

AGENDA
JEFFERSON COUNTY PLANNING AND ZONING COMMITTEE
DECISION MEETING

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

SUBJECT: Planning and Zoning Committee Decision Meeting
DATE: Monday, August 31, 2026
TIME: 8:30 a.m.
PLACE: Rock River Conference Room C1021, Jefferson County Courthouse, 311 S. Center Ave,
Jefferson WI

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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 July 27, August 14, August 20
7. Communications
8. Monthly Financial Report for Register of Deeds
9. 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 R4676A-26 for Dean G Weichmann Trust on PIN 020-0814-2822-000 in the Town of Milford. The petition was previously postponed
12. Discussion and Possible Action on CU1971-19 for Timothy Otterstatter located at W2866 East Gate Drive on PIN 032-0815-1223-000 in the Town of Watertown
13. Discussion and Possible Action on a Holding Tank Request for Badger State Solar for an Operation and Maintenance Building located on W6650 US Highway 18, PIN 014-0614-0543-001, owned by Anfang Properties LLC in the Town of Jefferson
14. Discussion and Possible Action on an Intergovernmental Agreement with Dodge County for County Surveyor Services
15. Discussion and Possible Action on POWTS Ordinance Update
16. Discussion and Possible Action on Data Center Regulations
17. Discussion and Possible Action on Petitions Presented in Public Hearing on August 20, 2026:

R4699A-26 – Kenneth & Jane Staude Trust: Rezone from A-1 to A-3 to create a 2.0-acre farm consolidation around the existing house at **N5715 Popp Road** in the Town of Aztalan, PIN 002-0714-2134-000 (16.134 ac).

R4700A-26 – VJ Davis LLC: Rezone from A-1 to A-3 to create a 4.6-acre farm consolidation around the existing house and outbuildings at **W8752 US Highway 12** in the Town of Oakland from PINs 022-0613-1634-000

(33.906 ac) and 022-0613-1631-000 (38.566 ac).

R4701A-26 & CU2211- 26 – Kenneth Au: Rezone from A-1 to A-3 to create a 4.5-acre farm consolidation and a Conditional Use Permit to allow for an Accessory Dwelling Unit at **W4294 Hillview Lane** in Town of Farmington from PINs 008-0715-3213-000 (34.998 ac), 008-0715-3213-001 (2.702 ac) and 008-0715-3242-000 (38.980 ac).

R4702A-26 & CU2212- 26 – Thomas Patterson: Rezone from A-T to R-2 to allow for an approximate 25-lot subdivision and conditional use permit to allow 8 duplexes near **N739 Old 26 Road** in Town of Koshkonong, PIN 016-0513-2514-000 (30.146 ac). Property is owned by Richard & Joyce Christensen.

CU2213-26 – Taylor Crose: Conditional Use to allow for a kennel (dog boarding & training) in an existing A-3 zone at **N6132 Switzke Road** in Town of Farmington, PIN 008-0715-1633-001 (1.560 ac).

CU2214-26 – Annette Rue: Conditional Use to allow for an eating and drinking place in existing C zone at **N6436 S Farmington Road** in Town of Farmington, PIN 008-0715-1321-006 (2.10 ac).

CU2215-26 – Brian Gillman: Conditional Use to allow for a kennel including dog grooming & boarding in an existing A-3 zone at **W1370 Gopher Hill Road** in Town of Ixonia, PIN 012-0816-0914-000 (4.036 ac).

CU2216-26 – Paola Rodriguez Perez: Update Conditional Use CU2100-23 for recreational facility directly related for open space use to allow for increased capacity and additional events in an existing A-2 zone at **W5257 Navan Road** in Town of Milford, PIN 020-0814-2422-004 (3.843 ac).

CU2217-26 – OneEnergy Renewables: Conditional Use to allow for a 6-watt dual-use solar farm in existing A-1 zone west of **W8375 Hope Lake Road** in Town of Oakland on PINs 022-0613-0322-000 (33.480 ac) and 022-0613-0323-000 (40.0 ac). The property is owned by Kornstedt Farms LLC.

CU2218-26 – John & Tamara Pozorski: Conditional Use to allow for a 7,200 sq. ft., 38' high extensive onsite storage structure in existing R-2 zone at **N1571 County Road H** in Town of Palmyra, PIN 024-0516-1324-004 (10.369 ac).

18. Planning and Development Department Update

19. Possible Future Agenda Items

20. Discussion on Upcoming Meeting Dates:

September 11, 8:00 a.m. – Site Inspections leaving from Courthouse Room C1049

September 17, 7:00 p.m. – Public Hearing in Courthouse Room C2063

September 28, 8:30 a.m. – Decision Meeting in Courthouse Room C1021

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

October 15, 7:00 p.m. – Public Hearing in Courthouse Room C2063

October 26, 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.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

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

SUBJECT: Planning and Zoning Committee Site Inspections
DATE: August 14, 2026
TIME: 8:00 a.m.
PLACE: Jefferson County Courthouse, 311 S. Center Ave., Jefferson, WI in Room C1049

1. **Call to Order** - Supervisor Poulson called the meeting to order at 8:00 a.m.
2. **Roll Call (Establish a Quorum)** - Present was Supervisors Poulson, Foelker, Jaeckel, and Nass. Supervisor Kaiser was absent. Zoning staff present were Sarah Elsner, Caleb Dammen, and Shari Fischback.
3. **Certification of Compliance with Open Meetings Law** – Supervisor Jaeckel confirmed the meeting was being held in compliance with Open Meetings Law.
4. **Approval of the Agenda** - Supervisor Jaeckel made motion to approve agenda, seconded by Supervisor Foelker. Motion was passed on voice vote, 4-0.
5. **Public Comment (Not to exceed 15 minutes and not to include petitions slated for decision. Members of the public who wish to address the Committee on specific agenda items must register their request at this time)** – None.
6. **Communications** – None.
7. **Site Inspections for Petitions to be Presented in Public Hearing on August 20, 2026:**
Committee members left for site inspections at 8:02 a.m.

R4702A-26 & CU2212- 26 – Thomas Patterson: Rezone from A-T to R-2 to allow for an approximate 25-lot subdivision and conditional use permit to allow 8 duplexes near **N739 Old 26 Road** in Town of Koshkonong, PIN 016-0513-2514-000 (30.146 ac). Property is owned by Richard & Joyce Christensen.

R4700A-26 – VJ Davis LLC: Rezone from A-1 to A-3 to create a 4.6-acre farm consolidation around the existing house and outbuildings at **W8752 US Highway 12** in the Town of Oakland from PINs 022-0613-1634-000 (33.906 ac) and 022-0613-1631-000 (38.566 ac).

CU2217-26 – OneEnergy Renewables : Conditional Use to allow for a 6-watt dual-use solar farm in existing A-1 zone west of **W8375 Hope Lake Road** in Town of Oakland on PINs 022-0613-0322-000 (33.480 ac) and 022-0613-0323-000 (40.0 ac). The property is owned by Kornstedt Farms LLC.

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CU2216-26 – Paola Rodriguez Perez: Update Conditional Use CU2100-23 for recreational facility directly related for open space use to allow for increased capacity and additional events in an existing A-2 zone at **W5257 Navan Road** in Town of Milford, PIN 020-0814-2422-004 (3.843 ac).

CU2215-26 – Brian Gillman: Conditional Use to allow for a kennel including dog grooming & boarding in an existing A-3 zone at **W1370 Gopher Hill Road** in Town of Ixonia, PIN 012-0816-0914-000 (4.036 ac).

CU2218-26 – John & Tamara Pozorski: Conditional Use to allow for a 7,200 sq. ft., 38’ high extensive onsite storage structure in existing R-2 zone at **N1571 County Road H** in Town of Palmyra, PIN 024-0516-1324-004 (10.369 ac).

CU2214-26 – Annette Rue: Conditional Use to allow for an eating and drinking place in existing C zone at **N6436 S Farmington Road** in Town of Farmington, PIN 008-0715-1321-006 (2.10 ac).

CU2213-26 – Taylor Crose: Conditional Use to allow for a kennel (dog boarding & training) in an existing A-3 zone at **N6132 Switzke Road** in Town of Farmington, PIN 008-0715-1633-001 (1.560 ac).

R4701A-26 & CU2211- 26 – Kenneth Au: Rezone from A-1 to A-3 to create a 4.5-acre farm consolidation and to allow for an Accessory Dwelling Unit at **W4294 Hillview Lane** in Town of Farmington from PINs 008-0715-3213-0 4.998 ac), 008-0715-3213-001 (2.702 ac) and 008-0715-3242-000 (38.980 ac).

8. **Adjourn** - Motion made by Supervisor Foelker, seconded by Supervisor Poulson to adjourn at 11:15 a.m. Motion passed on a voice vote, 4-0.

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

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.

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MINUTES OF PUBLIC HEARING
JEFFERSON COUNTY PLANNING AND ZONING COMMITTEE
Blane Poulson, Chair; Matt Foelker, Vice-Chair; George Jaeckel, Secretary; Steve Nass; Amanda Kaiser

SUBJECT: Map Amendments to the Jefferson County Zoning Ordinance and Requests for Conditional Use Permits
DATE: Thursday, August 20, 2026
TIME: 7:00 p.m. (Doors will open at 6:30)
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: [Join the meeting now](#)
Meeting ID: 222 326 323 808 9
Passcode: fy37Vh3D

1. Call to Order
Chairman Poulson called the meeting to order at 7pm
2. Roll Call
All members of the Committee were present, except Supervisor Kaiser. Zoning staff present were Caleb Dammen and Sarah Elsner
3. Certification of Compliance with Open Meetings Law
Supervisor Jaeckel confirmed the meeting was being held in compliance with Open Meetings Law.
4. Approval of Agenda
Motion by Supervisor Jaeckel seconded by Supervisor Foelker to approve the agenda as presented. Motion passed on a voice vote 4-0.
5. Public Hearing
Elsner read aloud the following:

NOTICE IS HEREBY GIVEN THAT the Jefferson County Planning and Zoning Committee will conduct a public hearing at 7:00 p.m. on Thursday, August 20, 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 petitions to amend the official zoning map and applications for conditional use permits. A map of the properties affected may be obtained from the Zoning Department. Individual files, which include staff reports, 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 **August 31, 2026**
Recommendations by the Committee on Rezones will be made on **August 31, 2026**
Final decision will be made by the County Board on **September 8, 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

R4699A-26 – Kenneth & Jane Staude Trust: Rezone from A-1 to A-3 to create a 2.0-acre farm consolidation around the existing house at **N5715 Popp Road** in the Town of Aztalan, PIN 002-0714-2134-000 (16.134 ac).

PETITIONER: Kenneth Staude (N5735 Popp Rd) presented himself as the petitioner for the rezone. Staude explained his intent to separate the existing house from the farmland.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: Paulson asked what year the house was built. Staude stated he is not aware of an exact date, but the house predates 1975.

STAFF: Read aloud by Elsner and in the file.

TOWN: In favor.

R4700A-26 – VJ Davis LLC: Rezone from A-1 to A-3 to create a 4.6-acre farm consolidation around the existing house and outbuildings at **W8752 US Highway 12** in the Town of Oakland from PINs 022-0613-1634-000 (33.906 ac) and 022-0613-1631-000 (38.566 ac).

PETITIONER: Joanne Davis (PO Box 129, Fort Atkinson) presented herself as the petitioner for this rezone and explained the request to split the existing house and buildings from the rest of the farmland to sell off to another party.

COMMENTS IN FAVOR: Sandra Jerzak also presented herself in favor via online meeting.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None.

STAFF: Read aloud by Elsner and in the file. Elsner asked what year the house was built. Davis and Jerzak both stated pre-1975. Elsner asked why they included extra land in the back of proposed lot. Davis claimed that a few destroyed buildings/barns were pushed into a “mound” and that land is not farmable.

TOWN: Approved 4-0, no conditions.

R4701A-26 & CU2211- 26 – Kenneth Au: Rezone from A-1 to A-3 to create a 4.5-acre farm consolidation and a Conditional Use Permit to allow for an Accessory Dwelling Unit at **W4294 Hillview Lane** in Town of Farmington from PINs 008-0715-3213-000 (34.998 ac), 008-0715-3213-001 (2.702 ac) and 008-0715-3242-000 (38.980 ac).

PETITIONER: Kenneth Au (W4294 Hillview Ln, Jefferson) presented himself as the petitioner for the rezone and CUP. Au explained the request to split off the existing house and also build an ADU on the proposed A-3 lot.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: Paulson asked what does the Conditional Use entail? Au explained that it is a large pole building with 1,000 square feet of living space to be used as an ADU.

