

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, September 28, 2026
TIME: 8:30 a.m.
PLACE: Rock River Conference Room C1021, 311 S. Center Ave, Jefferson WI, Jefferson County Courthouse

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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 August 31, September 11, September 17
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 R4682A-26 for Dalton Kramer on PIN 006-0716-0843-000 in the Town of Concord. The petition was approved by County Board on June 10, 2026
13. Discussion and Possible Action on the conditions of R4633A-25 for Thomas Geiger, PIN 026-0616-1731-026 located at N3869 Jefferson St, in the Town of Sullivan
14. Discussion and Possible Action on the conditions of CU2216-26 for Paola Rodriguez Perez to allow for more than 2 events per month at a recreational facility in an A-2 zone located at W5257 Navan Rd, PIN 020-0814-2422-004 in the Town of Milford
15. Discussion and Possible Action on a Holding Tank Request for Lindstrom Equipment located east of W2866 East Gate Dr, PIN 032-0815-1223-003 in the Town of Watertown
16. Discussion and Possible Action on R4702A-26 & CU2212- 26 for Thomas Patterson to rezone approximately 30 acres from A-T to R-2 to allow for an approximate 22 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.
17. Discussion and Possible Action on Data Center Regulations
18. Discussion and Possible Action on Petitions Presented in Public Hearing on September 17, 2026:

R4703A-26 – Theodore Mueller: Rezone from A-1 to A-3 to create a 2.0-acre residential lot across from **W2027 Church Drive** in the Town of Concord, PIN 006-0716-0833-003 (2.030 ac).

R4704A-26 – Theodore Mueller: Rezone from A-1 to A-3 to create a 1.0-acre residential lot across from **N6503 Highmound Road** in the Town of Concord transferring available split from PIN 006-0716-0832-003 (27.665 ac) to PIN 006-0716-0834-001 (18.0 ac).

R4705A-26 – Gregg & Mary Ann Mundt: Rezone from A-1 to A-3 to create a 1.0-acre residential lot at **W2612 Koch Road** in the Town of Hebron, PIN 010-0515-1214-002 (6.0 ac).

R4706A-26 – Quamme Trust: Rezone from A-1 to A-3 to create a 1.0-acre residential lot across from **N3085 Radloff Lane** in the Town of Jefferson, PIN 014-0614-3042-005 (6.280 ac).

R4707A-26 – L&AAS 5 Strumsouth LLC: Rezone from A-1 to A-3 to create a 1.7-acre farm consolidation around the existing house and outbuildings at **N7002 Ziebell Road** in the Town of Milford from PIN 020-0714-0441-000 (21.0 ac) and 020-0714-0444-000 (21.0 ac).

R4708A-26 – Thomas Knitter, Jr: Rezone from A-1 to A-3 to create a 2.0-acre residential lot (Lot 1) across from **W1309 County Road CI** in the Town of Sullivan from PIN 026-0616-3423-001 (12.0 ac).

R4709A-26 – Thomas Knitter, Jr: Rezone from A-1 to A-3 to create a 4.0-acre residential lot (Lot 2) across from **W1309 County Road CI** in the Town of Sullivan from PIN 026-0616-3423-001 (12.0 ac).

R4710A-26 – Taylor Hellenbrand: Rezone from A-1 to A-3 to create a 4.1-acres residential lot at **N9115 State Road 89** in the Town of Waterloo from PINs 030-0813-0924-000 (36.664 ac) & 030-0813-0931-000 (33.301 ac). Property is owned by Betty Dunneisen & Hellenbrand Trust c/o Susan Hellenbrand

R4711A-26 – Robert Schuett: Rezone from A-1 to A-3 to create a 1.0-acre residential lot (Lot 2) at **N8319 Airport Road** in the Town of Watertown, PIN 032-0815-2123-002 (14.240 ac). Property is owned by Robert W Hahn Trust.

R4712A-26 – Eugene Heinzelman: Rezone from A-1 and R-2 to A-3 to create a total 1.3-acre residential lot at **W3476 US Highway 18** in Town of Jefferson from PINs 014-0615-0312-001 (14.903 ac) and 014-0615-0312-002 (.754 ac).

R4713A-26 & CU2219-26 – Jacob Wegner Properties LLC: Rezone 10.22-acres from R-2 to A-2 to allow for storage of contractor's equipment and materials including vehicle storage at **W3285 County Road CW** in the Town of Watertown, PIN 032-0815-0222-001 (10.22 ac).

CU2220-26 – Jon & Kessia Boche: Conditional Use to allow for an accessory dwelling unit in existing A-1 zone at **W1201 County Road CW** in Town of Ixonia, PIN 012-0816-0323-001 (34.220 ac).

CU2221-26 – D&L Shoot LLC: Conditional Use to allow for hunt club/game farm resort for an on-site lodging facility in existing A-2 zone at **W5670 French Road** in Town of Milford, PIN 020-0814-2332-000 (40.0 ac).

CU2222-26 – D&L Shoot LLC: Conditional Use to allow for an additional recreational facility in existing A-2 zone at **W5670 French Road** in Town of Milford, PIN 020-0814-2332-000 (40.0 ac).

CU2223-26 – Steven Ensor: Conditional Use to allow for a home occupation (weld repair business and storage of materials) in existing A-1 zone located at **N8348 County Road A** in Town of Milford, PIN 020-0814-2414-001 (12.630 ac).

CU2224-26 – Charles & Connie Pritzel: Conditional Use to allow for a cat kennel & breeding in an existing A-3 zone at **W1097 Schuyler Road** in Town of Sullivan, PIN 026-0616-3443-005 (5.0 ac).

CU2225-26 – OneEnergy Development LLC-Concord-Highland Solar Project: Conditional Use to allow for a 5-megawatt dual-use solar energy facility with pollinator habitat or grazing in existing A-1 zone located north of **N8505 Highland Road** in Town of Watertown on PINs 032-0815-1744-001 (19.933 ac), 032-0815-1741-003 (15.042 ac), 032-0815-1742-001(17.376 ac) and 032-0815-1743-000 (7.105 ac). Property is owned by Duane & Deborah Strauss.

19. Planning and Development Department Update

20. Possible Future Agenda Items

21. Discussion on Upcoming Meeting Dates:

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

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

November 19, 7:00 p.m. – Public Hearing in Courthouse Room C2063

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

22. Adjourn

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

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

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

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

MINUTES
JEFFERSON COUNTY PLANNING AND ZONING COMMITTEE
DECISION MEETING

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

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 Poulson, Supervisor Nass and Supervisor Foelker. Supervisor Jaeckel was an excused absence. Supervisor Kaiser was present via Teams. Department staff present were Matt Zangl, Sarah Elsner, Caleb Dammen and Shari Fischback. Other County staff in attendance were County Administrator Michael Luckey and Register of Deeds Staci Hoffman. James Kuckkan from the Watertown Daily Times, Corporation Counsel Danielle Thompson and Ana were present via Teams. Members of the public present were Tim Otterstatter, Dean Weichmann, OneEnergy Renewables Peter Murphy and City of Lake Mills Manager Drake Daily.

3. Certification of Compliance with Open Meetings Law

County Administrator Michael Luckey confirmed that the meeting was being held in compliance.

4. Approval of the Agenda

Motion made by Supervisor Foelker, second by Supervisor Nass 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 July 27, August 14, August 20

Motion by Nass/Foelker to approve July 27, 2026, minutes as written.

Motion passed on a voice vote 4-0.

Motion by Foelker/Nass to approve August 14, 2026, minutes as written.

Motion passed on a voice vote 4-0.

Motion by Nass/Foelker to approve August 20, 2026, minutes as written.

Motion passed on a voice vote 4-0.

7. Communications - Zangl reported that email scams are happening again. Luckey commented that a public information resource page and GIS map will be put online regarding the transmission lines.

8. Monthly Financial Report for Register of Deeds

Hoffman stated that all is well in the department, on target. Currently working on back indexing and a back scanning project has started ahead of schedule.

9. Monthly Financial Report for Planning & Development

Zangl reported that everything is status quo. Zoning permit revenue is not reflected in the report in the packet, but Year-to-Date shows Land Use Permits did meet budget revenue goals. Soil test and Sanitary permits are close. The department will meet goals by year end and expenses will be under budget.

10. Discussion on Solar Energy Facilities

- a. **Badger State Solar** – Onsite inspection took place last month. Project looks great. They are ahead of schedule. Expected to be in service in the Fall 2026.
- b. **Sinnissippi Solar** – PSC published the environmental impact statement, provided in packet. Joint Development Agreement copy was received and is in review. Feedback to be provided in the next week or two. Hope to go to executive committee this next month.
- c. **Whitewater Solar** – Joint Development Agreement copy was received and is in review. Feedback to be provided in the next week or two. Hope to go to executive committee soon.
- d. **Stone Elephant Solar** – Project is quiet. Construction start to be determined.

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.

Zangl summarized the rezone request and previous proposal. Owner submitted a statement regarding the reasoning for the proposed site. Committee had requested the lot be moved to far east lot line or the far west lot line but not in middle of the field as proposed for better clustering. Motion by Nass/Foelker to postpone for redesign. Motion approved on a 4-0 voice vote.

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.

Zangl recapped the conditional use from 2019 along with condition of “limited” outside storage. Neighbor complaints have been received regarding outside storage. Discussion took place regarding nature of the business. Tim was in attendance to address operating procedure, and he requested a specific number of pieces of equipment to be assigned. The committee consensus was to allow for a maximum of 40 pieces of equipment.

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

Zangl outlined the request. Building to be near the substations for Badger State Solar and Crawfish Solar and will be shared with Crawfish Solar and will include a bathroom. Discussion took place regarding placement. Motion by Foelker/Poulson to accept the holding tank as presented. Motion approved on a 4-0 voice vote.

14. Discussion and Possible Action on an Intergovernmental Agreement with Dodge County for County Surveyor Services

Zangl explained that Dodge County has been attempting to hire a county surveyor since the beginning of the year and would like to partner with Jefferson County to share our surveyor temporarily two days per week for about six months. A draft of the agreement is in the packet. Department and County Surveyor are excited about the opportunity to learn more about Dodge County and supportive of it. Committee members and Luckey are all in agreement to assist Dodge County.

15. Discussion and Possible Action on POWTS Ordinance Update

Luckey spoke about competing issues with towns and villages authority based on the State's SPS 383 changes which goes into effective on September 1st, tomorrow. Deliberation occurred regarding the ordinance proposed language and an alternate proposed language option concerning the definition of "readily available". Motion made by Poulson/Nass to accept the alternate proposed language option. Motion approved on a 4-0 voice vote.

16. Discussion and Possible Action on Data Center Regulations

A conversation took place regarding building size limits, to define small/medium/large limits, defining a data center vs. a server farm for a small business needing servers to provide internet service and cloud storage, supplying their own power, and water treatment plans being required to avoid water issues. Zangl suggested having someone come in to provide an overview of what a data center is and how it would function to gain an understanding and there was talk about using other ordinances from counties within the state as a template.

17. Discussion and Possible Action on Petitions Presented in Public Hearing on August 20, 2026:

See rezone and conditional use file for complete decision

APPROVED 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). Motion by Poulson/Foelker to approve the rezone as presented. Motion approved on a 4-0 voice vote.

APPROVED 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). Motion by Nass/Foelker to approve the rezone as presented. Motion approved on a 4-0 voice vote.

APPROVED 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). Motion by Poulson/Foelker to approve the rezone as a farm consolidation with conditional use approved for ADU as presented. Motion approved on a 4-0 voice vote.

DENIED 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. Motion by Nass/Foelker to deny the rezone with conditional use due to insufficient infrastructure. Motion approved on a 3-1 voice vote.

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

APPROVED 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). Motion by Nass/Foelker to approve the conditional use as presented. Motion approved on a 4-0 voice vote.

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

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

APPROVED 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. Supervisor Poulson abstained. Motion by Nass/Foelker to approve the conditional use with conditions. Motion approved on a 3-0 voice vote.

APPROVED 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). Motion by Foelker/Poulson to approve the conditional use as presented. Motion approved on a 4-0 voice vote.

18. Planning and Development Department Update

Zangl recapped the fraudulent invoice email scam and will be working with GIS for mapping of the transmission lines.

19. Possible Future Agenda Items

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

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

Supervisor Poulson/Foelker made a motion to adjourn the meeting. Meeting adjourned at 9:55 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.

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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: September 11, 2026
TIME: 8:00 a.m.
PLACE: Bark River Conference Room C1049, 311 S. Center Ave, Jefferson, WI 53549, Jefferson County Courthouse

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 Haley Nielsen 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 Nass 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 September 17, 2026:** Committee members left for site inspections at 8:02 a.m.

R4706A-26 – Quamme Trust: Rezone from A-1 to A-3 to create a 1.0-acre residential lot across from **N3085 Radloff Lane** in the Town of Jefferson, PIN 014-0614-3042-005 (6.280 ac).

R4710A-26 – Taylor Hellenbrand: Rezone from A-1 to A-3 to create a 4.1-acres residential lot at **N9115 State Road 89** in the Town of Waterloo from PINs 030-0813-0924-000 (36.664 ac) & 030-0813-0931-000 (33.301 ac). Property is owned by Betty Dunneisen & Hellenbrand Trust c/o Susan Hellenbrand.

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CU2221-26 – D&L Shoot LLC: Conditional Use to allow for hunt club/game farm resort for an on-site lodging facility in existing A-2 zone at **W5670 French Road** in Town of Milford, PIN 020-0814-2332-000 (40.0 ac).

