



COUNTY ADMINISTRATOR

Website: jeffersoncountywi.gov

*REVISED 07-28-2025

MEMORANDUM

MICHAEL LUCKEY
County Administrator

TAMMIE JAEGER
Administrative Secretary



TO: Editors
FROM: Michael Luckey, County Administrator
DATE: July 24, 2025
SUBJECT: JEFFERSON COUNTY Meetings – Week of July 28, 2025

Monday July 28, 2025	Planning and Zoning Committee	8:30 a.m.	Videoconference OR Jefferson County Courthouse 311 S. Center Ave, C2063, Jefferson
Tuesday July 29, 2025	Jefferson County Library Board	5:00 p.m.	Videoconference OR Johnson Creek Public Library 125 Lincoln St, Johnson Creek
Wednesday July 30, 2025	Executive Committee	8:30 a.m.	Videoconference OR Jefferson County Courthouse 311 S. Center Ave, C2063, Jefferson
Thursday July 31, 2025	*Highway Committee (agenda revised)	7:30 a.m.	Videoconference OR Highway Committee Room 1425 Wisconsin Dr, Jefferson
	Blue Spring Lake Management District	6:00 p.m.	Videoconference
Friday August 1, 2025	No scheduled county meetings		
Saturday August 2, 2025	No scheduled county meetings		
Sunday August 3, 2025	No scheduled county meetings		

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.

County Board Supervisors attending meetings remotely shall have the same rights and privileges as they would have when appearing in person. The official meeting will be convened at the location on the meeting agenda. If appearing remotely, it is the responsibility of the member to maintain audio and video connectivity with the official meeting site. If connectivity is lost, but the physical location of the meeting maintains a quorum, the meeting may continue in the discretion of the chair. Members attending remotely must be able to be heard, and when video is available to the member attending remotely, seen by Committee members and public who are present at the physical location of the meeting. Loss of connectivity will result in the member being considered absent from that portion of the meeting after connectivity is lost.

Individuals requiring special accommodations 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.

AGENDA
JEFFERSON COUNTY PLANNING AND ZONING COMMITTEE
DECISION MEETING

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

SUBJECT: Planning and Zoning Committee Decision Meeting

DATE: Monday, July 28, 2025

TIME: 8:30 a.m.

PLACE: Jefferson County Courthouse, 311 S. Center Ave, Room C2063, Jefferson WI

[Join the meeting now](#)

Meeting ID: 234 644 362 860 3

Passcode: 6Em7TH64

1. Call to Order
2. Roll Call (Establish a Quorum)
3. Certification of Compliance with Open Meetings Law
4. Approval of the Agenda
5. Public Comment (Not to exceed 15 minutes and not to include petitions slated for decision. Members of the public who wish to address the Committee on specific agenda items must register their request at this time)
6. Approval of meeting minutes from June 30, July 11, July 17
7. Communications
8. June Monthly Financial Report for Register of Deeds
9. July Monthly Financial Report for Planning & Development
10. Discussion on Solar Energy Facilities
 - a. Badger State River
 - b. Sinnissippi Solar
 - c. Whitewater Solar Project
 - d. Rock Lake Solar Project
11. Discussion and Possible Action on a Joint Development Agreement for Whitewater Solar
12. Discussion and Possible Action on the Department Fee Schedule
13. Discussion and Possible Action on the 2026 Department Budget
14. Discussion on a Zoning Ordinance Text Amendment for Accessory Dwelling Units (ADU)
15. Discussion and Possible Action on a Preliminary CSM and Zoning District Adjustment at N3281 Schmidt Road, Town of Hebron PIN 010-0615-2144-000 owned by Davco Development Corporation
16. Discussion and Possible Action on Petitions Presented in Public Hearing on July 17, 2025:

R4589A-25 – B&B Trust: Rezone from A-1 to A-3 to create a 1-acre lot farm consolidation around the home at **W1281 Sunnyside Drive** in the Town of Concord, PIN 006-0716-2733-000 (45.802 ac).

R4619A-25 & CU2172-25 – Edgehill Ventures LLC: Rezone from A-1 to A-2 the 5.698-acre lot to allow for a campground located at **N2316 Museum Road** in the Town of Hebron, PIN 010-0515-0213-013 (5.698 ac).

R4620A-25 – John Buske: Rezone from A-1 to A-3 to create a 3.2-acre lot around existing house and buildings at **W1679 County Road P** in the Town of Ixonia, PIN 012-0816-2132-000 (43.738 ac).

R4621A-25 – Robert D & Kim R Turney: Rezone from A-1 to A-3 to create a 4.0-acre residential lot at the corner of **River Road & Hustisford Road** in the Town of Ixonia, PIN 012-0816-1921-000 (37.10 ac).

R4622A-25 – Bennett J Brantmeier Trust: Rezone .7-acres from A-3 to A-1 and rezone 3.3-acres from A-1 to A-3 resulting in creating a 4.0-acre A-3 residential lot across from **N4809 Christberg Road** in the Town of Jefferson, parcel 014-0615-0611-002 (20.301 ac) & 014-0615-0611-003 (1.156 ac).

