

AGENDA
JEFFERSON COUNTY PLANNING AND ZONING COMMITTEE
DECISION MEETING

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

SUBJECT: Planning and Zoning Committee Decision Meeting
DATE: Monday, April 27, 2026
TIME: 8:30 a.m.
PLACE: Jefferson County Courthouse, 311 S. Center Ave, Room C1021, 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 March 26, March 30, April 10, April 16
7. Communications
8. March Monthly Financial Report for Register of Deeds
9. April Monthly Financial Report for Planning & Development
10. Discussion on Solar Energy Facilities
 - a. Badger State Solar
 - b. Sinnissippi Solar
 - c. Whitewater Solar Project
 - d. Stone Elephant
11. Discussion on Autumn Ridge IV subdivision on PIN 012-0816-2134-034 in the Town of Ixonia, currently owned by Richard and Karen Adams Trust and being developed by Loos Homes
12. Discussion and Possible Action on R4671A-26 for Charles N Jacobson to create a 1.0-acre A-3 zoned lot across from W8843 State Road 106 in Town of Sumner, PIN 028-0513-1622-003 (32.284 ac).
13. Discussion and Possible Action on Petitions Presented in Public Hearing on April 16, 2026:

R4675A-26 – Dennis Lauersdorf: Rezone A-1 to A-3 to create a 1.0-acre residential lots at **N9154 Ski Slide Road** in Town of Ixonia, PIN 012-0816-1224-000 (45.140 ac).

R4676A-26 – Dean Weichmann Trust: Rezone A-1 to A-3 to create a 1.0-acre residential lot across from **W6480 West Road** in Town of Milford, PIN 020-0814-2822-000 (14.150 ac).

R4677A-26 – Chester Dolph: Rezone A-1 to A-3 to create a 1.2-acre farm consolidation around house and septic field at **N7841 County Road G** in Town of Waterloo, PIN 030-0813-2531-001 (1.0 ac) and 030-0813-2531-000 (39.0 ac).

R4678A-26 – Patrick Kleinsteiber: Rezone A-1 to A-3 to create three 2.0-acre residential lots at **N7699 Switzke Road** in Town of Watertown, PIN 032-0815-3322-000 (29.70 ac).

R4679A-26– Jacob Nehlsen: Rezone 4.4-acres from I to A-3 to create a residential lot across from **W4448 County Road U** in Town of Cold Spring, PIN 004-0515-3222-001 (8.384 ac). Property is owned by David

& Linda Nehlsen.

CU2196-26 – Jason Thiede: Conditional Use to allow for boat storage transportation services in two buildings in existing C zone at **N6965 County Road O** in Town of Milford, PIN 020-0714-0433-004 (2.640 ac).

CU2197-26 – Skalitzky Farmland LLC: Conditional Use to allow for grain drying where capacity exceeds 200,000 bushels per year starting with 200,000 bushels up to 750,000 in the future on existing A-2 zoned lot at **W8889 State Road 89** in Town of Waterloo, PIN 030-0813-0922-002 (4.650 ac).

14. Planning and Development Department Update

15. Possible Future Agenda Items

16. Discussion on Upcoming Meeting Dates:

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

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

May 26, 8:30 a.m. – Decision Meeting in Courthouse Room C1021

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

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

June 29, 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.

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

MINUTES OF PUBLIC HEARING
JEFFERSON COUNTY PLANNING AND ZONING COMMITTEE

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

SUBJECT: Map Amendments to the Jefferson County Zoning Ordinance and Requests for Conditional Use Permits
DATE: Thursday, March 26, 2026
TIME: 6:00 p.m. (Doors will open at 5:30)
PLACE: JEFFERSON COUNTY COURTHOUSE, ROOM C2063
311 S. CENTER AVE, JEFFERSON, WI 53549
OR Via Teams Videoconference

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

Teams Meeting Information Link: Join the meeting now Meeting ID: 222 326 323 808 9 Passcode: fy37Vh3D
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1. Call to Order – The meeting was called to order by Chairman Jaeckel at 7:00pm.
2. Roll Call – All members were present, except Supervisor Richardson was absent. Present via zoom was Phillip Laatsch, Attorney Anne and Peter Jacobs. Corporation Counsel Thompson was present via zoom. Haley Nielsen and Matt Zangl from the Planning and Development Department and Patricia Cicerio from Jefferson County Land and Water Conservation were present.
3. Certification of Compliance with Open Meetings Law – Supervisor Poulson confirmed the meeting was being held in compliance.
4. Approval of Agenda – Motion by Poulson, second by Nass to approve the agenda. Motion passed on a voice vote, 4-0.
5. Public Hearing – Chairman Jaeckel explained the public hearing process and then Nielsen read the following:

NOTICE IS HEREBY GIVEN THAT the Jefferson County Planning and Zoning Committee will conduct a public hearing at 6 p.m. on Thursday, March 26, 2026, in Room C2063 of the Jefferson County Courthouse, Jefferson, Wisconsin. Members of the public will be allowed to be heard regarding any petition under consideration by the Planning and Zoning Committee. **PETITIONERS, OR THEIR REPRESENTATIVES SHALL BE PRESENT EITHER IN PERSON OR VIA TEAMS.** Matters to be heard are petitions to amend the official zoning map and applications for conditional use permits. A map of the properties affected may be obtained from the Zoning Department. Individual files, which include staff finding of fact, 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 **March 30, 2026**
Recommendations by the Committee on Rezones will be made on **March 30, 2026**
Final decision will be made by the County Board on **April 14, 2026**

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

R4667A-26 – Cynthia Pitzner Trust: Rezone A-1 to A-3 to create a 4.1-acre farm consolidation around the existing house and outbuildings at **N5566 County Road N** in Town of Aztalan, PIN 002-0714-2624-000 (32.50 ac).

Petitioner: Cindy Pitzner (N4977 Popp Rd) explained that she would like to divide off the house on an A-3 lot for purposes of a sale.

In Favor: None

Opposed: None

Committee Questions: None

Staff Report: Nielsen provided the staff report which can be found in the file and questioned how old the house is and if there is room for a replacement septic. Pitzner stated the exact age of house is unknown, but it is very old and pre-1975. The current location of the septic may not support a replacement site, but the overall lot will have room.

R4668A-26 – David & Karen Christian Family Farms LLC: Rezone A-1 to A-3 to create a 2.265-acre residential lot across from **N7288 Ceasar Road** in Town of Farmington, PIN 008-0715-0121-001 (49.712 ac).

Petitioner: David Christian explained he would like a new house on the proposed lot.

In Favor: None

Opposed: None

Committee Questions: None

Staff Report: Nielsen provided the staff report which can be found in the file.

R4669A-26 – Rodney L Koepfel Trust: Rezone A-1 to A-3 to create a 1.960-acre farm consolidation around the existing house and buildings at **N5366 S Farmington Road** in Town of Farmington, PIN 008-0715-2534-000 (40.0 ac).

Petitioner: Rodney Koepfel would like to rezone and create a new lot for the purposes of a sale.

In Favor: None

Opposed: None

Committee Questions: None

Staff Report: Nielsen provided the staff report which can be found in the file and questioned how old the house is, if there is room for a replacement septic and if the intent is to have the lot connect to the rear property line. Koepfel explained that the house is over 100 years old, the house will be removed and a new septic installed. Koepfel thought the 20-foot gap was required to connect the remaining A-1 land.

R4670A-26 – Gary G & Mary Anne Kunz Trust: Rezone A-1 to A-3 to create a 5.0-acre farm consolidation around the existing house and buildings at **N2888 Kunz Road** in Town of Koshkonong, PIN 016-0514-0632-000 (22.0 ac) and in Town of Sumner, PIN 028-0513-0141-006 (3.0 ac).

Petitioner: Gary Kunz explained he would like to split off the house for his son and believes the proposed 5 acres is the minimum to accomplish a clean split and new lot.

In Favor: Branten Kunz (N2888 Kunz Road) was in favor of the rezone.

Opposed: None

Committee Questions: None

Staff Report: Nielsen provided the staff report which can be found in the file and questioned why the proposal is for 5 acres. Kunz explained the 5 acres creates the cleanest lot without leaving a remnant parcel.

R4671A-26 – Charles N Jacobson: Rezone A-1 to A-3 to create a 1.0-acre residential lot across from **W8843 State Road 106** in Town of Sumner, PIN 028-0513-1622-003 (32.284 ac).

Petitioner: Charles Jacobson (W6133 Sunset Rd) explained they would like to create a new lot.

In Favor: None

Opposed: None

Committee Questions: None

Staff Report: Nielsen provided the staff report which can be found in the file and questioned if DOT has approved access and if the lot is clustered. Jacobson explained that DOT has approved the access and requested it at this location across from the existing driveway. He also explained that the hill limits the location of the lot.

R4672A-26 – Martin Hutchins: Rezone A-1 to A-3 to create a 2.0-acre residential lot at **N8498 County Road Y** in Town of Watertown, PIN 032-0815-2021-000 (33.790 ac). Property is owned by Beerbohm Trust.

Petitioner was not present.

FROM A-3, AGRICULTURAL/RURAL RESIDENTIAL 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

R4673A-26 & CU2194-26 – Joshua Davis: Rezone 1.20-acres from A-3 to A-2 to allow for contractor's equipment and materials at **W7877 Kowski Lane** in Town of Waterloo, PIN 030-0813-1412-001 (3.272 ac).

