

**AGENDA**  
**JEFFERSON COUNTY PLANNING AND ZONING COMMITTEE**  
**DECISION MEETING**

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

**SUBJECT:** Planning and Zoning Committee Decision Meeting  
**DATE:** Monday, March 30, 2026  
**TIME:** 8:30 a.m.  
**PLACE:** Jefferson County Courthouse, 311 S. Center Ave, Room C1021, 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 February 19, February 23, March 13
7. Communications
8. February Monthly Financial Report for Register of Deeds
9. March Monthly Financial Report for Planning & Development
10. Discussion on Solar Energy Facilities
  - a. Badger State Solar
  - b. Sinnissippi Solar
  - c. Whitewater Solar
  - d. Stone Elephant Solar
11. Discussion and Possible Action on CU2195-26 – Dean’s Eggs Inc dba Nature Link Farms LLC: Conditional Use for an ATCP regulated livestock facility in an A-1 Agricultural zone at N5358 State Road 89 in Town of Aztalan, on PIN 002-0714-3043-000 (15.0 ac) and numerous surrounding parcels for a total of approximately 425 acres. The proposal includes A-1 zoned parcels at W6178 County Road B owned by Don Hermann Trust, PINs 002-0714-1614-000 (38.480 ac) and 002-0714-1611-000 (40.0 ac) along with an increase to 9,225 animal units and the construction of four new livestock housing facilities and a manure storage structure. This is in accordance with Sec 22-584 of the Jefferson County Zoning Ordinance and Wi. Stat. Chapter ATCP 51.
12. Discussion and Possible Action on R4663A-26 for Allen Carnes to create a 1.0-acre A-3 zoned lot near **N2824 Hardscrabble Road** in the Town of Sullivan, PIN 026-0616-3622-002. The petition was previously tabled.
13. Discussion and Possible Action on CU2190-26 for Charles Couden to allow for personal storage/mini-warehousing in an A-2 zone at **N4677 Highland Drive** in Town of Sullivan, PIN 026-0616-0241-005. The petition was previously tabled.
14. Discussion and Possible Action on a zoning district line adjustment at N5440 Christberg Road, PIN 008-0715-2923-003 in the Town of Farmington and owned by Matthew Schlender.
15. Discussion and Possible Action on Petitions Presented in Public Hearing on March 26, 2026:

**R4667A-26 – Cynthia Pitzner Trust:** Rezone A-1 to A-3 to create a 4.1-acre farm consolidation around the

existing house and outbuildings at **N5566 County Road N** in Town of Aztalan, PIN 002-0714-2624-000 (32.50 ac).

**R4668A-26 – David & Karen Christian Family Farms LLC:** Rezone A-1 to A-3 to create a 2.265-acre residential lot across from **N7288 Ceasar Road** in Town of Farmington, PIN 008-0715-0121-001 (49.712 ac).

**R4669A-26 – Rodney L Koepfel Trust:** Rezone A-1 to A-3 to create a 1.960-acre farm consolidation around the existing house and buildings at **N5366 S Farmington Road** in Town of Farmington, PIN 008-0715-2534-000 (40.0 ac).

**R4670A-26 – Gary G & Mary Anne Kunz Trust:** Rezone A-1 to A-3 to create a 5.0-acre farm consolidation around the existing house and buildings at **N2888 Kunz Road** in Town of Koshkonong, PIN 016-0514-0632-000 (22.0 ac) and in Town of Sumner, PIN 028-0513-0141-006 (3.0 ac).

**R4671A-26 – Charles N Jacobson:** Rezone A-1 to A-3 to create a 1.0-acre residential lot across from **W8843 State Road 106** in Town of Sumner, PIN 028-0513-1622-003 (32.284 ac).

**R4672A-26 – Martin Hutchins:** Rezone A-1 to A-3 to create a 2.0-acre residential lot at **N8498 County Road Y** in Town of Watertown, PIN 032-0815-2021-000 (33.790 ac). Property is owned by Beerbohm Trust.

**R4673A-26 & CU2194-26 – Joshua Davis:** Rezone 1.20-acres from A-3 to A-2 to allow for contractor's equipment and materials at **W7877 Kowski Lane** in Town of Waterloo, PIN 030-0813-1412-001 (3.272 ac).

16. Planning and Development Department Update

17. Possible Future Agenda Items

18. Discussion on Upcoming Meeting Dates:

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

April 16, 6:00 p.m. – Public Hearing in Courthouse Room C2063

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

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

May 21, 6:00 p.m. – Public Hearing in Courthouse Room C2063

May 26, 8:30 a.m. – Decision Meeting in Courthouse Room C1021

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](http://www.jeffersoncountywi.gov).**

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

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

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

**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 & Text Amendments to the Jefferson County Zoning Ordinance and Requests for Conditional Use Permits  
**DATE:** Thursday, February 19, 2026  
**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:**

Teams Meeting Information Link: <a href="#">Join the meeting now</a> Meeting ID: 222 326 323 808 9 Passcode: fy37Vh3D
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**1. Call to Order**

The meeting was called to order at 6pm by Vice Chairman Nass.

**2. Roll Call**

Supervisors Nass, Foelker, and Poulson were present at 6pm. Chairman Jaeckel arrived at 6:24. Supervisor Richardson was absent. Also present were staff members Haley Nielsen and Trevor Quandt.

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

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

**4. Approval of Agenda**

Motion by Supervisor Poulson to approve the agenda, seconded by Foelker. Motion passed 3-0.

**5. Public Hearing**

Nielsen read aloud the following:

**NOTICE IS HEREBY GIVEN THAT** the Jefferson County Planning and Zoning Committee will conduct a public hearing at 6 p.m. on Thursday, February 19, 2026, 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 text amendments and petitions to amend the official zoning map, zoning ordinance text amendment and applications for conditional use permits. A map of the properties affected may be obtained from the Zoning Department. Individual files, which include staff finding of fact, are available for viewing between the hours of 8:00 a.m. and 4:30 p.m., Monday through Friday, except holidays. If you have questions regarding these matters, please contact Zoning at 920-674-7131.

Decisions on Conditional Use Permits will be made on **February 23, 2026**  
Recommendations by the Committee on Rezones will be made on **February 23, 2026**

Final decision will be made by the County Board on **March 10, 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

**R4663A-26 – Allen Carnes:** Rezone from A-1 to A-3 to create a 1.0-acre residential lot at **N2824 Hardscrabble Road** in Town of Sullivan, PIN 026-0616-3622-002 (4.992 ac).

**PETITIONER:** Allen Carnes (324 Welsch Street, Delafield) presented as himself for this rezone. Wants to split off a residential lot. Would like to keep it on South end of property to be secluded from neighbors as they have farm animals. Driveway is existing but is not on the proposed lot.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**QUESTIONS FROM THE COMMITTEE:** None.

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

**TOWN:** Town of Sullivan approved 2-0.

**R4664A-26 – Marty Foltz:** Rezone 1.49-acres (Lot 1) from A-1 to A-3 to create a residential lot south of house at **N3468 Hardscrabble Road** in Town of Sullivan, PIN 026-0616-2442-000 (19.980 ac). Property is owned by Janet F Foltz.

**PETITIONER:** Martin Foltz (N3468 Hardscrabble Road) presented as himself for this rezone. Trying to do a farm consolidation and split off new lot. Trying to split off these lots in a way that preserves as much farmland as they can.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**QUESTIONS FROM THE COMMITTEE:** None.

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

Nielsen asked the petitioner to explain the request for 1.49 acres rather than the allowed maximum of one acre.

Petitioner responded, the 1.49-acre lot was made to clean up the lot line to avoid leaving a strip of farmland that is useless for farm equipment access.

**TOWN:** Town of Sullivan approved 2-0.

**R4665A-26 – Marty Foltz:** Rezone 2.8-acre lot from A-1 to A-3 as a farm consolidation (Lot 2) around existing house and outbuildings at **N3468 Hardscrabble Road** in Town of Sullivan, PIN 026-0616-2442-000 (19.980 ac). Property is owned by Janet F Foltz.

**PETITIONER:** Martin Foltz (N3468 Hardscrabble Road) presented as himself for this rezone. Same as explanation before. Tried to configure the existing house split to preserve as much farmland as possible.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**QUESTIONS FROM THE COMMITTEE:** None.

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

Nielsen asked when the house was built – 1950s.

Nielsen asked where the septic is located on the lot. – Septic is off the south side of the house, about 50 feet.

**TOWN:** Town of Sullivan approved 2-0.

### **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).

**PETITIONER:** Romie Johnson (W4787 Yandry Road, Whitewater) presented for this rezone. Got a permit for kitchen did not know he needed updated permits. Working on getting permit for the addition.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**QUESTIONS FROM THE COMMITTEE:** None.