R4623A-25 – Davco Development Corporation: Rezone from A-1 to N to create a 7.9-acre lot (Lot 1) located at **N3317 Schmidt Road** in the Town of Hebron, PIN 010-0615-2144-000 (52.60 ac).

R4624A-25 – Davco Development Corporation: Rezone from A-1 to A-3 creating two – 2.0 acre lots (Lots 2 & 4) and one – 1.8-acre residential lot (Lot 3) located near **N3317 Schmidt Road** in the Town of Hebron, PIN 010-0615-2144-000 (52.60 ac).

R4625A-25 – Davco Development Corporation: Rezone from A-1 to A-3 to create a 1.0-acre residential lot (Lot 6) located south of **N3215 Schmidt Road** in the Town of Hebron, PIN 010-0615-2812-001 (20.0 ac).

R4626A-25 – Davco Development Corporation: Rezone from N to A-1 to create a total 52.8-acre lot (Lot 7) located near **N3268 Schmidt Road** in the Town of Hebron, PIN 010-0615-2723-000 (40.0-ac) & parts of PIN 010-0615-2811-000 (27.40 ac) and 010-0615-2814-000 (40.0-ac).

R4627A-25 – Davco Development Corporation: Rezone from A-1 to A-3 to create two - 1.0-acre residential lots (Lot 8 & 9) located at **N3268 Schmidt Road** in the Town of Hebron, PIN 010-0615-2811-000 (27.40 ac).

R4628A-25 – Davco Development Corporation: Rezone from N to A-1 to create a total 85.1-acre lot (Lot 10) along **Schmidt Road** in the Town of Hebron, parts of PIN 010-0615-2811-000 (27.40 ac), PIN 010-0615-2813-000 (40.0 ac), 010-0615-2814-000 (40.0 ac), and 010-0615-2812-001 (20.0 ac).

R4629-25 – Mark Reinecke: Rezone from A-T to R-1 to create a 1.13-acre residential lot located south of **N1108 Olson Road** in the Town of Sumner, PIN 028-0513-1942-000 (3.105 ac).

CU2173-25 – Newsdews LLC: Conditional Use to allow for storage of contractor equipment and materials (mechanical pipe & ductwork insulation) in A-2 zone located at **W332 Delafield Road** in Town of Concord, PIN 006-0716-1331-000 (7.385 ac).

CU2174-25 – Francisco Alvarez Ramirez: Conditional Use to allow for 56' X 60' extensive onsite storage Structure in an R-2 zone for personal storage located at **N1068 Old 26 Road** in Town of Koshkonong, PIN 016-0514-1942-002 (5.106 ac).

CU2175-25 – Edward W & Lori M Eidson: Conditional Use to allow for a 28' X 51', 22' in height, extensive onsite storage structure in an R-1 zone for personal storage across from **W9667 Lake Drive** in Town of Sumner, PIN 028-0513-3022-062 (.129 ac).

17. Discussion and Possible Action on an Amendment to the Zoning Ordinance Regarding Solar Energy Systems

18. Planning and Development Department Update

19. Possible Future Agenda Items

20. Discussion on Upcoming Meeting Dates:

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

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

August 25, 8:30 a.m. – Decision Meeting in Courthouse Room C2063

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

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

September 29, 8:30 a.m. – Decision Meeting in Courthouse Room C2063

21. Adjourn

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

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

Individuals requiring special accommodation for attendance at the meeting should contact the County Administrator at 920-674-7101 at least 24 hours prior to the meeting so that appropriate arrangements can be made. A digital recording of the meeting will be available in the Zoning Department upon request.

Jefferson County Library Service

Mailing Address: Dwight Foster Public Library
209 Merchants Avenue
Fort Atkinson, WI 53538
(920) 563-7790

Jefferson County Library Board Meeting

Date and Time: July 29, 2025 at 5 p.m.

Location: Johnson Creek Public Library
125 Lincoln Street, Johnson Creek
or via Zoom

<https://us02web.zoom.us/j/84007892918?pwd=SsKnpt1QrcuImuMoSwGPfk4E3JrHcB.1>

Meeting ID: 840 0789 2918

Passcode: ipHs3pc8

Agenda

1. Call to order and introductions
2. Approval of minutes of the March 4, 2025 meeting - **Action**
3. Comments from the public
4. Correspondence
5. Administrator's report – Minetta Lippert
6. Report from Library System Representative – Art Biermeier
7. Report from Library System Director – Brittany Larson
8. Unfinished Business
 - A. 2024 Annual Report for Jefferson County Board – **Action**
9. New Business
 - A. 2026 County Library Service operating budget request - **Action**
 - B. Selection of County Resource Library for 2026 – **Action**
 - C. 2026 County Resource Library budget request – **Action**
 - D. eContent offerings from County libraries - **Discussion**
10. Reports from County libraries
11. Adjournment

[Link to Per Diem for this meeting](#)

If you have special needs or circumstances which may make communication or accessibility difficult at the meeting, please call (920) 563-7790 at least three (3) days prior to the meeting date. Accommodations will, to the fullest extent possible, be made available on request by a person with a disability.

