

AGENDA

JEFFERSON COUNTY BOARD MEETING

TUESDAY

December 09, 2025

7:00 p.m.

Jefferson County Courthouse
311 S. Center Avenue, Room C2063
Jefferson, WI 53549

[Livestream on YouTube](#)

Register in advance for this webinar:
https://zoom.us/webinar/register/WN_N2ghwZR3TQenotKF1KEwmQ
After registering, you will receive a confirmation email containing information about joining the webinar.

1. **CALL TO ORDER**
 - a. Roll Call by County Clerk
2. **PLEDGE OF ALLEGIANCE**
3. **CERTIFICATION OF COMPLIANCE WITH OPEN MEETINGS LAW**
4. **APPROVAL OF THE AGENDA**
5. **APPROVAL OF November 12, 2025 MEETING MINUTES**
6. **COMMUNICATIONS**
 - a. Notice of Public Hearing – Planning and Zoning – November 20, 2025
 - b. Treasurer’s Monthly Report
7. **PUBLIC COMMENT (agenda items)**
8. **ANNUAL REPORTS**
 - a. Highway Department – Sean Heaslip
 - b. Emergency Management – Tracy Hameau
 - c. Administration – Michael Luckey
- COMMITTEE REPORTS / RESOLUTIONS / ORDINANCES**
9. **BUILDING & GROUNDS COMMITTEE**
 - a. Resolution – Accepting bids for security film on at grade glass openings
10. **EXECUTIVE COMMITTEE**
 - a. Resolution – Authorizing the Jefferson County Administrator to execute the HazMat Agreement between Dodge County Emergency Management and Jefferson County Emergency Management and amending the 2025 budget in the Emergency Management Department
11. **FINANCE COMMITTEE**
 - a. Resolution - Accepting \$10,000 in grant funding from the Wisconsin Environmental Public Health Tracking: Taking Action with Data for an Arsenic Risk Reduction Initiative and amending the 2026 budget in the Health Department
12. **LAND & WATER CONSERVATION COMMITTEE**
 - a. Resolution – Authorizing Extension of County Farm Agricultural Lease
13. **PLANNING AND ZONING COMMITTEE**
 - a. Report
 - b. Ordinance – Amending Official Zoning Map

14. **APPOINTMENTS BY COUNTY ADMINISTRATOR**

- a. Amanda Golson to the Bridges Federated Library Systems Board for a three-year term that expires on December 31, 2028.
- b. Amanda Golson, Richard Moulding, and Tanya Olson, to the Jefferson County Library Board for a three-year term that expires on December 31, 2028.
- c. Tim Anhalt to the Veterans Service Commission for a three-year term that expires on December 09, 2028.

15. **APPOINTMENTS BY FAIR PARK COMMITTEE**

- a. Kerry Furlong, Matt Hanson, Kassidy Hege, Danielle Latsch, Emma Statz, and Justin Thom for a three-year term ending August 31, 2028

16. **PUBLIC COMMENT** (General)

17. **ANNOUNCEMENTS**

18. **ADJOURN**

NEXT COUNTY BOARD MEETING
TUESDAY, JANUARY 13, 2026
7:00 P.M.

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, December 18, 2025
TIME: 6:00 p.m. (Doors will open at 5:30)
PLACE: **JEFFERSON COUNTY COURTHOUSE, ROOM C2063**
311 S. CENTER AVE, JEFFERSON, WI 53549
OR Via Teams Videoconference

PETITIONERS OR MEMBERS OF THE PUBLIC MAY ATTEND THE MEETING VIRTUALLY BY FOLLOWING THESE INSTRUCTIONS IF THEY CHOOSE NOT TO ATTEND IN PERSON:

1. Call to Order
2. Roll Call
3. Certification of Compliance with Open Meetings Law
4. Approval of Agenda
5. Public Hearing

Teams Meeting Information Link: Join the meeting now Meeting ID: 222 326 323 808 9 Passcode: fy37Vh3D
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NOTICE IS HEREBY GIVEN THAT the Jefferson County Planning and Zoning Committee will conduct a public hearing at 6 p.m. on Thursday, December 18, 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 TEAMS.** 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 **December 29, 2025**
Recommendations by the Committee on Rezones will be made on **December 29, 2025**
Final decision will be made by the County Board on **January 13, 2026**

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

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).

FROM A-T AGRICULTURAL TRANSITION TO R-2, RESIDENTIAL-UNSEWERED
All are in accordance with ss. 22-146 – 22-156 of the Jefferson County Zoning Ordinance

R4654A-25 – Kemmeter’s Properties LLC: Rezone 1-acre from A-T to R-2 to create a total lot size of 2-acres at **W5051 US Highway 18** in Town of Jefferson, PIN 014-0614-1212-000 (1.190 ac) & 014-0614-1212-002 (32.288 ac).

