

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, November 24, 2025
TIME: 8:30 a.m.
PLACE: Jefferson County Courthouse, 311 S. Center Ave, Room C2063, Jefferson WI

[Join the Teams 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 October 27, November 14, November 20
7. Communications
8. October Monthly Financial Report for Register of Deeds
9. November Monthly Financial Report for Planning & Development
10. Discussion on Solar Energy Facilities
 - a. Badger State Solar
 - b. Sinnissippi Solar
 - c. Whitewater Solar Project
 - d. Rock Lake Solar Project
11. Discussion and Possible Action on CU2178-25 to allow for extensive onsite storage structure in an R-2 zone located at N6186 Jefferson Road, PIN 002-0714-1344-005 in the Town of Aztalan and owned by David Dricken.
12. Discussion on a Zoning Ordinance Text Amendment for Accessory Dwelling Units (ADU)
13. Discussion on Parcel of Record and Parent Parcel as they related to rezoning to A-3
14. Discussion and Possible Action on 2026 Plat Books
15. Discussion and Possible Action on Petitions Presented in Public Hearing on November 20, 2025:

R4648A-25 – Runyard Properties II LLC: Rezone from A-1 to A-3 to create a 1.0-acre residential lot at **W296 County Road CW** in Town of Ixonia, PIN 012-0816-0143-000 (1.477 ac).

R4649A-25 – John & Shelly Roth: Rezone 1.340-acres from A-1 to A-3 from PIN 014-0615-1333-001 (.849 ac) owned by John and Shelly Roth and part of PIN 014-0615-1333-005 (13.50 ac) owned by David D. Robu at **W2890 County Road Y** in Town of Jefferson.

R4650A-25 – Clinton & Angela Lenz Trust: Rezone 3-acres from A-1 to A-3 to create a farm consolidation around the existing house and outbuildings at **N7850 County Road Q** in Town of Milford, PIN 020-0814-2842-001 (14.958 ac). Property is owned by Dean Weichmann Trust.

R4651A-25 – Jon & Amanda Biermeier: Rezone from A-1 to A-3 to create a 4.0-acre residential lot south of **N3127 S Cedar Rd** in Town of Oakland, PIN 022-0613-2931-000 (40.0 ac). Property is owned by Karen Hayes.

R4652A-25 – Joseph & Marissa Rogers: Rezone 2.0- acres from A-1 to N and combine with Lot 1 (CSM 6167) creating a total 5.0-acre parcel at **W2336 Bakertown Drive** in Town of Concord, PIN 006-0716-3024-000 (3.292 ac) and 006-0716-3024-002 (19.556 ac). Property is owned by Dennis B. Stair.

R4653A-25 – Jacob Schmidt: Allow the division of an existing 6.5-acre A-3 zoned lot to create a 4.3-acre lot and retain existing home on the remaining 2.2-acre lot at **W3031 State Road 106** in Town of Hebron, PIN 010-0515-0212-006 (6.001).

CU2181-25 – Floyd Plank: Conditional Use to allow for a farm store and roadside stand in A-T zone at **N1341 Old 26 Road** in Town of Koshkonong, PIN 016-0514-1734-000 (6.609 ac).

CU2183-25 – James & Mallory Bohling: Conditional Use to allow for a home occupation for lawncare/snow removal in an A-1 zone at **W5093 Vogel Road** in Town of Jefferson, PIN 014-0614-1312-000 (38.761 ac).

CU2184-25 – Heather Zoellick: Conditional Use to allow for horses on a C-zoned lot located at **N7902 County Road N** in Town of Milford, PIN 020-0814-2524-005 (12.820 ac).

CU2185-25 – OneEnergy Development, LLC – Stone Elephant Solar Project: Conditional Use to allow for a 3-megawatt solar farm in an A-1 zone north of **N300 Tower Road** in Town of Palmyra, PIN 024-0516-3514-000 (32.020 ac). The property is owned by Blane and Kelly Poulson.

CU2186-25 – Rodney Strauss: Conditional Use to allow for a 22' x 30' lean-to addition with 14' walls to an existing 90' x 46' storage building in an A-2 zone north of **W4409 River View Road** in Town of Watertown, PIN 032-0815-1724-017 (.484 ac).

16. Planning and Development Department Update

17. Possible Future Agenda Items

18. Discussion on Upcoming Meeting Dates:

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

December 18, 6:00 p.m. – Public Hearing in Courthouse Room C2063

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

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

January 15, 6:00 p.m. – Public Hearing in Courthouse Room C2063

January 26, 8:30 a.m. – Decision Meeting in Courthouse Room C2063

19. Adjourn

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

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

Individuals requiring special 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, October 27, 2025
TIME: 8:30 a.m.
PLACE: Jefferson County Courthouse, 311 S. Center Ave, Room C2063, Jefferson WI

[Join the Teams 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 and Supervisor Nass. Supervisor Poulson arrived at 8:37 a.m. and Supervisor Richardson was present via Teams. Supervisor Foelker is an excused absence. Department staff present were Matt Zangl, Sarah Elsner, Haley Nielsen, Trevor Quandt and Shari Fischback. Other County staff in attendance were County Administrator Michael Luckey and Register of Deeds Staci Hoffmann. Members of the public present was Anita Martin and via Teams were Shane Miller and Rick Mortimer.