AGENDA

Executive Committee Meeting

Videoconference OR

Jefferson County Courthouse
311 S. Center Avenue, Room C2063
Jefferson, WI 53549

July 30, 2025

8:30 a.m.

Executive Committee

Walt Christensen, Steve Nass, Blane Poulson, Brandon White, Michael Wineke

[Join the TEAMS meeting now](#)

Meeting ID: 245 516 248 780 7

Passcode: fi3ik6WG

1. Call to Order
2. Roll Call
3. Certification of compliance with open meetings law
4. Review of Agenda
5. Communication
 - a. Drainage Board Recognition Letter – Brian Udovich
6. Public Comment (Members of the public who wish to address the committee on specific agenda items must register at this time)
7. Approval of July 8, 2025 County Board meeting minutes
8. Approval of June 25, 2025 Executive Committee minutes
9. Discussion and possible action regarding covenants and standards for the Food and Beverage Campus
10. Discussion and possible action on Joint Development Agreement for Whitewater Solar project
11. EMS Working Group Update
12. Financial Reports
 - a. Administration
 - b. Clerk of Courts
 - c. Corporation Counsel
 - d. County Board
 - e. County Clerk
13. County Administrator's monthly report
14. Discussion and possible action on tentative future meeting schedule and agenda items
The next scheduled meeting date is August 27, 2025 at 8:30 a.m.
15. Adjourn

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



Jefferson County Highway Committee Meeting

Thursday, July 31, 2025
7:30 A.M.

Committee Room
1425 Wisconsin Drive
Jefferson, Wisconsin 53549

*REVISED 07-28-2025

[Join the meeting now](#)

Meeting ID: 223 150 780 788 7

Passcode: Ry2HA6u3

Committee Members: George Jaeckel - Chair, Curtis Backlund, Bruce Degner,
David Drayna, Roger Lindl

Highway Commissioner: Sean Heaslip

AGENDA

1. Call meeting to order
 2. Roll Call
 3. Certification of compliance with the Open Meetings Law
 4. Approval of the agenda
 5. Public Comment (Members of the Public who wish to address the Committee on specific agenda items must register their request at this time)
 6. Approve minutes from June 24, 2025 Highway Committee meeting
 7. Communications
 - a. Letter from Town of Jefferson regarding bridge aid
 - b. ***Letter from Village of Palmyra regarding CTH H jurisdictional transfer.**
 8. Old Business
 9. New Business
 - a. Discuss and possible action on Tri Axle Semi bid
 - b. Discuss speed zones on CTH B North of Rock Lake
 - c. Discuss monthly financial account summary
 10. Highway Operations Report
 11. Review and approve vouchers
 12. Set next meeting date (August 26, 2025 at 7:30 a.m.)
- Adjourn

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 accommodations for attendance at the meeting should contact the County Administrator 24 hours prior to the meeting/visit at 920-674-7101 so appropriate arrangements can be made.

BLUE SPRING LAKE MANAGEMENT DISTRICT

Board of Commissioners Meeting

July 31, 2025, 6:00 pm via zoom

Join Zoom Meeting

<https://us02web.zoom.us/j/85606465394?pwd=RwgcrYzf8eDtul0l4eO946a3q2aMCC.1>

Meeting ID: 856 0646 5394

Passcode: 393212

Dial In: 312 626 6799

AGENDA

Call to Order– Roll Call

Public Comments –

***Please be advised per Wisconsin State. Statute. 19.84(2), information will be received from the public.**

***Please state your name and lot # or address when addressing the public.**

Secretary's Report – Emilia Twelmeyer

- a. Agenda- Approval of agenda for July 31, 2025 Board Meeting
- b. Minutes- Approval of minutes from June 16, 2025 Annual Meeting

President's Report – Jim Hochman

- a. Informational Meeting Prep

Dam Report- Brent Miller

Treasurer's Report – Bob Soukup

- a. Proposed Budget

Operations Report– Mark Nicholson

- a. Fireworks postponement date

Sewer Report – Greg Twelmeyer

- a. Generator Installation
- b. Large pump issue
- c. Comparable replacement expense

Town Report- Rob Martens

County Report - John Kannard

Succession Planning – Board and staff

CLOSED SESSION ITEMS (If any)

Adjourn

Pursuant to Wisconsin Statute 19.85 (1) (c), the Board may enter closed session to consider employment, promotion, compensation or performance evaluation data of employees.

This agenda is subject to modification prior to said meeting pursuant to the Wisconsin Open Meetings Law. Please be advised that the agenda items may be taken in an order other than which appears here.

Members of the Palmyra Town Board may attend the above noticed meeting in order to gather information about a subject over which they have decision-making responsibilities.