

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: Thursday, October 29, 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 September 28, October 9, October 15
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 CU2220-26 for Jon & Kessia Boche for an Accessory Dwelling Unit W1201 County Road CW in Town of Ixonia, PIN 012-0816-0323-001 (34.220 ac). The petition was previously postponed.
12. Discussion and Possible Action on Data Center Regulations
13. Discussion and Possible Action on Petitions Presented in Public Hearing on October 15, 2026:

R4714A-26 & CU2226- 26 – Larry & Betty Chupp: Rezone 1.95-acres from A-1 to A-2 to allow for public and semi-public uses (for a school) at **N640 US Highway 12** in Town of Koshkonong, PIN 016-0514-2641-000 (38.490 ac).

R4715A-26 – Gary Behling: Rezone from A-1 to A-3 to create two 2.0-acre residential lots across from **W9441 E Kroghville Road** in the Town of Lake Mills, PIN 018-0713-1913-000 (39.250 ac). Property is owned by Dorothy Behling.

R4716A-26 – David Wolff: Rezone from A-1 to A-3 to create a 3.13-acre farm consolidation around the existing houses and outbuildings at **W6469/W6473 State Road 19** in the Town of Milford from PIN 020-0814-0422-000 (39.057 ac).

R4717A-26 - Jon & Kim Loomis: Rezone from A-1 to A-3 to create a 2.001-acre residential lot around the existing house and outbuildings at **W5630 West Road** in the Town of Watertown, PIN 032-0814-0223-000 (40.0 ac).

R4718A-26 – Rosy-Lane Holstein LLC: Rezone from A-1 to A-3 to create a 4.0-acre farm consolidation around the existing houses and outbuildings at **N7731 County Road X** in the Town of Watertown, PIN 032-0815-2844-000 (38.690 ac).

R4719A-26 – David Sloan: Rezone from A-1 to A-3 to create a 1.4-acre residential lot north of **N8998 River Road**, in the Town of Watertown, PIN 032-0815-1141-002 (28.442 ac). Property is owned by Thomas & Patricia Sloan Trust.

R4720A-26 – Timothy & Jacqueline Frey: Rezone from A-1 to A-3 to create a 1.8-acre residential lot around the existing house (Lot 1) at **N7536 County Road N** in the Town of Milford, PIN 020-0814-3624-001 (40.618 ac).

R4721A-26 – Timothy & Jacqueline Frey: Rezone 5.0-acres from A-1 to N (Lot 2) at **N7536 County Road N** in the Town of Milford, PIN 020-0814-3624-001 (40.618 ac).

R4722A-26 – Timothy & Jacqueline Frey: Rezone .13-acres from R-2 to A-1 at **N7490 County Road N** from PIN 020-0814-3631-002 (7.850 ac) in the Town of Milford. Property is owned by Craig & Emily Marx. The .13-acre strip will then be added onto PIN 020-0814-3624-001, owned by Timothy & Jacqueline Frey.

CU2227-26 – Juan Perez Rivera: Conditional Use to allow for a residence in an existing B zone located at **N7757 State Road 89** in Town of Waterloo, PIN 030-0813-2634-002 (6.007 ac).

14. Planning and Development Department Update

15. Possible Future Agenda Items

16. Discussion on Upcoming Meeting Dates:

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

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

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

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

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

[Join the Teams meeting now](#)

Meeting ID: 282 181 109 880 272

Passcode: HB2Kx2ND

1. Call to Order

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

2. Roll Call (Establish a Quorum)

Committee members present in person were Supervisor Poulson, Supervisor Foelker, Supervisor Jaeckel and Supervisor Nass. Supervisor Kaiser was absent. Department staff present were Matt Zangl, Sarah Elsner, Haley Nielsen and Caleb Dammen. Other County staff in attendance were County Administrator Michael Luckey, Corporation Counsel Danielle Thompson, Land & Water Conservation Director Patricia Cicero and Register of Deeds Staci Hoffman. James Kuckkan from the Watertown Daily Times, John Thomas, Kayla Hellenbrand, Adam Lindstrom, Walt Christensen, Suzanne Marx and Alexis Gifford were present via Teams. Members of the public present were Tom Patterson, Jim Braughler, Kim Cheney, Daniel Seurer, Anita Martin and Lloyd Marks.

3. Certification of Compliance with Open Meetings Law

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

4. Approval of the Agenda

Motion made by Supervisor Foelker, second by Supervisor Jaeckel to approve the agenda. Motion passed on a voice vote, 4-0.

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

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

Supervisor Braughler spoke against the solar farm development near Watertown.

Daniel Seurer spoke to wanting to learn about data center ordinance and proposals.

6. Approval of meeting minutes from August 31, September 11, September 17

Motion by Nass/Foelker to approve August 31, 2026, minutes as written.

Motion passed on a voice vote 4-0.

Motion by Foelker/Nass to approve September 11, 2026, minutes as written.

Motion passed on a voice vote 4-0.

Motion by Jaeckel/Foelker to approve September 17, 2026, minutes as written.

Motion passed on a voice vote 4-0.

7. Communications - Zangl announced to today's petitioners of invoice scam happening and to not pay it as we do not send out invoices.

8. Monthly Financial Report for Register of Deeds

Hoffman reported that department is currently at 96% of yearly budget.

9. Monthly Financial Report for Planning & Development

Zangl reported that department is ahead of budget, on track for another good year. Revenues continue to come in with no major expenses.

10. Discussion on Solar Energy Facilities

- a. **Badger State Solar** – Project is nearing completion, on track for this Fall. The zoning and sanitary permits for the operations and maintenance building were issued last week.
- b. **Sinnissippi Solar** – On track with PSC for state approvals. Working through the joint development agreement with comments going back to developer this week.
- c. **Whitewater Solar**- Construction planned to start in Spring. Final joint development agreement comments going back this week, expected to be ready for the executive committee next month.
- d. **Stone Elephant Solar** – Project has not started. No updates.

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 outlined the rezone from last month, the Committee recommendation was for lot to be shifted. Revised proposal is to shift lot to the east side which received Town approval. Motion was made to approve by Poulson, seconded by Nass. Motion passed on voice vote 4-0.

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.

Zangl recapped previous approval. Soil test did not pass on the south lot. One lot will remain as is, the other being flipped to north as originally proposed. Motion was made to approve by Jaeckel, seconded by Foelker. Motion passed on voice vote 4-0.

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

Zangl summarized previous approval requiring plat of survey. Petitioner is requesting to use existing plat of survey from 1988. Motion was made to remove the requirement for a new plat of survey by Supervisor Foelker, seconded by Jaeckel. Motion passed on voice vote, 4-0.

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

Zangl explained the petition approved last month and the proposed changes from previously approved two events per month to allow up to six events per month. Motion was made to approve up to 6 events per month by Jaeckel, seconded by Nass. Motion passed on voice vote, 4-0.

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

Zangl outlined the request due to soil test results. Motion was made to approve the holding tank by Poulson, seconded by Foelker. Motion passed on voice vote 4-0.

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.

Zangl provided overview of the petitions requested and proposed conditions. Discussion took place regarding the site, sewer service area concerns, town comprehensive plan and farmland preservation plan. Town Chairperson Kim Cheney spoke of Town's support for this project, soil tests allow for septic, and area is in Town's plan for future development. Motion to approve both petitions with conditions was made by Poulson, seconded by Jaeckel. Motion passed on voice vote, 3-1.

17. Discussion and Possible Action on Data Center Regulations

Zangl provided & recapped some handouts of templates of ordinances and draft ordinances from counties within the state. Discussion took place to consider Industrial zoning district, size limits of centers, taxing, economic impact, future concerns years from now of warehouse type buildings when no longer being used and what resources are being used and how much (i.e. water and electricity). Staci mentioned to also consider road usage concerns and extra law enforcement needed like Ozaukee County is experiencing.

18. Discussion and Possible Action on Petitions Presented in Public Hearing on September 17, 2026:

See rezone and conditional use file for complete decision

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

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

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

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

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

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

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

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

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

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

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

POSTPONED 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). Motion by Poulson/Foelker to postpone for redesign. Motion approved on a 4-0 voice vote.

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

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

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

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

APPROVED 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. Chairman Poulson recused himself after reading petition in to record. Motion by Foelker/Jaeckel to approve the conditional use with conditions. Motion approved on a 3-0 voice vote. Poulson abstained.

19. Planning and Development Department Update

Zangl advised that the intergovernmental agreement with Dodge County for the County Surveyor is progressing, should go to County Board in October. Dodge County is on the same pace.

Zangl advised that he was asked to be on the ATCP51 review committee again, which starts in December.

20. Possible Future Agenda Items

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

Zangl also proposed changing public hearing meetings to 6:00pm starting in November. All the committee members agreed.

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 29, 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, 6:00 p.m. – Public Hearing in Courthouse Room C2063

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

22. Adjourn

Supervisor Jaeckel/Foelker made a motion to adjourn the meeting. Meeting adjourned at 10:25 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: October 9, 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 Foelker called the meeting to order at 8:00 a.m.
2. **Roll Call (Establish a Quorum)** - Present was Supervisors Foelker, Jaeckel, and Nass. Supervisor Poulson is an excused absence. Supervisor Kaiser was absent. Zoning staff present were Matt Zangl, Caleb Dammen and Shari Fischback.
3. **Certification of Compliance with Open Meetings Law**— Supervisor Jaeckel confirmed the meeting was being held in compliance with Open Meetings Law.
4. **Approval of the Agenda**- Supervisor Nass made motion to approve agenda, seconded by Supervisor Jaeckel. Motion was passed on voice vote, 3-0.
5. **Public Comment (Not to exceed 15 minutes and not to include petitions slated for decision. Members of the public who wish to address the Committee on specific agenda items must register their request at this time)** – None.
6. **Communications** – None.
7. **Site Inspections for Petitions to be Presented in Public Hearing on October 15, 2026:**
Committee members left for site inspections at 8:02 a.m.

R4714A-26 & CU2226- 26 – Larry & Betty Chupp: Rezone 1.95-acres from A-1 to A-2 to allow for public and semi-public uses (for a school) at **N640 US Highway 12** in Town of Koshkonong, PIN 016-0514-2641-000 (38.490 ac).

R4715A-26 – Gary Behling: Rezone from A-1 to A-3 to create two 2.0-acre residential lots across from **W9441 E Kroghville Road** in the Town of Lake Mills, PIN 018-0713-1913-000 (39.250 ac). Property is owned by Dorothy Behling.

CU2227-26 – Juan Perez Rivera: Conditional Use to allow for a residence in an existing B zone located at **N7757 State Road 89** in Town of Waterloo, PIN 030-0813-2634-002 (6.007 ac).

R4716A-26 – David Wolff: Rezone from A-1 to A-3 to create a 3.13-acre farm consolidation around the existing houses and outbuildings at **W6469/W6473 State Road 19** in the Town of Milford from PIN 020-0814-0422-000 (39.057 ac).

R4717A-26 - Jon & Kim Loomis: Rezone from A-1 to A-3 to create a 2.001-acre residential lot around the existing house and outbuildings at **W5630 West Road** in the Town of Watertown, PIN 032-0814-0223-000 (40.0 ac).

R4719A-26 – David Sloan: Rezone from A-1 to A-3 to create a 1.4-acre residential lot north of **N8998 River Road**, in the Town of Watertown, PIN 032-0815-1141-002 (28.442 ac). Property is owned by Thomas & Patricia Sloan Trust.

R4718A-26 – Rosy-Lane Holstein LLC: Rezone from A-1 to A-3 to create a 4.0-acre farm consolidation around the existing houses and outbuildings at **N7731 County Road X** in the Town of Watertown, PIN 032-0815-2844-000 (38.690 ac).

R4720A-26 – Timothy & Jacqueline Frey: Rezone from A-1 to A-3 to create a 1.8-acre residential lot around the existing house (Lot 1) at **N7536 County Road N** in the Town of Milford, PIN 020-0814-3624-001 (40.618 ac).

R4721A-26 – Timothy & Jacqueline Frey: Rezone 5.0-acres from A-1 to N (Lot 2) at **N7536 County Road N** in the Town of Milford, PIN 020-0814-3624-001 (40.618 ac).

R4722A-26 – Timothy & Jacqueline Frey: Rezone .13-acres from R-2 to A-1 at **N7490 County Road N** from PIN 020-0814-3631-002 (7.850 ac) in the Town of Milford. Property is owned by Craig & Emily Marx. The .13-acre strip will then be added onto PIN 020-0814-3624-001, owned by Timothy & Jacqueline Frey.

8. **Adjourn** - Motion made by Supervisor Foelker, seconded by Supervisor Nass to adjourn at 10:35 a.m. Motion passed on a voice vote, 3-0.