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

Nielsen asked –

- **What exactly are you requesting (Nielsen)?** Petitioner responded - when he bought the place a few years ago, a kitchen was put in for hot dogs and hamburgers. He wanted to have a bar & grill. The existing pavilion off the clubhouse was enclosed, and used to be closed in the winter, but now it will be open year-round to accommodate the bar and grill.
- **Any issues with hours as proposed by town (Golf & Bar 7a-10p and Restaurant 11a-8p) (Nielsen)?** He has no issues with the hours proposed by the town.
- **Can you speak to the advertising on Facebook for events that are outside of proposed business hours (Nielsen)? Specifically, night golf, which is advertised to begin at 11pm.** Was on leave for

a few months, he had people posting advertisements that were unaware of the Towns proposed hours of operations. He is the only person that will be making decisions from now on.

- **Days of operation (Nielsen)?** During the summer and spring, 7 days a week. In the winter, closed on Mondays and Tuesdays.
  - Application states 7 days a week
- **Will the driving range be open during the winter (Nielsen)?** Driving range is an automatic machine, which will operate all year.
- **Any new or additional signs (Nielsen)?** No new signs.
- **Any future additions or buildings (Nielsen)?** No plans to add new buildings or additions to existing buildings.
  - There appears to have been a recent addition to the building without the proper permits and approvals. Specifically, the outdoor area was enclosed and additional seating for the bar/restaurant was created as a result. When we visited the site last summer, we noted that the area was under construction but were told it would not be enclosed or added onto. This does not appear to be the case. **Please describe the work that was done (Nielsen).**

Petitioner responded, he received a permit for the kitchen, went to enclose the pavilion, and the inspector came out. **Who issued the permit for the kitchen (Nielsen)?** The Town of Cold Spring

- **Did you receive a permit from the local building inspector for the work that was done to the building (Nielsen)?** No.
- **With the addition creating additional seating, are you still within required code standards for max occupancy of the building (Nielsen)?** Yes, fire inspector came through to get some ideas, they said he needed to put an occupancy sign up.
- Nielsen explained, you will need to apply for zoning permit for the addition. We have yet to see a permit application for the addition. Petitioner responded – he knows that now but thought the building permit gets issued first.
- **Septic updates needed (Nielsen)?**
  - Application states working with Steindorf plumbing on design for replacement tanks
  - Petitioner responded – Todd Steindoff is working on the septic calculations
- **Any parking lot expansions planned (Nielsen)?** Petitioner responded – no.
- **What events will be hosted here (Nielsen)?** Petitioner responded – Golf outings, no other special events.
- **Will golf outings still be within the proposed Town hours (Nielsen)?** Yes.
- **Fundraisers at facility (Nielsen)?** No but if a club asked like a UTV club they might.
- **Live music (Nielsen)?** Not at this time.
- **Weddings or other private events at the facility (Nielsen)?** No, if someone wanted to have a pizza party in the dining room, he wouldn't say no.

**TOWN:** Town of Cold Spring approved the conditional use on a vote of 3-0 with a condition to amend the hours of operation as follows: Golf & Bar 7:00 a.m. – 10:00 p.m. and Restaurant 11:00 a.m. – 8:00 p.m.

**CU2191-26 – Bryan & Lindsay Poredos:** Conditional Use to allow for a 30' x 40' extensive onsite storage structure in an R-2 zone at **N3628 County Road K** in Town of Jefferson, PIN 014-0614-2312-011 (1.0 ac) & 014-0614-2312-012 (.987 ac).

**PETITIONER:** Bryan Poredos (N3628 County Road K) presented as himself for this Conditional use. Is looking to build a shed for personal use.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**QUESTIONS FROM THE COMMITTEE:** None.

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

Nielsen asked –

Outdoor lighting proposed? Standard on the building.

Any business use to occur? No.

Proposed bathroom/sink? No water or septic.

**TOWN:** Town of Jefferson approved 4-0.

**CU2192-26 – Kosh Commercial LLC:** Conditional Use to allow for a building and bathroom expansion for the existing event venue located at **W6760 Pond Road** in Town of Koshkonong, PIN 016-0514-2924-002 (2.554 ac).

**PETITIONER:** Sam Kemp (W6770 Pond Road) Looking to expand with a building and bathroom addition for extra space and with the intent to make the bathrooms easily accessible for guests.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**QUESTIONS FROM THE COMMITTEE:** None.

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

Nielsen asked –

Changes proposed to current operation? Will be adding weekday events, such as group workout classes for an hour or so. Not wedding events.

Hour of operation for weekday events? Existing wedding events end at 11pm. Non wedding events will be 8am to 8pm.

Number of guests for weekday events? Maybe 40.

Worked with a plumber on bathroom additions? Associated Septic is working on the permits.

**TOWN:** Town of Koshkonong approved of the conditional use on a vote of 5-0 to include request to add weekday non-wedding events.

**CU2193-26 – Forest Enterprises LLC:** Conditional Use to allow for the expansion of the existing landscaping business in an existing A-2 zone at **W8583 Finch Brothers Road** in Town of Lake Mills, PIN 018-0713-2112-000 (47.527 ac).

**PETITIONER:** Jason Forest (W8583 Finch Brothers Road). Looking to extend conditional use permit. Property is currently being used as described in 2005, as a landscaping and excavating company. Looking to replace existing buildings for safety and updating purposes. Continuing to use existing septic and water.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**QUESTIONS FROM THE COMMITTEE:** None.

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

Nielsen asked –

What will this replacement building be used for? This is a shop building now. It will be replaced for the same use, shop area, storage, bathroom.

Will there be need for new septic or will it be connected to the existing? Will use the existing.

Land use permits have been submitted? Yes.

Any proposed changes to the business, use, lighting, signage, hours? No using the property as is.

**TOWN:** Town of Lake Mills approved of the conditional use on a vote of 3-0.

### **ZONING ORDINANCE TEXT AMENDMENT**

**R4666T-26 – JEFFERSON COUNTY:** To amend the existing County Zoning Ordinance to add a language that would allow for Accessory Dwelling Units.

**PETITIONER:** Planning and Zoning Committee

**COMMENTS IN FAVOR:**

Dave Lemke (N4870 County Road D). Son of retired builder and builds in different states. He has built quite a few ADUs. Wants to voice support that the County is adopting an ADU policy. The less restrictions put on it, the more it benefits affordable housing. Does not know if there needs to be a lot restriction. Explained differences in other states' restrictions compare to what is presented in the ordinance update for Jefferson County.

Brian Burtard (W1661 Gopher Hill Road). The way the private onsite waste treatment systems rules are structured essentially eliminates the ADUs because systems are sized for the number of bedrooms in the house and there is no room for expansion.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** Nielsen responded to Brian Brutard regarding how the sizing of septic systems and regulation relates to the ADU ordinance.

**QUESTIONS FROM THE COMMITTEE:** None.

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

**TOWN:** 13 Towns voted yes, 1 Town voted no, and 2 Towns gave no response. The file includes recommended conditions and reasonings for approvals or denials.

## **6. Adjourn**

Poulson made a motion to adjourn at 6:36pm, Foelker seconded and the meeting was adjourned by a vote of 4-0.

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

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

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



**MINUTES**  
**JEFFERSON COUNTY PLANNING AND ZONING COMMITTEE**  
**DECISION MEETING**

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

**SUBJECT:** Planning and Zoning Committee Decision Meeting  
**DATE:** Monday, February 23, 2026  
**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, Supervisor Nass, Supervisor Poulson and Supervisor Foelker. Supervisor Richardson was absent. Department staff present was Matt Zangl, Sarah Elsner, Haley Nielsen and Shari Fischback. Other County staff in attendance were Corporation Counsel Danielle Thompson, Land & Water Conservation Director Patricia Cicero, Resource Conservationists Sam Peterson & Joe Strupp, County Supervisor Walt Christensen and Town Chairman Steve Hoffmann. Present via Teams was County Administrator Michael Luckey. Members of the public present were Anita Martin, Ronni Monroe and Paul Elliott and via Teams was Shenelle Jardine, Elizabeth McGeary from the Health Department, James from the Watertown Daily Times, Eric Poser, Sue Marx and Janet Foust.

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

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

**4. Approval of the Agenda**

Motion made by Supervisor Jaeckel, second by Supervisor Nass 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)**

Anita Martin spoke on proposed expansion for Dean's Eggs regarding concern of poultry barns not fully protected from birds coming in given the avian influenza and also keeping mice out of the barns.

Walt Christenson spoke on his thoughts about the solar ordinance being proposed regarding mitigation, vegetative screening should include native planting and the enforcement of the lighting plan. He has mixed thoughts about the 25% limit of prime soil.

Ronni Monroe from the Town of Aztalan spoke regarding her concerns about the avian flu outbreaks, biosecurity consultation with new buildings and the ecosystem as mice becoming major carriers when eaten by other animals and need to look at future of farming and the protection public health.

**6. Approval of meeting minutes from January 15, January 26, February 13**

Motion by Poulson/Foelker to approve January 15, 2026, minutes as written.

Motion passed on a voice vote 4-0.

Motion by Foelker/Poulson to approve January 26, 2026, minutes as written.

Motion passed on a voice vote 4-0.

Motion by Nass/Poulson to approve February 13, 2026, minutes as written.

