

AGENDA
JEFFERSON COUNTY PLANNING AND ZONING COMMITTEE
SITE INSPECTIONS

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

SUBJECT: Planning and Zoning Committee Site Inspections
DATE: September 11, 2026
TIME: 8:00 a.m.
PLACE: Bark River Conference Room C1049, 311 S. Center Ave, Jefferson, WI 53549, Jefferson County Courthouse

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 September 17, 2026:

R4706A-26 – Quamme Trust: Rezone from A-1 to A-3 to create a 1.0-acre residential lot across from **N3085 Radloff Lane** in the Town of Jefferson, PIN 014-0614-3042-005 (6.280 ac).

R4710A-26 – Taylor Hellenbrand: Rezone from A-1 to A-3 to create a 4.1-acres residential lot at **N9115 State Road 89** in the Town of Waterloo from PINs 030-0813-0924-000 (36.664 ac) & 030-0813-0931-000 (33.301 ac). Property is owned by Betty Dunneisen & Hellenbrand Trust c/o Susan Hellenbrand.

R4707A-26 – L&AAS 5 Strumsouth LLC: Rezone from A-1 to A-3 to create a 1.7-acre farm consolidation around the existing house and outbuildings at **N7002 Ziebell Road** in the Town of Milford from PIN 020-0714-0441-000 (21.0 ac) and 020-0714-0444-000 (21.0 ac).

CU2221-26 – D&L Shoot LLC: Conditional Use to allow for hunt club/game farm resort for an on-site lodging facility in existing A-2 zone at **W5670 French Road** in Town of Milford, PIN 020-0814-2332-000 (40.0 ac).

CU2222-26 – D&L Shoot LLC: Conditional Use to allow for an additional recreational facility in existing A-2 zone at **W5670 French Road** in Town of Milford, PIN 020-0814-2332-000 (40.0 ac).

CU2223-26 – Steven Ensor: Conditional Use to allow for a home occupation (weld repair business and storage of materials) in existing A-1 zone located at **N8348 County Road A** in Town of Milford, PIN 020-0814-2414-001 (12.630 ac).

R4711A-26 – Robert Schuett: Rezone from A-1 to A-3 to create a 1.0-acre residential lot (Lot 2) at **N8319 Airport Road** in the Town of Watertown, PIN 032-0815-2123-002 (14.240 ac). Property is owned by Robert W Hahn Trust.

CU2225-26 – OneEnergy Development LLC-Concord-Highland Solar Project: Conditional Use to allow for a 5-megawatt dual-use solar energy facility with pollinator habitat or grazing in existing A-1 zone located North of **N8505 Highland Road** in Town of Watertown on PINs 032-0815-1744-001 (19.933 ac), 032-0815-1741-003 (15.042 ac), 032-0815-1742-001(17.376 ac) and 032-0815-1743-000 (7.105 ac). Property is owned by Duane & Deborah Strauss.

R4713-26 & CU2219-26 – Jacob Wegner Properties LLC: Rezone 10.22-acres from R-2 to A-2 to allow for storage of contractor's equipment and materials including vehicle storage at **W3285 County Road CW** in the Town of Watertown, PIN 032-0815-0222-001 (10.22 ac).

CU2220-26 – Jon & Kessia Boche: Conditional Use to allow for an accessory dwelling unit in existing A-1 zone at **W1201 County Road CW** in Town of Ixonia, PIN 012-0816-0323-001 (34.220 ac).

R4703A-26 – Theodore Mueller: Rezone from A-1 to A-3 to create a 2.0-acre residential lot across from **W2027 Church Drive** in the Town of Concord, PIN 006-0716-0833-003 (2.030 ac).

R4704A-26 – Theodore Mueller: Rezone from A-1 to A-3 to create a 1.0-acre residential lot across from **N6503 Highmound Road** in the Town of Concord transferring available split from PIN 006-0716-0832-003 (27.665 ac) to PIN 006-0716-0834-001 (18.0 ac).

CU2224-26 – Charles & Connie Pritzel: Conditional Use to allow for a cat kennel & breeding in an existing A-3 zone at **W1097 Schuyler Road** in Town of Sullivan, PIN 026-0616-3443-005 (5.0 ac).

R4708A-26 – Thomas Knitter, Jr: Rezone from A-1 to A-3 to create a 2.0-acre residential lot (Lot 1) across from **W1309 County Road CI** in the Town of Sullivan from PIN 026-0616-3423-001 (12.0 ac).

R4709A-26 – Thomas Knitter, Jr: Rezone from A-1 to A-3 to create a 4.0-acre residential lot (Lot 2) across from **W1309 County Road CI** in the Town of Sullivan from PIN 026-0616-3423-001 (12.0 ac).

R4705A-26 – Gregg & Mary Ann Mundt: Rezone from A-1 to A-3 to create a 1.0-acre residential lot at **W2612 Koch Road** in the Town of Hebron, PIN 010-0515-1214-002 (6.0 ac).

R4712A-26 – Eugene Heinzelman: Rezone from A-1 and R-2 to A-3 to create a total 1.3-acre residential lot at **W3476 US Highway 18** in Town of Jefferson from PINs 014-0615-0312-001 (14.903 ac) and 014-0615-0312-002 (.754 ac).

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.