STAFF: Read aloud by Elsner and in the file. Elsner asked for clarification on the year in which the house was built and the septic location. Au explained that the existing house was built pre-1970 and the existing septic is across from the existing house. The ADU will have a new septic installed.

TOWN: Approved 3-0 with no conditions.

R4702A-26 & CU2212- 26 – Thomas Patterson: Rezone from A-T to R-2 to allow for an approximate 25-lot subdivision and conditional use permit to allow 8 duplexes near **N739 Old 26 Road** in Town of Koshkonong, PIN 016-0513-2514-000 (30.146 ac). Property is owned by Richard & Joyce Christensen.

PETITIONER: Thomas Patterson represented the Christensen's as the petitioner for the rezone and CUP. Patterson explained the request to create 8 duplex lots to be created with condominium ownership. Patterson cited existing development and abundant client inquiry as evidence of high demand for housing in area.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: Anistasia Vega (N653 Old 26, Fort Atkinson) spoke in opposition of the rezone and CUP. She feels the project is inconsistent with comprehensive plan. She cited vacancies in nearby developments as proof of lack of demand. She also expressed concerns with removing land from agricultural use and argued that Eagle Ridge Estates development should be finished before more development is allowed. Stated concerns with environmental corridors, wildlife impact, flooding, and unsuitable road infrastructure.

Kathy Branch Ellis (N803 Old 26, Fort Atkinson) appeared in opposition. She backed comments made by Vega.

REBUTTAL: Patterson stated that there are several duplexes and triplexes in the immediate area of Lake Koshkonong, so this project would not be out of the ordinary. Stated existing projects are still moving forward, albeit not fast. Knows of 6-8 potential buyers for proposed project and knows of brewing interest from Koshkonong Mounds Country Club members. Stated mature trees will be left standing and retention basins (new and existing) will be utilized. There will be 2 entrances to spread impact of vehicles on roadways.

QUESTIONS FROM COMMITTEE: The committee questioned the phasing and timing of the project. Patterson clarified that the 1st phase would be the 8 condominium duplex lots. Road creation and dirt work would occur in Fall of 2026. Lots would be listed for sale in the spring. 2nd phase of SFD's would follow the condominium lots in the summer/fall of 2027.

STAFF: Read aloud by Elsner and in the file. Elsner asked if there will be shared POWTS and who would oversee maintenance. Patterson explained each duplex would have shared POWTS. Agreements have not been made yet.

TOWN: Approved 4-1 with no conditions.

CU2213-26 – Taylor Crose: Conditional Use to allow for a kennel (dog boarding & training) in an existing A-3 zone at **N6132 Switzke Road** in Town of Farmington, PIN 008-0715-1633-001 (1.560 ac).

PETITIONER: Taylor Crose (N6132 Switzke Rd, Johnson Creek) appeared as the petitioner for the project. She explained that she will be turning her pole shed into a small, 6-kennel dog facility with a training area.

COMMENTS IN FAVOR: Jody Gehrke (N4996 Switzke Rd, Jefferson) appeared in favor of the proposed business.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None.

STAFF: Read aloud by Elsner and in the file. Elner asked questions confirming application. Crose confirmed hours and schedule. She will be only employee with no foreseen expansion. There will be a fence enclosure. Maximum of 5 small dogs and 5 large dogs. There will not be any grooming as a service, only grooming will be for own pet. No signage other than right by mailbox. Dog waste to be thrown in garbage.

TOWN: Approved 2-0 with no conditions.

CU2214-26 – Annette Rue: Conditional Use to allow for an eating and drinking place in existing C zone at **N6436 S Farmington Road** in Town of Farmington, PIN 008-0715-1321-006 (2.10 ac).

PETITIONER: Annette Rue (N8704 County Road E, Watertown) presented as the petitioner for the project. Rue explained the request to convert an old blacksmith shop into an event center/overflow bar for her existing operation across the street.

COMMENTS IN FAVOR: Joanne Davis (PO Box 129, Fort Atkinson) spoke in favor, saying it would be a good use of an empty historical building and has adequate parking.

COMMENTS OPPOSED: Scott Niederdorfer (N6425 S Farmington Rd, Helenville) spoke in opposition. Niederdorfer stated that there already is and will continue to be high amounts of traffic. Stated that when existing bar is busy, the road bottlenecks. Patrons of the existing bar have caused problems on his property already and believes a new bar will make these problems worse.

Jody Gehrke (N4996 Switzke Rd, Jefferson) spoke in opposition. His daughter resides at Buckaroos. Stated concerns with additional intoxicated patrons being introduced to the area, especially with existing problems on neighboring properties.

REBUTTAL: Rue stated that her existing bar has been there for 7 years and this was the first complaint she's heard from Scott or Jody. Feels as if it is a personal problem, rather than an issue with the business proposal.

QUESTIONS FROM COMMITTEE: None.

STAFF: Read aloud by Elsner and in the file. Elsner asked clarification questions. Rue confirmed hours of operation – weekend events to open between 8AM-11AM and run until bar time. Occupancy expected to have a maximum of 75 persons. Several various event types mentioned. Will have a liquor license. Currently working on POWTS design. Will utilize signage and outdoor lighting.

TOWN: Town in favor.

CU2215-26 – Brian Gillman: Conditional Use to allow for a kennel including dog grooming & boarding in an existing A-3 zone at **W1370 Gopher Hill Road** in Town of Ixonia, PIN 012-0816-0914-000 (4.036 ac).

PETITIONER: Brian Gillman (W1370 Gopher Hill Rd, Ixonia) presented on his own behalf as petitioner. Explained a new building to run a dog kennel. Building will have its own POWTS. Dog waste to be disposed through contracted waste disposal. A sign will be placed by road. Maximum capacity of 30 dogs including 8 personal dogs.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None.

STAFF: Read aloud by Elsner and in the file. Elsner asked questions for confirmation. Gillman confirmed that they currently have 8 dogs and 4 puppies of their own. They will have 2-4 litters annually. Open by appointment only from 7AM-7PM. The dogs will only be outside during those hours as well. The project will require a new building and fence enclosure. They also intend to fence their entire 4.036 acres as an extra layer of protection. Business is strictly overnight boarding and will not include daily daycare services. Will have outdoor lighting and surveillance.

TOWN: Approved 5-0.

CU2216-26 – Paola Rodriguez Perez: Update Conditional Use CU2100-23 for recreational facility directly related for open space use to allow for increased capacity and additional events in an existing A-2 zone at **W5257 Navan Road** in Town of Milford, PIN 020-0814-2422-004 (3.843 ac).

PETITIONER: Paola Rodriguez Perez (W5257 Navan Rd, Watertown) appeared as the petitioner with Elizabeth Perdomo as a translator. Her petition aims to increase capacity and type of events allowed for the operation.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: Mary and Daniel Seurer (W8225 Stockbridge Ct, Lake Mills) spoke in opposition. Concerns shared include the large facility sitting on a narrow road with deep ditches. There will be late nights and inadequate parking.

Paul Moss (N8258 County Road A, Watertown) spoke in opposition, stating he is against the added noise, partying, and the other reasons as mentioned by Seurer's.

Grant and Paige Rice (W5221 Navan Rd, Watertown) submitted a letter in opposition, which was summarized by Elsner and included in file.

REBUTTAL: Rodriguez stated they plan to change hours from 11AM-10PM and Sundays to end at 8PM. It is a family gathering place, so there will not be extreme noise. Stated there will be music, but not loud enough to disturb neighbors. She has roughly 75 parking spaces and is willing to expand. The maximum capacity she will allow by contract is 150 people.

QUESTIONS FROM COMMITTEE: None.

STAFF: Read aloud by Elsner and in the file. Elsner confirmed about 2 events per month. Owner is willing to upgrade sanitation facilities if needed.

TOWN: Approved 3-0.

CU2217-26 – OneEnergy Renewables: Conditional Use to allow for a 6-watt dual-use solar farm in existing A-1 zone west of **W8375 Hope Lake Road** in Town of Oakland on PINs 022-0613-0322-000 (33.480 ac) and 022-0613-0323-000 (40.0 ac). The property is owned by Kornstedt Farms LLC.

PETITIONER: Peter Murphy (OneEnergy Renewables Representative) appeared on behalf of Kornstedt Farms for the petition. Adam Gussey also appeared in the interest of Kornstedt Farms. Murphy gave a brief synopsis of the project. Murphy highlighted the solar project will be screened with flowers which will be used as cut flowers. The remainder of the project will be planted with native pollinator seed blends. He stated that the project must end before March 2028, due to township road project.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: Anastasia Vega (N653 Old 26, Fort Atkinson) voiced opposition to the project.

REBUTTAL: Murphy declined his opportunity to rebut.

QUESTIONS FROM COMMITTEE: None.

STAFF: Read aloud by Elsner and in the file.

TOWN: Approved 3-1 with 29 conditions placed.

CU2218-26 – John & Tamara Pozorski: Conditional Use to allow for a 7,200 sq. ft., 38' high extensive onsite storage structure in existing R-2 zone at **N1571 County Road H** in Town of Palmyra, PIN 024-0516-1324-004 (10.369 ac).

PETITIONER: John and Tamara Pozorski (N1571 County Road H, Palmyra) appeared to explain their petition. The project will be a 60' x 120' pole barn. The structure will be hooked into an existing POWTS which was installed in 2025. Requested 38' height is designed to alter pitch to reduce risks from snow load and possible solar panel installation in future.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: Kim Tengler (N1569 County Road H, Palmyra) wrote a letter in opposition. She expressed concerns about visual obstructions. Letter was read to committee by Elsner and is included in the file.

REBUTTAL: J. Pozorski showed the committee a video of the vegetative buffer between Pozorski and Tengler properties showing roughly 30' tall vegetation. Stated that it should block the view of the proposed structure.

QUESTIONS FROM COMMITTEE: The committee questioned the proposed use of the structure. John Pozorski stated that it will be used for personal storage and will also store the trailer and gear from the local Boy Scouts chapter.

STAFF: Read aloud by Elsner and in the file. Elsner clarified that there will not be monetary transactions for the storage of the Boy Scouts gear. Elsner clarified that there would be outside lighting for security purposes.

TOWN: Approved 3-0.

6. Adjourn

Supervisor Jaeckel made a motion to adjourn the meeting. Supervisor Foelker seconded the motion. The motion passed 4-0 and the meeting adjourned at 8:19 PM.

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MINUTES
JEFFERSON COUNTY PLANNING AND ZONING COMMITTEE
DECISION MEETING

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

SUBJECT: Planning and Zoning Committee Decision Meeting
DATE: Monday, July 27, 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: 282 181 109 880 272

Passcode: HB2Kx2ND

1. Call to Order

The meeting was called to order by Supervisor Poulson at 8:30 a.m.

2. Roll Call (Establish a Quorum)

Committee members present in person were Supervisor Jaeckel, Supervisor Poulson, Supervisor Nass and Supervisor Foelker. Supervisor Kaiser was absent. Department staff present were Matt Zangl, Sarah Elsner, Haley Nielsen, Thijs Roeven and Shari Fischback. Other County staff in attendance were County Administrator Michael Luckey, Corporation Counsel Danielle Thompson, Assistant Corporate Counsel Amy Johnson and Register of Deeds Staci Hoffman. James Kuckkan from the Watertown Daily Times and Village of Johnson Creek Administrator Kyle Ellefson were present via Teams. Members of the public present were Chris Gang, Alex Spheris, Jane Riedl and City of Lake Mills Manager Drake Daily.

3. Certification of Compliance with Open Meetings Law

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

4. Approval of the Agenda

Motion made by Supervisor Nass, second by Supervisor Jaeckel to approve the agenda. 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) – None.

6. Approval of meeting minutes from June 29, July 10, July 16

Motion by Jaeckel/Foelker to approve June 29, 2026, minutes as written.

Motion passed on a voice vote 4-0.

Motion by Jaeckel/Poulson to approve July 10, 2026, minutes as written.

Motion passed on a voice vote 4-0.

Motion by Jaeckel/Nass to approve July 16, 2026, minutes as written.

Motion passed on a voice vote 4-0.

7. Communications – Zangl reported that the Village of Johnson Creek did appeal the Board of Adjustment decision for the septic in Town of Farmington. It is currently going through the court system.