Motion passed on a voice vote 4-0.

7. **Communications**– Zangl shared that he received an email from Joyce Wichman who was asking that the county solar ordinance be passed as it protects our communities and does not allow industrial complexes on farmland. She was opposed to the Sinnissippi solar project using prime farmland.
8. **January Monthly Financial Report for Register of Deeds**  
Staci Hoffman was absent, but her report was included in the meeting packet.
9. **February Monthly Financial Report for Planning & Development**  
Zangl reported that both January and February are even with last year.
10. **Discussion on Solar Energy Facilities**
  - a. **Badger State Solar** – Proposing operation and maintenance building with septic system to PSC.
  - b. **Sinnissippi Solar** – Still working on Joint Development Agreement. Hope to have a draft out to the Towns soon.
  - c. **Whitewater Solar Project** – No updates. Joint Development Agreement draft is still being reviewed by the developer.
11. **Discussion and Possible Action on the yearly review of CU2058-20 – Paul E Elliott/Dianne M Owens for agricultural tourism, retail sales of agricultural related items and a wine tasting room located a N7040 Saucer Dr in the Town of Farmington, PIN 008-0715-0232-001.**  
Zangl updated the committee that their existing Conditional Use requires an annual review in which Wisteria Castle provides a yearly summary that was provided in the packet. Motion was made by Poulson/Nass to approve. Motion approved on a 4-0 voice vote.
12. **Discussion and Possible Action on a Determination of Completeness for Dean’s Eggs Inc located at N5358 State Road 89 in the Town of Aztalan. This is an ATCP 51 regulated livestock siting facility and the proposal includes an increase to 9,225 animal units and the construction of four new livestock housing facilities and a manure storage structure.**  
Zangl summarized the steps required for a livestock siting application. Joe from Land & Water confirmed all required worksheets and paperwork have been completed and received. Motion was made by Jaeckel/Nass to determine the application is complete as described in the LWCD memo. Motion was approved on a 4-0 voice vote.
13. **Discussion and Possible Action on R4644A-25 for Derek & Shenelle Jardine located N7358 Zabel Lane in Town of Milford, PIN 020-0814-3543-000 (40.0 ac). The petition was previously postponed on October 27, 2025.**  
Zangl summarized that original request was for a two-acre lot but only a one-acre prime split was available. Additional information was provided by petitioner, provided in the packet, as to why it should be considered non-prime due to terrain being a rocky and hilly area. Discussion took place and the committee addressed the need to follow the ordinance and reduce the lot to 1 acre. A motion was made by Jaeckel/Poulson to postpone for a one-acre redesign. Motion was approved by a 4-0 voice vote.
14. **Discussion and Possible Action on Amending the Private On-site Wastewater Treatment System Ordinance**  
Zangl summarized a small change to the current septic ordinance to remove the requirement for a notarized & recorded maintenance agreement which seems to be redundant, adding another layer of complexity for plumbers and is not required by neighboring counties or by state code. Motion was made by Nass/Foelker to advance this change to County Board for approval. Motion was approved on a 4-0 voice vote.
15. **Discussion and Possible Action on a Flood Evacuation Plan for Hebron Springs Campground located at N2316 Museum Road in the Town of Hebron and owned by Edgehill Ventures LLC**  
Zangl reviewed project and information was provided in the packet. Discussion took place if any changes were needed to the evacuation plan in case of a flood. Supervisor Jaeckel would like to see an alarm/siren/horn type

warning system for campers to notify at a certain flood water level. Motion was made by Foelker/Nass with approve flood evacuation plan with warning system suggestion. Motion was approved on a 4-0 voice vote.

**16. Discussion and Possible Action on R4639T-26 for a Text Amendment to the Jefferson County Zoning Ordinance to Incorporate Regulations for Solar Developments**

Zangl summarized status of text amendment. Discussion took place regarding how it currently reads, that it provides a framework and should the need arise, changes could be made in the future. Motion was made by Jaeckel/Nass to send the proposed ordinance to County Board for approval as written. Motion approved on a 4-0 voice vote.

**17. Discussion and Possible Action on R4666T-26 for a Text Amendment to the Jefferson County Zoning Ordinance for Accessory Dwelling Units**

Zangl summarized the status of the proposed text amendment including the Towns' feedback and that it went to public hearing last week. Corporation Counsel has reviewed the language. Motion was made by Poulson/Foelker to send proposed ordinance to County Board for approval. Motion approved on a 4-0 voice vote.

**18. Discussion and Possible Action on Petitions Presented in Public Hearing on February 19, 2026:**

*See rezone and conditional use file for complete decision*

**POSTPONED R4663A-26 – Allen Carnes:** Rezone from A-1 to A-3 to create a 1.0-acre residential lot at **N2824 Hardscrabble Road** in Town of Sullivan, PIN 026-0616-3622-002 (4.992 ac). Motion by Nass/Poulson to postpone for redesign and to be clustered. Motion approved on a 4-0 voice vote.

**POSTPONED R4664A-26 – Marty Foltz:** Rezone 1.49-acres (Lot 1) from A-1 to A-3 to create a residential lot south of house at **N3468 Hardscrabble Road** in Town of Sullivan, PIN 026-0616-2442-000 (19.980 ac). Property is owned by Janet F Foltz. Motion by Jaeckel/Nass to postpone for redesign to a 1-acre lot to the north or south. Motion approved on a 4-0 voice vote.

**APPROVED R4665A-26 – Marty Foltz:** Rezone 2.8-acre lot from A-1 to A-3 as a farm consolidation (Lot 2) around existing house and outbuildings at **N3468 Hardscrabble Road** in Town of Sullivan, PIN 026-0616-2442-000 (19.980 ac). Property is owned by Janet F Foltz. Motion by Poulson/Nass to approve the rezone request with conditions. Motion approved on a 4-0 voice vote.

**APPROVED 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). Motion by Poulson/Nass to approve the conditional use with conditions. Motion approved on a 4-0 voice vote.

**APPROVED CU2191-26 – Bryan & Lindsay Poredos:** Conditional Use to allow for a 30' x 40' extensive onsite storage structure in an R-2 zone at **N3628 County Road K** in Town of Jefferson, PIN 014-0614-2312-011 (1.0 ac) & 014-0614-2312-012 (.987 ac). Motion by Foelker/Nass to approve the conditional use with conditions. Motion approved on a 4-0 voice vote.

**APPROVED CU2192-26 – Kosh Commercial LLC:** Conditional Use to allow for a building and bathroom expansion for the existing event venue located at **W6760 Pond Road** in Town of Koshkonong, PIN 016-0514-2924-002 (2.554 ac). Motion by Jaeckel/Poulson to approve the conditional use with conditions. Motion approved on a 4-0 voice vote.

**APPROVED CU2193-26 – Forest Enterprises LLC:** Conditional Use to allow for the expansion of the existing landscaping business in an existing A-2 zone at **W8583 Finch Brothers Road** in Town of Lake Mills, PIN 018-0713-2112-000 (47.527 ac). Motion by Nass/Jaeckel to approve the conditional use with conditions. Motion approved on a 4-0 voice vote.

**19. Planning and Development Department Update**

Zangl provided that the GIS upgrade is behind due to power outage last week and a disruption the week prior which affected the server and some bugs were found as a result. He hopes to make the upgrade transition final in March. Positions have been posted for a new Zoning/On-Site Waste Management technician due to Trevor Quandt's departure and for a Summer Intern with hopes of conducting interviews in the coming weeks.

**20. Possible Future Agenda Items**

Continuing with the usual agenda items.

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

**March 13, 8:00 a.m. – Site Inspections leaving from Courthouse Room C1049**

**March 26, 6:00 p.m. – Public Hearing in Courthouse Room C2063**

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

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

**April 16, 6:00 p.m. – Public Hearing in Courthouse Room C2063**

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

**22. Adjourn**

Supervisor Foelker/Poulson made a motion to adjourn the meeting. Meeting adjourned at 9:43 a.m.

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

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

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

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

**MINUTES**  
**JEFFERSON COUNTY PLANNING AND ZONING COMMITTEE**  
**SITE INSPECTIONS**

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

**SUBJECT:** Planning and Zoning Committee Site Inspections  
**DATE:** March 13, 2026  
**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, Poulson and Nass were present. Supervisor Richardson and Foelker were absent. Zoning staff present were Matt Zangl and Haley Nielsen.
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** – Zangl had nothing to report.
7. **Site Inspections for Petitions to be Presented in Public Hearing on March 26, 2026:**  
Committee members left for site inspections at 8:04 a.m.

**R4670A-26 – Gary G & Mary Anne Kunz Trust:** Rezone A-1 to A-3 to create a 5.0-acre farm consolidation around the existing house and buildings at **N2888 Kunz Road** in Town of Koshkonong, PIN 016-0514-0632-000 (22.0 ac) and in Town of Sumner, PIN 028-0513-0141-006 (3.0 ac).

