

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

*George Jaeckel, Chair; Steve Nass, Vice-Chair; Blane Poulson, Secretary; Matt Foelker; Amanda Kaiser*

**SUBJECT:** Planning and Zoning Committee Decision Meeting  
**DATE:** Tuesday, May 26, 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: 282 181 109 880 272

Passcode: HB2Kx2ND

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 April 27, May 8, May 21
7. Election of Officers – Chair, Vice Chair and Secretary
8. Communications
9. April Monthly Financial Report for Register of Deeds
10. May Monthly Financial Report for Planning & Development
11. Discussion on Solar Energy Facilities
  - a. Badger State Solar
  - b. Sinnissippi Solar
  - c. Whitewater Solar Project
  - d. Stone Elephant
12. 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) for a rezone to A-3 to create a 1.00-acre lot.
13. Discussion and Possible Action on replacing a home at N6291 Sunset Road on PIN 006-0716-1842-000 in the Town of Concord
14. Discussion on the preliminary plat of Autumn Ridge North subdivision on PIN 012-0816-2124-003 in the Town of Ixonia, currently owned by Kieck Farms LLC and being developed by Neumann Developments, LLC.
15. Discussion and Possible Action on the preliminary plat of Autumn Ridge IV subdivision on PIN 012-0816-2134-034 in the Town of Ixonia, currently owned by Richard and Karen Adams Trust and being developed by Loos Homes
16. Discussion and Possible Action on an A-2 and A-3 zoning district lot line adjustment at W7070 County Road V, PN 002-0714-0743-002 in the Town of Aztalan and owned by John Beltz Trust
17. Discussion and Possible Action on Petitions Presented in Public Hearing on May 21, 2026:

**R4680A-26 & CU2198-26 – Matt Armstrong:** Rezone 1.0-acre from A-1 to A-2 to allow for storage of contractor's equipment and materials in the proposed A-2 zone north of **N2682 Kunz Road** in Town of Koshkonong, parcel 016-0614-3123-001 (11.0 ac). Property is owned by William F & Susan K Stroupe Trust.

**R4681A-26 & CU2199-26 – Karrels Trust:** Rezone 1.5-acres from A-1 to A-2 to allow for a boat storage business at **N4570 Indian Point Road** in Town of Sullivan, parcel 026-0616-0143-004 (19.794 ac).

**R4682A-26 – Dalton Kramer:** Rezone 2.0-acres from A-1 to A-3 to create two 1-acre residential lots at **N6580 Highmound Road** in Town of Concord, parcel 006-0716-0843-000 (40.0).

**R4683A-26 – Matt Armstrong:** Rezone 1.0-acres from A-1 to A-3 to create a residential lot north of **N2682 Kunz Road** in Town of Koshkonong, parcel 016-0614-3123-001 (11.0 ac). Property is owned by William F & Susan K Stroupe Trust.

**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.

**R4684A-26 – Theodore Butor:** Allow the division of existing A-3 zoned lot to create two residential lots from PIN 022-0613-0532-001 (11.827 ac) located at **W9236/W9240 US Highway 18** in Town of Oakland.

**R4685A-26– Greemar LLC c/o David Werning:** Rezone from A-T to R-1 to create Autumn Ridge II subdivision with approximately 59 residential lots **west of Woody Lane** in Town of Ixonia, from parcel 012-0816-2134-034 (44.749 ac). Property is owned by Richard D & Karen J Adams Trust.

**CU2200-26 – Timothy Medenwaldt:** Conditional Use to allow for an Accessory Dwelling Unit in existing A-1 zone at **W6542 Vandre Road** in Town of Milford, PIN 020-0814-3214-000 (24.0 ac).

**CU2201-26 – Dorothy Neubauer:** Conditional Use to allow for an extensive onsite storage structure in an existing R-2 zone at **N1710 County Road H** in Town of Palmyra, PIN 024-0516-1243-005 (3.53 ac).

**CU2202-26 – Nicholas & Lauren Venes:** Conditional Use to allow for an Accessory Dwelling Unit in an existing residence located at **W626 Little Prairie Road** in Town of Palmyra, PIN 024-0516-2644-000 (7.74ac).

**CU2203-26 – Lee & Samantha Speich:** Conditional Use to allow for a home occupation to operate a mechanical business in existing A-3 zone at **N4703 Highland Drive** in Town of Sullivan, PIN 026-0616-0214-002 (1.038 ac).

**CU2204-26 – Rodrick Stokes & Paula Hough-Stokes:** Conditional Use to allow for a kennel (dog breeding) located A-3 zone at **W8890 State Road 89** in Town of Waterloo, PIN 030-0813-0433-002 (1.46 ac).

18. Planning and Development Department Update

19. Possible Future Agenda Items

20. Discussion on Upcoming Meeting Dates:

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

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

June 29, 8:30 a.m. – Decision Meeting in Courthouse Room C1021

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

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

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

21. Adjourn

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

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

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

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

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

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

**SUBJECT:** Planning and Zoning Committee Decision Meeting  
**DATE:** Monday, April 27, 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**

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

**2. Roll Call (Establish a Quorum)**

Committee members present in person were Supervisor Jaeckel, Supervisor Poulson, Supervisor Nass, Supervisor Pruess and Supervisor Foelker. Department staff present were Matt Zangl, Sarah Elsner, Haley Nielsen, and Shari Fischback. Other County staff in attendance were County Administrator Michael Luckey and Corporation Counsel Danielle Thompson and Assistant Corporate Counsel Amy Johnson. Yelena Zarwell Assistant Corporate Counsel and James Kuckkan from the Watertown Daily Times were present via Teams. Members of the public present were Anita Martin, Dean Weichmann, Bryce Hembrook from Short, Elliot, Hendrickson Inc. and David Werning from Loos Homes.

**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 Poulson, second by Supervisor Foelker to approve. Motion passed on a voice vote, 4-0.

**5. Public Comment (Not to exceed 15 minutes and not to include petitions slated for decision.**

**Members of the public who wish to address the Committee on specific agenda items must register their request at this time)**

Anita Martin (261 Pinnacle Dr, Lake Mills) spoke regarding her proposal to DATCP Board Meeting on May 7th regarding ATCP51 livestock siting and her concern about recent avian flu outbreaks.

**6. Approval of meeting minutes from March 26, March 30, April 10, April 16**

Motion by Nass/Foelker to approve March 26, 2026, minutes as written.

Motion passed on a voice vote 4-0.

Motion by Poulson/Foelker to approve March 30, 2026, minutes as written.

Motion passed on a voice vote 4-0.

Motion by Foelker/Poulson to approve April 10, 2026, minutes as written.

Motion passed on a voice vote 4-0.

Motion by Nass/Foelker to approve April 16, 2026, minutes as written.

Motion passed on a voice vote 4-0.

**7. Communications – None.**

**8. March Monthly Financial Report for Register of Deeds**

Staci Hoffman was absent, but her report was included in the meeting packet.

**9. April Monthly Financial Report for Planning & Development**

Zangl reported that March and April were very strong months due to permits. March was \$10,000 more than last March and April is \$7000 more than last year. Plat book sales have been strong and are expected to sell out of the 250 books that were printed. Sales thus far are in the 150-170 range which covered printing costs.

**10. Discussion on Solar Energy Facilities**

- a. **Badger State Solar** – Project is under construction. Project has been quiet, with no complaints on the process. Discussion took place about future permitting for a maintenance building and required septic system.
- b. **Sinnissippi Solar** – The draft Joint Development Agreement was sent to the Towns for their review. Currently waiting for those Town reviews to then get it back to the developer.
- c. **Whitewater Solar Project** – PSC approved in December 2025, 30% complete with plans. Joint Development Agreement is in progress with draft coming soon.
- d. **Stone Elephant Solar** – Pre-construction meeting took place last week. Construction is to begin in early May.

**11. Discussion on Autumn Ridge IV subdivision on PIN 012-0816-2134-034 in the Town of Ixonia, currently owned by Richard and Karen Adams Trust and being developed by Loos Homes.**

Zangl and Bryce Hembrook from SEH introduced the project along with summarizing the preliminary subdivision plat for the committee members. The Committee discussed the proposed subdivision. Construction is planned to begin this year, if approved.

**12. Discussion and Possible Action on R4671A-26 for Charles N Jacobson to create a 1.0-acre A-3 zoned lot across from W8843 State Road 106 in Town of Sumner, PIN 028-0513-1622-003 (32.284 ac).**

Zangl summarized that original request for a one-acre lot in the middle of the parcel and the revised redesign of 1.5 acres and access now being proposed. A motion was made by Poulson/Foelker to approve the proposed redesign. Motion was approved by a 4-0 voice vote.

**13. Discussion and Possible Action on Petitions Presented in Public Hearing on April 16, 2026:**

*See rezone and conditional use file for complete decision.*

**APPROVE R4675A-26 – Dennis Lauersdorf:** Rezone A-1 to A-3 to create a 1.0-acre residential lots at **N9154 Ski Slide Road** in Town of Ixonia, PIN 012-0816-1224-000 (45.140 ac). Motion by Jaeckel/Poulson to approve the rezone request with conditions. Motion approved on a 4-0 voice vote.

**POSTPONED R4676A-26 – Dean Weichmann Trust:** Rezone A-1 to A-3 to create a 1.0-acre residential lot across from **W6480 West Road** in Town of Milford, PIN 020-0814-2822-000 (14.150 ac). Motion by Nass/Poulson to postpone for redesign to move lot to the east or west lot line for better clustering. Motion approved on a 4-0 voice vote.

**APPROVED R4677A-26 – Chester Dolph:** Rezone A-1 to A-3 to create a 1.2-acre farm consolidation around house and septic field at **N7841 County Road G** in Town of Waterloo, PIN 030-0813-2531-001 (1.0 ac) and 030-0813-2531-000 (39.0 ac). Motion by Foelker/Poulson to approve the rezone request with conditions. Motion approved on a 4-0 voice vote.

**APPROVED R4678A-26 – Patrick Kleinstein:** Rezone A-1 to A-3 to create three 2.0-acre residential lots at **N7699 Switzke Road** in Town of Watertown, PIN 032-0815-3322-000 (29.70 ac). Motion by Nass/Foelker to approve the rezone request with conditions. Motion approved on a 4-0 voice vote.



**APPROVED R4679A-26– Jacob Nehlsen:** Rezone 4.4-acres from I to A-3 to create a residential lot across from **W4448 County Road U** in Town of Cold Spring, PIN 004-0515-3222-001 (8.384 ac). Property is owned by David & Linda Nehlsen. Motion by Jaeckel/Foelker to approve the rezone request with conditions. Motion approved on a 4-0 voice vote.

**APPROVED CU2196-26 – Jason Thiede:** Conditional Use to allow for boat storage (transportation services) in two buildings in existing C zone at **N6965 County Road Q** in Town of Milford, PIN 020-0714-0433-004 (2.640 ac). Motion by Foelker/Poulson to approve the conditional use with conditions. Motion approved on a 4-0 voice vote.

**APPROVED CU2197-26 – Skalitzky Farmland LLC:** Conditional Use to allow for grain drying with a capacity up to 750,000 bushels per year on the existing A-2 zoned lot at **W8889 State Road 89** in Town of Waterloo, PIN 030-0813-0922-002 (4.650 ac). Motion by Nass/Foelker to approve the conditional use with conditions. Motion approved on a 4-0 voice vote.

#### **14. Planning and Development Department Update**

Zangl advised that the GIS conversion has taken place which includes a new web mapping system.

Zangl advised that the Zoning Summer Intern will be starting May 18th and the Zoning Tech position has filled by Caleb Dammen, who was a previous intern, will start the end of June.

#### **15. Possible Future Agenda Items**

Continuing with the usual agenda items along with election of officers.

#### **16. Discussion on Upcoming Meeting Dates:**

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

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

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

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

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

**June 29, 8:30 a.m. – Decision Meeting in Courthouse Room C1021**

#### **17. Adjourn**

Supervisor Foelker/Poulson made a motion to adjourn the meeting. Meeting adjourned at 9:26 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).**

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

*George Jaeckel, Chair; Steve Nass, Vice-Chair; Blane Poulson, Secretary; Matt Foelker; Amanda Kaiser*

**SUBJECT:** Planning and Zoning Committee Site Inspections

**DATE:** May 15, 2026

**TIME:** 8:00 a.m.

**PLACE:** Jefferson County Courthouse, 311 S. Center Ave., Jefferson, WI in Room C1049

1. **Call to Order** – Supervisor Jaeckel called the meeting to order at 8:00 a.m.
2. **Roll Call (Establish a Quorum)** – Present is Supervisors Jaeckel, Foelker and Degner. Supervisor Nass, Kaiser and Poulson were an excused absence. Zoning staff present were Matt Zangl, Sarah Elsner and Shari Fischback. Other County staff in attendance were Land & Water Conservation Resource Conservationists Joe Strupp.
3. **Certification of Compliance with Open Meetings Law** – Zangl confirmed the meeting is in compliance.
4. **Approval of the Agenda** - Supervisor Jaeckel made motion to approve agenda removing the elections of officers, seconded by Supervisor Foelker. Motion was passed on voice vote, 3-0.
5. **Election of Officers – Chair, Vice Chair and Secretary** – This item was moved to the May 26<sup>th</sup> Zoning Decision Meeting agenda.
6. **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)** – None.
7. **Communications** - Zangl reported there is an appeal of a septic system permit from the Village of Johnson Creek that will be on the June 11<sup>th</sup> Board of Adjustment agenda.
8. **Discussion and Possible Action on a Determination of Completeness for Rosy-Lane Holstiens LLC located at W3588 Ebenezer Dr in the Town of Watertown. This is an ATCP 51 regulated livestock siting facility and the proposal includes an increase to 4,700 animal units in Jefferson County and the construction of a milking parlor, manure storage structure and associated equipment.**  
Zangl gave an overview of the request. Strupp provided a project overview of the proposed structures and confirmed all applications and worksheets have been completed. A motion was made to approve the determination of completeness by Supervisor Foelker, seconded by Supervisor Jaeckel. Motion approved on a 3-0 voice vote.
9. **Site Inspections for Petitions to be Presented in Public Hearing on May 21, 2026:**  
Committee members left for site inspections at 8:06 a.m.

