

NOTICE OF PUBLIC HEARING
JEFFERSON COUNTY PLANNING AND ZONING COMMITTEE
Blane Poulson, Chair; Matt Foelker, Vice-Chair; George Jaeckel, Secretary; Steve Nass; Amanda Kaiser

SUBJECT: Map Amendments to the Jefferson County Zoning Ordinance and Requests for Conditional Use Permits
DATE: Thursday, September 17, 2026
TIME: 7:00 p.m. (Doors will open at 6:30 p.m.)
PLACE: **HIGHWAY TRAINING ROOM, 1425 S WISCONSIN DR, JEFFERSON, WI 53549,**
JEFFERSON COUNTY HIGHWAY DEPARTMENT
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:

1. Call to Order
2. Roll Call
3. Certification of Compliance with Open Meetings Law
4. Approval of Agenda
5. Public Hearing

Teams Meeting Information Link: Join the meeting now Meeting ID: 222 326 323 808 9 Passcode: fy37Vh3D
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NOTICE IS HEREBY GIVEN THAT the Jefferson County Planning and Zoning Committee will conduct a public hearing at 7:00 p.m. on Thursday, September 17, 2026, in the Highway Training Room of the Jefferson County Highway Department, 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 reports, 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 **September 28, 2026**
Recommendations by the Committee on Rezones will be made on **September 28, 2026**
Final decision on rezones will be made by the County Board on **October 13, 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

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).

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).

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).

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).

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).

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.

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.

**FROM A-1 EXCLUSIVE AGRICULTURAL AND R-2 RESIDENTIAL UNSEWERED TO A-3,
AGRICULTURAL/RURAL RESIDENTIAL**

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

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).

FROM R-2, RESIDENTIAL-UNSEWERED AND A-2, AGRICULTURAL & RURAL BUSINESS

All are in accordance with ss. 22-304 – 22-310 of the Jefferson County Zoning Ordinance

R4713A-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).

CONDITIONAL USE PERMIT APPLICATIONS

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

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).

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).

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).

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.

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.