**R4671A-26 – Charles N Jacobson:** Rezone A-1 to A-3 to create a 1.0-acre residential lot across from **W8843 State Road 106** in Town of Sumner, PIN 028-0513-1622-003 (32.284 ac).

**R4673A-26 & CU2194-26 – Joshua Davis:** Rezone 1.20-acres from A-3 to A-2 to allow for contractor's equipment and materials at **W7877 Kowski Lane** in Town of Waterloo, PIN 030-0813-1412-001 (3.272 ac).

**R4672A-26 – Martin Hutchins:** Rezone A-1 to A-3 to create a 2.0-acre residential lot at **N8498 County Road Y** in Town of Watertown, PIN 032-0815-2021-000 (33.790 ac). Property is owned by Beerbohm Trust.

**R4668A-26 – David & Karen Christian Family Farms LLC:** Rezone A-1 to A-3 to create a 2.265-acre residential lot across from **N7288 Ceasar Road** in Town of Farmington, PIN 008-0715-0121-001 (49.712 ac).

**R4669A-26 – Rodney L Koepfel Trust:** Rezone A-1 to A-3 to create a 1.960-acre farm consolidation around the existing house and outbuildings at **N5366 S Farmington Road** in Town of Farmington, PIN 008-0715-2534-000 (40.0 ac).

**R4667A-26 – Cynthia Pitzner Trust:** Rezone A-1 to A-3 to create a 4.1-acre farm consolidation

03/23/2026  
13:35:47

Jefferson County  
FLEXIBLE PERIOD REPORT

PAGE 1  
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FROM 2026 02 TO 2026 02

	ORIGINAL APPROP	TRANFRS/ ADJSTMTS	REVISED BUDGET	ACTUALS	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
<b>100 General Fund</b>							
<b>13001 Register Of Deeds</b>							
13001 411100 General Property Taxes	187,113	0	187,113	15,592.75	.00	171,520.25	8.3%
13001 412300 RE Transfer Fee County Portio	-285,500	0	-285,500	-18,052.92	.00	-267,447.08	6.3%
13001 451301 RE Recording/Filing Fees	-153,750	0	-153,750	-13,435.00	.00	-140,315.00	8.7%
13001 451303 Copy Fees County Portion	-60,000	0	-60,000	-7,117.44	.00	-52,882.56	11.9%
13001 451305 Laredo	-52,000	0	-52,000	-4,659.75	.00	-47,340.25	9.0%
13001 451307 Document Review Fees	-100	0	-100	.00	.00	-100.00	.0%
13001 451309 Birth Funds County Portion	-8,000	0	-8,000	-923.00	.00	-7,077.00	11.5%
13001 451310 Marriage Fund County Portion	-7,000	0	-7,000	-590.00	.00	-6,410.00	8.4%
13001 451311 Death Fund County Portion	-42,000	0	-42,000	-2,526.00	.00	-39,474.00	6.0%
13001 451316 Divorce Fund County Portion	-100	0	-100	-44.00	.00	-56.00	44.0%
13001 511110 Salary-Permanent Regular	94,952	0	94,952	7,304.00	.00	87,648.00	7.7%
13001 511210 Wages-Regular	133,390	0	133,390	7,487.23	.00	125,902.41	5.6%
13001 511220 Wages-Overtime	10	0	10	.00	.00	9.82	.0%
13001 512141 Social Security	16,115	0	16,115	1,025.85	.00	15,089.20	6.4%
13001 512142 Retirement (Employer)	14,927	0	14,927	1,064.98	.00	13,861.85	7.1%
13001 512144 Health Insurance	42,621	0	42,621	5,670.57	.00	36,950.81	13.3%
13001 512145 Life Insurance	118	0	118	10.17	.00	107.67	8.6%
13001 512151 HSA Contribution	3,200	0	3,200	.00	.00	3,200.00	.0%
13001 512153 HRA Contribution	0	0	0	12.50	.00	-12.50	.0%
13001 512173 Dental Insurance	2,724	0	2,724	270.41	.00	2,453.59	9.9%
13001 531243 Furniture & Furnishings	200	0	200	.00	.00	200.00	.0%
13001 531303 Computer Equipmt & Software	2,500	0	2,500	10.50	.00	2,489.50	.4%
13001 531311 Postage & Box Rent	3,500	0	3,500	85.06	.00	3,414.94	2.4%
13001 531312 Office Supplies	5,000	0	5,000	.00	.00	5,000.00	.0%
13001 531313 Printing & Duplicating	580	0	580	.00	.00	580.00	.0%
13001 531314 Small Items Of Equipment	1,000	0	1,000	.00	.00	1,000.00	.0%
13001 531324 Membership Dues	270	0	270	.00	.00	270.00	.0%
13001 531326 Advertising	100	0	100	.00	.00	100.00	.0%
13001 532325 Registration	1,905	0	1,905	.00	.00	1,905.00	.0%
13001 532332 Mileage	1,260	0	1,260	.00	.00	1,260.00	.0%
13001 532335 Meals	260	0	260	.00	.00	260.00	.0%
13001 532336 Lodging	3,500	0	3,500	349.40	.00	3,150.60	10.0%
13001 532339 Other Travel & Tolls	1,000	0	1,000	.00	.00	1,000.00	.0%
13001 535242 Maintain Machinery & Equip	62,012	0	62,012	30.37	.00	61,981.52	.0%
13001 571004 IP Telephony Allocation	1,283	0	1,283	84.50	.00	1,198.50	6.6%

03/23/2026  
13:35:49

Jefferson County  
FLEXIBLE PERIOD REPORT

PAGE 2  
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FROM 2026 02 TO 2026 02

	ORIGINAL APPROP	TRANFRS/ ADJSTMTS	REVISED BUDGET	ACTUALS	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
13001 571005 Duplicating Allocation	43	0	43	3.58	.00	39.42	8.3%
13001 571009 MIS PC Group Allocation	23,523	0	23,523	1,958.17	.00	21,564.83	8.3%
13001 571010 MIS Systems Grp Alloc(ISIS)	3,189	0	3,189	265.75	.00	2,923.25	8.3%
13001 591519 Other Insurance	2,156	0	2,156	182.01	.00	1,973.54	8.4%
TOTAL Register Of Deeds	0	0	0	-5,940.31	.00	5,940.31	.0%
GRAND TOTAL	0	0	0	-5,940.31	.00	5,940.31	.0%

REPORT OPTIONS

Sequence 1	Field #	Total	Page Break	From Yr/Per: 2026/ 2
Sequence 2	1	N	N	To Yr/Per: 2026/ 2
Sequence 3	9	Y	Y	Budget Year: 2026
Sequence 4	0	N	N	Print totals only: N
	0	N	N	Format type: 1

Report title: FLEXIBLE PERIOD REPORT

Includes accounts exceeding 0% of budget.  
 Print Full or Short description: F  
 Print full GL account: N  
 Sort by full GL account: N  
 Print Revenues-Version headings: N  
 Print revenue as credit: Y  
 Print revenue budgets as zero: N

Double space: N  
 Suppress zero bal accts: Y  
 Amounts/totals exceed 999 million dollars: N  
 Roll projects to object: N  
 Print journal detail: N  
 From Yr/Per: 2017/ 1  
 To Yr/Per: 2017/12  
 Include budget entries: Y  
 Incl encumb/liq entries: Y  
 Sort by JE # or PO #: J  
 Detail format option: 1  
 Multiyear view: D



03/25/2026  
07:49:52

Jefferson County  
REPORT

PAGE 1  
glflxrpt

FROM 2026 01 TO 2026 12

ACCOUNTS FOR:	ORIGINAL APPROP	TRANFRS/ ADJSTMTS	REVISED BUDGET	ACTUALS	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
100 General Fund							
<b>12901 Zoning</b>							
12901 411100 General Property Taxes	-402,757	0	-402,757	-100,689.33	.00	-302,068.04	25.0%
12901 432002 Private Sewage System	-80,000	0	-80,000	-10,100.00	.00	-69,900.00	12.6%
12901 432099 Other Permits	-130,000	0	-130,000	-36,270.00	.00	-93,730.00	27.9%
12901 451002 Private Party Photocopy	-500	0	-500	.00	.00	-500.00	.0%
12901 458010 Soil Testing Fee	-9,000	0	-9,000	-1,360.00	.00	-7,640.00	15.1%
12901 699700 Resv Applied Operating	0	-99,624	-99,624	.00	.00	-99,624.00	.0%
TOTAL Zoning	-622,257	-99,624	-721,881	-148,419.33	.00	-573,462.04	20.6%
<b>12902 Solid Waste Program</b>							
12902 421001 State Aid	-22,000	0	-22,000	.00	.00	-22,000.00	.0%
12902 451009 Deer Track Park Charges	-100,000	0	-100,000	.00	.00	-100,000.00	.0%
12902 458011 Public Solid waste Charges	-10,000	0	-10,000	.00	.00	-10,000.00	.0%
12902 472007 Municipal other Charges	-20,000	0	-20,000	.00	.00	-20,000.00	.0%
12902 485100 Donations - Unrestricted	-7,000	0	-7,000	-5,400.00	.00	-1,600.00	77.1%
12902 699700 Resv Applied Operating	-330,673	-11,740	-342,413	.00	.00	-342,412.68	.0%
TOTAL Solid Waste Program	-489,673	-11,740	-501,413	-5,400.00	.00	-496,012.68	1.1%
TOTAL General Fund	-1,111,930	-111,364	-1,223,294	-153,819.33	.00	-1,069,474.72	12.6%
TOTAL REVENUES	-1,111,930	-111,364	-1,223,294	-153,819.33	.00	-1,069,474.72	