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

SUBJECT: Map Amendments to the Jefferson County Zoning Ordinance and Requests for Conditional Use Permits
DATE: Thursday, October 15, 2026
TIME: 7:00 p.m. (Doors will open at 6:30)
PLACE: LAKE KOSHKONONG CONFERENCE ROOM C2063, 311 S. CENTER AVE, JEFFERSON, WI 53549, JEFFERSON COUNTY COURTHOUSE
OR Via Teams Videoconference

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

Teams Meeting Information Link: Join the meeting now Meeting ID: 222 326 323 808 9 Passcode: fy37Vh3D
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1. Call to Order
Chairman Poulson called the meeting to order at 7pm.
2. Roll Call
All members of the Committee were present at 7pm. Zoning staff present were Sarah Elsner and Caleb Dammen. No one was present via Teams.
3. Certification of Compliance with Open Meetings Law
Supervisor Jaeckel confirmed the meeting was being held in compliance with Open Meetings Law.
4. Approval of Agenda
Motion by Supervisor Jaeckel, seconded by Supervisor Foelker to approve the agenda as presented. Motion passed on a voice vote, 5-0.
5. Public Hearing
Dammen read aloud the following:

NOTICE IS HEREBY GIVEN THAT the Jefferson County Planning and Zoning Committee will conduct a public hearing at 7:00 p.m. on Thursday, October 15, 2026, in Lake Koshkonong Conference Room C2063 of the Jefferson County Courthouse, Jefferson, Wisconsin. Members of the public will be allowed to be heard regarding any petition under consideration by the Planning and Zoning Committee. **PETITIONERS, OR THEIR REPRESENTATIVES SHALL BE PRESENT EITHER IN PERSON OR VIA TEAMS.** Matters to be heard are petitions to amend the official zoning map and applications for conditional use permits. A map of the properties affected may be obtained from the Zoning Department. Individual files, which include staff reports, are available for viewing between the hours of 8:00 a.m. and 4:30 p.m., Monday through Friday, except holidays. If you have questions regarding these matters, please contact Zoning at 920-674-7131.

Decisions on Conditional Use Permits will be made on **October 29, 2026**
Recommendations by the Committee on Rezones will be made on **October 29, 2026**
Final decision will be made by the County Board on **November 10, 2026**

**FROM A-1 EXCLUSIVE AGRICULTURAL TO A-2, AGRICULTURAL & RURAL BUSINESS
WITH CONDITIONAL USE**

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

R4714A-26 & CU2226- 26 – Larry & Betty Chupp: Rezone 1.95-acres from A-1 to A-2 to allow for public and semi-public uses (for a school) at **N640 US Highway 12** in Town of Koshkonong, PIN 016-0514-2641-000 (38.490 ac).

PETITIONER: Larry Chupp (N640 US Highway 12, Fort Atkinson, WI) presented himself as the petitioner for the rezone and conditional use. Chupp explained the request to allow for a private school for their church. Dan Higgs from Combs Surveying was also in attendance as the surveyor who completed the work for the petitions.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: Supervisor Nass asked if the request was strictly for a school or if it would also include a daycare. Chupp said it is only for a school.

STAFF: Read aloud by Dammen and in the file. Dammen asked about septic installation, parking, proposed number of kids, and if there will be any fencing around the outdoor area. Chupp stated they would be using port-a-potties and no septic system will be installed, there is no parking area, there will be approximately 25-26 kids, and there will be a fenced in outdoor area.

TOWN: In favor.

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

R4715A-26 – Gary Behling: Rezone from A-1 to A-3 to create two 2.0-acre residential lots across from **W9441 E Kroghville Road** in the Town of Lake Mills, PIN 018-0713-1913-000 (39.250 ac). Property is owned by Dorothy Behling.

PETITIONER: Gary Behling (2155 Red Oak Ct, Stoughton, WI) presented himself as the petitioner for this rezone. Behling explained the request to split off two buildable lots to sell. The proposed areas are difficult to use as cropland and currently have a cover crop of hay. The driveways are proposed off the highest part of the ridge. The proposed developments area also surrounded by other residential lots and there will be minimum pollution as a result of the lots being created.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: Supervisor Nass clarified if Behling was aware of the Town's fire department requirements, specifically relating to the driveway. Behling understood the request and has no issues with it.

STAFF: Read aloud by Dammen and in the file.

TOWN: In favor with conditions.

R4716A-26 – David Wolff: Rezone from A-1 to A-3 to create a 3.13-acre farm consolidation around the existing houses and outbuildings at **W6469/W6473 State Road 19** in the Town of Milford from PIN 020-0814-0422-000 (39.057 ac).

PETITIONER: David Wolff (W6469 State Road 19, Watertown, WI) presented himself as the petitioner for this rezone. Wolff explained the request to separate the buildings from the land and that a shared driveway access would be used because there aren't anymore access points allowed off Highway 19.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: Tony Schadt (N9457 County Road Q, Watertown, WI) spoke in favor of the petition and added that the shared driveway is the best way to go about access due to no other driveways being available on Highway 19.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: Chairman Poulson asked what year the house was built. Wolff confirmed the house is over 100 years old.

STAFF: Read aloud by Dammen and in the file. Dammen asked where the septic is located on the lot. Wolff said the septic is on the north and west sides of the house. There is septic system that serves the home and an additional holding tank on the property for one of the outbuildings.

TOWN: In favor with conditions.

R4717A-26 - Jon & Kim Loomis: Rezone from A-1 to A-3 to create a 2.001-acre residential lot around the existing house and outbuildings at **W5630 West Road** in the Town of Watertown, PIN 032-0814-0223-000 (40.0 ac).

PETITIONER: Jon Loomis (W5630 West Rd, Watertown, WI) presented himself as the petitioner for this rezone. Loomis explained the request to separate the house from the farm in case they ever want to sell the farmland.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: Supervisor Nass asked what year the house was built. Loomis said it was built in 1895.

STAFF: Read aloud by Dammen and in the file.

TOWN: In favor.

R4718A-26 – Rosy-Lane Holstein LLC: Rezone from A-1 to A-3 to create a 4.0-acre farm consolidation around the existing houses and outbuildings at **N7731 County Road X** in the Town of Watertown, PIN 032-0815-2844-000 (38.690 ac).

PETITIONER: Tim Strobel (N8405 County Road X, Watertown, WI) presented himself as the petitioner for this rezone. Strobel stated they would like to split off the home and buildings to sell and retain the farmland.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None.

STAFF: Read aloud by Dammen and in the file. Dammen asked what year the house was built and where the septic is located on the lot. Strobel stated the house was built pre-1975 and the septic is located in the yard area before the field.

TOWN: In favor.

R4719A-26 – David Sloan: Rezone from A-1 to A-3 to create a 1.4-acre residential lot north of **N8998 River Road**, in the Town of Watertown, PIN 032-0815-1141-002 (28.442 ac). Property is owned by Thomas & Patricia Sloan Trust.

PETITIONER: David Sloan (1316 Thomas Ave, Watertown, WI) presented himself as the petitioner for the rezone. Sloan explained the request to break off a parcel to build. The lot is in the corner area to keep the field intact, and a soil test passed on the lot already.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None.

STAFF: Read aloud by Dammen and in the file.

TOWN: In favor.

R4720A-26 – Timothy & Jacqueline Frey: Rezone from A-1 to A-3 to create a 1.8-acre residential lot around the existing house (Lot 1) at **N7536 County Road N** in the Town of Milford, PIN 020-0814-3624-001 (40.618 ac).

PETITIONER: Timothy Frey (N7536 County Road N, Johnson Creek, WI) presented himself as the petitioner for this rezone. Frey explained the request to split off the house and rezone 5-acres to natural resources to retain both and then sell 30 acres of A-1 land to the neighbor. Frey also noted that the house was built in 1999-2000 and the septic is located to the east.

COMMENTS IN FAVOR: Jackie Frey (N7536 County Road N, Johnson Creek, WI) also spoke in favor of the petition. Dan Higgs with Combs Surveying (509 S Frontage Rd, Deerfield, WI) also spoke in favor of the petition as the surveyor for the project.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None.

STAFF: Read aloud by Dammen and in the file.

TOWN: In favor.

FROM A-1 EXCLUSIVE AGRICULTURAL TO N, NATURAL RESOURCE

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

R4721A-26 – Timothy & Jacqueline Frey: Rezone 5.0-acres from A-1 to N (Lot 2) at **N7536 County Road N** in the Town of Milford, PIN 020-0814-3624-001 (40.618 ac).

PETITIONER: Timothy Frey (N7536 County Road N, Johnson Creek, WI) presented himself as the petitioner for this rezone. Frey explained the request to split off the house and rezone 5-acres to natural resources to retain both and then sell 30 acres of A-1 land to the neighbor.

COMMENTS IN FAVOR: Jackie Frey (N7536 County Road N, Johnson Creek, WI) also spoke in favor of the petition. Dan Higgs with Combs Surveying (509 S Frontage Rd, Deerfield, WI) also spoke in favor of the petition as the surveyor for the project.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None.

STAFF: Read aloud by Dammen and in the file.

TOWN: In favor.

FROM R-2, RESIDENTIAL UNSEWERED TO A-1 EXCLUSIVE AGRICULTURAL

All are in accordance with ss. 22-277 – 22-285 of the Jefferson County Zoning Ordinance

R4722A-26 – Timothy & Jacqueline Frey: Rezone .13-acres from R-2 to A-1 at **N7490 County Road N** from PIN 020-0814-3631-002 (7.850 ac) in the Town of Milford. Property is owned by Craig & Emily Marx. The .13-acre strip will then be added onto PIN 020-0814-3624-001, owned by Timothy & Jacqueline Frey.

PETITIONER: Timothy Frey (N7536 County Road N, Johnson Creek, WI) presented himself as the petitioner for this rezone. Frey explained the request to split off the house and rezone 5-acres to natural resources to retain both and then sell 30 acres of A-1 land to the neighbor.

COMMENTS IN FAVOR: Jackie Frey (N7536 County Road N, Johnson Creek, WI) also spoke in favor of the petition. Dan Higgs with Combs Surveying (509 S Frontage Rd, Deerfield, WI) also spoke in favor of the petition as the surveyor for the project.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None.

STAFF: Read aloud by Dammen and in the file.

TOWN: In favor.

CONDITIONAL USE PERMIT APPLICATIONS

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

CU2227-26 – Juan Perez Rivera: Conditional Use to allow for a residence in an existing B zone located at **N7757 State Road 89** in Town of Waterloo, PIN 030-0813-2634-002 (6.007 ac).

PETITIONER: Mario Perez (N7753 State Road 89, Lake Mills, WI) spoke on behalf of the petitioner for this rezone. Perez explained the request to build a 3500 sq ft home on the lot to replace a home that used to be there but was demolished due to its bad condition.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None.

STAFF: Read aloud by Dammen and in the file. Dammen asked if there would be a new septic installed to serve the home. Perez said yes.

TOWN: In favor.

6. Adjourn

Supervisor Jaeckel made a motion to adjourn the meeting. Supervisor Nass seconded the motion. The motion passed 5-0 and the meeting adjourned at 7:31 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.

Matt Zangl

From: Michael Luckey
Sent: Wednesday, October 21, 2026 3:02 PM
Subject: FW: information / concerns on BECI 765 transmission lines

Planning & Zoning Committee members,

Please see below. Matt, can you please include as a Communication at the next meeting as requested?

Thanks,
Michael

From: Mike Burow <mburow48@gmail.com>
Sent: Monday, October 19, 2026 7:37 PM
To: Michael Last <michaell@jeffersoncountywi.gov>; Michael Luckey <mluckey@jeffersoncountywi.gov>
Subject: information / concerns on BECI 765 transmission lines

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

This message needs your attention

- This is a personal email address.
- This is their first mail to some recipients.

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Dear Administrator Luckey, I am writing you in regards to concerns dealing with the proposed 765 transmission lines to go through Wisconsin including Jefferson County. A little bit about myself, i am a former 3 term member of the Jefferson County Board and a former 7 year member of the Aztalan Town board. Prior to those two items I was a member of the Jefferson County Lake use committee for its 2 years of work. I have been involved in other activities where I was at one point the chair of the Jefferson School district remodeling committee. When I received my certificate of service when I got off the county board they said I would be missed for my research of subjects and of coming to meetings prepared to present facts. That has not changed and i would like to share some facts with you at this point and also share my observations with you.

My wife, Carol Gross, and my daughter Mandy Steies attended the zoning meeting where the 18 month data center moratorium passed. We also attended the Executive Committee meeting where the 765 line proposal was discussed. We spoke at public comment at both. We attended a meeting on 765 in Fort Atkinson a few weeks prior to the county meetings. We were at the open house at the fairgrounds and asked questions, checked maps etc. We were at Korth park where the Walk the line event took place and I spoke there too the attendees. Last but not least we attended the Day of Power event at the State Capitol and our daughter spoke and was on TV. While there the Jefferson County group attending met with state elected officials and voiced our concerns and had 3 questions for them about their support

against 765 or not. Out of 56 persons asked over half answered at least one of our questions with a yes. many were yes on 2 or all 3. We met with Joan Fitzgerald and the office attorney of Robin Voss.

