

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

SUBJECT: Map Amendments to the Jefferson County Zoning Ordinance and Requests for Conditional Use Permits
Public Hearing to amend the Jefferson County Comprehensive Plan and Farmland Preservation Plan
Public Hearing to amend the Jefferson County Floodplain Ordinance

DATE: Thursday, June 19, 2025

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:

You are invited to a Teams meeting.
When: June 19, 2025, at 07:00 PM Central Time (US and Canada)
[Join the meeting now](#)
Meeting ID: 222 326 323 808 9
Passcode: fy37Vh3D

1. Call to Order
The meeting was called to order by Chairman Jaeckel at 7 p.m.
2. Roll Call
Supervisor Jaeckel, Nass, Poulson and Foelker were present at 7 p.m. Supervisor Richardson was present via zoom. Staff members Matt Zangl, Trevor Quandt and Haley Nielsen were also present.
3. Certification of Compliance with Open Meetings Law
Supervisor Nass confirmed that the meeting was being held in compliance with Open Meetings Law.
4. Approval of Agenda
Motion by Supervisor Nass and seconded by Supervisor Poulson to approve the agenda as presented.
Motion passed by a voice vote of 5-0.
5. Public Hearing
Nielsen read aloud the following:

NOTICE IS HEREBY GIVEN that the Jefferson County Planning and Zoning Committee will conduct a public hearing at 7 p.m. on Thursday, June 19, 2025, 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 **June 30, 2025**
Recommendations by the Committee on Rezones will be made on **June 30, 2025**

Final decision will be made by the County Board on **July 8, 2025**

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

R4607A-25 – Michael D & Gail D Maron Trust: Rezone 5.0-acres from A-1 to A-3 around the existing home and buildings and rezone from A-1 to A-3 to create (2) 1-acre residential lots at **W3568 Ranch Road** in the Town of Farmington, PIN 008-0715-0334-000 (40.0 ac).

PETITIONER: Gail Maron (N6996 County Rd X, Watertown). Has contiguous 40-acre parcels, looking to rezone 5 acres around the existing buildings and create two, one-acre residential lots. Land is currently being farmed, made this request instead of the alternative to preserve further farmland.

Nass asked – how old the house is on the property.

Maron responded that the house has been demolished, was removed in 2017.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

STAFF REPORT: Given by Nielsen and in the file.

Nielsen asked –

What year was the house built? Barn was built in 1903, not sure when house was built. Maybe built before the barn.

Where is the septic located? South side of the proposed lot.

TOWN: The Town of Farmington approved 3-0.

R4608A-25 – Brian D & Jennifer L Statz: Rezone from A-1 to A-3 to create (3) 2-acre lots across from **W3262 Koschnick Road** in the Town of Farmington, PIN 008-0715-0223-000 (46.046 ac).

PETITIONER: Brian Statz (W3450 Market Road, Helenville), There are small buildings on the property, and would like to utilize the site. Would like to sell some of the land. It is located in non-prime soil. Intends to clean up the old building on site. He farms himself, and is not taking any good land out of production

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

STAFF REPORT: Given by Nielsen and in the file.

Nielsen asked – Why do you feel as though the soil is non-prime in that area? Half of the area is concrete right now, where the old barn is sitting, and the slopes and silage pit. There are rocks in the area

TOWN: Town of Farmington approved 3-0 with comments.

R4609A-25 – John H Diestelmann: Rezone .4-acre from A-1 to A-3 from PIN 010-0615-2032-001(38.304 ac) to be added to PIN 010-0615-2032-000 (1.696 ac) to create a total 2-acre A-3 lot at **W4480 Diestelmann Lane** in the Town of Hebron.

PETITIONER: John Diestelmann (W4480 Diestelmann Lane) Wants to add .4 acres to his existing house lot to put up a farm shop for ag storage. The .4 acres will square off the lot.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

STAFF REPORT: Given by Nielsen and in the file.

Nielsen asked –

Why has the request been made? To build a farm shop.

TOWN: Town of Hebron approved 3-0.

R4610A-25 – Erik & Natalija Burns: Rezone 1.3-acres from A-1 to A-3 around the existing home and buildings located at W8946 US Highway 12 in the Town of Oakland, PIN 022-0613-1711-003 (26.659 ac).

PETITIONER: Erik Burns (122 St. Jore Court, Johnson Creek) Looking to do a farm consolidation. House has been removed, and septic has been abandoned. There is a driveway access, and the variance was applied for to allow that access to continue with the new lot.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

STAFF REPORT: Given by Nielsen and in the file.

Nielsen asked – Would you be open to moving the lot to the north off of Highway A to avoid access issues on 106?