03/25/2026  
07:50:19

Jefferson County  
REPORT

PAGE 1  
glflxrpt

FROM 2026 01 TO 2026 12

ACCOUNTS FOR: 100 General Fund	ORIGINAL APPROP	TRANFRS/ ADJSTMTS	REVISED BUDGET	ACTUALS	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
<b>12901 Zoning</b>							
12901 511110 Salary-Permanent Regular	133,035	0	133,035	24,293.81	.00	108,741.19	18.3%
12901 511210 Wages-Regular	324,986	0	324,986	55,536.96	.00	269,449.21	17.1%
12901 511220 Wages-Overtime	22	0	22	25.31	.00	-3.16	114.3%
12901 511330 Wages-Longevity Pay	150	0	150	.00	.00	150.00	.0%
12901 512141 Social Security	34,563	0	34,563	5,756.72	.00	28,806.42	16.7%
12901 512142 Retirement (Employer)	31,382	0	31,382	5,481.72	.00	25,900.45	17.5%
12901 512144 Health Insurance	19,125	0	19,125	9,630.86	.00	9,494.04	50.4%
12901 512145 Life Insurance	99	0	99	17.46	.00	81.11	17.7%
12901 512151 HSA Contribution	1,600	0	1,600	.00	.00	1,600.00	.0%
12901 512173 Dental Insurance	3,166	0	3,166	898.73	.00	2,266.87	28.4%
12901 521212 Legal	1,000	0	1,000	.00	.00	1,000.00	.0%
12901 531303 Computer Equipmt & Software	0	0	0	8,190.00	.00	-8,190.00	.0%
12901 531311 Postage & Box Rent	7,000	0	7,000	1,188.90	.00	5,811.10	17.0%
12901 531312 Office Supplies	2,200	0	2,200	214.04	.00	1,985.96	9.7%
12901 531313 Printing & Duplicating	250	0	250	11.16	.00	238.84	4.5%
12901 531314 Small Items Of Equipment	4,500	0	4,500	.00	.00	4,500.00	.0%
12901 531321 Publication Of Legal Notice	6,800	0	6,800	663.88	.00	6,136.12	9.8%
12901 531324 Membership Dues	700	0	700	130.00	.00	570.00	18.6%
12901 531326 Advertising	500	0	500	.00	.00	500.00	.0%
12901 531327 Certification Fees	600	0	600	.00	.00	600.00	.0%
12901 531329 Other Publ/Subscriptions/Dues	100	0	100	145.65	.00	-45.65	145.7%
12901 531351 Gas/Diesel	2,400	0	2,400	160.78	.00	2,239.22	6.7%
12901 532325 Registration	2,000	0	2,000	849.00	.00	1,151.00	42.5%
12901 532332 Mileage	0	0	0	35.91	.00	-35.91	.0%
12901 532335 Meals	200	0	200	15.00	.00	185.00	7.5%
12901 532336 Lodging	1,800	0	1,800	.00	.00	1,800.00	.0%
12901 533225 Telephone & Fax	1,200	0	1,200	228.08	.00	971.92	19.0%
12901 533236 wireless Internet	200	0	200	.00	.00	200.00	.0%
12901 535242 Maintain Machinery & Equip	2,000	0	2,000	333.53	.00	1,666.47	16.7%
12901 571004 IP Telephony Allocation	1,467	0	1,467	193.16	.00	1,273.84	13.2%
12901 571005 Duplicating Allocation	292	0	292	48.66	.00	243.34	16.7%
12901 571009 MIS PC Group Allocation	25,203	0	25,203	4,196.00	.00	21,007.00	16.6%
12901 571010 MIS Systems Grp Alloc(ISIS)	5,158	0	5,158	859.66	.00	4,298.34	16.7%
12901 571020 Fleet Allocation	3,500	0	3,500	.00	.00	3,500.00	.0%
12901 591519 Other Insurance	5,060	0	5,060	801.78	.00	4,257.89	15.8%
12901 594950 Operating Reserve	0	99,624	99,624	.00	.00	99,624.00	.0%
<b>TOTAL Zoning</b>	<b>622,257</b>	<b>99,624</b>	<b>721,881</b>	<b>119,906.76</b>	<b>.00</b>	<b>601,974.61</b>	<b>16.6%</b>

**12902 Solid Waste Program**

03/25/2026  
07:50:20

Jefferson County  
REPORT

PAGE 2  
glflxrpt

FROM 2026 01 TO 2026 12

ACCOUNTS FOR:  
100 General Fund

	ORIGINAL APPROP	TRANFRS/ ADJSTMTS	REVISED BUDGET	ACTUALS	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
12902 511210 Wages-Regular	41,804	0	41,804	6,340.45	.00	35,463.68	15.2%
12902 511220 Wages-Overtime	14	0	14	.00	.00	13.72	.0%
12902 511330 Wages-Longevity Pay	225	0	225	.00	.00	225.00	.0%
12902 512141 Social Security	3,216	0	3,216	485.06	.00	2,731.22	15.1%
12902 512142 Retirement (Employer)	2,768	0	2,768	414.10	.00	2,353.79	15.0%
12902 512145 Life Insurance	18	0	18	2.60	.00	15.11	14.7%
12902 512173 Dental Insurance	662	0	662	124.86	.00	537.54	18.8%
12902 529299 Purchase Care & Services	115,000	0	115,000	.00	.00	115,000.00	.0%
12902 531008 Hazard Recycle Charges	3,000	0	3,000	.00	.00	3,000.00	.0%
12902 531311 Postage & Box Rent	200	0	200	46.29	.00	153.71	23.1%
12902 531312 Office Supplies	700	0	700	30.98	.00	669.02	4.4%
12902 531313 Printing & Duplicating	1,000	0	1,000	264.55	.00	735.45	26.5%
12902 531322 Subscriptions	100	0	100	145.65	.00	-45.65	145.7%
12902 531324 Membership Dues	250	0	250	255.00	.00	-5.00	102.0%
12902 531326 Advertising	2,000	0	2,000	.00	.00	2,000.00	.0%
12902 531334 Educational Initiative	5,000	0	5,000	.00	.00	5,000.00	.0%
12902 532325 Registration	500	0	500	410.00	.00	90.00	82.0%
12902 532335 Meals	110	0	110	70.34	.00	39.66	63.9%
12902 532336 Lodging	330	0	330	202.00	.00	128.00	61.2%
12902 533225 Telephone & Fax	20	0	20	.00	.00	20.00	.0%
12902 571004 IP Telephony Allocation	367	0	367	48.34	.00	318.66	13.2%
12902 571005 Duplicating Allocation	1,108	0	1,108	184.50	.00	923.50	16.7%
12902 571009 MIS PC Group Allocation	1,680	0	1,680	279.66	.00	1,400.34	16.6%
12902 571010 MIS Systems Grp Alloc(ISIS)	469	0	469	78.16	.00	390.84	16.7%
12902 591519 Other Insurance	398	0	398	67.02	.00	330.60	16.9%
12902 594950 Operating Reserve	308,734	11,740	320,474	.00	.00	320,473.93	.0%
TOTAL Solid Waste Program	489,673	11,740	501,413	9,449.56	.00	491,963.12	1.9%
TOTAL General Fund	1,111,930	111,364	1,223,294	129,356.32	.00	1,093,937.73	10.6%
TOTAL EXPENSES	1,111,930	111,364	1,223,294	129,356.32	.00	1,093,937.73	

