

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, October 16, 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: October 16, 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 Chair Jaeckel at 7:00 pm.
2. Roll Call
All members of the Committee were present at 7:00 p.m. with Supervisor Richardson attending via Teams. Staff members Trevor Quandt and Haley Nielsen were also present. Also attending via Teams were Ryan Broedlow and Shenelle Jardine.
3. Certification of Compliance with Open Meetings Law
Secretary Poulson affirmed that the meeting was being held in compliance with the Open Meetings Law.
4. Approval of Agenda
Motion by Secretary Poulson and seconded by Foelker to approve the agenda.
Motion passed 5-0 by voice vote.
5. Public Hearing

NOTICE IS HEREBY GIVEN THAT the Jefferson County Planning and Zoning Committee will conduct a public hearing at 7 p.m. on Thursday, October 16, 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 findings 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 **October 27, 2025**
Recommendations by the Committee on Rezones will be made on **October 27, 2025**
Final decision will be made by the County Board on **November 11, 2025**

FROM A-1, EXCLUSIVE AGRICULTURAL TO A-2, AGRICULTURAL AND RURAL BUSINESS

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

R4640A-25 – Rodney Johnson: Rezone 6.3-acres from A-1 to A-2 around existing agricultural structures located at **N8525 County Road E** in the Town of Watertown, PIN 032-0815-2311-000 (29.799 ac).

PETITIONER: Rod Johnson (N8550 County Rd E, Watertown, WI) presented himself as the petitioner for this rezone. Johnson explained the request is to utilize a farm consolidation to clean up the property lines of the main parcel.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM THE COMMITTEE: None.

STAFF REPORT: Given by Nielsen and in the file. Johnson confirmed the remainder property will continue in farmland/field and no new structures will be built. Part of the property is also proposed for solar development.

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

R4641A-25 – Scott Schneider: Rezone .210-acres from A-1 to A-3 from PIN 002-0714-3041-000 (46.001 ac) and add to the lot at **N5485 Harvey Road** for total lot size of 1.891-acres in the Town of Aztalan, PIN 002-0714-3041-003 (1.681 ac).

PETITIONER: No petitioner or representative showed for the hearing.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM THE COMMITTEE: None.

STAFF REPORT: Given by Nielsen and in the file.

TOWN: In favor with no conditions.

R4642A-25 – Wendt Property Management: Rezone 3.14-acres from A-1 to A-3 to create a farm consolidation around existing house and outbuildings located at **W3476 Ranch Road** in the Town of Farmington, PIN 008-0715-0343-001 (18.166 ac).

PETITIONER: Mike Wendt (201 Red Fox Creek, Johnson Creek, WI) presented himself as the petitioner for the rezone. The intent of the project is to utilize a farm consolidation. The petitioner stated they wish to split the land east to west for a more aesthetically pleasing lot configuration.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM THE COMMITTEE: None.

STAFF REPORT: Given by Nielsen and in the file. Wendt verified the house was built around 1890 and has a septic system approximately 15 feet to the west of the house.

TOWN: In favor with no conditions.

R4643A-25 – Jeffrey J Coleman Trust: Rezone 1-acre from A-1 to A-3 to create a farm consolidation around the existing house at **W3558 Hagedorn Road** in Town of Hebron, PIN 010-0615-2231-000 (39.210 ac).

PETITIONER: Jeff Coleman (N3215 Schmidt Rd, Jefferson, WI) presented himself as the petitioner. Coleman stated the A-1 to A-3 farm consolidation is to sell an unoccupied home and keep the surrounding A-1 land.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM THE COMMITTEE:

STAFF REPORT: Given by Nielsen and in the file. Coleman confirmed the house was built in the 1900's. The petitioner did not know where the septic tank is.

TOWN: In favor with no conditions.

R4644A-25 – Derek & Shenelle Jardine: Rezone from A-1 to A-3 to create a 2-acre residential lot at **N7358 Zabel Lane** in Town of Milford, PIN 020-0814-3543-000 (40.0 ac).