CONDITIONAL USE PERMIT APPLICATIONS

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

CU2187-25 – DLM Group: To update Conditional Use permit for existing golf course to allow for expansion for a restaurant and kitchen in an A-2 zone at **W4787 Yandry Road** in Town of Cold Spring, PIN 004-0515-1843-000 (30.912 ac).

CU2188-25 – Conrad Turkowitch: Conditional Use to allow for 42' X 56' extensive onsite storage structure in an R-1 zone located at **W1886 North Street** in Town of Sullivan, PIN 026-0616-1713-032 (.947 ac).

6. Adjourn

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.

NOW, THEREFORE, BE IT RESOLVED that the County Administrator is authorized to enter into a contract with the lowest responsible bidder, Lake City Glass, for \$41,690, to furnish and install the security film as specified.

Fiscal Note: Funding in the amount of \$52,468 is included in the 2026 capital budget for this project. No budget amendment is necessary.

Strategic Plan Reference: YES



Transformative Government: Provide routine general and department specific training on risk management; Support health and wellbeing of staff and citizens of all ages

Referred By:
Building and Grounds Committee

12-09-2025

REVIEWED: Corporation Counsel: DHT ; Finance Director: 

RESOLUTION NO. 2025-__

Authorizing the Jefferson County Administrator to execute the HazMat Agreement between Dodge County Emergency Management and Jefferson County Emergency Management and amending the 2025 budget in the Emergency Management Department

Executive Summary

This resolution authorizes the Jefferson County Administrator to execute the Hazardous Materials (HazMat) Response Agreement between Dodge County Emergency Management and Jefferson County Emergency Management. The agreement formalizes the partnership in which Dodge County will provide Jefferson County with initial hazardous materials response support when a hazardous substance release occurs within Jefferson County. This collaboration enhances regional response capabilities, improves public safety, and ensures both counties have clearly defined roles and responsibilities during HazMat incidents.

This resolution allows Jefferson County to move forward with implementing this mutual aid arrangement and strengthens overall emergency response readiness, and amends the 2025 budget for payment of \$5,000 to Dodge County. The Executive Committee and the Finance Committee considered this resolution at their respective meetings on November 25, 2025, and December 2, 2025, and both committees recommended forwarding it to the County Board for approval.

WHEREAS, Jefferson County Emergency Management and Dodge County Emergency Management collaborate to ensure effective preparedness, response, and recovery capabilities for hazardous materials incidents affecting their respective jurisdictions, and

WHEREAS, the proposed HazMat Agreement establishes the terms, roles, responsibilities, and cost-sharing arrangements necessary to support inter-county coordination, mutual aid, and operational efficiency for hazardous materials planning and response, and

WHEREAS, execution of this agreement strengthens regional readiness, enhances responder safety, and supports compliance with state and federal emergency management requirements, and

WHEREAS, both Jefferson County and Dodge County Emergency Management have reviewed the agreement and recommend approval to maintain continuity of operations and to formalize cooperative support with Dodge County, and

NOW, THEREFORE, BE IT RESOLVED that the Jefferson County Board of Supervisors hereby authorizes the Jefferson County Administrator to finalize and execute a Hazardous Materials (HazMat) Agreement between Dodge County Emergency Management and Jefferson County Emergency Management substantially consistent with the attached draft.

BE IT FURTHER RESOLVED THAT a fully executed copy of the agreement shall be retained by Jefferson County Emergency Management and filed with the County Clerk.

Fiscal Note: The cost for this initial agreement is \$5,000. If Jefferson County continues to contract with Dodge County for HazMat services on an annual basis, this amount will be included as a recurring line item in the Emergency Management budget. Funding for the initial agreement will be allocated from contingency funds. Passage of this resolution authorizes the Finance Director to make the necessary budget adjustments to enact this resolution. This is a budget amendment. County Board approval requires a two-thirds vote of the entire membership of the County Board (20 votes of the 30 member County Board).

Strategic Plan Reference: YES



Highly Regarded Quality of Life: Maintain and improve public health and safety.