Petitioner: Joshua Davis explained he would like to operate a HVAC business from the property.

In Favor: None

Opposed: None

Committee Questions: None

Staff Report: Nielsen provided the staff report which can be found in the file and questioned information about the business. Davis indicated the hours would be 7a-5p off site, use a total of 3 buildings, no bathrooms, one employee and minimum outdoor lighting.

CONDITIONAL USE PERMIT APPLICATIONS

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

CU2195-26 – Dean's Eggs Inc dba Nature Link Farms LLC: Conditional Use for an ATCP regulated livestock facility in an A-1 Agricultural zone at **N5358 State Road 89** in Town of Aztalan, on PIN 002-0714-3043-000 (15.0 ac) and numerous surrounding parcels for a total of approximately 425 acres. The proposal includes A-1 zoned parcels at **W6178 County Road B** owned by Don Hermann Trust, PINs 002-0714-1614-000 (38.480 ac) and 002-0714-1611-000 (40.0 ac) along with an increase to 9,225 animal units and the construction of four new livestock housing facilities and a manure storage structure. This is in accordance with Sec 22-584 of the Jefferson County Zoning Ordinance and Wi. Stat. Chapter ATCP 51.

Petitioner: Scott Schnieder explained the request which includes 8,225 animal units or about 900,200 chickens. The proposals includes the facility on County Road B which is under lease from a separate owner. The Hwy 89 site will include three new egg laying buildings and a fourth will be remodeled. There will also be a new manure storage structure.

In Favor: None

Opposed:

Anita Martin (261 Pinnacle Dr) was opposed. Martin cited concern relating to Avian Influenza and summarized her email/written comments, which can be found in the file.

Ronnie Monroe (N6081 Ziebell Rd) was opposed. Monroe cited concerns relating to Avian Influenza.

Schnieder responded and indicated his awareness of Avian Influenza, and the facility has implemented practices to prevent it. Schnieder also provided examples of the benefits that this expansion will bring to the local community.

Committee Questions: None

Staff Report: Zangl provided the staff report which can be found in the file. Zangl referenced the written comments provided by Martin, which are in the file.

Patricia Cicerio (Jefferson County Land and Water Conservation) provided details relating to Martin's written comments and clarified the ATCP 51 application requirements.

6. Adjourn Motion by Poulson, second by Nass to adjourn. Motion passed 4-0, voice vote at 6:50pm.

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.

MINUTES
JEFFERSON COUNTY PLANNING AND ZONING COMMITTEE
DECISION MEETING

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

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

[Join the Teams meeting now](#)
Meeting ID: 234 644 362 860 3
Passcode: 6Em7TH64

1. Call to Order

The meeting was called to order by Chairman Jaeckel at 8:30 a.m.

2. Roll Call (Establish a Quorum)

Committee members present in person were Supervisor Jaeckel, Supervisor Poulson and Supervisor Foelker. Supervisor Nass arrived at 8:35 a.m. Supervisor Richardson was absent. Department staff present was Matt Zangl, Haley Nielsen, Shari Fischback and County Surveyor Chris Ruetten. Other County staff in attendance were County Administrator Michael Luckey, Land & Water Conservation Resource Conservationists Joe Strupp and Register of Deeds Staci Hoffmann. Present via Teams was Corporation Counsel Danielle Thompson and James from the Watertown Daily Times. Members of the public present were Anita Martin, Cyndi Pitzner, Scott Stewart and Allen Carnes.

3. Certification of Compliance with Open Meetings Law

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

4. Approval of the Agenda

Motion made by Supervisor Poulson, second by Supervisor Foelker to approve. 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) – There was no public comment.

6. Approval of meeting minutes from February 19, February 23, March 13

Motion by Poulson/Foelker to approve February 19, 2026, minutes as written.

Motion passed on a voice vote 3-0.

Motion by Poulson/Foelker to approve February 23, 2026, minutes as written.

Motion passed on a voice vote 3-0.

Motion by Poulson/Foelker to approve March 13, 2026, minutes as written.

Motion passed on a voice vote 3-0.

7. Communications – None.

8. February Monthly Financial Report for Register of Deeds

Staci Hoffman reported that department is doing good, is on schedule for everything. She is looking into a new product from the software vendor. It will cost about \$4000 and will increase storage and will be very good for people searching their records.

9. March Monthly Financial Report for Planning & Development

Zangl reported that March has been extremely busy, very strong month. Revenues have surpassed February within the first 10 days of March due to permits and sanitary permits increasing.

10. Discussion on Solar Energy Facilities

- a. **Badger State Solar** – Discussion continues about adding a maintenance building and septic system near the substation, with PSC now. Construction is ongoing with reports of contractor doing an excellent job.
- b. **Sinnissippi Solar** – Finished County review of Joint Development Agreement and it was sent to the Towns for their review last month. Waiting on those Town reviews to get that finalized and to the developer.
- c. **Whitewater Solar Project** – Waiting on Joint Development Agreement from the developer which should be received very soon. Plans are about 30% complete and will be putting those out to the local government for their review for any changes that would be requested. Construction due to being in early 2027.
- d. **Stone Elephant Solar** – The road agreement is being finalized. Pre-construction meeting is scheduled for mid-April. Construction to begin in early May.

11. Discussion and Possible Action on CU2195-26 – Dean’s Eggs Inc dba Nature Link Farms LLC: Conditional Use for an ATCP regulated livestock facility in an A-1 Agricultural zone at N5358 State Road 89 in Town of Aztalan, on PIN 002-0714-3043-000 (15.0 ac) and numerous surrounding parcels for a total of approximately 425 acres. The proposal includes A-1 zoned parcels at W6178 County Road B owned by Don Hermann Trust, PINs 002-0714-1614-000 (38.480 ac) and 002-0714-1611-000 (40.0 ac) along with an increase to 9,225 animal units and the construction of four new livestock housing facilities and a manure storage structure. This is in accordance with Sec 22-584 of the Jefferson County Zoning Ordinance and Wi. Stat. Chapter ATCP 51.

Zangl read it into the Public Hearing but summarized the project. Strupp provided a project overview of the proposed structures and confirmed all applications and worksheets have been completed. A motion was made to accept permit as proposed by Supervisor Foelker, seconded by Supervisor Poulson. Motion approved on a 4-0 voice vote. Another motion was made to incorporate the three conditions proposed by Land & Water Conservation by Supervisor Jaeckel, seconded by Poulson. Motion was approved on a 4-0 voice vote.

12. Discussion and Possible Action on R4663A-26 for Allen Carnes to create a 1.0-acre A-3 zoned lot near N2824 Hardscrabble Road in the Town of Sullivan, PIN 026-0616-3622-002. The petition was previously postponed.

Discussion took place regarding the proposed lot being on the south vs on the north due to water issues making it more difficult for a septic system. Allen Carnes was given permission by the Committee to speak about the reasoning for the lot location being to the south. A motion was made by Poulson/Foelker to approve the rezone request due to water issues with conditions. Motion approved on a 4-0 voice vote.

13. Discussion and Possible Action on CU2190-26 for Charles Couden to allow for personal storage/mini-warehousing in an A-2 zone at N4677 Highland Drive in Town of Sullivan, PIN 026-0616-0241-005. The petition was previously postponed.

Zangl provided an overview of the site and proposed new building. Nielsen provided overview of what the business is. A motion was made by Jaeckel/Foelker to approve the conditional use request with conditions. Motion approved on a 4-0 voice vote.

14. Discussion and Possible Action on a zoning district line adjustment at N5440 Christberg Road, PIN 008-0715-2923-003 in the Town of Farmington and owned by Matthew Schlender.

Discussion took place regarding adjusting the A-1/A-2 zoning district line so setback requirements are met. A motion was made by Jaeckel/Poulson to approve the zoning district line adjustment. Motion approved on a 4-0 voice vote.

15. Discussion and Possible Action on Petitions Presented in Public Hearing on March 26, 2026:

See rezone and conditional use file for complete decision.

APPROVED R4667A-26 – Cynthia Pitzner Trust: Rezone A-1 to A-3 to create a 4.1-acre farm consolidation around the existing house and outbuildings at **N5566 County Road N** in Town of Aztalan, PIN 002-0714-2624-000 (32.50 ac). Motion by Foelker/Poulson to approve the rezone request with conditions. Motion approved on a 4-0 voice vote.

APPROVED R4668A-26 – David & Karen Christian Family Farms LLC: Rezone A-1 to A-3 to create a 2.265-acre residential lot across from **N7288 Ceasar Road** in Town of Farmington, PIN 008-0715-0121-001 (49.712 ac). Motion by Poulson/Jaekel to approve the rezone request with conditions. Motion approved on a 4-0 voice vote.

APPROVED R4669A-26 – Rodney L Koepfel Trust: Rezone A-1 to A-3 to create a 1.960-acre farm consolidation around the existing house and buildings at **N5366 S Farmington Road** in Town of Farmington, PIN 008-0715-2534-000 (40.0 ac). Motion by Jaeckel/Nass to approve the rezone request up to 2.1-acres with conditions. Motion approved on a 4-0 voice vote.