8. Monthly Financial Report for Register of Deeds

Hoffman stated that all is well in the department. Budget is on par. Currently working on back indexing.

9. Monthly Financial Report for Planning & Development

Zangl reported that the department is doing well, about \$3000 short compared to last month but still have this last week to go in the month with no major expenses coming. Revenues were provided in the packet.

10. Discussion on Solar Energy Facilities

- a. **Badger State Solar** – Site inspection to take place next week. Project is on pace to be online by end of the year.
- b. **Sinnissippi Solar** – Working through the Joint Development Agreement with the Towns and hope to have a draft for review by the end of July.
- c. **Whitewater Solar** - Joint Development Agreement draft is in review, came back with a few minor changes. Getting close to a final agreement. Plan to start construction early next Spring/Summer 2027.
- d. **Stone Elephant Solar** – No updates. Waiting to start construction.

11. Discussion and Possible Action on R4697T-26 for a proposed Zoning Ordinance amendment for an 18-month data center moratorium.

Zangl summarized the process and noted that a few additional towns approved of the moratorium since the Public Hearing. A draft of the moratorium ordinance was summarized and included in the packet. Motion was made by Supervisor Nass/Foelker to approve the moratorium ordinance and send on to County Board. Motion passed on a voice vote, 4-0.

12. Discussion and Possible Action on CU2172 for Edgehill Ventures LLC at N2316 Museum Road, PIN 010-0515-0213-013 in the Town of Hebron to relocate three camping sites.

Zangl summarized the proposal to move the camping sites out of the floodplain along the river to a location near the pond. Motion was made by Supervisor Foelker/Jaeckel to approve moving the three camping sites. Motion passed on a voice vote, 4-0.

13. Discussion and Possible Action on replacing a house that was removed more than 15 years ago and more than 100' from the existing foundation, located at W7280 Manske Road, PIN 020-0814-3123-002 in the Town of Milford and within an A-1 zoning district.

Zangl provided a recap of ordinance sections concerning replacement of house. He stated he received proof that there were two houses there in the past, which is included in the packet. Motion was made by Jaeckel/Nass to approve proposed placement of new house. Motion passed on a voice vote, 4-0.

14. Discussion and Possible Action on POWTS Ordinance Amendment

Discussion took place regarding ordinance revisions and gathering input from the municipalities. Luckey mentioned he met with municipality leadership on July 10th and summarized their position. Daily spoke to the ordinance and the effect on municipality growth. Suggestion was made to invite municipality leaders to attend the decision meeting next month. Motion was made by Poulson/Jaeckel to extend another month to allow leadership to review and collect input. Motion passed on a voice vote, 4-0.

15. Discussion and Possible Action on Classifying Private Dog Parks in the Zoning Ordinance

Zangl received a couple inquiries for and an application for private dog parks, a possible growing trend.

Discussion took place regarding where a private dog park fits into the ordinance as a conditional use in the A-2 zone.

16. Discussion and Possible Action on 2027 Fee Schedule

Zangl explained the proposed fee changes. Discussion took place about the fees. Motion was made by Supervisor Jaeckel/Foelker to approve the proposed fees with exception of changing same day inspection fee to \$100.

Motion was made by Supervisor Jaeckel/Foelker to approve the proposed fee schedule. Motion passed on voice vote, 4-0.

17. Discussion and Possible Action on 2027 Department Budget

Zangl reviewed the budget including Zoning, Solid Waste, Land Information and Surveyor. Motion was made by Supervisor Jaeckel/Nass to accept the budget. Motion passed on voice vote, 4-0.

18. Discussion and Possible Action on Petitions Presented in Public Hearing on July 16, 2026:

See rezone and conditional use file for complete decision

APPROVED R4693A-26 – Mehrabi Family Trust: Rezone 1.3484-acre from A-1 to A-3 around the existing house at **N8697 Hustisford Road** in Town of Ixonia, PIN 012-0816-1831-000 (37.0 ac). Motion by Jaeckel/Nass to approve the rezone request with conditions. Motion approved on a 4-0 voice vote.

APPROVED R4694A-26 – Christopher Gang: Rezone from A-1 to A-3 PIN 014-0614-1311-001 (.590-ac) owned by Lyle Vogel Trust and PIN 014-0614-1311-002 (.510-ac) to combine to create in total an approximate 1.1-acre residential lot at **W4927 Vogel Road** in Town of Jefferson. Motion by Jaeckel/Foelker to approve the rezone request with conditions. Motion approved on a 4-0 voice vote.

APPROVED R4695A-26 – Mehrabi Family Trust: Rezone 1.0-acre from A-2 to A-1 to remove the existing A-2 zone at **N8697 Hustisford Road** in Town of Ixonia, PIN 012-0816-1831-000 (37.0 ac). Motion by Jaeckel/Poulson to approve the rezone request with conditions. Motion approved on a 4-0 voice vote.

APPROVED R4696A-26 – Andrew Woods: Rezone 1.621-acres from A-2 to A-3 to create a residential lot around existing house on PIN 006-0716-0832-002 and move the northern lot line to combine with the existing A-3 lot line from PIN 006-0716-0832-000 at **W2054 Church Drive** in Town of Concord. Parcels are owned by Andrew & Cassandra Woods. Motion by Poulson/Foelker to approve the rezone request with conditions. Motion approved on a 4-0 voice vote.

APPROVED CU2208-26 – Eric Martin: Conditional Use for a home occupation to allow for a truck repair shop in existing A-1 zone at **N9498 Green Valley Road** in Town of Ixonia, PIN 012-0816-0341-001 (2.999 ac). Motion by Jaeckel/Foelker to approve the conditional use with conditions. Motion approved on a 4-0 voice vote.

POSTPONED CU2209-26 – Fiege Properties LLC: Conditional Use for transportation services to allow for storage units and outdoor storage in an existing B, Business zone at **W6423 US Highway 18** in Town of Jefferson, PIN 014-0614-0921-000 (19.720 ac). Motion by Poulson/Foelker to postpone for more information. Motion approved on a 4-0 voice vote.

APPROVED CU2210-26 – Nathanael & Julia Voss: Conditional Use to allow for a 1264 sq. ft., 20 ft. high extensive onsite storage structure to replace an old existing 1080 sq. ft. garage in existing R-2 zone at **N381 Haight Road** in Town of Koshkonong, PIN 016-0513-3512-005 (2.10 ac). Motion by Jaeckel/Poulson to approve the conditional use as presented. Motion approved on a 4-0 voice vote.

19. Planning and Development Department Update

Zangl shared new GIS site usage update. Since May there were 13,000 visits or 220 per day on the public GIS site.

20. Possible Future Agenda Items

Continue with the usual agenda items including Data Center information gathered and the POWTS Ordinance.

21. Discussion on Upcoming Meeting Dates:

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

August 20, 7:00 p.m. – Public Hearing in Courthouse Room C2063

August 31, 8:30 a.m. – Decision Meeting in Courthouse Room C1021
September 11, 8:00 a.m. – Site Inspections leaving from Courthouse Room C1049
September 17, 7:00 p.m. – Public Hearing in Courthouse Room C2063
September 29, 8:30 a.m. – Decision Meeting in Courthouse Room C1021

22. Adjourn

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

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.

Monthly Budget Report



Account Number	Account Desc	JUL 2026			JUL 2025			2026 YTD			2025 YTD		
		Budget	Actual	% Used	Budget	Actual	% Used	Budget	Actual	% Used	Budget	Actual	% Used
30 Register Of Deeds		0.00	(30,481.23)	100.00%	0.00	(30,481.23)	100.00%	0.00	(68,198.66)	100.00%	0.00	(79,170.29)	100.00%
		0.00	(30,481.23)	100.00%	0.00	(30,481.23)	100.00%	0.00	(68,198.66)	100.00%	0.00	(79,170.29)	100.00%
13001 118001	Petty	0.00	0.00	0.00%	0.00	0.00	0.00%	0.00	(68,198.66)	100.00%	0.00	(79,170.29)	100.00%
13001 131001	AR	0.00	0.00	0.00%	0.00	0.00	0.00%	0.00	100.00	100.00%	0.00	100.00	100.00%
13001 411100	Gen Prop T	0.00	15,592.75	100.00%	0.00	16,949.84	100.00%	0.00	0.00	0.00%	0.00	0.00	0.00%
13001 412300	RE Trns Fe	0.00	(38,902.08)	100.00%	0.00	(39,050.82)	100.00%	187,113.00	109,149.25	58.33%	118,648.88	58.33%	58.33%
13001 451301	RE Rec/Fil	0.00	(17,550.00)	100.00%	0.00	(16,160.00)	100.00%	(285,500.00)	(206,458.60)	72.31%	(229,376.22)	83.41%	83.41%
13001 451302	UCC Cnty	0.00	0.00	0.00%	0.00	0.00	0.00%	(153,750.00)	(110,439.00)	71.83%	(97,745.00)	65.16%	65.16%
13001 451303	Copy Fee	0.00	(9,641.38)	100.00%	0.00	(6,876.51)	100.00%	0.00	0.00	0.00%	0.00	0.00	0.00%
13001 451305	Land Inf/D	0.00	(5,371.75)	100.00%	0.00	(5,405.75)	100.00%	(60,000.00)	(59,211.87)	98.69%	(37,441.73)	57.60%	57.60%
13001 451307	Doc Rev	0.00	0.00	0.00%	0.00	(50.00)	100.00%	(52,000.00)	(31,467.85)	60.52%	(33,309.81)	64.06%	64.06%
13001 451309	Birth Fnd	0.00	(827.00)	100.00%	0.00	(822.00)	100.00%	(100.00)	(150.00)	150.00%	(100.00)	(100.00)	100.00%
13001 451310	Mar Fund	0.00	(994.00)	100.00%	0.00	(912.00)	100.00%	(8,000.00)	(6,511.00)	81.39%	(6,747.00)	84.34%	84.34%
13001 451311	Death Fund	0.00	(3,503.00)	100.00%	0.00	(3,092.00)	100.00%	(7,000.00)	(5,136.00)	73.37%	(5,278.00)	75.40%	75.40%
13001 451313	Dom Part	0.00	0.00	0.00%	0.00	0.00	0.00%	(42,000.00)	(23,901.00)	56.91%	(25,153.00)	59.89%	59.89%
13001 451314	Dom Term	0.00	0.00	0.00%	0.00	0.00	0.00%	0.00	0.00	0.00%	0.00	0.00	0.00%
13001 451316	Divorcefee	0.00	(10.00)	100.00%	0.00	(7.00)	100.00%	0.00	0.00	0.00%	0.00	0.00	0.00%
13001 474016	D Rec Fees	0.00	0.00	0.00%	0.00	0.00	0.00%	(100.00)	(166.00)	166.00%	(148.00)	(148.00)	100.00%
13001 474017	D Copy Fee	0.00	0.00	0.00%	0.00	0.00	0.00%	0.00	0.00	0.00%	0.00	0.00	0.00%
13001 483002	Misc Sale	0.00	0.00	0.00%	0.00	0.00	0.00%	0.00	0.00	0.00%	0.00	0.00	0.00%
13001 511110	Salary	0.00	8,086.26	100.00%	0.00	7,850.66	100.00%	0.00	0.00	0.00%	0.00	0.00	0.00%
13001 511210	Wage Reg	0.00	10,767.37	100.00%	0.00	9,098.51	100.00%	94,952.00	55,278.71	58.22%	53,642.91	58.19%	58.19%
13001 511210 22101	Wage Reg	0.00	0.00	0.00%	0.00	0.00	0.00%	133,389.64	69,947.47	52.44%	63,417.38	49.87%	49.87%
13001 511220	Wage Ovt	0.00	0.00	0.00%	0.00	0.00	0.00%	0.00	0.00	0.00%	0.00	0.00	0.00%
13001 511240	Wage Temp	0.00	0.00	0.00%	0.00	0.00	0.00%	0.00	0.00	0.00%	0.00	0.00	0.00%
13001 511310	Wage SL	0.00	0.00	0.00%	0.00	0.00	0.00%	0.00	0.00	0.00%	0.00	0.00	0.00%
13001 511320	Wage Vac	0.00	0.00	0.00%	0.00	0.00	0.00%	0.00	0.00	0.00%	0.00	0.00	0.00%
13001 511330	Wage Long	0.00	0.00	0.00%	0.00	0.00	0.00%	0.00	0.00	0.00%	0.00	0.00	0.00%
13001 511340	Wage Hol	0.00	0.00	0.00%	0.00	0.00	0.00%	0.00	0.00	0.00%	0.00	0.00	0.00%
13001 511350	Wage Mic	0.00	0.00	0.00%	0.00	0.00	0.00%	0.00	0.00	0.00%	0.00	0.00	0.00%