I have been reading with interest the fact that the Parks committee is meeting on this issues and rightly so. Kevin Weismann who I remember from my time on the board was spot on when he listed items of concern for the county and more specifically the Parks department. I remember being at parks meetings and there was much talk about our Glacial Heritage especially by the former Parks department director. There are many things that the parks department can do or say in a document to argue the path of the 765 lines should stay of existing corridors as opposed to going thru our lands including parks. Then there was an article on the Executive committee meeting. I had the impression from the article that they are maybe grasping a bit at straws with this issue and how to proceed, and rightly so. This is a complicated but two sided issue that needs to be researched prior to any decision. I see they voted to ask the attorney for his opinion on how to proceed. This also should be an issue for our Zoning department and Zoning committee as this may be the single most controversial issue that has confronted Jefferson County ever as far as Farmland Preservation and zoning goes. Jefferson County zoning is pretty strict and has limits on lots, number and location and did the zoning plans to preserve farmland take place all these years to allow transmission lines to disrupt the country that the county want to keep country? The company that has won the bid for the BECI line that is going through our county was not even a company less than a year ago. Their proposal does not follow state rules of which there are 4 which state as follows. 1. Existing utility corridors should be used first. 2. Use Highway and railroad corridors, 3. use right of ways on existing recreational trails, and 4 New corridors. This company has over 90% of the lines on new corridors. Not only that, but they had the lowest mile bid due to that and going right through homes, lots, kitty corner thru fields, rather than on the edge or a lot line. They are way too close to homes, such as 200-500 feet or less. They are right next to farms where animals are raised and people work, with no regard to the fact that the lines put off electromagnetic fields that are known to affect animals like calves being still born, they also affect people and numerous studies can verify that fact and are readily available to anyone who takes the time to look. The NO 765 LINE group is a fountain of accurate information and they are a registered group with an attorney too. These lines are not like the 345, 000 volt lines we already have here and other states. They are over double in volts and the poles, some of which have never been used before are between 175 & 200 feet tall. Our area right of way is proposed at 180 feet but some others are 200-250 feet so I would imagine ours could increase in the future and take more farm land. The ROW is not the only issue. On our farm helicopters are sometimes used to spray crops and the last 2 years drones. Both pilots and companies said they will not spray fields with power lines such as these in place due to interference with GPS and most likely other devices for flying. The same thing goes for modern farm equipment that depends on computerized planting and harvesting with GPS and other devices, the stray voltage interferes with that and screws up equipment. Not to mention the number of miles of ROW that takes away 4-5 acres of farmland per mile. That is all without the consideration that MGS has chosen to go helter skelter though farm land properities, splitting farms and going way too close to homes and barns some of which were chosen after much consideration to location and much money spent to do so. There are things like health issues with these lines, like childhood leukemia and alzheimers in adults to name 2 that have shown up in studies. Insects avoid these lines and farming needs bees to pollinate the crops. There are documented areas in the with protected animals such as Eagles, Sandhill cranes and even humming birds which are all protected migratory birds.

Things that are dangerous and annoying too. the 765 lines crackle and hum and get louder if it is wet such as rain or humidity. i have read where the sound of the lines can be heard inside of houses that are several hundred feet from the lines. One company person answering questions at the fair grounds open house said that if you stand under the lines you can get shocks from the electromagnetic fields, but he added that they would be small shocks so I guess that is Ok with them. Then another I talked to at the

fair grounds said the new untested in the field poles would withstand 120mph winds so there was no worries of them coming down in a toranado. I guess he does not know that a tornado can produce way higher winds than 120mp, in fact Wisconsin this year has had over double the normal rate of tornados and many of them had winds up to 165mph. So, but their own admission the poles they will be using are not rated for a realistic normal tornado wind.

I could go on forever here with more facts and figures but I won't. There are too many bad things about these lines and there are other alternatives out there besides going though uncharted lands just to save a few bucks.

The only ones saying these lines are safe to be around are the MGS company themselves, every other entity or study shows that is not true. Then they are saying it is to strengthen our electric grid in Wisconsin which is not true either as the real reason for the high powered lines is to transmit power to another state to data centers. This is not coming to our state, it is coming through and is not needed here for our grid.

There is a project underway in Wisconsin that would bring green energy to us from the Plains, to our region sufficient enough to meet the scope of our future electrical needs estimated to be a 10% more at peak demand. Invenergies Great Plains Express, if completed will provide 10% peak load need and general overall grid stability. So, that is already going on here now, in the works so there is no need for 765 lines that are questionable at best.

Well over 82 cities, villages, counties and towns and school districts have come out against this and all have said there is no need for it at all, it will not help Wisconsin. The main reason there are here is the tax free status and the MGS company will be a 10% guaranteed return on its investment per year, and if it is not finished are guaranteed to get their money, so they have nothing to lose either way. But we have a lot to lose especially in Jefferson County.

I would appreciate it if you could include my letter in the county board member packets for the next meeting and that you would also forward this to the appropriate committees such as Zoning, Executive and Parks. Thanks for listening.

Mike Burow, Jefferson Wisconsin

Monthly Budget Report



Account Number	Account Desc	SEP 2026			SEP 2025			2026 YTD			2025 YTD		
		Budget	Actual	% Used	Actual	% Used		Budget	Actual	% Used	Actual	% Used	
30 Register Of Deeds		0.00	(26,999.52)	100.00%	(8,957.16)	100.00%		0.00	(115,095.67)	100.00%	(107,062.87)	100.00%	
<u>13001 118001</u>	Petty	0.00	(26,999.52)	100.00%	(8,957.16)	100.00%		0.00	(115,095.67)	100.00%	(107,062.87)	100.00%	
<u>13001 131001</u>	AR	0.00	0.00	0.00%	0.00	0.00%		0.00	100.00	100.00%	100.00	100.00%	
<u>13001 411100</u>	Gen Prop T	0.00	15,592.75	100.00%	16,949.84	100.00%		0.00	0.00	0.00%	0.00	0.00%	
<u>13001 412300</u>	RE Tms Fe	0.00	(38,060.82)	100.00%	(24,813.78)	100.00%		0.00	187,113.00	75.00%	152,548.56	75.00%	
<u>13001 451301</u>	RE Rec/Fil	0.00	(17,082.00)	100.00%	(14,345.00)	100.00%		0.00	(285,500.00)	96.17%	(282,397.72)	102.69%	
<u>13001 451302</u>	UCC Cnty	0.00	0.00	0.00%	0.00	0.00%		0.00	(153,750.00)	93.69%	(127,190.00)	84.79%	
<u>13001 451303</u>	Copy Fee	0.00	(11,627.97)	100.00%	(7,525.57)	100.00%		0.00	0.00	0.00%	0.00	0.00%	
<u>13001 451305</u>	Land Inf/D	0.00	(5,517.25)	100.00%	(4,224.05)	100.00%		0.00	(60,000.00)	134.57%	(52,563.56)	80.87%	
<u>13001 451307</u>	Doc Rev	0.00	(50.00)	100.00%	0.00	0.00%		0.00	(52,000.00)	81.21%	(43,108.69)	82.90%	
<u>13001 451309</u>	Birth Fnd	0.00	(746.00)	100.00%	(874.00)	100.00%		0.00	(200.00)	200.00%	(100.00)	100.00%	
<u>13001 451310</u>	Mar Fund	0.00	(962.00)	100.00%	(1,206.00)	100.00%		0.00	(8,000.00)	102.05%	(8,634.00)	107.93%	
<u>13001 451311</u>	Death Fund	0.00	(2,956.00)	100.00%	(3,460.00)	100.00%		0.00	(7,000.00)	100.97%	(7,401.00)	105.73%	
<u>13001 451313</u>	Dom Part	0.00	0.00	0.00%	0.00	0.00%		0.00	(42,000.00)	70.29%	(32,780.00)	78.05%	
<u>13001 451314</u>	Dom Term	0.00	0.00	0.00%	0.00	0.00%		0.00	0.00	0.00%	0.00	0.00%	
<u>13001 451316</u>	Divorcefee	0.00	(10.00)	100.00%	(37.00)	100.00%		0.00	0.00	0.00%	0.00	0.00%	
<u>13001 474016</u>	D Rec Fees	0.00	0.00	0.00%	0.00	0.00%		0.00	(183.00)	183.00%	(199.00)	100.00%	
<u>13001 474017</u>	D Copy Fee	0.00	0.00	0.00%	0.00	0.00%		0.00	0.00	0.00%	0.00	0.00%	
<u>13001 483002</u>	Misc Sale	0.00	0.00	0.00%	0.00	0.00%		0.00	0.00	0.00%	0.00	0.00%	
<u>13001 511110</u>	Salary	0.00	7,716.31	100.00%	7,597.86	100.00%		0.00	0.00	0.00%	0.00	0.00%	
<u>13001 511210</u>	Wage Reg	0.00	10,647.27	100.00%	8,902.89	100.00%		94,952.00	71,081.65	74.86%	69,091.80	74.95%	
<u>13001 511210 22101</u>	Wage Reg	0.00	0.00	0.00%	0.00	0.00%		133,389.64	91,581.07	68.66%	81,519.82	64.10%	
<u>13001 511220</u>	Wage Ovt	0.00	0.00	0.00%	0.00	0.00%		0.00	0.00	0.00%	0.00	0.00%	
<u>13001 511240</u>	Wage Temp	0.00	0.00	0.00%	0.00	0.00%		9.82	10.55	110.00%	0.00	0.00%	
<u>13001 511310</u>	Wage SL	0.00	0.00	0.00%	0.00	0.00%		0.00	0.00	0.00%	333.93	100.00%	
<u>13001 511320</u>	Wage Vac	0.00	0.00	0.00%	0.00	0.00%		0.00	0.00	0.00%	0.00	0.00%	
<u>13001 511330</u>	Wage Long	0.00	0.00	0.00%	0.00	0.00%		0.00	0.00	0.00%	0.00	0.00%	
<u>13001 511340</u>	Wage Hol	0.00	0.00	0.00%	0.00	0.00%		0.00	0.00	0.00%	0.00	0.00%	
<u>13001 511350</u>	Wage Mic	0.00	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	SEP 2026		SEP 2025		2026 YTD		2025 YTD	
		Budget	Actual	% Used	Actual	Budget	Actual	% Used	% Used
30 Register Of Deeds		0.00	(26,999.52)	100.00%	(8,957.16)	0.00	(115,095.67)	100.00%	100.00%
		0.00	(26,999.52)	100.00%	(8,957.16)	0.00	(115,095.67)	100.00%	100.00%
13001 511380	Wage Berv	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	0.00%
13001 512141	SS	0.00	1,297.57	100.00%	1,181.99	16,115.05	11,468.19	71.16%	69.74%
13001 512141 22101	SS	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	0.00%
13001 512142	Ret (Emplr)	0.00	1,322.17	100.00%	1,146.81	14,926.83	11,712.50	78.46%	73.57%
13001 512142 22101	Ret (Emplr)	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	0.00%
13001 512144	Health	0.00	5,781.98	100.00%	3,361.50	42,621.38	51,342.42	120.46%	77.08%
13001 512144 22101	Health	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%	10.17	117.84	95.33	80.51%	79.65%
13001 512145 22101	Life	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%
13001 512150	FSA Contr	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%
13001 512152	Limited FSA	0.00	0.00	0.00%	0.00	3,200.00	0.00	0.00%	0.00%
13001 512153	HRA Contr	0.00	(498.67)	100.00%	249.31	0.00	0.00	0.00%	0.00%
13001 512173	Dental	0.00	296.45	100.00%	259.44	2,724.00	2,503.15	91.89%	79.15%
13001 512173 22101	Dental	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	0.00%
13001 521219	Othr Prof	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%
13001 531003	Notary Pub	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	200.00	0.00	0.00%	0.00%
13001 531298	UPS	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%
13001 531303 22101	Comp Eq	0.00	0.00	0.00%	0.00	2,500.00	10.50	0.40%	0.00%
13001 531311	Postage	0.00	95.66	100.00%	122.73	0.00	0.00	0.00%	0.00%
13001 531312	Office Sup	0.00	218.65	100.00%	24.90	3,500.00	1,046.97	29.91%	30.60%
13001 531313	Print & Dp	0.00	0.00	0.00%	0.00	5,000.00	2,008.46	40.16%	91.51%
13001 531313 22101	Print & Dp	0.00	0.00	0.00%	0.00	580.00	72.24	12.41%	31.00%
13001 531314	Small Item	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	0.00%
13001 531324	Memb Dues	0.00	0.00	0.00%	0.00	1,000.00	0.00	0.00%	24.12%
		0.00	0.00	0.00%	0.00	270.00	270.00	100.00%	94.81%

