

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, August 25, 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 July 28, August 15
7. Communications
8. July Monthly Financial Report for Register of Deeds
9. August 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 R4610A-25 located near W8946 US Highway 12, PIN 022-0613-1711-003 in the Town of Oakland and owned by Erik & Natalija Burns
12. Discussion and Possible Action on R4625-25 located south of N3215 Schmidt Road (Lot 6), Town of Hebron PIN 010-0615-2812-001 owned by Davco Development Corporation
13. Discussion and Possible Action on lot line adjustment at W9272 Woodside Road, Town of Sumner PIN 028-0513-0522-001 owned by Dale Evenson
14. Discussion on a Zoning Ordinance Text Amendment for Accessory Dwelling Units (ADU)
15. Discussion and Possible Action on Petitions Presented in Public Hearing on August 21, 2025:

R4630A-25 & CU2176-25– Fin N Feather Sportsmen Club Inc: Rezone from A-1 to A-2 to allow for the hunt club/game farm resort located at **N2765 Hardscrabble Road** in the Town of Sullivan, PIN 026-0616-3514-000 (20.0 ac), 026-0616-3513-000 (30.0 ac), 026-0616-3511-001 (20.0 ac) and 026-0616-3512-001 (20.0 ac).

R4631A-25– Dale W & Jacqueline E Naatz Trust: Rezone A-1 to A-3 to create a 2-acre residential lot located at **N7233 Shade Road** in the Town of Farmington, PIN 008-0715-0321-002 (41.956 ac).

R4632A-25– Eggert Acres LLC: Rezone approximately 15-acres from A-1 to N north of **W6588 West Road** in the Town of Milford, PIN 020-0814-2041-000 (40.0 ac).

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16. Planning and Development Department Update

17. Possible Future Agenda Items

18. Discussion on Upcoming Meeting Dates:

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

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

October 16, 7:00 p.m. – Public Hearing in Courthouse Room C2063

October 27, 8:30 a.m. – Decision Meeting in Courthouse Room C2063

19. Adjourn

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JEFFERSON COUNTY PLANNING AND ZONING COMMITTEE
DECISION MEETING

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

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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 8:37am and Supervisor Richardson was present via Teams. Other County staff in attendance were County Administrator Michael Luckey, Register of Deeds Staci Hoffmann and Land & Water Conservation Director Patricia Cicero and Corporation Counsel Danielle Thompson via Teams. 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 and Bennett Brantmeier and via Teams were Kim Turney, S. Fleck, Shawn Schlagenhaft, Zack Goodrow 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 was made by Supervisor Jaeckel to move up #17 due to Bennett Brantmeier being present. Motion made by Supervisor Poulson, second by Supervisor Foelker to approve. 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)

There were no public comments.

6. Approval of meeting minutes from June 30, July 11, July 17

Motion by Poulson/ Foelker to approve June 30, 2025, minutes as written.

Motion passed on a voice vote 4-0.

Motion by Foelker/Poulson to approve July 11, 2025, minutes as written.

Motion passed on a voice vote 4-0.

Motion by Poulson/ Foelker to approve July 17, 2025, minutes as written.

Motion passed on a voice vote 4-0.

7. Communications – None.

8. June Monthly Financial Report for Register of Deeds

Staci Hoffman reported that they should make budget by October.

9. July Monthly Financial Report for Planning & Development

Zangl reported department is currently \$3000 over this time last year, with some expected extra revenue towards the end of the year for new home permits from the Didion subdivision project.

10. Discussion on Solar Energy Facilities

- a. **Badger State River** – Project met PSC deadline and is officially underway. Construction began with putting in driveway off County Road G. Still waiting on wheat crop to dry enough to allow for harvest.
- b. **Sinnissippi Solar** - Project has been quiet. No updates.
- c. **Whitewater Solar Project** – Public hearings at the PSC level were held in early July with a lot of public comments.
- d. **Rock Lake Solar Project** – Sarah provided update from early July on-site meeting. Project is under construction.

11. Discussion and Possible Action on a Joint Development Agreement for Whitewater Solar

Luckey provided a summary of project, reviewed draft with language contents. Discussion took place regarding decommission depth. No action was taken.

12. Discussion and Possible Action on the Department Fee Schedule

Zangl reviewed fee increases in the draft fee schedule for salvage yards and solar projects. The Committee discussed refund practices. Motion made by Jaeckel/Poulson to approve the fee schedule. Motion approved on a 5-0 voice vote.

13. Discussion and Possible Action on the 2026 Department Budget

Zangl provided an overview of the 2026 budget. Motion was made by Poulson/Foelker to approve the 2026 budget. Motion approved on a 5-0 voice vote.

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

Elsner provided update on the progress of the draft and explained additions and research requested from last month's meeting. Still a work in progress, with more updates at the forthcoming meeting next month.

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

Zangl provided an overview of requests to divide off the lot and adjust lot lines. Motion was made by Poulson/Foelker to approve. Motion approved on a 5-0 voice vote.

16. Discussion and Possible Action on Petitions Presented in Public Hearing on July 17, 2025:

See rezone and conditional use file for complete decision

APPROVED - 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). Motion by Poulson/Foelker to approve the rezone request with conditions. Motion approved on a 5-0 voice vote.

APPROVED - 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). Motion by Nass/Poulson to approve the rezone request with conditions. Motion approved on a 4-1 voice vote.

APPROVED - 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). Motion by Poulson/Nass to approve the rezone request with conditions. Motion approved on a 5-0 voice vote.

CONDITIONAL APPROVAL 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). Motion by Jaeckel/Poulson to approve the rezone request conditional on a redesign to adjust lot lines for lot to be square, clustered and reduce the fragmentation of the agricultural/A-1 land. Motion approved on a 5-0 voice vote.

APPROVED 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). Motion by Foelker/Poulson to approve the rezone request with a redesign for a 3-acre lot and utilize the splits from the parcel owned by the petitioner located in the Town of Hebron. Motion approved on a 5-0 voice vote.

APPROVED - 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). Motion by Nass/Foelker to approve the rezone request with conditions. Motion approved on a 5-0 voice vote.

APPROVED - 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). Motion by Nass/Foelker to approve the rezone request with conditions. Motion approved on a 5-0 voice vote.