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a tier 1 solution

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Monthly Budget Report



Account Number	Account Desc	JUL 2026			JUL 2025			2026 YTD			2025 YTD		
		Budget	Actual	% Used	Budget	Actual	% Used	Budget	Actual	% Used	Budget	Actual	% Used
30 Register Of Deeds		0.00	(30,481.23)	100.00%	0.00	(29,619.19)	100.00%	0.00	(68,198.66)	100.00%	0.00	(79,170.29)	100.00%
		0.00	(30,481.23)	100.00%		(29,619.19)	100.00%	0.00	(68,198.66)	100.00%		(79,170.29)	100.00%
13001 531326	Advertise	0.00	0.00	0.00%	0.00	0.00	0.00%	100.00	0.00	0.00%	100.00	0.00	0.00%
13001 532325	Registr	0.00	170.00	100.00%	0.00	0.00	0.00%	1,905.00	985.00	51.71%	1,070.00	1,070.00	53.90%
13001 532332	Mileage	0.00	0.00	0.00%	0.00	0.00	0.00%	1,260.00	219.68	17.46%	181.86	181.86	12.47%
13001 532335	Meals	0.00	0.00	0.00%	0.00	0.00	0.00%	260.00	0.00	0.00%	0.00	0.00	0.00%
13001 532336	Lodging	0.00	0.00	0.00%	0.00	0.00	0.00%	3,500.00	1,126.78	32.20%	1,318.26	1,318.26	40.55%
13001 532339	Other Trvl	0.00	0.00	0.00%	0.00	0.00	0.00%	1,000.00	0.00	0.00%	518.83	518.83	100.00%
13001 533225	Tele Fax	0.00	0.00	0.00%	0.00	0.00	0.00%	0.00	0.00	0.00%	0.00	0.00	0.00%
13001 535242	Maint Mach	0.00	62.66	100.00%	131.25	131.25	100.00%	62,011.89	56,995.66	91.91%	56,547.52	56,547.52	93.25%
13001 571004	IP Tel All	0.00	84.50	100.00%	53.17	53.17	100.00%	1,283.00	591.50	46.14%	372.19	372.19	58.31%
13001 571005	Dup Allc	0.00	3.58	100.00%	3.50	3.50	100.00%	43.00	25.06	58.14%	24.50	24.50	57.14%
13001 571007	MIS Direct	0.00	0.00	0.00%	0.00	0.00	0.00%	0.00	0.00	0.00%	0.00	0.00	0.00%
13001 571009	MIS PC	0.00	1,958.17	100.00%	1,921.75	1,921.75	100.00%	23,523.00	13,707.19	58.27%	13,452.25	13,452.25	58.33%
13001 571010	MIS Sys	0.00	265.75	100.00%	242.00	242.00	100.00%	3,189.00	1,860.25	58.33%	1,694.00	1,694.00	58.33%
13001 591519	Oth Ins	0.00	182.01	100.00%	171.75	171.75	100.00%	2,155.55	1,274.07	59.09%	1,202.25	1,202.25	58.66%
13001 591521	Official B	0.00	0.00	0.00%	0.00	0.00	0.00%	0.00	0.00	0.00%	0.00	0.00	0.00%
13001 594818	Cap Comp	0.00	0.00	0.00%	0.00	0.00	0.00%	0.00	0.00	0.00%	0.00	0.00	0.00%
13001 611103	Oper TI	0.00	0.00	0.00%	0.00	0.00	0.00%	0.00	0.00	0.00%	0.00	0.00	0.00%
13001 699999	Budget FB	0.00	0.00	0.00%	0.00	0.00	0.00%	0.00	0.00	0.00%	0.00	0.00	0.00%
Grand Total:		0.00	(30,481.23)	100.00%	(29,619.19)	(29,619.19)	100.00%	0.00	(68,198.66)	100.00%	(79,170.29)	(79,170.29)	100.00%

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REPORT

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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
12501 Real Estate Description							
12501 411100 General Property Taxes	-421,080	0	-421,080	-280,720.00	.00	-140,359.94	66.7%
12501 451006 Real Estate Descrip Charges	-3,500	0	-3,500	-2,040.26	.00	-1,459.74	58.3%
12501 451008 Remote Access Fees	-8,500	0	-8,500	-6,182.72	.00	-2,317.28	72.7%
12501 451010 Sale Of Maps & Plat Books	-6,000	0	-6,000	-4,943.82	.00	-1,056.18	82.4%
12501 472007 Municipal Other Charges	-52,000	0	-52,000	-9,950.75	.00	-42,049.25	19.1%
12501 472011 Other Govt Land Info Charges	-1,000	0	-1,000	-535.90	.00	-464.10	53.6%
12501 511210 Wages-Regular	321,857	0	321,857	204,727.34	.00	117,129.24	63.6%
12501 511220 Wages-Overtime	50	0	50	172.70	.00	-122.53	344.2%
12501 511240 Wages-Temporary	0	0	0	3,862.50	.00	-3,862.50	.0%
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	14,774.86	.00	7,196.78	67.2%
12501 512142 Retirement (Employer)	23,112	0	23,112	14,716.87	.00	8,395.44	63.7%
12501 512144 Health Insurance	80,052	0	80,052	52,415.04	.00	27,636.85	65.5%
12501 512145 Life Insurance	84	0	84	60.32	.00	23.80	71.7%
12501 512151 HSA Contribution	5,600	0	5,600	.00	.00	5,600.00	.0%
12501 512153 HRA Contribution	0	0	0	1,600.00	.00	-1,600.00	.0%
12501 512173 Dental Insurance	4,932	0	4,932	2,583.20	.00	2,348.80	52.4%
12501 531311 Postage & Box Rent	100	0	100	159.23	.00	-59.23	159.2%
12501 531312 Office Supplies	700	0	700	16.39	.00	683.61	2.3%
12501 531313 Printing & Duplicating	5,100	0	5,100	5,371.32	.00	-271.32	105.3%
12501 531324 Membership Dues	80	0	80	80.00	.00	.00	100.0%
12501 532325 Registration	300	0	300	320.00	.00	-20.00	106.7%
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	196.78	.00	203.22	49.2%
12501 535242 Maintain Machinery & Equip	3,000	0	3,000	1,449.14	.00	1,550.86	48.3%
12501 571004 IP Telephony Allocation	550	0	550	290.00	.00	260.00	52.7%
12501 571005 Duplicating Allocation	24	0	24	16.00	.00	8.00	66.7%
12501 571009 MIS PC Group Allocation	15,122	0	15,122	10,070.64	.00	5,051.36	66.6%
12501 571010 MIS Systems Grp Alloc(ISIS)	4,127	0	4,127	2,751.36	.00	1,375.64	66.7%
12501 591519 Other Insurance	3,033	0	3,033	2,059.60	.00	973.13	67.9%
TOTAL Real Estate Description	0	0	0	13,319.84	.00	-13,319.84	.0%
12502 Assessment Of Property							
12502 411100 General Property Taxes	-10,443	0	-10,443	-6,962.00	.00	-3,481.00	66.7%

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Jefferson County
REPORT

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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
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	1,460.00	.00	733.00	66.6%
TOTAL Assessment Of Property	0	0	0	-4,728.08	.00	4,728.08	.0%
12503 Land Information Program							
12503 421001 State Aid	-136,000	0	-136,000	-52,955.00	.00	-83,045.00	38.9%
12503 451305 Land Info/Deeds Fee	-80,000	0	-80,000	-63,456.00	.00	-16,544.00	79.3%
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	15.87	.00	-15.87	.0%
12503 514151 Per Diem	0	0	0	65.00	.00	-65.00	.0%
12503 521219 Other Professional Serv	20,000	0	20,000	6,455.00	.00	13,545.00	32.3%
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	359.43	.00	140.57	71.9%
12503 531324 Membership Dues	400	0	400	250.00	.00	150.00	62.5%
12503 532325 Registration	2,600	0	2,600	2,959.00	.00	-359.00	113.8%
12503 532332 Mileage	250	0	250	115.40	.00	134.60	46.2%
12503 532335 Meals	400	0	400	63.03	.00	336.97	15.8%
12503 532336 Lodging	3,450	0	3,450	2,560.39	.00	889.61	74.2%
12503 532339 Other Travel & Tolls	0	0	0	189.61	.00	-189.61	.0%
12503 533236 Wireless Internet	325	0	325	160.19	.00	164.81	49.3%
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	-71,381.04	.00	71,381.04	.0%
12505 Surveyor							
12505 411100 General Property Taxes	-141,245	0	-141,245	-94,163.60	.00	-47,081.76	66.7%

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 Jefferson County
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ACCOUNTS FOR:		ORIGINAL	TRANFRS/	REVISED			AVAILABLE	PCT
100 General Fund		APPROP	ADJSTMTS	BUDGET	ACTUALS	ENCUMBRANCES	BUDGET	USED
12505 511110	Salary-Permanent Regular	89,492	0	89,492	57,087.68	.00	32,404.41	63.8%
12505 512141	Social Security	6,269	0	6,269	4,176.55	.00	2,092.82	66.6%
12505 512142	Retirement (Employer)	6,443	0	6,443	4,110.29	.00	2,333.14	63.8%
12505 512144	Health Insurance	23,496	0	23,496	15,384.61	.00	8,111.87	65.5%
12505 512145	Life Insurance	24	0	24	16.12	.00	7.76	67.5%
12505 512151	HSA Contribution	1,600	0	1,600	.00	.00	1,600.00	.0%
12505 512173	Dental Insurance	1,104	0	1,104	709.72	.00	394.28	64.3%
12505 531303	Computer Equipmt & Software	0	0	0	121.66	.00	-121.66	.0%
12505 531311	Postage & Box Rent	0	0	0	26.15	.00	-26.15	.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	3,533.12	.00	1,466.88	70.7%
12505 531324	Membership Dues	280	0	280	169.53	.00	110.47	60.5%
12505 531351	Gas/Diesel	850	0	850	538.49	.00	311.51	63.4%
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	252.07	.00	247.93	50.4%
12505 571004	IP Telephony Allocation	183	0	183	96.64	.00	86.36	52.8%
12505 571009	MIS PC Group Allocation	1,680	0	1,680	1,118.64	.00	561.36	66.6%
12505 571010	MIS Systems Grp Alloc(ISIS)	938	0	938	625.36	.00	312.64	66.7%
12505 571020	Fleet Allocation	1,200	0	1,200	.00	.00	1,200.00	.0%
12505 591519	Other Insurance	1,010	0	1,010	704.08	.00	306.03	69.7%
TOTAL Surveyor		0	0	0	-5,369.65	.00	5,369.65	.0%
TOTAL General Fund		0	0	0	-68,158.93	.00	68,158.93	.0%
TOTAL REVENUES		-1,265,946	-18,278	-1,284,224	-546,307.96	.00	-737,916.02	
TOTAL EXPENSES		1,265,946	18,278	1,284,224	478,149.03	.00	806,074.95	

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Jefferson County
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FROM 2026 01 TO 2026 12

