

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, November 20, 2025
TIME: 6:00 p.m. (Doors will open at 5:30)
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:

Teams Meeting Information
Link: [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 7pm.
2. Roll Call
Supervisor Jaeckel, Nass, and Poulson were present at 7pm. Supervisor Foelker was excused. Supervisor Richardson was present via teams. Staff members Matt Zangl, Trever Quandt and Haley Nielsen were also present. Heather Zoellick was present via teams.
3. Certification of Compliance with Open Meetings Law
Poulson confirmed that the meeting was being held in compliance with Open Meetings Law. Supervisor Poulson recused himself for a possible conflict of interest regarding petitioner CU2185-25.
4. Approval of Agenda
Motion by Supervisor Nass and seconded by Chairman Jaeckel to approve the agenda, petition #CU2185-25 moved up to the first petition heard.
5. Public Hearing

NOTICE IS HEREBY GIVEN THAT the Jefferson County Planning and Zoning Committee will conduct a public hearing at 6 p.m. on Thursday, November 20, 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 **November 24, 2025**
Recommendations by the Committee on Rezones will be made on **November 24, 2025**
Final decision will be made by the County Board on **December 9, 2025**

CONDITIONAL USE PERMIT APPLICATION

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

CU2185-25 – OneEnergy Development, LLC – Stone Elephant Solar Project: Conditional Use to allow for a 3-megawatt solar farm in an A-1 zone north of **N300 Tower Road** in Town of Palmyra, PIN 024-0516-3514-000 (32.020 ac). The property is owned by Blane and Kelly Poulson.

*Supervisor Poulson recused himself for a possible conflict of interest. *

PETITIONER: Julie Gerrits (10 N Livingston Suite 201, Madison). Gave PowerPoint presentation that discussed construction processes, site plan, decommissioning, land stewardship, and impacts.

COMMENTS IN FAVOR: Charles McCoy (N226 Tower Road). In favor of it, no problem with request. Yvonne McCoy (N226 Tower Road). Same reasons, in favor.

COMMENTS OPPOSED: Jim Streicher (N407 Viele Road) opposed, they are eyesores. Does not believe solar is a good source of electricity. Do not see an upside to it.

REBUTTAL: None.

QUESTIONS FROM THE COMMITTEE: None.

STAFF REPORT: Given by Quandt and in the file.

TOWN: Approved 2-0, with 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

R4648A-25 – Runyard Properties II LLC: Rezone from A-1 to A-3 to create a 1.0-acre residential lot at **W296 County Road CW** in Town of Ixonia, PIN 012-0816-0143-000 (1.477 ac).

PETITIONER: Ken Herro from Oconomowoc realities. Runyard properties have purchased the farm. Son has purchased home, looking to downsize house lot so they can continue to farm the land, then sell off house.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM THE COMMITTEE: None.

STAFF REPORT: Given by Quandt and in the file.

Quandt asked –

When was the house built? 1970s.

Where is the septic located? In the back.

TOWN: Approved.

R4649A-25 – John & Shelly Roth: Rezone 1.340-acres from A-1 to A-3 from PIN 014-0615-1333-001 (.849 ac) owned by John and Shelly Roth and part of PIN 014-0615-1333-005 (13.50 ac) owned by David D. Robu at **W2890 County Road Y** in Town of Jefferson.

PETITIONER: John Roth (W2890 County Road Y). Propane tank is over the property lines. Is request to add land onto his lot to alleviate the encroachment on the propane tank and an accessory building on the property.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM THE COMMITTEE: None.

STAFF REPORT: Given by Quandt and in the file.

TOWN: Approved.

R4650A-25 – Clinton & Angela Lenz Trust: Rezone 3-acres from A-1 to A-3 to create a farm consolidation around the existing house and outbuildings at **N7850 County Road Q** in Town of Milford, PIN 020-0814-2842-001 (14.958 ac). Property is owned by Dean Weichmann Trust.

PETITIONER: Clinton Lenz (N7884 County Road Q). Looking to buy 19 acres. Sellers want to split off house and three acres. This will square up the buyers' property.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM THE COMMITTEE: Nass asked - When was house built? Early 1900s.

STAFF REPORT: Given by Quandt and in the file.

TOWN: Approved.

R4651A-25 – Jon & Amanda Biermeier: Rezone from A-1 to A-3 to create a 4.0-acre residential lot south of **N3127 S Cedar Rd** in Town of Oakland, PIN 022-0613-2931-000 (40.0 ac). Property is owned by Karen Hayes.