APPROVED R4670A-26 – Gary G & Mary Anne Kunz Trust: Rezone A-1 to A-3 to create a 5.0-acre farm consolidation around the existing house and buildings at **N2888 Kunz Road** in Town of Koshkonong, PIN 016-0514-0632-000 (22.0 ac) and in Town of Sumner, PIN 028-0513-0141-006 (3.0 ac). Motion by Foelker/Nass to approve the rezone request with conditions. Motion approved on a 4-0 voice vote.

POSTPONED R4671A-26 – Charles N Jacobson: Rezone A-1 to A-3 to create a 1.0-acre residential lot across from **W8843 State Road 106** in Town of Sumner, PIN 028-0513-1622-003 (32.284 ac). Motion by Jaekel/Foelker to postpone the rezone request for redesign. Motion approved on a 4-0 voice vote.

POSTPONED R4672A-26 – Martin Hutchins: Rezone A-1 to A-3 to create a 2.0-acre residential lot at **N8498 County Road Y** in Town of Watertown, PIN 032-0815-2021-000 (33.790 ac). Property is owned by Beerbohm Trust. *No petitioner or representative was present at public hearing for this petition. This will be put back on a future agenda.*

APPROVED R4673A-26 & CU2194-26 – Joshua Davis: Rezone 1.20-acres from A-3 to A-2 to allow for contractor's equipment and materials at **W7877 Kowski Lane** in Town of Waterloo, PIN 030-0813-1412-001 (3.272 ac). Motion by Jaeckel/Poulson to accept as presented the rezone with conditional use request. Motion Approved on a 4-0 voice vote.

16. Planning and Development Department Update

Zangl advised that the ADU ordinance was approved at County Board earlier this month, with two applications already received. There has been a lot of interest.

Zangl reported that plat book sales are going well. 250 books were ordered. 70 have been sold to date.

Zangl advised that a Zoning Summer Intern will be starting in late May. Process of hiring a new Zoning Tech has begun.

Chris Ruetten provided a presentation of his position as County Surveyor.

17. Possible Future Agenda Items

Continuing with the usual agenda items. Public Hearing meetings changing start time to 7:00 p.m. for the summer.

18. Discussion on Upcoming Meeting Dates:

April 10, 8:00 a.m. – Site Inspections leaving from Courthouse Room C1049

April 16, 7:00 p.m. – Public Hearing in Courthouse Room C2063

April 27, 8:30 a.m. – Decision Meeting in Courthouse Room C1021

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

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

May 26, 8:30 a.m. – Decision Meeting in Courthouse Room C1021

19. Adjourn

Supervisor Jaeckel/Foelker made a motion to adjourn the meeting. Meeting adjourned at 9:40 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

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

SUBJECT: Planning and Zoning Committee Site Inspections
DATE: April 10, 2026
TIME: 8:00 a.m.
PLACE: Jefferson County Courthouse, 311 S. Center Ave., Jefferson, WI in Room C1049

1. **Call to Order** – The meeting was called to order by Supervisor Jaeckel at 8:01 a.m.
2. **Roll Call (Establish a Quorum)** – Supervisors Jaeckel, Foelker and Nass were present. Supervisor Poulson was absent. Zoning staff present were Matt Zangl, Sarah Elsner and Shari Fischback.
3. **Certification of Compliance with Open Meetings Law** – Supervisor Nass confirmed the meeting is in compliance.
4. **Approval of the Agenda** - Supervisor Nass made motion to approve agenda, seconded by Supervisor Foelker. 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)** – There was no public comment.
6. **Communications** –Zangl had nothing to report.
7. **Site Inspections for Petitions to be Presented in Public Hearing on April 16, 2026:**
Committee members left for site inspections at 8:05 a.m.

R4679A-26– Jacob Nehlsen: Rezone 4.4-acres from I to A-3 to create a residential lot across from **W4448 County Road U** in Town of Cold Spring, PIN 004-0515-3222-001 (8.384 ac). Property is owned by David & Linda Nehlsen.

R4677A-26 – Chester Dolph: Rezone A-1 to A-3 to create a 1.2-acre farm consolidation around house and septic field at **N7841 County Road G** in Town of Waterloo, PIN 030-0813-2531-001 (1.0 ac) and 030-0813-2531-000 (39.0 ac).

CU2196-26 – Jason Thiede: Conditional Use to allow for boat storage transportation services in two buildings in existing C zone at **N6965 County Road O** in Town of Milford, PIN 020-0714-0433-004 (2.640 ac).

CU2197-26 – Skalitzky Farmland LLC: Conditional Use to allow for grain drying where capacity exceeds 200,000 bushels per year starting with 200,000 bushels up to 750,000 in the future on existing A-2 zoned lot at **W8889 State Road 89** in Town of Waterloo, PIN 030-0813-0922-002 (4.650 ac).

R4676A-26 – Dean Weichmann Trust: Rezone A-1 to A-3 to create a 1.0-acre residential lot across from **W6480 West Road** in Town of Milford, PIN 020-0814-2822-000 (14.150 ac).

R4675A-26 – Dennis Lauersdorf: Rezone A-1 to A-3 to create a 1.0-acre residential lots at **N9154 Ski Slide Road** in Town of Ixonia, PIN 012-0816-1224-000 (45.140 ac).

R4678A-26 – Patrick Kleinsteiber: Rezone A-1 to A-3 to create three 2.0-acre residential lots at **N7699**

Switzke Road in Town of Watertown, PIN 032-0815-3322-000 (29.70 ac).

- 8. Adjourn** – Motion made by Supervisor Foelker, seconded by Supervisor Nass to adjourn at 10:40 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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A digital recording of the meeting will be available in the Planning & Development Department upon request.

04/22/2026
08:57:41

Jefferson County
FLEXIBLE PERIOD REPORT

PAGE 1
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FROM 2026 01 TO 2026 03

	ORIGINAL APPROP	TRANFRS/ ADJSTMTS	REVISED BUDGET	ACTUALS	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
100 General Fund							
13001 Register Of Deeds							
13001 411100 General Property Taxes	187,113	0	187,113	46,778.25	.00	140,334.75	25.0%
13001 412300 RE Transfer Fee County Portio	-285,500	0	-285,500	-59,523.66	.00	-225,976.34	20.8%
13001 451301 RE Recording/Filing Fees	-153,750	0	-153,750	-41,104.00	.00	-112,646.00	26.7%
13001 451303 Copy Fees County Portion	-60,000	0	-60,000	-19,153.69	.00	-40,846.31	31.9%
13001 451305 Laredo	-52,000	0	-52,000	-10,632.37	.00	-41,367.63	20.4%
13001 451307 Document Review Fees	-100	0	-100	-50.00	.00	-50.00	50.0%
13001 451309 Birth Funds County Portion	-8,000	0	-8,000	-3,060.00	.00	-4,940.00	38.3%
13001 451310 Marriage Fund County Portion	-7,000	0	-7,000	-2,047.00	.00	-4,953.00	29.2%
13001 451311 Death Fund County Portion	-42,000	0	-42,000	-10,278.00	.00	-31,722.00	24.5%
13001 451316 Divorce Fund County Portion	-100	0	-100	-98.00	.00	-2.00	98.0%
13001 511110 Salary-Permanent Regular	94,952	0	94,952	23,454.45	.00	71,497.55	24.7%
13001 511210 Wages-Regular	133,390	0	133,390	26,073.30	.00	107,316.34	19.5%
13001 511220 Wages-Overtime	10	0	10	.00	.00	9.82	.0%
13001 512141 Social Security	16,115	0	16,115	3,455.88	.00	12,659.17	21.4%
13001 512142 Retirement (Employer)	14,927	0	14,927	3,565.98	.00	11,360.85	23.9%
13001 512144 Health Insurance	42,621	0	42,621	18,092.49	.00	24,528.89	42.4%
13001 512145 Life Insurance	118	0	118	30.51	.00	87.33	25.9%
13001 512151 HSA Contribution	3,200	0	3,200	.00	.00	3,200.00	.0%
13001 512153 HRA Contribution	0	0	0	671.95	.00	-671.95	.0%
13001 512173 Dental Insurance	2,724	0	2,724	920.36	.00	1,803.64	33.8%
13001 531243 Furniture & Furnishings	200	0	200	.00	.00	200.00	.0%
13001 531303 Computer Equipmt & Software	2,500	0	2,500	10.50	.00	2,489.50	.4%
13001 531311 Postage & Box Rent	3,500	0	3,500	336.89	.00	3,163.11	9.6%
13001 531312 Office Supplies	5,000	0	5,000	1,545.03	.00	3,454.97	30.9%
13001 531313 Printing & Duplicating	580	0	580	30.06	.00	549.94	5.2%
13001 531314 Small Items Of Equipment	1,000	0	1,000	.00	.00	1,000.00	.0%
13001 531324 Membership Dues	270	0	270	125.00	.00	145.00	46.3%
13001 531326 Advertising	100	0	100	.00	.00	100.00	.0%
13001 532325 Registration	1,905	0	1,905	635.00	.00	1,270.00	33.3%
13001 532332 Mileage	1,260	0	1,260	.00	.00	1,260.00	.0%
13001 532335 Meals	260	0	260	.00	.00	260.00	.0%
13001 532336 Lodging	3,500	0	3,500	545.40	.00	2,954.60	15.6%
13001 532339 Other Travel & Tolls	1,000	0	1,000	.00	.00	1,000.00	.0%
13001 535242 Maintain Machinery & Equip	62,012	0	62,012	51,869.12	.00	10,142.77	83.6%
13001 571004 IP Telephony Allocation	1,283	0	1,283	253.50	.00	1,029.50	19.8%