Petitioner – We're trying to purchase a small area to the east to include the existing driveway access, with the new lot. Would like to check with County Highway Department before discussing moving the lot onto County Road A. The variance was applied for if the purchase of the existing driveway does not work out as planned.

TOWN: Town of Oakland approved 4-0

R4611A-25 – Cheri Hazard: Rezone 3.1-acres from A-1 to A-3 to create a residential lot at **W881 Village Line Road** in the Town of Sullivan, PIN 026-0616-1122-000 (38.0 ac).

PETITIONER: Cheri Hazard (W881 Village Line Road, Sullivan), originally had 40 acres that her parents had split up, would like to sell the piece with the house.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

STAFF REPORT: Given by Nielsen and in the file.

Nielsen asked –

When was the house built? 1991.

TOWN: The Town of Sullivan approved 2-0.

R4612A-25 – Matthew & Angela Wolfe: Rezone 2.0-acres from A-1 to A-3 to create a residential lot at **N4882 County Road P** in the Town of Sullivan, PIN 026-0616-0612-000 (14.908 ac).

PETITIONER: Matthew Wolfe (N4882 County Road P) Wants to split off two acres for friend to build on the two acres.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

STAFF REPORT: Given by Nielsen and in the file.

TOWN: The Town of Sullivan approved 3-0.

FROM A-1 EXCLUSIVE AGRICULTURAL TO N, NATURAL RESOURCE
All are in accordance with ss. 22-479 – 22-487 of the Jefferson County Zoning Ordinance

R4613A-25 – NCEnterprises LLC: Rezone 15-acres from A-1 to N at **N7119 North Shore Road** in the Town of Lake Mills, PIN 018-0713-0224-000 (39.80 ac).

PETITIONER: Jeff (N7115 North Shore Road, Lake Mills), is trying to buy the land being divided.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

STAFF REPORT: Given by Nielsen and in the file.

TOWN: The Town of Lake Mills approved 3-0.

R4614A-25 – Brian D & Jennifer L Statz: Rezone 2.6-acres from A-1 to N across from **W3262 Koschnick Road** in the Town of Farmington, PIN 008-0715-0223-000 (46.046 ac).

PETITIONER:

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

STAFF REPORT: Given by Nielsen and in the file.

Nielsen asked –

Will the land be used for agriculture? The last few years it has been underwater. Crops looked good on it this year. He doesn't have plans to sell it at this time.

How does this request meet the intent of the natural resources zone? Did not have anything else to add other than the land is consistently wet.

TOWN: Town of Farmington approved 3-0 with comments.

FROM A-T AGRICULTURAL TRANSITION TO R-2, RESIDENTIAL-UNSEWERED

All are in accordance with ss. 22-146 – 22-156 of the Jefferson County Zoning Ordinance

R4615A-25 – Duane W & Deborah Strauss: Rezone 1.2-acres from A-T to R-2 to create a residential lot located at **N8505 Highland Road** in the Town of Watertown, PIN 032-0815-1744-000 (21.254 ac).

PETITIONER: Duane Strauss (N8505 Highland Road, Watertown), the existing house was built in 1998, and was a part of the farm. Would like to separate the house from that parcel for estate planning and downsizing.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

STAFF REPORT: Given by Nielsen and in the file.

TOWN: The Town of Watertown approved 3-0.

CONDITIONAL USE PERMIT APPLICATIONS

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

CU2170-25 – Louis & Ellen White: Conditional Use to allow for kennel in an A-1 zone for personal dogs located at **N7298 County Road F** in the Town of Concord, PIN 006-0716-0311-002 (2.365 ac).

PETITIONER: Louis White (N7298 County Road F), Had four personal indoor dogs, decided to get two more outdoor dogs for animal control for the chickens outdoors.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

STAFF REPORT: Given by Nielsen and in the file. Nielsen noted there are existing structures within the road setback on the property that the property owners are aware of and are working through.

Nielsen asked –

Will the number of dogs exceed six at any time? No

Proposed fencing? Has current fencing.

Dog waste plan? Use biodegradable bags, has staff to assist with property.

TOWN: The Town of Concord approved 3-0.

CU2171-25 – Jasper Gronert: Conditional Use to allow for an extensive onsite storage structure for personal storage in an R-2 zone located at **N3093 County Road K** in the Town of Jefferson, PIN 014-0614-2741-001 (1.060 ac).

PETITIONER: Jasper Gronert (N3093 County Road K), asking to build a 40'x 80' cold storage build for personal storage.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

STAFF REPORT: Given by Nielsen and in the file.

Nielsen asked –

Confirm size? 40' x 80', 20 feet in height

Business use? No.

Habitable use? No.

Bathroom? No.