03/25/2026  
07:52:39

Jefferson County  
REPORT

FROM 2026 01 TO 2026 12

ACCOUNTS FOR:	ORIGINAL APPROP	TRANFRS/ ADJSTMTS	REVISED BUDGET	ACTUALS	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
100 General Fund							
<b>12501 Real Estate Description</b>							
12501 411100 General Property Taxes	-421,080	0	-421,080	-105,270.00	.00	-315,809.94	25.0%
12501 451006 Real Estate Descrip Charges	-3,500	0	-3,500	-620.12	.00	-2,879.88	17.7%
12501 451008 Remote Access Fees	-8,500	0	-8,500	-1,825.00	.00	-6,675.00	21.5%
12501 451010 Sale Of Maps & Plat Books	-6,000	0	-6,000	-1,824.90	.00	-4,175.10	30.4%
12501 472007 Municipal Other Charges	-52,000	0	-52,000	.00	.00	-52,000.00	.0%
12501 472011 Other Govt Land Info Charges	-1,000	0	-1,000	-171.00	.00	-829.00	17.1%
TOTAL Real Estate Description	-492,080	0	-492,080	-109,711.02	.00	-382,368.92	22.3%
<b>12502 Assessment Of Property</b>							
12502 411100 General Property Taxes	-10,443	0	-10,443	-2,610.75	.00	-7,832.25	25.0%
TOTAL Assessment Of Property	-10,443	0	-10,443	-2,610.75	.00	-7,832.25	25.0%
<b>12503 Land Information Program</b>							
12503 421001 State Aid	-136,000	0	-136,000	-1,000.00	.00	-135,000.00	.7%
12503 451305 Land Info/Deeds Fee	-80,000	0	-80,000	-18,464.00	.00	-61,536.00	23.1%
12503 472011 Other Govt Land Info Charges	-12,000	0	-12,000	-11,000.00	.00	-1,000.00	91.7%
12503 699700 Resv Applied Operating	-394,177	-18,278	-412,456	.00	.00	-412,455.68	.0%
TOTAL Land Information Program	-622,177	-18,278	-640,456	-30,464.00	.00	-609,991.68	4.8%
<b>12505 Surveyor</b>							
12505 411100 General Property Taxes	-141,245	0	-141,245	-35,311.35	.00	-105,934.01	25.0%
TOTAL Surveyor	-141,245	0	-141,245	-35,311.35	.00	-105,934.01	25.0%
TOTAL General Fund	-1,265,946	-18,278	-1,284,224	-178,097.12	.00	-1,106,126.86	13.9%
TOTAL REVENUES	-1,265,946	-18,278	-1,284,224	-178,097.12	.00	-1,106,126.86	

03/25/2026  
07:53:35

Jefferson County  
REPORT

PAGE 1  
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FROM 2026 01 TO 2026 12

ACCOUNTS FOR:  
100 General Fund

	ORIGINAL APPROP	TRANFRS/ ADJSTMTS	REVISED BUDGET	ACTUALS	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
<b>12501 Real Estate Description</b>							
12501 511210 Wages-Regular	321,857	0	321,857	57,445.40	.00	264,411.18	17.8%
12501 511220 Wages-Overtime	50	0	50	6.59	.00	43.58	13.1%
12501 511330 Wages-Longevity Pay	1,098	0	1,098	.00	.00	1,097.50	.0%
12501 512141 Social Security	21,972	0	21,972	4,050.16	.00	17,921.48	18.4%
12501 512142 Retirement (Employer)	23,112	0	23,112	4,126.97	.00	18,985.34	17.9%
12501 512144 Health Insurance	80,052	0	80,052	15,724.54	.00	64,327.35	19.6%
12501 512145 Life Insurance	84	0	84	14.80	.00	69.32	17.6%
12501 512151 HSA Contribution	5,600	0	5,600	.00	.00	5,600.00	.0%
12501 512173 Dental Insurance	4,932	0	4,932	900.27	.00	4,031.73	18.3%
12501 531311 Postage & Box Rent	100	0	100	79.20	.00	20.80	79.2%
12501 531312 Office Supplies	700	0	700	4.18	.00	695.82	.6%
12501 531313 Printing & Duplicating	5,100	0	5,100	5,347.55	.00	-247.55	104.9%
12501 531324 Membership Dues	80	0	80	80.00	.00	.00	100.0%
12501 532325 Registration	300	0	300	.00	.00	300.00	.0%
12501 532332 Mileage	100	0	100	.00	.00	100.00	.0%
12501 532335 Meals	100	0	100	.00	.00	100.00	.0%
12501 532336 Lodging	588	0	588	.00	.00	588.00	.0%
12501 533225 Telephone & Fax	400	0	400	62.46	.00	337.54	15.6%
12501 535242 Maintain Machinery & Equip	3,000	0	3,000	496.88	.00	2,503.12	16.6%
12501 571004 IP Telephony Allocation	550	0	550	72.50	.00	477.50	13.2%
12501 571005 Duplicating Allocation	24	0	24	4.00	.00	20.00	16.7%
12501 571009 MIS PC Group Allocation	15,122	0	15,122	2,517.66	.00	12,604.34	16.6%
12501 571010 MIS Systems Grp Alloc(ISIS)	4,127	0	4,127	687.84	.00	3,439.16	16.7%
12501 591519 Other Insurance	3,033	0	3,033	514.90	.00	2,517.83	17.0%
TOTAL Real Estate Description	492,080	0	492,080	92,135.90	.00	399,944.04	18.7%
<b>12502 Assessment Of Property</b>							
12502 531312 Office Supplies	5,000	0	5,000	.00	.00	5,000.00	.0%
12502 531313 Printing & Duplicating	2,500	0	2,500	.00	.00	2,500.00	.0%
12502 535242 Maintain Machinery & Equip	750	0	750	.00	.00	750.00	.0%
12502 571005 Duplicating Allocation	2,193	0	2,193	365.00	.00	1,828.00	16.6%
TOTAL Assessment Of Property	10,443	0	10,443	365.00	.00	10,078.00	3.5%
<b>12503 Land Information Program</b>							
12503 521219 Other Professional Serv	20,000	0	20,000	.00	.00	20,000.00	.0%

03/25/2026  
07:53:37

Jefferson County  
REPORT

PAGE 2  
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FROM 2026 01 TO 2026 12

ACCOUNTS FOR:	ORIGINAL APPROP	TRANFRS/ ADJSTMTS	REVISED BUDGET	ACTUALS	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
100 General Fund							
12503 521220 Consultant	7,000	0	7,000	.00	.00	7,000.00	.0%
12503 521296 Computer Support	42,160	0	42,160	34,902.45	.00	7,257.55	82.8%
12503 531303 Computer Equipmt & Software	12,389	0	12,389	.00	.00	12,389.00	.0%
12503 531312 Office Supplies	100	0	100	.00	.00	100.00	.0%
12503 531314 Small Items Of Equipment	500	0	500	.00	.00	500.00	.0%
12503 531324 Membership Dues	400	0	400	250.00	.00	150.00	62.5%
12503 532325 Registration	2,600	0	2,600	2,220.00	.00	380.00	85.4%
12503 532332 Mileage	250	0	250	97.16	.00	152.84	38.9%
12503 532335 Meals	400	0	400	31.03	.00	368.97	7.8%
12503 532336 Lodging	3,450	0	3,450	686.00	.00	2,764.00	19.9%
12503 533236 Wireless Internet	325	0	325	51.00	.00	274.00	15.7%
12503 594819 Capital Other Equipment	140,000	9,900	149,900	5,940.00	9,900.00	134,060.00	10.6%
12503 594950 Operating Reserve	392,603	8,378	400,982	.00	.00	400,981.68	.0%
TOTAL Land Information Program	622,177	18,278	640,456	44,177.64	9,900.00	586,378.04	8.4%
<b>12505 Surveyor</b>							
12505 511110 Salary-Permanent Regular	89,492	0	89,492	15,995.48	.00	73,496.61	17.9%
12505 512141 Social Security	6,269	0	6,269	1,168.13	.00	5,101.24	18.6%
12505 512142 Retirement (Employer)	6,443	0	6,443	1,151.66	.00	5,291.77	17.9%
12505 512144 Health Insurance	23,496	0	23,496	4,615.39	.00	18,881.09	19.6%
12505 512145 Life Insurance	24	0	24	3.98	.00	19.90	16.7%
12505 512151 HSA Contribution	1,600	0	1,600	.00	.00	1,600.00	.0%
12505 512173 Dental Insurance	1,104	0	1,104	249.72	.00	854.28	22.6%
12505 531312 Office Supplies	400	0	400	.00	.00	400.00	.0%
12505 531313 Printing & Duplicating	50	0	50	.00	.00	50.00	.0%
12505 531314 Small Items Of Equipment	5,000	0	5,000	1,798.44	.00	3,201.56	36.0%
12505 531324 Membership Dues	280	0	280	169.53	.00	110.47	60.5%
12505 531351 Gas/Diesel	850	0	850	90.81	.00	759.19	10.7%
12505 532325 Registration	375	0	375	.00	.00	375.00	.0%
12505 532335 Meals	50	0	50	.00	.00	50.00	.0%
12505 532336 Lodging	300	0	300	123.24	.00	176.76	41.1%
12505 533236 Wireless Internet	500	0	500	72.02	.00	427.98	14.4%
12505 571004 IP Telephony Allocation	183	0	183	24.16	.00	158.84	13.2%
12505 571009 MIS PC Group Allocation	1,680	0	1,680	279.66	.00	1,400.34	16.6%
12505 571010 MIS Systems Grp Alloc(ISIS)	938	0	938	156.34	.00	781.66	16.7%
12505 571020 Fleet Allocation	1,200	0	1,200	.00	.00	1,200.00	.0%
12505 591519 Other Insurance	1,010	0	1,010	176.02	.00	834.09	17.4%
TOTAL Surveyor	141,245	0	141,245	26,074.58	.00	115,170.78	18.5%

**From:** [Sarah Crossman](#)  
**To:** [Matt Zangl](#)  
**Cc:** [Allen Carnes](#)  
**Subject:** Re: Rezone permit number 2026 R4663 - Parcel number 026-0616-3622-002  
**Date:** Friday, March 20, 2026 2:02:33 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)

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**This message needs your attention**

- This is a personal email address.