3. Certification of Compliance with Open Meetings Law

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

4. Approval of the Agenda

Motion made by Supervisor Nass, second by Supervisor Jaeckel to approve. Motion passed on a 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)
Anita Martin asked when the solar ordinance would be addressed again as it is not on this agenda.

6. Approval of meeting minutes from revise September 18, September 29, October 10, October 16

Motion by Nass/Jaeckel to approve the revised September 18, 2025, minutes as written.

Motion passed on a voice vote 3-0.

Motion by Nass/Jaeckel to approve September 29, 2025, minutes as written.

Motion passed on a voice vote 3-0.

Motion by Nass/Jaeckel to approve October 10, 2025, minutes as written.

Motion passed on a voice vote 3-0.

Motion by Nass/Jaeckel to approve October 16, 2025, minutes as written.

Motion passed on a voice vote 3-0.

7. Communications

Zangl reported that the ADU Ordinance draft was sent to the Towns for their feedback. Currently there have been three approvals received from Farmington and Hebron and from Oakland with a condition about no short term rentals.

8. September Monthly Financial Report for Register of Deeds

Staci Hoffman reported that yearly budget was met as of last week. They will have a new bilingual part-time employee starting that they are sharing with the Treasurer office on November 3rd.

9. October Monthly Financial Report for Planning & Development

Zangl reported that the Zoning Department has met revenues with October being the highest grossing revenue month of the year with just over \$18,000.

10. Discussion on Solar Energy Facilities

- a. **Badger State Solar** – Project is slowly moving forward. Starting construction.
- b. **Sinnissippi Solar** – Zangl met with project representatives, was provided a draft of the Joint Development Agreement to start reviewing. Planning to submit application to PSC in November.
- c. **Whitewater Solar Project** – Was approved by PSC about a month ago. Final decision forthcoming. Zangl is waiting to receive copy of draft back of the Joint Development Agreement.
- d. **Rock Lake Solar Project** – Project is nearing completion, testing and getting ready to finalize site with estimated to be energized in November.

11. Discussion and Possible Action on R4631A-25, Dale W & Jacqueline E Naatz Trust to create a 4-acre A-3 lot at N7233 Shade Road in the Town of Farmington, PIN 008-0715-0321-002. The petition was previously postponed.

Redesign was reviewed from the originally proposed 2-acre in prime soil to a 4-acre lot now coming off of Saucer Road in non-prime soil. Committee agreed that the redesign follows what they were asking for. Motion by Nass/Poulson to approve the rezone request with conditions. Motion approved on a 4-0 voice vote. See rezone file for complete decision.

12. Discussion and Possible Action on Outside Storage in the proposed 8-acre industrial zoned lot (R4647A-25) on Woody Lane, PIN 012-0816-2732-000 currently owned by Curtis and Mary Pernat and proposed by MJ Excavating.

Review of the proposed outside storage plot plan took place. Motion by Poulson/Jaeckel to approve the outside storage as present. Motion approved on a 4-0 voice vote.

13. Discussion and Possible Action on a holding tank request located at W3367 Sunshine Road, PIN 008-0715-2741-000 located in the Town of Farmington. The property is owned by Ryan and Katelyn Broedlow.

Discussion and review of the building being used and location of tank took place. Motion by Jaeckel/Nass to approve the holding tank request. Motion approved on a 4-0 voice vote.

14. Discussion and Possible Action on CU2151-25 to allow for the increase in the extensive onsite storage structure size located at W7394/W7398 State Road 106, PIN 028-0513-0141-004 in the Town of Sumner and owned by Keith Bartholomew.

Discussion took place regarding the owner's recent request on this previously approved conditional use to increase size of structure by 132 sq ft. Motion by Jaeckel/Poulson to approve the change request. Motion approved on a 4-0 voice vote.

15. Discussion and Possible Action on Petitions Presented in Public Hearing on October 16, 2025:

See rezone and conditional use file for complete decision

APPROVED R4640A-25 – Rodney Johnson: Rezone 6.3-acres from A-1 to A-2 around existing agricultural structures located at **N8525 County Road E** in the Town of Watertown, PIN 032-0815-2311-000 (29.799 ac). Motion by Nass/Poulson to approve the rezone request with conditions. Motion approved on a 4-0 voice vote.