CU2222-26 – D&L Shoot LLC: Conditional Use to allow for an additional recreational facility in existing A-2 zone at **W5670 French Road** in Town of Milford, PIN 020-0814-2332-000 (40.0 ac).

CU2223-26 – Steven Ensor: Conditional Use to allow for a home occupation (weld repair business and storage of materials) in existing A-1 zone located at **N8348 County Road A** in Town of Milford, PIN 020-0814-2414-001 (12.630 ac).

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CU2220-26 – Jon & Kessia Boche: Conditional Use to allow for an accessory dwelling unit in existing A-1 zone at **W1201 County Road CW** in Town of Ixonia, PIN 012-0816-0323-001 (34.220 ac).

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CU2224-26 – Charles & Connie Pritzel: Conditional Use to allow for a cat kennel & breeding in an existing A-3 zone at **W1097 Schuyler Road** in Town of Sullivan, PIN 026-0616-3443-005 (5.0 ac).

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R4709A-26 – Thomas Knitter, Jr: Rezone from A-1 to A-3 to create a 4.0-acre residential lot (Lot 2) across from **W1309 County Road CI** in the Town of Sullivan from PIN 026-0616-3423-001 (12.0 ac).

R4705A-26 – Gregg & Mary Ann Mundt: Rezone from A-1 to A-3 to create a 1.0-acre residential lot at **W2612 Koch Road** in the Town of Hebron, PIN 010-0515-1214-002 (6.0 ac).

R4712A-26 – Eugene Heinzelman: Rezone from A-1 and R-2 to A-3 to create a total 1.3-acre residential lot at **W3476 US Highway 18** in Town of Jefferson from PINs 014-0615-0312-001 (14.903 ac) and 014-0615-0312-002 (.754 ac).

8. **Adjourn-** Motion made by Supervisor Jaeckel, seconded by Supervisor Foelker to adjourn at 11:14 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.

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NOTICE 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, September 17, 2026
TIME: 7:00 p.m. (Doors will open at 6:30 p.m.)
PLACE: **HIGHWAY TRAINING ROOM, 1425 S WISCONSIN DR, JEFFERSON, WI 53549,**
JEFFERSON COUNTY HIGHWAY DEPARTMENT
OR Via Teams Videoconference

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

1. Call to Order
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 Matt Zangl, Haley Nielsen, Caleb Dammen.
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 Foelker seconded by Supervisor Jaeckel to approve the agenda as presented. Motion passed on a voice vote 4-0.
5. Public Hearing
Nielsen read aloud the following:

Link: [**Join the meeting now**](#)
Meeting ID: 222 326 323 808 9
Passcode: fy37Vh3D
After registering, you will receive a confirmation email containing information about joining the meeting.

NOTICE IS HEREBY GIVEN THAT the Jefferson County Planning and Zoning Committee will conduct a public hearing at 7:00 p.m. on Thursday, September 17, 2026, in the Highway Training Room of the Jefferson County Highway Department, 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 **September 28, 2026**
Recommendations by the Committee on Rezones will be made on **September 28, 2026**
Final decision on rezones will be made by the County Board on **October 13, 2026**

FROM A-1 EXCLUSIVE AGRICULTURAL TO A-3, AGRICULTURAL/RURAL RESIDENTIAL
All are in accordance with ss. 22-339 – 22-350 of the Jefferson County Zoning Ordinance

R4703A-26 – Theodore Mueller: Rezone from A-1 to A-3 to create a 2.0-acre residential lot across from **W2027 Church Drive** in the Town of Concord, PIN 006-0716-0833-003 (2.030 ac).

PETITIONER: Theodore Mueller (W2117 Northside Dr) appeared on his own behalf and explained the petition.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None.

STAFF: Read aloud by Nielsen and in the file.

TOWN: In favor.

R4704A-26 – Theodore Mueller: Rezone from A-1 to A-3 to create a 1.0-acre residential lot across from **N6503 Highmound Road** in the Town of Concord transferring available split from PIN 006-0716-0832-003 (27.665 ac) to PIN 006-0716-0834-001 (18.0 ac).

PETITIONER: Theodore Mueller appeared on his own behalf.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None.

STAFF: Read aloud by Nielsen and in the file.

TOWN: In favor.

R4705A-26 – Gregg & Mary Ann Mundt: Rezone from A-1 to A-3 to create a 1.0-acre residential lot at **W2612 Koch Road** in the Town of Hebron, PIN 010-0515-1214-002 (6.0 ac).

PETITIONER: Gregg Mundt (W2612 Cook Rd) appeared on his own behalf and explained his petition.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None.

STAFF: Read aloud by Nielsen and in the file.

TOWN: In favor.

R4706A-26 – Quamme Trust: Rezone from A-1 to A-3 to create a 1.0-acre residential lot across from **N3085 Radloff Lane** in the Town of Jefferson, PIN 014-0614-3042-005 (6.280 ac).

PETITIONER: Ryan and Katie Quamme (N1681 Fairview) appeared on their own behalf and explained their petition.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None.

STAFF: Read aloud by Nielsen and in the file. The Quamme's clarified that the lot was in the proposed area per the surveyor recommendation.

TOWN: In favor.

R4707A-26 – L&AAS 5 Strumsouth LLC: Rezone from A-1 to A-3 to create a 1.7-acre farm consolidation around the existing house and outbuildings at **N7002 Ziebell Road** in the Town of Milford from PIN 020-0714-0441-000 (21.0 ac) and 020-0714-0444-000 (21.0 ac).

PETITIONER: Greg Johnson (N7002 Ziebell Rd) appeared on his own behalf and explained their petition.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: Nass asked if they considered area for a POWTS replacement when designing the lot. Jaeckel also recommended 2.0 acres rather than 1.7 acres to allow for future animal units if desired. The petitioner stated they do not want any additional acreage than proposed for concerns of future property transfer and neighbor conflict.

STAFF: Read aloud by Nielsen and in the file. Nielsen asked when the house was built and where the septic was located. The petitioner answered 1889 and roughly 30 feet to the north.

TOWN: In favor.

R4708A-26 – Thomas Knitter, Jr.: Rezone from A-1 to A-3 to create a 2.0-acre residential lot (Lot 1) across from **W1309 County Road CI** in the Town of Sullivan from PIN 026-0616-3423-001 (12.0 ac).

PETITIONER: Thomas Knitter Jr (3815 Wyoming Way, Racine) appeared on his own behalf and explained their petition.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None.

STAFF: Read aloud by Nielsen and in the file.

TOWN: In favor.

R4709A-26 – Thomas Knitter, Jr: Rezone from A-1 to A-3 to create a 4.0-acre residential lot (Lot 2) across from **W1309 County Road CI** in the Town of Sullivan from PIN 026-0616-3423-001 (12.0 ac).

PETITIONER: Thomas Knitter Jr (3815 Wyoming Way, Racine) appeared on his own behalf and explained the petition.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None.

STAFF: Read aloud by Nielsen and in the file.

TOWN: In favor.

R4710A-26 – Taylor Hellenbrand: Rezone from A-1 to A-3 to create a 4.1-acres residential lot at **N9115 State Road 89** in the Town of Waterloo from PINs 030-0813-0924-000 (36.664 ac) & 030-0813-0931-000 (33.301 ac). Property is owned by Betty Dunneisen & Hellenbrand Trust c/o Susan Hellenbrand.

PETITIONER: Taylor Hellenbrand appeared on their own behalf and explained the petition.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None.

STAFF: Read aloud by Nielsen and in the file. Nielsen asked where the driveway will be located. Hellenbrand stated they will be sharing the existing access. Zangl asked Hellenbrand to explain the 20% slope on property. Hellenbrand stated that they are able to configure the driveway to avoid the steep slopes.

TOWN: In favor.

R4711A-26 – Robert Schuett: Rezone from A-1 to A-3 to create a 1.0-acre residential lot (Lot 2) at **N8319 Airport Road** in the Town of Watertown, PIN 032-0815-2123-002 (14.240 ac). Property is owned by Robert W Hahn Trust.

PETITIONER: Robert Schuett (N8516 Airport Rd) appeared on his own behalf and explained the petition.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: Joanne Walder (N8263 Airport Rd) appeared in opposition. She cited concerns with the property's status in Farmland Preservation Plan. Also had concerns with what would happen with the new lot based on the condition of the owner's existing business properties.

REBUTTAL: Schuett explained that the property will not have any business use or storage. He intends to sell the lot upon creation.

QUESTIONS FROM COMMITTEE: None.

STAFF: Read aloud by Nielsen and in the file. Nielsen clarified that there will not be any business conducted on proposed lot.

TOWN: In favor.

**FROM A-1 EXCLUSIVE AGRICULTURAL AND R-2 RESIDENTIAL UNSEWERED TO A-3,
AGRICULTURAL/RURAL RESIDENTIAL**

All are in accordance with ss. 22-339 – 22-350 of the Jefferson County Zoning Ordinance

R4712A-26 – Eugene Heinzelman: Rezone from A-1 and R-2 to A-3 to create a total 1.3-acre residential lot at **W3476 US Highway 18** in Town of Jefferson from PINs 014-0615-0312-001 (14.903 ac) and 014-0615-0312-002 (.754 ac).

PETITIONER: Brian Caminiti appeared on behalf of the Heinzelmans to explain the petition.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None.

STAFF: Read aloud by Nielsen and in the file. Nielsen clarified that the house was built in 1972.

TOWN: In favor.

FROM R-2, RESIDENTIAL-UNSEWERED AND A-2, AGRICULTURAL & RURAL BUSINESS

All are in accordance with ss. 22-304 – 22-310 of the Jefferson County Zoning Ordinance

R4713A-26 & CU2219-26 – Jacob Wegner Properties LLC: Rezone 10.22-acres from R-2 to A-2 to allow for storage of contractor's equipment and materials including vehicle storage at **W3285 County Road CW** in the Town of Watertown, PIN 032-0815-0222-001 (10.22 ac).

PETITIONER: Jacob Wegner (W3262 Oak Hill Rd) appeared on his own behalf. He explained his petition, stating that there is not any undisturbed soil for septic installation. He stated that it would cost more than \$1 Million to connect to the municipal sewer district. The property is already being used for what he is petitioning for, he would like it to be conforming.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None.

STAFF: Read aloud by Nielsen and in the file. Zangl asked if there will be fencing or screening, Wegner stated no. Nielsen asked if Wegner has any issues with the town-placed conditions, Wegner stated no.

TOWN: In favor.

CONDITIONAL USE PERMIT APPLICATIONS

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

CU2220-26 – Jon & Kessia Boche: Conditional Use to allow for an accessory dwelling unit in existing A-1 zone at **W1201 County Road CW** in Town of Ixonia, PIN 012-0816-0323-001 (34.220 ac).

PETITIONER: Kessia Boche (W1201 County Road CW) appeared on her own behalf to explain the petition.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None.

STAFF: Read aloud by Nielsen and in the file. Nielsen asked clarifying questions. Boche confirmed the total living space would be less than 1,000 square feet. Boche confirmed that the “Middle space,” between the living space and garage area will not be used as living space. Boche confirmed that the property owner will be living on site and the ADU will have its own designated parking area.

TOWN: In favor.

CU2221-26 – D&L Shoot LLC: Conditional Use to allow for hunt club/game farm resort for an on-site lodging facility in existing A-2 zone at **W5670 French Road** in Town of Milford, PIN 020-0814-2332-000 (40.0 ac).

PETITIONER: Lloyd Marks (N9198 Gopher Hill Rd) appeared on behalf of the LLC to explain the petition. He stated that there is a high demand for a lodging facility on-site.

COMMENTS IN FAVOR: Jeff Baum (1515 Oconomowoc Ave) appeared in support of the project. Stated that as the Watertown Airport director, he sees how popular the facility has become and there is a need for the project. Baum stated that the facility is a “real gem.”

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None.

STAFF: Read aloud by Nielsen and in the file. Nielsen asked clarifying questions. Marks answered that the occupancy will be 39 people. They will utilize signage and crosswalks across driveway. They will utilize shared POWTS. It will be used all year by existing Milford Hills patrons. They are willing to forego their existing A-3 splits if deemed necessary. There will be 9 units.

TOWN: In favor.

CU2222-26 – D&L Shoot LLC: Conditional Use to allow for an additional recreational facility in existing A-2 zone at **W5670 French Road** in Town of Milford, PIN 020-0814-2332-000 (40.0 ac).

PETITIONER: Lloyd Marks (N9198 Gopher Hill Rd) appeared on behalf of the LLC to explain the petition.

COMMENTS IN FAVOR: Jeff Baum (1515 Oconomowoc Ave) appeared in support of the project. Stated that as the Watertown Airport director, he sees how popular the facility has become and there is a need for the project. Baum stated that the facility is a “real gem.”

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None.

STAFF: The recreational facility will likely utilize a shared POWTS. It will be used all year by exiting Milford Hills patrons.

TOWN: In favor.

CU2223-26 – Steven Ensor: Conditional Use to allow for a home occupation (weld repair business and storage of materials) in existing A-1 zone located at **N8348 County Road A** in Town of Milford, PIN 020-0814-2414-001 (12.630 ac).

PETITIONER: Steven Ensor (N8348 County Road A) appeared on his own behalf to explain the petition.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None.

STAFF: Read aloud by Nielsen and in the file. Nielsen asked clarification questions. Ensor stated that he will not be conducting business on weekends. His hours of operation will be 8AM-4PM, Monday through Friday, customers on property by appointment only. There will not be any outside storage. No plumbing needed.

