

AGENDA
JEFFERSON COUNTY PLANNING AND ZONING COMMITTEE
DECISION MEETING

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

SUBJECT: Planning and Zoning Committee Decision Meeting
DATE: Tuesday, May 26, 2026
TIME: 8:30 a.m.
PLACE: Jefferson County Courthouse, 311 S. Center Ave, Room C1021, Jefferson WI

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Meeting ID: 282 181 109 880 272

Passcode: HB2Kx2ND

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 April 27, May 8, May 21
7. Election of Officers – Chair, Vice Chair and Secretary
8. Communications
9. April Monthly Financial Report for Register of Deeds
10. May Monthly Financial Report for Planning & Development
11. Discussion on Solar Energy Facilities
 - a. Badger State Solar
 - b. Sinnissippi Solar
 - c. Whitewater Solar Project
 - d. Stone Elephant
12. Discussion and Possible Action on R4644A-25 for Derek & Shenelle Jardine located N7358 Zabel Lane in Town of Milford, PIN 020-0814-3543-000 (40.0 ac) for a rezone to A-3 to create a 1.00-acre lot.
13. Discussion and Possible Action on replacing a home at N6291 Sunset Road on PIN 006-0716-1842-000 in the Town of Concord
14. Discussion on the preliminary plat of Autumn Ridge North subdivision on PIN 012-0816-2124-003 in the Town of Ixonia, currently owned by Kieck Farms LLC and being developed by Neumann Developments, LLC.
15. Discussion and Possible Action on the preliminary plat of 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
16. Discussion and Possible Action on an A-2 and A-3 zoning district lot line adjustment at W7070 County Road V, PN 002-0714-0743-002 in the Town of Aztalan and owned by John Beltz Trust
17. Discussion and Possible Action on Petitions Presented in Public Hearing on May 21, 2026:

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).

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).

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.

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.

R4685A-26– Greemar 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.

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).

18. Planning and Development Department Update

19. Possible Future Agenda Items

20. Discussion on Upcoming Meeting Dates:

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

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

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

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

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.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.