviewing a permit application for a Large SES are consistent with Wis. Stat. 66.0401 and 66.0403 as well as Wis. Stat. 59.69 and are not more restrictive than the PSC-approved site plan as part of the Certificate of Public Convenience and Necessity.
- v. Application Requirement. The application for a Zoning Permit shall include the following items, as may be applicable:
 - 1. Name and contact information of owner, applicant, and installer.
 - 2. A copy of the PSC authorization and a copy of the final application packet and documentation submitted to the PSC for approval;
 - 3. A narrative of the proposed project, including a description of the subject property, address(es), parcel numbers, and any unique circumstances within the project area, as may have been identified during the PSC review;
 - 4. Site Plan: A site plan shall be submitted including, but not limited to, the following:
 - a. Existing and proposed improvements
 - b. Existing and proposed structures
 - c. Existing and proposed topography
 - d. Existing and proposed fencing
 - e. Existing and proposed utilities
 - f. All above ground and underground components
 - g. Wetlands, waterways, ditches, underground drainage systems, etc.
 - h. Floodplain
 - i. Public roads, access roads and internal roadways
 - j. Access locations and driveways
 - k. Setbacks shall be identified in the site plan
 - l. A point of contact throughout the construction process.
- vi. Additional Permitting Requirements. Additional permits and processes may be required under the Jefferson County Zoning Ordinance.
- vii. Operator Ownership Change. Notice shall be provided to the County for any change in ownership of the Small Solar Energy System on or before the effective date of the change. Notice shall be provided to the County for any change in ownership of the Large SES 10 days prior to the effective date of the change and contact information of the new owner shall be included with the notice.
- viii. Other Approvals. A copy of all necessary state and federal permits and approvals shall be submitted to the Department within 30 days of

receiving said authorizations.

- ix. Postconstruction Filing Requirement. Within 90 days of the date a Large SES commences operation, the owner shall file with the Department an as-built description of the facility, an accurate map of the facility showing the location of all infrastructure, geographic information system information (GIS) showing the location of said infrastructure, and current information identifying the owner(s) and operator(s), including designated contact(s), of the Large SES
- x. Construction Meetings: As a condition of approval, the developer shall hold a preconstruction meeting, a post construction meeting, and monthly update meetings with the local Town and County Officials as deemed necessary by the Department based on the scope of the project.

6. Accessory Solar Energy System (ASES)

- a. Permit Requirement. The owner must apply for and receive a Zoning Permit from the Department before installing, constructing, or expanding any ASES.
- b. Ground-mounted systems shall not count toward accessory structure limitations in the underlying zoning district.
- c. Zoning District: ASES may be permitted in all zoning districts as an accessory structure, except the N and W zones.
- d. Height: An ASES must meet the following height requirements:
 - i. Roof mounted ASES shall not exceed the maximum allowed height in the underlying zoning district and shall not extend more than five feet above the surface of the roof.
 - ii. Ground or pole mounted ASES shall not exceed 18 feet in height when oriented at its maximum tilt.
- e. Setback(s):
 - i. Roof mounted ASES: In addition to the structure setback from the underlying zoning district, the ASES, including the collector surface and mounting devices, shall not extend more than three feet beyond the exterior perimeter of the building on which the structure is mounted or built.
 - ii. Ground or pole mounted ASES: Ground or pole mounted SES may not extend into the required yard setbacks for the underlying zoning district at any point.
- f. Lot Coverage:
 - i. Ground-mount systems total collector area shall not exceed the building footprint of the principal structure
- g. Grades: The ASES shall utilize existing grades and the area of the ASES shall not be artificially elevated higher than the existing grades of the property.

7. Battery Energy Storage Systems (BESS)

Commented [MZ8]: Should this be increase?

a. Applicability: The requirements of this section apply to all battery storage system with a rated nameplate capacity of equal to or greater than 1 megawatt.

b. Permitting Requirements:

- i. BESS are required to obtain a Zoning Permit prior to the start of construction.
- ii. BESS are subject to the requirements under section 4. above, as well as the standards listed in 6, where applicable.
- iii. BESS associated with a Large SES are subject to the requirements of Section 5., above.

c. General Requirements: Unless alternative or less restrictive requirements are specifically granted by the Planning & Zoning Committee after a case specific analysis during the permitting process, the following are requirements of all BESS:

- i. Setbacks:
 1. 1,500 feet from residential, business, municipal, school, or town structures
 2. 1,000 feet from a drinking water system or source
 3. 500 feet from waterways or waterbody
 4. Other setbacks as required by the underlying zoning district and Planning and Zoning Committee
- ii. All BESS shall be designed in compliance with all applicable building, fire, and electrical codes.
- iii. Security & Screening: BESS shall have a perimeter fence of at least 7 feet in height, consistent with the requirements established in National Fire Protection Association (NFPA) 70. BESS shall also comply with specifications established in NFPA 855 relating to barriers and buffering.
- iv. Safety Requirements: BESS shall comply with the latest published version of the National Fire Protection Association (NFPA) 855, *Standard for Installation of Stationary Energy Storage Systems*, as of the date of the submission of permit application, except where this section is more restrictive.
 1. Prior to the issuance of a Zoning Permit for a BESS, applicants are required to:
 - a. Submit documentation verifying the proposed design meets NFPA 855 requirements.
 - b. Submit an emergency response plan
 - c. Submit a plan for offering site specific training to the applicable fire service and emergency personnel prior to commencing operation
 - d. Conduct a hazard mitigation analysis if specified by NFPA 855
- v. BESS containers and structures shall be labeled with a date of first usage by a stamped metal nameplate including a serial number. Containers

Commented [MZ9]: Do we care the size for regulating battery?

Commented [MZ10]: Setbacks are much larger than NFPA 855 - 20' setback

shall be clearly labeled and marked to identify its contents and contact information in case of emergency.

- vi. Decommissioning: A decommissioning plan that ensures the return of all participating properties to a useful condition, including removal of above-surface facilities and infrastructure that have no ongoing purpose, shall be provided by the applicant. The plan shall include a timeline including when the decommissioning will begin, how long it is anticipated to complete and when it will be completed.

vii.1. The decommissioning plan shall include, but is not limited to, financial assurance in the form of a bond, a parent company guarantee, or an irrevocable letter of credit, to be determined by applicant. The amount of the financial assurance shall not be less than the estimated cost of decommissioning the energy facility, after deducting salvage or recycling value, as calculated by a third party with expertise in decommissioning, hired by the applicant.

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