POSTPONED R4641A-25 – Scott Schneider: Rezone .210-acres from A-1 to A-3 from PIN 002-0714-3041-000 (46.001 ac) and add to lot at **N5485 Harvey Road** for total lot size of 1.891-acres in Town of Aztalan, PIN 002-0714-3041-003 (1.681 ac). *No petitioner or representative was present at public hearing for this petition. This will be put back on a future agenda.*

APPROVED R4642A-25 – Wendt Property Management: Rezone 3.14-acres from A-1 to A-3 to create a farm consolidation around existing house and outbuildings located at **W3476 Ranch Road** in the Town of Farmington, PIN 008-0715-0343-001 (18.166 ac). Motion by Poulson/Jaeckel to approve the rezone request with conditions. Motion approved on a 4-0 voice vote.

APPROVED R4643A-25 – Jeffrey J Coleman Trust: Rezone 1-acre from A-1 to A-3 to create a farm consolidation around the existing house at **W3558 Hagedorn Road** in Town of Hebron, PIN 010-0615-2231-000 (39.210 ac). Motion by Poulson/Jaeckel to approve the rezone request with conditions. Motion approved on a 4-0 voice vote.

POSTPONED R4644A-25 – Derek & Shenelle Jardine: Rezone from A-1 to A-3 to create a 2-acre residential lot at **N7358 Zabel Lane** in Town of Milford, PIN 020-0814-3543-000 (40.0 ac).). Motion by Jaeckel/Poulson to postpone for redesign to 1-acre lot in prime soil. Motion approved on a 4-0 voice vote.

APPROVED R4645A-25 – Charles Schlessinger: Rezone from A-1 to A-3 to create two 2-acre residential lots at **W566 Carlin Trail** in Town of Palmyra, PIN 024-0516-2341-000 (27.390 ac).). Motion by Poulson/Nass to approve the rezone request with conditions. Motion approved on a 4-0 voice vote.

APPROVED R4646A-25 – Rodney Johnson: Rezone 2.0-acres from A-1 to A-3 from PIN 032-0815-2311-000 (29.799 ac) to be added to PIN 032-0815-2311-001 (1.0 ac) to create a total 3-acre residential lot located at **N8493 County Road E** in the Town of Watertown.). Motion by Nass/Jaeckel to approve the rezone request with conditions. Motion approved on a 4-0 voice vote.

APPROVED R4647A-25 – Curtis Pernat: Rezone 8-acres from A-T to I with outside storage in the Industrial zone across from **N7886 Woody Lane** in the Town of Ixonia, PIN 012-0816-2732-000 (35.305 ac). Motion by Nass/Poulson to approve the rezone request with conditions. Motion approved on a 4-0 voice vote.

APPROVED CU2182-25 – Ryan Broedlow: Conditional Use to allow for a home occupation for CPA services in an A-3 zone at **W3367 Sunshine Road** in Town of Farmington, PIN 008-0715-2741-000 (4.0 ac). Motion by Nass/Poulson to approve the rezone request with conditions. Motion approved on a 4-0 voice vote.

16. Planning and Development Department Update

Zangl provided update that he had attended a meeting with Town of Ixonia to provide some zoning information. They have a new Planning Commission Committee so a future meeting will be held with them to conduct some zoning education to discuss housing, subdivisions and financial mechanisms available regarding future growth.

Zangl also provided an update that Zoning is preparing for upcoming Riverbend audit during the first part of November. Land Information is preparing for tax bill season to begin next month, and GIS enterprise upgrade should be completed by the end of the year.

17. Possible Future Agenda Items

Continuing with the usual agenda items

18. Discussion on Upcoming Meeting Dates:

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

November 20, 6:00 p.m. – Public Hearing in Courthouse Room C2063

November 24, 8:30 a.m. – Decision Meeting in Courthouse Room C2063

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

December 18, 6:00 p.m. – Public Hearing in Courthouse Room C2063

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

19. Adjourn

Supervisor Poulson/Jaeckel made a motion to adjourn the meeting. Meeting adjourned at 9:15 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: November 14, 2025
TIME: 8:00 a.m.
PLACE: Jefferson County Courthouse, 311 S. Center Ave., Jefferson, WI in Room C1049

1. **Call to Order** – The meeting was called to order by Supervisor Jaeckel at 8:16a.m.
2. **Roll Call (Establish a Quorum)** – Supervisors Jaeckel, Poulson and Nass were present. Supervisor Foelker is an excused absence. Supervisor Richardson was absent. Zoning staff present were Trevor Quandt and Sharyl Fischback.
3. **Certification of Compliance with Open Meetings Law** – Supervisor Poulson confirmed the meeting is in compliance.
4. **Approval of the Agenda** – Supervisor Poulson made motion to approve agenda, seconded by Supervisor Nass. Motion was 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** – Quandt had nothing to report.
7. **Site Inspections for Petitions to be Presented in Public Hearing on November 20, 2025:**
Committee members left for site inspections at 8:18 a.m.