CONDITIONAL APPROVAL 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). Motion by Foelker/Poulson to approve the rezone request conditional on moving the lot north to be clustered with the other lots being created. Motion approved on a 5-0 voice vote.

APPROVED - 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). Motion by Nass/Foelker to approve the rezone request with conditions. Motion approved on a 5-0 voice vote.

APPROVED - 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). Motion by Nass/Foelker to approve the rezone request with conditions. Motion approved on a 5-0 voice vote.

APPROVED - 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). Motion by Nass/Foelker to approve the rezone request with conditions. Motion approved on a 5-0 voice vote.

APPROVED - 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). Motion by Nass/Poulson to approve the rezone request with conditions. Motion approved on a 5-0 voice vote.

APPROVED - 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). Motion by Nass/Foelker to approve the conditional use request with conditions. Motion approved on a 5-0 voice vote.

APPROVED - 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). Motion by Jaeckel/Poulson to approve the conditional use request with conditions. Motion approved on a 5-0 voice vote.

APPROVED - 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). Motion by Poulson/Nass to approve the conditional use request with conditions. Motion approved on a 5-0 voice vote.

17. Planning and Development Department Update

Attorney Thompson provided her overview of the solar ordinance and comparison from various other ordinances in the state. Zangl reported on various Towns' comments received and those put into the draft. Further discussion took place on the topics of language, distances, and battery storage. Motion was made by Nass/Foelker for draft with recommendations to go to public hearing. Motion approved on a 5-0 voice vote.

Zangl mentioned he will be attending the solar meeting on August 18th meeting in Whitewater. GIS update requiring upgrade to server from Windows 19 to Windows 25. Zangl also reported that there has been an increase in septic violations. Discussion took place on various septic issues.

Luckey mentioned the recent press release about neighboring counties experiencing zoning office invoice scams and added that Jefferson County takes payments with applications.

18. Possible Future Agenda Items

Continue with the usual agenda items.

19. 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

20. Adjourn

Supervisor Nass/Foelker made a motion to adjourn the meeting. Meeting adjourned at 10:21 a.m.

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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: August 15, 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, Poulson and Nass were present. Supervisor Richardson is an excused absence. Zoning staff present were Sarah Elsner, Trevor Quandt and Sharyl Fischback.
3. **Certification of Compliance with Open Meetings Law** - Supervisor Jaeckel confirmed the meeting is in compliance.
4. **Approval of the Agenda** – Supervisor Poulson made motion to approve agenda, seconded by Supervisor Nass. Motion passed on voice vote, 4-0.
5. **Public Comment (Not to exceed 15 minutes and not to include petitions slated for decision. Members of the public who wish to address the Committee on specific agenda items must register their request at this time)** - There was no public comment.
6. **Communications** – Elsner spoke regarding a septic violation.
7. **Site Inspections for Petitions to be Presented in Public Hearing on August 21, 2025:**
Committee left for site inspections at 8:04 am

R4632A-25– Eggert Acres LLC: Rezone A-1 to N approximately 15-acres north of **W6588 West Road** in the Town of Milford, PIN 020-0814-2041-000 (40.0 ac).

CU2178-25 – David Dricken: Conditional Use to allow for extensive onsite storage structure in R-2 zone located at **N6186 Jefferson Road** in Town of Aztalan, PIN 002-0714-1344-005 (1.390 ac).

CU2179-25 – Michelle Thomsen: Conditional Use to allow for kennel in R-2 zone for personal dogs at residence located at **W5172 Biederman Drive** in Town of Aztalan, PIN 002-0714-2521-002 (.950 ac).

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CU2180-25 – Steven S & Renee A Sawvell Trust: Conditional Use to allow a 20' addition onto existing building for storage of construction materials and equipment at **N6487 Elm Drive** in Town of Concord, PIN 006-0716-1411-008 (.607 ac).

R4630A-25 & CU2176-25– Fin N Feather Sportsmen Club Inc: Rezone from A-1 to A-2 to allow for the hunt club/game farm resort located at **N2765 Hardscrabble Road** in the Town of Sullivan, PIN 026-0616-3514-000 (20.0 ac), 026-0616-3513-000 (30.0 ac), 026-0616-3511-001 (20.0 ac) and 026-0616-3512-001 (20.0 ac).

R4633A-25 AND CU2177-25 – Thomas Geiger: Rezone B to R-1 the .224-acre lot to allow for a duplex located at **N3869 Jefferson Street** in the Town of Sullivan, PIN 026-0616-1731-026 (.224 ac).

8. **Adjourn** – Motion made by Supervisor Foelker seconded by Supervisor Poulson to adjourn at 10:05 a.m. Motion passed on voice vote, 4-0.

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Register of Deeds

July

2025

Program/Service Description	Output Measures			YR to Date	Current Yr. Target
	2023	2024	2025	Totals	%
Documents Recorded	846	978	1,057	6,576	66%
Vital Records Filed	206	195	216	1,461	61%
Vital Record Copies	1,302	1,418	1,300	10,284	70%
ROD Revenue (Gross Total)	\$ 163,477.84	\$ 203,033.10	\$ 257,162.66	\$1,510,742.54	79%
Transfer Fees	\$ 23,722.50	\$ 30,704.52	\$ 40,855.38	\$ 232,744.80	85%
LIO Fees	\$ 7,410.00	\$ 8,591.00	\$ 9,190.00	\$ 58,002.00	67%
Document Copies	\$ 6,489.92	\$ 5,638.17	\$ 6,706.01	\$ 39,851.73	61%
Laredo	\$ 3,870.42	\$ 4,784.33	\$ 5,139.75	\$ 36,664.81	71%
ROD Revenue to General Fund	\$ 51,495.84	\$ 61,041.02	\$ 73,356.14	\$ 445,686.34	74%
Percentage of Documents eRecorded	80%	68%	72%	71%	
Budget Goals Met	Y	Y	Y	Yes	74%
Back Indexed	3,413	1,502	973	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 1933.

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.

