

***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  
**DATE:** Thursday, July 17, 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 Zoom Videoconference**

**PETITIONERS OR MEMBERS OF THE PUBLIC MAY ATTEND THE MEETING VIRTUALLY BY FOLLOWING THESE INSTRUCTIONS IF THEY CHOOSE NOT TO ATTEND IN PERSON:**

When: July 17, 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 excused. Staff members Sarah Elsner and Haley Nielsen were also present.

**3. Certification of Compliance with Open Meetings Law**

Supervisor Poulson confirmed that the meeting was being held in compliance with Open Meetings Law.

**4. Approval of Agenda**

Motion by Supervisor Poulson and seconded by Supervisor Foelker to approve the agenda as presented. Motion passed by a voice vote of 4-0.

**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, July 17, 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 ZOOM.** 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 **July 28, 2025**

Recommendations by the Committee on Rezones will be made on **July 28, 2025**

Final decision will be made by the County Board on **August 12, 2025**

**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

**R4619A-25 & CU2172-25 – Edgehill Ventures LLC:** Rezone from A-1 to A-2 the 5.698-acre lot to allow for a campground located at **N2316 Museum Road** in the Town of Hebron, PIN 010-0515-0213-013 (5.698 ac).

**PETITIONER:** Keith Barnes, Architect (400 E Wisconsin Ave), there are currently 45 campsites. The proposed changes would reduce the number of sites to 25, which would all be tent camping. The sites would be made bigger. The Town of Hebron approved the request, and the variance for the size of the campground was approved.

Meghan Gruszynski, owner (N2313 Museum Road), campground is operating currently, and in speaking with the County the correct step would be to rezone the property to the A-2 district.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:**

- Sherri Fleck (N2290 Museum Road), the previous campground was seasonal. This is more of a glamping operation. Has concerns about the proposed building, and the size of the building. Fleck owns a neighboring property near where the building is proposed. She has concerns with vehicle and foot traffic. The past campground had brought theft and trespassing, which brings concerns for this campground. Is also concerned with the river, floodplain, and disruption of wildlife. Inquired about quiet hours, signage, and environmental disruptions.
- Rosetta Derry (N2330 Museum Road), Is concerned about sharing the entrance with the campground. She has pets and there are local children. Who pays for the road to be widened?

**REBUTTAL:** Megan replied, security and peacefulness is the goal and concept of new campground. Want to restore its nature and make it more peaceful. Property has been clear cut, want to get people into nature. There will be security cameras, LP security, there will be enforcement of/rules for quiet hours. The main lodge building will accommodate activities such as yoga.

Kevin added that old firepits have been removed, it will just be a deck and tent on each site. Structures have been designed to engineered standards. Are aware that a new septic will need to be installed.

Foelker asked –

Will there be yurts/structures in the floodplain? Yes. Petitioners have been working with County to meet standards.

**STAFF REPORT:** Given by Elsner and in the file.

Elsner asked –

Proposed outdoor lighting? Will have downlighting shielded from neighbors.

Proposed signs for parking/traffic? Maybe, will have what rules require.

Hours of operation? 24/7 during the week, closed in December and January. Quiet hours are 9pm – 7am. The demographics of target audience are women and children. Events are for wellness in nature, for example yoga sessions in the morning, and relaxing after.

Will there be advertising/events? How often? Will not have weddings or large-scale events.

Maximum capacity of people? 50 adults and 50 kids.

Will there be a formal inspection on the septic system? Someone looked at it, but no formal inspection. The house is on septic, campground is on a holding tank.

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:** In favor with no conditions.

**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

**R4589A-25 – B&B Trust:** Rezone from A-1 to A-3 to create a 1-acre lot farm consolidation around the home at **W1281 Sunnyside Drive** in the Town of Concord, PIN 006-0716-2733-000 (45.802 ac).

**PETITIONER:** Bill (W1291 Sunnyside Drive) would like to separate the farmhouse he grew up on for the future.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**STAFF REPORT:** Given by Elsner and in the file.

Elsner asked –

What year was the house built? 1930s.

Confirmed that the lot line was accommodated for the septic system. The petitioner confirmed.

**TOWN:** In favor, 3-0.

**R4620A-25 – John Buske:** Rezone from A-1 to A-3 to create a 3.2-acre lot around existing house and buildings at **W1679 County Road P** in the Town of Ixonia, PIN 012-0816-2132-000 (43.738 ac).