ACCOUNTS FOR:			ORIGINAL	TRANFRS/	REVISED			AVAILABLE	PCT
100 General Fund			APPROP	ADJSTMTS	BUDGET	ACTUALS	ENCUMBRANCES	BUDGET	USED
12901 Zoning									
12901	411100	General Property Taxes	-402,757	0	-402,757	-268,504.88	.00	-134,252.49	66.7%
12901	432002	Private Sewage System	-80,000	0	-80,000	-59,180.00	.00	-20,820.00	74.0%
12901	432099	Other Permits	-130,000	0	-130,000	-126,875.00	.00	-3,125.00	97.6%
12901	451002	Private Party Photocopy	-500	0	-500	-3.00	.00	-497.00	.6%
12901	458010	Soil Testing Fee	-9,000	0	-9,000	-7,280.00	.00	-1,720.00	80.9%
12901	472003	Municipality Copies & Printin	0	0	0	-23.00	.00	23.00	.0%
12901	511110	Salary-Permanent Regular	133,035	0	133,035	85,634.27	.00	47,400.73	64.4%
12901	511210	Wages-Regular	324,986	0	324,986	181,807.10	.00	143,179.07	55.9%
12901	511220	Wages-Overtime	22	0	22	25.31	.00	-3.16	114.3%
12901	511240	Wages-Temporary	0	0	0	9,847.50	.00	-9,847.50	.0%
12901	511330	Wages-Longevity Pay	150	0	150	.00	.00	150.00	.0%
12901	512141	Social Security	34,563	0	34,563	20,018.95	.00	14,544.19	57.9%
12901	512142	Retirement (Employer)	31,382	0	31,382	18,674.61	.00	12,707.56	59.5%
12901	512144	Health Insurance	19,125	0	19,125	29,165.76	.00	-10,040.86	152.5%
12901	512145	Life Insurance	99	0	99	71.40	.00	27.17	72.4%
12901	512151	HSA Contribution	1,600	0	1,600	.00	.00	1,600.00	.0%
12901	512173	Dental Insurance	3,166	0	3,166	2,306.73	.00	858.87	72.9%
12901	521212	Legal	1,000	0	1,000	97.50	.00	902.50	9.8%
12901	531303	Computer Equipmt & Software	0	0	0	189.94	.00	-189.94	.0%
12901	531311	Postage & Box Rent	7,000	0	7,000	4,655.43	.00	2,344.57	66.5%
12901	531312	Office Supplies	2,200	0	2,200	836.13	.00	1,363.87	38.0%
12901	531313	Printing & Duplicating	250	0	250	377.16	.00	-127.16	150.9%
12901	531314	Small Items Of Equipment	4,500	0	4,500	12.80	.00	4,487.20	.3%
12901	531321	Publication Of Legal Notice	6,800	0	6,800	3,201.95	.00	3,598.05	47.1%
12901	531324	Membership Dues	700	0	700	130.00	.00	570.00	18.6%
12901	531326	Advertising	500	0	500	208.68	.00	291.32	41.7%
12901	531327	Certification Fees	600	0	600	613.50	.00	-13.50	102.3%
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	1,177.81	.00	1,222.19	49.1%
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	776.40	.00	423.60	64.7%
12901	533236	Wireless Internet	200	0	200	.00	.00	200.00	.0%
12901	535242	Maintain Machinery & Equip	2,000	0	2,000	1,412.80	.00	587.20	70.6%
12901	571004	IP Telephony Allocation	1,467	0	1,467	772.64	.00	694.36	52.7%
12901	571005	Duplicating Allocation	292	0	292	194.64	.00	97.36	66.7%

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Jefferson County
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FROM 2026 01 TO 2026 12

ACCOUNTS FOR:			ORIGINAL	TRANFRS/	REVISED			AVAILABLE	PCT
100 General Fund			APPROP	ADJSTMTS	BUDGET	ACTUALS	ENCUMBRANCES	BUDGET	USED
12901	571009	MIS PC Group Allocation	25,203	0	25,203	16,784.00	.00	8,419.00	66.6%
12901	571010	MIS Systems Grp Alloc(ISIS)	5,158	0	5,158	3,438.64	.00	1,719.36	66.7%
12901	571020	Fleet Allocation	3,500	0	3,500	.00	.00	3,500.00	.0%
12901	591519	Other Insurance	5,060	0	5,060	3,207.12	.00	1,852.55	63.4%
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	-74,544.58	.00	74,544.58	.0%
12902 Solid Waste Program									
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	-9,714.00	.00	-286.00	97.1%
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	22,354.74	.00	19,449.39	53.5%
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	1,710.18	.00	1,506.10	53.2%
12902	512142	Retirement (Employer)	2,768	0	2,768	1,468.18	.00	1,299.71	53.0%
12902	512145	Life Insurance	18	0	18	10.56	.00	7.15	59.6%
12902	512173	Dental Insurance	662	0	662	354.86	.00	307.54	53.6%
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	39,194.36	61,729.39	-100,923.75	.0%
12902	529299	12904 Purchase Care & Service	0	0	0	4,575.50	11,348.26	-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	52.94	.00	147.06	26.5%
12902	531312	Office Supplies	700	0	700	118.60	.00	581.40	16.9%
12902	531312	12903 Office Supplies	0	0	0	6.45	.00	-6.45	.0%
12902	531313	Printing & Duplicating	1,000	0	1,000	431.09	.00	568.91	43.1%
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	1,721.51	.00	278.49	86.1%
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%

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 Jefferson County
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 ACCOUNTS FOR:
 100 General Fund

	ORIGINAL APPROP	TRANFRS/ ADJSTMTS	REVISED BUDGET	ACTUALS	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
12902 533225 Telephone & Fax	20	0	20	.00	.00	20.00	.0%
12902 571004 IP Telephony Allocation	367	0	367	193.36	.00	173.64	52.7%
12902 571005 Duplicating Allocation	1,108	0	1,108	738.00	.00	370.00	66.6%
12902 571009 MIS PC Group Allocation	1,680	0	1,680	1,118.64	.00	561.36	66.6%
12902 571010 MIS Systems Grp Alloc(ISIS)	469	0	469	312.64	.00	156.36	66.7%
12902 591519 Other Insurance	398	0	398	268.08	.00	129.54	67.4%
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	61,198.69	73,077.65	-134,276.34	.0%
TOTAL General Fund	0	0	0	-13,345.89	73,077.65	-59,731.76	.0%
TOTAL REVENUES	-1,111,930	-111,364	-1,223,294	-476,979.88	.00	-746,314.17	
TOTAL EXPENSES	1,111,930	111,364	1,223,294	463,633.99	73,077.65	686,582.41	



Public Service Commission of Wisconsin

Summer Strand, Chairperson
Kristy Nieto, Commissioner
Marcus Hawkins, Commissioner

4822 Madison Yards Way
P.O. Box 7854
Madison, WI 53707-7854

August 4, 2026

Re: Application of Sinnissippi Solar Energy LLC for a
Certificate of Public Convenience and Necessity to
Construct a Solar Electric Generation Facility Capable of
Generating up to 100 MW, a Collector Substation, and a
138 kV Generator Transmission Tie Line in the Towns of
Watertown, Ixonia, and Concord, Jefferson County,
Wisconsin

9823-CE-100

To the Person Addressed:

On December 5, 2025, the Public Service Commission of Wisconsin (Commission) received an application from Sinnissippi Solar Energy, LLC (the applicant) to receive a Certificate of Public Convenience and Necessity (CPCN) for the authority to construct and place in service a new solar electric generation facility, generation-tie line, and associated facilities. The proposed project would be located in the towns of Watertown, Ixonia, and Concord in Jefferson County, Wisconsin. The Commission is sending this letter to property owners near the proposed project facilities, as well as individuals who have asked to be placed on our mailing list. It is also being sent to public officials who may wish to place this notification in a location where it can be viewed by the public.

The project is a Type II action under Wis. Admin. Code § PSC 4.10(2). It requires the preparation of an environmental assessment (EA) to determine if an environmental impact statement (EIS) is necessary under Wis. Stat. § 1.11. Commission and Wisconsin Department of Natural Resources (DNR) staff completed an environmental review of the proposed project and prepared an EA to determine if an EIS was necessary. The EA is written following the guidelines in Wis. Admin. Code PSC 4.20 and is a review of the potential environmental effects of the proposed project that would affect the quality of the human environment as described in Wis. Stat. § 1.11(2)(c). The EA also describes ways of mitigating or avoiding some of the expected impacts and concludes with the evaluation of ten items described in Wis. Admin. Code § PSC 4.20(2)(d). A notification of the Commission's intent to prepare an EA, including a solicitation for comments on the environmental aspects of this project, was mailed to landowners, local and regional media, affected municipal entities, the regional planning commission, and area legislators in the project area on April 27, 2026.

The preliminary determination indicates that no significant impacts on the human or natural environment are likely to occur as a result of the construction and operation of this project. Therefore, preparation of an EIS is not required. Comments regarding this determination can be directed to the contact person listed at the end of this letter. The remainder of this letter describes the primary impacts of the project and summarizes the conclusions of the EA. To

obtain a copy of the EA, please request a copy from the contact person listed at the end of this letter.

Proposed Project

The applicant is proposing a 100 megawatt (MW) photovoltaic (PV) solar electric generation facility. The applicant has secured development rights for 1,944 acres of land. The proposed primary solar arrays and associated facilities are located on approximately 558 acres, with another 365 acres available for consideration as alternative array locations. The major components of the proposed project include PV panels, inverters, approximately 25.26 miles of underground 34.5 kilovolt (kV) collector circuits for primary and alternate arrays, a new 138 kV substation, a new permanent operations and maintenance building, and a new 138kV generation-tie line that would be approximately 0.8 miles long.

Arrays are proposed to be located on primarily commercial agricultural land. The generation-tie line would run through a corridor of primarily agricultural land to connect the project substation to existing facilities at the nearby Concord Generating Station where the project would interconnect to the grid. An interactive web-map of the project is located at the PSC website's Highlighted Case page for Sinnissippi Solar.¹

Potential Natural Resource and Social Impacts

The proposed project would cause environmental impacts based on the surrounding land use, habitats, and features. During construction activities, there would be increased noise, dust, and vibration in the construction areas. Pile drivers installing steel supports for the project would be one source of noise during construction, based on the location of work. There would be increased traffic in the project area as employees and deliveries come and go from the project work areas. The fences surrounding the proposed arrays would impact wildlife use of the area although the fences could either have larger openings or be raised six inches off the ground to allow for small wildlife movement. A visual change in the project area from agricultural fields to a more industrial landscape of fencing and rows of solar panels would affect individual viewers differently, depending on a number of factors. Vegetation screening could be used to reduce the visual impact of the project from public roadways and other vantage points.

Construction on agricultural fields would result in both temporary and long-term impacts. The areas hosting the solar PV arrays, new collector substation, operations and maintenance (O&M) building, and other associated facilities would be out of commercial agricultural production for the operational life of the project (estimated 30 years). Loose or disturbed soils after clearing or during construction could be susceptible to erosion or the establishment of invasive plant species. Animals and vegetation in the project area could be displaced or damaged because of construction activities. All the arrays and the substation would be fenced. The substation would have chain-link fence topped with barbed wire. The solar arrays would use seven- to eight-foot-high wildlife-friendly fencing, which does not use barbed wire. The bottom of the fence could be raised six inches above the ground or have larger openings in certain areas so as to not impede

¹ Available at: <https://psc.wi.gov/Pages/CommissionActions/CasePages/Sinnissippi.aspx>. Accessed July 15, 2026.

the movement of small ground-dwelling animals in the project area. The planned activities would not be expected to have a significant impact on rare species.

Some solar projects have done mass grading of soils prior to pile driving, and if there are heavy precipitation events, this can cause soil erosion and stormwater runoff. The use of best management practices during construction, as well as thorough post-construction restoration, could reduce many of these direct impacts. Localized drainage patterns could change to some extent. The site is planned to be seeded with low-growing native and non-native grasses and some areas of more diverse native flowering plants. This would stabilize and improve soils while limiting any runoff onto adjacent properties. The applicant is substantially avoiding impacts to wetlands and waterways through the proposed placement of the facilities. The project would not adversely impact previously identified archaeological and/or historical resources in the project area.

It is not fully known whether decommissioning a long-term, utility-scale solar project can return a project area to previous conditions. Thorough decommissioning, which would include decompacting soils, would likely allow the land to return to productive agricultural use. The applicant anticipates the negotiation and execution of a joint development agreement with local governments would require the project to provide a decommissioning plan and potential financial assurance that such a plan be completed.

Preliminary Determination

The project, as proposed in the application and subsequent filings including use of the stated construction methods and implementation of the mitigation plans, is not expected to cause any significant environmental effects. There would be increased noise, dust, and vibration, which may affect nearby residents during the construction of project facilities. A change in the landscape from agricultural use to a more developed area with panels, associated facilities, and fencing would be noticeable to local landowners, wildlife, and visitors. There could be increased soil erosion and stormwater run-off from the site, particularly when soils have been disturbed and during heavy precipitation events. Some animals may be displaced from the project area, especially during the construction phase.

No significant impacts on the human environment that would warrant the preparation of an EIS are expected if this project were constructed using some combination of the currently proposed array sites and associated project facilities. Thus, preparation of an EIS, as described in Wis. Stat. § 1.11, is not required for this project.

Copies of the EA are available upon request, either in electronic or paper format (for a paper copy, an address must be provided). Requests for a copy of the EA should be made to Samuel Rumschlag at the Public Service Commission of Wisconsin by telephone at (608) 267-9304, by e-mail at samuel.rumschlag1@wisconsin.gov, or by regular mail directed to the Public Service Commission, P.O. Box 7854, Madison, Wisconsin 53707-7854.