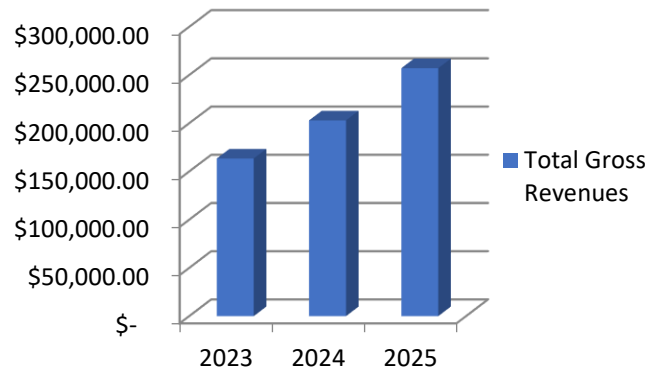
Wisconsin Public Records Board:

Nothing new to report.

Register of Deeds Year to Date Budget Report

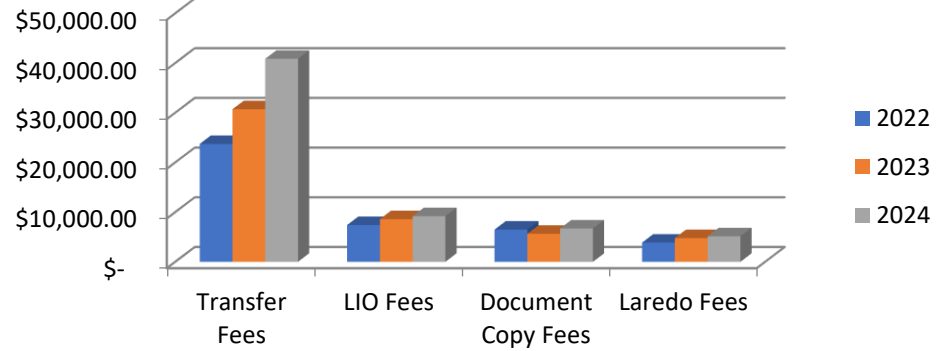
July

ROD Total Gross Revenues

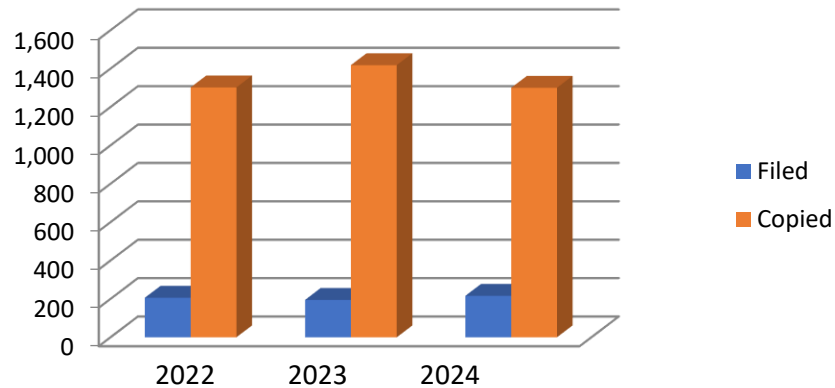


2025

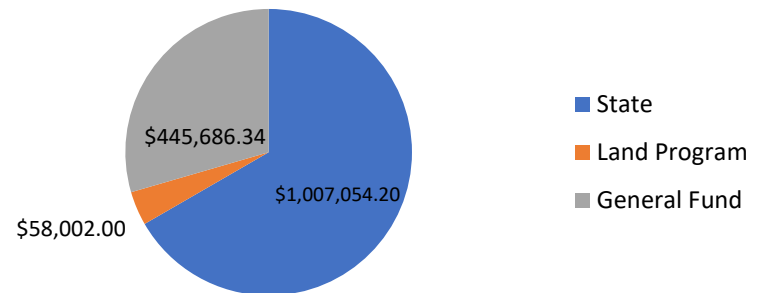
Land Related Revenue



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	\$14905.00			\$10200.00	\$1280.00			\$26385.00	\$19768.17	\$6616.83
Aug	\$11777.95	\$.25	\$3.75	\$5850.00	\$800.00			\$18431.95	\$29723.30	\$-11291.35
Sep									\$25279.78	\$-25279.78
Oct									\$24678.82	\$-24678.82
Nov									\$16909.50	\$-16909.50
Dec									\$33732.87	\$-33732.87
Total	\$114582.95	\$4.25	\$15.50	\$52630.00	\$6640.00			\$173872.70	\$453522.82	\$-279650.12

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 Jefferson County
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FROM 2025 01 TO 2025 12