**PETITIONER:** John Buske (W1755 County Road P) lives next door currently, son would like to purchase this lot. There was already a soil test done.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**STAFF REPORT:** Given by Elsner and in the file.

Elsner asked –

What year was the house built? 1940s.

Septic location? Current septic is on the other side of the house, and runs under the driveway.

**TOWN:** In favor 5-0, with no conditions.

**R4621A-25 – Robert D & Kim R Turney:** Rezone from A-1 to A-3 to create a 4.0-acre residential lot at the corner of **River Road & Hustisford Road** in the Town of Ixonia, PIN 012-0816-1921-000 (37.10 ac).

**PETITIONER:** Robert Turney (N8451 Hustisford Road) is taking four acres for family to build on.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**STAFF REPORT:** Given by Elsner and in the file.

Elsner noted – that the neighboring lot may not be able to adjust their lot line in the future to include the neighbors access point, as the parcel will be frozen.

**TOWN:** In favor 5-0 with no conditions.

**R4622A-25 – Bennett J Brantmeier Trust:** Rezone .7-acres from A-3 to A-1 and rezone 3.3-acres from A-1 to A-3 resulting in creating a 4.0-acre A-3 residential lot across from **N4809 Christberg Road** in the Town of Jefferson, parcel 014-0615-0611-002 (20.301 ac) & 014-0615-0611-003 (1.156 ac).

**PETITIONER:** Ben Brantmeier (N3018 Haas Road) the land is non-prime, it is not farmed. The property is in MFL until 2051, and is in CRP right now. The property therefore will always be woods. It cannot be sold because of the MFL. Would vacate split near the road.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**STAFF REPORT:** Given by Elsner and in the file.

Elsner confirmed –

Already discussed, anything more to add about the issues with MFL for split? No.

Elsner noted –

The Committee would need to consider this as a non-prime split.

**TOWN:** In favor.

**FROM A-1 EXCLUSIVE AGRICULTURAL TO A-3, AGRICULTURAL/RURAL RESIDENTIAL AND TO N,  
NATURAL RESOURCE & FROM N, NATURAL RESOURCE TO A-1 EXCLUSIVE AGRICULTURAL**

All are in accordance with ss. 22-339 – 22-350, ss. 22-479 – 22-487 and ss. 22-277 – 22-285 of the  
Jefferson County Zoning Ordinance

**R4623A-25 – Davco Development Corporation:** Rezone from A-1 to N to create a 7.9-acre lot (Lot 1) located at **N3317 Schmidt Road** in the Town of Hebron, PIN 010-0615-2144-000 (52.60 ac).

**PETITIONER:** Chad Hagen (W1246 Schuyler Rd., Palmyra) spoke on all requests for Davco Development Corporation. Wants to build on one of the lots eventually and would like lots for children to build on someday.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** Tiffany Johnson (N3118 Schmidt Road) The road is scenic, and there is lots of wildlife nearby. Does not want the wildlife to be disturbed. It would be upsetting to have lots of homes come into the area.

**REBUTTAL:** Chad Hagen, also likes the wildlife nearby. It is not his intent to disturb serenity and peace of the area.

**STAFF REPORT:** Given by Elsner and in the file.

Elsner noted –

The N Natural Resources lot would need to either have access or be sold separately.  
The existing home was built in 2002, the lot would be frozen.

**TOWN:** In favor, 3-0.

**R4624A-25 – Davco Development Corporation:** Rezone from A-1 to A-3 creating two – 2.0 acre lots (Lots 2 & 4) and one – 1.8-acre residential lot (Lot 3) located near **N3317 Schmidt Road** in the Town of Hebron, PIN 010-0615-2144-000 (52.60 ac).

**PETITIONER:** Chad Hagen (W1246 Schuyler Rd., Palmyra), wants to build on one of the lots eventually and would like lots for children to build on someday.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**STAFF REPORT:** Given by Elsner and in the file.

**TOWN:** In favor.

**R4625A-25 – Davco Development Corporation:** Rezone from A-1 to A-3 to create a 1.0-acre residential lot (Lot 6) located south of **N3215 Schmidt Road** in the Town of Hebron, PIN 010-0615-2812-001 (20.0 ac).

**PETITIONER:** Chad Hagen (W1246 Schuyler Rd., Palmyra), wants to build on one of the lots eventually and would like lots for children to build on someday.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**STAFF REPORT:** Given by Elsner and in the file.