R4650A-25 – Clinton & Anglea Lenz Trust: Rezone 3-acres from A-1 to A-3 to create a farm consolidation around the existing house and outbuildings at **N7850 County Road Q** in Town of Milford, PIN 020-0814-2842-001 (14.958 ac). Property is owned by Dean Weichmann Trust.

CU2184-25 – Heather Zoellick: Conditional Use to allow for horses on a C-zoned lot located at **N7902 County Road N** in Town of Milford, PIN 020-0814-2524-005 (12.820 ac).

CU2186-25 – Rodney Strauss: Conditional Use to allow for a 22' x 30' lean-to addition with 14' walls to an existing 90' x 46' storage building in an A-2 zone north of **W4409 River View Road** in Town of Watertown, PIN 032-0815-1724-017 (.484 ac).

R4648A-25 – Runyard Properties II LLC: Rezone from A-1 to A-3 to create a 1.0-acre residential lot at **W296 County Road CW** in Town of Ixonia, PIN 012-0816-0143-000 (1.477 ac).

R4652A-25 – Joseph & Marissa Rogers: Rezone 2.0- acres from A-1 to N and combine with Lot 1 (CSM 6167) creating a total 5.0-acre parcel at **W2336 Bakertown Drive** in Town of Concord, PIN 006-0716-3024-000 (3.292 ac) and 006-0716-3024-002 (19.556 ac). Property is owned by Dennis B. Stair.

R4649A-25 – John & Shelly Roth: Rezone 1.340-acres from A-1 to A-3 from PIN 014-0615-1333-001 (.849 ac) owned by John and Shelly Roth and part of PIN 014-0615-1333-005 (13.50 ac) owned by David D. Robu at **W2890 County Road Y** in Town of Jefferson.

CU2185-25 – OneEnergy Development, LLC – Stone Elephant Solar Project: Conditional Use to allow for a 3-megawatt solar farm in an A-1 zone north of **N300 Tower Road** in Town of Palmyra, PIN 024-0516-3514-000 (32.020 ac). The property is owned by Blane and Kelly Poulson.

R4653A-25 – Jacob Schmidt: Allow the division of an existing 6.5-acre A-3 zoned lot to create a 4.3-acre lot and retain existing home on the remaining 2.2-acre lot at **W3031 State Road 106** in Town of Hebron, PIN 010-0515-0212-006 (6.001).

CU2183-25 – James & Mallory Bohling: Conditional Use to allow for a home occupation for lawncare/snow removal in an A-1 zone at **W5093 Vogel Road** in Town of Jefferson, PIN 014-0614-1312-000 (38.761 ac).

R4651A-25 – Jon & Amanda Biermeier: Rezone from A-1 to A-3 to create a 4.0-acre residential lot south of **N3127 S Cedar Rd** in Town of Oakland, PIN 022-0613-2931-000 (40.0 ac). Property is owned by Karen Hayes.

8. **Adjourn** – Motion made by Supervisor Jaeckel, seconded by Supervisor Poulson to adjourn at 11:19 a.m. Motion passed on a voice vote, 3-0.

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

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Badger State Solar, LLC
545 Fifth Avenue, 24th Floor
New York, NY 10017
DESRI-Notices@desri.com

October 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 3rd 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,

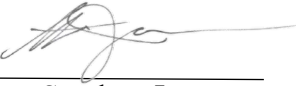
Pursuant to Order Point 6, we are submitting this quarterly report for the 3rd quarter of 2025.

- a. Construction Commencement;
 - Construction commenced on July 11, 2025 as previously stated in the report for the 2nd quarter of 2025.
- b. Major Construction and Environmental Milestones;
 - Though Full Notice to Proceed (PV and HV EPC) was not issued at the end of the third quarter of 2025, as of the date of this submission, Full Notice to Proceed was issued on October 10, 2025.
 - All 6 Limited Notices to Proceed were executed to maintain project schedule.
 - Substation pad completed and turned over on October 16, 2025.
 - Permit Matrix is attached at end of report indicating which permits Badger State Solar has obtained and which are outstanding.
- c. Construction Status;
 - ATC interconnection schedule remains aligned with MISO milestones; backfeed readiness targeted for July 31, 2026.
 - The project remains in early civil and foundation phases. Overall progress through Q3 represents approximately 5% completion for the PV scope and 2% for the HV scope.
- d. Placed in Service Date;
 - No facilities have been placed in service as of the end of the reporting period.