ACCOUNTS FOR:			ORIGINAL	TRANFRS/	REVISED			AVAILABLE	PCT
100 General Fund			APPROP	ADJSTMTS	BUDGET	ACTUALS	ENCUMBRANCES	BUDGET	USED
12901 Zoning									
12901	411100	General Property Taxes	-414,979	0	-414,979	-276,652.48	.00	-138,326.26	66.7%
12901	432002	Private Sewage System	-60,000	-27,750	-87,750	-50,580.00	.00	-37,170.00	57.6%
12901	432099	Other Permits	-125,000	0	-125,000	-110,008.40	.00	-14,991.60	88.0%
12901	451002	Private Party Photocopy	-1,000	0	-1,000	-6.20	.00	-993.80	.6%
12901	458010	Soil Testing Fee	-9,000	0	-9,000	-6,320.00	.00	-2,680.00	70.2%
12901	472003	Municipality Copies & Printin	0	0	0	-15.50	.00	15.50	.0%
12901	511110	Salary-Permanent Regular	126,668	0	126,668	76,533.12	.00	50,135.37	60.4%
12901	511210	Wages-Regular	319,407	28,500	347,907	172,689.59	.00	175,217.48	49.6%
12901	511220	Wages-Overtime	928	0	928	43.80	.00	884.61	4.7%
12901	511240	Wages-Temporary	1,200	0	1,200	6,993.75	.00	-5,793.75	582.8%
12901	511330	Wages-Longevity Pay	525	0	525	.00	.00	525.00	.0%
12901	512141	Social Security	33,368	0	33,368	18,566.25	.00	14,802.03	55.6%
12901	512142	Retirement (Employer)	28,865	0	28,865	16,681.87	.00	12,183.49	57.8%
12901	512144	Health Insurance	25,365	0	25,365	19,058.60	.00	6,306.13	75.1%
12901	512145	Life Insurance	147	0	147	64.78	.00	82.12	44.1%
12901	512151	HSA Contribution	4,350	0	4,350	.00	.00	4,350.00	.0%
12901	512173	Dental Insurance	4,786	0	4,786	2,493.49	.00	2,292.11	52.1%
12901	521212	Legal	1,000	0	1,000	.00	.00	1,000.00	.0%
12901	531003	Notary Public Related	50	0	50	.00	.00	50.00	.0%
12901	531303	Computer Equipmt & Software	0	0	0	516.41	.00	-516.41	.0%
12901	531311	Postage & Box Rent	6,000	-350	5,650	4,901.14	.00	748.86	86.7%
12901	531312	Office Supplies	1,700	0	1,700	953.26	.00	746.74	56.1%
12901	531313	Printing & Duplicating	700	0	700	136.13	.00	563.87	19.4%
12901	531314	Small Items Of Equipment	200	0	200	.00	.00	200.00	.0%
12901	531321	Publication Of Legal Notice	6,000	-400	5,600	3,726.92	.00	1,873.08	66.6%
12901	531324	Membership Dues	600	0	600	126.16	.00	473.84	21.0%
12901	531326	Advertising	400	0	400	397.07	.00	2.93	99.3%
12901	531327	Certification Fees	200	0	200	149.15	.00	50.85	74.6%
12901	531329	Other Publ/Subscriptions/Dues	100	0	100	.00	.00	100.00	.0%
12901	531351	Gas/Diesel	2,400	0	2,400	821.78	.00	1,578.22	34.2%
12901	532325	Registration	1,200	0	1,200	600.00	.00	600.00	50.0%
12901	532335	Meals	200	0	200	64.92	.00	135.08	32.5%
12901	532336	Lodging	810	0	810	392.00	.00	418.00	48.4%
12901	533225	Telephone & Fax	1,200	0	1,200	927.96	.00	272.04	77.3%
12901	533236	Wireless Internet	200	0	200	.00	.00	200.00	.0%
12901	535242	Maintain Machinery & Equip	2,500	0	2,500	1,554.42	.00	945.58	62.2%
12901	535352	Vehicle Parts & Repairs	50	0	50	.00	.00	50.00	.0%
12901	571004	IP Telephony Allocation	1,020	0	1,020	680.00	.00	340.00	66.7%

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Jefferson County
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ACCOUNTS FOR:
100 General Fund

	ORIGINAL APPROP	TRANFRS/ ADJSTMTS	REVISED BUDGET	ACTUALS	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
12901 571005 Duplicating Allocation	97	0	97	64.64	.00	32.36	66.6%
12901 571009 MIS PC Group Allocation	24,708	0	24,708	16,472.00	.00	8,236.00	66.7%
12901 571010 MIS Systems Grp Alloc(ISIS)	4,698	0	4,698	3,132.00	.00	1,566.00	66.7%
12901 571020 Fleet Allocation	3,500	0	3,500	.00	.00	3,500.00	.0%
12901 591519 Other Insurance	4,836	0	4,836	3,181.28	.00	1,654.62	65.8%
TOTAL Zoning	0	0	0	-91,660.09	.00	91,660.09	.0%
TOTAL General Fund	0	0	0	-91,660.09	.00	91,660.09	.0%
TOTAL REVENUES	-609,979	-27,750	-637,729	-443,582.58	.00	-194,146.16	
TOTAL EXPENSES	609,979	27,750	637,729	351,922.49	.00	285,806.25	

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ACCOUNTS FOR: 100 General Fund	ORIGINAL APPROP	TRANFRS/ ADJSTMTS	REVISED BUDGET	ACTUALS	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
12501 Real Estate Description							
12501 411100 General Property Taxes	-395,851	0	-395,851	-263,900.80	.00	-131,950.40	66.7%
12501 451006 Real Estate Descrip Charges	-4,500	0	-4,500	-1,942.29	.00	-2,557.71	43.2%
12501 451008 Remote Access Fees	-7,000	0	-7,000	-5,750.00	.00	-1,250.00	82.1%
12501 472007 Municipal Other Charges	-50,000	0	-50,000	-8,314.00	.00	-41,686.00	16.6%
12501 472011 Other Govt Land Info Charges	-1,800	0	-1,800	-747.00	.00	-1,053.00	41.5%
12501 511210 Wages-Regular	307,605	0	307,605	185,486.90	.00	122,117.99	60.3%
12501 511220 Wages-Overtime	146	0	146	.00	.00	145.88	.0%
12501 511330 Wages-Longevity Pay	1,075	0	1,075	.00	.00	1,075.00	.0%
12501 512141 Social Security	21,294	0	21,294	12,963.03	.00	8,330.58	60.9%
12501 512142 Retirement (Employer)	21,297	0	21,297	12,788.68	.00	8,507.90	60.1%
12501 512144 Health Insurance	70,669	0	70,669	43,537.39	.00	27,131.61	61.6%
12501 512145 Life Insurance	79	0	79	50.24	.00	29.17	63.3%
12501 512151 HSA Contribution	6,250	0	6,250	.00	.00	6,250.00	.0%
12501 512153 HRA Contribution	0	0	0	1,700.00	.00	-1,700.00	.0%
12501 512173 Dental Insurance	3,166	0	3,166	2,762.22	.00	403.38	87.3%
12501 531311 Postage & Box Rent	100	0	100	10.31	.00	89.69	10.3%
12501 531312 Office Supplies	700	0	700	214.66	.00	485.34	30.7%
12501 531313 Printing & Duplicating	100	0	100	29.75	.00	70.25	29.8%
12501 531324 Membership Dues	100	0	100	80.00	.00	20.00	80.0%
12501 531326 Advertising	150	0	150	.00	.00	150.00	.0%
12501 532325 Registration	420	0	420	140.00	.00	280.00	33.3%
12501 532332 Mileage	100	0	100	.00	.00	100.00	.0%
12501 532335 Meals	100	0	100	30.00	.00	70.00	30.0%
12501 532336 Lodging	588	0	588	.00	.00	588.00	.0%
12501 533225 Telephone & Fax	100	0	100	237.69	.00	-137.69	237.7%
12501 535242 Maintain Machinery & Equip	3,000	0	3,000	1,465.24	.00	1,534.76	48.8%
12501 571004 IP Telephony Allocation	510	0	510	340.00	.00	170.00	66.7%
12501 571009 MIS PC Group Allocation	14,825	0	14,825	9,883.36	.00	4,941.64	66.7%
12501 571010 MIS Systems Grp Alloc(ISIS)	3,759	0	3,759	2,506.00	.00	1,253.00	66.7%
12501 591519 Other Insurance	3,019	0	3,019	1,933.12	.00	1,086.11	64.0%
TOTAL Real Estate Description	0	0	0	-4,495.50	.00	4,495.50	.0%
12502 Assessment Of Property							
12502 411100 General Property Taxes	-9,198	0	-9,198	-6,132.00	.00	-3,066.00	66.7%

