



COUNTY ADMINISTRATOR
Website: jeffersoncountywi.gov

MICHAEL LUCKEY
County Administrator

TAMMIE JAEGER
Administrative Secretary

MEMORANDUM

TO: Editors
FROM: Michael Luckey, County Administrator
DATE: November 19, 2025
SUBJECT: JEFFERSON COUNTY Meetings – Week of November 24, 2025



Monday November 24, 2025	Planning and Zoning Committee	8:30 a.m.	Videoconference OR Jefferson County Courthouse 311 S. Center Ave, C2063, Jefferson
Tuesday November 25, 2025	Executive Committee	8:30 a.m.	Videoconference OR Jefferson County Courthouse 311 S. Center Ave, C2063, Jefferson
Wednesday November 26, 2025	No scheduled county meetings		
Thursday November 27, 2025	No scheduled county meetings		
Friday November 28, 2025	No scheduled county meetings		
Saturday November 29, 2025	No scheduled county meetings		
Sunday November 30, 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, November 24, 2025
TIME: 8:30 a.m.
PLACE: Jefferson County Courthouse, 311 S. Center Ave, Room C2063, Jefferson WI

[Join the Teams 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 October 27, November 14, November 20
7. Communications
8. October Monthly Financial Report for Register of Deeds
9. November Monthly Financial Report for Planning & Development
10. Discussion on Solar Energy Facilities
 - a. Badger State Solar
 - b. Sinnissippi Solar
 - c. Whitewater Solar Project
 - d. Rock Lake Solar Project
11. Discussion and Possible Action on CU2178-25 to allow for extensive onsite storage structure in an R-2 zone located at N6186 Jefferson Road, PIN 002-0714-1344-005 in the Town of Aztalan and owned by David Dricken.
12. Discussion on a Zoning Ordinance Text Amendment for Accessory Dwelling Units (ADU)
13. Discussion on Parcel of Record and Parent Parcel as they related to rezoning to A-3
14. Discussion and Possible Action on 2026 Plat Books
15. Discussion and Possible Action on Petitions Presented in Public Hearing on November 20, 2025:

R4648A-25 – Runyard Properties II LLC: Rezone from A-1 to A-3 to create a 1.0-acre residential lot at **W296 County Road CW** in Town of Ixonia, PIN 012-0816-0143-000 (1.477 ac).

R4649A-25 – John & Shelly Roth: Rezone 1.340-acres from A-1 to A-3 from PIN 014-0615-1333-001 (.849 ac) owned by John and Shelly Roth and part of PIN 014-0615-1333-005 (13.50 ac) owned by David D. Robu at **W2890 County Road Y** in Town of Jefferson.

R4650A-25 – Clinton & Angela Lenz Trust: Rezone 3-acres from A-1 to A-3 to create a farm consolidation around the existing house and outbuildings at **N7850 County Road Q** in Town of Milford, PIN 020-0814-2842-001 (14.958 ac). Property is owned by Dean Weichmann Trust.

R4651A-25 – Jon & Amanda Biermeier: Rezone from A-1 to A-3 to create a 4.0-acre residential lot south of **N3127 S Cedar Rd** in Town of Oakland, PIN 022-0613-2931-000 (40.0 ac). Property is owned by Karen Hayes.

R4652A-25 – Joseph & Marissa Rogers: Rezone 2.0- acres from A-1 to N and combine with Lot 1 (CSM 6167) creating a total 5.0-acre parcel at **W2336 Bakertown Drive** in Town of Concord, PIN 006-0716-3024-000 (3.292 ac) and 006-0716-3024-002 (19.556 ac). Property is owned by Dennis B. Stair.

R4653A-25 – Jacob Schmidt: Allow the division of an existing 6.5-acre A-3 zoned lot to create a 4.3-acre lot and retain existing home on the remaining 2.2-acre lot at **W3031 State Road 106** in Town of Hebron, PIN 010-0515-0212-006 (6.001).

CU2181-25 – Floyd Plank: Conditional Use to allow for a farm store and roadside stand in A-T zone at **N1341 Old 26 Road** in Town of Koshkonong, PIN 016-0514-1734-000 (6.609 ac).

CU2183-25 – James & Mallory Bohling: Conditional Use to allow for a home occupation for lawncare/snow removal in an A-1 zone at **W5093 Vogel Road** in Town of Jefferson, PIN 014-0614-1312-000 (38.761 ac).

CU2184-25 – Heather Zoellick: Conditional Use to allow for horses on a C-zoned lot located at **N7902 County Road N** in Town of Milford, PIN 020-0814-2524-005 (12.820 ac).

CU2185-25 – OneEnergy Development, LLC – Stone Elephant Solar Project: Conditional Use to allow for a 3-megawatt solar farm in an A-1 zone north of **N300 Tower Road** in Town of Palmyra, PIN 024-0516-3514-000 (32.020 ac). The property is owned by Blane and Kelly Poulson.

CU2186-25 – Rodney Strauss: Conditional Use to allow for a 22' x 30' lean-to addition with 14' walls to an existing 90' x 46' storage building in an A-2 zone north of **W4409 River View Road** in Town of Watertown, PIN 032-0815-1724-017 (.484 ac).

16. Planning and Development Department Update

17. Possible Future Agenda Items

18. Discussion on Upcoming Meeting Dates:

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

December 18, 6:00 p.m. – Public Hearing in Courthouse Room C2063

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

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

January 15, 6:00 p.m. – Public Hearing in Courthouse Room C2063

January 26, 8:30 a.m. – Decision Meeting in Courthouse Room C2063

19. Adjourn

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

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.

AGENDA

Executive Committee Meeting

Videoconference OR

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

November 25, 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
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 November 12, 2025 County Board meeting minutes
8. Approval of October 29, 2025 Executive Committee minutes
9. Discussion and possible action on Whitewater Solar JDA
10. Discussion and possible action on whether to continue oral annual reports by Department Heads
11. Discussion on County Board Rules
12. Discussion and possible action on Hazmat agreement with Dodge County
13. EMS Working Group Update
14. Financial Reports
 - a. Administration
 - b. Clerk of Courts
 - c. Corporation Counsel
 - d. County Board
 - e. County Clerk
15. County Administrator's monthly report
16. Discussion and possible action on tentative future meeting schedule and agenda items

The next scheduled meeting date is December 31, 2025 at 8:30 a.m.
17. 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.

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