Regards,

Badger State Solar, LLC

By: 

Name: Stephen Jones

Title: Authorized Signatory



Permits and Approvals Obtained (Badger State Solar)

Government Authority	Type of Permit	Permit/Approval
Federal		
US Army Corps of Engineers (USACE)	Section 404 of Clean Water Act; Discharges of dredged or fill material in waters of the US	Nationwide Permit (NWP) 51 - Land-Based Renewable Energy Generation Facilities
US Fish and Wildlife Service (USFWS)	Consultation under Section 7 of Endangered Species Act	RUS on behalf of Badger State
Federal Aviation Administration (FAA)	Navigable Airspace Review	No permit required. Badger State utilized FAA Notice Criteria tool to evaluate whether permit/approval is required.
State		
Public Service Commission of Wisconsin (PSCW)	Certificate of Public Convenience and Necessity (CPCN)	CPCN approved in Docket No. 9800-CE-100.
Wisconsin Department of Natural Resources (WDNR)	Section 401 of Clean Water Act, Water Quality Certification and Discharges of Dredged or Fill Material in State-Regulated Wetlands	General Permit WDNR-GP3-2023
Wisconsin Department of Natural Resources (WDNR)	Waterway Crossings (Culvert) in Navigable Waterways, Ch. 30 of Wisconsin Statutes	General Permit WDNR-GP21-2021
Wisconsin Department of Natural Resources (WDNR)	Endangered Resources (ER) Review; Wisconsin Endangered Species Law (s. 29.604, Wis. Stats.)	Badger State renewed request for ER Review in January 2025. WDNR approved ER Review on April 4, 2025.
Wisconsin State Historical Society - Historic Preservation Office (SHPO)	Cultural Resources (Historical and Archaeological) Consultation	SHPO confirmed that no eligible properties will be adversely affected on January 27, 2022, and March 30, 2022.
Wisconsin Department of Agriculture, Trade, and Consumer Protection (DATCP)	ATCP 48.34 Subchapter V; Approval to Modify District Drains	DATCP approval letter dated December 16, 2022
Local		
Jefferson County Drainage District #16	Motion approving modification of district's drains	Drainage District motion approving modification dated May 9, 2022

Permits and Approvals Obtained (Contractor)

Government Authority	Type of Permit	Permit/Approval
Federal		
None	-	-



State		
Wisconsin Department of Natural Resources (WDNR)	Wisconsin Pollutant Discharge Elimination System (WPDES)	Construction Site Storm Water General Permit WI-S067831-06 (Substation)
Wisconsin Department of Natural Resources (WDNR)	Wisconsin Pollutant Discharge Elimination System (WPDES)	Construction Site Storm Water General Permit WI-S067831-06 (Solar Arrays)
Wisconsin Department of Transportation (WisDOT)	Access (Driveway) Permit DE-05 access to USH 18	Permit Tracking #: 28-100342216-2025
Wisconsin Department of Transportation (WisDOT)	Access (Driveway) Permit DE-06 access to STH 89	Permit Tracking #: 28-100342217-2025
Wisconsin Department of Transportation (WisDOT)	Utility in Right-of-Way Permit Overhead Crossing of USH 18	Permit Number 2025-1230-A1
Local		
Jefferson County	Stormwater Management and Erosion Control Plan	
Jefferson County	Permit to Construct, Maintain Utilities in County Highway ROW; Underground Crossing of CTH G	Permit U29-2025
Jefferson County	County Highway Entrance (Driveway) Permit DE-01 Access to CTH G	Permit D09-2025
Jefferson County	County Highway Entrance (Driveway) Permit DE-04 Access to CTH G	Permit R-05-2025
Jefferson County	County Highway Entrance (Driveway) Permit DE-07 Access to CTH Q	Permit D10-2025
Town of Oakland	Permit to construct, maintain, or repair utilities within Town Road Right-of-Way; Underground Crossing of Perry Rd	Permit to construct, maintain, or repair utilities within Town Road Right-of-Way
Town of Oakland	Town Highway Entrance (Driveway) Permit DE-02 Access to Perry Rd	Driveway permit
Town of Oakland	Town Highway Entrance (Driveway) Permit DE-03 Access to Perry Rd	Driveway permit



Permits and Approvals Not Yet Obtained (Badger State Solar)	
Government Authority	Type of Permit
Federal	
None	
State	
None	
Local	
Jefferson County	Shoreland Zoning Permit* (to the extent required)

Permits and Approvals Not Yet Obtained (Contractor)	
Government Authority	Type of Permit
Federal	
None	
State	
Wisconsin Department of Transportation (WisDOT)	Oversize/Overweight Permit Transport of Main Transformer
Wisconsin Department of Transportation (WisDOT)	WisDOT Detour Permit
Wisconsin Department of Natural Resources (WDNR)	Well Notification
Local	
Jefferson County	Oversize/Overweight Permit Transport of Main Transformer Wis. Stat. § 348.26(2), (3)
Jefferson County	Sanitary Permit (assuming O&M building is allowed)
Town of Jefferson	Building / Electrical Permits (assuming O&M building is allowed)