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FLEXIBLE PERIOD REPORT

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FROM 2026 01 TO 2026 03

	ORIGINAL APPROP	TRANFRS/ ADJSTMTS	REVISED BUDGET	ACTUALS	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
13001 571005 Duplicating Allocation	43	0	43	10.74	.00	32.26	25.0%
13001 571009 MIS PC Group Allocation	23,523	0	23,523	5,874.51	.00	17,648.49	25.0%
13001 571010 MIS Systems Grp Alloc(ISIS)	3,189	0	3,189	797.25	.00	2,391.75	25.0%
13001 591519 Other Insurance	2,156	0	2,156	546.03	.00	1,609.52	25.3%
TOTAL Register Of Deeds	0	0	0	39,675.48	.00	-39,675.48	.0%
GRAND TOTAL	0	0	0	39,675.48	.00	-39,675.48	.0%

REPORT OPTIONS

Sequence 1	Field #	Total	Page Break	From Yr/Per: 2026/ 1
Sequence 2	1	N	N	To Yr/Per: 2026/ 3
Sequence 3	9	Y	Y	Budget Year: 2026
Sequence 4	0	N	N	Print totals only: N
	0	N	N	Format type: 1

Report title: FLEXIBLE PERIOD REPORT

Includes accounts exceeding 0% of budget.
 Print Full or Short description: F
 Print full GL account: N
 Sort by full GL account: N
 Print Revenues-Version headings: N
 Print revenue as credit: Y
 Print revenue budgets as zero: N

Double space: N
 Suppress zero bal accts: Y
 Amounts/totals exceed 999 million dollars: N
 Roll projects to object: N
 Print journal detail: N
 From Yr/Per: 2017/ 1
 To Yr/Per: 2017/12
 Include budget entries: Y
 Incl encumb/liq entries: Y
 Sort by JE # or PO #: J
 Detail format option: 1
 Multiyear view: D

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FROM 2026 01 TO 2026 12

ACCOUNTS FOR:
100 General Fund

	ORIGINAL APPROP	TRANFRS/ ADJSTMTS	REVISED BUDGET	ACTUALS	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
12501 Real Estate Description							
12501 411100 General Property Taxes	-421,080	0	-421,080	-105,270.00	.00	-315,809.94	25.0%
12501 451006 Real Estate Descrip Charges	-3,500	0	-3,500	-745.86	.00	-2,754.14	21.3%
12501 451008 Remote Access Fees	-8,500	0	-8,500	-2,618.55	.00	-5,881.45	30.8%
12501 451010 Sale Of Maps & Plat Books	-6,000	0	-6,000	-2,787.12	.00	-3,212.88	46.5%
12501 472007 Municipal Other Charges	-52,000	0	-52,000	.00	.00	-52,000.00	.0%
12501 472011 Other Govt Land Info Charges	-1,000	0	-1,000	-284.00	.00	-716.00	28.4%
12501 511210 Wages-Regular	321,857	0	321,857	81,939.53	.00	239,917.05	25.5%
12501 511220 Wages-Overtime	50	0	50	6.59	.00	43.58	13.1%
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	5,777.64	.00	16,194.00	26.3%
12501 512142 Retirement (Employer)	23,112	0	23,112	5,885.76	.00	17,226.55	25.5%
12501 512144 Health Insurance	80,052	0	80,052	22,395.54	.00	57,656.35	28.0%
12501 512145 Life Insurance	84	0	84	22.20	.00	61.92	26.4%
12501 512151 HSA Contribution	5,600	0	5,600	.00	.00	5,600.00	.0%
12501 512173 Dental Insurance	4,932	0	4,932	1,236.47	.00	3,695.53	25.1%
12501 531311 Postage & Box Rent	100	0	100	99.51	.00	.49	99.5%
12501 531312 Office Supplies	700	0	700	5.65	.00	694.35	.8%
12501 531313 Printing & Duplicating	5,100	0	5,100	5,347.55	.00	-247.55	104.9%
12501 531324 Membership Dues	80	0	80	80.00	.00	.00	100.0%
12501 532325 Registration	300	0	300	.00	.00	300.00	.0%
12501 532332 Mileage	100	0	100	.00	.00	100.00	.0%
12501 532335 Meals	100	0	100	.00	.00	100.00	.0%
12501 532336 Lodging	588	0	588	.00	.00	588.00	.0%
12501 533225 Telephone & Fax	400	0	400	93.85	.00	306.15	23.5%
12501 535242 Maintain Machinery & Equip	3,000	0	3,000	669.44	.00	2,330.56	22.3%
12501 571004 IP Telephony Allocation	550	0	550	145.00	.00	405.00	26.4%
12501 571005 Duplicating Allocation	24	0	24	8.00	.00	16.00	33.3%
12501 571009 MIS PC Group Allocation	15,122	0	15,122	5,035.32	.00	10,086.68	33.3%
12501 571010 MIS Systems Grp Alloc(ISIS)	4,127	0	4,127	1,375.68	.00	2,751.32	33.3%
12501 591519 Other Insurance	3,033	0	3,033	1,029.80	.00	2,002.93	34.0%
TOTAL Real Estate Description	0	0	0	19,448.00	.00	-19,448.00	.0%
12502 Assessment Of Property							
12502 411100 General Property Taxes	-10,443	0	-10,443	-2,610.75	.00	-7,832.25	25.0%

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FROM 2026 01 TO 2026 12

ACCOUNTS FOR:	ORIGINAL APPROP	TRANFRS/ ADJSTMTS	REVISED BUDGET	ACTUALS	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
100 General Fund							
12502 531312 Office Supplies	5,000	0	5,000	.00	.00	5,000.00	.0%
12502 531313 Printing & Duplicating	2,500	0	2,500	.00	.00	2,500.00	.0%
12502 535242 Maintain Machinery & Equip	750	0	750	.00	.00	750.00	.0%
12502 571005 Duplicating Allocation	2,193	0	2,193	730.00	.00	1,463.00	33.3%
TOTAL Assessment Of Property	0	0	0	-1,880.75	.00	1,880.75	.0%
12503 Land Information Program							
12503 421001 State Aid	-136,000	0	-136,000	-12,560.00	.00	-123,440.00	9.2%
12503 451305 Land Info/Deeds Fee	-80,000	0	-80,000	-24,368.00	.00	-55,632.00	30.5%
12503 472011 Other Govt Land Info Charges	-12,000	0	-12,000	-11,500.00	.00	-500.00	95.8%
12503 521219 Other Professional Serv	20,000	0	20,000	.00	.00	20,000.00	.0%
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	3,100.00	.00	9,289.00	25.0%
12503 531312 Office Supplies	100	0	100	.00	.00	100.00	.0%
12503 531314 Small Items Of Equipment	500	0	500	.00	.00	500.00	.0%
12503 531324 Membership Dues	400	0	400	250.00	.00	150.00	62.5%
12503 532325 Registration	2,600	0	2,600	2,220.00	.00	380.00	85.4%
12503 532332 Mileage	250	0	250	97.16	.00	152.84	38.9%
12503 532335 Meals	400	0	400	31.03	.00	368.97	7.8%
12503 532336 Lodging	3,450	0	3,450	686.00	.00	2,764.00	19.9%
12503 533236 wireless Internet	325	0	325	76.50	.00	248.50	23.5%
12503 594819 Capital Other Equipment	140,000	9,900	149,900	5,940.00	3,960.00	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	-1,124.86	3,960.00	-2,835.14	.0%
12505 Surveyor							
12505 411100 General Property Taxes	-141,245	0	-141,245	-35,311.35	.00	-105,934.01	25.0%
12505 511110 Salary-Permanent Regular	89,492	0	89,492	22,781.42	.00	66,710.67	25.5%
12505 512141 Social Security	6,269	0	6,269	1,663.50	.00	4,605.87	26.5%
12505 512142 Retirement (Employer)	6,443	0	6,443	1,640.24	.00	4,803.19	25.5%
12505 512144 Health Insurance	23,496	0	23,496	6,573.43	.00	16,923.05	28.0%
12505 512145 Life Insurance	24	0	24	5.97	.00	17.91	25.0%

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FROM 2026 01 TO 2026 12

ACCOUNTS FOR:
100 General Fund

	ORIGINAL APPROP	TRANFRS/ ADJSTMTS	REVISED BUDGET	ACTUALS	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
12505 512151 HSA Contribution	1,600	0	1,600	.00	.00	1,600.00	.0%
12505 512173 Dental Insurance	1,104	0	1,104	341.72	.00	762.28	31.0%
12505 531312 Office Supplies	400	0	400	.00	.00	400.00	.0%
12505 531313 Printing & Duplicating	50	0	50	.00	.00	50.00	.0%
12505 531314 Small Items Of Equipment	5,000	0	5,000	1,798.44	.00	3,201.56	36.0%
12505 531324 Membership Dues	280	0	280	169.53	.00	110.47	60.5%
12505 531351 Gas/Diesel	850	0	850	160.56	.00	689.44	18.9%
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	108.03	.00	391.97	21.6%
12505 571004 IP Telephony Allocation	183	0	183	48.32	.00	134.68	26.4%
12505 571009 MIS PC Group Allocation	1,680	0	1,680	559.32	.00	1,120.68	33.3%
12505 571010 MIS Systems Grp Alloc(ISIS)	938	0	938	312.68	.00	625.32	33.3%
12505 571020 Fleet Allocation	1,200	0	1,200	.00	.00	1,200.00	.0%
12505 591519 Other Insurance	1,010	0	1,010	352.04	.00	658.07	34.9%
TOTAL Surveyor	0	0	0	1,327.09	.00	-1,327.09	.0%
TOTAL General Fund	0	0	0	17,769.48	3,960.00	-21,729.48	.0%
TOTAL REVENUES	-1,265,946	-18,278	-1,284,224	-198,055.63	.00	-1,086,168.35	
TOTAL EXPENSES	1,265,946	18,278	1,284,224	215,825.11	3,960.00	1,064,438.87	