TOWN: In favor.

CU2224-26 – Charles & Connie Pritzel: Conditional Use to allow for a cat kennel & breeding in an existing A-3 zone at **W1097 Schuyler Road** in Town of Sullivan, PIN 026-0616-3443-005 (5.0 ac).

PETITIONER: Charles and Connie Pritzel (W1097 Schuyler Rd) on own behalf to explain the petition.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE:

STAFF: Read aloud by Nielsen and in the file. Pritzels clarified that they will have a maximum of 12 cats for the interest of the quality of life. There will not be any public interaction on property.

TOWN: In favor.

CU2225-26 – OneEnergy Development LLC-Concord-Highland Solar Project: Conditional Use to allow for a 5-megawatt dual-use solar energy facility with pollinator habitat or grazing in existing A-1 zone located north of **N8505 Highland Road** in Town of Watertown on PINs 032-0815-1744-001 (19.933 ac), 032-0815-1741-003 (15.042 ac), 032-0815-1742-001(17.376 ac) and 032-0815-1743-000 (7.105 ac). Property is owned by Duane & Deborah Strauss.

PETITIONER: Julie Gerrits and Peter Murphy (OneEnergy Renewables) appeared on behalf of the petitioner. They supplied the committee with a printed PowerPoint. Gerrits gave a brief overview on what the project would entail.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: Robert Stocks (Watertown Mayor) appeared in opposition of the project. He provided a packet of materials to the committee. He expressed concerns of the project's proximity to the Watertown Airport. He has concerns with glare from the panels creating visual impairments for pilots landing. The airport's proposed expansion will cause planes to pass directly over project. He would personally prefer other development to occur on the property.

Jeff Baum (Watertown Airport Director) appeared in opposition. He also expressed concerns of solar glare impacting pilot sightlines.

REBUTTAL: Gerrits explained their willingness to work with the city in development. She has submitted proof of airport notification to the county. She has submitted civil work plans for drainage concerns. She expressed the property owners' desire for solar development. She provided the glare analysis, which resulted in a "No Hazard" designation. The panels have an anti-reflective coating for the purpose of retaining any solar energy. She cited both Milwaukee's General Mitchell Airport and Middleton Airport for having solar projects located closer to the runways than this petition. Gerrits provided the glare analysis documentation to the committee and staff.

QUESTIONS FROM COMMITTEE: None.

STAFF: Read aloud by Nielsen and in the file. Nielsen clarified with Gerrits that there are not any setbacks to owner to the south. There are consent letters signed by owners of the north houses.

TOWN: In favor.

6. Adjourn

Supervisor Jaeckel made a motion to adjourn the meeting. Supervisor Nass seconded the motion. The motion passed 4-0 and the meeting adjourned at 8:04 PM

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

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

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

Monthly Budget Report



Account Number		Account Desc		AUG 2026		AUG 2025		2026 YTD		2025 YTD	
		Budget	Actual	% Used		Actual	% Used	Budget	Actual	% Used	
30 Register Of Deeds		0.00	(19,897.49)	100.00%		(18,935.42)	100.00%	0.00	(88,096.15)	100.00%	(98,105.71)
		0.00	(19,897.49)	100.00%		(18,935.42)	100.00%	0.00	(88,096.15)	100.00%	(98,105.71)
13001 118001		0.00	(19,897.49)	100.00%		(18,935.42)	100.00%	0.00	(88,096.15)	100.00%	(98,105.71)
13001 131001		0.00	0.00	0.00%		0.00	0.00%	0.00	(88,096.15)	100.00%	100.00
13001 411100		0.00	0.00	0.00%		0.00	0.00%	0.00	0.00	0.00%	0.00
13001 412300		0.00	15,592.75	100.00%		16,949.84	100.00%	187,113.00	124,742.00	66.67%	135,598.72
13001 451301		0.00	(30,046.02)	100.00%		(28,207.72)	100.00%	(285,500.00)	(236,504.62)	82.84%	(257,583.94)
13001 451302		0.00	(16,535.00)	100.00%		(15,100.00)	100.00%	(153,750.00)	(126,974.00)	82.58%	(112,845.00)
13001 451303		0.00	0.00	0.00%		0.00	0.00%	0.00	0.00	0.00%	0.00
13001 451305		0.00	(9,902.13)	100.00%		(7,596.26)	100.00%	(60,000.00)	(69,114.00)	115.19%	(45,037.99)
13001 451307		0.00	(5,244.50)	100.00%		(5,574.83)	100.00%	(52,000.00)	(36,712.35)	70.60%	(38,884.64)
13001 451309		0.00	0.00	0.00%		0.00	0.00%	(100.00)	(150.00)	150.00%	(100.00)
13001 451310		0.00	(907.00)	100.00%		(1,013.00)	100.00%	(8,000.00)	(7,418.00)	92.73%	(7,760.00)
13001 451311		0.00	(970.00)	100.00%		(917.00)	100.00%	(7,000.00)	(6,106.00)	87.23%	(6,195.00)
13001 451313		0.00	(2,665.00)	100.00%		(4,167.00)	100.00%	(42,000.00)	(26,566.00)	63.25%	(29,320.00)
13001 451314		0.00	0.00	0.00%		0.00	0.00%	0.00	0.00	0.00%	0.00
13001 451316		0.00	0.00	0.00%		0.00	0.00%	0.00	0.00	0.00%	0.00
13001 474016		0.00	(7.00)	100.00%		(14.00)	100.00%	(100.00)	(173.00)	173.00%	(162.00)
13001 474017		0.00	0.00	0.00%		0.00	0.00%	0.00	0.00	0.00%	0.00
13001 483002		0.00	0.00	0.00%		0.00	0.00%	0.00	0.00	0.00%	0.00
13001 511110		0.00	8,086.63	100.00%		7,851.03	100.00%	94,952.00	63,365.34	66.73%	61,493.94
13001 511210		0.00	10,986.33	100.00%		9,199.55	100.00%	133,389.64	80,933.80	60.67%	72,616.93
13001 511220		0.00	0.00	0.00%		0.00	0.00%	0.00	0.00	0.00%	0.00
13001 511240		0.00	10.55	100.00%		0.00	0.00%	9.82	10.55	110.00%	0.00
13001 511310		0.00	0.00	0.00%		0.00	0.00%	0.00	0.00	0.00%	333.93
13001 511320		0.00	0.00	0.00%		0.00	0.00%	0.00	0.00	0.00%	0.00
13001 511330		0.00	0.00	0.00%		0.00	0.00%	0.00	0.00	0.00%	0.00
13001 511340		0.00	0.00	0.00%		0.00	0.00%	0.00	0.00	0.00%	0.00
13001 511350		0.00	0.00	0.00%		0.00	0.00%	0.00	0.00	0.00%	0.00

Monthly Budget Report



Account Number	Account Desc	AUG 2026			AUG 2025			2026 YTD			2025 YTD		
		Budget	Actual	% Used	Budget	Actual	% Used	Budget	Actual	% Used	Budget	Actual	% Used
30 Register Of Deeds		0.00	(19,897.49)	100.00%	0.00	(18,935.42)	100.00%	0.00	(88,096.15)	100.00%	0.00	(98,105.71)	100.00%
13001 511380	Wage Berv	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 512141	SS	0.00	1,348.66	100.00%	0.00	1,221.43	100.00%	16,115.05	10,170.62	63.12%	16,115.05	9,652.83	62.13%
13001 512141 22101	SS	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 512142	Ret (Emplr)	0.00	1,374.03	100.00%	0.00	1,185.00	100.00%	14,926.83	10,390.33	69.61%	14,926.83	9,158.50	65.38%
13001 512142 22101	Ret (Emplr)	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 512144	Health	0.00	5,965.30	100.00%	0.00	3,473.51	100.00%	42,621.38	45,560.44	106.90%	42,621.38	25,658.89	68.16%
13001 512144 22101	Health	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 512145	Life	0.00	10.93	100.00%	0.00	10.17	100.00%	117.84	84.40	71.19%	117.84	79.96	70.80%
13001 512145 22101	Life	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 512146	WC	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 512150	FSA Contr	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 512151	HSA Contr	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 512152	Limited FSA	0.00	0.00	0.00%	0.00	0.00	0.00%	3,200.00	0.00	0.00%	3,200.00	0.00	0.00%
13001 512153	HRA Contr	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 512173	Dental	0.00	304.48	100.00%	0.00	12.43	100.00%	0.00	1,628.78	100.00%	0.00	12.43	100.00%
13001 512173 22101	Dental	0.00	0.00	0.00%	0.00	275.65	100.00%	2,724.00	2,206.70	81.02%	2,724.00	1,897.06	69.64%
13001 521219	Othr Prof	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 521295	Data Conv	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 531003	Notary Pub	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 531243	Furniture	0.00	0.00	0.00%	0.00	0.00	0.00%	200.00	0.00	0.00%	200.00	0.00	0.00%
13001 531298	UPS	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 531303	Comp Eq	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 531303 22101	Comp Eq	0.00	0.00	0.00%	0.00	0.00	0.00%	2,500.00	10.50	0.40%	2,500.00	0.00	0.00%
13001 531311	Postage	0.00	110.00	100.00%	0.00	0.00	0.00%	0.00	0.00	0.00%	0.00	0.00	0.00%
13001 531312	Office Sup	0.00	39.69	100.00%	0.00	123.32	100.00%	3,500.00	951.31	27.17%	3,500.00	795.25	26.50%
13001 531313	Print & Dp	0.00	0.00	0.00%	0.00	57.76	100.00%	5,000.00	1,789.81	35.80%	5,000.00	2,291.52	90.56%
13001 531313 22101	Print & Dp	0.00	0.00	0.00%	0.00	11.76	100.00%	580.00	72.24	12.41%	580.00	61.64	31.00%
13001 531314	Small Item	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 531324	Membr Dues	0.00	0.00	0.00%	0.00	0.00	0.00%	1,000.00	0.00	0.00%	1,000.00	110.50	24.12%
		0.00	0.00	0.00%	0.00	0.00	0.00%	270.00	270.00	100.00%	270.00	256.16	94.81%

Monthly Budget Report



Account Number		Account Desc	AUG 2026			AUG 2025			2026 YTD			2025 YTD		
			Budget	Actual	% Used		Actual	% Used	Budget	Actual	% Used	Budget	Actual	% Used
30 Register Of Deeds			0.00	(19,897.49)	100.00%		(18,935.42)	100.00%	0.00	(88,096.15)	100.00%	(98,105.71)		100.00%
			0.00	(19,897.49)	100.00%		(18,935.42)	100.00%	0.00	(88,096.15)	100.00%	(98,105.71)		100.00%
13001 531326			0.00	0.00	0.00%		0.00	0.00%	100.00	0.00	0.00%	0.00	0.00	0.00%
13001 532325			0.00	0.00	0.00%		175.00	100.00%	1,905.00	985.00	51.71%	1,245.00		62.72%
13001 532332			0.00	0.00	0.00%		0.00	0.00%	1,260.00	219.68	17.46%	181.86		12.47%
13001 532335			0.00	0.00	0.00%		0.00	0.00%	260.00	0.00	0.00%	0.00	0.00	0.00%
13001 532336			0.00	0.00	0.00%		648.60	100.00%	3,500.00	1,126.78	32.20%	1,966.86		60.52%
13001 532339			0.00	0.00	0.00%		0.00	0.00%	1,000.00	0.00	0.00%	518.83		100.00%
13001 533225			0.00	0.00	0.00%		0.00	0.00%	0.00	0.00	0.00%	0.00	0.00	0.00%
13001 535242			0.00	55.80	100.00%		67.17	100.00%	62,011.89	57,051.46	92.00%	56,614.69		93.36%
13001 571004			0.00	84.50	100.00%		53.17	100.00%	1,283.00	676.00	52.69%	425.36		66.61%
13001 571005			0.00	3.58	100.00%		3.50	100.00%	43.00	28.64	67.44%	28.00		66.67%
13001 571007			0.00	0.00	0.00%		0.00	0.00%	0.00	0.00	0.00%	0.00	0.00	0.00%
13001 571009			0.00	1,958.17	100.00%		1,921.75	100.00%	23,523.00	15,665.36	66.59%	15,374.00		66.67%
13001 571010			0.00	265.75	100.00%		242.00	100.00%	3,189.00	2,126.00	66.67%	1,936.00		66.67%
13001 591519			0.00	182.01	100.00%		171.75	100.00%	2,155.55	1,456.08	67.53%	1,374.00		67.06%
13001 591521			0.00	0.00	0.00%		0.00	0.00%	0.00	0.00	0.00%	0.00	0.00	0.00%
13001 594818			0.00	0.00	0.00%		0.00	0.00%	0.00	0.00	0.00%	0.00	0.00	0.00%
13001 611103			0.00	0.00	0.00%		0.00	0.00%	0.00	0.00	0.00%	0.00	0.00	0.00%
13001 699999			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	(19,897.49)	100.00%		(18,935.42)	100.00%	0.00	(88,096.15)	100.00%	(98,105.71)		100.00%