Register of Deeds

October

2025

Program/Service Description	Output Measures			YR to Date	Current Yr. Target
	2023	2024	2025	Totals	%
Documents Recorded	882	956	1,114	9,669	97%
Vital Records Filed	248	239	240	2,150	90%
Vital Record Copies	1,339	1,382	1,542	15,078	101%
ROD Revenue (Gross Total)	\$ 174,963.37	\$ 167,658.71	\$ 235,064.59	\$2,190,281.69	114%
Transfer Fees	\$ 26,126.70	\$ 23,941.20	\$ 35,343.30	\$ 335,779.32	122%
LIO Fees	\$ 7,706.00	\$ 8,390.00	\$ 9,637.00	\$ 85,072.00	98%
Document Copies	\$ 4,966.40	\$ 5,289.21	\$ 9,707.13	\$ 64,453.19	99%
Laredo	\$ 3,218.00	\$ 4,720.50	\$ 4,890.96	\$ 50,775.90	98%
ROD Revenue to General Fund	\$ 53,012.57	\$ 53,311.91	\$ 72,214.93	\$ 651,308.41	109%
Percentage of Documents eRecorded	66%	68%	75%	72%	
Budget Goals Met	Y	N	Y	Yes	109%
Back Indexed	1,989	2,558	1,091	10,606	53%

Wisconsin Register of Deeds Association:

AB216 & SB218 requesting the state split the transfer fee 50/50 has been passed in both house's executive sessions, we are hoping it goes to the floor soon to be voted on and then forwarded to the Governor for passage. I urge you to reach out to your legislators to get this bill passed in both houses as soon as possible.

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 late 1932. We have hired a new staff member that we will share 50/50 with the County Treasurer.

Wisconsin Counties Association Board of Directors:

WCA General Government & Finance Steering Committee, discussion included for new ways to fund 4k-12 grade public schools, as this is the largest part of the tax bill, there has been movement in the legislature to begin studying possible other funding sources.

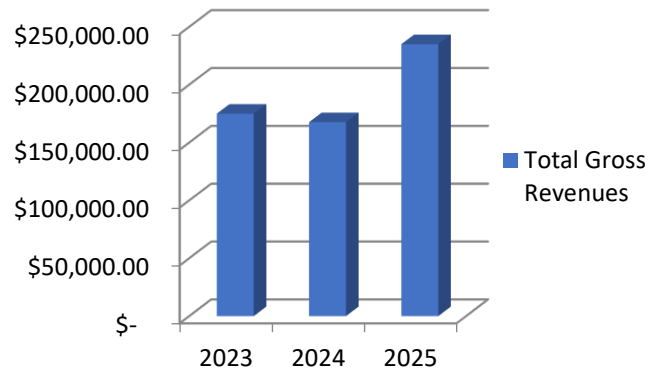
Wisconsin Public Records Board:

Nothing new to report.