**R4680A-26 & CU2198-26 – Matt Armstrong:** Rezone 1.0-acre from A-1 to A-2 to allow for storage of contractor's equipment and materials in the proposed A-2 zone north of **N2682 Kunz Road** in Town of Koshkonong, parcel 016-0614-3123-001 (11.0 ac). Property is owned by William F & Susan K Stroupe Trust.

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**CU2201-26 – Dorothy Neubauer:** Conditional Use to allow for an extensive onsite storage structure in an existing R-2 zone at **N1710 County Road H** in Town of Palmyra, PIN 024-0516-1243-005 (3.53 ac).

**CU2202-26 – Nicholas & Lauren Venes:** Conditional Use to allow for an Accessory Dwelling Unit of existing residence located at **W626 Little Prairie Road** in Town of Palmyra, PIN 024-0516-2644-000 (7.74ac).

10. **Adjourn** - Motion made by Supervisor Foelker, seconded by Supervisor Jaeckel to adjourn at 10:40 a.m. Motion passed on a voice vote, 3-0.

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April 23, 2026

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

**RE: Docket No. 9828-CE-100 - Whitewater Solar, L.L.C.  
Certificate of Public Convenience and Necessity of Whitewater Solar, LLC  
Quarterly Progress Report for Q1 2026**

Dear Mr. Stubley,

Pursuant to Order Point 16 of the Final Decision issued November 6, 2025, Whitewater Solar, LLC submits this quarterly progress report for the first quarter 2026.

a. Construction Commencement Date

- Construction has not commenced as of the end of the first quarter of 2026.
- Based on current project planning and subject to satisfaction of remaining conditions and approvals, the Project anticipates commencing construction in April 2027.

b. Major Construction and Environmental Milestones

- The Certificate of Public Convenience and Necessity remains in full force and effect during the reporting period.
- Geotechnical investigations and pile load testing concluded during the reporting period. The findings from these activities are being used to support project design and do not constitute commencement of construction.
- Interconnection-related development activities continued during the reporting period, including completion and coordination of required PSCAD modeling and related documentation in support of the Network Resource Interconnection Service and Surplus Interconnection requests. No final interconnection study reports or approvals were issued during the reporting period.

c. Construction Status, Anticipated In-Service Date, and Percent Completion

- No construction activity has commenced as of the end of the reporting period.
- Based on the current project schedule, the anticipated in-service date for the Whitewater Solar Project is December 17, 2028.

- d. Placed-In-Service Date
  - No facilities have been placed in service as of the end of the reporting period.
- e. Workforce – Wisconsin Resident Recruitment Efforts
  - No construction workforce activities occurred during the reporting period.
  - No new workforce recruitment activities occurred during the reporting period.
- f. Apprenticeship Program Coordination
  - Construction has not commenced. Coordination with state registered apprenticeship programs has not yet begun.
- g. Construction Workforce Composition
  - Construction has not yet begun, and accordingly no Wisconsin residents nor out-of-state workers are employed on site.
- h. Competitive Bids
  - During the reporting period, confidential competitive pricing for engineering, procurement, and construction of the Project was received from multiple qualified contractors as part of ongoing pre-construction planning activities.
  - Evaluation of the confidential bids and delivery approaches is ongoing. No construction contract has been executed as of the end of the reporting period.

Respectfully submitted,



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Stephen Jones  
Whitewater Solar, LLC  
[Stephen.Jones@desri.com](mailto:Stephen.Jones@desri.com)  
320.428.6750  
575 Fifth Avenue, 24<sup>th</sup> Floor  
New York, NY 10017  
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Jefferson County  
REPORT

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FROM 2026 01 TO 2026 12

| ACCOUNTS FOR:<br>100 General Fund          | ORIGINAL<br>APPROP | TRANFRS/<br>ADJSTMTS | REVISED<br>BUDGET | ACTUALS     | ENCUMBRANCES | AVAILABLE<br>BUDGET | PCT<br>USED |
|--------------------------------------------|--------------------|----------------------|-------------------|-------------|--------------|---------------------|-------------|
| <b>12901 Zoning</b>                        |                    |                      |                   |             |              |                     |             |
| 12901 411100 General Property Taxes        | -402,757           | 0                    | -402,757          | -134,252.44 | .00          | -268,504.93         | 33.3%       |
| 12901 432002 Private Sewage System         | -80,000            | 0                    | -80,000           | -31,325.00  | .00          | -48,675.00          | 39.2%       |
| 12901 432099 Other Permits                 | -130,000           | 0                    | -130,000          | -74,980.00  | .00          | -55,020.00          | 57.7%       |
| 12901 451002 Private Party Photocopy       | -500               | 0                    | -500              | -2.25       | .00          | -497.75             | .5%         |
| 12901 458010 Soil Testing Fee              | -9,000             | 0                    | -9,000            | -4,000.00   | .00          | -5,000.00           | 44.4%       |
| 12901 472003 Municipality Copies & Printin | 0                  | 0                    | 0                 | -23.00      | .00          | 23.00               | .0%         |
| 12901 511110 Salary-Permanent Regular      | 133,035            | 0                    | 133,035           | 44,573.95   | .00          | 88,461.05           | 33.5%       |
| 12901 511210 Wages-Regular                 | 324,986            | 0                    | 324,986           | 93,146.41   | .00          | 231,839.76          | 28.7%       |
| 12901 511220 Wages-Overtime                | 22                 | 0                    | 22                | 25.31       | .00          | -3.16               | 114.3%      |
| 12901 511240 Wages-Temporary               | 0                  | 0                    | 0                 | 1,878.75    | .00          | -1,878.75           | .0%         |
| 12901 511330 Wages-Longevity Pay           | 150                | 0                    | 150               | .00         | .00          | 150.00              | .0%         |
| 12901 512141 Social Security               | 34,563             | 0                    | 34,563            | 10,048.42   | .00          | 24,514.72           | 29.1%       |
| 12901 512142 Retirement (Employer)         | 31,382             | 0                    | 31,382            | 9,568.74    | .00          | 21,813.43           | 30.5%       |
| 12901 512144 Health Insurance              | 19,125             | 0                    | 19,125            | 14,958.56   | .00          | 4,166.34            | 78.2%       |
| 12901 512145 Life Insurance                | 99                 | 0                    | 99                | 34.92       | .00          | 63.65               | 35.4%       |
| 12901 512151 HSA Contribution              | 1,600              | 0                    | 1,600             | .00         | .00          | 1,600.00            | .0%         |
| 12901 512173 Dental Insurance              | 3,166              | 0                    | 3,166             | 1,171.73    | .00          | 1,993.87            | 37.0%       |
| 12901 521212 Legal                         | 1,000              | 0                    | 1,000             | .00         | .00          | 1,000.00            | .0%         |
| 12901 531303 Computer Equipmt & Software   | 0                  | 0                    | 0                 | 189.94      | .00          | -189.94             | .0%         |
| 12901 531311 Postage & Box Rent            | 7,000              | 0                    | 7,000             | 2,661.28    | .00          | 4,338.72            | 38.0%       |
| 12901 531312 Office Supplies               | 2,200              | 0                    | 2,200             | 451.02      | .00          | 1,748.98            | 20.5%       |
| 12901 531313 Printing & Duplicating        | 250                | 0                    | 250               | 311.64      | .00          | -61.64              | 124.7%      |
| 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             | 1,404.02    | .00          | 5,395.98            | 20.6%       |
| 12901 531324 Membership Dues               | 700                | 0                    | 700               | 130.00      | .00          | 570.00              | 18.6%       |
| 12901 531326 Advertising                   | 500                | 0                    | 500               | 187.09      | .00          | 312.91              | 37.4%       |
| 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             | 360.03      | .00          | 2,039.97            | 15.0%       |
| 12901 532325 Registration                  | 2,000              | 0                    | 2,000             | 1,019.00    | .00          | 981.00              | 51.0%       |
| 12901 532332 Mileage                       | 0                  | 0                    | 0                 | 35.91       | .00          | -35.91              | .0%         |
| 12901 532335 Meals                         | 200                | 0                    | 200               | 27.97       | .00          | 172.03              | 14.0%       |
| 12901 532336 Lodging                       | 1,800              | 0                    | 1,800             | 454.00      | .00          | 1,346.00            | 25.2%       |
| 12901 533225 Telephone & Fax               | 1,200              | 0                    | 1,200             | 455.03      | .00          | 744.97              | 37.9%       |
| 12901 533236 Wireless Internet             | 200                | 0                    | 200               | .00         | .00          | 200.00              | .0%         |
| 12901 535242 Maintain Machinery & Equip    | 2,000              | 0                    | 2,000             | 745.63      | .00          | 1,254.37            | 37.3%       |
| 12901 571004 IP Telephony Allocation       | 1,467              | 0                    | 1,467             | 482.90      | .00          | 984.10              | 32.9%       |
| 12901 571005 Duplicating Allocation        | 292                | 0                    | 292               | 121.65      | .00          | 170.35              | 41.7%       |



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| ACCOUNTS FOR:                              | ORIGINAL | TRANFRS/ | REVISED  | ACTUALS    | ENCUMBRANCES | AVAILABLE   | PCT    |
|--------------------------------------------|----------|----------|----------|------------|--------------|-------------|--------|
| 100 General Fund                           | APPROP   | ADJSTMTS | BUDGET   |            |              | BUDGET      | USED   |
| 12901 571009 MIS PC Group Allocation       | 25,203   | 0        | 25,203   | 10,490.00  | .00          | 14,713.00   | 41.6%  |
| 12901 571010 MIS Systems Grp Alloc(ISIS)   | 5,158    | 0        | 5,158    | 2,149.15   | .00          | 3,008.85    | 41.7%  |
| 12901 571020 Fleet Allocation              | 3,500    | 0        | 3,500    | .00        | .00          | 3,500.00    | .0%    |
| 12901 591519 Other Insurance               | 5,060    | 0        | 5,060    | 2,004.45   | .00          | 3,055.22    | 39.6%  |
| 12901 594950 Operating Reserve             | 0        | 99,624   | 99,624   | .00        | .00          | 99,624.00   | .0%    |
| 12901 699700 Resv Applied Operating        | 0        | -99,624  | -99,624  | .00        | .00          | -99,624.00  | .0%    |
| TOTAL Zoning                               | 0        | 0        | 0        | -45,349.54 | .00          | 45,349.54   | .0%    |
| <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  | -7,769.00  | .00          | -2,231.00   | 77.7%  |
| 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 511210 Wages-Regular                 | 41,804   | 0        | 41,804   | 11,595.21  | .00          | 30,208.92   | 27.7%  |
| 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    | 887.06     | .00          | 2,329.22    | 27.6%  |
| 12902 512142 Retirement (Employer)         | 2,768    | 0        | 2,768    | 765.46     | .00          | 2,002.43    | 27.7%  |
| 12902 512145 Life Insurance                | 18       | 0        | 18       | 5.20       | .00          | 12.51       | 29.4%  |
| 12902 512173 Dental Insurance              | 662      | 0        | 662      | 170.86     | .00          | 491.54      | 25.8%  |
| 12902 529299 Purchase Care & Services      | 115,000  | 0        | 115,000  | .00        | .00          | 115,000.00  | .0%    |
| 12902 529299 12903 Purchase Care & Service | 0        | 0        | 0        | 923.75     | 100,000.00   | -100,923.75 | .0%    |
| 12902 529299 12904 Purchase Care & Service | 0        | 0        | 0        | 923.76     | 15,000.00    | -15,923.76  | .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      | 49.61      | .00          | 150.39      | 24.8%  |
| 12902 531312 Office Supplies               | 700      | 0        | 700      | 47.72      | .00          | 652.28      | 6.8%   |
| 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    | 677.89     | .00          | 1,322.11    | 33.9%  |
| 12902 531326 12903 Advertising             | 0        | 0        | 0        | 500.00     | .00          | -500.00     | .0%    |
| 12902 531326 12904 Advertising             | 0        | 0        | 0        | 100.01     | .00          | -100.01     | .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%    |