09/24/2026
 07:36:20

 Jefferson County
 REPORT

 PAGE 1
 glflxrpt

FROM 2026 01 TO 2026 12

ACCOUNTS FOR: 100 General Fund	ORIGINAL APPROP	TRANFRS/ ADJSTMTS	REVISED BUDGET	ACTUALS	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
12501 Real Estate Description							
12501 411100 General Property Taxes	-421,080	0	-421,080	-315,810.00	.00	-105,269.94	75.0%
12501 451006 Real Estate Descrip Charges	-3,500	0	-3,500	-2,233.81	.00	-1,266.19	63.8%
12501 451008 Remote Access Fees	-8,500	0	-8,500	-7,032.72	.00	-1,467.28	82.7%
12501 451010 Sale Of Maps & Plat Books	-6,000	0	-6,000	-5,341.98	.00	-658.02	89.0%
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	-536.25	.00	-463.75	53.6%
12501 511210 Wages-Regular	321,857	0	321,857	217,010.06	.00	104,846.52	67.4%
12501 511220 Wages-Overtime	50	0	50	172.70	.00	-122.53	344.2%
12501 511240 Wages-Temporary	0	0	0	4,477.50	.00	-4,477.50	.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	15,688.38	.00	6,283.26	71.4%
12501 512142 Retirement (Employer)	23,112	0	23,112	15,598.83	.00	7,513.48	67.5%
12501 512144 Health Insurance	80,052	0	80,052	55,750.54	.00	24,301.35	69.6%
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	2,919.40	.00	2,012.60	59.2%
12501 531311 Postage & Box Rent	100	0	100	172.37	.00	-72.37	172.4%
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	227.41	.00	172.59	56.9%
12501 535242 Maintain Machinery & Equip	3,000	0	3,000	1,559.07	.00	1,440.93	52.0%
12501 571004 IP Telephony Allocation	550	0	550	326.25	.00	223.75	59.3%
12501 571005 Duplicating Allocation	24	0	24	18.00	.00	6.00	75.0%
12501 571009 MIS PC Group Allocation	15,122	0	15,122	11,329.47	.00	3,792.53	74.9%
12501 571010 MIS Systems Grp Alloc(ISIS)	4,127	0	4,127	3,095.28	.00	1,031.72	75.0%
12501 591519 Other Insurance	3,033	0	3,033	2,317.05	.00	715.68	76.4%
TOTAL Real Estate Description	0	0	0	-2,795.17	.00	2,795.17	.0%
12502 Assessment Of Property							
12502 411100 General Property Taxes	-10,443	0	-10,443	-7,832.25	.00	-2,610.75	75.0%

09/24/2026
07:36:21

Jefferson County
REPORT

PAGE 2
glflxrpt

FROM 2026 01 TO 2026 12

ACCOUNTS FOR: 100 General Fund	ORIGINAL APPROP	TRANFRS/ ADJSTMTS	REVISED BUDGET	ACTUALS	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
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	1,642.50	.00	550.50	74.9%
TOTAL Assessment Of Property	0	0	0	-5,415.83	.00	5,415.83	.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	-72,992.00	.00	-7,008.00	91.2%
12503 472011 Other Govt Land Info Charges	-12,000	0	-12,000	-12,024.00	.00	24.00	100.2%
12503 486003 Non-Govt Reimbursements	0	0	0	-12,373.91	.00	12,373.91	.0%
12503 511240 Wages-Temporary	0	0	0	142.50	.00	-142.50	.0%
12503 512141 Social Security	0	0	0	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	11,297.59	.00	1,091.41	91.2%
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	170.40	.00	154.60	52.4%
12503 594819 Capital Other Equipment	140,000	9,900	149,900	9,900.00	.00	140,000.00	6.6%
12503 594950 Operating Reserve	392,603	8,378	400,982	.00	.00	400,981.68	.0%
12503 699700 Resv Applied Operating	-394,177	-18,278	-412,456	.00	.00	-412,455.68	.0%
TOTAL Land Information Program	0	0	0	-80,899.24	.00	80,899.24	.0%
12505 Surveyor							
12505 411100 General Property Taxes	-141,245	0	-141,245	-105,934.05	.00	-35,311.31	75.0%

09/24/2026
 07:36:23

 Jefferson County
 REPORT

 PAGE 3
 glflxrpt

FROM 2026 01 TO 2026 12

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	60,555.96	.00	28,936.13	67.7%
12505	512141 Social Security	6,269	0	6,269	4,430.67	.00	1,838.70	70.7%
12505	512142 Retirement (Employer)	6,443	0	6,443	4,360.01	.00	2,083.42	67.7%
12505	512144 Health Insurance	23,496	0	23,496	16,363.63	.00	7,132.85	69.6%
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	801.72	.00	302.28	72.6%
12505	531303 Computer Equipmt & Software	0	0	0	137.65	.00	-137.65	.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	4,289.92	.00	710.08	85.8%
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	288.08	.00	211.92	57.6%
12505	571004 IP Telephony Allocation	183	0	183	108.72	.00	74.28	59.4%
12505	571009 MIS PC Group Allocation	1,680	0	1,680	1,258.47	.00	421.53	74.9%
12505	571010 MIS Systems Grp Alloc(ISIS)	938	0	938	703.53	.00	234.47	75.0%
12505	571020 Fleet Allocation	1,200	0	1,200	.00	.00	1,200.00	.0%
12505	591519 Other Insurance	1,010	0	1,010	792.09	.00	218.02	78.4%
TOTAL Surveyor		0	0	0	-10,970.07	.00	10,970.07	.0%
TOTAL General Fund		0	0	0	-100,080.31	.00	100,080.31	.0%
TOTAL REVENUES		-1,265,946	-18,278	-1,284,224	-605,016.72	.00	-679,207.26	
TOTAL EXPENSES		1,265,946	18,278	1,284,224	504,936.41	.00	779,287.57	

09/24/2026
07:35:07

Jefferson County
REPORT

PAGE 1
glflxrpt

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	-302,067.99	.00	-100,689.38	75.0%
12901	432002	Private Sewage System	-80,000	0	-80,000	-69,675.00	.00	-10,325.00	87.1%
12901	432099	Other Permits	-130,000	0	-130,000	-142,760.00	.00	12,760.00	109.8%
12901	451002	Private Party Photocopy	-500	0	-500	-3.00	.00	-497.00	.6%
12901	458010	Soil Testing Fee	-9,000	0	-9,000	-8,160.00	.00	-840.00	90.7%
12901	472003	Municipality Copies & Printin	0	0	0	-23.00	.00	23.00	.0%
12901	486004	Miscellaneous Revenue	0	0	0	-16.40	.00	16.40	.0%
12901	511110	Salary-Permanent Regular	133,035	0	133,035	90,766.81	.00	42,268.19	68.2%
12901	511210	wages-Regular	324,986	0	324,986	194,209.76	.00	130,776.41	59.8%
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	21,331.04	.00	13,232.10	61.7%
12901	512142	Retirement (Employer)	31,382	0	31,382	19,904.14	.00	11,478.03	63.4%
12901	512144	Health Insurance	19,125	0	19,125	30,941.66	.00	-11,816.76	161.8%
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	2,622.73	.00	542.87	82.9%
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	5,208.10	.00	1,791.90	74.4%
12901	531312	Office Supplies	2,200	0	2,200	860.00	.00	1,340.00	39.1%
12901	531313	Printing & Duplicating	250	0	250	389.70	.00	-139.70	155.9%
12901	531314	Small Items Of Equipment	4,500	0	4,500	1,012.80	.00	3,487.20	22.5%
12901	531321	Publication Of Legal Notice	6,800	0	6,800	4,262.59	.00	2,537.41	62.7%
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	864.46	.00	335.54	72.0%
12901	533236	Wireless Internet	200	0	200	.00	.00	200.00	.0%
12901	535242	Maintain Machinery & Equip	2,000	0	2,000	1,581.59	.00	418.41	79.1%
12901	571004	IP Telephony Allocation	1,467	0	1,467	869.22	.00	597.78	59.3%

09/24/2026
07:35:17

Jefferson County
REPORT

PAGE 2
glflxrpt

FROM 2026 01 TO 2026 12

ACCOUNTS FOR:			ORIGINAL	TRANFRS/	REVISED			AVAILABLE	PCT
100 General Fund			APPROP	ADJSTMTS	BUDGET	ACTUALS	ENCUMBRANCES	BUDGET	USED
12901	571005	Duplicating Allocation	292	0	292	218.97	.00	73.03	75.0%
12901	571009	MIS PC Group Allocation	25,203	0	25,203	18,882.00	.00	6,321.00	74.9%
12901	571010	MIS Systems Grp Alloc(ISIS)	5,158	0	5,158	3,868.47	.00	1,289.53	75.0%
12901	571020	Fleet Allocation	3,500	0	3,500	.00	.00	3,500.00	.0%
12901	591519	Other Insurance	5,060	0	5,060	3,608.01	.00	1,451.66	71.3%
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	-107,259.17	.00	107,259.17	.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	-6,400.00	.00	-600.00	91.4%
12902	511210	Wages-Regular	41,804	0	41,804	23,699.69	.00	18,104.44	56.7%
12902	511220	Wages-Overtime	14	0	14	.00	.00	13.72	.0%
12902	511330	Wages-Longevity Pay	225	0	225	.00	.00	225.00	.0%
12902	512141	Social Security	3,216	0	3,216	1,813.07	.00	1,403.21	56.4%
12902	512142	Retirement (Employer)	2,768	0	2,768	1,556.02	.00	1,211.87	56.2%
12902	512145	Life Insurance	18	0	18	10.56	.00	7.15	59.6%
12902	512173	Dental Insurance	662	0	662	400.86	.00	261.54	60.5%
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	136.10	.00	563.90	19.4%
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	531314	Small Items Of Equipment	0	0	0	282.12	.00	-282.12	.0%
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	1,764.74	.00	235.26	88.2%
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%

09/24/2026
 07:35:33

 Jefferson County
 REPORT

 PAGE 3
 glflxrpt

FROM 2026 01 TO 2026 12

ACCOUNTS FOR:	ORIGINAL	TRANFRS/	REVISED			AVAILABLE	PCT
100 General Fund	APPROP	ADJSTMTS	BUDGET	ACTUALS	ENCUMBRANCES	BUDGET	USED
12902 532335 Meals	110	0	110	70.34	.00	39.66	63.9%
12902 532336 Lodging	330	0	330	202.00	.00	128.00	61.2%
12902 533225 Telephone & Fax	20	0	20	.00	.00	20.00	.0%
12902 571004 IP Telephony Allocation	367	0	367	217.53	.00	149.47	59.3%
12902 571005 Duplicating Allocation	1,108	0	1,108	830.25	.00	277.75	74.9%
12902 571009 MIS PC Group Allocation	1,680	0	1,680	1,258.47	.00	421.53	74.9%
12902 571010 MIS Systems Grp Alloc(ISIS)	469	0	469	351.72	.00	117.28	75.0%
12902 591519 Other Insurance	398	0	398	301.59	.00	96.03	75.8%
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	62,452.06	73,077.65	-135,529.71	.0%
TOTAL General Fund	0	0	0	-44,807.11	73,077.65	-28,270.54	.0%
TOTAL REVENUES	-1,111,930	-111,364	-1,223,294	-538,819.39	.00	-684,474.66	
TOTAL EXPENSES	1,111,930	111,364	1,223,294	494,012.28	73,077.65	656,204.12	

JEFFERSON COUNTY

PRELIMINARY REVIEW FOR CERTIFIED SURVEY

A division of land located in the NW NW Section 28
Town of Milford, Jefferson County, Wisconsin, on parcel Number(s) 020-0814-2822-000
& 020-0814-2911-001

Date Submitted: _____

Revised: _____

Owner: DEAN G WEICHMANN TRUST
Address: N7851 COUNTY ROAD Q
City, ST Zip: JOHNSON CREEK, WI. 53038
Phone: _____

Note to Be Placed on Final CSM:

Petition # _____ Zoning _____
Check for subsequent zoning changes with
Jefferson County Planning and Zoning Department

Surveyor: Wisconsin Mapping
Address: 306 West Quarry Street
City, Zip: Deerfield, WI 53531
Phone: 608-764-5602

In addition to the info required by Section 236.34 of State
Statutes, Sec. 15(f) of the Jefferson County Land
Division/Subdivision Ordinance requires that the following be
shown:

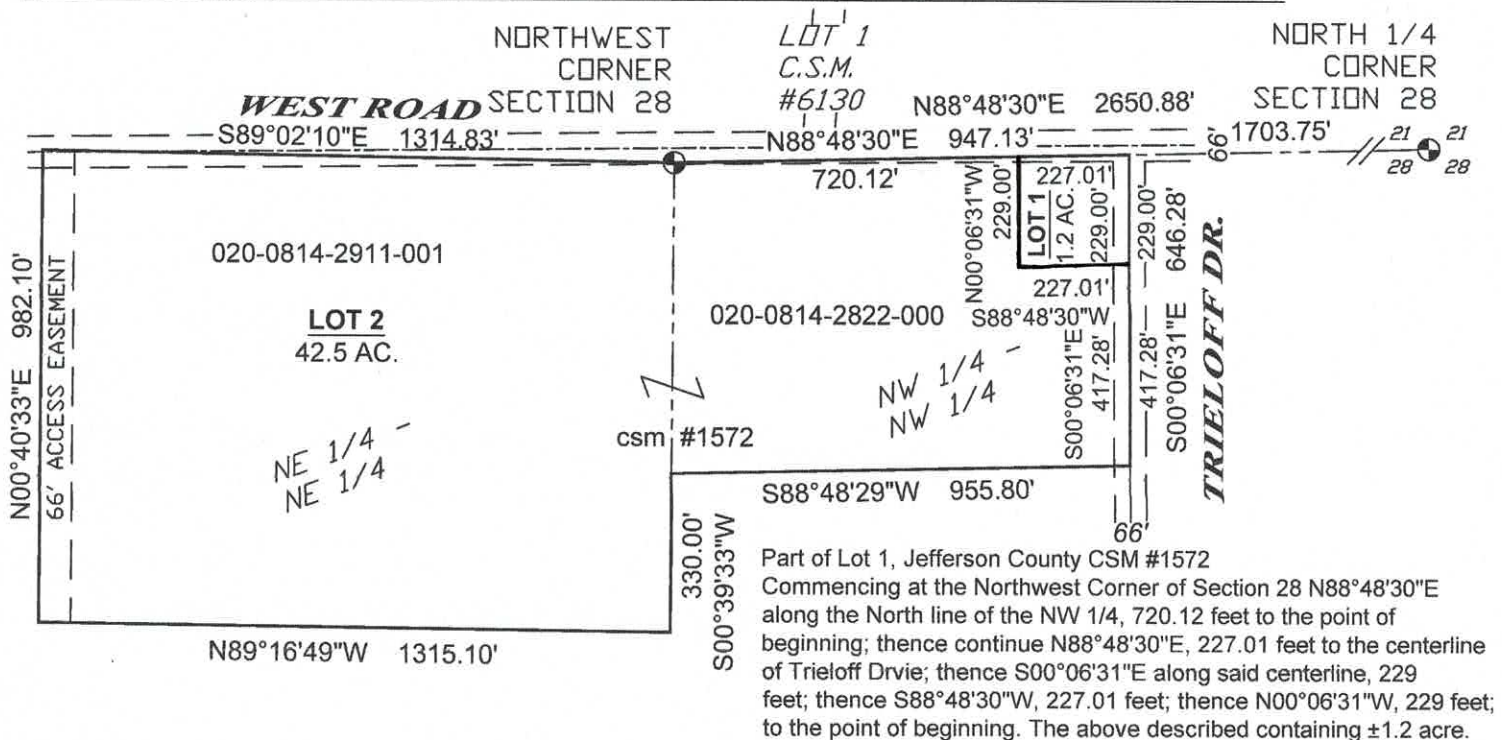
- Existing buildings, watercourses, drainage ditches and
- other features pertinent to the proper division.
- Location of access to a public road, approved by the
- agency having jurisdiction over the road.
- All lands reserved for future public acquisition.
- Date of the map
- Graphic Scale

☒ Rezoning

☐ Allowed Division within an Existing Zoning District

☐ Survey of Existing Parcel

Intent and Description of Parcel to be Divided Create a 1 acre buidling site



Part of Lot 1, Jefferson County CSM #1572
Commencing at the Northwest Corner of Section 28 N88°48'30"E
along the North line of the NW 1/4, 720.12 feet to the point of
beginning; thence continue N88°48'30"E, 227.01 feet to the centerline
of Trieloff Drive; thence S00°06'31"E along said centerline, 229
feet; thence S88°48'30"W, 227.01 feet; thence N00°06'31"W, 229 feet;
to the point of beginning. The above described containing ±1.2 acre.

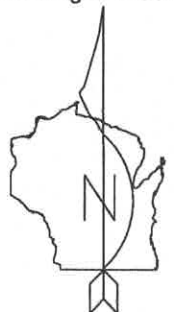
Town Board Approval _____ Date _____
(Includes Access approval if applicable)

County Highway Approval _____ Date _____
(if applicable)

Extraterritorial Approval _____ Date _____
(if applicable)

County Surveyor Approval _____ Date _____

Zoning Office Approval _____ Date _____



Please submit four copies to Jefferson County Planning & Zoning, 311 SA. Center Ave., Room 201, Jefferson, WI 3549

Scale : 1"=400'

JEFFERSON COUNTY
PRELIMINARY REVIEW FOR CERTIFIED SURVEY

BEING A PART OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 8,
TOWNSHIP 7 NORTH, RANGE 19 EAST, TOWN OF CONCORD, JEFFERSON COUNTY, WISCONSIN.

PREPARED FOR: DALTON KRAMER
ADDRESS: N6580 HIGHMOUND RD.
SULLIVAN, WI 53178

PHONE: (920) 728-1486

TAX PARCEL: 006-0716-0843-000

SURVEYOR:



LAND SURVEYING • LAND PLANNING
955 LEXINGTON DRIVE
OCONOMOWOC, WI 53066
WWW.LANDTECHWI.COM
(262) 367-7599



DATE SUBMITTED: _____

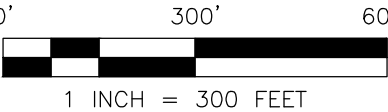
REVISED: _____

NOTE TO BE PLACED ON FINAL CSM

PETITION # _____ ZONING _____

CHECK FOR SUBSEQUENT ZONING
CHANGES WITH JEFFERSON COUNTY
ZONING DEPARTMENT.

- ☒ REZONING
☐ ALLOWED DIVISION WITHIN EXISTING ZONE
☐ FARM CONSOLIDATION
☐ 35+ ACRE LOT IN A-1 ZONE
☐ SURVEY OF EXISTING PARCEL



IN ADDITION TO THE INFO REQUIRED
BY SEC 236.34 OF STATE STATUTES,
SEC. 15.04(F) OF THE JEFFERSON
COUNTY LAND DIVISION/SUBDIVISION
ORDINANCE REQUIRES THAT THE
FOLLOWING BE SHOWN:

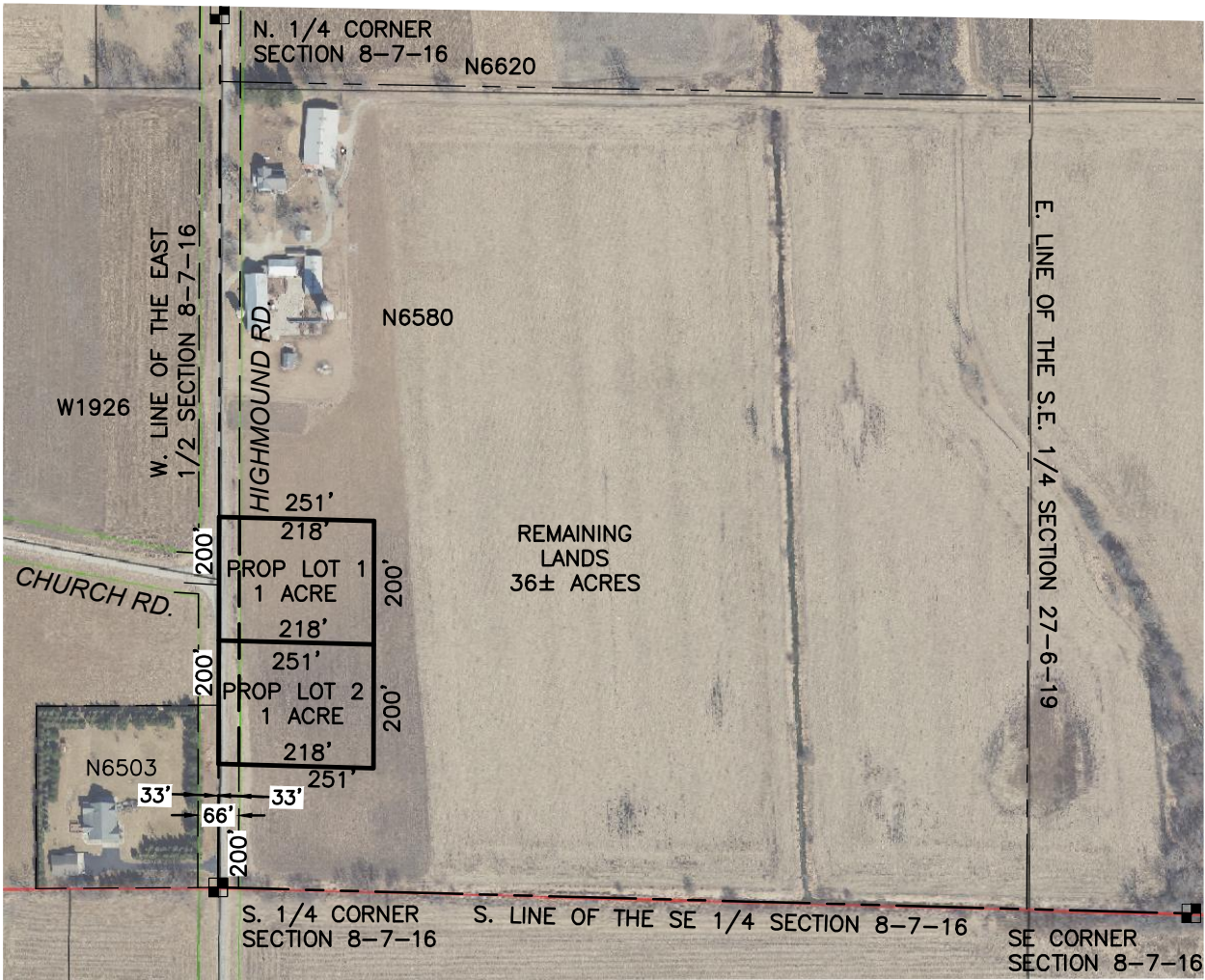
- ☐ EXISTING BUILDINGS, DRAINAGE
DITCHES, WATERCOURSES, AND
OTHER FEATURES PERTINENT
TO THE PROPER DIVISION.
☐ LOCATION OF ACCESS TO A
PUBLIC ROAD, APPROVED BY
THE AGENCY HAVING
JURISDICTION OVER THE ROAD.
☐ ALL LANDS RESERVED FOR
FUTURE PUBLIC ACQUISITION.
☐ DATE OF THE MAP.
☐ GRAPHIC SCALE.

INTENT AND DESCRIPTION OF PARCEL TO BE DIVIDED:

SPLIT TWO, 1 ACRE LOTS FROM THE EXISTING ±40 ACRE PARCEL. EXISTING
HOUSE, DETACHED GARAGE, AND ALL OTHER OUTBUILDINGS TO REMAIN WITH
FARMLAND

NOTES:

- THIS MAP WAS COMPILED FROM PUBLIC DATA SUPPLIED BY THE JEFFERSON
LAND INFORMATION DEPARTMENT AND IS NOT A SUBSTITUTE FOR AN ACTUAL
FIELD SURVEY AND IS LIMITED BY THE QUALITY OF THE DATA FROM WHICH
IT WAS ASSEMBLED. THE DIMENSIONS ARE APPROXIMATE AND WILL VARY
UPON AN ACTUAL FIELD SURVEY. TO BE USED FOR PLANNING PURPOSES
ONLY.



TOWN BOARD APPROVAL _____ DATE: _____
(INCLUDES ACCESS APPROVAL IF APPLICABLE)

COUNTY HIGHWAY APPROVAL _____ DATE: _____
(IF APPLICABLE)

EXTATERRITORIAL APPROVAL _____ DATE: _____
(IF APPLICABLE)

COUNTY SURVEYOR APPROVAL _____ DATE: _____

ZONING OFFICE APPROVAL _____ DATE: _____

PLEASE SUBMIT ONE COPY TO JEFFERSON COUNTY ZONING, ROOM 201, COURTHOUSE, 230 S. MAIN ST. JEFFERSON, WISCONSIN 53549

DATED 08/28/2026
JOB # 25311
SHEET 1 OF 1

with horses and ponies, horseback riding sessions, pony and farm-animal experiences, educational and agricultural tourism activities, and seasonal or special events.

Do activities such as **photography sessions, horseback riding sessions, small farm-animal experiences, and children's birthday packages** count toward the two-events-per-month limitation?

Or is the two-events-per-month condition intended primarily for larger private or special events, such as weddings, quinceañeras, larger family celebrations, and similar gatherings?

Understanding exactly what constitutes an "event" will help me maintain accurate records and remain in compliance with the permit.

3. Clarification Regarding the Two Events Per Month and Future Business Growth

I would also like to clarify my statement during the public hearing regarding approximately two events per month.

When I was asked how many events I expected to have per month, I answered approximately **two** because that reflects the approximate number of events my business currently hosts.

At the time, I did not understand that my answer might become a permanent maximum limit on the number of events permitted each month. My intention was to describe my **current level of business activity**, rather than request a permanent limitation of two events per month.

As the business grows, the number of events may naturally vary from month to month, making it difficult to predict an exact number.

For that reason, I would like to ask whether the condition could be modified to **allow up to six events per month**, while continuing to comply with all approved operating hours, occupancy requirements, parking requirements, noise requirements, and all other conditions of the Conditional Use Permit.

If increasing the maximum from two to up to six events per month requires an amendment, modification, public hearing, or other approval, could you please advise me of the appropriate process?

4. Yearly Event Schedule

The Decision Sheet also requires submission of a **yearly event schedule**.

Could you please clarify:

- When the yearly event schedule must be submitted;
- What information must be included; and

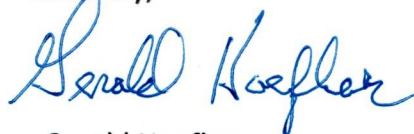
Jefferson County
Zoning & Sanitation Dept.
320 South Main St. Room 201
Jefferson, WI. 53549

June 13, 2023

Project:
Lindstrom Equipment
Project Location: W2812 East Gate Drive
Town of Watertown

Members of Jefferson County Zoning and Sanitation,
Regarding the property located at W2812 East Gate Drive. This is a shop building used for sales and repairing agriculture equipment. Due to the type of work done in this building there is high potential for petroleum products to get into the POWTS system. Routine shop cleanup, and frequent handwashing of grease and oil covered hands can make a high concentration of petroleum in the wastewater. It is our professional opinion that this site is best suited for a holding tank POWTS. By putting this wastewater into a holding tank, it can be properly treated at a sewage treatment plant before it is put back into the ground.