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	ORIGINAL APPROP	TRANFRS/ ADJSTMTS	REVISED BUDGET	ACTUALS	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
GRAND TOTAL	0	0	0	17,769.48	3,960.00	-21,729.48	.0%

REPORT OPTIONS

Sequence 1	Field #	Total	Page Break	From Yr/Per: 2026/ 1
Sequence 2	1	Y	Y	To Yr/Per: 2026/12
Sequence 3	9	Y	N	Budget Year: 2026
Sequence 4	0	N	N	Print totals only: N
	0	N	N	Format type: 1

Report title: Double space: N
 REPORT Suppress zero bal accts: Y
 Includes accounts exceeding 0% of budget. Amounts/totals exceed 999 million dollars: N
 Print Full or Short description: F Roll projects to object: N
 Print full GL account: N Print journal detail: N
 Sort by full GL account: N From Yr/Per: 2024/ 1
 Print Revenues-Version headings: N To Yr/Per: 2020/12
 Print revenue as credit: Y Include budget entries: Y
 Print revenue budgets as zero: N Incl encumb/liq entries: Y
 Sort by JE # or PO #: J
 Detail format option: 1
 Multiyear view: D

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FROM 2026 01 TO 2026 12

ACCOUNTS FOR:
100 General Fund

	ORIGINAL APPROP	TRANFRS/ ADJSTMTS	REVISED BUDGET	ACTUALS	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
12901 Zoning							
12901 411100 General Property Taxes	-402,757	0	-402,757	-100,689.33	.00	-302,068.04	25.0%
12901 432002 Private Sewage System	-80,000	0	-80,000	-18,825.00	.00	-61,175.00	23.5%
12901 432099 Other Permits	-130,000	0	-130,000	-47,830.00	.00	-82,170.00	36.8%
12901 451002 Private Party Photocopy	-500	0	-500	.00	.00	-500.00	.0%
12901 458010 Soil Testing Fee	-9,000	0	-9,000	-2,480.00	.00	-6,520.00	27.6%
12901 511110 Salary-Permanent Regular	133,035	0	133,035	34,558.87	.00	98,476.13	26.0%
12901 511210 Wages-Regular	324,986	0	324,986	74,337.89	.00	250,648.28	22.9%
12901 511220 Wages-Overtime	22	0	22	25.31	.00	-3.16	114.3%
12901 511240 Wages-Temporary	0	0	0	742.50	.00	-742.50	.0%
12901 511330 Wages-Longevity Pay	150	0	150	.00	.00	150.00	.0%
12901 512141 Social Security	34,563	0	34,563	7,889.03	.00	26,674.11	22.8%
12901 512142 Retirement (Employer)	31,382	0	31,382	7,520.46	.00	23,861.71	24.0%
12901 512144 Health Insurance	19,125	0	19,125	13,182.66	.00	5,942.24	68.9%
12901 512145 Life Insurance	99	0	99	26.19	.00	72.38	26.6%
12901 512151 HSA Contribution	1,600	0	1,600	.00	.00	1,600.00	.0%
12901 512173 Dental Insurance	3,166	0	3,166	1,171.73	.00	1,993.87	37.0%
12901 521212 Legal	1,000	0	1,000	.00	.00	1,000.00	.0%
12901 531303 Computer Equipmt & Software	0	0	0	8,190.00	.00	-8,190.00	.0%
12901 531311 Postage & Box Rent	7,000	0	7,000	1,926.18	.00	5,073.82	27.5%
12901 531312 Office Supplies	2,200	0	2,200	268.81	.00	1,931.19	12.2%
12901 531313 Printing & Duplicating	250	0	250	35.16	.00	214.84	14.1%
12901 531314 Small Items Of Equipment	4,500	0	4,500	.00	.00	4,500.00	.0%
12901 531321 Publication Of Legal Notice	6,800	0	6,800	663.88	.00	6,136.12	9.8%
12901 531324 Membership Dues	700	0	700	130.00	.00	570.00	18.6%
12901 531326 Advertising	500	0	500	140.00	.00	360.00	28.0%
12901 531327 Certification Fees	600	0	600	.00	.00	600.00	.0%
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	238.32	.00	2,161.68	9.9%
12901 532325 Registration	2,000	0	2,000	849.00	.00	1,151.00	42.5%
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	341.29	.00	858.71	28.4%
12901 533236 wireless Internet	200	0	200	.00	.00	200.00	.0%
12901 535242 Maintain Machinery & Equip	2,000	0	2,000	530.17	.00	1,469.83	26.5%
12901 571004 IP Telephony Allocation	1,467	0	1,467	386.32	.00	1,080.68	26.3%
12901 571005 Duplicating Allocation	292	0	292	97.32	.00	194.68	33.3%
12901 571009 MIS PC Group Allocation	25,203	0	25,203	8,392.00	.00	16,811.00	33.3%

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FROM 2026 01 TO 2026 12

ACCOUNTS FOR:	ORIGINAL APPROP	TRANFRS/ADJSTMTS	REVISED BUDGET	ACTUALS	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
100 General Fund							
12901 571010 MIS Systems Grp Alloc(ISIS)	5,158	0	5,158	1,719.32	.00	3,438.68	33.3%
12901 571020 Fleet Allocation	3,500	0	3,500	.00	.00	3,500.00	.0%
12901 591519 Other Insurance	5,060	0	5,060	1,603.56	.00	3,456.11	31.7%
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	-4,194.83	.00	4,194.83	.0%
12902 Solid Waste Program							
12902 421001 State Aid	-22,000	0	-22,000	.00	.00	-22,000.00	.0%
12902 451009 Deer Track Park Charges	-100,000	0	-100,000	.00	.00	-100,000.00	.0%
12902 458011 Public Solid Waste Charges	-10,000	0	-10,000	.00	.00	-10,000.00	.0%
12902 472007 Municipal Other Charges	-20,000	0	-20,000	.00	.00	-20,000.00	.0%
12902 485100 Donations - Unrestricted	-7,000	0	-7,000	-5,400.00	.00	-1,600.00	77.1%
12902 511210 Wages-Regular	41,804	0	41,804	9,030.35	.00	32,773.78	21.6%
12902 511220 Wages-Overtime	14	0	14	.00	.00	13.72	.0%
12902 511330 Wages-Longevity Pay	225	0	225	.00	.00	225.00	.0%
12902 512141 Social Security	3,216	0	3,216	690.84	.00	2,525.44	21.5%
12902 512142 Retirement (Employer)	2,768	0	2,768	589.78	.00	2,178.11	21.3%
12902 512145 Life Insurance	18	0	18	3.90	.00	13.81	22.0%
12902 512173 Dental Insurance	662	0	662	170.86	.00	491.54	25.8%
12902 529299 Purchase Care & Services	115,000	0	115,000	.00	.00	115,000.00	.0%
12902 529299 12903 Purchase Care & Service	0	0	0	.00	100,000.00	-100,000.00	.0%
12902 529299 12904 Purchase Care & Service	0	0	0	.00	15,000.00	-15,000.00	.0%
12902 531008 Hazard Recycle Charges	3,000	0	3,000	.00	.00	3,000.00	.0%
12902 531311 Postage & Box Rent	200	0	200	48.78	.00	151.22	24.4%
12902 531312 Office Supplies	700	0	700	30.98	.00	669.02	4.4%
12902 531313 Printing & Duplicating	1,000	0	1,000	264.55	.00	735.45	26.5%
12902 531322 Subscriptions	100	0	100	145.65	.00	-45.65	145.7%
12902 531324 Membership Dues	250	0	250	255.00	.00	-5.00	102.0%
12902 531326 Advertising	2,000	0	2,000	657.16	.00	1,342.84	32.9%
12902 531326 12903 Advertising	0	0	0	500.00	.00	-500.00	.0%
12902 531326 12904 Advertising	0	0	0	100.01	.00	-100.01	.0%
12902 531334 Educational Initiative	5,000	0	5,000	.00	.00	5,000.00	.0%
12902 532325 Registration	500	0	500	410.00	.00	90.00	82.0%
12902 532335 Meals	110	0	110	70.34	.00	39.66	63.9%
12902 532336 Lodging	330	0	330	202.00	.00	128.00	61.2%
12902 533225 Telephone & Fax	20	0	20	.00	.00	20.00	.0%
12902 571004 IP Telephony Allocation	367	0	367	96.68	.00	270.32	26.3%