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| ACCOUNTS FOR:                            | ORIGINAL<br>APPROP | TRANFRS/<br>ADJSTMTS | REVISED<br>BUDGET | ACTUALS     | ENCUMBRANCES | AVAILABLE<br>BUDGET | PCT<br>USED |
|------------------------------------------|--------------------|----------------------|-------------------|-------------|--------------|---------------------|-------------|
| 100 General Fund                         |                    |                      |                   |             |              |                     |             |
| 12902 571004 IP Telephony Allocation     | 367                | 0                    | 367               | 120.85      | .00          | 246.15              | 32.9%       |
| 12902 571005 Duplicating Allocation      | 1,108              | 0                    | 1,108             | 461.25      | .00          | 646.75              | 41.6%       |
| 12902 571009 MIS PC Group Allocation     | 1,680              | 0                    | 1,680             | 699.15      | .00          | 980.85              | 41.6%       |
| 12902 571010 MIS Systems Grp Alloc(ISIS) | 469                | 0                    | 469               | 195.40      | .00          | 273.60              | 41.7%       |
| 12902 591519 Other Insurance             | 398                | 0                    | 398               | 167.55      | .00          | 230.07              | 42.1%       |
| 12902 594950 Operating Reserve           | 308,734            | 11,740               | 320,474           | .00         | .00          | 320,473.93          | .0%         |
| 12902 699700 Resv Applied Operating      | -330,673           | -11,740              | -342,413          | .00         | .00          | -342,412.68         | .0%         |
| TOTAL Solid Waste Program                | 0                  | 0                    | 0                 | 6,469.27    | 115,000.00   | -121,469.27         | .0%         |
| TOTAL General Fund                       | 0                  | 0                    | 0                 | -38,880.27  | 115,000.00   | -76,119.73          | .0%         |
| TOTAL REVENUES                           | -1,111,930         | -111,364             | -1,223,294        | -257,751.69 | .00          | -965,542.36         |             |
| TOTAL EXPENSES                           | 1,111,930          | 111,364              | 1,223,294         | 218,871.42  | 115,000.00   | 889,422.63          |             |

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| ACCOUNTS FOR:<br>100 General Fund         | ORIGINAL<br>APPROP | TRANFRS/<br>ADJSTMTS | REVISED<br>BUDGET | ACTUALS     | ENCUMBRANCES | AVAILABLE<br>BUDGET | PCT<br>USED |
|-------------------------------------------|--------------------|----------------------|-------------------|-------------|--------------|---------------------|-------------|
| <b>12501 Real Estate Description</b>      |                    |                      |                   |             |              |                     |             |
| 12501 411100 General Property Taxes       | -421,080           | 0                    | -421,080          | -140,360.00 | .00          | -280,719.94         | 33.3%       |
| 12501 451006 Real Estate Descrip Charges  | -3,500             | 0                    | -3,500            | -980.03     | .00          | -2,519.97           | 28.0%       |
| 12501 451008 Remote Access Fees           | -8,500             | 0                    | -8,500            | -3,593.55   | .00          | -4,906.45           | 42.3%       |
| 12501 451010 Sale Of Maps & Plat Books    | -6,000             | 0                    | -6,000            | -4,014.78   | .00          | -1,985.22           | 66.9%       |
| 12501 472007 Municipal Other Charges      | -52,000            | 0                    | -52,000           | -4,915.75   | .00          | -47,084.25          | 9.5%        |
| 12501 472011 Other Govt Land Info Charges | -1,000             | 0                    | -1,000            | -473.40     | .00          | -526.60             | 47.3%       |
| 12501 511210 Wages-Regular                | 321,857            | 0                    | 321,857           | 106,471.67  | .00          | 215,384.91          | 33.1%       |
| 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            | 7,535.37    | .00          | 14,436.27           | 34.3%       |
| 12501 512142 Retirement (Employer)        | 23,112             | 0                    | 23,112            | 7,649.68    | .00          | 15,462.63           | 33.1%       |
| 12501 512144 Health Insurance             | 80,052             | 0                    | 80,052            | 25,731.04   | .00          | 54,320.85           | 32.1%       |
| 12501 512145 Life Insurance               | 84                 | 0                    | 84                | 29.60       | .00          | 54.52               | 35.2%       |
| 12501 512151 HSA Contribution             | 5,600              | 0                    | 5,600             | .00         | .00          | 5,600.00            | .0%         |
| 12501 512173 Dental Insurance             | 4,932              | 0                    | 4,932             | 1,236.47    | .00          | 3,695.53            | 25.1%       |
| 12501 531311 Postage & Box Rent           | 100                | 0                    | 100               | 125.16      | .00          | -25.16              | 125.2%      |
| 12501 531312 Office Supplies              | 700                | 0                    | 700               | 10.64       | .00          | 689.36              | 1.5%        |
| 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               | 121.13      | .00          | 278.87              | 30.3%       |
| 12501 535242 Maintain Machinery & Equip   | 3,000              | 0                    | 3,000             | 887.63      | .00          | 2,112.37            | 29.6%       |
| 12501 571004 IP Telephony Allocation      | 550                | 0                    | 550               | 181.25      | .00          | 368.75              | 33.0%       |
| 12501 571005 Duplicating Allocation       | 24                 | 0                    | 24                | 10.00       | .00          | 14.00               | 41.7%       |
| 12501 571009 MIS PC Group Allocation      | 15,122             | 0                    | 15,122            | 6,294.15    | .00          | 8,827.85            | 41.6%       |
| 12501 571010 MIS Systems Grp Alloc(ISIS)  | 4,127              | 0                    | 4,127             | 1,719.60    | .00          | 2,407.40            | 41.7%       |
| 12501 591519 Other Insurance              | 3,033              | 0                    | 3,033             | 1,287.25    | .00          | 1,745.48            | 42.4%       |
| TOTAL Real Estate Description             | 0                  | 0                    | 0                 | 10,387.27   | .00          | -10,387.27          | .0%         |
| <b>12502 Assessment Of Property</b>       |                    |                      |                   |             |              |                     |             |
| 12502 411100 General Property Taxes       | -10,443            | 0                    | -10,443           | -3,481.00   | .00          | -6,962.00           | 33.3%       |

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| ACCOUNTS FOR:<br>100 General Fund         | ORIGINAL<br>APPROP | TRANFRS/<br>ADJSTMTS | REVISED<br>BUDGET | ACTUALS    | ENCUMBRANCES | AVAILABLE<br>BUDGET | PCT<br>USED |
|-------------------------------------------|--------------------|----------------------|-------------------|------------|--------------|---------------------|-------------|
| 12502 531312 Office Supplies              | 5,000              | 0                    | 5,000             | 3.40       | .00          | 4,996.60            | .1%         |
| 12502 531313 Printing & Duplicating       | 2,500              | 0                    | 2,500             | 20.52      | .00          | 2,479.48            | .8%         |
| 12502 535242 Maintain Machinery & Equip   | 750                | 0                    | 750               | 750.00     | .00          | .00                 | 100.0%      |
| 12502 571005 Duplicating Allocation       | 2,193              | 0                    | 2,193             | 912.50     | .00          | 1,280.50            | 41.6%       |
| TOTAL Assessment Of Property              | 0                  | 0                    | 0                 | -1,794.58  | .00          | 1,794.58            | .0%         |
| <b>12503 Land Information Program</b>     |                    |                      |                   |            |              |                     |             |
| 12503 421001 State Aid                    | -136,000           | 0                    | -136,000          | -12,560.00 | .00          | -123,440.00         | 9.2%        |
| 12503 451305 Land Info/Deeds Fee          | -80,000            | 0                    | -80,000           | -36,128.00 | .00          | -43,872.00          | 45.2%       |
| 12503 472011 Other Govt Land Info Charges | -12,000            | 0                    | -12,000           | -12,024.00 | .00          | 24.00               | 100.2%      |
| 12503 486003 Non-Govt Reimbursements      | 0                  | 0                    | 0                 | -12,373.91 | .00          | 12,373.91           | .0%         |
| 12503 511240 Wages-Temporary              | 0                  | 0                    | 0                 | 142.50     | .00          | -142.50             | .0%         |
| 12503 512141 Social Security              | 0                  | 0                    | 0                 | 10.90      | .00          | -10.90              | .0%         |
| 12503 521219 Other Professional Serv      | 20,000             | 0                    | 20,000            | .00        | .00          | 20,000.00           | .0%         |
| 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            | 11,290.00  | .00          | 1,099.00            | 91.1%       |
| 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             | 2,909.00   | .00          | -309.00             | 111.9%      |
| 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               | 102.01     | .00          | 222.99              | 31.4%       |
| 12503 594819 Capital Other Equipment      | 140,000            | 9,900                | 149,900           | 9,900.00   | .00          | 140,000.00          | 6.6%        |
| 12503 594950 Operating Reserve            | 392,603            | 8,378                | 400,982           | .00        | .00          | 400,981.68          | .0%         |
| 12503 699700 Resv Applied Operating       | -394,177           | -18,278              | -412,456          | .00        | .00          | -412,455.68         | .0%         |
| TOTAL Land Information Program            | 0                  | 0                    | 0                 | -12,764.86 | .00          | 12,764.86           | .0%         |
| <b>12505 Surveyor</b>                     |                    |                      |                   |            |              |                     |             |
| 12505 411100 General Property Taxes       | -141,245           | 0                    | -141,245          | -47,081.80 | .00          | -94,163.56          | 33.3%       |
| 12505 511110 Salary-Permanent Regular     | 89,492             | 0                    | 89,492            | 29,567.36  | .00          | 59,924.73           | 33.0%       |
| 12505 512141 Social Security              | 6,269              | 0                    | 6,269             | 2,166.25   | .00          | 4,103.12            | 34.6%       |

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| ACCOUNTS FOR:      |                             | ORIGINAL   | TRANFRS/ | REVISED    |             |              | AVAILABLE     | PCT   |
|--------------------|-----------------------------|------------|----------|------------|-------------|--------------|---------------|-------|
| 100 General Fund   |                             | APPROP     | ADJSTMTS | BUDGET     | ACTUALS     | ENCUMBRANCES | BUDGET        | USED  |
| 12505 512142       | Retirement (Employer)       | 6,443      | 0        | 6,443      | 2,128.82    | .00          | 4,314.61      | 33.0% |
| 12505 512144       | Health Insurance            | 23,496     | 0        | 23,496     | 7,552.45    | .00          | 15,944.03     | 32.1% |
| 12505 512145       | Life Insurance              | 24         | 0        | 24         | 7.96        | .00          | 15.92         | 33.3% |
| 12505 512151       | HSA Contribution            | 1,600      | 0        | 1,600      | .00         | .00          | 1,600.00      | .0%   |
| 12505 512173       | Dental Insurance            | 1,104      | 0        | 1,104      | 341.72      | .00          | 762.28        | 31.0% |
| 12505 531303       | Computer Equipmt & Software | 0          | 0        | 0          | 121.66      | .00          | -121.66       | .0%   |
| 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      | 2,274.44    | .00          | 2,725.56      | 45.5% |
| 12505 531324       | Membership Dues             | 280        | 0        | 280        | 169.53      | .00          | 110.47        | 60.5% |
| 12505 531351       | Gas/Diesel                  | 850        | 0        | 850        | 244.91      | .00          | 605.09        | 28.8% |
| 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        | 144.04      | .00          | 355.96        | 28.8% |
| 12505 571004       | IP Telephony Allocation     | 183        | 0        | 183        | 60.40       | .00          | 122.60        | 33.0% |
| 12505 571009       | MIS PC Group Allocation     | 1,680      | 0        | 1,680      | 699.15      | .00          | 980.85        | 41.6% |
| 12505 571010       | MIS Systems Grp Alloc(ISIS) | 938        | 0        | 938        | 390.85      | .00          | 547.15        | 41.7% |
| 12505 571020       | Fleet Allocation            | 1,200      | 0        | 1,200      | .00         | .00          | 1,200.00      | .0%   |
| 12505 591519       | Other Insurance             | 1,010      | 0        | 1,010      | 440.05      | .00          | 570.06        | 43.6% |
| TOTAL Surveyor     |                             | 0          | 0        | 0          | -648.97     | .00          | 648.97        | .0%   |
| TOTAL General Fund |                             | 0          | 0        | 0          | -4,821.14   | .00          | 4,821.14      | .0%   |
| TOTAL REVENUES     |                             | -1,265,946 | -18,278  | -1,284,224 | -277,986.22 | .00          | -1,006,237.76 |       |
| TOTAL EXPENSES     |                             | 1,265,946  | 18,278   | 1,284,224  | 273,165.08  | .00          | 1,011,058.90  |       |



**Badger State Solar, LLC**  
575 Fifth Avenue, 24<sup>th</sup> Floor  
New York, NY 10017  
[DESRI-Notices@desri.com](mailto:DESRI-Notices@desri.com)

Public Service Commission of Wisconsin  
RECEIVED: 4/29/2026 9:17:24 AM

April 28, 2026

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

**Docket No. 9800-CE-100: Report for 1st Quarter 2026 on the Certificate of Public Convenience and Necessity of Badger State Solar, LLC to Construct a Solar Electric Generation Facility, to be Located in Jefferson County, Wisconsin**

Dear Mr. Stublely,

Pursuant to Order Point 6, we are submitting this quarterly report for the 1st quarter of 2026.