Monthly Budget Report



Account Number	Account Desc	SEP 2026		SEP 2025		2026 YTD		2025 YTD	
		Budget	Actual	% Used	Actual	% Used	Budget	Actual	% Used
30 Register Of Deeds		0.00	(26,999.52)	100.00%	(8,957.16)	100.00%	0.00	(107,062.87)	100.00%
		0.00	(26,999.52)	100.00%	(8,957.16)	100.00%	0.00	(107,062.87)	100.00%
13001 531326	Advertise	0.00	0.00	0.00%	87.50	100.00%	100.00	87.50	100.00%
13001 532325	Registr	0.00	0.00	0.00%	125.00	100.00%	1,905.00	985.00	51.71%
13001 532332	Mileage	0.00	99.18	100.00%	0.00	0.00%	1,260.00	318.86	25.32%
13001 532335	Meals	0.00	0.00	0.00%	0.00	0.00%	260.00	0.00	0.00%
13001 532336	Lodging	0.00	0.00	0.00%	119.00	100.00%	3,500.00	1,126.78	32.20%
13001 532339	Other Trvl	0.00	0.00	0.00%	0.00	0.00%	1,000.00	0.00	0.00%
13001 533225	Tele Fax	0.00	0.00	0.00%	0.00	0.00%	0.00	0.00	0.00%
13001 535242	Maint Mach	0.00	4,938.26	100.00%	4,997.13	100.00%	62,011.89	61,989.72	99.96%
13001 571004	IP Tel All	0.00	84.50	100.00%	53.17	100.00%	1,283.00	760.50	59.24%
13001 571005	Dup Allc	0.00	3.58	100.00%	3.50	100.00%	43.00	32.22	74.42%
13001 571007	MIS Direct	0.00	0.00	0.00%	0.00	0.00%	0.00	0.00	0.00%
13001 571009	MIS PC	0.00	1,958.17	100.00%	1,921.75	100.00%	23,523.00	17,623.53	74.92%
13001 571010	MIS Sys	0.00	265.75	100.00%	242.00	100.00%	3,189.00	2,391.75	75.01%
13001 591519	Oth Ins	0.00	182.01	100.00%	171.75	100.00%	2,155.55	1,638.09	75.97%
13001 591521	Official B	0.00	0.00	0.00%	0.00	0.00%	0.00	0.00	0.00%
13001 594818	Cap Comp	0.00	0.00	0.00%	0.00	0.00%	0.00	0.00	0.00%
13001 611103	Oper TI	0.00	0.00	0.00%	0.00	0.00%	0.00	0.00	0.00%
13001 699999	Budget FB	0.00	0.00	0.00%	0.00	0.00%	0.00	0.00	0.00%
Grand Total:		0.00	(26,999.52)	100.00%	(8,957.16)	100.00%	0.00	(107,062.87)	100.00%

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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	-2,697.19	.00	-802.81	77.1%
12501 451008 Remote Access Fees	-8,500	0	-8,500	-7,905.39	.00	-594.61	93.0%
12501 451010 Sale Of Maps & Plat Books	-6,000	0	-6,000	-5,740.14	.00	-259.86	95.7%
12501 472007 Municipal Other Charges	-52,000	0	-52,000	-15,847.00	.00	-36,153.00	30.5%
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	254,107.92	.00	67,748.66	79.0%
12501 511220 Wages-Overtime	50	0	50	172.70	.00	-122.53	344.2%
12501 511240 Wages-Temporary	0	0	0	4,938.75	.00	-4,938.75	.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	18,369.51	.00	3,602.13	83.6%
12501 512142 Retirement (Employer)	23,112	0	23,112	18,265.08	.00	4,847.23	79.0%
12501 512144 Health Insurance	80,052	0	80,052	62,421.54	.00	17,630.35	78.0%
12501 512145 Life Insurance	84	0	84	68.00	.00	16.12	80.8%
12501 512151 HSA Contribution	5,600	0	5,600	.00	.00	5,600.00	.0%
12501 512153 HRA Contribution	0	0	0	1,894.98	.00	-1,894.98	.0%
12501 512173 Dental Insurance	4,932	0	4,932	3,255.60	.00	1,676.40	66.0%
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	588.00	.00	.00	100.0%
12501 533225 Telephone & Fax	400	0	400	259.00	.00	141.00	64.8%
12501 535242 Maintain Machinery & Equip	3,000	0	3,000	1,721.52	.00	1,278.48	57.4%
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	40,572.76	.00	-40,572.76	.0%

12502 Assessment Of Property

12502 411100 General Property Taxes	-10,443	0	-10,443	-7,832.25	.00	-2,610.75	75.0%
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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	743.40	.00	4,256.60	14.9%
12502 531313 Printing & Duplicating	2,500	0	2,500	20.63	.00	2,479.37	.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	-4,675.72	.00	4,675.72	.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	-81,512.00	.00	1,512.00	101.9%
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	180.61	.00	144.39	55.6%
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	-89,409.03	.00	89,409.03	.0%
12505 Surveyor							
12505 411100 General Property Taxes	-141,245	0	-141,245	-105,934.05	.00	-35,311.31	75.0%

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ACCOUNTS FOR:		ORIGINAL	TRANFRS/	REVISED			AVAILABLE	PCT
100 General Fund		APPROP	ADJSTMTS	BUDGET	ACTUALS	ENCUMBRANCES	BUDGET	USED
12505 511110	Salary-Permanent Regular	89,492	0	89,492	70,960.80	.00	18,531.29	79.3%
12505 512141	Social Security	6,269	0	6,269	5,199.07	.00	1,070.30	82.9%
12505 512142	Retirement (Employer)	6,443	0	6,443	5,109.17	.00	1,334.26	79.3%
12505 512144	Health Insurance	23,496	0	23,496	18,321.67	.00	5,174.81	78.0%
12505 512145	Life Insurance	24	0	24	18.16	.00	5.72	76.0%
12505 512151	HSA Contribution	1,600	0	1,600	.00	.00	1,600.00	.0%
12505 512173	Dental Insurance	1,104	0	1,104	893.72	.00	210.28	81.0%
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	8.96	.00	391.04	2.2%
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	693.37	.00	156.63	81.6%
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	324.09	.00	175.91	64.8%
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	3,204.26	.00	-3,204.26	.0%
TOTAL General Fund		0	0	0	-50,307.73	.00	50,307.73	.0%
TOTAL REVENUES		-1,265,946	-18,278	-1,284,224	-621,167.18	.00	-663,056.80	
TOTAL EXPENSES		1,265,946	18,278	1,284,224	570,859.45	.00	713,364.53	

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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	-73,025.00	.00	-6,975.00	91.3%
12901	432099	Other Permits	-130,000	0	-130,000	-156,920.00	.00	26,920.00	120.7%
12901	451002	Private Party Photocopy	-500	0	-500	-3.00	.00	-497.00	.6%
12901	458010	Soil Testing Fee	-9,000	0	-9,000	-9,520.00	.00	520.00	105.8%
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	105,914.42	.00	27,120.58	79.6%
12901	511210	Wages-Regular	324,986	0	324,986	231,209.44	.00	93,776.73	71.1%
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	25,106.94	.00	9,456.20	72.6%
12901	512142	Retirement (Employer)	31,382	0	31,382	23,592.74	.00	7,789.43	75.2%
12901	512144	Health Insurance	19,125	0	19,125	34,493.46	.00	-15,368.56	180.4%
12901	512145	Life Insurance	99	0	99	80.52	.00	18.05	81.7%
12901	512151	HSA Contribution	1,600	0	1,600	.00	.00	1,600.00	.0%
12901	512173	Dental Insurance	3,166	0	3,166	2,938.73	.00	226.87	92.8%
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	6,499.51	.00	500.49	92.9%
12901	531312	Office Supplies	2,200	0	2,200	1,070.44	.00	1,129.56	48.7%
12901	531313	Printing & Duplicating	250	0	250	615.50	.00	-365.50	246.2%
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	1,417.98	.00	982.02	59.1%
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	952.52	.00	247.48	79.4%
12901	533236	Wireless Internet	200	0	200	.00	.00	200.00	.0%
12901	535242	Maintain Machinery & Equip	2,000	0	2,000	1,770.63	.00	229.37	88.5%
12901	571004	IP Telephony Allocation	1,467	0	1,467	869.22	.00	597.78	59.3%