04/22/2026
15:32:30

Jefferson County
REPORT

FROM 2026 01 TO 2026 12

ACCOUNTS FOR:	ORIGINAL APPROP	TRANFRS/ ADJSTMTS	REVISED BUDGET	ACTUALS	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
100 General Fund							
12902 571005 Duplicating Allocation	1,108	0	1,108	369.00	.00	739.00	33.3%
12902 571009 MIS PC Group Allocation	1,680	0	1,680	559.32	.00	1,120.68	33.3%
12902 571010 MIS Systems Grp Alloc(ISIS)	469	0	469	156.32	.00	312.68	33.3%
12902 591519 Other Insurance	398	0	398	134.04	.00	263.58	33.7%
12902 594950 Operating Reserve	308,734	11,740	320,474	.00	.00	320,473.93	.0%
12902 699700 Resv Applied Operating	-330,673	-11,740	-342,413	.00	.00	-342,412.68	.0%
TOTAL Solid Waste Program	0	0	0	9,085.56	115,000.00	-124,085.56	.0%
TOTAL General Fund	0	0	0	4,890.73	115,000.00	-119,890.73	.0%
TOTAL REVENUES	-1,111,930	-111,364	-1,223,294	-175,224.33	.00	-1,048,069.72	
TOTAL EXPENSES	1,111,930	111,364	1,223,294	180,115.06	115,000.00	928,178.99	

04/22/2026
15:32:31

Jefferson County
REPORT

PAGE 4
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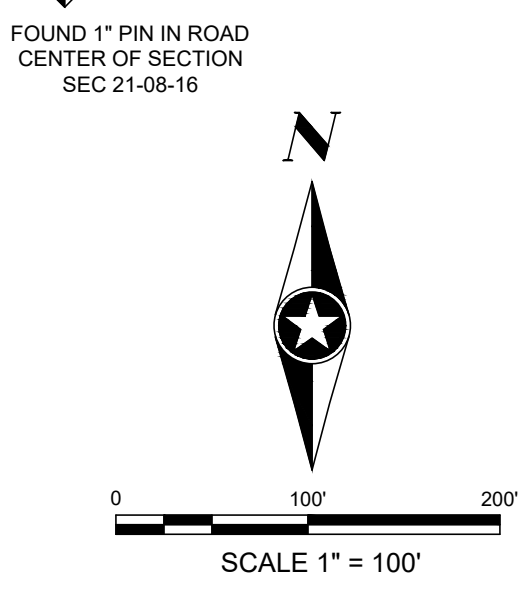
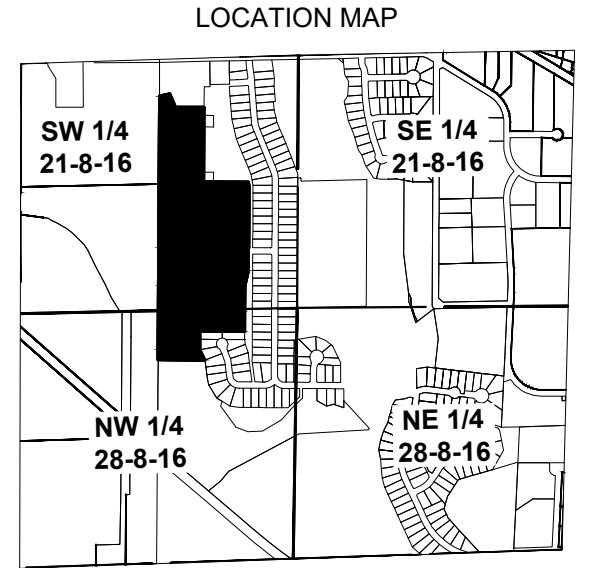
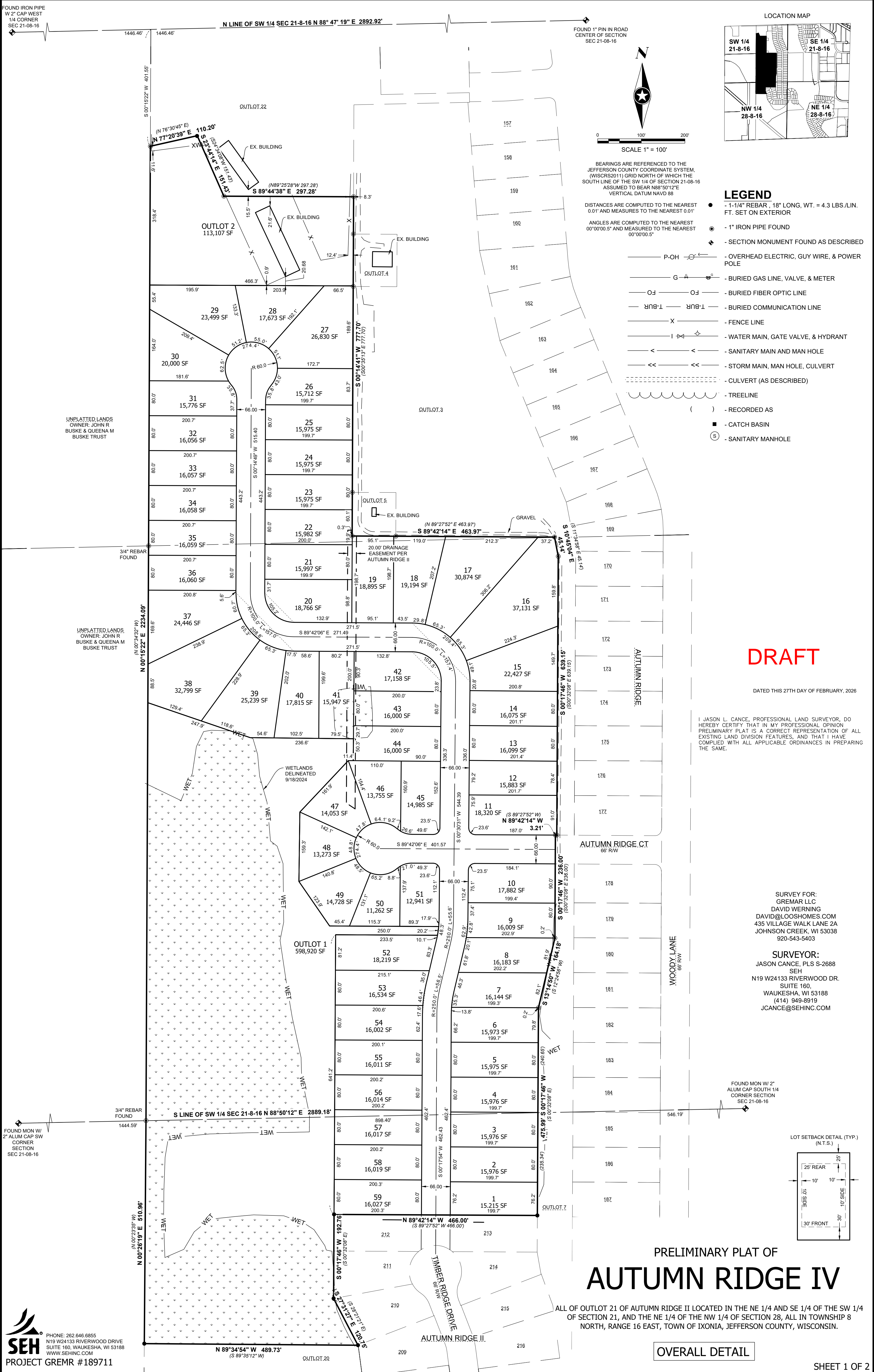
FROM 2026 01 TO 2026 12

	ORIGINAL APPROP	TRANFRS/ ADJSTMTS	REVISED BUDGET	ACTUALS	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
GRAND TOTAL	0	0	0	4,890.73	115,000.00	-119,890.73	.0%

REPORT OPTIONS

Sequence 1	Field #	Total	Page Break	From Yr/Per: 2026/ 1
Sequence 2	1	Y	Y	To Yr/Per: 2026/12
Sequence 3	9	Y	N	Budget Year: 2026
Sequence 4	0	N	N	Print totals only: N
	0	N	N	Format type: 1

Report title: Double space: N
 REPORT Suppress zero bal accts: Y
 Includes accounts exceeding 0% of budget. Amounts/totals exceed 999 million dollars: N
 Print Full or Short description: F Roll projects to object: N
 Print full GL account: N Print journal detail: N
 Sort by full GL account: N From Yr/Per: 2024/ 1
 Print Revenues-Version headings: N To Yr/Per: 2020/12
 Print revenue as credit: Y Include budget entries: Y
 Print revenue budgets as zero: N Incl encumb/liq entries: Y
 Sort by JE # or PO #: J
 Detail format option: 1
 Multiyear view: D



BEARINGS ARE REFERENCED TO THE JEFFERSON COUNTY COORDINATE SYSTEM, (WISCRS2011) GRID NORTH OF WHICH THE SOUTH LINE OF THE SW 1/4 OF SECTION 21-08-16 ASSUMED TO BEAR N88°50'12"E VERTICAL DATUM NAVD 88

DISTANCES ARE COMPUTED TO THE NEAREST 0.01' AND MEASURES TO THE NEAREST 0.01'

ANGLES ARE COMPUTED TO THE NEAREST 00°00'00.5" AND MEASURED TO THE NEAREST 00°00'00.5"