Referred By:
Executive Committee

12-09-2025

REVIEWED: Corporation Counsel: DHT ; Finance Director: 

**JEFFERSON COUNTY
BUDGET ADJUSTMENT OR AMENDMENT REQUEST**

<u>Adjustment</u>	<u>Description</u>	<u>Approval Level</u>
<input type="checkbox"/> Level 1	Adjustments of operating appropriations up to \$4,999 from one account to another <u>within</u> the department's budget	Department Head
<input type="checkbox"/> Level 2	<input type="checkbox"/> a. Adjustments of operating appropriations over \$5,000 and up from one account to another <u>within</u> the department's budget.	Administrator
	<input type="checkbox"/> b. Substitution of capital items or adjustment of operating to capital appropriations up to \$24,999 from one account to another <u>within</u> the department's budget.	Administrator
	<input type="checkbox"/> c. Transfers between departments within a budgetary function of up to \$24,999.	Administrator
<input checked="" type="checkbox"/> Level 3	Amendments of operating or capital appropriations needing additional funding from contingency funds from that are under 10% of the funds originally appropriated for an individual department.	Finance Committee
<input type="checkbox"/> Level 4	<input type="checkbox"/> a. Amendments of operating or capital appropriations needing additional funding from contingency funds from that are over 10% of the funds originally appropriated for an individual department.	County Board
	<input type="checkbox"/> b. New programs in a department that were not originally budgeted through increase in expenses with offsetting increase in revenue for that program. (i.e. grant funding or donations)	County Board
	<input type="checkbox"/> c. Substitution of capital items or adjustment of operating to capital appropriations over \$25,000 from one account to another <u>within</u> the department's budget.	County Board
	<input type="checkbox"/> d. Amendments of operating or capital appropriations needing funding from general fund balance.	County Board

Increase	Decrease	Account #	Account Title	Amount
<input checked="" type="checkbox"/>	<input type="checkbox"/>	12001.411100	General Property Taxes	5,000
<input checked="" type="checkbox"/>	<input type="checkbox"/>	12001.521219	Other Professional Services	5,000
<input type="checkbox"/>	<input checked="" type="checkbox"/>	11002.411100	General Property Taxes	5,000
<input type="checkbox"/>	<input checked="" type="checkbox"/>	11002.599900	Contingency	5,000
<input type="checkbox"/>	<input type="checkbox"/>	_____	_____	_____
<input type="checkbox"/>	<input type="checkbox"/>	_____	_____	_____

Description of Adjustment:

Department Head Signature _____ Date _____

County Administrator Signature _____ Date _____

1) Salaries and Fringes are not included as operating above, any changes to salaries and fringes must be discussed with the County Administrator.
 2) The County Administrator shall make the determination if the budget adjustment needs to go to the County Board
 3) Any items \$5,000 and above must be capitalized

HAZARDOUS MATERIALS RESPONSE TEAM AGREEMENT

BETWEEN THE WISCONSIN COUNTIES OF

DODGE AND JEFFERSON



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**AGREEMENT FOR HAZARDOUS MATERIAL (HAZMAT) RESPONSE SERVICES
BETWEEN DODGE AND JEFFERSON COUNTY, WI**

Pursuant to the Jefferson County HAZMAT Emergency Response Plan (the “Plan”), the general emergency response requirements outlined in Chapter 323, Subchapter VI (Sections 323.60 and 323.61), Wisconsin Statutes, the County of Dodge (“Dodge”) and the County of Jefferson (“Jefferson”) agree as follows:

Recitals

WHEREAS, Jefferson desires to provide fiscal resources as specified in Section 4.01 of this Agreement and in accordance with Wis. Stat. § 66.0301 for intergovernmental cooperation pursuant to the Dodge County HAZMAT Emergency Response Plan; and

WHEREAS, Dodge is able and willing to provide such services in accordance with the Plan (attached hereto) upon request of the Jefferson County Emergency Management Director or his/her designee;

NOW, THEREFORE, in consideration of the foregoing premises and the mutual covenants set forth herein, and the Agreement for HAZMAT response, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

Section 1- Definitions

1.01 “Emergency Response” means Type II activities involving fire, hazardous materials (HazMat), medical, and law enforcement services, and the limited initial emergency actions necessary to protect life and property from a substance release occurring within Jefferson County.

1.02 The “Dodge County HazMat Type IV Response Team” (hereinafter “Response Team”) consists of Dodge County personnel certified and trained as Hazardous Materials Technicians and Operations, adhering to EPA Standard 165.15 and NFPA Standard 472. This certification designates them as a regional or local-level response unit capable of handling chemical incidents that exceed the capabilities of local fire departments but do not necessitate the specialized resources of state or federal teams. Consequently, Dodge County is certified to respond to Type II activities and above.

1.03 “Substance Release” means the release or spill of:

- An extremely hazardous substance listed by the Administrator of the U.S. Environmental Protection Agency (EPA) under 42 U.S.C. § 11002, or
- A hazardous substance as defined in 42 U.S.C. § 9601 or designated under 42 U.S.C. § 9602, and consistent with the definitions in Chapter 323, Wisconsin Statutes.

1.04: “Substance Release Response” means the activities undertaken by and authorized for the HazMat team in accordance with its state-recognized typing (currently Type IV), which may support the overall Type II Emergency Response actions within the county.