PETITIONER: Jon (N3237 E Rockdale Rd). Looking to complete a four-acre split to build a house. The split will not utilize any existing farmland.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM THE COMMITTEE: None.

STAFF REPORT: Given by Quandt and in the file.

TOWN: Approved.

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

R4652A-25 – Joseph & Marissa Rogers: Rezone 2.0- acres from A-1 to N and combine with Lot 1 (CSM 6167) creating a total 5.0-acre parcel at **W2336 Bakertown Drive** in Town of Concord, PIN 006-0716-3024-000

PETITIONER: Joe Rogers (W2336 Bakertown Dr). Would like to utilize the area for tree planting and a wetland scrape. The land has not been farmed as it is too wet.

COMMENTS IN FAVOR: Dennis Stair. Would be selling the 2 acres. Has always been wet and not farmed. Only concern is this affecting A-3 splits.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM THE COMMITTEE: None.

STAFF REPORT: Given by Quandt and in the file.

TOWN: Approved 3-0.

DIVISION OF AN EXISTING A-3, AGRICULTURAL/RURAL RESIDENTIAL LOT

All are in accordance with ss. 22-350(d) of the Jefferson County Zoning Ordinance

R4653A-25 – Jacob Schmidt: Allow the division of an existing 6.5-acre A-3 zoned lot to create a 4.3-acre lot and retain existing home on the remaining 2.2-acre lot at **W3031 State Road 106** in Town of Hebron, PIN 010-0515-0212-006 (6.001).

PETITIONER: Jacob Schmidt (W3031 State Road 106). Looking for another split to build on so he can sell his house now to his brother. The area where the new split/house is proposed is currently open green space, a split driveway is a goal.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM THE COMMITTEE: None.

STAFF REPORT: Given by Quandt and in the file.

TOWN: Approved, with no conditions.

CONDITIONAL USE PERMIT APPLICATIONS

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

CU2181-25 – Floyd Plank: Conditional Use to allow for a farm store and roadside stand in A-T zone at **N1341 Old 26 Road** in Town of Koshkonong, PIN 016-0514-1734-000 (6.609 ac).

WAS NOT PRESENT. (was called a second time prior to adjournment, no response)

CU2183-25 – James & Mallory Bohling: Conditional Use to allow for a home occupation for lawncare/snow removal in an A-1 zone at **W5093 Vogel Road** in Town of Jefferson, PIN 014-0614-1312-000 (38.761 ac).

PETITIONER: Mallory Bohling (W5093 Vogel Road). Requesting for home business that was started in 2011. All services are done off premises, there are 4 employees in addition to the petitioner and her husband, hours are 7am-5pm, excluding snow removal. There will be no beeping devices on equipment.

Petitioner asked – if the town condition of no flashing lights and beeping will be restricted to the business only; of if that would also include personal items such as Christmas lights.

Nielsen responded – ultimately it is up to the committee on what conditions they wish to incorporate. Nielsen told the petitioner that we would make a note about her request for conditions to be exclusively for business, and it is up to the committee if they wish to add the condition in that style.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM THE COMMITTEE: None.

STAFF REPORT: Given by Quandt and in the file.

Quandt asked –

Bathrooms planned in structure? Petitioner responded, potentially in future, but have not explored options for septic.

TOWN: Approved 5-0, with conditions.

CU2184-25 – Heather Zoellick: Conditional Use to allow for horses on a C-zoned lot located at **N7902 County Road N** in Town of Milford, PIN 020-0814-2524-005 (12.820 ac).

PETITIONER: Heather Zoellick (N7902 County Road N). Wants to have horses on the 12.82 acre lot she owns.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM THE COMMITTEE: None.

STAFF REPORT: Given by Quandt and in the file.

Quandt asked –

Number of horses? Petitioner responded, 2 horses currently, one is pregnant, so will have 3 in May.

Will there be private boarding? No.

Will there be an increase in proposed animal units in the future? No.

TOWN: Approved 3-0, with conditions.

CU2186-25 – Rodney Strauss: Conditional Use to allow for a 22' x 30' lean-to addition with 14' walls to an existing 90' x 46' storage building in an A-2 zone north of **W4409 River View Road** in Town of Watertown, PIN 032-0815-1724-017 (.484 ac).

PETITIONER: Rodney Strauss (W4415 Riverview Road) Brother bought a camper, and Mr. Strauss therefore is looking to utilize more storage space.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM THE COMMITTEE: None.

STAFF REPORT: Given by Quandt and in the file.

TOWN: Approved 2-0, with conditions.

6. Adjourn @ 7:01pm. Motion made by Nass, 2nd by 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.