Register of Deeds Year to Date Budget Report

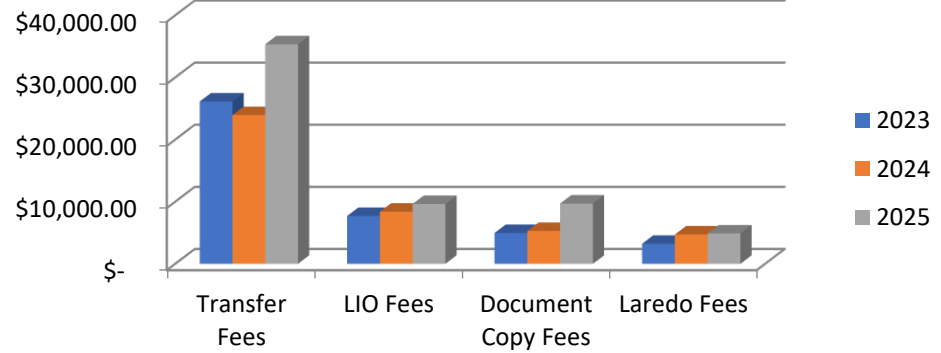
October

ROD Total Gross Revenues

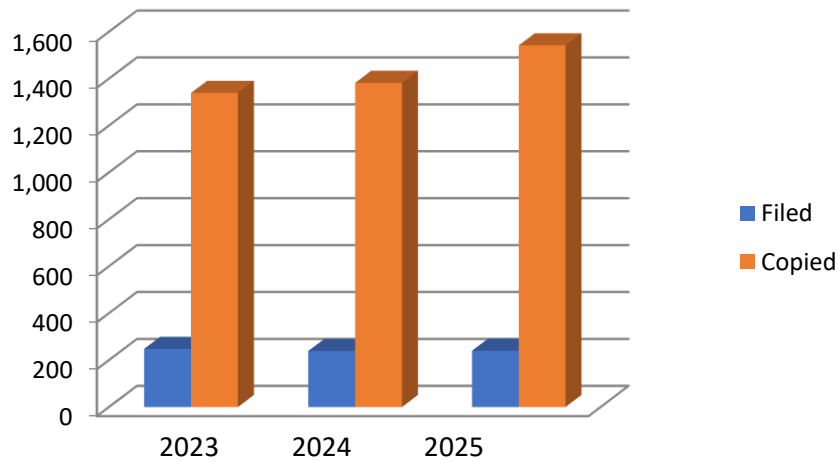


2025

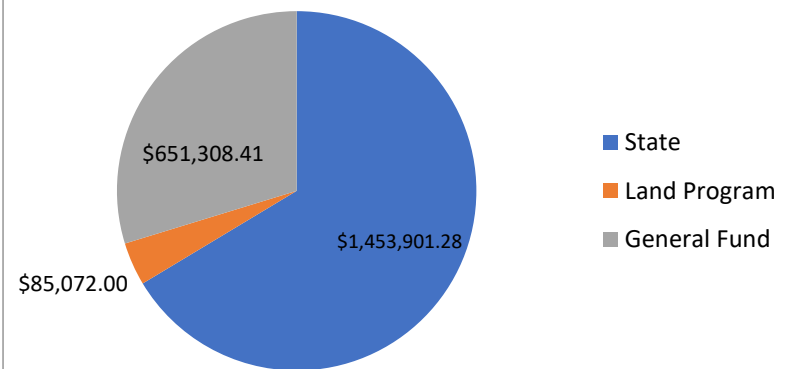
Land Related Revenue



Vital Records



Year to Date Revenue Payout



Jefferson County Monthly Ledger Report

Zoning

Month	Permit Fees (1/2017-12/2018)	Permit Fee Processing (1/2017-12/2018)	When Issued/Received (1/2017-12/2018)	Permit Stamp System (1/2017-12/2018)	Self Insuring Fee (1/2017-12/2018)	County Improvement Fee (1/2017-12/2018)	Zoning District Fee/Ordinance (1/2017-12/2018)	2017 Total	2018 Total	2018-2019 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	\$16927.95	\$2.25	\$3.75	\$6525.00	\$960.00			\$24416.95	\$29723.30	\$-5306.35
Sep	\$16120.00		\$2.25	\$6708.15	\$640.00		\$549.52	\$24017.92	\$25279.78	\$-1261.86
Oct	\$21939.50			\$10683.00	\$800.00			\$33422.50	\$24678.82	\$8743.68
Nov	\$6271.00			\$4150.00	\$800.00			\$11221.00	\$16909.50	\$-5688.50
Dec									\$33732.87	\$-33732.87
Total	\$134642.45	\$14.00	\$11.75	\$71841.11	\$8048.00		\$549.52	\$248119.12	\$435371.88	\$-187252.76

Jefferson County Monthly Ledger Report

Solid Waste

Month	State and Local Fund (Funds) 17000-41-001-0	Department - Transportation 17000-44-010-04	State and General 17000-41-001-0	State - Public Works Company 17000-41-010-04	Public Utility Water Company 17000-42-001-14	Municipal Solid Waste Company 17000-42-010-04	State of Kentucky - General Fund 17000-41-001-0	State of Kentucky - General Fund 17000-41-001-0	2017 Total	2017 Total	2017 Balance
Jan		\$2500.00							\$2500.00	\$144305.82	\$-141805.82
Feb		\$750.00							\$750.00	\$50654.53	\$-49904.53
Mar		\$250.00							\$250.00	\$23348.88	\$-23098.88
Apr		\$200.00							\$200.00	\$29160.01	\$-28960.01
May		\$350.00							\$3060.00	\$32829.91	\$-29769.91
Jun			\$1014.46		\$2710.00	\$2302.00			\$3316.46	\$23131.23	\$-19814.77
Jul										\$19768.17	\$-19768.17
Aug										\$29723.30	\$-29723.30
Sep		\$1000.00			\$3008.00				\$4008.00	\$25279.78	\$-21271.78
Oct					\$2340.50				\$2340.50	\$24678.82	\$-22338.32
Nov										\$16909.50	\$-16909.50
Dec										\$33732.87	\$-33732.87
Total		\$5000.00	\$1014.46		\$13060.50				\$13060.50	\$43079.88	\$-30019.88

