

NOTICE OF PUBLIC HEARING
JEFFERSON COUNTY PLANNING AND ZONING COMMITTEE

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

SUBJECT: Map Amendments to the Jefferson County Zoning Ordinance and Requests for Conditional Use Permits
DATE: Thursday, May 21, 2026
TIME: 7:00 p.m. (Doors will open at 6:30)
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
2. Roll Call
3. Certification of Compliance with Open Meetings Law
4. Approval of Agenda
5. Public Hearing11

NOTICE IS HEREBY GIVEN THAT the Jefferson County Planning and Zoning Committee will conduct a public hearing at 7:00 p.m. on Thursday, May 21, 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 **May 26, 2026**
Recommendations by the Committee on Rezones will be made on **May 26, 2026**
Final decision will be made by the County Board on **June 9, 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

R4680A-26 & CU2198-26 – Matt Armstrong: Rezone 1.0-acre from A-1 to A-2 to allow for storage of contractor's equipment and materials in the proposed A-2 zone north of **N2682 Kunz Road** in Town of Koshkonong, parcel 016-0614-3123-001 (11.0 ac). Property is owned by William F & Susan K Stroupe Trust.

R4681A-26 & CU2199-26 – Karrels Trust: Rezone 1.5-acres from A-1 to A-2 to allow for a boat storage business at **N4570 Indian Point Road** in Town of Sullivan, parcel 026-0616-0143-004 (19.794 ac).

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

R4682A-26 – Dalton Kramer: Rezone 2.0-acres from A-1 to A-3 to create two 1-acre residential lots at **N6580 Highmound Road** in Town of Concord, parcel 006-0716-0843-000 (40.0 ac).

R4683A-26 – Matt Armstrong: Rezone 1.0-acres from A-1 to A-3 to create a residential lot north of **N2682 Kunz Road** in Town of Koshkonong, parcel 016-0614-3123-001 (11.0 ac). Property is owned by William F & Susan K Stroupe Trust.

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.

DIVISION OF AN EXISTING A-3, AGRICULTURAL/RURAL RESIDENTIAL LOT

All in accordance with Sec. 22-339 – 22-350 of the Jefferson County Zoning Ordinance

R4684A-26 – Theodore Butor: Allow the division of existing A-3 zoned lot to create two residential lots from PIN 022-0613-0532-001 (11.827 ac) located at **W9236/W9240 US Highway 18** in Town of Oakland.

FROM A-T, AGRICULTURAL TRANSITION TO R-1, RESIDENTIAL-SEWERED

All are in accordance with ss. 22-122 – 22-132 of the Jefferson County Zoning Ordinance

R4685A-26 – Gremer LLC c/o David Werning: Rezone from A-T to R-1 to create Autumn Ridge II subdivision with approximately 59 residential lots **west of Woody Lane** in Town of Ixonia, from parcel 012-0816-2134-034 (44.749 ac). Property is owned by Richard D & Karen J Adams Trust.

CONDITIONAL USE PERMIT APPLICATIONS

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

CU2200-26 – Timothy Medenwaldt: Conditional Use to allow for an Accessory Dwelling Unit in existing A-1 zone at **W6542 Vandre Road** in Town of Milford, PIN 020-0814-3214-000 (24.0 ac).

CU2201-26 – Dorothy Neubauer: Conditional Use to allow for an extensive onsite storage structure in an existing R-2 zone at **N1710 County Road H** in Town of Palmyra, PIN 024-0516-1243-005 (3.53 ac).

CU2202-26 – Nicholas & Lauren Venes: Conditional Use to allow for an Accessory Dwelling Unit in an existing residence located at **W626 Little Prairie Road** in Town of Palmyra, PIN 024-0516-2644-000 (7.74ac).

CU2203-26 – Lee & Samantha Speich: Conditional Use to allow for a home occupation to operate a mechanical business in existing A-3 zone at **N4703 Highland Drive** in Town of Sullivan, PIN 026-0616-0214-002 (1.038 ac).

CU2204-26 – Rodrick Stokes & Paula Hough-Stokes: Conditional Use to allow for a kennel (dog breeding) located A-3 zone at **W8890 State Road 89** in Town of Waterloo, PIN 030-0813-0433-002 (1.46 ac).

6. 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 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.