Section 2- Purpose

2.01 The purpose of this Agreement is to advance the goals outlined in the parties’ respective HazMat Emergency Response Plans by ensuring a HazMat emergency response capability. Jefferson County shall provide financial assistance to Dodge County to enable Dodge County to provide HazMat Team services as defined herein.

2.02 Dodge County agrees to deploy equipment, resources, and personnel, including any specialized equipment acquired, when specifically requested by Jefferson County.

2.03 Dodge County and Jefferson County are committed to maintaining a high level of readiness for hazardous materials incidents. To ensure effective coordination and rapid response, the Dodge County Team will conduct regular joint training exercises to:

- Practice integrated response strategies,
- Test communication systems, and
- Refine operational procedures.

Through these ongoing exercises, both counties strengthen their ability to protect public health and safety, minimize environmental impacts, and respond efficiently to hazardous materials emergencies.

Section 3: – Term and Review

3.01 Term: This Agreement shall commence on December 1, 2025, and remain in effect for a term of three (3) years. It will automatically renew for one (1) successive three-year term unless any party provides written notice of termination to the other parties at least ninety (90) days prior to the end of the current term. This Agreement may be terminated at any time if either County’s governing body does not allocate sufficient funding for this purpose.

3.02 Periodic Review and Performance Assessment: The parties shall conduct periodic review checkpoints, at least annually, to:

- Evaluate the effectiveness of hazardous materials training exercises,
- Assess overall operational readiness, and
- Identify and implement opportunities for improvement or adjustment to procedures and coordination efforts.

Section 4- Emergency Response Funding

4.01(a) HazMat Fund:

Jefferson County shall pay Dodge County Five Thousand Dollars (\$5,000) annually by no later than January 31st during the term of this Agreement to support hazardous materials services provided to Jefferson County. This payment shall be reviewed every three (3) years to ensure its adequacy in relation to operational costs. This payment is required regardless of any external expenses incurred or grant funds received by either party.

4.01(b) Emergency Response Fund:

All funds received under the Emergency Planning and Community Right-to-Know Act (EPCRA) for equipment or computer purchases shall be retained by the county receiving such funds and used solely for those intended purposes, unless otherwise agreed in writing by both parties. Any request by one county to retain or use a portion of the other county's EPCRA funds shall be made in writing and shall not be effective unless approved in writing by the different county before such use.

4.02 Renegotiation of Agreement:

Either party may initiate renegotiation of this Agreement by providing written notice to the other party on or before August 1st of any calendar year. Upon such notice, the parties shall renegotiate the terms and conditions of this Agreement in good faith. The fixed annual payment might require adjustment based on operational costs or inflation, which can be reviewed at the time of renewal.

Section 5- Duties of Dodge County

5.01 Emergency Response to Hazardous Substance Release

5.01(a) Upon request by the Incident Commander ("IC"), Dodge County shall provide assistance to Jefferson County for an initial hazardous materials response to protect life and property when a hazardous substance release has been declared within Jefferson County.

5.01(b) Dodge County will respond unless, at the time of the request, all HazMat units and personnel are unavailable due to existing emergency conditions, including but not limited to major incidents such as hazardous materials releases, fires, or other disasters. If the Dodge County Emergency Management Director or HazMat Team Leaders are unavailable to respond, the Incident Commander may, upon verbal approval of either the Dodge County Emergency Management Director or a HazMat Team Leader, request a regional HazMat response team through Wisconsin Emergency Management.

5.02 Personnel -Dodge County bears sole responsibility for securing all necessary personnel to fulfill its obligations under this Agreement, as outlined in Section 5.01. This includes all employment-related duties for Dodge County Hazmat employees, such as wage payments, employee benefits, and insurance coverage, including Worker's Compensation

Section 6- Miscellaneous

6.01: Advisory Committee: Each County Local Emergency Planning Committee (LEPC) shall serve as the advisory committee for its respective county. The County Emergency Management Director shall

present this Agreement to the LEPC advisory committee for review every three years. The advisory committee shall have the authority to review and provide guidance on all aspects of this Agreement and any other contractual matters between the parties. The LEPC may provide recommendations and guidance, provided that all parties understand that the committee does not have the authority to bind the county legally.

6.02: Equipment Upon Withdrawal:

6.02(a) If Dodge County voluntarily withdraws from this Agreement, including by opting not to renew, and Jefferson County wishes to continue the Agreement, all equipment purchased with funds contributed under this Agreement shall be divided on a pro rata basis. Each party shall receive a share of the equipment proportionate to its financial contribution.

6.02(b) If Jefferson County voluntarily withdraws from this Agreement, and Dodge County wishes to continue the Agreement, Jefferson County shall not be entitled to any equipment or monetary reimbursement.

6.03 Events of Default and Remedies: If a party fails to fulfill its obligations under this Agreement in a timely and proper manner, any non-breaching party may terminate this Agreement by providing thirty (30) days' written notice to the breaching party. The notice shall specify the alleged breach and the effective date of termination.