Comments

Comments on the preliminary determination for this proposed project should be made to Samuel Rumschlag at the address above, or through the Commission's web comment form. Go to the Commission's website at <https://psc.wi.gov>, click on "Commission Actions," then click on "File a Public Comment." On the next page, select "File a comment" for case 9823-CE-100.

All comments must be received by Friday, August 28, 2026.

Sincerely,

A handwritten signature in black ink, appearing to read "S. Rumschlag", written in a cursive style.

Samuel Rumschlag
WEPA Coordinator
Division of Digital Access, Consumer and Environmental Affairs

SR:bs DL: 02149436



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

Public Service Commission of Wisconsin
RECEIVED: 7/30/2026 9:32:21 AM

July 29, 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 2nd 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 2nd quarter of 2026.

a. Construction Commencement Date;

- 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 and pile installation is complete; road maintenance continues.
- HV civil and structural erection were completed; major equipment was delivered and set, including breakers, the control enclosure, capacitor bank, and the main power transformer (MPT).
- Permit Matrix is attached at end of report indicating which permits Badger State Solar has obtained and which are outstanding.

c. Construction Status;

- Racking/tracker installation progressed to 94%, and module installation progressed to 88%.
- PV electrical work advanced to setting inverters and beginning DC and MV terminations. Medium-voltage overhead installation across U.S. Highway 18 began in May and continued through June.
- Overall project construction is 89% complete.
- No environmental incidents and no compliance incidents were recorded during the reporting period.



d. Placed in Service Date;

- No facilities have been placed in service as of the end of the reporting period. Placed-in-service milestones for the Project's circuits are projected to be in Q3 2026.

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
Wisconsin Department of Transportation (WisDOT)	Oversize/Overweight Permit Transport of Main Transformer	Permit to transport MPT to site
Wisconsin Department of Transportation (WisDOT)	WisDOT Detour Permit	Permit to allow construction of medium-voltage overhead crossing over U.S. Highway 18
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
Jefferson County	Oversize/Overweight Permit Transport of Main Transformer Wis. Stat. § 348.26(2), (3)	Permit to transport MPT to site
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)	
<u>Government Authority</u>	<u>Type of Permit</u>
Federal	
None	
State	
Wisconsin Department of Natural Resources (WDNR)	Well Notification
Local	
Jefferson County	Sanitary Permit
Town of Jefferson	Building / Electrical Permits* <i>(to the extent required)</i>



July 30, 2026

Mr. Cru Stublely

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 Q2 2026**

Dear Mr. Stublely,

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

a. Construction Commencement Date

- Construction has not commenced as of the end of the second 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.
- Engineering and design activities advanced during the reporting period, including coordination on civil, electrical, tracker, substation, and constructability inputs in support of ongoing preconstruction planning.
- Interconnection-related development activities continued during the reporting period. For the DPP-2025 queue position (Project No. J4101, 71 MW ERIS / 35 MW NRIS), required IBR modeling deliverables were submitted to MISO by the June 1, 2026 deadline, and MISO formally confirmed J4101's validation and acceptance into the DPP-2025 study cluster on June 2, 2026. The project is advancing in DPP Phase 2. For the Surplus Interconnection request (MISO Project No. S1151), MISO held a kick-off call on June 5, 2026, distributed a draft study scope for comment on June 12, 2026, and issued a final study scope on June 26, 2026. The project is advancing through the surplus interconnection study process.

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

Public Service Commission of Wisconsin
RECEIVED: 7/29/2026 1:44:08 PM

- 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, Whitewater Solar, LLC completed its evaluation of competitive pricing received from multiple qualified contractors for engineering, procurement, and construction of the Project. Following this evaluation, an EPC prime contractor was selected and an EPC award letter was issued on June 30, 2026.
 - No construction contract has been executed as of the end of the reporting period.

Respectfully submitted,



Stephen Jones

Whitewater Solar, LLC

Stephen.Jones@desri.com

320.428.6750

575 Fifth Avenue, 24th Floor

New York, NY 10017

Petition R4676A-26

Lot location

The proposed lot location is ideal for how we would like the layout of the shop to be oriented and to have minimal effect on crop production and yield loss. The western edge of the property near the other homes is not nearly as level, and has multiple rolling hills that will require far more excavation and extra fill brought in to make the lot level and buildable. Moving it to the west will also completely obstruct the southern view of one of the neighbors. The east side of the property (the corner of West Rd. and Trieloff) is lower ground and will require fill to be brought in to raise it to grade and improve drainage. However, doing this will cause the rest of that eastern field edge to be more prone to flooding or excess moisture in the ground, reducing yields and or the ability to plant in a timely fashion. If built where we have proposed, the shop will have a better layout to allow more natural light for working as well as better air movement. If built on the east side of the property due to the lower ground, the shop would have to be repositioned, or the layout rotated, and the previously stated benefits would be reduced. The proposed location also has fairly level ground and is at the top of a knoll, providing excellent drainage for the buildings and no concerns about being too wet or flooding as compared to the east side of the property. With that in mind, in the future, if we ever want to add any buildings for machinery storage, the proposed location provides that ability without having to bring in more fill for grade and drainage. I've also included some papers printed off directly from the Jefferson County website GIS map. They show that the proposed location does not have as good of soil as the east side of the property and that there is less concern for a septic system (the red vertical lines indicate a moderate limitation of septic suitability and the red diagonal lines indicate a severe limitation). From experience, we can confirm what the GIS map shows: the proposed location is not as good of soil for farming. It is higher ground and has more sandy soil, so the yield impact of building there will be less.

As far as clustering lots, there is a home that was recently built (I believe less than five years ago), almost directly across the road from where we have the proposed lot. The lot where this home is located has 3 acres that were rezoned in the middle of an active farm field, with no other homes nearby. The home itself is set off of the fields in the woods; however, the driveway alone is over an acre, and the fields had to be divided because of this driveway. Our proposal is for a 1-acre lot and will be relatively close to this property, leaving them "clustered".

**DECISION OF THE JEFFERSON COUNTY
PLANNING & ZONING COMMITTEE
CONDITIONAL USE PERMIT
I. FINDINGS OF FACT:**

Petition # CU1971-19 Township: Watertown
Site Inspection Date: 2/15/2019 Hearing Date: 2/21/2019
Petitioner Name: Timothy Otterstatter
Property Owner(s): Timothy P Otterstatter
Property Location: Off of East Gate Dr.

CONDITIONAL USE REQUEST: For farm/construction equipment sales

PARCEL(S)(PIN#): 032-0815-1223-000 (20.39ac)

ADJACENT LAND USE: A-1 Exclusive Agricultural, A-2 Agricultural & Rural Business, B-Business

COMMENTS/ADDITIONAL INFORMATION RECEIVED AT PUBLIC HEARING:

- Hours of operation? Daylight hours
- Bathroom? Otterstatter would like a bathroom if soils allow. - Lights? Yes, on the building.
- Outside storage? A few things, from time to time.

TOWN BOARD RECOMMENDATION 1/14/2019 ☒ Approval ☐ Denial ☐ Postponed ☐ No action

Note: Town Board recommendation does not constitute final county action. See Sec. III Order & Determination

II. CONCLUSIONS

BASED UPON THE FINDINGS OF FACT, THE CONDITIONAL USE FILE, SITE INSPECTION, PUBLIC HEARING, ZONING ORDINANCE, AND THE AGRICULTURAL PRESERVATION AND LAND USE PLAN, THE PLANNING & ZONING COMMITTEE CONCLUDES THAT THE PROPOSED CONDITIONAL USE ☒ Complies ☐ Does Not Comply

FOR THE FOLLOWING REASONS: This proposal meets Jefferson County Zoning Ordinance requirements.

III. ORDER & DETERMINATION

Based on the findings of fact, conclusions and the record herein, the committee recommends that the

conditional use be: ☒ **Granted** ☐ **Denied** ☐ **Postponed**

Motioned by: Lloyd Zastrow 2nd by: George Jaeckel Vote: 5-0 Date: 2/25/2019

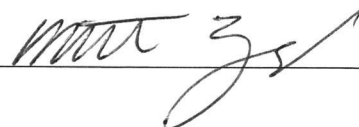
WITH THE FOLLOWING CONDITIONS:

There shall be limited outside storage; all necessary permit shall be obtained. Lighting shall be on the building as proposed in public hearing. This replaces the original approval, CU1844-15 which was granted for the south side of East Gate Drive.

Date

3/15/19

Signature



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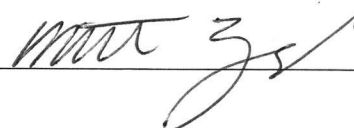
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Date 3/15/19

Signature 

Jun 26, 2026 at 10:46:03 AM
WIS-16
Watertown WI 53094
United States



Matt Zangl

From: Tim Otterstatter <jtotter63@gmail.com>
Sent: Wednesday, August 26, 2026 11:36 AM
To: Matt Zangl
Subject: BT Equipment LLC

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

Hi Matt,

I wanted to provide you with an inventory of the equipment currently at my shop for your upcoming meeting with the zoning committee regarding my farm and construction resale and repair business.

Inside the shop, there are 9 pieces I am currently working on:

- 1 Truck
- 2 Trailers
- 2 Tractors
- 1 Generator
- 1 Air compressor
- 6 Skid Steers
- 1 Dozer
- 1 Excavator

Outside, there are the following:

- 7 Trucks
- 1 Dump trailer
- 1 Skid steer trailer
- 17 other pieces

Of the 17 pieces outside, 7 pieces belong to me, 4 belong to customers, and 6 will be leaving the property within the next 30 days.

We have in the past had more equipment on site. Just purchased 13 units for resale. Most of the time those units take about 60 days to move. but always purchasing and repairing units coming and going.

Please let me know if you have any questions or need further details.

Thank you,

Tim Otterstatter
BT Equipment LLC
414-333-8511
www.btequipmentllc.com

Aug 11, 2026 at 10:38:11 AM
W2765-W2885 E Gate Dr
Watertown WI 53094
United States



Aug 11, 2026 at 10:38:02 AM
W2765-W2885 E Gate Dr
Watertown WI 53094
United States



Aug 11, 2026 at 10:37:59 AM
W2765-W2885 E Gate Dr
Watertown WI 53094
United States



Aug 11, 2026 at 10:38:07 AM
W2765-W2885 E Gate Dr
Watertown WI 53094
United States



CONCRETE HOLDING TANK DESIGN

Single Tank Option

INDEX AND TITLE SHEET

Project Badger Solar

Owner Badger State Solar / Anfang Properties LLC

Address W6648 USH 18

Jefferson WI 53549

Legal Description SW 1/4 SE 1/4 S5 T6N R14E

Township Jefferson County Jefferson

Subdivision Name _____ Lot No. _____

Parcel ID Number 014-0614-0543-001

Plan Transaction ID Number _____

Index and title sheet	Page 1
Holding tank specifications	Page 2
Site plan	Page 3
Maintenance and contingency plan	Page 4
<u>Tank Cross Section</u>	<u>page 5</u>

Designer Thomas E Gallite

Signature *Thomas E Gallite*

License Number MPRS 227300

Phone No. 920-699-9347

Date 08/25/26

Designed pursuant to:
Holding Tank Component Manual For POWTS (Version 2.1)
May 2022-2027

HOLDING TANK SPECIFICATIONS

0	Number of bedrooms
150.0	Non-residential estimated flow (gpd)
2000.0	Minimum holding tank volume required (gal)

4000.0	Proposed holding tank capacity (gal)
Dalmaray	Tank Manufacturer
4000 HT	Tank model number
Rhombus SJE	Alarm manufacturer
Tank Alert 101-01H	Alarm model number