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FROM 2025 01 TO 2025 12

ACCOUNTS FOR: 100 General Fund	ORIGINAL APPROP	TRANFRS/ ADJSTMTS	REVISED BUDGET	ACTUALS	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
12502 531312 Office Supplies	5,000	0	5,000	95.56	.00	4,904.44	1.9%
12502 531313 Printing & Duplicating	2,500	0	2,500	19.99	.00	2,480.01	.8%
12502 535242 Maintain Machinery & Equip	750	0	750	750.00	.00	.00	100.0%
12502 571005 Duplicating Allocation	948	0	948	632.00	.00	316.00	66.7%
TOTAL Assessment Of Property	0	0	0	-4,634.45	.00	4,634.45	.0%
12503 Land Information Program							
12503 421001 State Aid	-99,700	0	-99,700	-39,712.00	.00	-59,988.00	39.8%
12503 451305 Land Info/Deeds Fee	-80,000	0	-80,000	-56,144.00	.00	-23,856.00	70.2%
12503 472011 Other Govt Land Info Charges	-12,000	0	-12,000	-11,671.50	.00	-328.50	97.3%
12503 486003 Non-Govt Reimbursements	-8,000	0	-8,000	.00	.00	-8,000.00	.0%
12503 512141 Social Security	0	0	0	9.94	.00	-9.94	.0%
12503 514151 Per Diem	0	0	0	130.00	.00	-130.00	.0%
12503 521219 Other Professional Serv	20,000	0	20,000	.00	.00	20,000.00	.0%
12503 521220 Consultant	6,000	0	6,000	.00	.00	6,000.00	.0%
12503 521296 Computer Support	41,160	0	41,160	43,757.55	.00	-2,597.55	106.3%
12503 531303 Computer Equipmt & Software	6,100	0	6,100	11,107.12	.00	-5,007.12	182.1%
12503 531324 Membership Dues	550	0	550	350.00	.00	200.00	63.6%
12503 532325 Registration	1,740	0	1,740	1,620.00	.00	120.00	93.1%
12503 532332 Mileage	200	0	200	111.30	.00	88.70	55.7%
12503 532335 Meals	200	0	200	25.00	.00	175.00	12.5%
12503 532336 Lodging	1,176	0	1,176	606.00	.00	570.00	51.5%
12503 533236 Wireless Internet	0	0	0	178.50	.00	-178.50	.0%
12503 594819 Capital Other Equipment	130,000	5,000	135,000	104,760.00	19,800.00	10,440.00	92.3%
12503 594950 Operating Reserve	331,866	46,217	378,083	.00	.00	378,083.21	.0%
12503 699700 Resv Applied Operating	-339,292	-51,217	-390,509	.00	.00	-390,509.21	.0%
TOTAL Land Information Program	0	0	0	55,127.91	19,800.00	-74,927.91	.0%
12505 Surveyor							
12505 411100 General Property Taxes	-117,595	0	-117,595	-78,396.96	.00	-39,198.50	66.7%
12505 472007 Municipal Other Charges	0	0	0	-4,200.00	.00	4,200.00	.0%
12505 474379 Emergency Management Billed	0	0	0	-6,500.00	.00	6,500.00	.0%
12505 511110 Salary-Permanent Regular	93,744	0	93,744	51,001.23	.00	42,743.19	54.4%
12505 512141 Social Security	7,171	0	7,171	3,684.39	.00	3,487.06	51.4%

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FROM 2025 01 TO 2025 12

ACCOUNTS FOR:		ORIGINAL	TRANFRS/	REVISED			AVAILABLE	PCT
100 General Fund		APPROP	ADJSTMTS	BUDGET	ACTUALS	ENCUMBRANCES	BUDGET	USED
12505 512142	Retirement (Employer)	6,098	0	6,098	3,544.60	.00	2,553.64	58.1%
12505 512144	Health Insurance	0	0	0	12,776.18	.00	-12,776.18	.0%
12505 512145	Life Insurance	41	0	41	13.93	.00	27.23	33.8%
12505 512173	Dental Insurance	1,104	0	1,104	716.28	.00	387.72	64.9%
12505 531303	Computer Equipmt & Software	0	0	0	146.04	.00	-146.04	.0%
12505 531312	Office Supplies	50	0	50	279.96	.00	-229.96	559.9%
12505 531313	Printing & Duplicating	10	0	10	.00	.00	10.00	.0%
12505 531314	Small Items Of Equipment	2,500	0	2,500	2,444.46	.00	55.54	97.8%
12505 531324	Membership Dues	280	0	280	100.00	.00	180.00	35.7%
12505 531351	Gas/Diesel	850	0	850	481.58	.00	368.42	56.7%
12505 532325	Registration	350	0	350	585.00	.00	-235.00	167.1%
12505 532335	Meals	50	0	50	15.00	.00	35.00	30.0%
12505 532336	Lodging	196	0	196	303.98	.00	-107.98	155.1%
12505 533236	Wireless Internet	500	0	500	250.26	.00	249.74	50.1%
12505 571004	IP Telephony Allocation	128	0	128	85.36	.00	42.64	66.7%
12505 571009	MIS PC Group Allocation	1,647	0	1,647	1,098.00	.00	549.00	66.7%
12505 571010	MIS Systems Grp Alloc(ISIS)	854	0	854	569.36	.00	284.64	66.7%
12505 571020	Fleet Allocation	1,000	0	1,000	.00	.00	1,000.00	.0%
12505 591519	Other Insurance	1,021	0	1,021	646.48	.00	374.71	63.3%
TOTAL Surveyor		0	0	0	-10,354.87	.00	10,354.87	.0%
TOTAL General Fund		0	0	0	35,643.09	19,800.00	-55,443.09	.0%
TOTAL REVENUES		-1,124,937	-51,217	-1,176,154	-483,410.55	.00	-692,743.32	
TOTAL EXPENSES		1,124,937	51,217	1,176,154	519,053.64	19,800.00	637,300.23	

July 29, 2025

Mr. Cru Stublely
Secretary to the Commission
Public Service Commission of Wisconsin
4822 Madison Yards Way
Madison, WI 53705-9100

Docket No. 9800-CE-100: Report for 2nd Quarter 2025 on the Certificate of Public Convenience and Necessity of Badger State Solar, LLC to Construct a Solar Electric Generation Facility, to be Located in Jefferson County, Wisconsin

Dear Mr. Stublely,

Pursuant to Order Point 6, we are submitting this quarterly report for the 2nd quarter of 2025.