Unless the breaching party remedies the breach to the satisfaction of the non-breaching party within the thirty (30) day notice period, the Agreement shall terminate on the specified effective date. In the event of such termination for cause by Jefferson County, Dodge County shall refund any unearned portion of the annual payment on a pro rata basis.

In addition to termination, the non-breaching party may pursue any remedies available at law, including recovery of damages incurred as a result of the default. No other termination or cancellation of this Agreement shall occur during its term without the prior written consent of all parties.

6.04 Assignment: No party shall assign or transfer any interest or obligation under this Agreement, whether by assignment, novation, or otherwise, without the prior written consent of all parties.

6.05: Correspondence, Communication, and Notices.

6.05(a) All notices required under this Agreement shall be deemed delivered on the date sent if transmitted by email or on the date of the postmark if mailed via United States Postal Service first-class mail with sufficient postage.

Notices to Dodge County shall be addressed to:

Dodge County

124 West St.
Juneau, WI 53039

jmeagher@co.dodge.wi.us
Telephone: (920) 386-3993

Notices to Jefferson County shall be addressed to:

Jefferson County

107 E Washington St.
Jefferson, WI 53549
thameau@jeffersoncountywi.gov
Telephone: (920) 674-7450

6.05(b) Change of Address: Each party shall notify the other parties in writing of any change of address or contact information within a reasonable time.

6.06 Construction of Agreement

6.06(a) Parties Only: This Agreement is intended solely for the benefit of the parties hereto. Nothing in this Agreement shall be construed to supplement, amend, abridge, or repeal any existing rights, benefits, or privileges of any third party, including, but not limited to, employees of either party.

6.06(b) Entire Agreement: This Agreement constitutes the entire understanding between the parties and supersedes all prior oral or written agreements, negotiations, or understandings relating to the subject matter herein.

6.06(c) Amendments: This Agreement may be amended only by the written consent of all parties hereto.

6.06(d) Applicable Law: This Agreement shall be governed by and construed in accordance with the laws of the State of Wisconsin, without regard to its conflict of law principles. Each party consents to the exclusive jurisdiction and venue of any state or federal court located in Dodge County, Wisconsin.

6.06(e) Severability: If any provision of this Agreement is held to be invalid or unenforceable, such invalidity or unenforceability shall affect only that provision, and the remainder of the Agreement shall remain in full force and effect.

6.07 Affirmative Action and Non-Discrimination: In connection with the performance of work under this Agreement, the parties agree not to discriminate against any employee or applicant for employment based on age, race, religion, color, handicap, sex, physical condition, sexual orientation, developmental disability (as defined in Wis. Stat. § 51.01(5)), national origin, marital status, ancestry, arrest record, conviction record, or membership in the National Guard, State Defense Force, or any reserve component of the military forces of the United States or the State of Wisconsin.

This prohibition applies to, but is not limited to, employment, upgrading, demotion, or transfer; recruitment and recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeships.

6.08 Standard Operating Guides: The Response Team shall provide Standard Operating Guides (SOGs) to Jefferson County and the Jefferson County Fire Departments outlining the procedures for

requesting activation of the Response Team. Jefferson County Dispatch shall be informed of these call-out procedures to ensure a timely and coordinated response.

6.09 Data Sharing:

All responding agencies must submit a typed report or a copy of their operations response to both Dodge County Emergency Management and Jefferson County Emergency Management.

6.10 Public Communication:

For HAZMAT incidents, joint public information strategies should be implemented. If Emergency Management is not present at the scene, the local fire department and Hazmat Team should collaborate to develop a unified public response.

6.11 Indemnification: Each entity shall be responsible for the consequences of its own acts or omissions and those of its employees, agents, boards, commissions, officers, and representatives and shall hold the other party harmless for demands or claims for losses, costs, attorney fees, expenses and damages of any kind based on such acts or omissions arising out of or alleged to have arisen out of or in connection with the party's performance under this agreement. It is not the intent of the parties to impose liability beyond that imposed by state statutes. The obligations set forth in this paragraph shall survive the termination or expiration of this Agreement.

Section 7- Counterparts and Effective Date.

This Agreement may be executed in multiple counterparts, each of which shall be deemed an original, and all of which together shall constitute one and the same instrument. A complete set of counterparts signed by all parties shall be filed with the Local Emergency Planning Committee (LEPC).