TOWN: The Town of Jefferson approved 4-0.

**FROM A-1 EXCLUSIVE AGRICULTURAL TO A-2, AGRICULTURAL AND RURAL BUSINESS
WITH CONDITIONAL USE**

All are in accordance with ss. 22-304 – 22.310 of the Jefferson County Zoning Ordinance

R4605A-25 & CU2168-25 – Immanuel Ev. Lutheran Church: Rezone 3.0-acres from A-1 to A-2 to allow for a childcare facility next to **W4096 County Road B** in the Town of Farmington, PIN 008-0715-1622-000 (33.772 ac). Property is owned by Dane Mel Hartwig.

PETITIONER: Hope to build early childcare center to provide childcare to 60-70 children, infants through pre-K. Would benefit the congregation as well.

COMMENTS IN FAVOR: Darrel Hartwig (N6383 Christenberg Road, Johnson Creek) is a member of the church. It would be a good fit here for the childcare center.

COMMENTS OPPOSED: None.

REBUTTAL: None.

STAFF REPORT: Given by Nielsen and in the file.

Nielsen asked -

What buildings will be needed? One building 70' x 100'.

Hours of Operation? 7am-5pm, M-F

Number of children at the facility? 65-75, Maximum of 75.

Parking plans? Parking will be put in, there is room for parking in the existing parking lot as well.

Access along County Road B? Deceleration lane will be installed per contractors discussion with Highway Department.

State plan approval? Not yet.

Employees? Minimum of 5, maximum of 10.

Signs proposed? Yes, not sure where.

Sizing for septic? They are working with a plumber.

Outdoor lighting? Assuming, yes.

TOWN: The Town of Farmington approved 3-0.

R4606A-25 & CU2169-25 – Brandon Zieglemeier: Rezone 2.0-acres from A-1 to A-2 to allow for a landscape and snowplow business and to store business equipment and materials at **W8396 Perry Road** in the Town of Oakland, PIN 022-0613-1031-002 (14.110 ac).

PETITIONER: Brandon Zieglemeier (W8396 Perry Road) Would like to run his landscape and snowplow business.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

STAFF REPORT: Given by Nielsen and in the file. Nielsen noted that a complaint was received regarding noise, late operation hours, and traffic on the road, see file.

Nielsen asked –

Employees? Three maximum.

Hours of operation? 7am-7pm Monday-Fridays

Any issues with Town conditions? No.

Public to the site? No.

Confirm more structures needed? No more structures needed.

Bathrooms for employees being added in existing structure? No, employees will use restroom in the house.

TOWN: The Town of Farmington approved 3-0.

COUNTY COMPREHENSIVE PLAN AND FARMLAND PRESERVATION PLAN

R4616T-25 – TOWN OF IXONIA: To amend the County Comprehensive Plan and Farmland Preservation Plan and Farmland Preservation Area Map in the Town of Ixonia to incorporate the Town’s recently updated Comprehensive Plan and Future Land Use Map. A proposed map may be obtained by contacting the Jefferson County Planning & Development Department.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

STAFF REPORT: See file.

FROM A-1 EXCLUSIVE AGRICULTURAL TO A-T, AGRICULTURAL TRANSITION

All are in accordance with ss. 22-240 – 22-249 of the Jefferson County Zoning Ordinance

R4617T-25 – TOWN OF IXONIA: Rezone from A-1 to A-T parcels impacted by amendment R4616T-25 to the County Comprehensive Plan in the Town of Ixonia, PIN 012-0816-2732-001, 012-0816-2743-001, 012-0816-2243-001, 012-0816-1543-001, 012-0816-2733-000, 012-0816-2844-000, 012-0816-2732-000, 012-0816-2713-000, 012-0816-2222-001, 012-0816-2244-000, 012-0816-2714-000, 012-0816-2712-001, 012-0816-2734-000, 012-0816-2743-002, 012-0816-1544-000, 012-0816-2841-000, 012-0816-2743-000, 012-0816-1544-001, 012-0816-2222-001, 012-0816-2333-003, 012-0816-2733-004, 012-0816-2731-000, 012-0816-2211-000, 012-0816-2214-001, 012-0816-2712-000, 012-0816-2222-000, 012-0816-2711-002.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

STAFF REPORT: See file.

COUNTY FLOODPLAIN ORDINANCE

All are in accordance with Chapter 6, Article III of the Jefferson County Floodplain Ordinance

R4618T-25 – JEFFERSON COUNTY: To amend the existing County Floodplain Ordinance to allow for updated language based off the WI DNR model ordinance.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

STAFF REPORT: See file.

1. Adjourn @ 7:45pm Motion: 1st - Foelker 2nd - Poulson

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.