- a. Construction Commencement Date;
 - Though construction did not commence as of the end of the second quarter of 2025, as of the date of this submission, construction commenced on July 11, 2025.
- b. Major Construction and Environmental Milestones;
 - Commission Coordination
 - i. Endangered Resources Review was renewed on January 27, 2025
 - ii. Stray voltage testing for all agricultural confined animal operations within one-half mile of the Project Area was completed in April of 2025.
 - iii. A Notification of Additional Work Area was filed on May 29, 2025.
 - iv. An updated Vegetation Management Plan was submitted on June 3, 2025.
 - v. Badger State Solar met with Commission and DNR staff on June 25, 2025 to review planned project actions.
 - vi. Badger State Solar filed an addendum to the Archaeological Survey on July 3, 2025. The addendum covers the Additional Work Area filed on May 29, 2025.
 - Local Government Coordination
 - i. Badger State Solar attended a pre-construction meeting with Jefferson County, Oakland and Jefferson Townships ("Local Governments") on May 14, 2025.
 - ii. Badger State Solar has provided the Local Governments relevant site plans, including the erosion control plan, construction timelines, and other relevant construction information.
 - iii. Badger State Solar submitted reports and video documentation to the Local Governments that documented the condition of existing infrastructure, which included roads and culverts.
 - iv. Badger State Solar has posted the Decommissioning Security with Jefferson County pursuant to terms outlined in the Joint Development Agreement.



- Permit Matrix
 - i. A permit matrix is attached indicating which permits Badger State Solar has obtained and which are outstanding.
 - Though construction did not commence as of the end of the second quarter of 2025, as of the date of this submission, the installation of access roads commenced on July 11, 2025 and construction is less than 1% complete.
 - The anticipated in-service date for the 149 MW Badger State Solar is August 1, 2027.
- c. Placed in Service Date;
- No facilities have been placed in service as of the end of the reporting period.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Paul Harris", written over a horizontal line.

Paul Harris
Badger State Solar, LLC
paul@rangerpower.com
(847) 707-1395
320 N. Sangamon St.
Suite 1025
Chicago, IL 60607

Permit Type	Permit	AHJ	Status
Federal			
Federal	Section 404 of Clean Water Act (CWA); Section 10 River and Harbors Act NWP51	US Army Corps of Engineers (USACE)	Complete
Federal	Due to assumed requirement for CWA Section 404 permit/authorization, Endangered Species Act Section 7 Consultation may be required; Migratory Bird Treaty Act and Bald and Golden Eagle Protection Act (BGEPA) compliance will also be applicable.	US Fish and Wildlife Service (USFWS)	Complete
Federal	Navigable Airspace Review (14CFR77.13(a))	Federal Aviation Administration (FAA) FAA Notice Criteria Tool	Complete
State			
State	Certificate of Public Convenience and Necessity	PSCW	Complete
State	Section 401 of the CWA, Water Quality Certification and State-Regulated Wetlands (Isolated Wetland Permit) WDNR Utility General Permit (GP3)	Wisconsin Department of Natural Resources (WDNR)	Complete
State	Wisconsin Pollutant Discharge Elimination System (WPDES)/Stormwater Runoff Permit (NR216)	WDNR	Complete
State	Wisconsin Navigable Waters, Harbors And Navigation (Chapter 30) WDNR Ch. 30 Culvert Permit	WDNR	Complete
State	WDNR ER Review Wisconsin Endangered Species Law (s. 29.604, Wis. Stats.)	WDNR	Complete
State	ATCP 48.34 Subchapter V	Dept. of Ag, Trade, Consumer Protection (DATCP)	Complete
State	Cultural Resources (historical and archaeological) under Section 106 of the National Historic Preservation Act	Wisconsin State Historical Society - Historic Preservation Office (SHPO)	Complete
State	Oversize Overweight Trucking Permit	Wisconsin Department of Transportation (WisDOT) Motor Carrier Services	EPC Contractor ensuring carriers are compliant
State	WisDOT Utility in ROW Permit - Overhead crossing on Hwy 18	Wisconsin Department of Transportation (WisDOT)	Complete
State	WisDOT Detour Permit	Wisconsin Department of Transportation (WisDOT)	Not req'd until 2026; to be filed 30-60 days prior to need
State	DE-05 WisDOT Access (Driveway) Permit - US Hwy 18 entrance to Inverter 10	Wisconsin Department of Transportation (WisDOT)	Complete
State	DE-06 WisDOT Access (Driveway) Permit - State Hwy 89 entrance to Inverter 06	Wisconsin Department of Transportation (WisDOT)	Complete
County			
County	WisDOT Utility in ROW Permit - Underground crossing County Trunk Hwy G	Jefferson County Hwy Department of Transportation	Complete
County	DE-01 County Hwy DOT Access (Driveway) Permit - CTY Hwy G entrance to Laydown	Jefferson County Hwy Department of Transportation	Complete
County	DE-04 County Hwy DOT Access (Driveway) Permit - CTY Hwy G entrance to Inverter 24	Jefferson County Hwy Department of Transportation	Complete
County	DE-07 County Hwy DOT Access (Driveway) Permit - CTY Hwy Q entrance to Field Offices/Employee Parking	Jefferson County Hwy Department of Transportation	Complete
County	Permanent Sign Permit	Jefferson County	Application Pending; ~Sep 2025
County	Oversize-overweight permit Section 348.26(2), (3) Wisconsin State Statutes	Jefferson County	EPC Contractor ensuring carriers are compliant
County	Stormwater Management and Erosion Control Plan Jefferson County Ordinance	Jefferson County	Complete
Local			
Local	Permit to Construct, Maintain in Utilities in ROW Rerry Road	Town of Oakland Roads Department	Complete
Local	DE-02 Town Roads Department Access (Driveway) Permit - Perry Rd entrance to Inverter 27	Town of Oakland Roads Department	Complete
Local	DE-03 Town Roads Department Access (Driveway) Permit - Perry Rd entrance to Inverter 17	Town of Oakland Roads Department	Complete