Jefferson County Monthly Ledger Report

Land Info

Month	LP Owner Land and Pnt Company 12/31/2019 14	Real Estate Company Company 12/31/2019 14	LP Owner Land and Pnt Company 12/31/2019 14	2020 Totals	2021 Totals	2022 Totals
Jan	\$9000.00	\$266.25	\$705.00	\$9266.25	\$144305.82	\$-135039.57
Feb	\$621.50	\$50.27	\$22.50	\$1376.77	\$50654.53	\$-49277.76
Mar	\$550.00	\$179.78	\$30.00	\$752.28	\$23348.88	\$-22596.60
Apr	\$1000.00	\$176.22		\$1206.22	\$29160.01	\$-27953.79
May		\$184.45		\$184.45	\$32829.91	\$-32645.46
Jun		\$630.00		\$630.00	\$23131.23	\$-22501.23
Jul		\$341.96		\$341.96	\$19768.17	\$-19426.21
Aug	\$25.00	\$133.36		\$158.36	\$29723.30	\$-29564.94
Sep		\$335.29		\$335.29	\$25279.78	\$-24944.49
Oct		\$210.68		\$210.68	\$24678.82	\$-24468.14
Nov		\$143.19		\$143.19	\$16909.50	\$-16766.31
Dec					\$33732.87	\$-33732.87
Total	\$1118.50	\$2261.45	\$751.20	\$1866.15	\$448311.32	\$-443877.32

Sec. 22-350. Maximum number of lots.

- (a) Three non-prime agricultural land A-3 lots or one or two prime agricultural land A-3 lots with clustering is recommended. The number of possible prime agricultural land lots is based on the amount and configuration of land owned (see the lot chart in subsection (b)(3) of this section). With less than 50 acres, one prime agricultural land lot is possible. With 50 acres or more, two prime agricultural land lots are possible. The minimum amount of prime agricultural land shall be utilized when approving the prime lot option. If an option is utilized to mix non-prime and prime agricultural land lots, the prime agricultural land maximum lot numbers shall apply. A-3 lots created since the 1977 adoption of the A-3 zoning district shall also be taken into account when determining how many A-3 lots may be available. All parcels of record may propose the maximum number of lots described in this section unless the number of lots has been reduced due to A-3 lots being created from the parent parcel predating the parcel of record. Each parcel of record would have the possibility of at least one A-3 lot upon committee review and county board approval. A-3 lots proposed for dwellings constructed prior to December 13, 1977, do not count as having utilized an A-3 lot division.
- (b) Environmental corridor overlays described in the plan may also impact the maximum number of possible A-3 lots available as described in the following lot chart by utilizing the development density of no greater than one dwelling unit per ten acres. Clear cutting upland wooded environmental corridor areas in existence at the time of the enactment of the ordinance from which this chapter is derived shall not increase the number of A-3 lots available (see the environmental corridor detailed policies in the county agricultural and land use plan). Also, A-2 lots for an agricultural residence shall reduce the number of lots available.

A-3 Agricultural/Rural Residential District Lot Chart

Parcel of Record Size at Time of Ordinance Amendment	Prior A-3 Splits from Parent Parcel	May Use One or the Other	
		Non-Prime Lots/Prime Lots Available (May Use One or the Other)	Available
Less than 50	3	1	1
	2	1	1
	1	2	1
	0	3	1
50 or greater	3	1	1
	2	1	1
	1	2	1
	0	3	2

- (c) In order to achieve safer access, more effective clustering or protection of land resources, the committee may consider the consolidation of multiple parcels of record that are contiguous or divided only by a public road and under the same ownership. In reviewing the consolidation for the purpose of a proposed A-3 lots relocation, the committee must determine that they would have otherwise approved the number of lots on each separate parcel of record. Any proposed lots relocated in this manner would constitute use of all the lots from that separate parcel of record regardless of the number actually relocated. Proposed lots that would have been approved in a non-prime agricultural soil location cannot be relocated into prime agricultural soils unless the number of proposed lots is reduced to the prime soil numbers as described in this section. Conversely, the number of lots would not be increased if relocated from a prime soil location on the separate parcel of record to a non-prime agricultural soil location on the consolidated parcel of record. Town approval is required for any request for consolidation of parcels of record.

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- (d) Existing A-3 lots created on or after February 8, 2000, shall not be further divided so as to create additional lots. A-3 zoned lots created prior to February 8, 2000, may be further divided to create a maximum of two additional lots. The planning and zoning committee shall review and make a decision on the proposed A-3 division. Application for the redivision of an existing A-3 zoned lot shall be made to the zoning administrator who shall refer it to the committee. The committee shall request an opinion and recommendation from the town prior to scheduling a public hearing on the application. The committee shall also request an opinion from the road maintenance authority relating to driveway and access considerations. The committee shall schedule a public hearing on the application, publish a Class 2 notice according to Wis. Stats. ch. 985, and notify, by certified mail, the clerk of the town for which the proposed A-3 division is located and all persons listed in the county land information office as owning property within 500 feet of the exterior boundary of the proposed A-3 division at least ten days prior to the hearing date. The committee shall review the application, site, public hearing testimony, effect on farmland and prime agricultural soil, section 22-56, and consistency with the county comprehensive plan and agricultural preservation and land use plan before making a decision.

(Ord. No. 2022-12, § 11.04(f)(8)(xiii), 10-11-2022; Ord. No. 2023-27, 3-12-2024)