SIGNATURE PAGE
COUNTY OF DODGE

County Clerk

Date

County Board Chairperson

Date

LEPC Chairperson

Date

Emergency Management Director

Date

COUNTY OF JEFFERSON

County Clerk

Date

County Administrator

Date

LEPC Chairperson

Date

Emergency Management Director

Date

HAZARDOUS MATERIALS RESPONSE TEAM CONTRACT ADDENDUM

WHEREAS, Dodge County currently has a Hazmat Emergency Response Plan, and

WHEREAS, Dodge County contracts presently with Jefferson to provide HAZMAT Response Services, and

WHEREAS, there is an identified need to provide HAZMAT Services;

NOW THEREFORE, in consideration of the mutual covenants contained herein, the parties agree as follows:

1. Dodge County agrees to provide HAZMAT response services on an as-needed basis to Jefferson County for hazardous materials incidents and related operations. Dodge County's role includes response and mitigation activities. The responsible party shall be primarily responsible for all clean-up and disposal. If no responsible party is identified or available, clean-up activities will be coordinated by Jefferson County, in consultation with Dodge County, to ensure appropriate contractor selection and compliance with applicable regulations.
2. Jefferson County agrees to reimburse Dodge County for said services based on a rate schedule developed by Dodge County, only if a responsible party cannot be identified.
3. The Contracted Agency Rate may be amended from time to time, and Dodge County shall provide Jefferson County with notice of any proposed change in rate and shall provide Jefferson County with the opportunity to participate in the process of setting the rates. Dodge County shall have the authority to set rates in a manner and amount as it deems proper. *(A copy of the current rate schedule is attached hereto and incorporated by reference within).*
4. The rate schedule shall set forth the minimum per-call fee plus the rate per hour for personnel and equipment.
5. Dodge County agrees to provide and cover the cost of all necessary training for Dodge County personnel as may be required.
6. This addendum incorporates by reference all of the terms and conditions of the original Hazmat Response Team contract unless otherwise amended herein.

By affixing a signature hereto, the signatories certify that they are the authorized persons to bind the parties to this contract.

Jefferson County, By

Dodge County, By

County Board Chair

County Board Chair

County Clerk

County Clerk

LEPC Chairperson

LEPC Chairperson

Emergency Management Director

Emergency Management Director

County Administrator

County Administrator

Dated _____

Dated _____

DRAFT

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RESOLUTION NO. 2025-_____

Accepting \$10,000 in grant funding from the *Wisconsin Environmental Public Health Tracking: Taking Action with Data* for an Arsenic Risk Reduction Initiative and amending the 2026 budget in the Health Department

Executive Summary

The Jefferson County Health Department has been awarded \$10,000 in grant funding through the *Wisconsin Environmental Public Health Tracking: Taking Action with Data* program to support a targeted initiative aimed at identifying and reducing arsenic exposure in private wells. Building upon prior groundwater study data and local geologic mapping, department staff will focus outreach and sampling efforts in priority areas throughout Jefferson County.

At least 110 private well water samples will be collected and analyzed by a certified laboratory. Homeowners will receive individualized results, interpretation, and mitigation guidance. In addition, the department will conduct community education sessions and distribute arsenic awareness materials to at least 500 residents. Validated results will also be shared with research partners, including the Wisconsin Geological and Natural History Survey (WGNHS), to support the potential development of a countywide predictive model of arsenic risk.

Together, these efforts will address immediate exposure concerns while strengthening Jefferson County's long-term capacity to protect residents' access to safe drinking water.

This resolution authorizes the acceptance of the \$10,000 grant and amends the 2026 budget accordingly. The Finance Committee considered this resolution at its meeting on December 2, 2025, and unanimously recommended forwarding it to the County Board for approval.

WHEREAS, the above Executive Summary is incorporated into this resolution, and

WHEREAS, the Jefferson County Health Department has been awarded \$10,000 in funding through the *Wisconsin Environmental Public Health Tracking: Taking Action with Data* program to implement an Arsenic Risk Reduction Initiative, and

WHEREAS, in 2023, the Jefferson County Health Department, in partnership with the Jefferson County Land and Water Conservation Department and the University of Wisconsin–Stevens Point College of Natural Resources' Center for Watershed Science and Education, conducted a comprehensive groundwater study to evaluate drinking water quality, assess the impact of land use and geology, and assist rural residents in managing private well systems, and

WHEREAS, of the 828 water samples collected and analyzed for 16 water quality parameters, 7% exceeded the U.S. Environmental Protection Agency (EPA) health-based drinking water standard for arsenic (0.010 mg/L), and arsenic was detected at any level in 27% of wells tested, and

WHEREAS, Jefferson County's rate of arsenic exceedance (12% in 2024) is nearly five times higher than the statewide average of 2.43%, indicating a disproportionate burden of arsenic exposure for county residents who rely on private wells for their drinking water, and

WHEREAS, private wells are not subject to routine regulatory monitoring, leaving many households unaware of unsafe conditions that may persist for years, and chronic exposure to arsenic has been linked to serious health outcomes including skin lesions, cardiovascular disease, and an increased risk of certain cancers, as well as potential cognitive impacts in infants.