Sarah Elsner

From: Peter Murphy <peter@oneenergyrenewables.com>
Sent: Friday, August 8, 2025 9:13 AM
To: Matt Zangl; Sarah Elsner; Tyson Strankman
Cc: Chris Beedle; Julie Gerrits; Nolan Stumpf
Subject: Re: Rock Lake Solar - County Check-in

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

Hi all,

Here are some notes from our brief meeting today:

8/8

- Wrapped up pile driving this week (i-beams are all in place)
- Getting ready to install racking (torque tubes, which are the pivot for the solar modules to track the sun) over the next two weeks
- All the trenching for underground electrical work is done
- All the equipment has been delivered to the site except the two transformer skids (all large deliveries are finished except for these)
- Modules should be installed in the next month and a half or so
- Temp seed is down to maintain stabilization on site; we've seeded it twice now. It's coming in nicely except where it's been trampled by machinery, so we loosened it up in those areas and hope for good growth, pending favorable weather conditions

Please let us know if there are any questions. Have a great weekend!

PETER MURPHY
Associate Director + Development

262.395.7172 | [Direct](#)

[peter@oneenergyrenewables.com](#)

 [Book time to meet with me](#)

From: Peter Murphy
Sent: Thursday, May 22, 2025 10:54 AM
To: Matt Zangl <mattz@jeffersoncountywi.gov>; Sarah Elsner <SarahE@jeffersoncountywi.gov>; Tyson Strankman <tyson@oneenergyrenewables.com>
Cc: Chris Beedle <chris.beedle@oneenergyrenewables.com>; Julie Gerrits <julie.gerrits@oneenergyrenewables.com>; Nolan Stumpf <nolan.stumpf@oneenergyrenewables.com>
Subject: Rock Lake Solar - County Check-in

JEFFERSON COUNTY
PRELIMINARY REVIEW FOR CERTIFIED SURVEY

A Division of land located in Government Lot 8 of Section 17, Township 6 N, Range 13 E, Town of Oakland,
Jefferson County, Wisconsin, on Parcel Number 022-0613-1711-003

Owners: Erik & Natalija Burns
Address: 122 Sanctuary Ct
Johnson Creek, WI 53038
Phone: 262 370-0627

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

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.

Date Submitted: _____
Revised: _____

Note to Be Placed on Final CSM

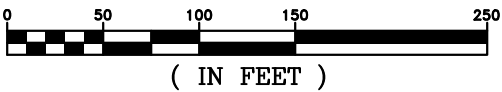
Petition # _____ Zoning _____

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:
Create one 2.2± Acres A-3 zoned Farm Consolidation Parcel.

GRAPHIC SCALE



NE CORNER, NE 1/4
SECTION 17-6-13



SE CORNER, NE 1/4
SECTION 17-6-13

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

**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:

Date Submitted:_____

Revised:_____

Note to Be Placed on Final CSM

Petition # _____ Zoning _____

Check for subsequent zoning changes with Jefferson County Zoning Department.

Surveyor: **SOUTHWEST**
SURVEYING & ASSOCIATES, Inc.