Mark Safe

Report

Powered by Mimecast

Hello Matt,

Please consider this email and the previous one as our formal request to be on the agenda for the next meeting. We welcome the opportunity to discuss further our considerations in person.

Previously shared:

We considered this before submitting our request for the south. The reasons are as follows:

- The north end of the property would put the home we wish to build directly behind an animal barn. While not in use today, there is potential that future property owners will use the barn for animals.
- The north end of the property is lower, and there is standing water when it rains.
- Additionally, because of the lower elevation, we have concerns over the type of septic system we put in.

These are the considerations that drove us to request the south end as a more viable option. As the letter mentions, our petition was approved by the town of Sullivan planning committee, the town, and the county board. There were no objections or questions asked during these meetings regarding the preferred location of our buildable lot. We would like to add that we very much enjoy the rural setting and can appreciate the impact of clustering. However, we see minimal difference in the location of our lot, being in the south. Is there any exception

that could be made? We intend to continue planting crops on the acres around us.

Please confirm the date, time, and location when possible.

Kind regards,  
Sarah Crossman & Allen Carnes

Sent from [Outlook](#)

---

**From:** Matt Zangl <mattz@jeffersoncountywi.gov>  
**Sent:** Friday, March 6, 2026 2:04 PM  
**To:** Sarah Crossman <crossmansarah@outlook.com>  
**Cc:** Allen Carnes <allenwcarnes@icloud.com>  
**Subject:** RE: Rezone permit number 2026 R4663 - Parcel number 026-0616-3622-002

Sarah,

An email is fine or another form of submittal.

Thanks,  
Matt

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**From:** Sarah Crossman <crossmansarah@outlook.com>  
**Sent:** Friday, March 6, 2026 1:53 PM  
**To:** Matt Zangl <mattz@jeffersoncountywi.gov>  
**Cc:** Allen Carnes <allenwcarnes@icloud.com>  
**Subject:** Re: Rezone permit number 2026 R4663 - Parcel number 026-0616-3622-002

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Hi Matt,

Does email suffice as our list of reasons, or is there a more formal process?

Kindly,  
Sarah

Sent from [Outlook](#)

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**From:** Matt Zangl <[mattz@jeffersoncountywi.gov](mailto:mattz@jeffersoncountywi.gov)>

**Sent:** Friday, March 6, 2026 1:04 PM  
**To:** Sarah Crossman <[crossmansarah@outlook.com](mailto:crossmansarah@outlook.com)>  
**Cc:** Allen Carnes <[allenwcarnes@icloud.com](mailto:allenwcarnes@icloud.com)>  
**Subject:** RE: Rezone permit number 2026 R4663 - Parcel number 026-0616-3622-002

Hi Sarah,

Options moving forward are to either move the lot as the Committee requested or you can provided reasons as to why the Committee should approve the lot at the current location.

The Committee meets the last Monday of each month at 8:30am. In order to be on that agenda, I will need your submittal and information one week in advance of the meeting.

Let me know if you have any questions.

Thanks,  
Matt



**Matt Zangl**  
Director of Planning and Development  
Jefferson County, Wisconsin

Email: [mattz@jeffersoncountywi.gov](mailto:mattz@jeffersoncountywi.gov)  
Phone: 920-674-8638



311 S. Center Ave., C1040  
Jefferson, WI 53549  
[www.jeffersoncountywi.gov](http://www.jeffersoncountywi.gov)

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**From:** Sarah Crossman <[crossmansarah@outlook.com](mailto:crossmansarah@outlook.com)>  
**Sent:** Friday, March 6, 2026 9:53 AM  
**To:** Matt Zangl <[mattz@jeffersoncountywi.gov](mailto:mattz@jeffersoncountywi.gov)>  
**Cc:** Allen Carnes <[allenwcarnes@icloud.com](mailto:allenwcarnes@icloud.com)>  
**Subject:** Rezone permit number 2026 R4663 - Parcel number 026-0616-3622-002

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

Good morning, Matt,

We are writing to formally request that our rezoning proposal be approved. Recently, we requested that one acre of parcel number 026-0616-3622-002 be rezoned from A-1 to A-3 to create a residential lot. We received the formal response in the mail, and it appears our request has been tabled. We kindly request clarity on what the next steps of the process look like.

The response from the Zoning committee indicates the committee is requesting the lot be

redesigned to be clustered with the other properties to the north.

We considered this before submitting our request for the south. The reasons are as follows:

- The north end of the property would put the home we wish to build directly behind an animal barn. While not in use today, there is potential that future property owners will use the barn for animals.
- The north end of the property is lower, and there is standing water when it rains.
- Additionally, because of the lower elevation, we have concerns over the type of septic system we put in.

These are the considerations that drove us to request the south end as a more viable option. As the letter mentions, our petition was approved by the town of Sullivan planning committee, the town, and the county board. There were no objections or questions asked during these meetings regarding the preferred location of our buildable lot. We would like to add that we very much enjoy the rural setting and can appreciate the impact of clustering. However, we see minimal difference in the location of our lot, being in the south. Is there any exception that could be made? We intend to continue planting crops on the acres around us.

If you require any additional information or documentation to support this request, please let us know. We are happy to provide further details or discuss any questions you might have.

Thank you very much for your time and consideration. I look forward to your response and am hopeful for a positive outcome.

Best regards,  
Sarah Crossman  
920-650-1706

Allen Carnes  
262-370-7585

Sent from [Outlook](#)

March 3, 2026

Jefferson County  
Planning and Development Department  
Zoning Division  
311 S Center Ave, Rm C1040  
Jefferson, WI 53538

Matt Zangl and Planning Committee,

RE: CU2190-26 – Charles Couden/ Further Information

After reviewing the letter dated January 28, 2026, postponing the conditional use petition, I would like to elaborate and clarify the testimony given at the January 15<sup>th</sup> meeting to clear up any misunderstandings.

**CURRENT STRUCTURE AND APPROVED/ACTIVE CONDITIONAL USE-**

I am removing any items both interior and exterior that were stated in the attached letter from the initial inspection. I have reached out to your office to clarify items to be addressed so there would be no misunderstandings on my end. This building will not be used for the proposed business storage in the current petition (2025). It will remain separate for personal storage of tractors, skid loader, cars, trailers, motorcycles, atv/utv's, and miscellaneous items that need to be stored indoors.

**PROPOSED BUILDING, BUSINESS USE, AND CONDITIONAL USE PETITIONION (submitted in 2025) -**

I am in the process of starting a business in which I am and will remain the only employee. I will be storing primarily boats and campers indoors only (in the proposed clear span building) which will come onto the property around the end of lake and camping season, typically late September/early October through May/June. I will also offer year-round storage for boats, campers, snowmobiles, cars, motorcycles, tractors, and items of similar sorts. Under the proposed building overhang, I will have additional storage area easier for maneuvering in and out of for shorter-term rental spaces or people needing to have their items brought back or stored out of regular season.

The business portion of the proposal does not ask for signs, payment boxes, or customer parking. I pick up and deliver all customers' property for them. I am not asking for any outdoor storage – all items will be stored under roofs/indoor/overhangs. I will plant mature trees along the neighboring property line as a curtesy to the neighbors. Overall, I plan this to be a quiet, well-maintained business within the community.

Your time in reviewing this is appreciated. I am available should you have any further questions.



Charles Couden



JEFFERSON COUNTY  
PLANNING AND DEVELOPMENT DEPARTMENT  
ZONING DIVISION

Room C1040  
311 S Center Ave  
Jefferson, WI 53538

[zoning@jeffersoncountywi.gov](mailto:zoning@jeffersoncountywi.gov)  
Phone: 920-674-7130  
Fax 920-674-7525

**Further Information Needed for CU2190-26**

**DATE:** February 4, 2026  
**TO:** Charles Couden  
**FROM:** Matt Zangl, Director of Planning and Development  
**RE:** CU2190-26 – Charles Couden

The Planning and Zoning Committee recommended postponing the request for a conditional use for storage of non-farm equipment in an A-2 zone until the below items are addressed:

1. During the inspection of the property on November 4, 2025, the department noted outdoor storage occurring on the property which included –
  - Several refrigeration trailers
  - A storage container
  - Multiple vehicles/boats

**Resolution:** Eliminate outdoor storage by either housing the items in the existing building or removing the items from the property.

2. The existing building on the property was permitted for personal storage. No residential use/living space is to occur in the building, including but not limited to –
  - The shower
  - Kitchen space
  - Stove
  - Any items/fixtures that could make the structure useable for human habitation

**Resolution:** Remove these items and livable spaces from the building.



JEFFERSON COUNTY  
PLANNING AND DEVELOPMENT DEPARTMENT  
ZONING DIVISION

Room C1040  
311 S Center Ave  
Jefferson, WI 53538

[zoning@jeffersoncountywi.gov](mailto:zoning@jeffersoncountywi.gov)  
Phone: 920-674-7130  
Fax 920-674-7525

3. During the public hearing, Mr. Couden stated, "I am looking to put up a clear span pole barn." Mr. Couden did not provide an explanation of the business during the public hearing. It was also not clear that the building would be used for business use, and not personal storage.