Sincerely,



Gerald Hoeftler
222479

CONCRETE RECEIVING DOCK DETAIL



Know what's **below**.
Call before you dig.



0 15 30 60

GRADING PLAN LEGEND

-  EXISTING CONTOURS-MNR
 EXISTING CONTOUR-MJR
 FINAL CONTOUR-MJR
 FINAL CONTOUR-MNR
 DRAINAGE PATTERN LINES
 GRADE BREAK LINES
 PROPOSED DRAINAGE DIRECTION
 PROPOSED SPOT ELEVATION
 EXISTING SPOT ELEVATION
 FINISHED FLOOR ELEVATION
 TOP OF CURB
 TOP OF PAVEMENT

GRADING NOTES:

1. ALL CONTOURS ARE COMPUTER GENERATED AND REPRESENT APPROXIMATE LOCATIONS. PROPOSED CONTOURS REPRESENT FINISHED GROUND GRADES AFTER RESTORATION. CONTOURS IN STREET REPRESENT THE TOP OF PAVEMENT.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR INSURING POSITIVE DRAINAGE AWAY FROM STRUCTURES. BUILDER SHALL VERIFY ACTUAL FINISH FLOOR ELEVATION(S) PRIOR TO CONSTRUCTION AND INSURE ALL SITE DRAINAGE IS DIRECTED AWAY FROM STRUCTURES AND TOWARD DRAINAGE WAYS.
3. ALL SPOT ELEVATIONS ARE TOP OF PAVEMENT AND/OR FINISHED GRADE UNLESS OTHERWISE NOTED.
4. IF DURING THE COURSE OF CONSTRUCTION THE CONTRACTOR FINDS ANY DISCREPANCIES OR CONFLICTS BETWEEN THE PROPOSED SITE IMPROVEMENTS INDICATED ON THE PLANS AND THE PHYSICAL CONDITIONS OF THE SITE, OR ANY ERRORS OR OMISSIONS WITHIN THE PLANS OR IN THE SITE LAYOUT AS PROVIDED BY THE ENGINEER, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO IMMEDIATELY NOTIFY THE ENGINEER. UNTIL AUTHORIZED TO PROCEED, ANY WORK PERFORMED AFTER SUCH DISCOVERY WILL BE AT THE CONTRACTOR'S SOLE RISK AND EXPENSE.
5. ALL DISTURBED GROUND LEFT INACTIVE FOR FOURTEEN (14) MONTHS MUST BE STABILIZED BY SEEDING, MULCH OR SODDING.
6. ALL TURF GRASS AREAS ARE TO BE RESTORED WITH A MIN. 4" OF SCREENED TOPSOIL, SEED & STRAW MULCH, 4" TOPSOIL, SEED & EROSION MAT OR 4" TOPSOIL AND SOD.
7. USE CARE TO SECURE A UNIFORM GRADE. GRADES SHALL BE CAREFULLY CHECKED AND IRREGULARITIES REPORTED TO ENGINEER. DEVIATION FROM ESTABLISHED LINES AND GRADES SHALL BE CAUSE FOR REJECTION OF WORK.

NOTE:
CONTRACTOR TO FIELD VERIFY
EXISTING UTILITY LOCATIONS



RVA
RIVER VALLEY ARCHITECTS



LINDSTROM EQUIPMENT
LINDSTROM - WATERTOWN GARAGE AND OFFICE
WATERTOWN, WI

SET TYPE - NOT FOR CONSTRUCTION - ISSUED FOR PRICING	NO.	PLATE	TYPE/CONDITION

[illegible]

DRAWN BY:	SDC
PM:	SDC
JOB NO:	26048
DATE:	09.08.2026

GRADING PLAN

C500

Matt Zangl

From: Alexis Gifford <alexis@rivervalleyarchitects.com>
Sent: Monday, September 14, 2026 7:47 AM
To: Matt Zangl; Jerry Hoefler
Cc: Adam Lindstrom
Subject: RE: Lindstrom Septic
Attachments: Pages from 2026.09.03 Lindstrom Equipment Watertown (26-049) 2026.09.03 CB # 01.pdf

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

Thank you for providing this, Jerry.

In addition to the petroleum complication, this site also contains a significant amount of wetlands and grade change, making it extremely difficult to leave an area undisturbed for a septic system. The approved soil samples are located almost in the proposed building. Due to the significant setback from S.T.H. 16 and the wetlands, we are unable to shift the building enough to accommodate the septic system while also meeting the required setbacks.

Thank you.

ALEXIS GIFFORD

Project Manager



O: 715.832.0875
D: 715.471.2026
C: 715.450.4020



3300 Birch St. Suite 1A
Eau Claire, WI 54703

SOLID DESIGN. REAL PARTNERSHIPS. LASTING IMPACT.



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From: Jerry Hoefler <jerry@hoeflerexcavating.com>
Sent: Friday, September 11, 2026 4:06 PM
To: mattz@jeffersoncountywi.gov
Cc: Alexis Gifford <alexis@rivervalleyarchitects.com>
Subject: Lindstrom Septic

Matt,

Here is a letter of recommendation for a septic system at the proposed Lindstrom Equipment property at W2812 East Gate Dr. Watertown. Due to potential higher strength waste having petroleum from hand washing and minor cleaning in the restrooms. We think that a holding tank is the best option. If a mound is installed I'm concerned that if petroleum or cleaning products could plug the sand in a mound system or get into the groundwater due to the shallow limiting factor.

Thanks,

Jerry

Jerry Hoefler Excavating Inc
W1320 Marietta Ave.
Ixonla Wi. 53036
Cell 414-491-3328

THIS TEMPLATE IS NOT AND SHALL NOT BE CONSTRUED AS LEGAL ADVICE. THE TEMPLATE IS DESIGNED AS A START TO DISCUSSIONS SURROUNDING THE APPROPRIATE REGULATORY FRAMEWORK. COUNTIES MUST CONSULT WITH CORPORATION COUNSEL IN THE IMPLEMENTATION OF THIS TEMPLATE.

**WISCONSIN COUNTIES ASSOCIATION
TEMPLATE ORDINANCE REQUIRING NOTICE FOR
LARGE-SCALE DATA CENTER DEVELOPMENTS**

As seen across Wisconsin, the construction and development of large-scale data centers involves a significant volume of heavy construction equipment, delivery vehicles, construction materials, specialized equipment and machinery, cranes, and other large vehicles carrying heavy loads traveling on County highways and highway structures. This results in increased traffic load and wear on County highways, bridges, culverts, shoulders, drainage facilities and other infrastructure. In other words, large-scale data center development presents concerns in the areas of public safety and road/highway infrastructure integrity.

From a public safety perspective, the sheriff is responsible for coordinating the countywide law enforcement effort in the manner the sheriff sees fit consistent with the sheriff's constitutional and statutory duties and authority. The traffic control and other public safety demands created through a large-scale data center development exceed what can be considered the ordinary challenges brought about through land development. Indeed, it is a rare land development project that involves multiple hundreds of acres of land disturbed and thousands of construction-related employees on the site of the development. Therefore, it is important that counties have a seat at the table when a proposed developer is discussing development impacts, and how to address those impacts, with a municipality in which the project is proposed.

Similarly, counties have a responsibility to maintain the County highways and highway structures, and to ensure that any person that damages County highways or highway structures is held responsible for the costs of repairing that damage. Section 86.02 provides that any person who damages any highway by any act is liable for three times the cost of the damage. These damages are to be recovered by the "political division" responsible for the maintenance of the damaged highway. The damages are to be placed in the highway maintenance fund. Additionally, Wis. Stat. § 86.14 provides remedies for damages to highway structures, including double damages for any person who subjects a bridge or culvert to excess load, and triple damages for any person who willfully damages any highway structure. These damages are to be recovered by the "subdivision of the state" responsible for the maintenance or repair of such structure. In the case

of County highways and bridges, the County is the political division and subdivision of the state referenced by statute. Simply put, a County may exercise its statutory authority under Wis. Stat. § 86.02 and Wis. Stat. § 86.14 to protect County highways and highway structures from the damage associated with the construction and development of large-scale data centers.

In light of the pattern across Wisconsin of road damage to County highways and highway structures resulting from the construction and development of large-scale data centers (which, to this point, have been built in cities and villages), a County should seek to work proactively with the developers of these large-scale data centers and attempt to negotiate an agreement with the developer pursuant to which the developer agrees to take financial responsibility for the impact of the construction of the large-scale data center on County services. For example, the agreement might contractually require the developer to promptly make payment to the County for the repair and restoration of County highways or highway structures affected by the construction of the large-scale data center. Such an agreement may also address other impacts the construction of a large-scale data center has on counties, such as increased calls for service requiring a response from the County Sheriff's Department.

Counties should work with their corporation counsel, sheriff, highway officials, public safety officials, and other relevant stakeholders to tailor the Template Ordinance to the specific facts, circumstances, goals, and objectives of their county. This tailoring may include adjusting terminology to ensure it is consistent with the county's existing Code of Ordinances.

TEMPLATE ORDINANCE

ORDINANCE NUMBER [_____]

CREATING SECTION [_____] OF THE [_____] COUNTY CODE OF
ORDINANCES TO REQUIRE NOTICE TO THE COUNTY OF THE INTENT TO
CONSTRUCT A LARGE-SCALE DATA CENTER WITHIN THE COUNTY

WHEREAS, Large-Scale Data Centers are industrial facilities that house servers and data storage devices;

WHEREAS, the construction of Large-Scale Data Centers is an immense task, often involving the transportation of heavy construction equipment, delivery vehicles, construction materials, specialized equipment and machinery, cranes, and other large vehicles carrying heavy loads on County highways and highway structures;

WHEREAS, the public safety demands imposed through the construction of Large-Scale Data Centers present issues that should be discussed and addressed in advance of the development;

WHEREAS, the increased load and wear on County highways and highway structures may result in damage or increased maintenance costs to the highways and highway structures, which is the responsibility of [_____] County (the “County”);

WHEREAS, the County has statutory authority under Wis. Stat. § 86.02 and Wis. Stat. § 86.14 to recover damages when a person damages the County highways or highway structures; and

WHEREAS, in recognition that across the state, to this point, Large-Scale Data Centers are being developed within cities and villages (rather than towns), which often means counties like the County are limited in their ability to proactively plan for the impact of the construction of a Large-Scale Data Center, it is in the County’s best interest to require developers of Large-Scale Data Centers provide notice to the County so that the County and the developer may identify and mitigate potential adverse impacts on the County and its infrastructure associated with the construction of a Large-Scale Data Center.

NOW, THEREFORE, THE COUNTY BOARD OF SUPERVISORS OF THE COUNTY OF [_____] DO ORDAIN AS FOLLOWS:

SECTION 1: Section [_____] of the [_____] County Code of Ordinances is hereby created as follows:

SEC. [_____]. *Notice For Large-Scale Data Centers.*

A. Definitions.

1. A “large-scale data center” is any project with one or more buildings owned, leased, or operated by the same entity or by one or more affiliates of the entity, with the primary purpose of housing computing and networking equipment in order to centralize the processing, storage, management, retrieval, communication, or dissemination of data and information, that:

[Option A]

- i. Consists of one or more principal buildings that aggregate at least [25,000] square feet;
- ii. Consists of a single contiguous tract of land, which may include one or more parcels, totaling [10] acres or more; and
- iii. Consists of at least [5,000] servers.

[Option B]

- i. Consists of one or more principal buildings that aggregate at least [10,000] square feet;
- ii. Consists of at least [5,000] servers; and
- iii. Has an electric power rating, or power draw, greater than 100 megawatts.

[Option C]

- i. Consists of one or more principal buildings that aggregate at least [100,000] square feet; and
- ii. Consists of a single contiguous tract of land, which may include one or more parcels, totaling [200] acres or more.

[Option D]

- i. Consists of one or more principal buildings that aggregate at least [_____] square feet; [and]
- ii. Consists of one or more parcels, totaling [_____] acres or more; [and]
- iii. Has an electric power rating, or power draw, greater than [_____] megawatts; [and]
- iv. Consists of at least [_____] servers.

B. *Applicability.* This Section applies to all proposed Large-Scale Data Centers in [_____] County, regardless of whether the Large-Scale Data Center is located in a [city, village, or town].