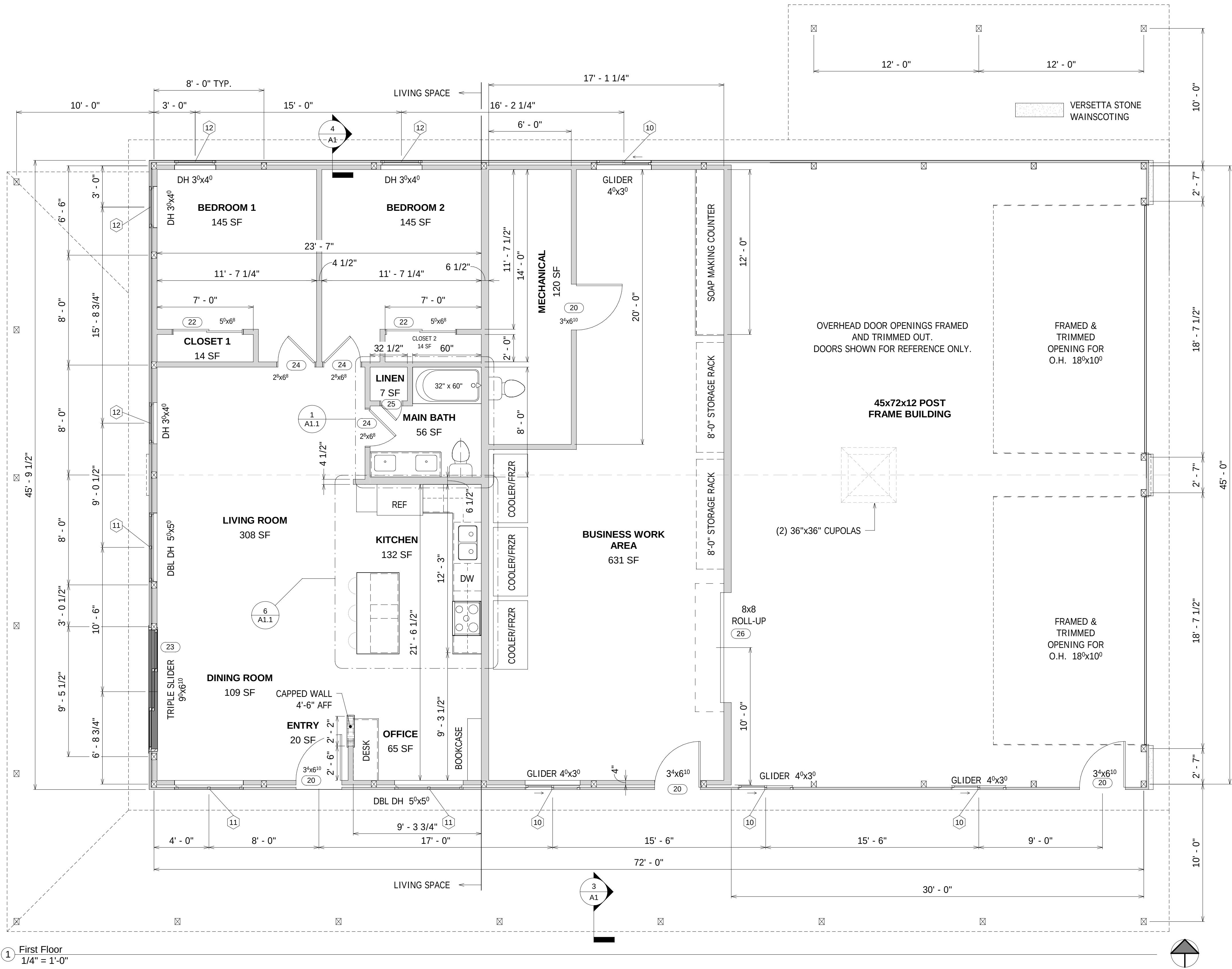
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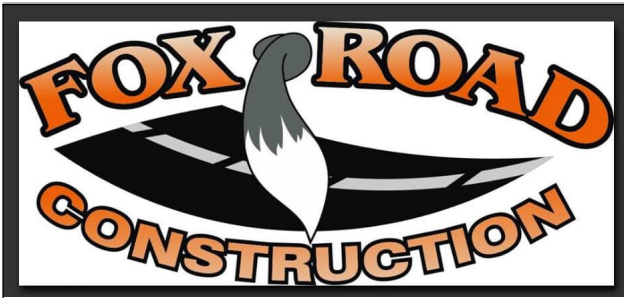
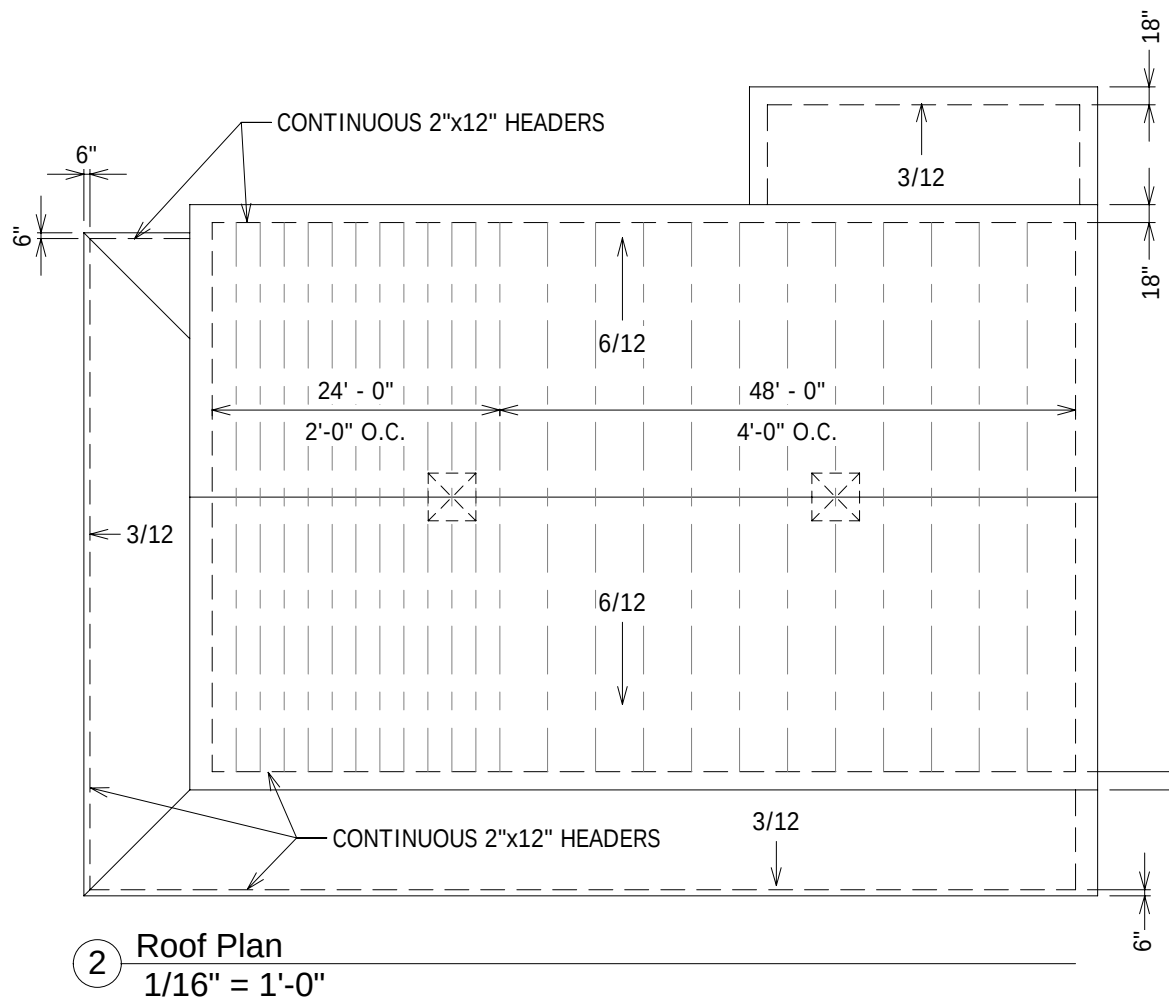
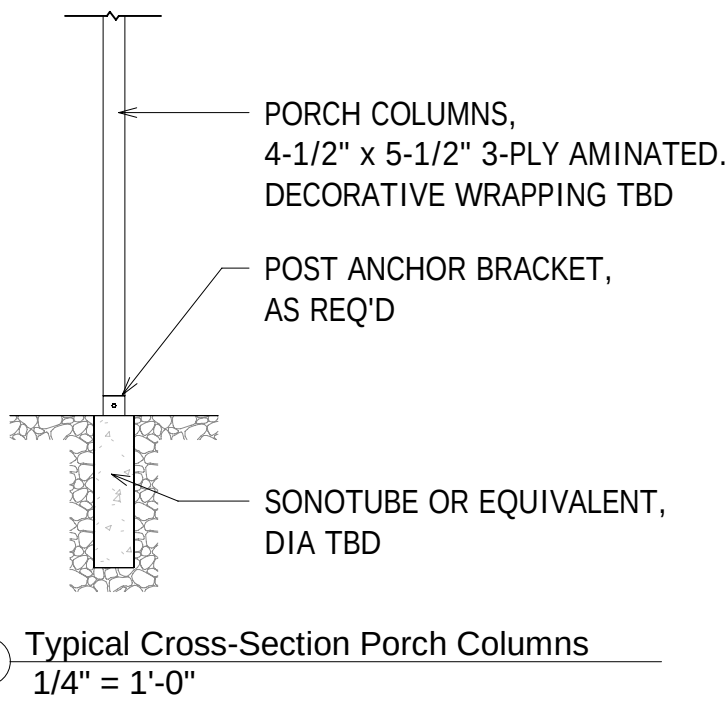
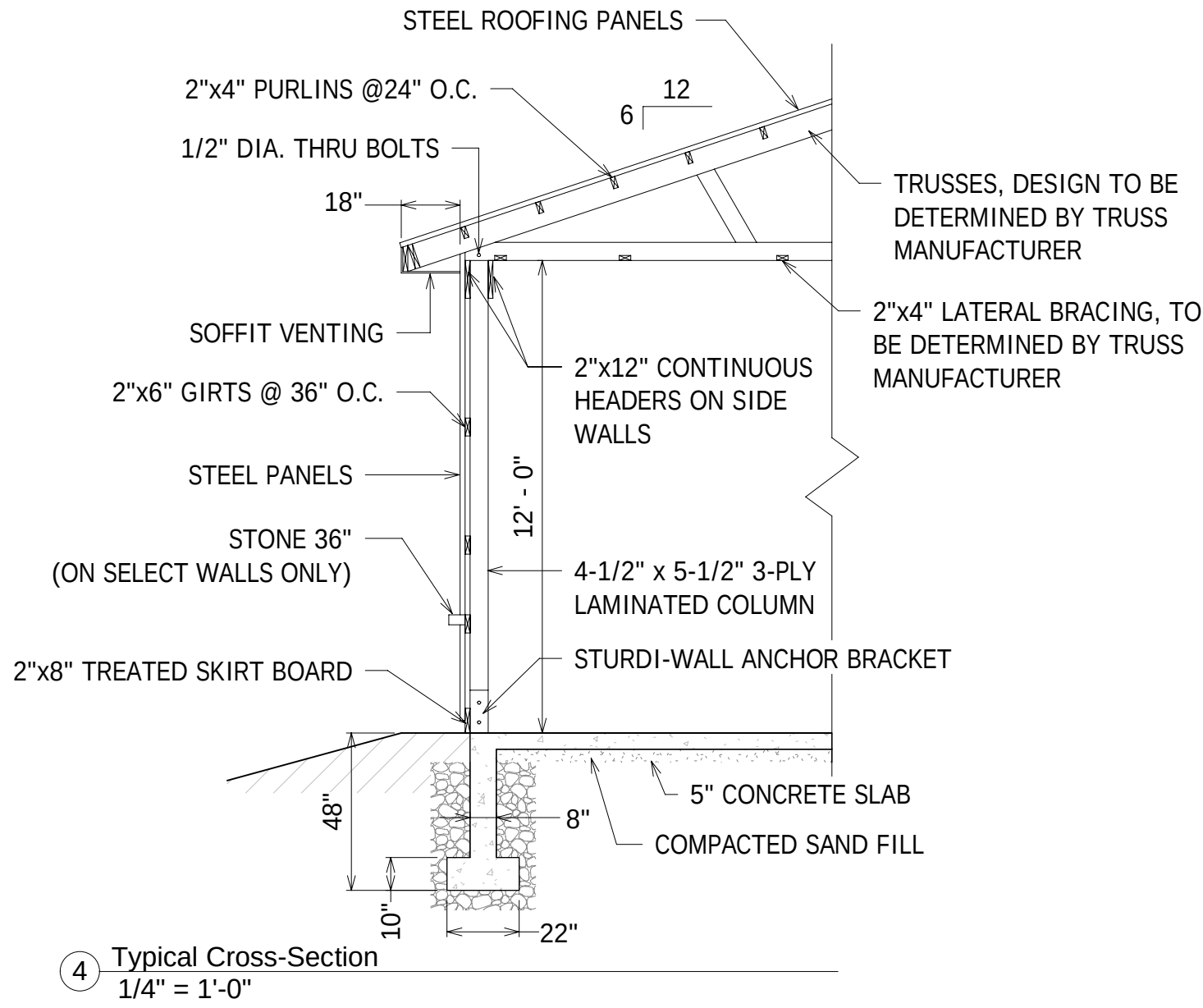
ACCOUNTS FOR: 100 General Fund	ORIGINAL APPROP	TRANFRS/ ADJSTMTS	REVISED BUDGET	ACTUALS	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
12901 571005 Duplicating Allocation	292	0	292	218.97	.00	73.03	75.0%
12901 571009 MIS PC Group Allocation	25,203	0	25,203	18,882.00	.00	6,321.00	74.9%
12901 571010 MIS Systems 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	-60,395.54	.00	60,395.54	.0%
TOTAL General Fund	0	0	0	-60,395.54	.00	60,395.54	.0%
TOTAL REVENUES	-622,257	-99,624	-721,881	-541,575.39	.00	-180,305.98	
TOTAL EXPENSES	622,257	99,624	721,881	481,179.85	.00	240,701.52	



Living Space Room Schedule	
Name	Area
BEDROOM 1	145 SF
BEDROOM 2	145 SF
CLOSET 1	14 SF
CLOSET 2	14 SF
DINING ROOM	109 SF
ENTRY	20 SF
KITCHEN	132 SF
LINEN	7 SF
LIVING ROOM	308 SF
MAIN BATH	56 SF
OFFICE	65 SF

Window Schedule					
Type Mark	Count	Description	Width	Height	Comments
10	4	Glider	4' - 0"	3' - 0"	
11	3	Double - Double Hungs	5' - 0"	5' - 0"	
12	4	Double Hung	3' - 0"	4' - 0"	

Door Schedule					
Door Type	Count	Width	Height	Description	Comments
20	4	3' - 4"	6' - 10"	Exterior Service	
21	2	18' - 0"	10' - 0"	Overhead - Opening Only	REF ONLY
22	2	5' - 0"	6' - 8"	Sliding Closet	
23	1	9' - 0"	6' - 10"	Vinyl Sliding Door	Triple
24	3	2' - 8"	6' - 8"	Swing	
25	1	1' - 6"	6' - 8"	Swing	
26	1	8' - 0"	8' - 0"	Roll-Up Overhead	



(920) 253-7569

NOTE:
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No.	Description	Date
4	Revised Business Work Area doors & windows; Added work counter & equipment; Added Mechanical Room; Removed door between Business Work Area & Living Area.	10-12-26