**Resolution:** Mr. Couden needs to provide a further explanation of the business, as he did not explain the business use to the committee during the public hearing process.

**During the Public Hearing on January 15, 2026, it was noted that the use would be residential, not business.** To clarify this statement, Mr. Couden explained the existing structure is used for personal storage for his and his son's items. This does not fit the A-2 zone or the original, permitted use for the building.

A motion was made by Supervisor Jaeckel and seconded by Supervisor Foelker to postpone action until the zoning staff can complete an on-site inspection for compliance and additional information is provided about the use of the property and structure(s). The motion passed 3-0 on voice vote. You will need to contact this department for an on-site inspection after the above-mentioned resolution items have been completed.

If you wish to postpone or withdrawal your petition request, or if you have further questions, please contact our office at 920-674-7130.

Thank you.

cc: Town of Sullivan



JEFFERSON COUNTY  
PLANNING AND DEVELOPMENT DEPARTMENT  
ZONING DIVISION

Room C1040  
311 S Center Ave  
Jefferson, WI 53538

zoning@jeffersoncountywisc.gov  
Phone: 920-674-7130  
Fax 920-674-7525

Decision of Planning and Zoning Committee

DATE: January 28, 2026  
TO: Charles Couden  
FROM: Matt Zangl, Director of Planning and Zoning  
RE: CU2190-26 – Charles Couden

*MZ* 1/28/26

The Jefferson County Planning and Zoning Committee, having considered the conditional use petition CU2190-26 to allow for personal storage/mini warehousing in existing A-2, Agricultural and Rural Business zone located at N4677 Highland Drive in the Town of Sullivan, does hereby recommend that the petition in question be postponed.

The committee having met at a Decision Meeting on Monday, January 26, 2026, does hereby recommend that the petition in question be postponed for cleanup of junk material and outdoor storage items on the property along with the removal of residential items such as the shower, the kitchen, the stove, etc. in the current structure. Further explanation is required as to why it is not residential use. During the Public Hearing on January 15, 2026, it was noted that the use would be residential, not business.

A motion was made by Supervisor Jaeckel and seconded by Supervisor Foelker to postpone action until the zoning staff can complete an on-site inspection for compliance and additional information is provided about the use. The motion was passed 3-0 on voice vote. Please contact this department for an onsite inspection.

If you wish to postpone or withdrawal your petition request or if you have further questions, please contact our office at 920-674-7130.

Thank you.

cc: Town of Sullivan



**JEFFERSON COUNTY**  
**PLANNING AND ZONING COMMITTEE**  
**STAFF REPORT & DECISION SHEET**

Room C1040  
311 S Center Ave  
Jefferson, WI 53538

[zoning@jeffersoncountywi.gov](mailto:zoning@jeffersoncountywi.gov)  
Phone: 920-674-7130  
Fax 920-674-7525

**Analysis:**

The applicant states "The proposed building is for personal storage to keep things dry and out of the elements. Business use to include storage of boats, campers, trailers, and recreational storage under CJC Industries LLC. Business plan includes rental services of temperature controlled refrigerated trailers, enclosed and non-enclosed trailers, and seasonal indoor storage." According to the application, there will be no outdoor storage, signage, or customer parking. The business is not open to the public and does not have posted hours. There is an existing building on the property.

**Town Board:**

Town of Sullivan approved the conditional use on a vote of 3-0.

**Information Received at Public Hearing:**

- Will the existing building also be used for the business? No
  - What is the existing building used for currently? Storing of his and son's items
- Confirm size of proposed building? 75' X 120'
- Confirm # of employees? 1
- Confirm hours of operation? All the time
- Proposed lighting? No

**Staff Comments:**

**Committee Conclusion:**

Based on the Staff Report, complete application and file, substantial evidence provided, site inspection, public hearing, Jefferson County Zoning Ordinance and the Agricultural Preservation and Land Use Plan, the Planning and Zoning Committee finds that the proposed Conditional Use **does not comply** with the Jefferson County Zoning Ordinance, Comprehensive Plan and Farmland Preservation Plan and **postponed approval** of the conditional use permit. **Postponement is until removal of residential items & uses in current structure, clean-up of junk/outdoor storage and more information is provided for the proposed business use; a staff inspection is required for compliance check.**

Motion by: Jaeckel

Seconded by: Foelker

Vote: 3-0

Date: 1/26/2026

with the following Conditions: Conditional Use permit stays with owner and not the property. Any new owners will have to obtain updated Conditional Use permit.

Date:

Signature:

# JEFFERSON COUNTY PRELIMINARY REVIEW FOR CERTIFIED SURVEY

Lot 1 of Certified Survey Map No. 2549 located in the SW 1/4 of the NW 1/4 and the NW 1/4 of the SW 1/4 of Section 29,  
Township 7 N, Range 15 E, Town of Farmington, Jefferson County, Wisconsin, on Parcel Number 008-0715-2923-003

Owner: Matthew J Schlender  
Address: N5440 Christberg Road  
Jefferson WI 53549  
Phone: 262 269-8258

Date Submitted: \_\_\_\_\_

Revised: \_\_\_\_\_

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

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

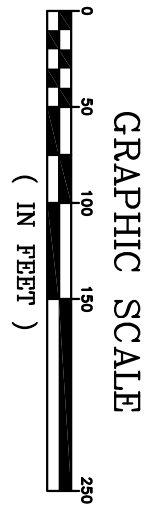
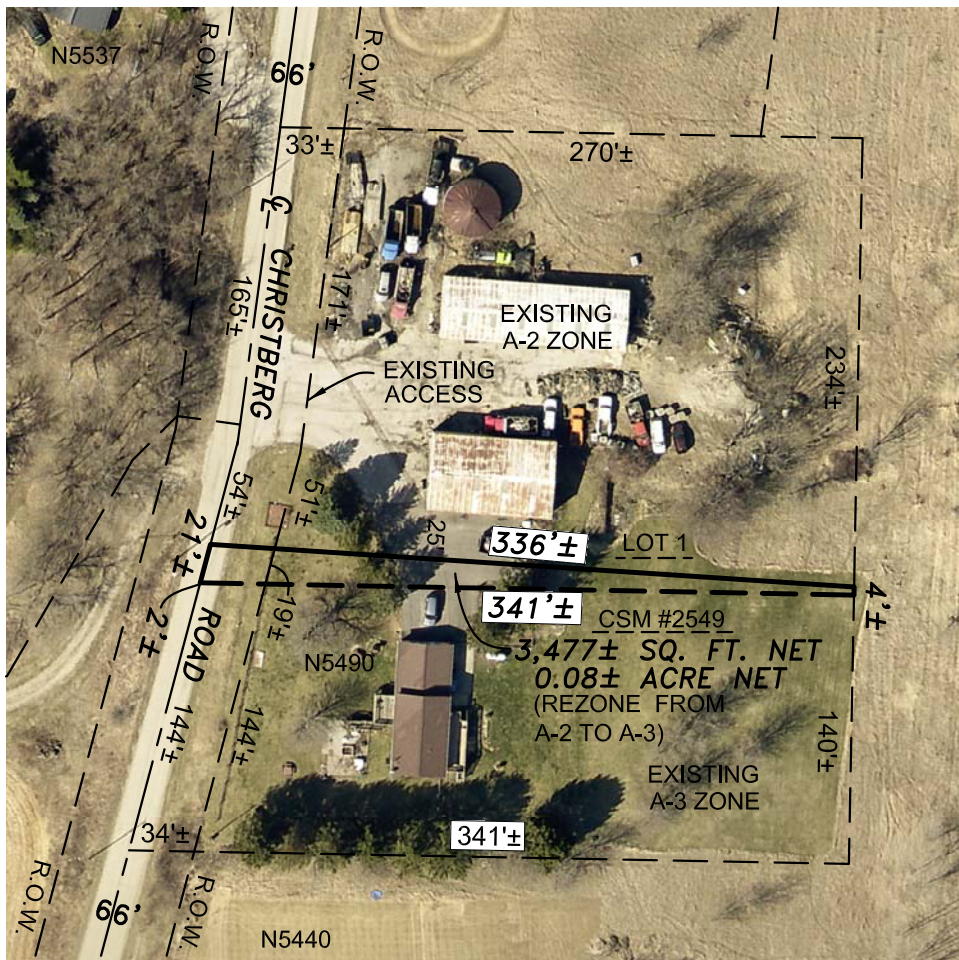
**Intent and Description of Parcel to be Divided:**

Rezone 0.08± acre from A-2 to A-3 in order to adjust the South line of an existing A-2 zone (petition #R3363A-08)



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.



**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.

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: March 12, 2026  
JOB NO: S-226109