

AGENDA
JEFFERSON COUNTY PLANNING AND ZONING COMMITTEE
SITE INSPECTIONS

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

SUBJECT: Planning and Zoning Committee Site Inspections
DATE: November 14, 2025
TIME: 8:00 a.m.
PLACE: Jefferson County Courthouse, 311 S. Center Ave., Jefferson, WI in Room C1049

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. **Communications**
7. **Site Inspections for Petitions to be Presented in Public Hearing on November 20, 2025:**

R4650A-25 – Clinton & Anglea 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.

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).

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).

R4648A-25 – Runvard 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).

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.

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.

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.

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).

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).

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.

8. Adjourn

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.

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 Planning & Development Department upon request.