- a. Construction Commencement;
  - Construction commenced on July 11, 2025 as previously stated in the report for the 2nd quarter of 2025.
- b. Major Construction and Environmental Milestones;
  - Full Notice to Proceed (PV and HV EPC) was issued on October 10, 2025.
  - PV civil work is complete; road maintenance continues.
  - Mechanical work advanced: H piles are 100% complete; helical piles are 57% complete; racking progressed through circuits 2A and 2B; first modules were delivered March 30, 2026.
  - Electrical work continued on inverter DC cable, MV terminations/splices, and LBD installation and terminations.
  - No environmental or compliance incidents were reported in March; Permit Matrix is attached at end of report indicating which permits Badger State Solar has obtained and which are outstanding.
- c. Construction Status;
  - ATC interconnection schedule remains aligned with MISO milestones; backfeed readiness has been brought in to June 30, 2026.
  - Overall PV progress through Q1 is 65.2% complete (engineering 100%; procurement 68%; construction 62%; commissioning 0%).
- d. Placed in Service Date;
  - No facilities have been placed in service as of the end of the reporting period.

575 Fifth Avenue | 24<sup>th</sup> Floor | New York, NY 10017 | Main Phone: +1 (929) 263-0000



Regards,

Badger State Solar, LLC

By: 

Name: Stephen Jones

Title: Authorized Signatory





## Permits and Approvals Obtained (Badger State Solar)

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

## Permits and Approvals Obtained (Contractor)

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



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



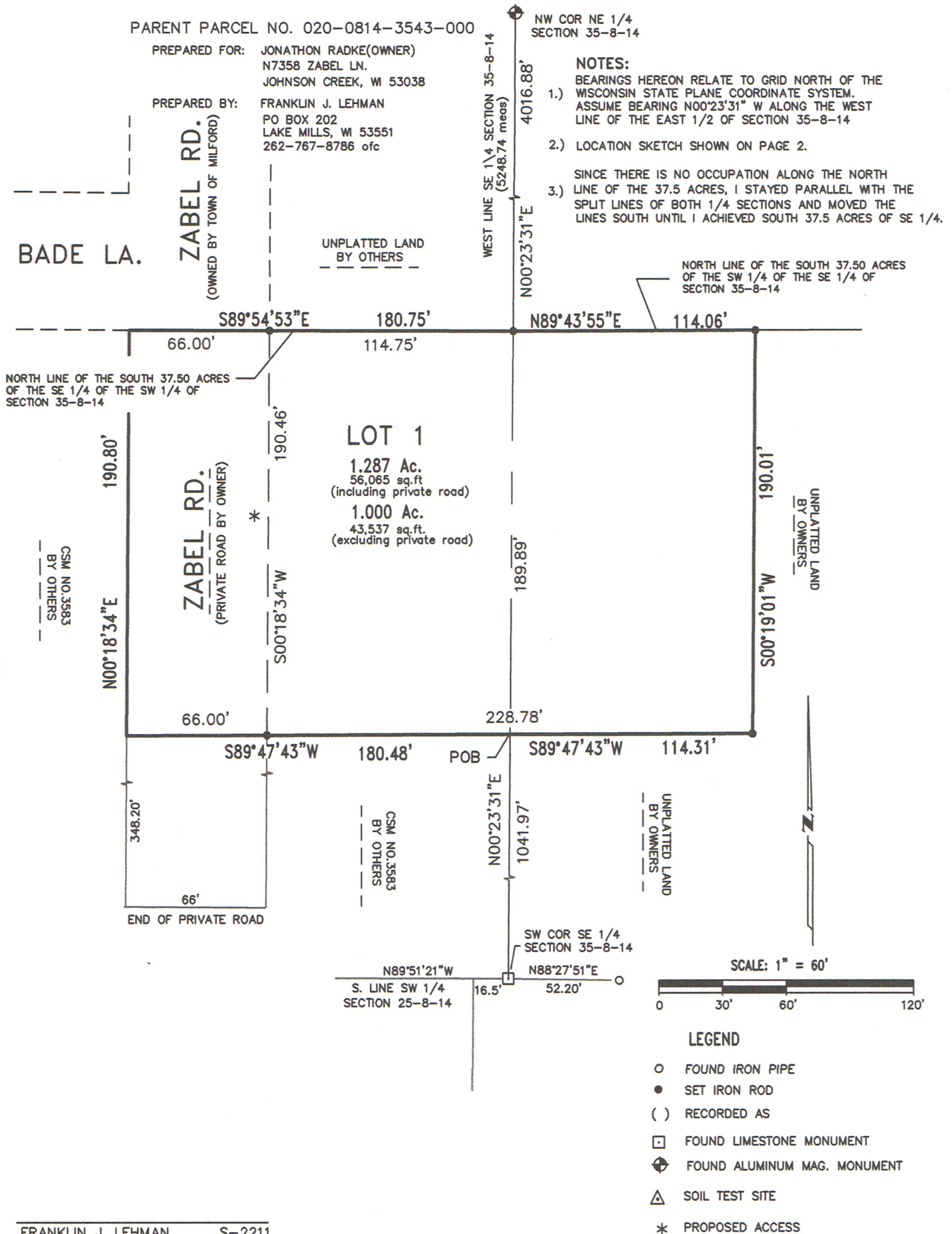
| Permits and Approvals Not Yet Obtained (Badger State Solar) |                                                    |
|-------------------------------------------------------------|----------------------------------------------------|
| Government Authority                                        | Type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

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

CERTIFIED SURVEY MAP NO. \_\_\_\_\_

-OF-

BEING PART OF THE SOUTH 75 ACRES OF SW 1/4 OF THE SE 1/4 AND THE SE 1/4 OF THE SW 1/4 OF SECTION 35 T8N, R14E. EXCEPTING THEREFROM LOT 1 OF CSM 3783 AS RECORDED IN VOLUME 16 OF CERTIFIED SURVEYS PAGE 175 AS DOCUMENT NO. 987636 AND AS CORRECTED IN AFFIDAVIT OF CORRECTION AS DOCUMENT NO. 989871. SAID LANDS BEING IN THE TOWN OF MILFORD, JEFFERSON COUNTY, WISCONSIN



FRANKLIN J. LEHMAN S-2211  
04/29/26 260303  
DATE JOB NUMBER

PETITION NO. \_\_\_\_\_ ZONING A-3  
Check for subsequent zoning changes  
with Jefferson County, Zoning.

CERTIFIED SURVEY MAP NO. \_\_\_\_\_

-OF-

BEING PART OF THE SOUTH 75 ACRES OF SW 1/4 OF THE SE 1/4 AND THE SE 1/4 OF THE SW 1/4 OF SECTION 35 T8N, R14E. EXCEPTING THERE- FROM LOT 1 OF CSM 3783 AS RECORDED IN VOLUME 16 OF CERTIFIED SURVEYS PAGE 175 AS DOCUMENT NO. 987636 AND AS CORRECTED IN AFFIDAVIT OF CORRECTION AS DOCUMENT NO. 989871. SAID LANDS BEING IN THE TOWN OF MILFORD, JEFFERSON COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE

I, FRANKLIN J. LEHMAN PROFESSIONAL LAND SURVEYOR DO HEREBY CERTIFY THAT AT THE DIRECTION JONATHON RADKE, OWNER OF THE ABOVE DESCRIBED PARCEL OF LAND, HAVE SURVEYED, DIVIDED, AND MAPPED A PARCEL OF LAND DESCRIBED AS FOLLOWS: COMMENCE AT THE SW CORNER OF THE SE 1/4 OF SAID SECTION 35-8-15.

THENCE NORTH 00°23'31" EAST, 1,041.97 FEET TO THE PLACE OF BEGINNING OF A PARCEL OF LAND HEREINAFTER DESCRIBED:

THENCE SOUTH 89°47'43" WEST, 180.45 FEET TO THE WEST RIGHT OF WAY LINE OF A PRIVATE ROAD;

THENCE NORTH 00°18'34" EAST ALONG SAID LINE, 190.80 FEET, TO THE NORTH LINE OF THE SOUTH 37.50 ACRES OF THE SW 1/4 OF SAID SECTION 35;

THENCE SOUTH 89°54'33"E ALONG SAID NORTH LINE, 180.75 FEET;

THENCE NORTH 89°43'55" EAST ALONG THE THE NORTH LINE OF THE SOUTH 37.50 ACRES OF THE SE 1/4 OF SAID SECTION 35;

THENCE NORTH 89°43'55" EAST ALONG SAID NORTH LINE, 114.06 FEET;

THENCE SOUTH 00°19'01" WEST, 190.01 FEET;

THENCE SOUTH 89°47'43" WEST, 114.31 FEET TO THE PLACE OF BEGINNING.

CONTAINING 1.287 ACRES (56,065 sq.ft.) INCLUDING RIGHT OF WAY OF PRIVATE ROAD.

THAT THE MAP IS A TRUE REPRESENTATION OF THE EXTERIOR BOUNDARIES OF SAID PROPERTY.

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF s236.34 OF THE WISCONSIN STATUTES, THE TOWN OF MILFORD, AND JEFFERSON COUNTY IN SURVEYING, DIVIDING AND MAPPING THE SAME.

LOCATION SKETCH  
GOES HERE

FRANKLIN J. LEHMAN S-2211

DATE

JOB NUMBER



CERTIFIED SURVEY MAP NO. \_\_\_\_\_

-OF-

BEING PART OF THE SOUTH 75 ACRES OF SW 1/4 OF THE SE 1/4 AND THE SE 1/4 OF THE SW 1/4 OF SECTION 35 T8N, R14E. EXCEPTING THERE- FROM LOT 1 OF CSM 3783 AS RECORDED IN VOLUME 16 OF CERTIFIED SURVEYS PAGE 175 AS DOCUMENT NO. 987636 AND AS CORRECTED IN AFFIDAVIT OF CORRECTION AS DOCUMENT NO. 989871. SAID LANDS BEING IN THE TOWN OF MILFORD, JEFFERSON COUNTY, WISCONSIN

TOWN OF MILFORD PLANNING COMMISSION

APPROVED BY THE TOWN OF MILFORD PLANNING COMMISSION THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2026

\_\_\_\_\_  
STEVE DUWE CHAIRMAN

TOWN BOARD OF MILFORD

APPROVED BY THE TOWN BOARD OF MILFORD \_\_\_\_\_ DAY OF \_\_\_\_\_ 2026

\_\_\_\_\_  
STEVE KUBE CHAIRMAN

JEFFERSON COUNTY PLANNING AND DEVELOPMENT

APPROVED BY JEFFERSON COUNTY PLANNING AN ZONING DEVELOPMENT COMMITTEE  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2026.

\_\_\_\_\_  
MATT ZANGL ADMINISTRATOR

\_\_\_\_\_  
FRANKLIN J. LEHMAN S-2211

\_\_\_\_\_  
DATE JOB NUMBER



|  |
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| NO. | DESCRIPTION | BY | DATE |
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SHEET TITLE:  
FRONT AND REAR  
ELEVATION

PROJECT DESCRIPTION:  
DEXTER WATSON RESIDENCE

DRAWINGS PROVIDED BY:  
RHC

DATE:

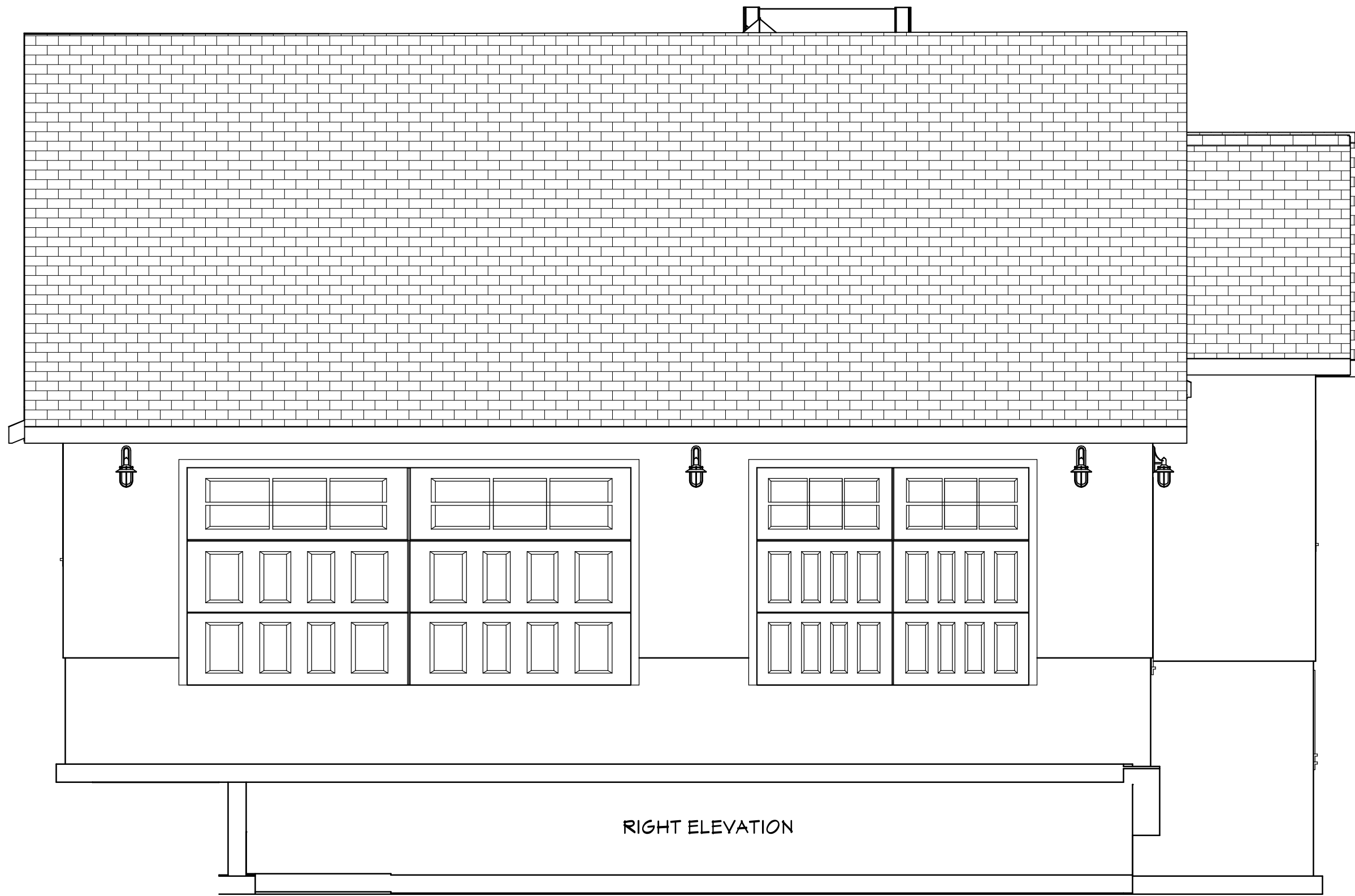
4/4/26

SCALE:

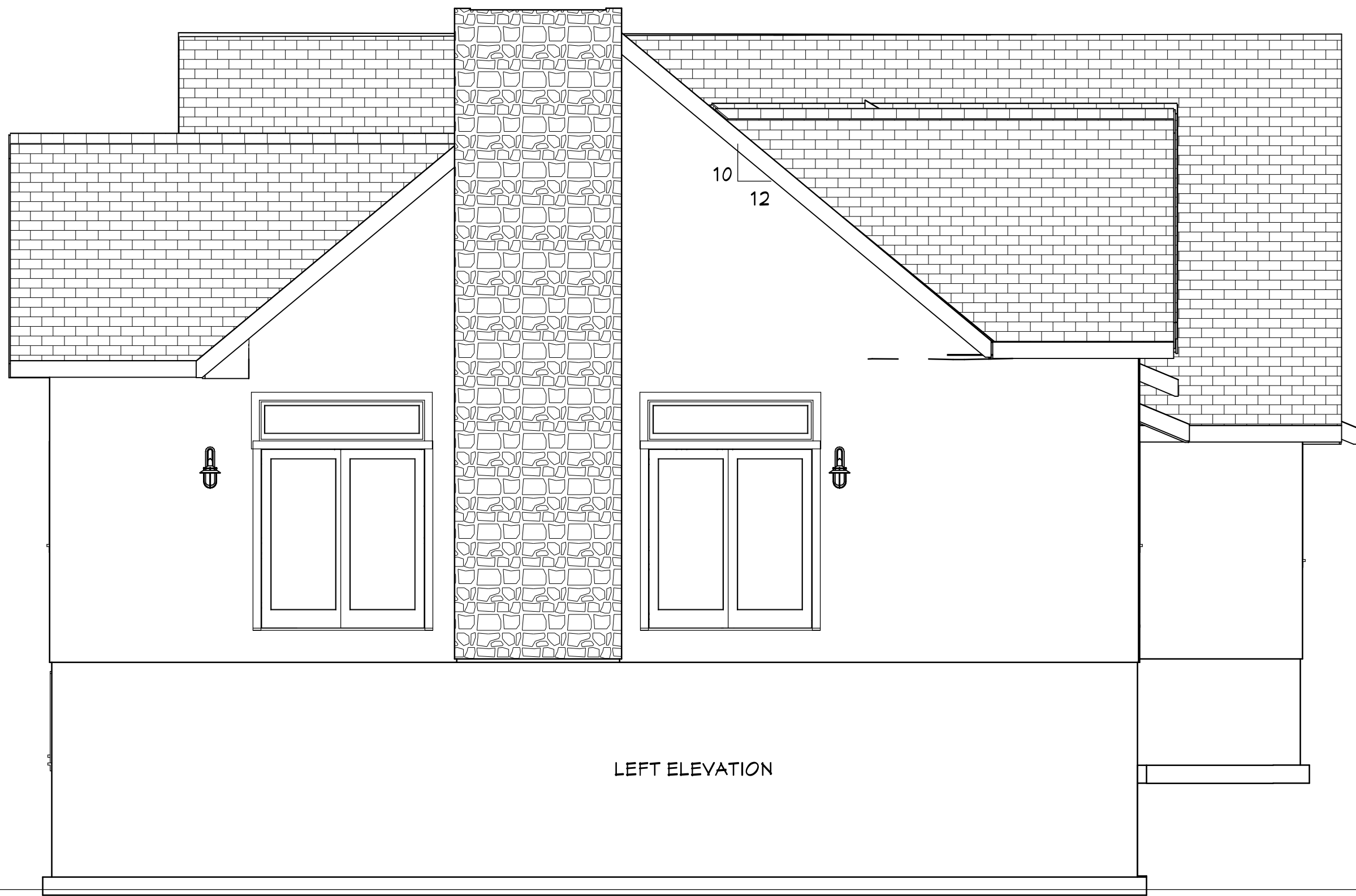
1/4" = 1'

SHEET:

A-1



RIGHT ELEVATION



LEFT ELEVATION

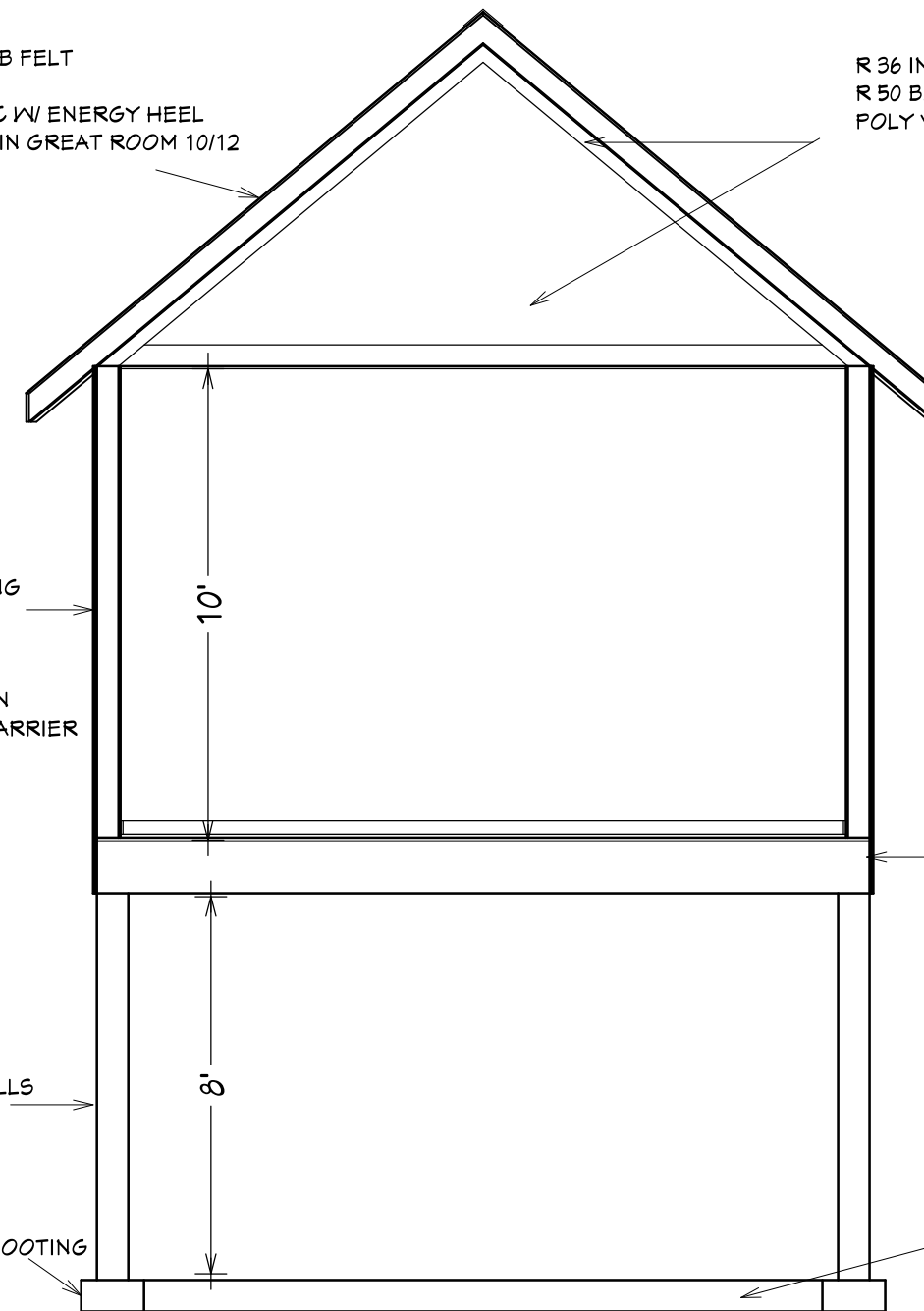
ASPHALT SHINGLES  
ICE AND WATER 30LB FELT  
1/2" OSB W/ CLIPS  
2X4 TRUSSES 24" OC W/ ENERGY HEEL  
TRUSSES VAULTED IN GREAT ROOM 10/12

R 36 INSULATION IN VAULTED AREAS  
R 50 BLOWN INSULATION IN FLAT AREAS  
POLY VAPOR BARRIER

VERTICAL SIDING  
TYVEK  
1/2" OSB  
2X6" FRAMING  
R19 INSULATION  
POLY VAPOR BARRIER  
1/2" DRYWALL

8" CONC WALLS

8" X 22" CONC FOOTING



CROSS SECTION

Elevation 5

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| NO. | DESCRIPTION | BY | DATE |
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|                          |
|--------------------------|
| SHEET TITLE:             |
| LEFT AND RIGHT ELEVATION |

|                         |
|-------------------------|
| PROJECT DESCRIPTION:    |
| DEXTER WATSON RESIDENCE |

|                       |
|-----------------------|
| DRAWINGS PROVIDED BY: |
| RHC                   |

|        |
|--------|
| DATE:  |
| 4/6/26 |

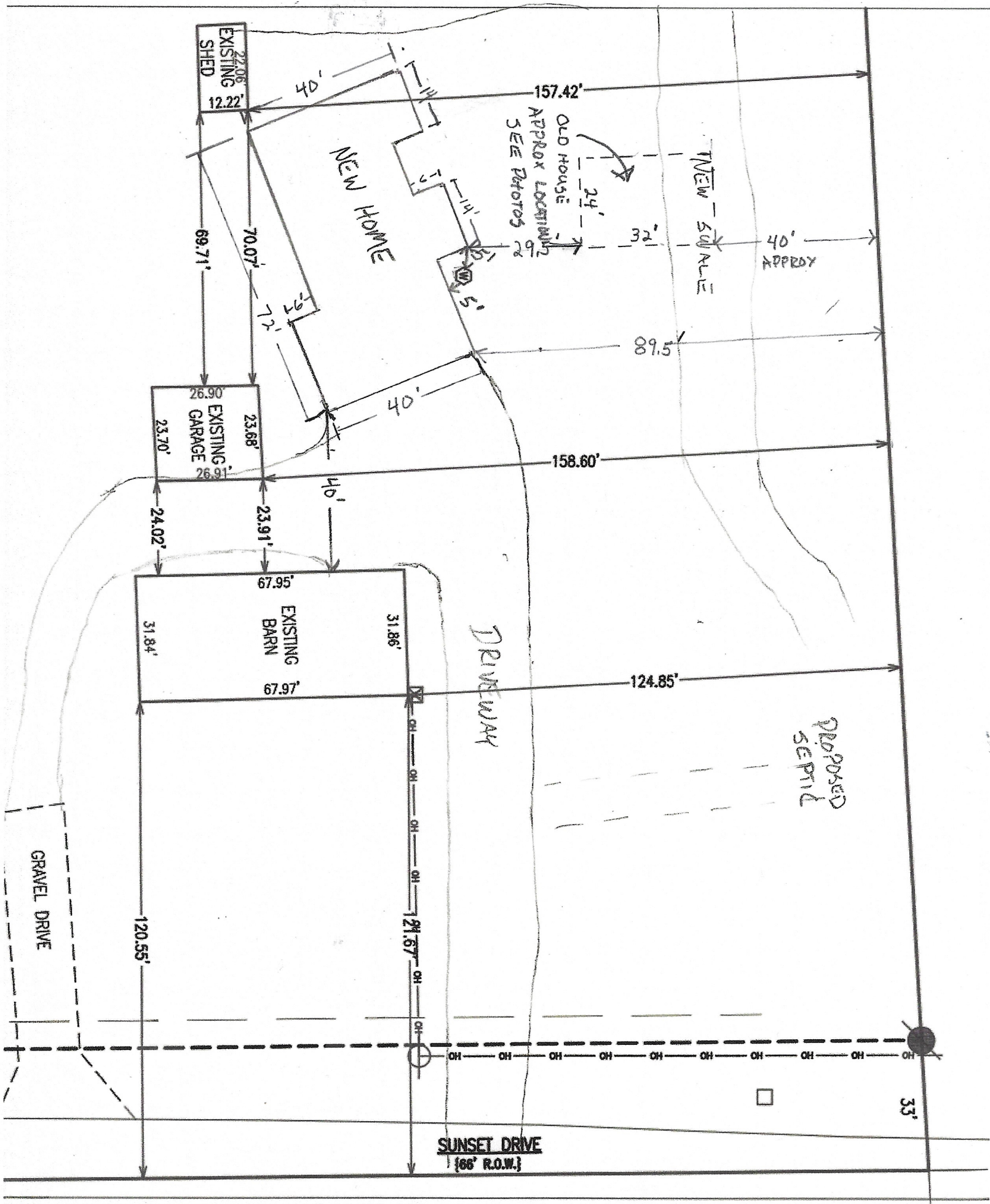
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|-----------|
| SCALE:    |
| 1/4' = 1' |