LEGEND

- - 1-1/4" REBAR, 18" LONG, WT. = 4.3 LBS./LIN. FT. SET ON EXTERIOR
- - 1" IRON PIPE FOUND
- ◆ - SECTION MONUMENT FOUND AS DESCRIBED
- P-OH — - OVERHEAD ELECTRIC, GUY WIRE, & POWER POLE
- G — - BURIED GAS LINE, VALVE, & METER
- FO — - BURIED FIBER OPTIC LINE
- T-BUR — - BURIED TELEPHONE LINE
- X — - FENCE LINE
- I — - WATER MAIN, GATE VALVE, & HYDRANT
- < — - SANITARY MAIN AND MAN HOLE
- << — - STORM MAIN, MAN HOLE, CULVERT
- --- --- - CULVERT (AS DESCRIBED)
- ~~~~~ - TREELINE
- () - RECORDED AS
- - CATCH BASIN
- - SANITARY MANHOLE

DRAFT

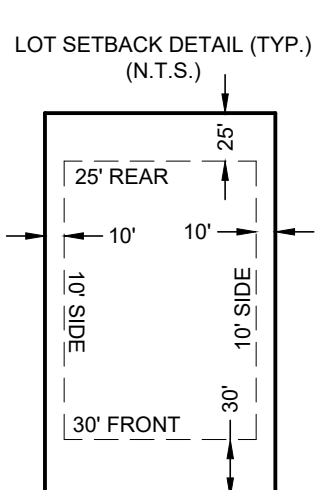
DATED THIS 27TH DAY OF FEBRUARY, 2026

I JASON L. CANCE, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT IN MY PROFESSIONAL OPINION PRELIMINARY PLAT IS A CORRECT REPRESENTATION OF ALL EXISTING LAND DIVISION FEATURES, AND THAT I HAVE COMPLIED WITH ALL APPLICABLE ORDINANCES IN PREPARING THE SAME.

SURVEY FOR:
GREMAR LLC
DAVID WERNING
DAVID@LOOSHOMES.COM
435 VILLAGE WALK LANE 2A
JOHNSON CREEK, WI 53038
920-543-5403

SURVEYOR:
JASON CANCE, PLS S-2688
SEH
N19 W24133 RIVERWOOD DR.
SUITE 160,
WAUKESHA, WI 53188
(414) 949-8919
JCANCE@SEHINC.COM

FOUND MON W/ 2" ALUM CAP SOUTH 1/4 CORNER SECTION SEC 21-08-16



PRELIMINARY PLAT OF
AUTUMN RIDGE IV

ALL OF OUTLOT 21 OF AUTUMN RIDGE II LOCATED IN THE NE 1/4 AND SE 1/4 OF THE SW 1/4 OF SECTION 21, AND THE NE 1/4 OF THE NW 1/4 OF SECTION 28, ALL IN TOWNSHIP 8 NORTH, RANGE 16 EAST, TOWN OF IXONIA, JEFFERSON COUNTY, WISCONSIN.

OVERALL DETAIL

FOUND IRON PIPE
W 2" CAP WEST
1/4 CORNER
SEC 21-08-16

N LINE OF SW 1/4 SEC 21-8-16 N 88° 47' 19" E 2892.92'

FOUND PIN IN
ROAD CENTER
OF SECTION
SEC 21-08-16

LOCATION MAP



0 100' 200'

SCALE 1" = 100'

BEARINGS ARE REFERENCED TO THE
JEFFERSON COUNTY COORDINATE SYSTEM,
(WISCRS2011) GRID NORTH OF WHICH THE
SOUTH LINE OF THE SW 1/4 OF SECTION 21-08-16
ASSUMED TO BEAR N88°50'12"E
VERTICAL DATUM NAVD 88

DISTANCES ARE COMPUTED TO THE NEAREST
0.01' AND MEASURED TO THE NEAREST 0.01'

ANGLES ARE COMPUTED TO THE NEAREST
00°00'00.5" AND MEASURED TO THE NEAREST
00°00'00.5"

LEGEND

- - 1-1/4" REBAR, 18" LONG, WT. = 4.3 LBS./LIN. FT. SET ON EXTERIOR
- - 1" IRON PIPE FOUND
- ◆ - SECTION MONUMENT FOUND AS DESCRIBED
- P-OH — ○ — OVERHEAD ELECTRIC, GUY WIRE, & POWER POLE
- G — ○ — BURIED GAS LINE, VALVE, & METER
- FO — ○ — BURIED FIBER OPTIC LINE
- T-BUR — ○ — BURIED COMMUNICATION LINE
- X — ○ — FENCE LINE
- | — ○ — WATER MAIN, GATE VALVE, & HYDRANT
- < — ○ — SANITARY MAIN AND MAN HOLE
- << — ○ — STORM MAIN, MAN HOLE, CULVERT
- ○ — ○ — CULVERT (AS DESCRIBED)
- ○ — ○ — TREELINE
- () - RECORDED AS
- - CATCH BASIN
- - SANITARY MANHOLE

NOTES:

1. TOTAL AREA = 1,949,281 SQ. FT. 44.75 ACRES MORE OR LESS
2. EACH INDIVIDUAL LOT OWNER SHALL HAVE UNDIVIDABLE FRACTIONAL OWNERSHIP OF OUTLOT 1 AND SHALL EACH BE LIABLE FOR AN EQUAL AND UNDIVIDABLE FRACTIONAL SHARE OF THE COST TO MAINTAIN SAID OUTLOT. JEFFERSON COUNTY SHALL NOT BE LIABLE FOR ANY FEES OR SPECIAL ASSESSMENTS IN THE EVENT THEY BECOME OWNER OF ANY LOT OR OUTLOT IN THE SUBDIVISION BY REASON OF TAX DELINQUENCY
3. ALL PROPOSED RIGHT-OF-WAY IS 66 FEET UNLESS OTHERWISE NOTED AND DEDICATED TO THE PUBLIC.
4. STORMWATER MANAGEMENT FACILITIES ARE LOCATED IN OUTLOT 1. THE OWNERS OF THE RESIDENTIAL LOTS SHALL BE EACH BE LIABLE FOR AN EQUAL UNDIVIDABLE FRACTIONAL SHARE OF THE COST TO REPAIR, MAINTAIN, OR RESTORE SAID STORMWATER MANAGEMENT FACILITIES WITHIN OUTLOT 1. SAID REPAIRS, MAINTENANCE, AND RESTORATION SHALL BE PERFORMED BY THE OWNERS OF ALL LOTS.
5. ALL EASEMENTS ARE GRANTED TO THE TOWN OF IXONIA UNLESS NOTED OTHERWISE.
6. SITE IS IN ZONE X, AREA OF MINIMAL FLOODING AND ZONE AE, 0.2% ANNUAL CHANGE OF FLOOD HAZARD PER FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBERS 55055C0113F AND 55131C0229E, EFFECTIVE DATE 2/4/2015.
7. THIS LAND DIVISION IS TO BE SERVED BY PUBLIC SANITARY SEWER AND WATER.
8. ALL ELECTRIC, TELEPHONE, AND COMMUNICATION DISTRIBUTION LINES AND LATERALS INCLUDING CATV CABLES, CONSTRUCTED AFTER THE RECORDING OF THIS SUBDIVISION PLAT SHALL BE PLACED UNDERGROUND.
9. PROPOSED ZONING IS R1.

SURVEY FOR:

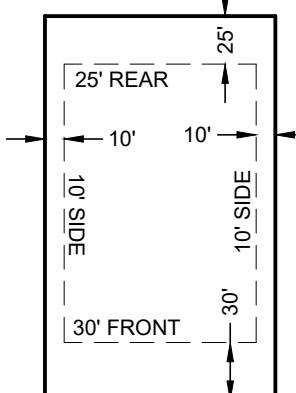
GREMAR LLC
DAVID WIERNING
DAVID@OOSSHOMES.COM
435 VILLAGE WALK LANE 2A
JOHNSON CREEK, WI 53038
920-543-5403

SURVEYOR:

JASON L. CANCE, PLS S-2688
SEH, INC.
501 MAPLE AVE.
DELAFIELD, WI 53018
(414) 949-8919
JCANCE@SEHINC.COM

FOUND MON W ALUM
CAP SOUTH 1/4
CORNER SECTION
SEC 21-08-16

LOT SETBACK DETAIL (TYP.)
(N.T.S.)



PRELIMINARY PLAT OF
AUTUMN RIDGE IV

ALL OF OUTLOT 21 OF AUTUMN RIDGE II LOCATED IN THE NE 1/4 AND SE 1/4 OF THE SW 1/4 OF SECTION 21, AND THE NE 1/4 OF THE NW 1/4 OF SECTION 28, ALL IN TOWNSHIP 8 NORTH, RANGE 16 EAST, TOWN OF IXONIA, JEFFERSON COUNTY, WISCONSIN.

TOPOGRAPHIC DETAIL

Rezoning and Preliminary Plat Narrative

This narrative accompanies the preliminary plat and rezoning request for the proposed single-family residential subdivision located within the Town of Ixonia, Jefferson County, Wisconsin. It is intended to satisfy the requirements of the Jefferson County zoning map amendment application, including demonstration of consistency with the Town of Ixonia Comprehensive Plan, the Jefferson County Agricultural Preservation & Land Use Plan, and applicable zoning ordinance standards. The property (parcel 012-0816-2134-034) is currently zoned A-T Agriculture Transition and we are proposing to rezone the property to R-1 Residential-Sewered. The proposed subdivision includes approximately 59 lots with a variety of lot sizes, with the majority of lots proposed to be between 12,000 square feet and 20,000 square feet in size. The Town of Ixonia Planned Land Use map identifies this property as “Residential”.

Purpose and Intent

The proposed rezoning is intended to allow the development of new single-family residential lots consistent with the future land use designations in both the Town of Ixonia Comprehensive Plan (2040) and Jefferson County’s long-range planning documents. The property is currently zoned for agricultural or transitional purposes, and the requested rezoning will place the property into a district suitable for single-family residential development.