Tank Dimensions and Data

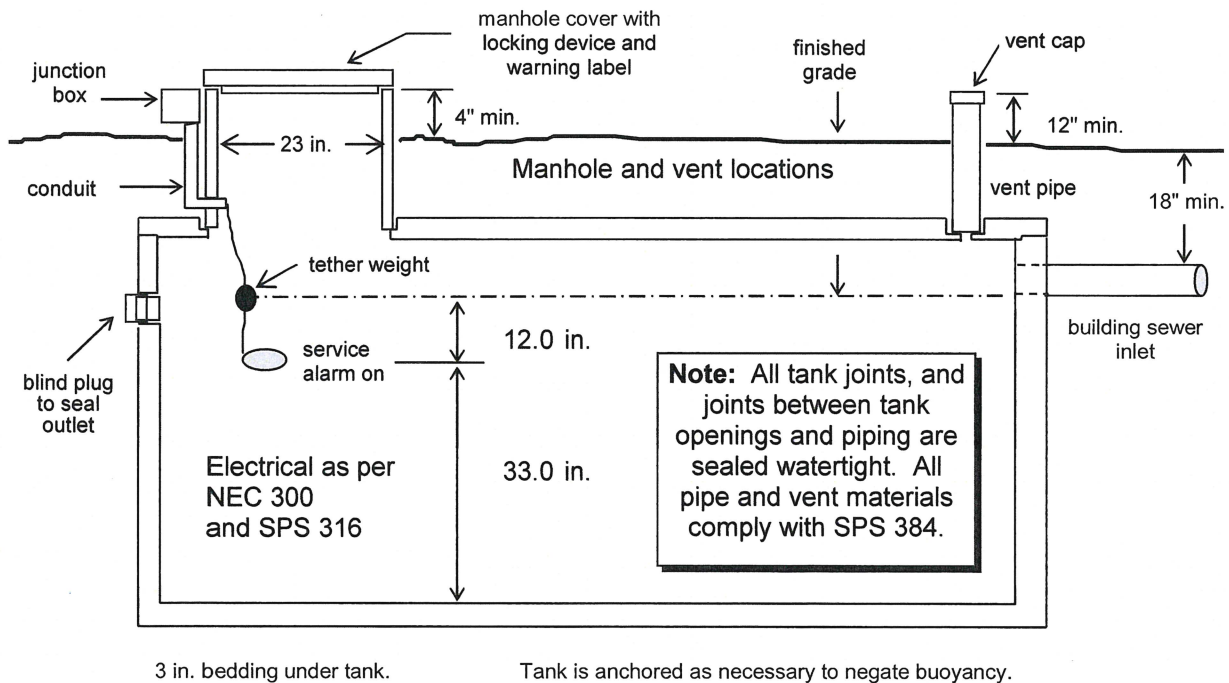
45.0	Liquid depth below inlet invert (in)
9.0	Maximum depth of soil cover (ft)
65.0	Height (in)
204.0	Length (in)
120.0	Width (in)

} Outside Dimensions Only

Tank Anchor Calculations

46395	lbs	Weight of tank and cover
1.50		Safety factor
39795	lbs	Weight of anchor required
28.1	in	Soil cover req. for anchor or
9.8	yd ³	Concrete counter weight

HOLDING TANK CROSS SECTION



DESIGN, DIMENSIONS AND LOCATION OF
SEPTIC SYSTEM AND WELL TO BE
DETERMINED BY OTHERS

Scale: 1" to 20'

PROPOSED POWER LINE

proposed 4000 gallon Holding tank

50' MIN

30' of 4" sch 40 PVC

PROPOSED WELL

PROPOSED WATER LINE

40'

PROPOSED
O&M BUILDING

12'

20'

10'

44'

16'

44'

16'

PROPOSED PARKING

PROPOSED GRAVEL PAD

R40'

R25'

HOLDING TANK MANAGEMENT PLAN

This Private Onsite Wastewater Treatment System (POWTS) has been designed, and is to be installed and maintained according to SPS 383, Wis. Admin. Code, the Holding Tank Component Manual (SBD-10855-P N. 03/07, R. 01/12), and the Jefferson County Sanitary Ordinance.

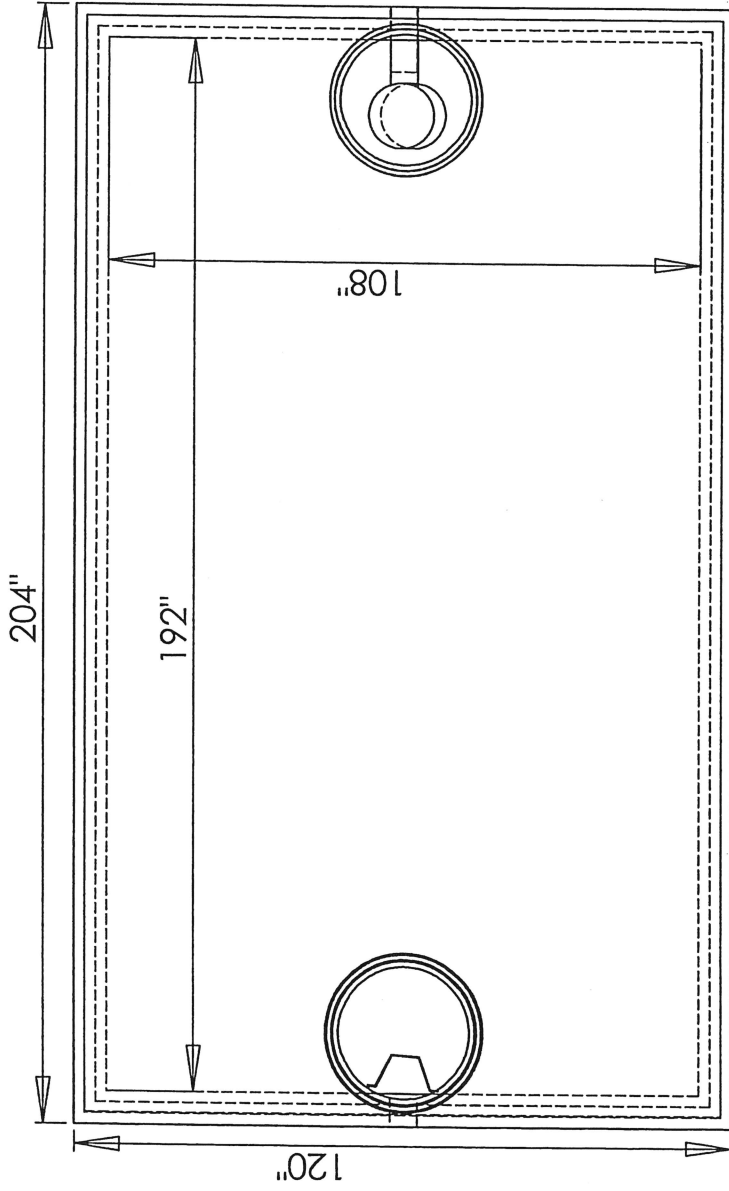
1. This POWTS is designed to accommodate a wastewater flow of 30.0 to 800.0 gpd.
2. The owner of this POWTS is responsible for system operation and maintenance, including all provisions in the attached Holding Tank Servicing Contract and Maintenance Agreements.
3. Each time the wastewater in the tank reaches 90% of the tank(s) capacity or a level of 12" below the inlet (at which time the alarm will activate), the pumper listed in the current Service Contract must be called to empty the tank's contents and dispose of them in accordance with NR 113, Wis. Admin. Code.
4. At each service event, the service provider should visually inspect the condition of the tank, risers and manhole cover(s) and verify that the alarm system functions and manhole locking devices are present. Discrepancies are reported to the owner in a timely manner for corrective action. All corrective actions shall comply with the county sanitary ordinance and SPS 383 and 384 Wis. Admin. Code.
5. All service events or inspections of this POWTS shall be reported to the county within 30 days.
6. The owner may not remove any of the wastes from the holding tank(s), or cause such wastes to be removed by any person not authorized to do so under Ch. 281, Wis. Statutes. The discharge of wastes tank to the ground surface, including intentional discharges and discharges caused by neglect, constitutes a failing POWTS and may result in issuance of correction orders or a citation by the county or state.
7. No one should enter a holding tank for any reason without being in full compliance with OSHA standards for entering a confined space. The atmosphere within these tanks may contain lethal gases, and rescue of a person from the interior of the tank may be difficult or impossible.
8. In the event that this POWTS fails and cannot be repaired, a code compliant replacement holding tank may be installed in the same location (a new sanitary permit is required for such a replacement). Connection to municipal services would also be considered at this time if they are deemed available to the property.
9. If this POWTS is replaced, or its use discontinued, components no longer in use it shall be abandoned in accordance with SPS 383.33 Wis. Admin. Code.

10. If there is a problem with, or question about this installation, the following persons may be contacted:

a. Installer.....	<u>Gallitz Grading Inc</u>	Phone: <u>920-699-9347</u>
b. Service Provider.....	<u></u>	Phone: <u></u>
c. Co. Zoning or Health Dept.	<u>Jefferson County</u>	Phone: <u>920-674-7130</u>

11.

Project: Badger Solar
Transaction Number:



Dalmaray Concrete Products Inc. Tank Model 4000

Model 4000 Septic, Holding, or Grease
Interceptor

4039 gal septic
4219 gal holding
89.8 gal/in

1934 GPD WHEN USED AS A SEPTIC TANK
BASED ON A 3 YR SERVICE INTERVAL

DIMENSIONS:

LENGTH - 204"

WIDTH - 120"

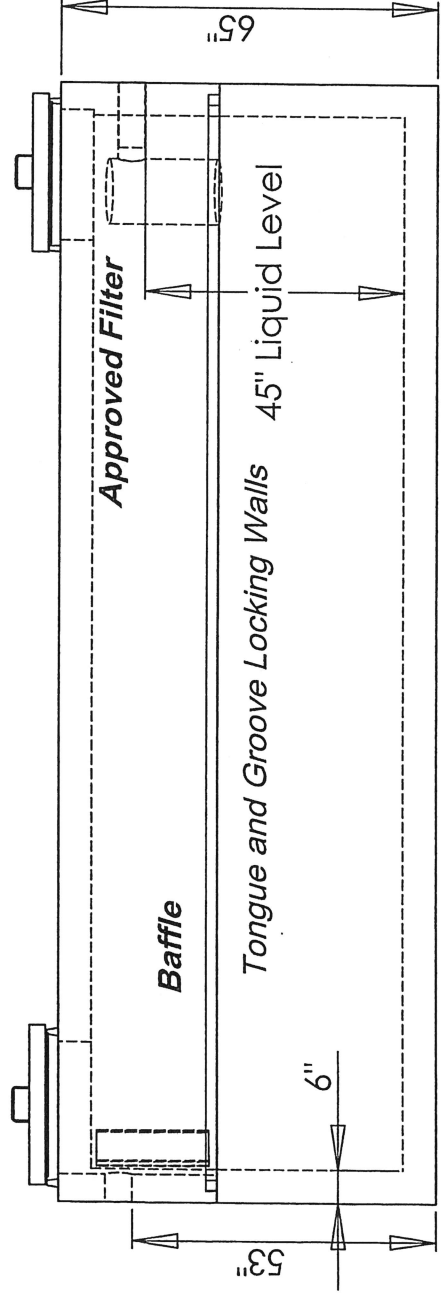
HEIGHT - 65"

BELOW INLET - 53"

BOTTOM SECTION WEIGHT - 24000 lb.

TOP SECTION WEIGHT - 22395 lb.

MAX DEPTH OF BURY 108"



405 S. Arch St.

Janesville, WI 53548

(608)-752-6507

Toll Free: (888)-222-4541

Fax: (608)-752-5671

www.dalmarayconcreteproducts.com
sales@dalmarayconcreteproducts.com



SOIL EVALUATION REPORT

#2711

Department of Safety and Professional Services

Page 1 of 4

Division of Safety and Buildings

Levake Soil Testing, LLC

Attach complete site plan on paper not less than 8½ x 11 inches in size. Plan must include, but not limited to: vertical and horizontal reference point (BM), direction and percent slope, scale or dimensions, north arrow, and location and distance to nearest road.

Please print all information.

Personal information you provide may be used for secondary purposes (Privacy Law, s. 15.04 (1) (m)).

County	Jefferson
Parcel I.D.	014-0614-0543-001
Reviewed By	Date

Property Owner Badger State Solar/ Anfang Properties LLC	Property Location Govt. Lot SW1/4, SE1/4, S5, T6N, R14E
Property Owner's Mailing Address W6648 USH 18	Lot # Block # Subd. Name or CSM#
City State Zip Code Phone Number	☐ City ☐ Village ☒ Town Nearest Road
Jefferson WI 53549 920	Jefferson USH 18

☒ New Construction	Use: ☐ Residential / Number of bedrooms _____ Code derived design flow rate 150 GPD
☐ Replacement	☒ Public or commercial - Describe: Bathroom waste for 2 employees
Parent material -----	Flood plain elevation, if applicable NA ft.
General comments and recommendations: Site only passes for a holding tank.	