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|--------|
| SHEET: |
| A-2    |















X:\Projects\11353\ACAD\11353.dwg

LEGAL DESCRIPTION PER TITLE COMMITMENT NO. JEF2603-00518-1 FURNISHED BY SOUTHEASTERN TITLE, LLC, ON APRIL 23, 2026

**PARCEL 1:**

The Northeast  $\frac{1}{4}$ , Southwest  $\frac{1}{4}$  and Northwest  $\frac{1}{4}$ , southeast  $\frac{1}{4}$  of Section 18, Township 7 North, Range 16 East, Town of Concord, Jefferson County, Wisconsin, EXCEPTING THEREFROM, Certified Survey Map No. 2096, recorded February 16, 1988 in Volume 7, Page 59 of Certified Survey Maps, as Document No. 838285.

**PARCEL 2:**

Together with a Non-exclusive easement as contained in Deed recorded June 23, 1915, Volume 151, Page 405.

**SCHEDULE B, PART II, Items**

1-5) - Are not Survey matters and therefore not plattable.

6) - There were no visible encroachments, overlaps, encumbrances, violations, variation or adverse circumstance observed during the Survey.

7-16) - Are not Survey matters and therefore not plattable.

17) - Easement to Wisconsin Gas and Electric Company, dated September 22, 1936, and recorded October 7, 1936 in Volume 8 of Records, page 412, as Document No. 326422 referring to Town Road, which is located entirely in Section 15 and therefore can not be platted as the Survey is located in Section 18. (As to Tax Key No. 006-0716-1831-000)

18) - County Farm Drainage, dated July 13, 1945, recorded July 16, 1945 in Volume 13 of Miscellaneous, page 545, as Document No. 397886 is not plattable as nothing is either mapped nor defined in any way in this document. (As to Tax Key No. 006-0716-1831-000)

19) - Easement granted to Rock River Telephone Company, dated October 27, 1959, recorded January 6, 1967 in Volume 393 of Records, page 211, is described as bein a minimum of 40' West of the centerline of the Highway. Description too vague to be platted. (As to Tax Key No. 006-0716-1842-000)

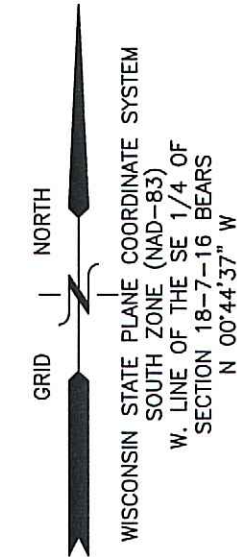
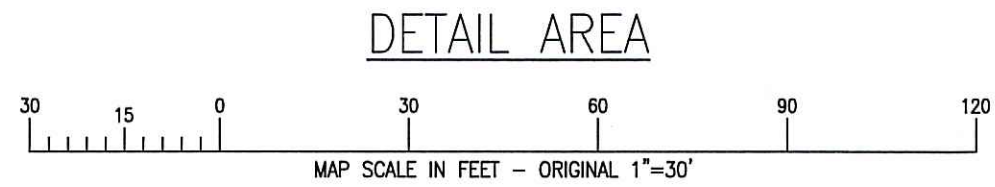
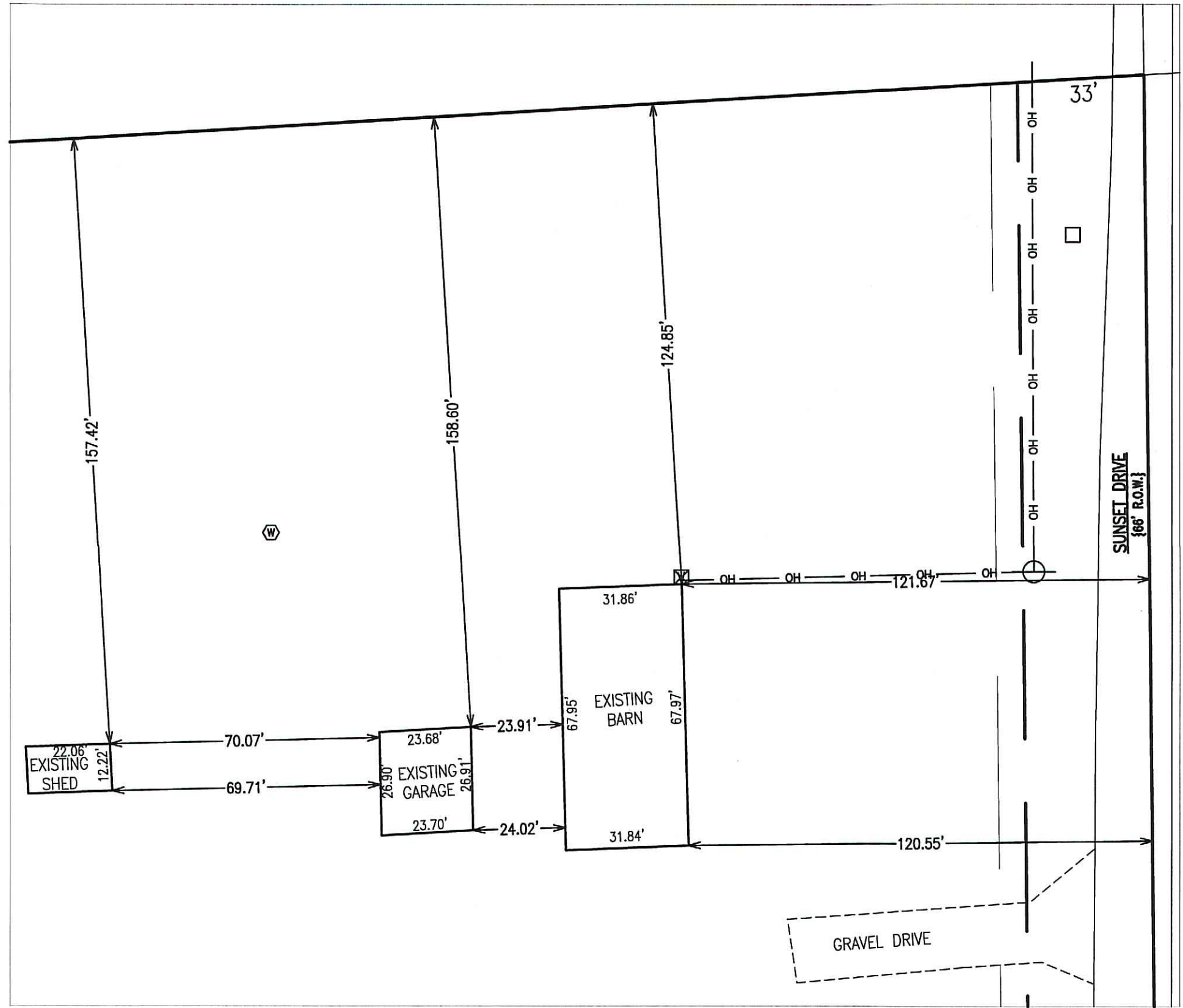
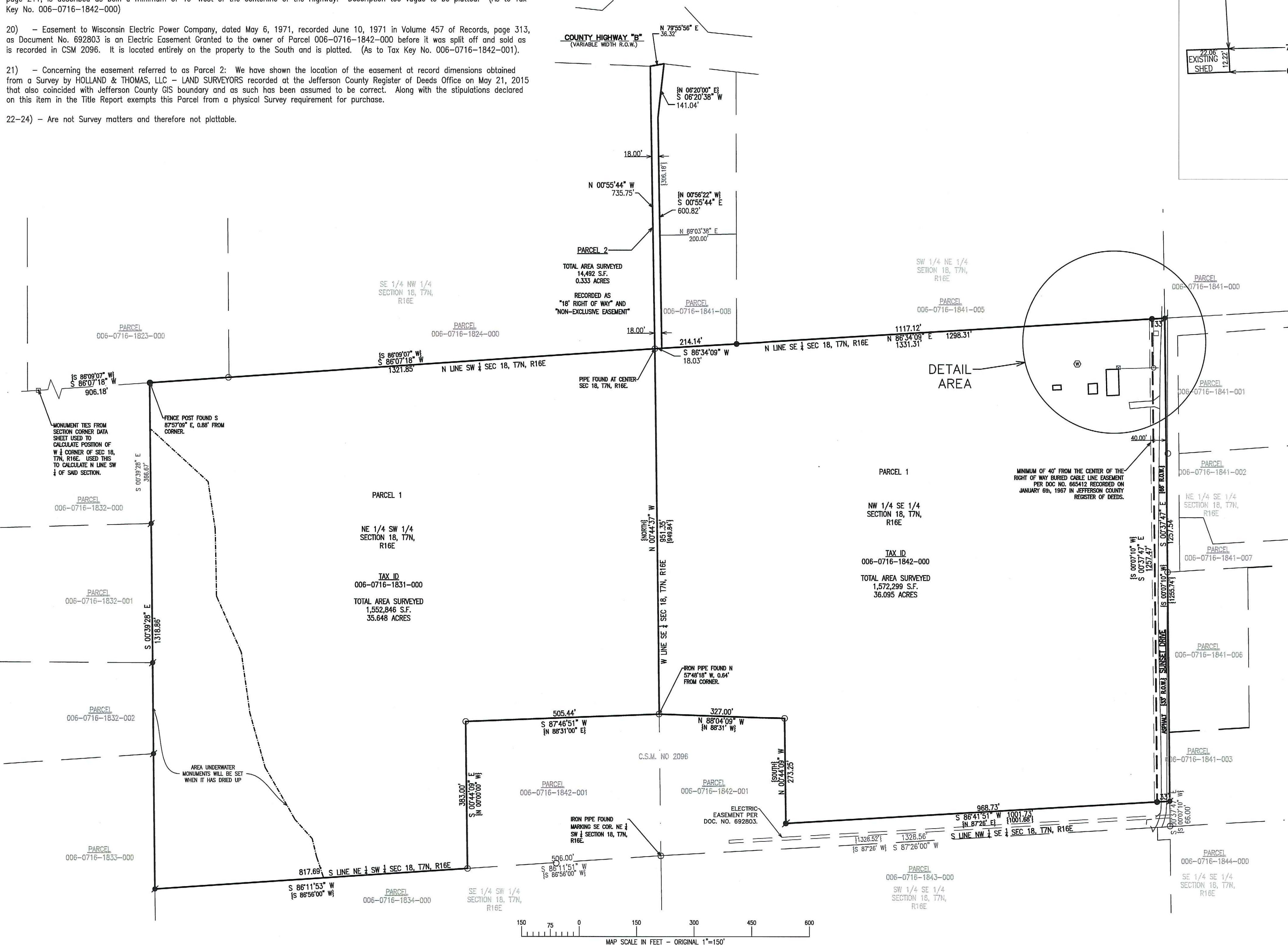
20) - Easement to Wisconsin Electric Power Company, dated May 6, 1971, recorded June 10, 1971 in Volume 457 of Records, page 313, as Document No. 692803 is an Electric Easement Granted to the owner of Parcel 006-0716-1842-000 before it was split off and sold as is recorded in CSM 2096. It is located entirely on the property to the South and is platted. (As to Tax Key No. 006-0716-1842-001).

21) - Concerning the easement referred to as Parcel 2: We have shown the location of the easement at record dimensions obtained from a Survey by HOLLAND & THOMAS, LLC - LAND SURVEYORS recorded at the Jefferson County Register of Deeds Office on May 21, 2015 that also coincided with Jefferson County GIS boundary and as such has been assumed to be correct. Along with the stipulations declared on this item in the Title Report exempts this Parcel from a physical Survey requirement for purchase.

22-24) - Are not Survey matters and therefore not plattable.