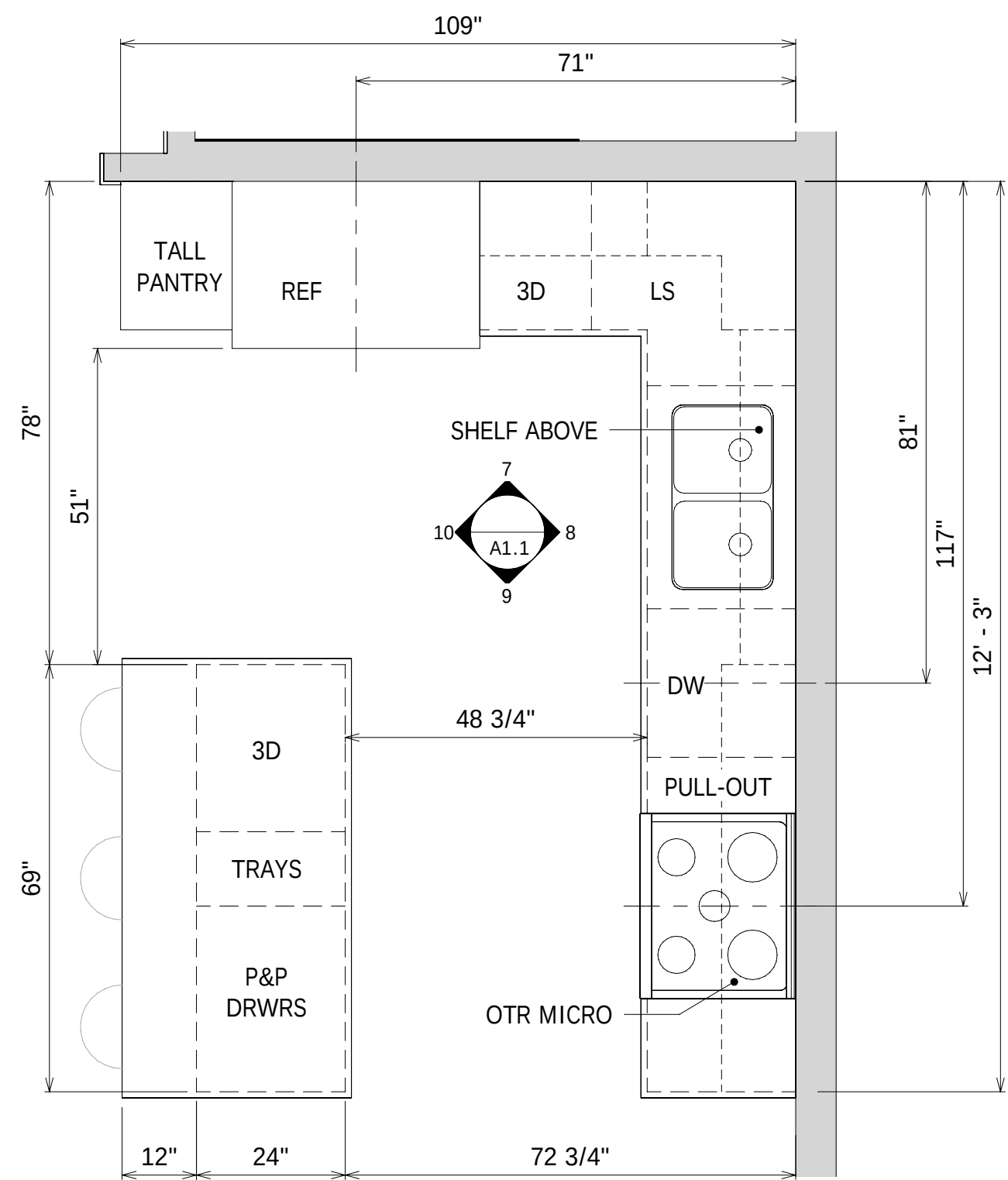
Jon Boche
45x72
First Floor Plan

W1201 CTY RD CW
Watertown WI 53094

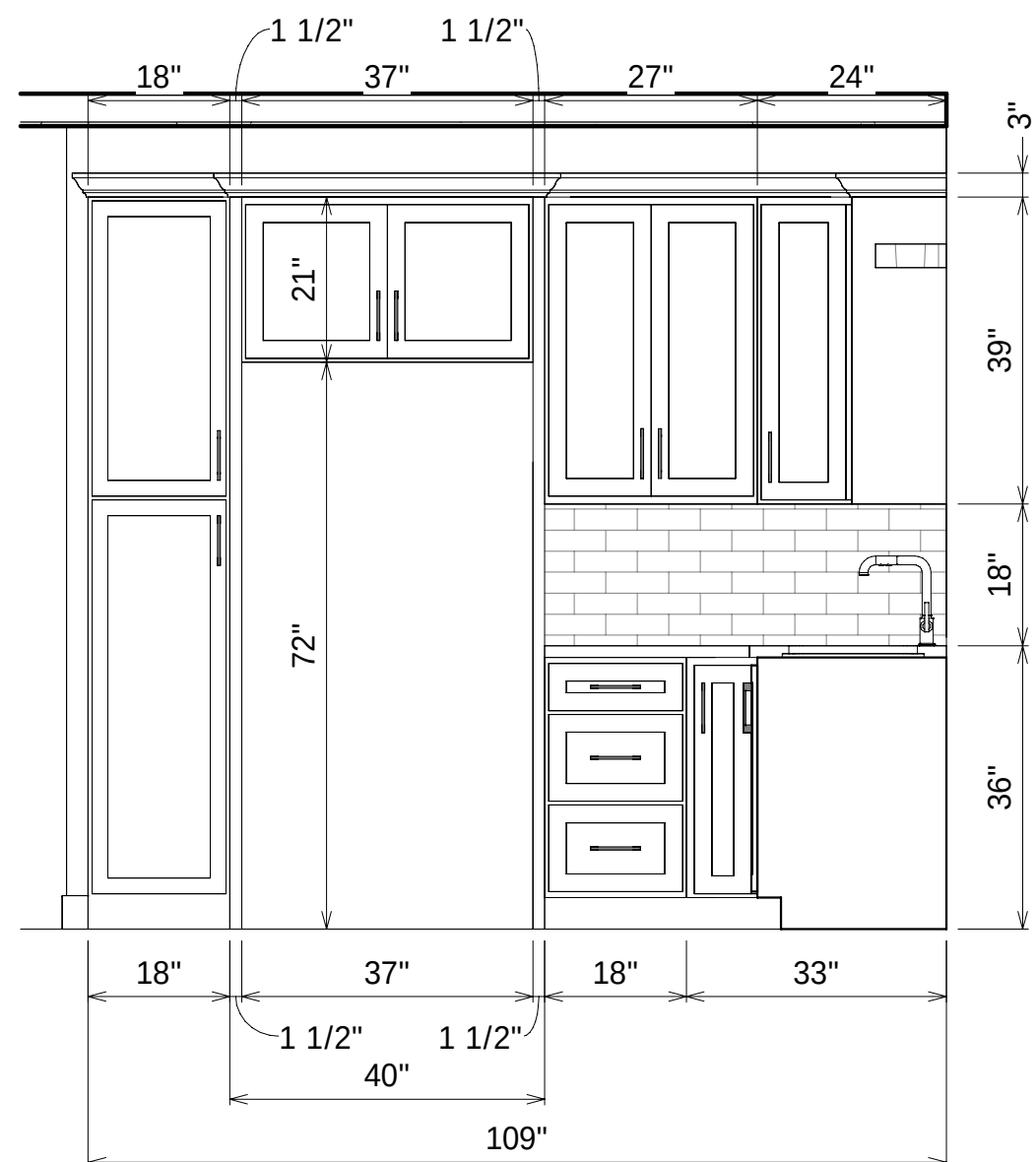
Project number	1378
Date	10-12-26
Drawn by	JFS

A1

Scale	As indicated
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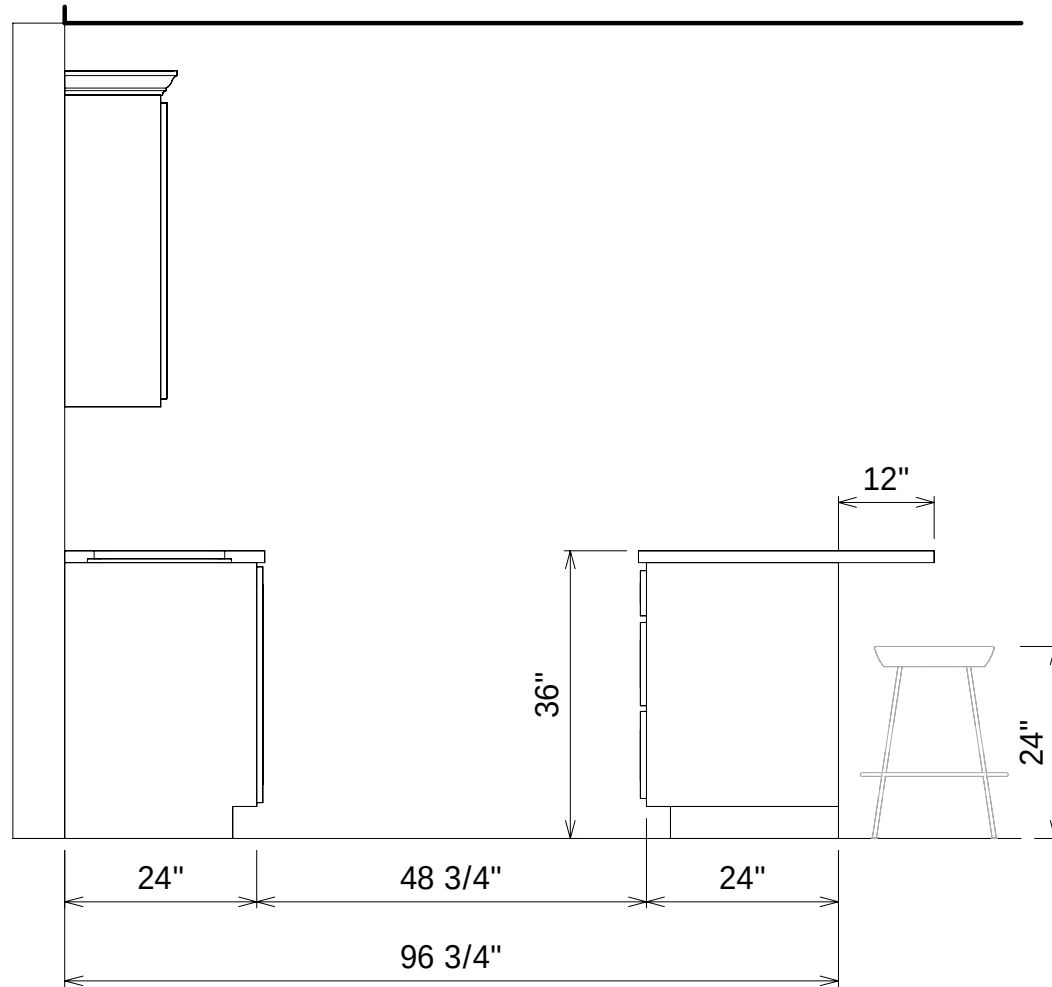
6 KITCHEN CALLOUT
1/2" = 1'-0"



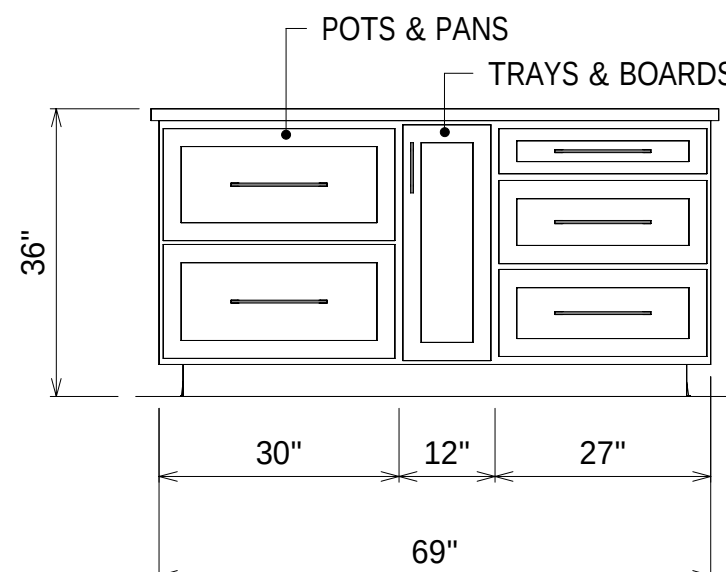
7 Elevation 2 - a
1/2" = 1'-0"



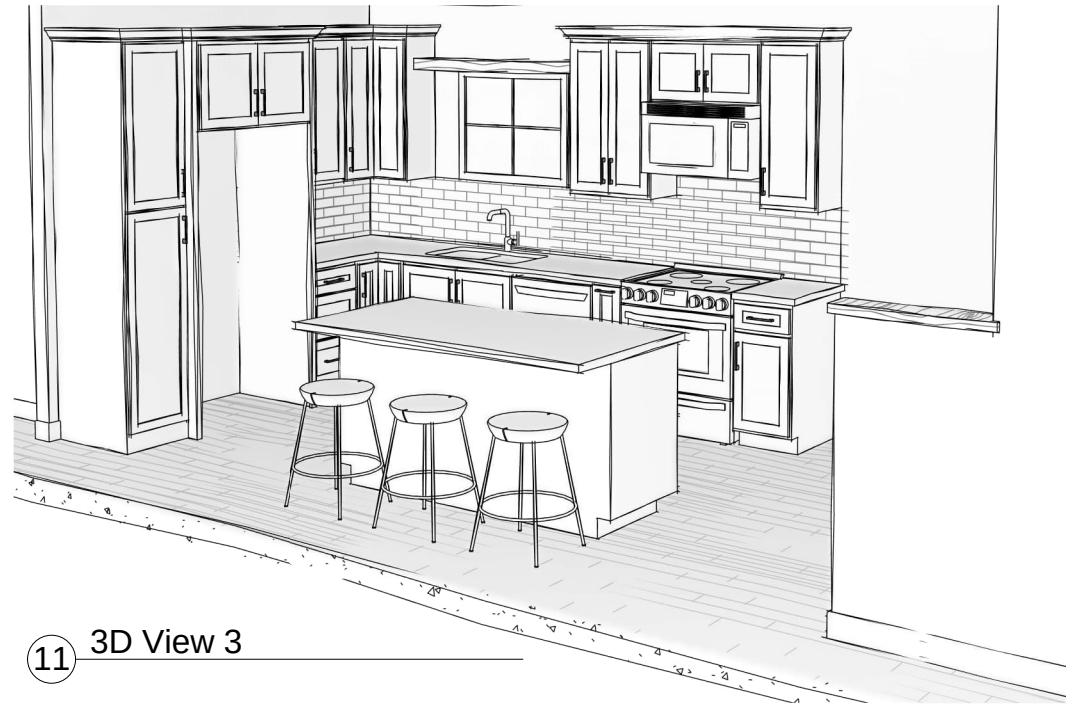
8 Elevation 2 - b
1/2" = 1'-0"