1	Boring # ☐ Boring ☒ Pit	Ground surface elev. 824 ft.	Depth to limiting factor 6 in.	Soil Application Rate						
Horizon	Depth in.	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	GPD/ft²	
									*Eff#1	*Eff#2
1	0-6	10YR 3/2	----	sil	2mgr	mfr	cs	3f	0.6	0.8
2	6-10	10YR 4/4	f1f 7.5YR 5/8 10YR 7/2	cl	1msbk	mfr	cs	1f	0.2	0.3
3	10-18	10YR 4/2	c2d 7.5YR 5/8 10YR 7/2	scl	1msbk	mfr	cs	----	0.2	0.3
4	18-36	10YR 4/2	c2d 7.5YR 5/8 10YR 7/2	sicl	1msbk	mfr	----	----	0.2	0.3

* Effluent #1 = BOD₅ > 30 ≤ 220 mg/L and TSS >30 ≤ 150 mg/L

* Effluent #2 = BOD₅ ≤ 30 mg/L and TSS ≤ 30 mg/L

CST Name (Please Print) Jeffrey T. Levake	Signature: 	CST Number 223322
Address Levake Soil Testing, LLC P.O. Box 568 Lake Mills, WI 53551	Date Evaluation Conducted 8/19/2026	Telephone Number 920-988-7567

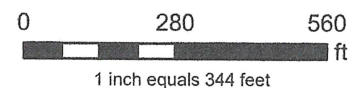
SBD-8330 (R.11/11)

Jefferson County Land Information



- | | | | |
|--|-----------------------------------|---|---------------|
|  | PLSS Sections |  | Tax Parcels |
|  | Municipal Boundaries |  | Red: Band_1 |
|  | Right of Ways |  | Green: Band_2 |
|  | Property Boundary |  | Blue: Band_3 |
|  | Old Lot/Meander/Other Carto-Lines | | |

Page 2 of 4.



O&M Test Pit Location Map

Badger State Solar Redesign - Boldt
R0036076.02

Legend

- Test Pit Location
- Substation Location



DESIGN, DIMENSIONS AND LOCATION OF
SEPTIC SYSTEM AND WELL TO BE
DETERMINED BY OTHERS

Scale = 1" to 20'

Bl

PROPOSED POWER LINE

PROPOSED SEPTIC SYSTEM

PROPOSED SEPTIC LINE

PROPOSED WELL

PROPOSED WATER LINE

PROPOSED
O&M BUILDING

PROPOSED PARKING

PROPOSED GRAVEL PAI

R25'

R40'

JC DRAFT 8/1124/20

INTERGOVERNMENTAL AGREEMENT FOR COUNTY SURVEYOR SERVICES

BETWEEN JEFFERSON COUNTY AND DODGE COUNTY, WISCONSIN

This Intergovernmental Agreement (the "Agreement") dated August ____, 2026 is made and entered into by and between the **County of Jefferson, Wisconsin** ("Jefferson County") and the **County of Dodge, Wisconsin** ("Dodge County"), to establish terms and conditions related to assistance with professional Land Surveyor services.

RECITALS

WHEREAS, Dodge County has a need for high quality and accurate county surveying services, including statutory responsibilities under Wis. Stats. §§ 59.45 and 59.74, Public Land Survey System (PLSS) monumentation and maintenance, Certified Survey Map (CSM) and Plat reviews, and land division review assistance; and

WHEREAS, Jefferson County employs a qualified and licensed ~~Registered Professional~~ Land Surveyor (~~RPLS~~) and has the technical capability and resources to provide professional land surveying assistance to Dodge County; and

WHEREAS, the parties desire to enter into an intergovernmental agreement to share the services of Jefferson County's ~~Registered Professional~~ Land Surveyor to perform county surveyor functions for Dodge County on a temporary basis until such time as Dodge County hires its own ~~Registered Professional~~ Land Surveyor or decides on a different option to address survey services.

AGREEMENT

NOW, THEREFORE, in consideration of the mutual covenants and agreements contained herein, the receipt and sufficiency of which is hereby acknowledged, the parties covenant and agree as follows:

1. Authority. This Agreement is entered into pursuant to § 66.0301 Wis. Stats., regarding intergovernmental cooperation and, therefore, should be liberally construed to accomplish its intended purposes. In addition, the undersigned representatives of Dodge County and Jefferson County represent that they have been duly authorized by their respective governing bodies to execute this Agreement.

2. Definitions. A. "~~Registered Professional~~ Land Surveyor" or "~~RPLS~~" shall mean a professional land surveyor currently licensed in the State of Wisconsin.
B. "PLSS" shall mean the Public Land Survey System of section and quarter-section corners as established by the federal government and maintained by counties under state law.

3. Goal and Intent. The Goal and Intent of this Agreement is to establish a shared-service arrangement where Jefferson County provides ~~Registered Professional~~ Land Surveyor services to Dodge County for approximately sixteen (16) hours per week, with the surveyor being

physically present at the Dodge County Land Resources & Parks office for at least one (1) regularly set day per week. This arrangement ensures statutory compliance for Dodge County while optimizing professional surveying resources across counties.

4. Roles and Responsibilities of Jefferson County. Jefferson County, through its licensed Registered Professional Land Surveyor, shall perform the statutory responsibilities and functions of the Dodge County Surveyor as defined by Wisconsin State Statutes §§ 59.45 and 59.74, including but not limited to:

- A. Administer the re-establishment, maintenance, and perpetuation of the PLSS corners and maintain/index monument records.
- B. Review, maintain/index submitted Certified Survey Maps (CSMs), subdivision plats, condominiums, and plats of survey for compliance with local ordinances, state statutes, and regulations.
- C. Serve as the Dodge County Plat Review Officer and agent for processing subdivision plats as prescribed by statute.
- D. Perform necessary field reconnaissance, data acquisition, and fieldwork using standard surveying procedures to monument and establish permanent section corners.
- E. Coordinate and assist with local tax parcel mapping accuracy and database integrations.
- F. Check, calibrate and maintain survey equipment.
- G. Provide professional surveying services for County purposes as requested by Dodge County departments, offices, or committees, or as ordered by a court.
- H. Provide evaluations or expert testimony for courts regarding surveys performed or PLSS corners located under this Agreement.

5. Roles and Responsibilities of Dodge County. Dodge County shall provide the necessary infrastructure, local coordinate files, and equipment to facilitate the performance of surveyor duties, including but not limited to:

- A. Provide a dedicated and effective office workspace within the Dodge County Land Resources & Parks Department, including necessary computer hardware, network access, and software (such as AutoCAD Civil 3D and ESRI GIS suites).
- B. Provide all field equipment, materials, and supplies necessary to perform field monumentation (e.g., GPS equipment, monument posts, brass caps, iron bars, and concrete).
- C. Administer and enforce the restriction that the surveyor is strictly prohibited from performing any private land surveying work within the geographic boundaries of Dodge County during the term of this Agreement.

6. Compensation and Expenses. Dodge County shall compensate Jefferson County for surveyor services rendered under this Agreement at a beginning flat-rate of \$75 per hour. The hourly rate may be amended, with agreement from both parties, to reflect the actual expenses occurred by Jefferson County including, but not limited to, staff and supervisory expenses, hardware, software and related equipment. Jefferson County shall issue invoices on a quarterly basis. Dodge County shall make payments within forty-five (45) days of the invoice date.

7. Performance and Employment Status. The Registered Professional Land Surveyor performing services under this Agreement shall at all times remain a direct employee of

Jefferson County and shall report directly to the Jefferson County Director of Planning and Development (or designee) for administrative purposes. The Dodge County Land Information Officer/Manager in the Land Resources & Parks Department shall oversee local work assignments and coordinate daily priorities. Dodge County shall be allowed to provide feedback regarding the surveyor's performance and workplans during the term of this Agreement.

8. Permits, Laws, Regulations, and Public Ordinances. The parties shall comply with all applicable federal, state, and local laws, statutes, codes, rules, and regulations in carrying out the terms of this Agreement.

9. Independent Relationship. This Agreement is not intended to and will not constitute, create, or otherwise recognize a joint venture, partnership, corporation, or other formal business organization of any kind. The rights and obligations of the parties shall be only those set forth in this Agreement.

10. Data Sharing and Records Ownership. All maps, databases, records, and files created by the surveyor on behalf of Dodge County under this Agreement shall be the sole property of Dodge County. Jefferson County shall have the right to request copies of shared data solely for conducting public county business.

11. Limitation of Liability. Each party shall be responsible for its own acts, errors, or omissions, and those of its employees and officers, occurring in the performance of this Agreement. Neither party shall be liable for any indirect, incidental, or consequential damages arising under this agreement.

12. Severability. If any provision of this Agreement is held invalid, illegal, or unenforceable, such invalidity shall not affect the validity or enforceability of any other provision, which shall remain in full force and effect.

13. Challenge to Agreement. This Agreement is for the exclusive benefit of the contracting counties and their successors and shall not be deemed to give any legal or equitable right, remedy, or claim to any third-party person or entity.

14. Assignment. Neither party shall assign, delegate, or transfer any rights or responsibilities under this Agreement without the prior written consent of the other party.

15. Term. The delivery of services under this Agreement shall commence upon signatures by both parties and shall continue through December 31, 2026. The agreement shall automatically renew for successive 6-month terms. Either party may terminate this Agreement by providing written notice to the other party.

16. Termination. Either County may terminate this Agreement upon sixty (60) days' written notice to the other. In such event, Dodge County shall be relieved of any future payment obligations except for hours already worked and invoiced.

17. Complete Agreement. This document represents the complete and final agreement between the parties and supersedes any prior oral or written negotiations, representations, or agreements. Any modifications or amendments to this Agreement must be made in writing and executed by the authorized representatives of both counties.

IN WITNESS WHEREOF, the Parties have caused their properly authorized representatives to execute and seal this Agreement on the dates set forth below.

JEFFERSON COUNTY
(Authorized Signatures)

DODGE COUNTY
(Authorized Signatures)

Michael Luckey,
Jefferson County Administrator

Cameron Clapper,
Dodge County Administrator

Matt Zangle,
Director of Planning & Development

Bill Ehlenbeck,
Director of Land Resources & Parks

Approved as to Form:

Approved as to Form:

Corporation Counsel

Kim Nass,
Corporation Counsel

POWTS Ordinance Amendment – Draft 8.31.2026

Current Ordinance:

Sec 16-131(k) –

Any POWTS proposed to be installed in a sanitary district, city or village; or within a 15-year growth area; or within an urban service area or limited urban service area requires approval from that jurisdiction prior to issuance of the sanitary permit.

Proposed: *incorporate SPS 383.21(3)(f) effective 9/1/2026*

Strike Sec 16-131(K) and replace with:

The County may deny the issuance of a sanitary permit if the application does not comply with the requirements of ch. SPS 383, 384, or 385 or this ordinance, or when an existing POWTS is determined to be failing, and a municipal or public sewer system is readily available.

Alternate Proposal: The County may deny the issuance of a sanitary permit if the application does not comply with the requirements of ch. SPS 383, 384, or 385 or this ordinance, or when an existing POWTS is determined to be failing, and a municipal or public sewer system is readily available. “Readily available” is defined as meeting the criteria under section 281.45 of the Wisconsin Statutes. (with the intent of defining “readily available” as the following: located adjacent to a sewer or water main, or in a block through which one or both of these systems extend).

SPS 383.21 (3) (f):

A governmental unit may deny the issuance of a sanitary permit if the application does not comply with the requirements of chs. SPS 383, 384 or 385 or when an existing POWTS is determined to be failing, and a municipal or public sewer system is readily available.

Note: Par. (f) is shown as amended eff. 9-1-26 by CR 26-019. Prior to 9-1-26 it reads:

(f) A governmental unit may deny the issuance of a sanitary permit only if the application does not comply with the requirements of chs. SPS 383, 384 or 385.

In addition, amend the following section to strike (a):

Sec 16-132

- ~~(a) When public sewer approved by the department of natural resources becomes available to the structure or premises served, the private sewage system shall be disconnected within one year and a connection made to the public sewer. Determination of whether sewer is available shall be made by the local sewer service authority.~~
- (b) Abandonment of the disconnected POWTS shall be done in accordance with the provisions of Wis. Admin. Code ch. SPS 383 and a report of the abandonment shall be filed with the county planning and zoning department within 30 days of abandonment.
- (c) The components of an existing POWTS that are not part of the approved design of a replacement system shall be abandoned at the time of the installation of the replacement system by the plumber installing the system. The abandonment shall comply with Wis. Admin. Code ch. SPS 383.