Justification for Rezoning

- Alignment with the Town of Ixonia Comprehensive Plan:
 - The property lies within an identified future growth area and identified as Residential in the future land use map.
 - The Comprehensive Plan encourages locating new residential development in areas with existing or planned urban services and within logical extensions of developed areas.
 - This request supports the Plan’s growth management goals by siting new housing in areas already transitioning toward residential character.
- Consistency with Jefferson County Agricultural Preservation & Land Use Plan:
 - The County plan allows rezoning to non-agricultural use within designated 15-Year Growth Areas, Limited Service Areas, or areas identified for planned development.
 - The subject property falls within one of these eligible growth categories, where residential development is anticipated.
 - The proposal minimizes conversion of active farmland by locating development adjacent to existing residential uses and infrastructure.

- Compliance with Jefferson County Zoning Ordinance Standards:
 - The requested zoning district is appropriate for single-family development.
 - Public facilities, including roads and sewer service (if applicable), are available or can be expanded to serve the development.

Proposed Land Use

The development consists of single-family residential lots designed to meet the dimensional and use requirements of the proposed zoning district. These homes will be comparable in scale, density, and design to existing nearby neighborhoods identified in the Comprehensive Plan.

Key characteristics include:

- Single-family detached homes.
- Lot sizes consistent with County zoning and Town subdivision requirements.
- Roadway and utility layouts designed to integrate with adjacent development.

The proposal supports community goals such as:

- Meeting projected housing demand.
- Expanding neighborhood connectivity.
- Supporting family-oriented residential growth.

Required Land Modifications

The development will require standard modifications necessary for residential subdivision construction, including:

- Site grading to ensure proper drainage.
- Construction of internal public roads or private driveways.
- Installation of stormwater facilities consistent with Town and County engineering standards.
- Extension or connection to existing infrastructure as required.

All grading will be performed in compliance with Town stormwater regulations and Jefferson County's erosion control requirements and any other applicable/enforceable requirements.

Conclusion

The proposed rezoning and preliminary plat represent a logical and well-planned extension of residential development within the Town of Ixonia and Jefferson County. This request is fully consistent with both local and county comprehensive plans, aligns with designated growth areas,

and supports planned residential land use as identified in the Town of Ixonia Comprehensive Plan and Jefferson County Agricultural Preservation & Land Use Plan. The project helps meet the community's identified need for additional single-family housing, directing growth to an area served by existing or planned infrastructure and minimizing impacts on agricultural operations and natural resources. Adequate public facilities are available or can be extended to serve the development, and the proposal will not create unreasonable burdens on local government services. For these reasons, the Town and County are encouraged to approve the rezoning and preliminary plat as an appropriate and beneficial addition to the community. We are pleased to respectfully submit this rezoning and preliminary plat request for your professional review and consideration.

JEFFERSON COUNTY PRELIMINARY REVIEW FOR CERTIFIED SURVEY

A Division of land located in the NW 1/4 of the NW 1/4 of Section 16, Township 5 N, Range 13 E,
Town of Sumner, Jefferson County, Wisconsin, on Parcel Number 028-0513-1622-003

Owners: Charles N Jacobson
Thomas L Jacobson
Address: W6133 Sunset Avenue
Fort Atkinson, WI 53538
Phone: 920 988-3705

Date Submitted: _____

Revised: APRIL 15, 2026

Surveyor: **SOUTHWEST**
SURVEYING & ASSOCIATES, Inc.
W1065 COUNTY ROAD CI, HELENVILLE, WI. 53137
262-495-4910
920-674-4884

Note to Be Placed on Final CSM

Petition # _____ Zoning _____

Check for subsequent zoning changes with Jefferson County Zoning Department.

- Rezoning
- Allowed Division within Existing Zone
- Farm Consolidation
- 35+ Acre Lot in A-1 Zone
- Survey of Existing Parcel

Intent and Description of Parcel to be Divided:

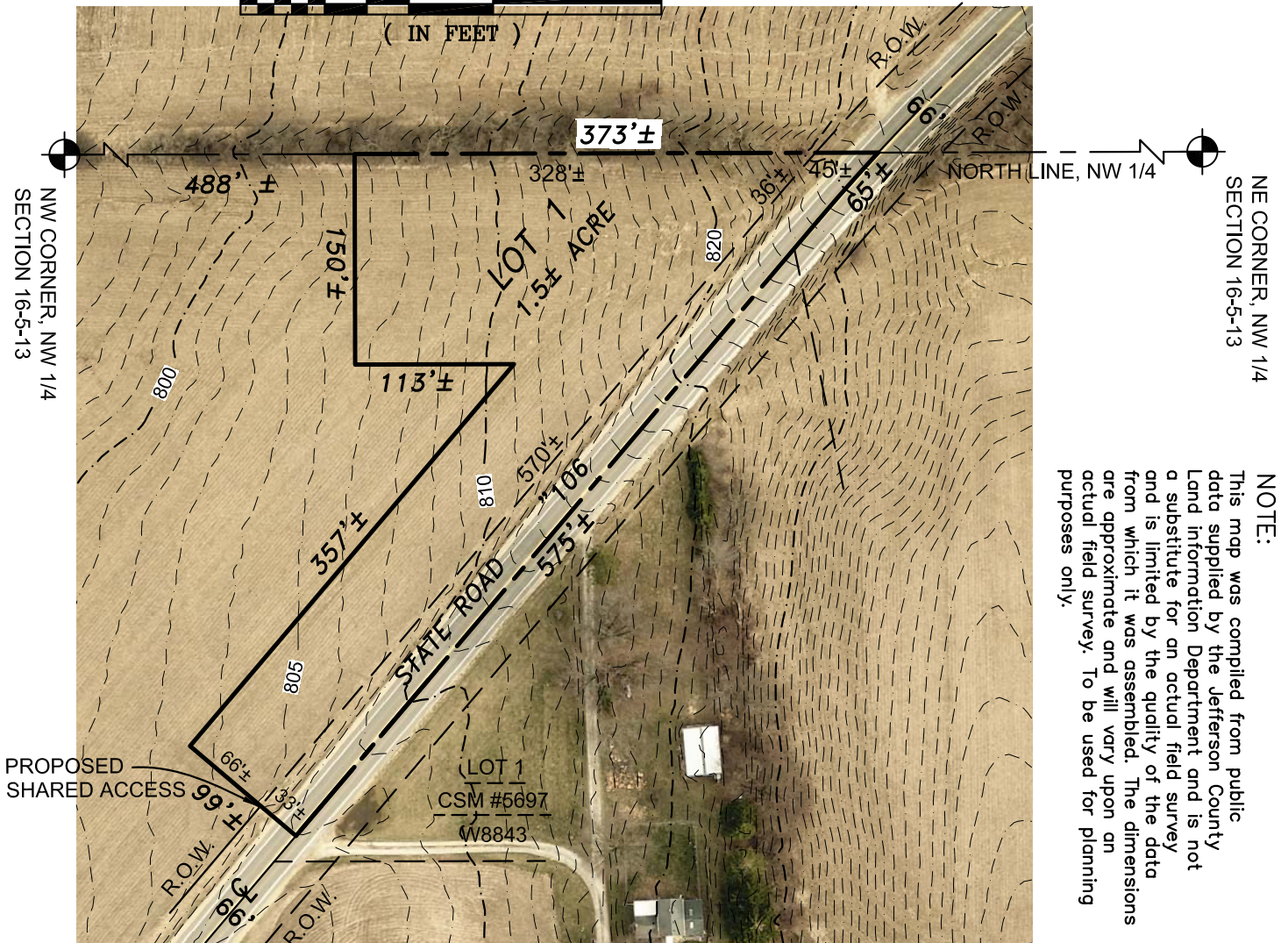
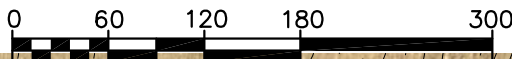
Create one 1.5± Acre Net (without road R.O.W.) A-3 zoned rural residential parcel.

In addition to the info required by Sec 236.34 of State Statutes, Sec. 15.04(f) of the Jefferson County Land Division/Subdivision Ordinance requires that the following be shown:

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



GRAPHIC SCALE



NOTE:
This map was compiled from public data supplied by the Jefferson County Land Information Department and is not a substitute for an actual field survey and is limited by the quality of the data from which it was assembled. The dimensions are approximate and will vary upon an actual field survey. To be used for planning purposes only.

Town Board Approval _____ (Includes Access Approval If Applicable)	Date: _____
County Highway Approval _____ (If Applicable)	Date: _____
Extraterritorial Approval _____ (If Applicable)	Date: _____
County Surveyor Approval _____	Date: _____
Zoning Office Approval _____	Date: _____

SHEET 1 OF 1
DATE: JANUARY 13, 2026
REVISED: MARCH 19, 2026
REVISED: APRIL 15, 2026
JOB NO: J-226100