W1065 COUNTY ROAD CI, HELENVILLE, WI. 53137
262-495-4910
920-674-4884

☐ 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.**

☒ Rezoning

☐ Allowed Division within Existing Zone

☐ **Farm Consolidation**

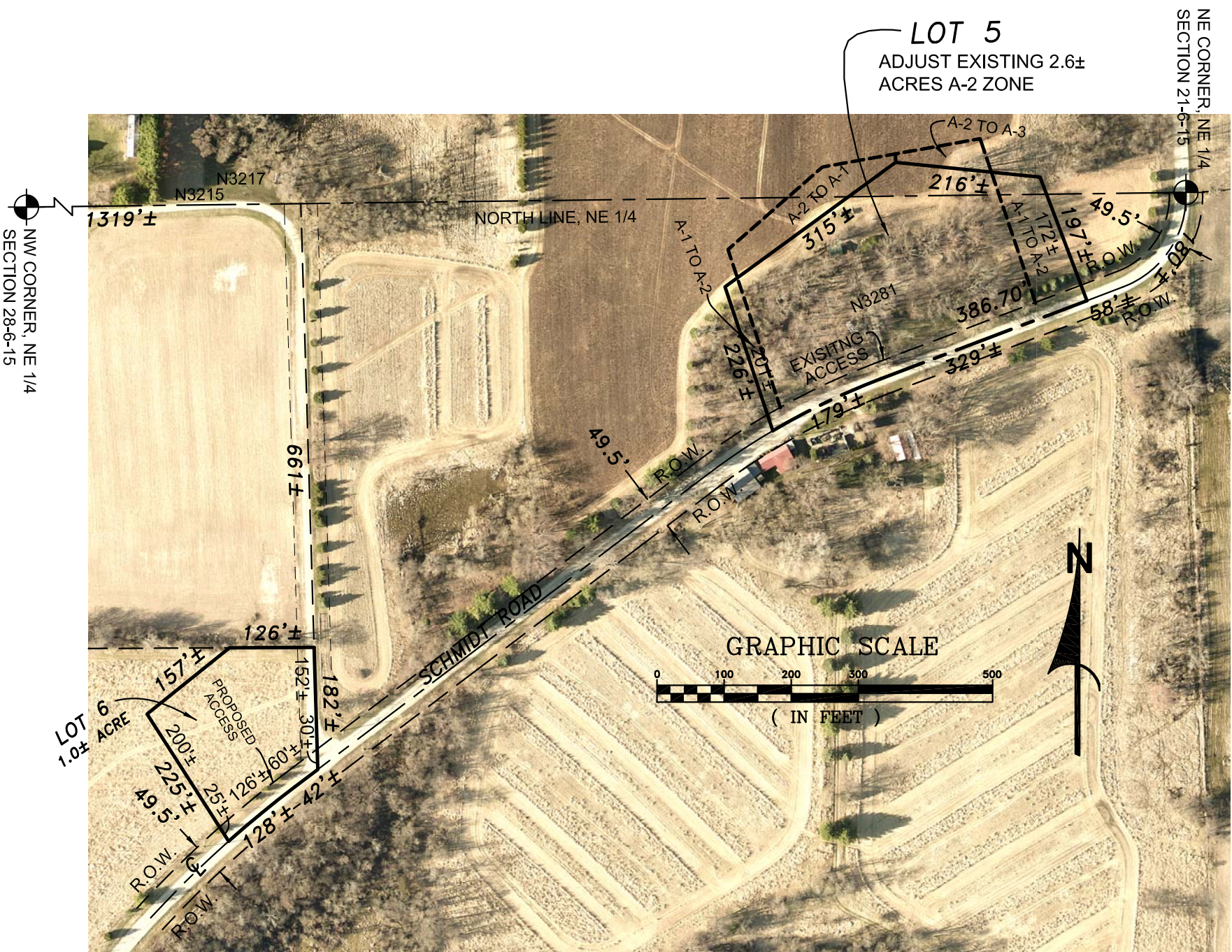
☐ **35+ Acre Lot in A-1 Zone**

☐ **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



NOTE:

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Town Board Approval_____

(Includes Access Approval If Applicable)

Date:_____

County Highway Approval _____
(If Applicable)

Date:_____

Extraterritorial Approval _____
(If Applicable)

Date:_____

County Surveyor Approval_____

Date: _____

Zoning Office Approval_____

Date: _____

SHEET 1 OF 1

DATE: May 20, 2025

REVISÉ: August 14, 2025

JOB NO: D-225111

ARTICLE IV. CONDITIONAL USES

Sec. 22-588. Accessory Dwelling Units (ADU)

- (a) *Permit Required.* All Accessory Dwellings Units shall be a conditional use permit as identified in Article III. Division 2 Zoning Controls OR in all zoning districts except Industrial, Waterfront, Business, and Natural Resources.
- (b) *General Standards and Criteria applicable to all Accessory Dwelling Units:*
 - a. The principal structure for the underlying district shall be present prior to an ADU.
 - b. No more than one accessory dwelling unit may be permitted on any lot.
 - c. Accessory dwelling units cannot have more than two (2) bedrooms and may not exceed SIZE.
 - d. Accessory dwelling units are permitted as either attached to the principal residence or in a detached structure.
 - i. Attached accessory dwelling units must have their own entrance, and cannot share a main entrance with the principal residence.
 - ii. Detached accessory dwelling units may be constructed within an existing residential accessory building, such as an apartment over a garage, or may be new construction.
 - e. Accessory dwelling units shall only be permitted on lots meeting the minimum size requirements of the zoning district, applicable accessory structure setbacks and lot coverage requirements. Accessory structures shall not be permitted on non-conforming lots or within non-conforming structures.
 - f. Accessory dwelling units must meet all residential building codes and sanitary codes.
 - g. The lot must have adequate off-street parking for the residents of both the principal residence (sec. 22-642) and the accessory dwelling unit. (2 stalls per dwelling unit – update sec. 22-642)
 - h. The orientation of the proposed accessory dwelling unit shall, to the maximum extent practical, maintain the privacy of residents in adjoining dwellings. The committee may, as necessary, require screening between a property containing an ADU and adjacent properties.
 - i. Accessory dwelling units cannot be sold separately or transferred from the principal residence on the lot, nor from the lot on which the ADU sits.
 - j. A lot or parcel of land containing an accessory dwelling unit shall be occupied by the owner of the premises. The owner may live in either the accessory dwelling unit or the principal residence.
 - k. Sanitary Permitting
 - i. Private Onsite Wastewater Treatment Systems (POWTS): The principal structure and ADU shall be served by a code compliant POWTS sized for the total number of bedrooms present on the property.
 - ii. Sanitary Sewer System: A permit or written approval from the applicable Sanitary Sewer District shall be obtained prior to issuance of a zoning permit for an ADU.
 - l. Prior to the issuance of a permit for the construction of the accessory dwelling unit, the owner(s) shall file a deed restriction with the Office of the La Crosse County Register of Deeds stating that:
 - i. The independent sale of the accessory dwelling unit is not allowed.

- ii. An owner of the property must occupy either the principal dwelling unit or the accessory dwelling unit.

(c) *Additional Standards and Criteria for Specific Zoning Districts:*

a. Agricultural Zoning Districts (A-1, A-2, A-3, A-T)

- i. Minimum lot size: 1 acre
- ii. Maximum ADU size: Total living area of 1,500 sq. ft. or ½ the square footage of the principal residential structure.
- iii. Shall be located within 500 feet of the principal residential structure.
- iv. In the A-1 Exclusive Agricultural Zone, be subject to the above i-iii, and:
 - 1. The ratio of nonfarm residential acreage to farm acreage on the base farm tract on which the residence is or will be located will not be greater than 1 to 20 after the residence is constructed or converted to a nonfarm residence.
 - 2. There will not be more than 4 dwelling units in nonfarm residences, nor, for a new nonfarm residence, more than 5 dwelling units in residences of any kind, on the base farm tract after the residence is constructed or converted to a nonfarm residence.
 - 3. The location and size of the proposed nonfarm residential parcel, and, for a new nonfarm residence, the location of the nonfarm residence on that nonfarm residential parcel, will not do any of the following:
 - a. Convert prime farmland from agricultural use or convert land previously used as cropland, other than a woodlot, from agricultural use if on the farm there is a reasonable alternative location or size for a nonfarm residential parcel or nonfarm residence.
 - b. Significantly impair or limit the current or future agricultural use of other protected farmland.

Commented [MZ1]: County's generally limit to 800-900 sq. ft.

b. Residential Zoning Districts (R-1, R-2, C, R/R)

- i. Minimum lot size: as determined by the zoning district.
- ii. 1,000 sq. ft. or ½ of the square footage of the principal residential structure.
- iii. Number of Accessory Structures: An accessory structure containing an ADU shall continue to be counted towards the total number of accessory structures on a lot.