# PLAT OF SURVEY-TITLE N6291 SUNSET ROAD, CONCORD, WI

A PARCEL OF LAND COMPRISING OF THE NW 1/4 OF THE SE 1/4  
AND THE SE 1/4 OF THE NW 1/4 OF SECTION 18, TOWNSHIP 7 NORTH,  
RANGE 16 EAST, EXCEPTING LOT 1 OF C.S.M. NO. 2096, RECORDED IN VOL. 7,  
PAGE 59 OF CSM'S OF JEFFERSON COUNTY, AS DOC. NO. 838285, ALL IN JEFFERSON COUNTY, WISCONSIN



## DETAIL AREA

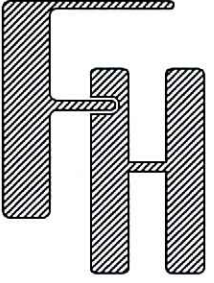
| LEGEND |                                           |
|--------|-------------------------------------------|
| □      | = MONUMENT w/BRASS CAP                    |
| ○      | = IRON PIPE FOUND 1 3/8" O.D.             |
| ●      | = IRON REBAR FOUND 3/4" O.D.              |
| ⦿      | = IRON REBAR SET 3/4" x 18" x 1.13 lbs/ft |
| ⊙      | = WELL                                    |
| □      | = CABLE BOX                               |
| ⊕      | = UTILITY POLE                            |
| □      | = CABLE BOX                               |
| {xxx}  | = RECORDED AS                             |
| ---    | = OVERHEAD UTILITY WIRES                  |

NOTE: COPIES OF THIS MAP TO WHICH THE FOLLOWING CERTIFICATE WILL APPLY SHOW THE SURVEYOR'S ORIGINAL SEAL AND SIGNATURE IN RED INK. COPIES BY ANY OTHER MEANS MAY HAVE ALTERATIONS WHICH DO NOT REPRESENT THE SURVEYOR'S WORK PRODUCT.

I HEREBY CERTIFY THAT THE ABOVE DESCRIBED PROPERTY HAS BEEN SURVEYED UNDER MY DIRECTION AND THAT THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY, ITS EXTERIOR BOUNDARIES, THE LOCATION OF ALL VISIBLE STRUCTURES, AND DIMENSIONS OF ALL PRINCIPLE BUILDINGS THEREON, BOUNDARY FENCES, APPARENT EASEMENTS, ROADWAYS, AND VISIBLE ENCROACHMENTS, IF ANY. THIS SURVEY IS MADE FOR THE USE OF THE PRESENT OWNERS OF THE PROPERTY, AND ALSO THOSE WHO PURCHASE, MORTGAGE, OR GUARANTEE THE TITLE THERETO WITHIN ONE YEAR FROM THE DATE HEREOF.

DATED: APRIL 27, 2026

CHRISTOPHER A. HODGES  
P.L.S. 2760



## TITLE SURVEY

PARCEL #'S 006-0716-1831-000  
AND 006-0716-1842-000  
N6291 SUNSET ROAD  
CONCORD, JEFFERSON COUNTY, WISCONSIN

- WORK ORDERED BY -  
AT PROPERTIES  
880 WEST MAIN STREET  
LAKE GENEVA, WI 53147

FARRIS, HANSEN & ASSOCIATES, INC.  
ENGINEERING - ARCHITECTURE - SURVEYING

7 RIDGEWAY COURT  
ELKHORN, WISCONSIN 53121

PHONE: (262) 723-2098 e-mail: office@farris-hansen.com

## REVISIONS

PROJECT NO.  
11353

DATE  
03/23/26

SHEET NO.  
1 OF 1





JEFFERSON COUNTY  
PLANNING AND DEVELOPMENT DEPARTMENT  
ZONING DIVISION

Room C1040  
311 S Center Ave  
Jefferson, WI 53549

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

DATE: May 18, 2026

TO: Ryan Fritsch, Neumann Developments, LLC.  
Jason Cance, SEH

FROM: Matt Zangl, Director of Planning and Development

RE: Autumn Ridge North Preliminary Plat

The Planning and Development Department and the County Surveyor have reviewed the preliminary plat of Autumn Ridge North and have the following comments:

1. Show the area contiguous to proposed plat owned or controlled by the subdivider. (This may be accomplished by labeling the location map.)
2. Show the location of utility poles on the south side of the road.
3. Label the size of the existing gas main under C.T.H. "P".
4. Lot number 36 is mislabeled as lot "64"
5. Show the approximate radii of the curves at the intersections.
6. Add the Surveyor's Certificate certifying that the plat is a correct representation of all existing land divisions and features, and certify compliance with provisions of County Ordinance Chapter 16.
7. Submit additional data. Street plan and profiles, soil boring data, draft covenant.
8. The treeline shown in the Southwest corner, around the cemetery, should be reversed so the bumps face outward.
9. Provide details of the County Road P connection. During the presubmittal meeting, the County Hwy Department expressed a desire in turning lanes. Provide proposed roadway access plans for review.
  - a. Include crosswalk and pedestrian walkways across County Road P to connect with existing walkway on south side of County Road P





JEFFERSON COUNTY  
PLANNING AND DEVELOPMENT DEPARTMENT  
ZONING DIVISION

Room C1040  
311 S Center Ave  
Jefferson, WI 53549

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

- b. A roadway access permit will be required from the County Hwy Department for connection onto County Road P from the proposed development
- 10. Provide proposed access location for Lot 2 of the proposed CSM (currently Outlot 1 of Autumn Ridge)
  - a. Outlot 1 will need to have an approved access point onto a public road.
- 11. Confirm all lots meet the minimum size requirement for the R-1 zoning district (80' by 80' – check Lot 20 specifically)
- 12. Outlot 2 – our understanding is the intent is to allow access to the agricultural land in Outlot 1 of Autumn Ridge, is a 20' width wide enough for access?
  - a. Outlot 1 – the minimum access width for the outlot is 30'. You may request a waiver from the Planning and Zoning Committee to allow the 20' width or increase the width to 30'.
  - b. Can the access be widened to 66'?
    - i. This would also allow for future development/public road right of way if Outlot 2 would ever become developed
- 13. Include 75' setback from wetland delineation line for any structures
- 14. Public Water – confirm the development will be connected to the high capacity well that currently serves the various phases Autumn Ridge Subdivision. Do any agreements need to be amended.
- 15. Public Sewer – confirm the development will be connected to the sanitary district and the district is accepting of the development



PRELIMINARY PLAT OF  
**AUTUMN RIDGE NORTH**

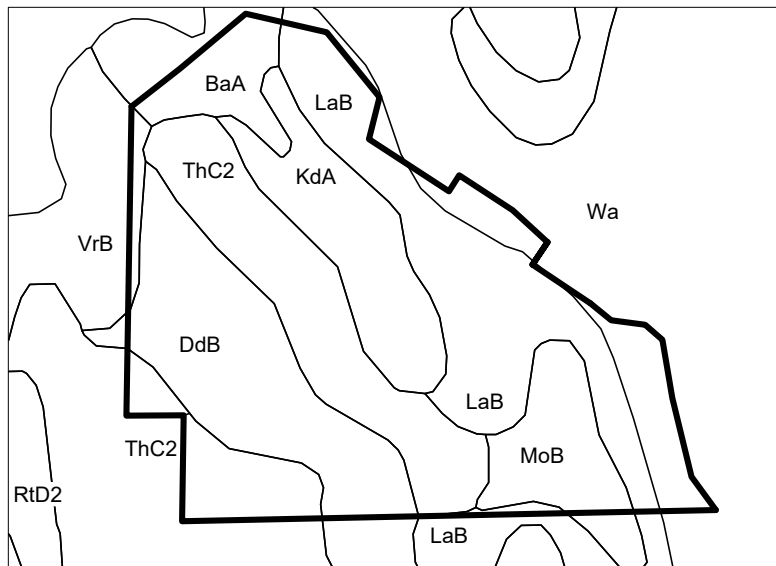
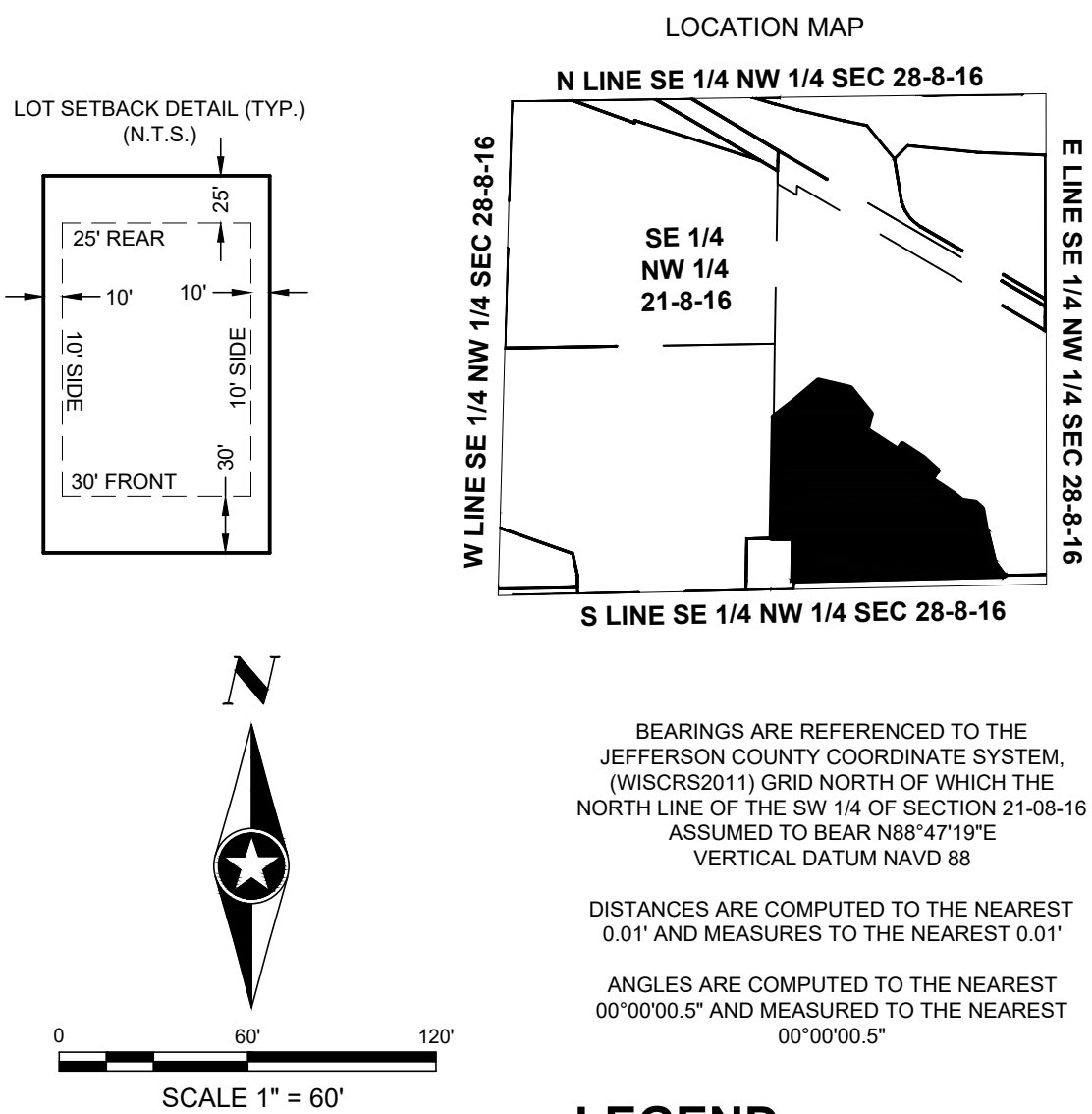
ALL OF LOT 2 OF CSM \_\_\_\_\_ LOCATED IN THE SE 1/4 OF THE NW 1/4 OF SECTION 21,  
TOWNSHIP 8 NORTH, RANGE 16 EAST, TOWN OF IXONA, JEFFERSON COUNTY, WISCONSIN.