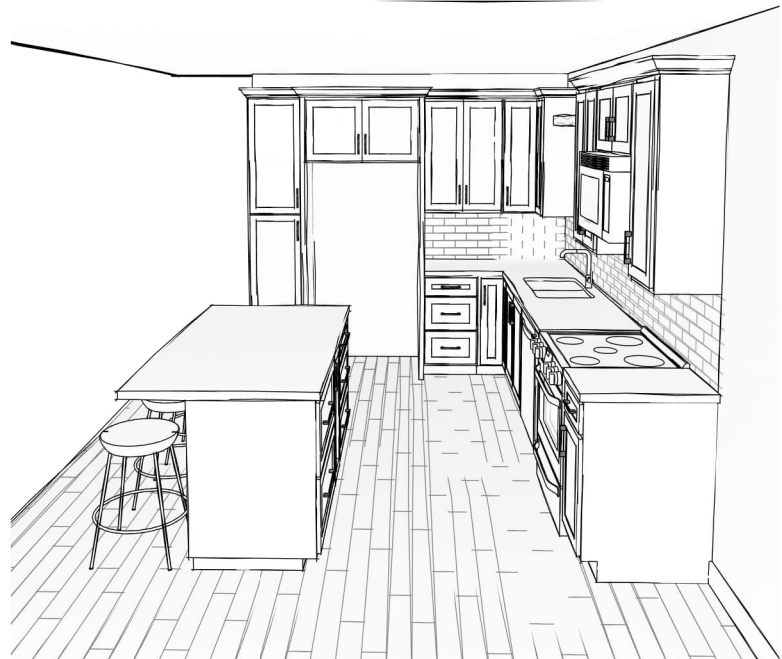
9 Elevation 1 - c
1/2" = 1'-0"



10 Elevation 1 - d
1/2" = 1'-0"



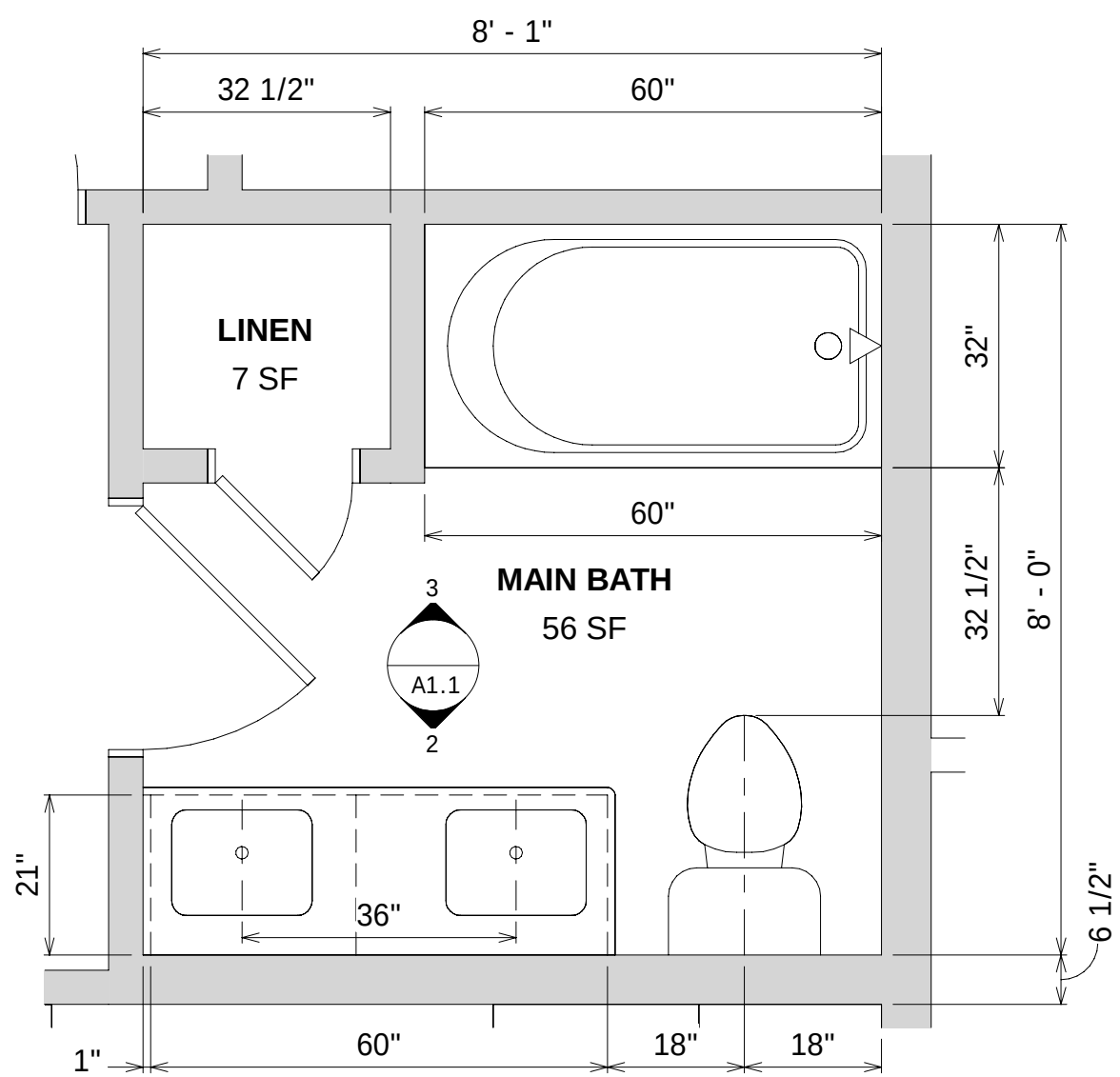
11 3D View 3



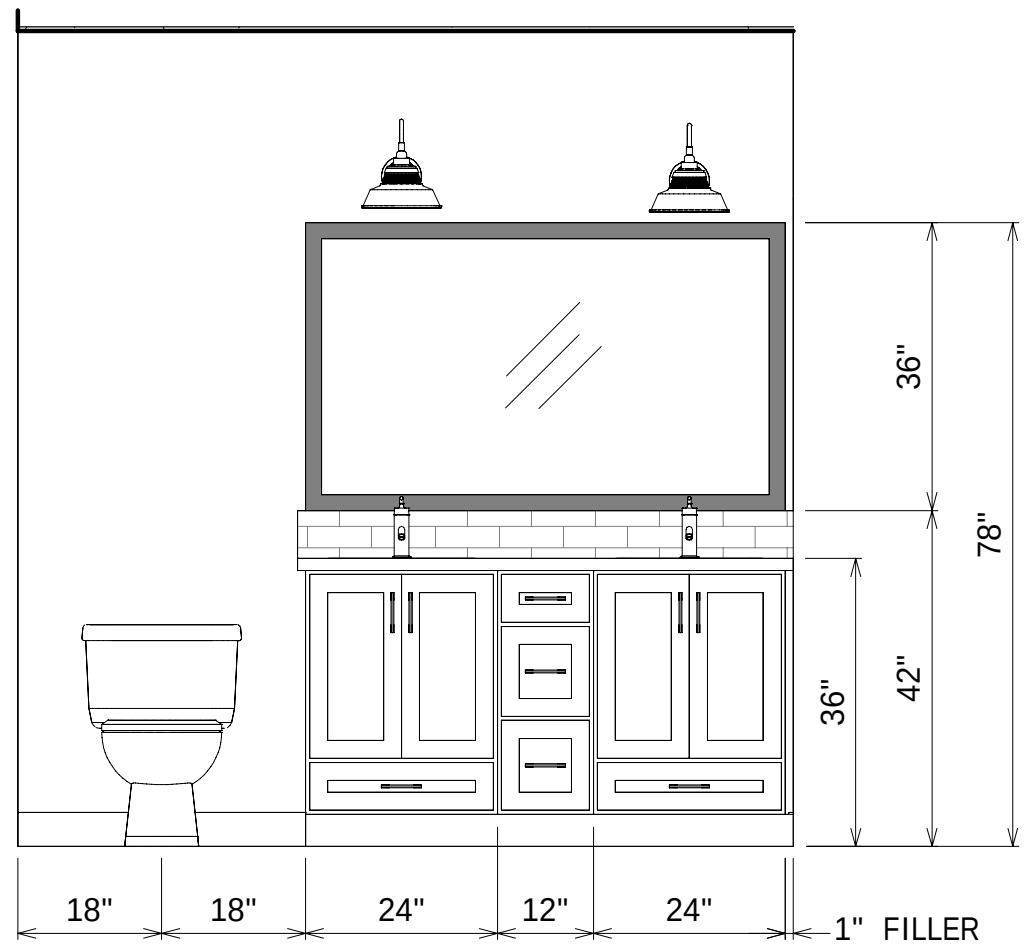
12 3D View 4



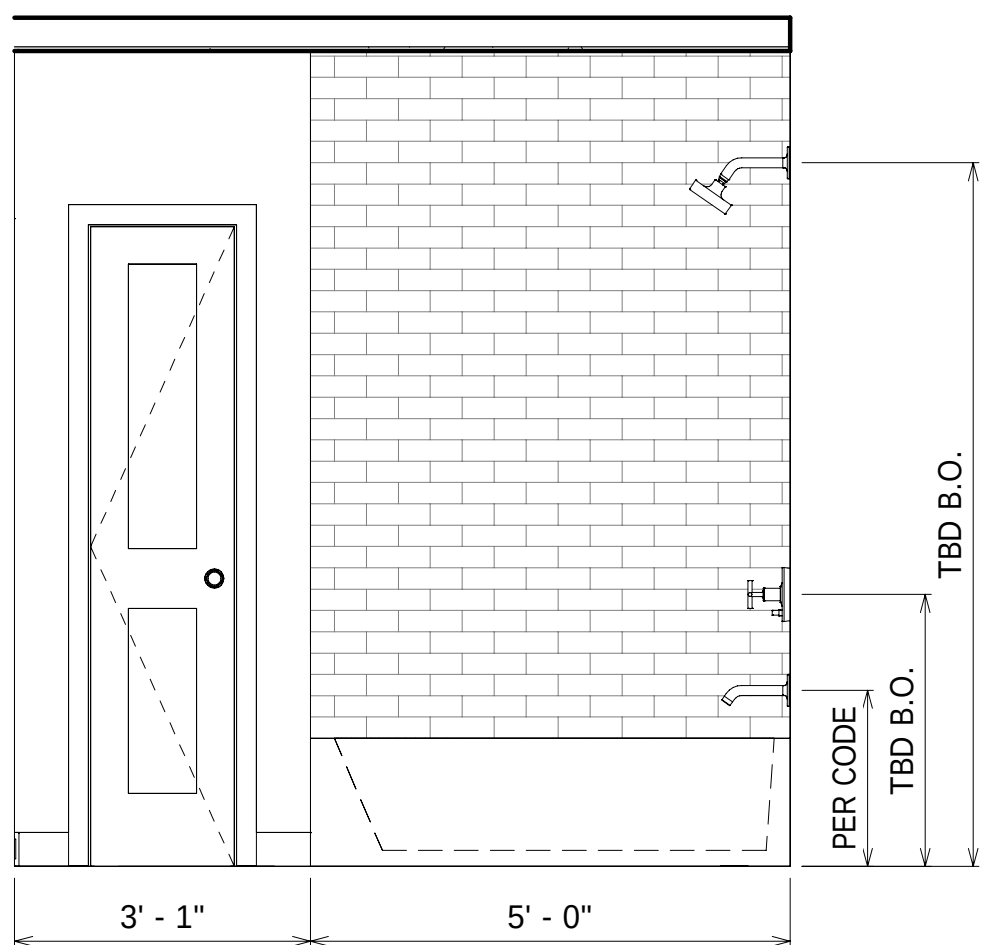
13 3D View 5



1 BATHROOM CALLOUT
1/2" = 1'-0"



2 Elevation 1 - a
1/2" = 1'-0"



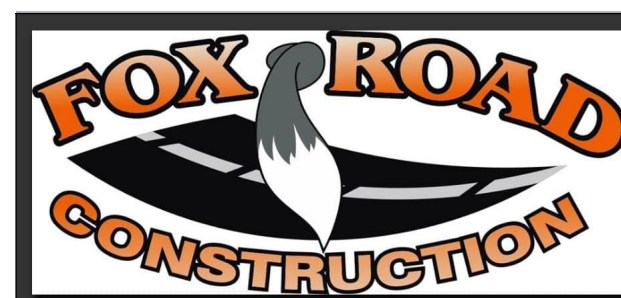
3 Elevation 1 - b
1/2" = 1'-0"