NOW, THEREFORE, BE IT RESOLVED that the Jefferson County Board of Supervisors hereby accepts \$10,000 in grant funding for the Jefferson County Health Department to implement an Arsenic Risk Reduction Initiative to address private well contamination and protect public health, and

BE IT FURTHER RESOLVED that the 2026 budget is amended to reflect an increase of \$10,000 in revenue and expenses.

Fiscal Note: This resolution accepts grant funding and increases budgeted revenue and expenses in the Health Department by \$10,000. Passage of this resolution authorizes the Finance Director to make the necessary budget adjustments to enact this resolution. This is a budget amendment. County Board approval requires a two-thirds vote of the entire membership of the County Board (20 votes of the 30 member County Board).

Strategic Plan Reference: YES



Highly Regarded Quality of Life: Maintain funding for surface and groundwater monitoring programs to ensure long-term water quality is maintained.

Referred By:
Finance Committee

12-09-2025

REVIEWED: Corporation Counsel: DHT ; Finance Director: 

RESOLUTION NO. 2025-_____

Authorizing Extension of County Farm Agricultural Lease

Executive Summary

In 2025, the lease for Jefferson County farmland was for approximately 210 acres at a rate of \$290.25 per acre. About 49 acres out of the 210 acres of land was not able to be farmed in 2025 due to compaction and utility work. These acres were tilled and planted with a cover crop. In 2026, it is estimated that about 204 acres can be leased for farming. Because some of this land could be sold within the next year, it would be prudent to extend the current lease for one year for 204 acres at \$290.25 per acre instead of putting it out to bid for three years. A provision in the lease reimburses the farmer for any input costs if the land is withdrawn from the lease before harvest. The current lease ends on February 28, 2026.

This resolution authorizes the County Administrator to execute a one-year lease for the Jefferson County farmland. The Land and Water Conservation Committee considered this resolution at their meeting on November 18, 2025, and recommended forwarding it to the County Board for approval.

WHEREAS, the Executive Summary is incorporated into this resolution, and

WHEREAS, the County Farm is currently leased by Jeff and Monica Gerner, W8215 Perry Road, Fort Atkinson, for a one-year lease term (March 1, 2025, through February 28, 2026), and

WHEREAS, the current lease rate is \$290.25 per acre, and

WHEREAS, it is estimated that there will be 204 acres available for farming in 2026, and

WHEREAS, there may be changes to the total acreage available for farming in the next year which would complicate the bidding process for a 3-year contract.

NOW, THEREFORE, BE IT RESOLVED that the County Administrator is authorized to enter into a one-year lease with Jeff and Monica Gerner for 204 acres of county farmland at \$290.25 per acre for a total of \$59,211 under the same terms and conditions as the current lease.

Fiscal Note: Total rent payable to Jefferson County for the one-year lease term is \$59,211, subject to prorate changes to acreage and any reimbursement of inputs if the land is sold. This amount is contained in the 2026 General Revenue budget business unit.

Strategic Plan Reference: None

Referred By:
Land and Water Conservation Committee

12-09-2025

REVIEWED: Corporation Counsel: DHT ; Finance Director: 

REPORT
TO THE HONORABLE MEMBERS OF THE JEFFERSON COUNTY
BOARD OF SUPERVISORS

The Jefferson County Planning and Zoning Committee, having considered petitions to amend the official zoning map of Jefferson County, filed for public hearing held on December 9, 2025, as required by law pursuant to Wisconsin Statutes, notice thereof having been given, and being duly advised of the wishes of the town boards and persons in the areas affected, hereby makes the following recommendations. The Committee has reviewed and considered the facts presented in the application and received in public hearing and finds that the criteria listed in Wis. Stat. 91.48 and Jefferson County Zoning Ordinance Section 22-56(b) has been met for the below listed petitions. The Committee further finds that the petitions are consistent with the Jefferson County Comprehensive Plan and Farmland Preservation Plan.

Further support for the Committee's recommendations can be found in the Staff Reports and individual petition files on record in the Planning & Development Office.