C. *County Coordination.*

- 1. Within [thirty] days of the first Planning Contact between a municipality that is either fully or partially incorporated within the County and the owner, operator, or proposed developer of a Large-Scale Data Center (“Contacting Party”), the Contacting Party shall provide notice of the preliminary Large-Scale Data Center to the [County Executive] [County Administrator] [Administrative Coordinator] [Highway Commissioner] [Sheriff] [Corporation Counsel]. Any of the following shall be considered “Planning Contact” for purposes of this Section:
 - i. Email, telephone call, electronic submission, or in-person inquiry with a municipal clerk or administrator;
 - ii. Email, telephone call, electronic submission, or in-person inquiry with a municipal zoning administrator;
 - iii. Request for a pre-application or conceptual development meeting;
 - iv. Email, telephone call, electronic submission, or in-person inquiry with the municipal planning department or planning commission;
 - v. Email, telephone call, electronic submission, or in-person inquiry with an elected official;
 - vi. Email, telephone call, electronic submission, or in-person inquiry with an economic development organization such as a chamber of commerce or regional planning commission;
 - vii. Submission of a zoning or land-use inquiry;

- viii. Request for a conditional-use or special exception application;
 - ix. Submission of a conditional-use or special exception application;
 - x. Submission of a conceptual site plan;
 - xi. Submission of a development proposal;
 - xii. Submission of a letter of intent;
 - xiii. Submission of a request for annexation;
 - xiv. Email, telephone call, electronic submission, or in-person inquiry to any of the above through an agent (including an attorney), property landowner or the landowner's agent or representative;
 - xv. Any other communications with the municipality concerning the potential development of a Large-Scale Data Center.
2. The Contacting Party shall provide the [County Executive] [County Administrator] [Administrative Coordinator] [Highway Commissioner] [Sheriff] [Corporation Counsel] with the following information, to the extent applicable:
- i. Project location, design, and operational characteristics;
 - ii. Agricultural preservation and land use compatibility;
 - iii. Impacts to roads, drainage systems, emergency services, and public infrastructure;
 - iv. Environmental, stormwater, and natural resource impacts;
 - v. Compatibility with surrounding development and existing land uses;
 - vi. Proposed mitigation measures addressing identified local concerns;
 - vii. Any other information reasonably necessary for the County to understand the proposed Large-Scale Data Center's potential impacts on County highways, highway structures, emergency services, or other matters within the County's jurisdiction.
3. The [County Executive] [County Administrator] [Administrative Coordinator] [Highway Commissioner] [Sheriff] [Corporation Counsel] shall promptly review the notice submitted by the Contacting Party. The [County Executive] [County Administrator] [Administrative Coordinator] [Highway Commissioner] [Sheriff] [Corporation Counsel] may, to the extent permitted by applicable law, sign a non-disclosure agreement related to information provided by the Contacting Party.] If,

upon reviewing the notice, it appears reasonably likely to the [County Executive] [County Administrator] [Administrative Coordinator] [Highway Commissioner] [Sheriff] [Corporation Counsel] that the potential Large-Scale Data Center could have an adverse impact upon County highways, highway structures, or other County services, the [County Executive] [County Administrator] [Administrative Coordinator] [Highway Commissioner] [Sheriff] [Corporation Counsel] may seek to negotiate an agreement with the Contacting Party to mitigate the adverse effect the Large-Scale Data Center could have upon County highways, highway structures, or other County services.

- D. *Severability*. Should any portion of this Section be declared unconstitutional or invalid by a court of competent jurisdiction, the remainder of this Section shall not be affected.

SECTION 2: Repealer. Any ordinances or resolutions or parts thereof in conflict with the provisions of this Ordinance are hereby repealed to the extent of such conflict.

SECTION 3: Effective Date. This Ordinance shall take effect upon passage and publication.

THIS TEMPLATE IS NOT AND SHALL NOT BE CONSTRUED AS LEGAL ADVICE. THE TEMPLATE IS DESIGNED AS A START TO DISCUSSIONS SURROUNDING THE APPROPRIATE REGULATORY FRAMEWORK. COUNTIES MUST CONSULT WITH CORPORATION COUNSEL IN THE IMPLEMENTATION OF THIS TEMPLATE.

**WISCONSIN COUNTIES ASSOCIATION
TEMPLATE ZONING ORDINANCE REGULATING
DATA CENTERS**

Data centers, and the electricity and water usage that comes with those data centers, has become a part of everyday conversation in a way that was unimaginable just a few years ago. While, to this point, the large data centers – sometimes called “hyperscale” data centers – have been or are being built in incorporated areas, numerous counties across Wisconsin exercising zoning authority have adopted moratoriums related to data centers under Wis. Stat. § 59.69. In general, the idea behind these moratoriums is to stop accepting certain applications for a period of time while the county determines how best to incorporate data centers as a land use into its zoning ordinance.

This Template Ordinance is intended to be used as a starting point for counties in Wisconsin exercising zoning authority as the county determines whether to regulate data centers within its zoning ordinance pursuant to the county’s statutory authority, and if a county decides to regulate, how best to incorporate data centers into its zoning ordinance. Counties should work with their corporation counsel, zoning officials, public safety officials, and other relevant stakeholders to tailor the Template Ordinance to the specific facts, circumstances, goals, and objectives of their county. This tailoring may include adjusting terminology to ensure it is consistent with the county’s existing Code of Ordinances. It should also include careful consideration of the definition of “data center” or “hyperscale data center” to ensure that the definition makes sense in the context of the county’s goals and objectives and is consistent with its treatment of similar uses.

ORDINANCE NO. _____
CREATING SECTION [_____] OF THE [_____] COUNTY CODE OF
ORDINANCES TO CREATE ZONING PROVISIONS APPLICABLE TO [HYPERSCALE]
DATA CENTERS

WHEREAS, a data center is generally considered to be a physical location that houses and runs computer networking components and infrastructure;

WHEREAS, traditionally, data centers were relatively small – often occupying less than 5,000 square feet – and were often located within existing buildings and structures;

WHEREAS, in recent years, there has been a significant increase in the construction of much larger data centers across the United States;

WHEREAS, these larger data centers – which can span hundreds or thousands of acres and millions of square feet – are sometimes called hyperscale data centers;

WHEREAS, in order to promote the public health, safety, convenience and general welfare, in order to encourage planned and orderly land development, and in order to permit the careful planning and efficient maintenance of highway systems, it is appropriate for [_____] County to address [hyperscale] data centers through zoning.

NOW, THEREFORE, THE COUNTY BOARD OF SUPERVISORS OF THE COUNTY OF [_____] DO ORDAIN AS FOLLOWS:

SECTION 1: Section [_____] of the [_____] County Code of Ordinances is hereby created as follows:

SEC. [_____] . [HYPERSCALE] DATA CENTERS.

- A. Purpose. This [Sec. _____] is intended to provide a clear, comprehensive, and predictable land use and zoning framework for the siting and operation of [hyperscale] data centers within [_____] County. [Hyperscale data] [Data] centers require access to public infrastructure, including water, sewer, highways, and emergency services. This [Sec. _____] is intended to ensure that [hyperscale] data centers are evaluated, located, and developed in a manner consistent with the County’s adopted Comprehensive Plan or County Development Plan; that the infrastructure and operational impacts of a proposed [hyperscale] data center are appropriately reviewed and mitigated; and that the County can appropriately promote the public health, safety, convenience and general welfare, planned

and orderly land development, and the careful planning and efficient maintenance of highway systems.

B. Definitions.

1. “[Hyperscale] Data Center” means one or more buildings owned, leased, or operated by the same entity, or affiliates of the entity, with the primary purpose of housing computing and networking equipment in order to centralize the processing, storage, management, retrieval, communication, or dissemination of data and information that consists of: (1) one or more principal buildings that aggregate at least [125,000] square feet; (2) a single contiguous tract of land, which may include one or more parcels, of [ten (10)] acres or more; and (3) at least [5,000 servers].

C. Location. The [Use Table] found in [Sec. ____] [Appendix ____] reflects the zoning district[s] in which a [Hyperscale] Data Center is allowed as a [permitted use] [conditional use] [permitted or conditional use].

D. Application. The application for a [zoning permit] [land use permit] [conditional use permit] [_____] related to a [Hyperscale] Data Center should include all information normally required for such permit. The application shall be reviewed in accordance with the typical process for a [zoning permit] [land use permit] [conditional use permit] [_____] as set forth in [Section ____]. [In addition, the application related to a [Hyperscale] Data Center shall include:

1. The planned location of electric lines (both underground and overhead), project entrances, staging areas, and access roads required during construction and post construction.
2. Lighting Plan. [A lighting plan providing details of the light spread and intensity diagrams, fixture specifications, and mounting height details. Any lighting used for outdoor illumination on the property shall not allow light to shine upward or adversely impact adjoining properties.] [A lighting plan that meets the requirements of Sec. ____].
3. Road Use Agreement. A Road Use Agreement containing the information and conditions specified in [Sec. ____].
4. Pre-Construction Noise Analysis. Pre-Construction Noise Analysis shall be submitted in accordance with [Sec. ____].
5. Emergency Response Plan. An Emergency Response Plan containing the information and conditions specified in [Sec. ____].
6. Decommissioning Plan. A Decommissioning Plan containing the information and conditions specified in [Sec. ____].

7. Initial Financial Assurance. Initial financial assurance pursuant to the conditions specified in [Sec. ____].
 8. Other Necessary Permits List. A list of all other necessary federal, state, and local permits which must be obtained in connection with the [Hyperscale] Data Center.
- E. Development Agreement and Final Plans. The [Zoning Committee] [Zoning Administrator] may require applicant to enter into a development agreement to acknowledge any refinements in the plans set forth in Section D, to memorialize any agreements set forth in this [Sec. ____], or further describe the applicant's compliance with the requirements set forth in this [Sec. ____]. The final development agreement shall be approved by the applicant and [Zoning Committee] [Zoning Administrator] [County Board of Supervisors].
- F. Other Permits. An applicant shall apply for and receive all necessary federal, state, and local permits, including any permits related to environmental laws, stormwater management, and erosion and sediment control. Copies of any applicable permits issued by any issuer other than the County shall be provided to the Zoning Administrator within 30 days of issuance. Nothing herein shall be construed as waiving or limiting the applicability of any other ordinance or requirement set forth therein unless specifically addressed in this Ordinance.
- G. Standards.
1. Setbacks. A [Hyperscale Data Center] shall be setback from property lines the greater of: (a) the setback requirements for the zoning district in which the [Hyperscale] Data Center is located; or (b) [200 feet.]
 2. Street Access. The [Hyperscale] Data Center shall have physical access to a public road capable of providing safe and adequate access for the [Hyperscale] Data Center, as demonstrated by a traffic impact analysis or other information reasonably required by the [Zoning Administrator] [Zoning Committee]. Where the [Hyperscale] Data Center proposes to access a county road or highway, the applicant shall obtain all approvals required by the County Highway Department. Where the [Hyperscale] Data Center proposes to access a state or municipal road or highway, the applicant shall obtain all approvals required by the government that has jurisdiction over that road or highway. The vehicular access points between the public road and the [Hyperscale] Data Center shall be located to minimize conflict with through traffic movement.

3. Parking. [Hyperscale] Data Centers shall comply with the off-street parking and loading areas required for the zoning district in which the [Hyperscale] Data Center is located.
4. Buffers. [[Hyperscale] Data Centers shall comply with all applicable standards related to barriers or buffering applicable in the zoning district in which the [Hyperscale] Data Center is located.] [In addition to all applicable standards related to barriers or buffering applicable in the zoning district in which the [Hyperscale] Data Center is located, a buffer shall be provided when a [Hyperscale] Data Center abuts a non-industrial zoning district, unless the [Hyperscale] Data Center site is already separated from the abutting property by a natural feature that functions as an effective visual and physical barrier similar to the requirements below, such as substantial wooded areas or similar natural landforms, as determined by the Zoning Administrator or their designee:
 - i. The buffer area shall be a minimum of [] feet wide.
 - ii. The buffer area shall be landscaped or fenced to provide a visual screen, and shall not include any structures other than[: (1)] fencing that meets the requirements of this section [and Section ____ (a reference to the County's Fencing Provision)][or (2) structures that have been approved by the [Zoning Committee], which shall be approved if the applicant presents substantial evidence that the construction of the structure will not detract from the barrier area functioning as an effective visual and physical barrier].
 - iii. Fencing may be used to meet up to [] percent of the length required for the buffer area. Any such fence shall comply with all requirements for a fence in the zoning district in which the [Hyperscale] Data Center is located. Any such fence shall be: (1) at least [eight] feet tall or (2) as tall as a fence is permitted in the zoning district in which the [Hyperscale] Data Center is located, whichever is less.
 - iv. Landscaping may use any combination of berms, native plants and tree species to achieve a visual buffer. Trees, at mature height, shall be no less than 25 feet in height. The 25 feet minimum height of the trees may be measured at maturity, provided that the trees have a height of at least [] feet when planted and at least [] feet within [three] years of planting. Berms must be vegetated to minimize erosion and to slow stormwater runoff.
 - v. Visual screening shall be measured under leaf-on conditions and shall be measured from the elevation of the shared property line.
 - vi. Buffer areas may include drainage swales, stormwater retention or infiltration areas, or other stormwater management areas in accordance with

an approved stormwater management plan only if landscaping and visual screening requirements are also met.

- vii. All buffer areas shall be kept free of litter, debris, noxious weeds, and species of plants identified by the Wisconsin Department of Natural Resources as exotic or invasive.

5. Impact to Public Infrastructure. [Hyperscale] Data Centers shall avoid and mitigate their impact upon public infrastructure by complying with the following, which shall be documented in a Road Use Agreement:

- i. Road Plan. Applicants shall identify all roads planned to be used for the purpose of transporting equipment for construction, operation, or maintenance of the [Hyperscale] Data Center. The applicant is responsible for obtaining applicable weight and size permits from the applicable agencies prior to commencing construction.
- ii. Existing Road Conditions. Applicants shall conduct a preconstruction roadway conditions survey, which shall be in coordination with the County Highway Department to determine baseline road conditions. The preconstruction roadway conditions survey shall adequately document the preconstruction conditions of all road, road right of way, and public drainage infrastructure that applicant intends to use during any phase of construction. The preconstruction roadway conditions survey shall be attached or otherwise incorporated into the Road Use Agreement.
- iii. Transportation Impact Analysis. Applicants shall have a professional engineer licensed in the State of Wisconsin conduct a transportation impact analysis detailing how the proposed [Hyperscale] Data Center will impact the surrounding road and highway network during and after construction. The transportation impact analysis shall include all roads or highways reasonably expected to experience material impacts. The transportation impact analysis shall address, at a minimum, capacity, delay, safety impacts, site access design, internal circulation, multimodal accommodations and anticipated trip generation based on industry-standard methodologies. The transportation impact analysis shall recommend reasonably necessary mitigation measures proportionate to the impacts attributable to the proposed development such as turn lanes, signal installation or timing adjustments, or roadway upgrades to ensure the road and highway network can safely and efficiently accommodate the added demand. The analysis shall detail the timeline of improvements needed based on construction activities and anticipated full-time traffic volumes at the end of

construction. The transportation impact analysis shall be attached or otherwise incorporated into the Road Use Agreement.