4 3D View 1



5 3D View 2



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No.	Description	Date

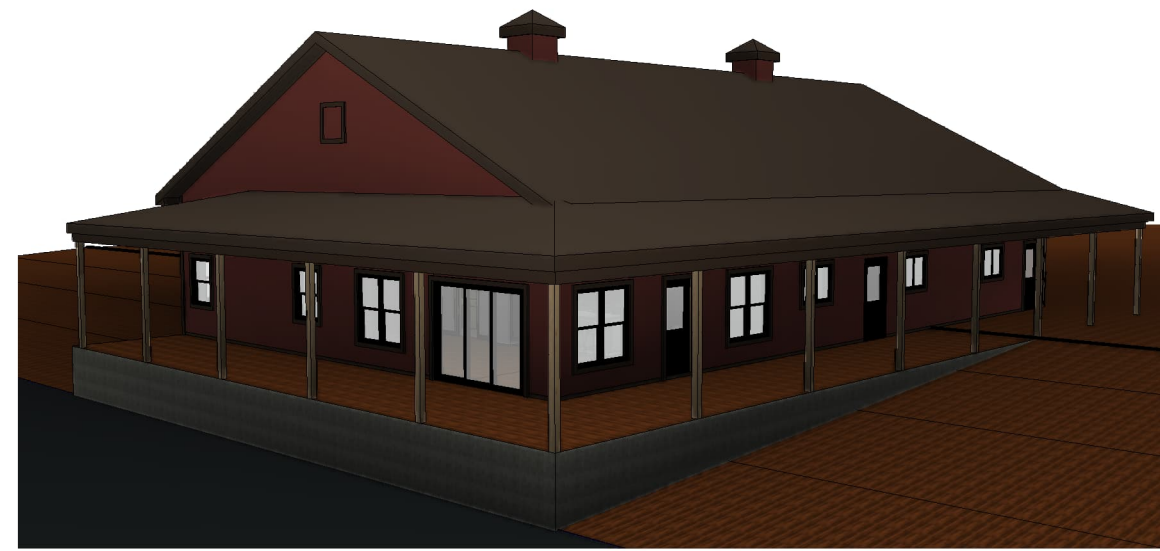
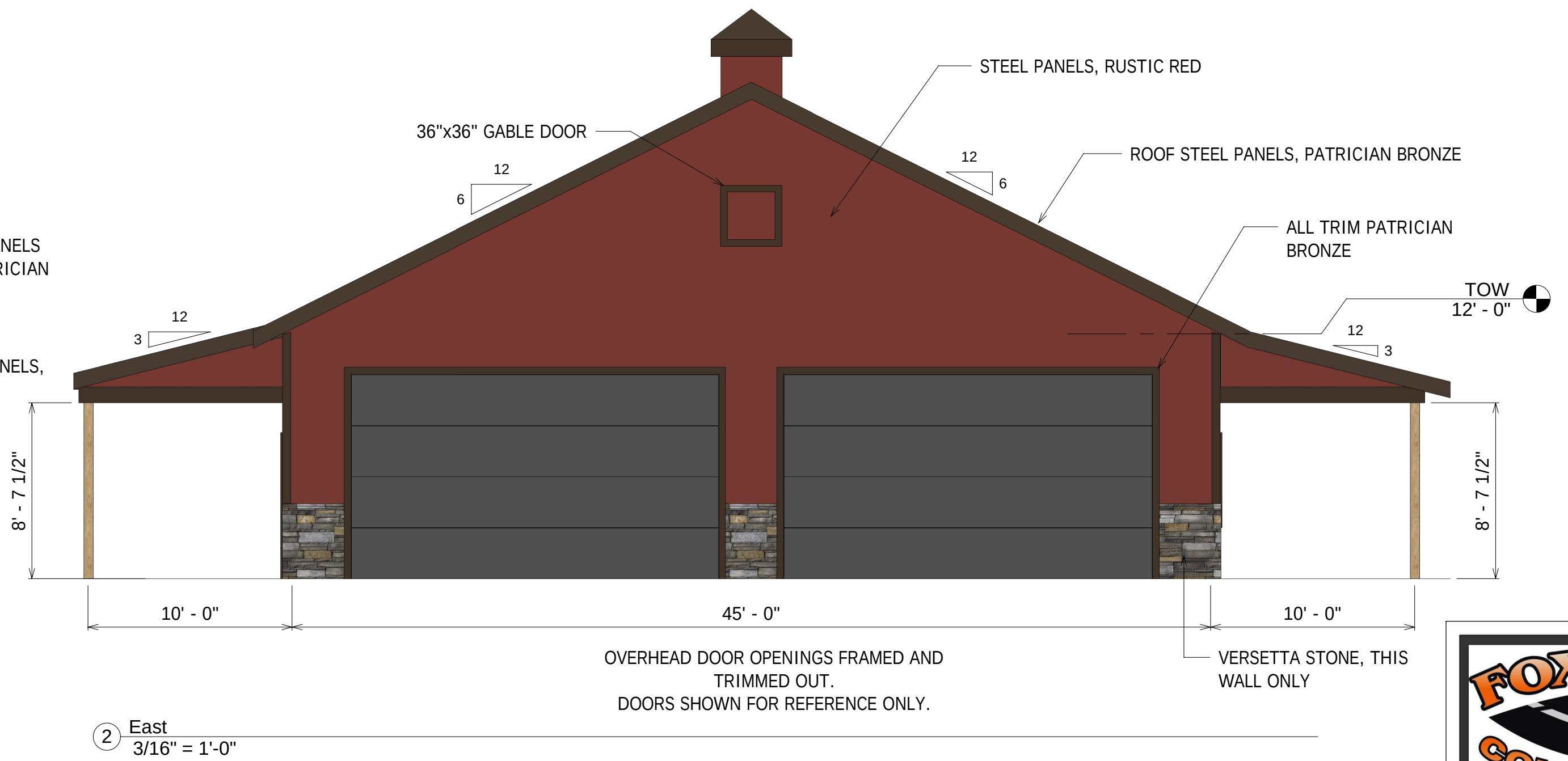
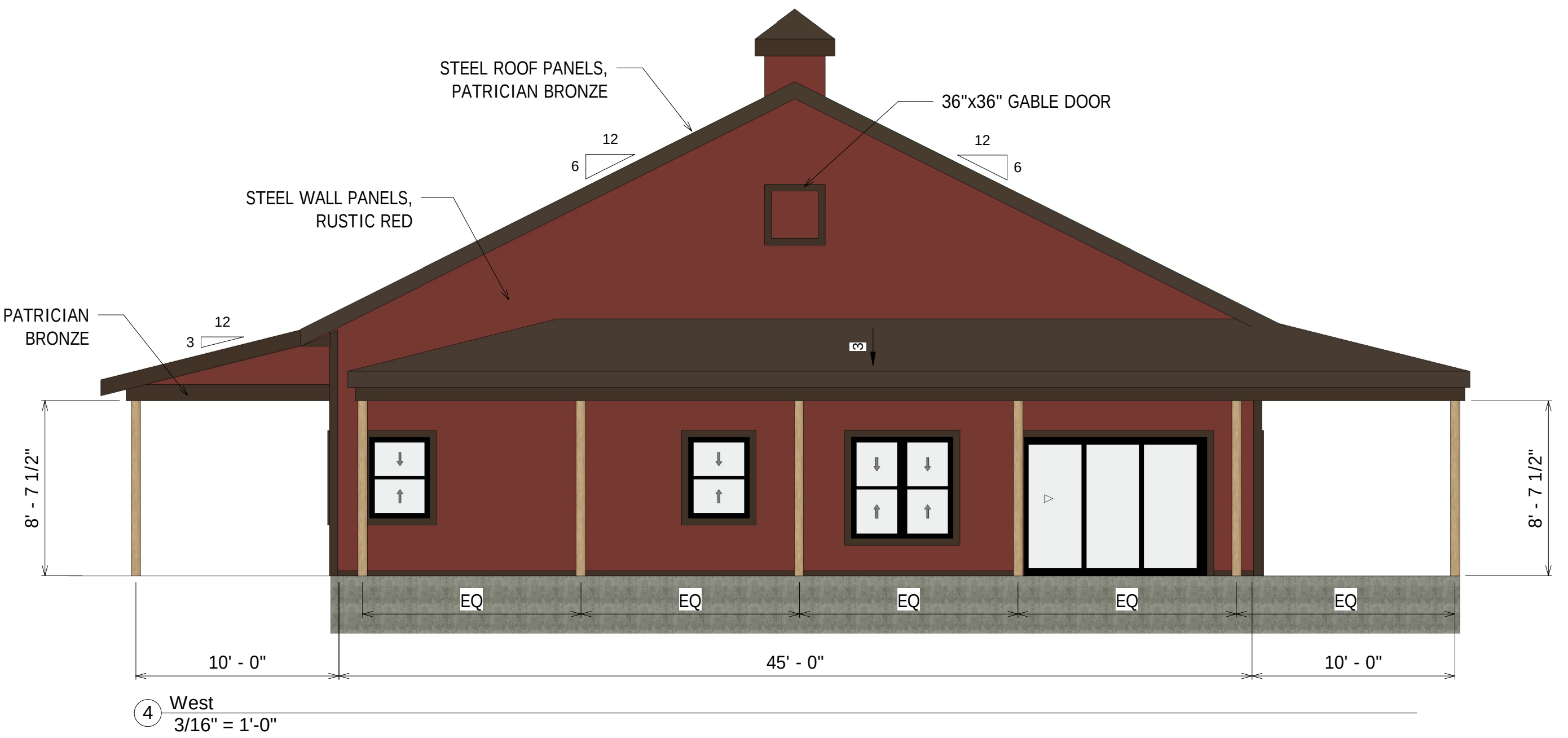
Jon Boche
45x72
KITCHEN & BATH

W1201 CTY RD CW
Watertown WI 53094

Project number	1378
Date	10-12-26
Drawn by	JFS

A1.1

Scale	1/2" = 1'-0"
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Jon Boche	
45x72	
Elevations	
W1201 CTY RD CW Watertown WI 53094	
Project number	1378
Date	10-12-26
Drawn by	JFS
A6	
Scale	3/16" = 1'-0"

Matt Zangl

From: Jon Boche <jonboche@gmail.com>
Sent: Wednesday, October 14, 2026 8:43 AM
To: Matt Zangl
Subject: Re: ADU Permit
Attachments: 1378 Fox Rd Boche 2026_1012.pdf

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- This is a personal email address.
- This is their first email to you.

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Report

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Hi Matt-

Thanks for talking this through with me. I have attached a new set of plans with changes:

- removed door between ADU and work area
- added 8' roll-up garage door between the garage door and work area
- added freezer/cooler units in work area
- added soap making/storage units in work area
- added exterior door to work area, creating a separate entrance/exit

Also, if helpful, please share with the rest of the committee:

Our intention for the work area is to provide a space for two growing businesses: Verri Kerri soap making and HB Slakter. Verri Kerri is run by my in-laws, Dave and Vicki Hartig for the benefit of their disabled daughter Kerri. Having a dedicated work space gives Kerri the opportunity to stay active and engaged which is a benefit to her health and well-being. Verri Kerri sells their soap at farmers markets and wholesale locations (Jelli's Market, Zacharias Acres, and various locations in northern Wisconsin). They are looking to expand their wholesale operation and need a space to accommodate their growth.

HB Slakter is a growing business that I run with my family and brother-in-law. We raise hogs and sell them at farmers markets, by delivery, and on farm pickup. Our business has picked up to the point where we need significantly more freezer storage space as well as a place to keep and organize our equipment for farmers markets. This year we were in two farmers markets: Oconomowoc and Lake Mills. Next year we plan on adding 2 additional markets. Our additional goal is to move into production of our own bratwurst. We have planned the work space to be a potential area for that eventually. While we are not seeking a Meat Establishment space right now, we are hoping those plans are in the future for us. I have had preliminary conversations with the State of Wisconsin and we are optimistic the work area could accommodate that functionality in the future - with approval of course.

I am open to answering any further questions about the building or rationale behind the usage of space. I understand the concern and questions from the committee over the use of the space and I apologize I was not more clear in the initial communication about how we will use the work area.

Thank you for your consideration.

Sincerely,

Jon Boche
[920-567-8162](tel:920-567-8162)

On Fri, Oct 9, 2026 at 3:07 PM Matt Zangl <mattz@jeffersoncountywi.gov> wrote:

Hi Jon,

I discussed with staff this week and we would recommend the following:

- Submit information on the purpose and intent of the center room area. I think it would be helpful for the Committee to understand your future intents with that area. It certainly was helpful for myself to understand the soap making portion and meat storage aspects of the building.
- Propose a modification to the middle room. I am not sure what the best option is or what works for your use, but: Remove the wall altogether, or remove the doors, or replace the doors with garage doors? Open to other ideas but transitioning that place from a potential living area to more of a storage or garage area is the intent or goal of the Committee.

The next meeting is on October 29 and I would need an updated plan and information by October 19 in order to have this back on the agenda.

Thanks,
Matt



Matt Zangl

Director of Planning and Development

Jefferson County, Wisconsin

Email: mattz@jeffersoncountywi.gov

Phone: [920-674-8638](tel:920-674-8638)