PETITIONER: Shenelle Jardine (N7358 Zabel Rd, Milford, WI) presented herself (on Teams) as the petitioner for the rezone. Jardine stated the rezone is to create a buildable 2 -acre lot for a new residence.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM THE COMMITTEE: None.

STAFF REPORT: Given by Nielsen and in the file. Jardine stated the reasoning for the 2-acre prime lot is the petitioner wants to keep animals. The size of the lot is to meet the minimum for keeping of animals in the A zone.

TOWN: In favor with no conditions.

R4645A-25 – Charles Schlessinger: Rezone from A-1 to A-3 to create two 2-acre residential lots at **W566 Carlin Trail** in Town of Palmyra, PIN 024-0516-2341-000 (27.390 ac).

PETITIONER: Charles Schlessinger (W566 Carlin Trl, Palmyra, WI) presented himself as the petitioner. Schlessinger stated they wish to use two splits of 2-acres each, to create two buildable lots.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM THE COMMITTEE: None.

STAFF REPORT: Given by Nielsen and in the file.

TOWN: In favor with no conditions.

R4646A-25 – Rodney Johnson: Rezone 2.0-acres from A-1 to A-3 from PIN 032-0815-2311-000 (29.799 ac) to be added to PIN 032-0815-2311-001 (1.0 ac) to create a total 3-acre residential lot located at **N8493 County Road E** in the Town of Watertown

PETITIONER: Rod Johnson (N8550 County Rd E, Watertown, WI) presented himself as the petitioner for this rezone. Johnson explained the request is to rezone a section of land to add to an existing 2-acre lot to create a 3-acre total lot.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM THE COMMITTEE:

STAFF REPORT: Given by Nielsen and in the file. Johnson stated the home was built in 1971-72 with the septic located on the southwest side of the home. The land that is left will be utilized for a future solar project.

TOWN: In favor with no conditions.

FROM A-T, AGRICULTURAL TRANSITION TO I, INDUSTRIAL

All are in accordance with ss. 22-200 – 22-208 of the Jefferson County Zoning Ordinance

R4647A-25 – Curtis Pernat: Rezone 8-acres from A-T to I with outside storage in the Industrial zone across from **N7886 Woody Lane** in the Town of Ixonia, PIN 012-0816-2732-000 (35.305 ac).

PETITIONER: Shane Miller (W1912 Washington Rd, Oconomowoc, WI) presented himself as the petitioner. Miller stated the rezone is to build a storage yard and shed for their excavating business. Miller intends to run the business from the new development.

COMMENTS IN FAVOR: Luke Pernat (W1250 Woodchuck Ln, Watertown, WI). In favor for the rezone.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM THE COMMITTEE: None.

STAFF REPORT: Given by Nielsen and in the file. Miller clarified additional parking spaces will be provided in the gravel lot area.

TOWN: In favor with no conditions.

CONDITIONAL USE PERMIT APPLICATIONS

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

CU2182-25 – Ryan Broedlow: Conditional Use to allow for a home occupation in an A-3 zone at **W3367 Sunshine Road** in Town of Farmington, PIN 008-0715-2741-000 (4.0 ac).

PETITIONER: Ryan Broedlow (W3367 Sunshine Rd, Farmington, WI) presented himself as petitioner. Broedlow presented the conditional use petition to allow him to run his personal CPA business out of an existing building on his property.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM THE COMMITTEE: Is there any proposed additional lighting? Broedlow confirmed some general outside lighting for visibility and safety.

STAFF REPORT: Given by Nielsen and in the file. Broedlow stated eventually he would like to add a restroom, have business hours 8 am -6 pm (mainly by appointment only), and add no additional signage.

TOWN: In favor with no conditions.

A second call for Schneider's properties was made at this time, and no petitioner or representative was present.

6. Adjourn

Motion to adjourn by Secretary Poulson and seconded by Supervisor Nass. Motion passed 5-0 by voice vote at 7:24 pm.

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.