- iv. Damage to Public Infrastructure. Applicants shall be responsible for repair of damage to public infrastructure stemming from construction, operation, or maintenance of the [Hyperscale] Data Center. The manner in which the applicant shall be responsible shall be addressed in the Road Use Agreement.

- 6. Power Delivery. The applicant shall be responsible for the construction and maintenance of electrical infrastructure located on the property or otherwise owned or operated by the applicant that serves the proposed [Hyperscale] Data Center.
- 7. Noise. The [Hyperscale] Data Center shall comply with the noise requirements for the zoning district in which the [Hyperscale] Data Center is located. Equipment testing, including generator testing, and maintenance activities that generate elevated noise, shall be limited to the hours of [7:00 a.m. to 7:00 p.m.], provided that generators may be tested outside of this window to the extent necessary to comply with limits, restrictions, or prohibitions on emissions testing imposed by local, state, or federal authorities during those hours, or as required under applicable local, state, or federal laws or regulations.
- 8. Emergency Response Plan. The applicant shall submit an emergency response plan addressing emergencies associated with the proposed [Hyperscale] Data Center, and shall not commence construction until the emergency response plan is approved by the County. The emergency response plan shall be developed in coordination with local first responders and County Staff. The applicant may redact confidential or proprietary information from the emergency response plan it submits in connection with its application. The applicant shall submit any modifications to the emergency response plan necessary due to construction or operational plans. Any modifications shall be developed in coordination with local first responders and County Staff. The County shall review and approve any modifications prior to the commencement of operations. The emergency response plan shall be reviewed at least every once every two years. The emergency response plan shall include the following:
 - i. A detailed narrative of response procedures and the [Hyperscale] Data Center facility representatives responsible for management of the following reasonably foreseeable emergencies that could occur at the facility: natural disaster/severe weather, fire, security incident, electrical system failure,

environmental, chemical, pipeline (if applicable), sustained drought or water supply shortages, and medical. The narrative of response procedures shall include procedures for a site evacuation, designated egress routes, emergency staging areas, and a plan to coordinate with emergency responders if such responders are necessary.

- ii. If the [Hyperscale] Data Center contains a battery energy storage system, the emergency response plan shall include detailed emergency response protocols specific to the battery energy storage systems, which shall comply with NFPA 855 (Standards for Installation of Stationary Energy Storage Systems) (2026).

9. Discontinuance and Decommissioning.

- i. Decommissioning Plan. The applicant shall submit a decommissioning plan. The decommissioning plan shall be reviewed by the applicant at least every five years. Any changes to the decommissioning plan shall be submitted to the Zoning Administrator, who shall consider them pursuant to the standards in [_____] of this section. The decommissioning plan shall include the following:
 1. A description of the anticipated operational life of the [Hyperscale] Data Center and the general approach to decommissioning, repurposing, or reuse of the site.
 2. An estimate of the cost of decommissioning the [Hyperscale] Data Center, after deducting salvage or recycling value, as calculated by a third party with expertise in decommissioning, hired by the applicant (the “Decommissioning Cost”).
- ii. Changes to the Decommissioning Plan. The applicant may change the decommissioning plan after it is submitted to the County in connection with the application. Any change shall be supported by substantial evidence. The Zoning Administrator shall review the proposed changes and, if the Zoning Administrator finds that the changes are supported by substantial evidence, shall accept the changed decommissioning plan. An aggrieved party may appeal the Zoning Administrator’s decision regarding the changed decommissioning plan pursuant to the process described in [Section _____].]

iii. Decommissioning.

1. The applicant is responsible for decommissioning the [Hyperscale] Data Center pursuant to the decommissioning plan. The decommissioning obligations shall be triggered when the owner or operator ceases the use of the [Hyperscale] Data Center for a period of 12 consecutive months and does not have a documented plan to resume the use or convert the building to another use. A continuous period of non-operation greater than 12 months shall be considered evidence that the owner or operator has ceased the use of the [Hyperscale] Data Center, triggering the decommissioning obligations. The 12-month period shall exclude periods of maintenance, repair, upgrades, force majeure, tenant transitions, or any period during which the owner or operator is actively marketing the property or pursuing entitlements for an alternative use.
2. The owner may seek any necessary approvals to repurpose, adapt, or reuse any building, infrastructure, or improvement that makes up the [Hyperscale] Data Center in lieu of decommissioning.
3. Upon decommissioning, the owner shall remove unused equipment, secure the site, and place the property in a safe and stable condition suitable for future lawful use. Demolition of buildings or full restoration of the site to pre-development conditions shall not be required unless otherwise mandated by applicable law.
4. Decommissioning activities, if required to be undertaken, shall be initiated within 180 days following the trigger event and pursued with due diligence in accordance with the approved decommissioning plan or any amendment to the approved decommissioning plan. Decommissioning may be completed on a phased or building-by-building basis, and the owner shall have discretion to determine the sequencing and timing of such phases, so long as such work is consistent with the approved or amended decommissioning plan.
5. The owner shall provide written notice to the County upon permanent discontinuance of operations triggering decommissioning. Failure to provide timely notice shall not independently constitute a violation or trigger any enforcement action, provided the owner is otherwise in compliance with this section.

iv. Financial Assurance.

1. The applicant shall provide financial assurance to secure the decommissioning obligations in this Section. [The financial assurance will be limited to the maximum reasonable estimated cost of removing unused equipment, materials, and waste associated with the discontinued use of the data center; securing the site, and placing the site in a safe and stable condition.] [The financial assurance will be limited to the maximum reasonable estimated cost of removing unused equipment, materials, and waste associated with the discontinued use of the data center; securing the site, and demolishing the buildings on the site.]
2. The financial assurance may be made, at the option of the applicant, in the form of a surety bond, a parent company guarantee, an irrevocable letter of credit, or cash. If, as a result of updates to the Decommissioning Plan, including the calculation of the cost of decommissioning, the Decommissioning Cost shall increase, the owner shall – within [] days of updating the Decommissioning Plan – shall provide such increased financial assurance to the County. The owner shall provide the required financial assurance to the County as follows:
 - a. [25%] of the Decommissioning Cost prior to the commencement of operations at the [Hyperscale] Data Center.
 - b. [50%] of the Decommissioning Cost within [five] years of the commencement of operations at the [Hyperscale] Data Center.
 - c. [100%] of the Decommissioning Cost within [ten] years of commencement of operations at the [Hyperscale] Data Center.
3. The financial assurance shall remain in effect as long as the obligations secured by the assurance remain applicable. Upon transfer of ownership of the facility, the new owner shall assume the decommissioning obligations and provide replacement assurance to the County. The County shall release the previously held assurance only upon receipt and acceptance of the newly held assurance, unless the obligations secured by the assurance have otherwise been satisfied.
4. Upon completion of decommissioning obligations, removal of equipment, or other circumstances that reduce the reasonable costs

of decommissioning, the owner or operator may provide substantial evidence to the County regarding the current Decommissioning Cost and may request a reduction in financial assurance from the Zoning Administrator. The Zoning Administrator shall review the request and, if the Zoning Administrator finds that the request is supported by substantial evidence, shall accept the changed Decommissioning Cost. An aggrieved party may appeal the Zoning Administrator's decision regarding the changed decommissioning plan pursuant to the process described in [Section _____].

5. If decommissioning obligations are triggered, and the owner does not perform the appropriate decommissioning obligations after written notice from the County which provides at least 90 days notice to commence decommissioning obligations, the County may draw upon the financial assurance to the extent authorized by the financial assurance instrument and applicable law. The County shall use the financial assurance exclusively for decommissioning obligations related to that financial assurance.
6. Upon completion of the decommissioning obligations secured by the financial assurance, or upon approval of an alternative use of the [Hyperscale] Data Center that supersedes the need of such decommissioning obligations, the County shall release the financial assurance corresponding to the obligation satisfied.

H. Conditions. In approving a conditional use permit related to a [Hyperscale] Data Center, the [Zoning Committee] may impose one or more conditions of approval deemed necessary to further the intent and purposes of this [Sec. _____] and to reduce adverse impacts on surrounding properties. Conditions may address any factor considered by the [Zoning Committee] in the decision-making process and shall be based on substantial evidence, as such term is defined in Wis. Stat. § 59.69(5e). Such conditions may relate to, but are not limited to:

1. [lighting]
2. [setbacks]
3. [street access]
4. [parking]
5. [buffers]
6. [impact to public infrastructure]
7. [cooling system]
8. [power delivery]
9. [noise]
10. [emergency response plan]

11. [discontinuance and decommissioning]

SECTION 2: Repealer. All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

SECTION 3: Severability. If any section, provision or part of this ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the ordinance as a whole or any section, provision, or part thereof not adjudged invalid or unconstitutional.

SECTION 4: Effective Date. This ordinance shall take effect upon passage, approval and publication as provided by law.

Data Center Ordinance Summary

Ordinance Creation & Background

Explains the rise of large "hyperscale" data centers and the need for counties to regulate them through zoning to protect public health, safety, and orderly development.

Section 1: Zoning Provisions for Data Centers

A. Purpose

Establishes framework for siting and operating hyperscale data centers, ensuring alignment with county plans and mitigation of infrastructure impacts.

B. Definitions

"Hyperscale Data Center" means one or more buildings owned, leased, or operated by the same entity, or affiliates of the entity, with the primary purpose of housing computing and networking equipment in order to centralize the processing, storage, management, retrieval, communication, or dissemination of data and information that consists of: (1) one or more principal buildings that aggregate at least [125,000] square feet; (2) a single contiguous tract of land, which may include one or more parcels, of [ten (10)] acres or more; and (3) at least [5,000 servers].

C. Location

Specify zoning districts where hyperscale data centers are permitted and whether approval requires a conditional use.

D. Application Requirements

- Planned location of electric lines, project entrances, staging areas, and access roads required during construction and post-construction
- Lighting plan
- Road use agreement
- Pre-construction noise analysis
- Emergency response plan
- Decommissioning plan
- Initial financial assurance
- Other necessary permits

E. Development Agreement & Final Plans

Allows the zoning committee/administrator/County Board to require a development agreement.

F. Other Permits

Requires applicants to obtain all relevant federal, state, and local permits, including environmental, stormwater and erosion/sediment control permits, and submit copies to the county.

G. Standards

- Setbacks: Minimum distance from property lines for zoning district or 200 feet, whichever is greater
- Street Access: Must have safe access to public roads, with traffic impact analysis and necessary approvals from governing jurisdiction
- Parking: Must comply with zoning district parking requirements
- Buffers: Requires visual and physical barriers between data centers and non-industrial districts, with landscaping, fencing, and maintenance standards
 - Requirements for buffer area min. width
 - Requirements for height of buffer (fence, trees, etc.)
- Impact to Public Infrastructure: Shall avoid and mitigate their impact upon public infrastructure by complying with requirements in a road use agreement. Agreement to include road plan, existing road conditions, transportation impact analysis, responsibility for infrastructure repairs.
- Power Delivery: Applicant responsible for electrical infrastructure that serves proposed data center.
- Noise: Must comply with district noise requirements; limits on testing hours.
- Emergency Response Plan: Must be approved by the county, developed with local responders, and reviewed once every two years
- Discontinuance & Decommissioning:
 - Requires a plan for site closure, anticipated operational life of the center, cost estimates, phased decommissioning, and notice to the county.
 - Plan shall be reviewed by applicant every 5 years. Any changes to plan must be submitted to the Zoning Administrator.
 - Applicant is responsible for decommissioning if use of center is ceased for 12 consecutive months.
 - Upon decommissioning, the owner shall remove unused equipment, secure the site, and place the property in a safe and stable condition suitable for future lawful use.
 - Demolition of buildings or full restoration of the site to pre-development conditions shall not be required unless otherwise mandated by applicable law.
 - The owner shall provide written notice to the County upon permanent discontinuance of operations triggering decommissioning.
- Financial Assurance:
 - Requires financial guarantees for decommissioning obligations, with staged funding and provisions for reduction or release upon completion.
 - Upon transfer of ownership of the facility, the new owner shall assume the decommissioning obligations and provide replacement assurance to the County

- Upon completion of decommissioning obligations, removal of equipment, or other circumstances that reduce the reasonable costs of decommissioning, the owner or operator may provide substantial evidence to the County regarding the current Decommissioning Cost and may request a reduction in financial assurance from the Zoning Administrator

H. Conditions

Allows the zoning committee to impose conditions on permits to mitigate impacts, including lighting, setbacks, access, parking, buffers, infrastructure, cooling, power, noise, emergency response, and decommissioning.

Section 2: Repealer

Repeals conflicting ordinances.

Section 3: Severability

Ensures that if any part of the ordinance is invalidated, the remainder remains in effect.

Section 4: Effective Date

Specifies that the ordinance takes effect upon passage, approval, and publication as provided by law.