**TOWN:** In favor, 3-0.

**R4626A-25 – Davco Development Corporation:** Rezone from N to A-1 to create a total 52.8-acre lot (Lot 7) located near **N3268 Schmidt Road** in the Town of Hebron, PIN 010-0615-2723-000 (40.0-ac) & parts of PIN 010-0615-2811-000 (27.40 ac) and 010-0615-2814-000 (40.0-ac).

**PETITIONER:** Chad Hagen (W1246 Schuyler Rd., Palmyra), wants to build on one of the lots eventually and would like lots for children to build on someday.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**STAFF REPORT:** Given by Elsner and in the file.

**TOWN:** In favor, 3-0.

**R4627A-25 – Davco Development Corporation:** Rezone from A-1 to A-3 to create two - 1.0-acre residential lots (Lot 8 & 9) located at **N3268 Schmidt Road** in the Town of Hebron, PIN 010-0615-2811-000 (27.40 ac).

**PETITIONER:** Chad Hagen (W1246 Schuyler Rd., Palmyra), wants to build on one of the lots eventually and would like lots for children to build on someday.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**STAFF REPORT:** Given by Elsner and in the file.

**TOWN:** In favor, 3-0.

**R4628A-25 – Davco Development Corporation:** Rezone from N to A-1 to create a total 85.1-acre lot (Lot 10) along **Schmidt Road** in the Town of Hebron, parts of PIN 010-0615-2811-000 (27.40 ac), PIN 010-0615-2813-000 (40.0 ac), 010-0615-2814-000 (40.0 ac), and 010-0615-2812-001 (20.0 ac).

**PETITIONER:** Chad Hagen (W1246 Schuyler Rd., Palmyra), wants to build on one of the lots eventually and would like lots for children to build on someday.

Nass asked –

Why he's rezoning from N to A-1? Needed to meet minimum acreage requirement to split the 50 acres.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**STAFF REPORT:** Given by Elsner and in the file.

**TOWN:** In favor.

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

All are in accordance with ss. 22-240 – 22-249 & ss. 22-122 – 22-132 of the Jefferson County Zoning Ordinance

**R4629-25 – Mark Reinecke:** Rezone from A-T to R-1 to create a 1.13-acre residential lot located south of **N1108 Olson Road** in the Town of Sumner, PIN 028-0513-1942-000 (3.105 ac).

**PETITIONER:** Mark Reinecke (W9687 Lake Drive), wants to split off land for daughter to build a home.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**STAFF REPORT:** Given by Elsner and in the file.

**TOWN:** In favor.

**CONDITIONAL USE PERMIT APPLICATIONS**

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

**CU2173-25 – Newsdews LLC:** Conditional Use to allow for storage of contractor equipment and materials (mechanical pipe & ductwork insulation) in A-2 zone located at **W332 Delafield Road** in Town of Concord, PIN 006-0716-1331-000 (7.385 ac).

**PETITIONER:** Bob Krause, engineer (2723 Apt 105 University Dr, Waukesha). Building is strictly for cold storage of building materials. Setbacks will be met, drainage plan has been created, driveway will be the same.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**STAFF REPORT:** Given by Elsner and in the file.

Elsner asked –

Employees onsite? 7 employees.

Change of hours? No.

Proposed structure size? Confirmed. 60' x 160', 16 feet in height.

Any more anticipated expansions? Hope not.

**TOWN:** In favor, 3-0 with conditions for stormwater plan.

**CU2174-25 – Francisco Alvarez Ramirez:** Conditional Use to allow for 56' X 60' extensive onsite storage Structure in an R-2 zone for personal storage located at **N1068 Old 26 Road** in Town of Koshkonong, PIN 016-0514-1942-002 (5.106 ac).

**PETITIONER:** Francisco (N1068 Old 26 Road), wants building for personal storage, the building will have its own driveway.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**STAFF REPORT:** Given by Elsner and in the file.

**TOWN:** In favor.

**CU2175-25 – Edward W & Lori M Eidson:** Conditional Use to allow for a 28' X 51', 22' in height, extensive onsite storage structure in an R-1 zone for personal storage across from **W9667 Lake Drive** in Town of Sumner, PIN 028-0513-3022-062 (.129 ac).

**PETITIONER:** Lori Eidson (W9667 Lake Drive), owns waterside property as well, and lot across the street. The house has no room for storage or space for stuff. There is a bathroom proposed in the building.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**STAFF REPORT:** Given by Elsner and in the file.

**TOWN:** In favor 3-0, with conditions.

6. Adjourn AT : 8:20 MOTION BY: Poulson SECONDED BY: Nass

**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.**