**SURVEYOR:**  
JASON CANCE, PLS S-2688  
SHORT ELLIOTT HENDRICKSON  
N19 W24133 RIVERWOOD DR.  
SUITE 100,  
WAUKESHA, WI 53188  
(414) 949-8919  
JCANCE@SEHINC.COM

**OVERALL DETAIL**

**SURVEY FOR:**  
BRYAN LINDGREN  
NEUMANN DEVELOPMENTS INC.  
N27W24025 PAUL CT.  
STE. 100  
PEWAUKEE, WI53072  
262-542-9200

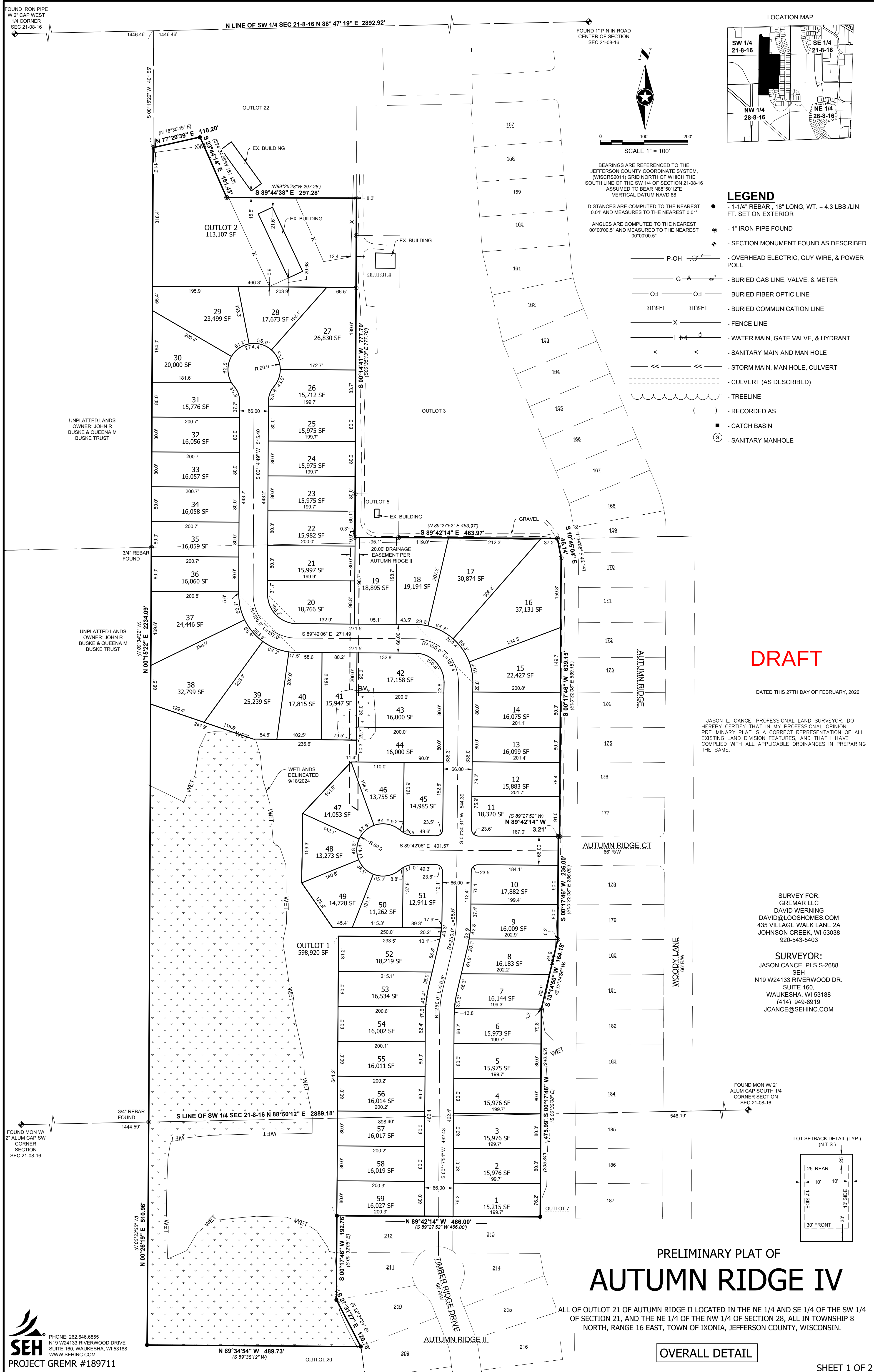
**DRAFT**



**NOTES:**

- TOTAL AREA = 836,136 SQ. FT. 19.2 ACRES MORE OR LESS
- EACH INDIVIDUAL LOT OWNER SHALL HAVE UNDIVIDABLE FRACTIONAL OWNERSHIP OF OUTLOT 1 AND 3 SHALL EACH BE LIABLE FOR AN EQUAL AND UNDIVIDABLE FRACTIONAL SHARE OF THE COST TO MAINTAIN SAID OUTLOT. JEFFERSON COUNTY SHALL NOT BE LIABLE FOR ANY FEES OR SPECIAL ASSESSMENTS IN THE EVENT THEY BECOME OWNER OF ANY LOT OR OUTLOT IN THE SUBDIVISION BY REASON OF TAX DELINQUENCY
- ALL PROPOSED RIGHT-OF-WAY IS 66 FEET UNLESS OTHERWISE NOTED AND DEDICATED TO THE PUBLIC.
- STORMWATER MANAGEMENT FACILITIES ARE LOCATED IN OUTLOT 1 AND 3. THE OWNERS OF THE RESIDENTIAL LOTS SHALL BE EACH BE LIABLE FOR AN EQUAL UNDIVIDABLE FRACTIONAL SHARE OF THE COST TO REPAIR, MAINTAIN, OR RESTORE SAID STORMWATER MANAGEMENT FACILITIES WITHIN OUTLOT 1 AND 3. SAID REPAIRS, MAINTENANCE, AND RESTORATION SHALL BE PERFORMED BY THE OWNERS OF ALL LOTS.
- ALL EASEMENTS ARE GRANTED TO THE TOWN OF IXONA UNLESS NOTED OTHERWISE.
- SITE IS IN ZONE X, AREA OF MINIMAL FLOODING AND ZONE AE. 0.2% ANNUAL CHANGE OF FLOOD HAZARD PER FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBERS 55055C0113F, EFFECTIVE DATE 2/4/2015.
- THIS LAND DIVISION IS TO BE SERVED BY PUBLIC SANITARY SEWER AND WATER.
- ALL ELECTRIC, TELEPHONE, AND COMMUNICATION DISTRIBUTION LINES AND LATERALS INCLUDING CATV CABLES, CONSTRUCTED AFTER THE RECORDING OF THIS SUBDIVISION PLAT SHALL BE PLACED UNDERGROUND.
- PROPOSED ZONING IS R1.
- FIELD WORK COMPLETED 3-31-2026.
- OUTLOT 2 IS TO BE RESERVED FOR ACCESS TO ADJACENT AGRICULTURAL FIELDS.







FOUND IRON PIPE  
W 2" CAP WEST  
1/4 CORNER  
SEC 21-08-16

N LINE OF SW 1/4 SEC 21-8-16 N 88° 47' 19" E 2892.92'

FOUND PIN IN  
ROAD CENTER  
OF SECTION  
SEC 21-08-16

LOCATION MAP



0 100' 200'

SCALE 1" = 100'

BEARINGS ARE REFERENCED TO THE  
JEFFERSON COUNTY COORDINATE SYSTEM,  
(WISCRS2011) GRID NORTH OF WHICH THE  
SOUTH LINE OF THE SW 1/4 OF SECTION 21-08-16  
ASSUMED TO BEAR N88°50'12"E  
VERTICAL DATUM NAVD 88

DISTANCES ARE COMPUTED TO THE NEAREST  
0.01' AND MEASURES TO THE NEAREST 0.01'

ANGLES ARE COMPUTED TO THE NEAREST  
00°00'00.5" AND MEASURED TO THE NEAREST  
00°00'00.5"

### LEGEND

- 1-1/4" REBAR, 18" LONG, WT. = 4.3 LBS./LIN.  
FT. SET ON EXTERIOR
- 1" IRON PIPE FOUND
- SECTION MONUMENT FOUND AS DESCRIBED
- OVERHEAD ELECTRIC, GUY WIRE, & POWER  
POLE
- BURIED GAS LINE, VALVE, & METER
- BURIED FIBER OPTIC LINE
- BURIED COMMUNICATION LINE
- FENCE LINE
- WATER MAIN, GATE VALVE, & HYDRANT
- SANITARY MAIN AND MAN HOLE
- STORM MAIN, MAN HOLE, CULVERT
- CULVERT (AS DESCRIBED)
- TREELINE
- RECORDED AS
- CATCH BASIN
- SANITARY MANHOLE

### NOTES:

- TOTAL AREA = 1,949,281 SQ. FT. 44.75 ACRES MORE OR  
LESS
- EACH INDIVIDUAL LOT OWNER SHALL HAVE UNDIVIDABLE  
FRACTIONAL OWNERSHIP OF OUTLOT 1 AND SHALL EACH BE  
LIABLE FOR AN EQUAL AND UNDIVIDABLE FRACTIONAL  
SHARE OF THE COST TO MAINTAIN SAID OUTLOT. JEFFERSON  
COUNTY SHALL NOT BE LIABLE FOR ANY FEES OR SPECIAL  
ASSESSMENTS IN THE EVENT THEY BECOME OWNER OF ANY  
LOT OR OUTLOT IN THE SUBDIVISION BY REASON OF TAX  
DELINQUENCY
- ALL PROPOSED RIGHT-OF-WAY IS 66 FEET UNLESS  
OTHERWISE NOTED AND DEDICATED TO THE PUBLIC.
- STORMWATER MANAGEMENT FACILITIES ARE LOCATED IN  
OUTLOT 1. THE OWNERS OF THE RESIDENTIAL LOTS SHALL  
BE EACH BE LIABLE FOR AN EQUAL UNDIVIDABLE  
FRACTIONAL SHARE OF THE COST TO REPAIR, MAINTAIN, OR  
RESTORE SAID STORMWATER MANAGEMENT FACILITIES  
WITHIN OUTLOT 1. SAID REPAIRS, MAINTENANCE, AND  
RESTORATION SHALL BE PERFORMED BY THE OWNERS OF  
ALL LOTS.
- ALL EASEMENTS ARE GRANTED TO THE TOWN OF IXONIA  
UNLESS NOTED OTHERWISE.
- SITE IS IN ZONE X, AREA OF MINIMAL FLOODING AND  
ZONE AE, 0.2% ANNUAL CHANGE OF FLOOD HAZARD PER  
FLOOD INSURANCE RATE MAP COMMUNITY PANEL  
NUMBERS 55055C0113F AND 55131C0229E, EFFECTIVE  
DATE 2/4/2015.
- THIS LAND DIVISION IS TO BE SERVED BY PUBLIC  
SANITARY SEWER AND WATER.
- ALL ELECTRIC, TELEPHONE, AND COMMUNICATION  
DISTRIBUTION LINES AND LATERALS INCLUDING CATV  
CABLES, CONSTRUCTED AFTER THE RECORDING OF THIS  
SUBDIVISION PLAT SHALL BE PLACED UNDERGROUND.
- PROPOSED ZONING IS R1.

### SURVEY FOR:

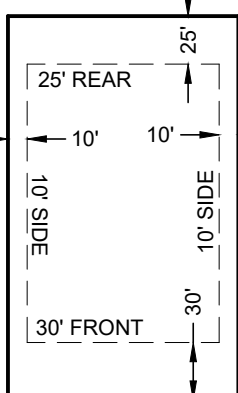
GREMAR, LLC  
DAVID WERNING  
DAVID@OOSHOMES.COM  
435 VILLAGE WALK LANE 2A  
JOHNSON CREEK, WI 53038  
920-543-5403

### SURVEYOR:

JASON L. CANCE, PLS S-2688  
SEH, INC.  
501 MAPLE AVE.  
DELAFIELD, WI 53018  
(414) 949-8919  
JCANCE@SEHINC.COM

FOUND MON W ALUM  
CAP SOUTH 1/4  
CORNER SECTION  
SEC 21-08-16

LOT SETBACK DETAIL (TYP.)  
(N.T.S.)



PRELIMINARY PLAT OF

## AUTUMN RIDGE IV

ALL OF OUTLOT 21 OF AUTUMN RIDGE II LOCATED IN THE NE 1/4 AND SE 1/4 OF THE SW 1/4  
OF SECTION 21, AND THE NE 1/4 OF THE NW 1/4 OF SECTION 28, ALL IN TOWNSHIP 8  
NORTH, RANGE 16 EAST, TOWN OF IXONIA, JEFFERSON COUNTY, WISCONSIN.

TOPOGRAPHIC DETAIL

SHEET 2 OF 2



# JEFFERSON COUNTY PRELIMINARY REVIEW FOR CERTIFIED SURVEY

Lot 2 of Certified Survey Map No. 6241, being a part of the SW 1/4 of the SE 1/4 of Section 7 & NW 1/4 of the NE 1/4 of Section 18, Township 7 N,  
Range 14 E, Town of Aztalan, Jefferson County, Wisconsin, on Parcel Number 002-0714-0743-002

Owner: John Beltz Trust  
Address: W7070 County Road V  
Lake Mills, WI 53551  
Phone: 920 285-3375

In addition to the info required by Sec  
236.34 of State Statutes, Sec. 15.04(f) of  
the Jefferson County Land  
Division/Subdivision Ordinance requires  
that the following be shown:

☐ Existing buildings, watercourses,  
drainage ditches and other features  
pertinent to the proper division.

☐ Location of access to a public  
road, approved by the agency having  
jurisdiction over the road.

☐ All lands reserved for future public  
acquisition.

☐ Date of the map.

☐ Graphic Scale.

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

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

Note to Be Placed on Final CSM

Petition # \_\_\_\_\_ Zoning \_\_\_\_\_

Check for subsequent zoning  
changes with Jefferson County  
Zoning Department.

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

- ☐ 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:

Adjust existing A-2 and A-3 zoning lines within Lot 2 of Certified  
Survey Map No. 6241 while keeping both zones the same size.  
Parcel uses the existing Access Easement.



## 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 _____                | Date: _____ |
| (Includes Access Approval If Applicable) |             |
| County Highway Approval _____            | Date: _____ |
| (If Applicable)                          |             |
| Extraterritorial Approval _____          | Date: _____ |
| (If Applicable)                          |             |
| County Surveyor Approval _____           | Date: _____ |
| Zoning Office Approval _____             | Date: _____ |