APPROVAL OF PETITIONS

R4648A-25, R4649A-25, R46450A-25, R4651A-25 and R4652A-25

DATED THIS NINTH DAY OF DECEMBER 2025

Blane Poulson, Secretary

THE PRIOR MONTH'S AMENDMENTS

R4631A-25, R4640A-25, R4642A-25, R4643A-25, R4645A-25,

R4646A-25 and R4647A-25

ARE EFFECTIVE UPON PASSAGE BY COUNTY BOARD, SUBJECT TO WIS.
STATS. 59.69(5)

ORDINANCE NO. 2025-____

Amending Official Zoning Map

WHEREAS, the Jefferson County Board of Supervisors has heretofore been petitioned to amend the official zoning map of Jefferson County, and

WHEREAS, Petitions R4648A-25, R4649A-25, R4650A-25, R4651A-25 and R4652A-25 were referred to the Jefferson County Planning and Zoning Committee for public hearing on November 20, 2025, and

WHEREAS, at its meeting on November 20, 2025, the Planning and Zoning Committee considered the request to amend the Official Zoning Map of Jefferson County after conducting a public hearing regarding the requested amendment, and after receiving a recommendation from the affected Town, hereby make the following recommendation to the Board of Supervisors in open session, and

WHEREAS, the Planning and Zoning Committee has found that the criteria and standards set forth in s. 91.48 of the Wisconsin Statutes and ss. 22-56(b) of the Jefferson County Zoning Ordinance for rezoning out of an A-1 Exclusive Agricultural zone have been met and the petitions are consistent with the Jefferson County Comprehensive Plan and Farmland Preservation Plan as identified in the Decision of the Planning and Zoning Committee, and

WHEREAS, consistent with the recommendations of the Planning & Zoning Committee, the Board of Supervisors finds, where applicable, the standards set forth in s. 91.48 of the Wisconsin Statutes and ss. 22-56(b) of the Jefferson County Zoning Ordinance for rezoning out of an A-1 Exclusive Agricultural zone are met by the proposed amendment to the official zoning map, and

NOW, THEREFORE, BE IT ORDAINED THAT the Jefferson County Board of Supervisors does amend the official zoning map of Jefferson County as follows:

**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

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). Rezoning is conditional upon receipt of and recording of the final certified survey map. This is in accordance with ss. 22-339 – 22.350 of the Jefferson County Zoning Ordinance. R4648A-25 – Runyard Properties II LLC

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. Rezoning is conditional upon receipt of and recording of the final certified survey map. This is in accordance with ss. 22-339 – 22.350 of the Jefferson County Zoning Ordinance. R4649A-25 – John & Shelly Roth

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. Rezoning is conditional upon receipt of and recording of the final certified survey map. This is in accordance with ss. 22-339 – 22.350 of the Jefferson County Zoning Ordinance. R4650A-25 – Clinton & Angela Lenz Trust

Rezone from A-1 to A-3 to create a 4.0-acre residential lot south of **N3127 S Cedar Road** in Town of Oakland, PIN 022-0613-2931-000 (40.0 ac). Property is owned by Karen Hayes. Rezoning is conditional upon receipt of and recording of the final certified survey map, access approval of maintaining authority and receipt of suitable soil test. This is in accordance with ss. 22-339 – 22.350 of the Jefferson County Zoning Ordinance. R4651A-25 – Jon & Amanda Biermeier

FROM A-1 EXCLUSIVE AGRICULTURAL TO N, NATURAL RESOURCE

All are in accordance with ss. 22-479 – 22-487 of the Jefferson County Zoning Ordinance

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. Rezoning is conditional upon receipt of and recording of the final certified survey map. This is in accordance with ss. 22-339 – 22.350 of the Jefferson County Zoning Ordinance. R4652A-25 – Joseph & Marissa Rogers

The above zoning amendments shall be null and void and have no effect one year from the date of County Board approval unless all applicable conditions have been completed.

Fiscal Note: Approval of this ordinance has no determinable fiscal impact.

Referred By:
Planning and Zoning Committee

12-09-2025

REVIEWED: Corporation Counsel: DHT; Finance Director: 

APPOINTMENTS BY COUNTY ADMINISTRATOR

By virtue of the authority vested in me under Sections 59.18(2)(c) of the Wisconsin Statutes, I respectfully request confirmation of the following appointments:

- a. Amanda Golson, Jefferson, WI, to the Bridges Federated Library Systems Board for a three-year term that expires on December 31, 2028.
- b. Amanda Golson, Richard Moulding, and Tanya Olson, to the Jefferson County Library Board for a three-year term that expires on December 31, 2028.
- c. Tim Anhalt to the Veterans Service Commission for a three-year term that expires on December 09, 2028.

AYES _____ NOES _____ ABSTAIN _____ ABSENT _____

APPOINTMENTS BY FAIR PARK COMMITTEE

Pursuant to Jefferson County Ordinance 2025-10, the Jefferson County Fair Park Committee moves for confirmation of following appointments to the Jefferson County Fair Board:

- 3 -year term expiring on August 31, 2028
 - Kerry Furlong (Town of Farmington)
 - Matt Hanson, (Town of Jefferson)
 - Kassidy Hege, (Town of Waterloo)
 - Danielle Latsch, (City of Jefferson)
 - Emma Statz, (Town of Jefferson)
 - Justin Thom, (Town of Cold Spring)