

***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, December 18, 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  
Supervisors Jaeckel, Nass, Foelker, and Poulson were present at 7pm. Supervisor Richardson was absent. Sarah Elsner was present from the Planning and Zoning Department.
3. Certification of Compliance with Open Meetings Law  
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. Motion passed on a vote of 4-0.
5. Public Hearing  
Elsner read the following:

**NOTICE IS HEREBY GIVEN THAT** the Jefferson County Planning and Zoning Committee will conduct a public hearing at 6 p.m. on Thursday, December 18, 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 **December 29, 2025**  
Recommendations by the Committee on Rezones will be made on **December 29, 2025**  
Final decision will be made by the County Board on **January 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

**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 lot at **N5485 Harvey Road** for total lot size of 1.891-acres in Town of Aztalan, PIN 002-0714-3041-003 (1.681 ac).

**PETITIONER:** Scott Schneider (N5485 Harvey Road, Lake Mills, WI) presented as himself for this rezone. Schneider explained the request to add extra acreage to his lot to allow for construction of a new shed. The land needs to be rezoned in order to add to the lot and meet required setbacks to the new building. This would also help square up the existing house lot.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**QUESTIONS FROM THE COMMITTEE:** None.

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

**TOWN:** Approved, 3-0 with no conditions.

**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

**R4654A-25 – Kemmeter’s Properties LLC:** Rezone 1-acre from A-T to R-2 to create a total lot size of 2-acres at **W5051 US Highway 18** in Town of Jefferson, PIN 014-0614-1212-000 (1.190 ac) & 014-0614-1212-002 (32.288 ac).

**PETITIONER:** Dan Higgs with Combs & Associates Inc. (109 W Milwaukee St, Janesville, WI) was present to represent on behalf of Chris Sukow for this rezone. A CSM was done on the property in 2018, which was for a one-acre lot. Upon further conversation between members of the Trust, it was decided that a request for the lot to be 2 acres would be submitted.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**QUESTIONS FROM THE COMMITTEE:** None.

Nass asked Elsner if city approval is required. Elsner explained that the City of Jefferson would provide feedback during the extraterritorial review of the final certified survey map.

**STAFF REPORT:** Given by Elsner and in the file. Elsner asked where septic is located on the lot. Higgs believes the septic is on the east side of the home but is not certain.

**TOWN:** Approved.

## CONDITIONAL USE PERMIT APPLICATIONS

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

**CU2187-25 – DLM Group:** To update Conditional Use permit for existing golf course to allow for expansion for a restaurant and kitchen in an A-2 zone at **W4787 Yandry Road** in Town of Cold Spring, PIN 004-0515-1843-000 (30.912 ac).

*No representative was present for this petition. Chairman Jaeckel called a second time before adjournment, and still no representative was present.*

**CU2188-25 – Conrad Turkowitch:** Conditional Use to allow for 42' X 56' extensive onsite storage structure in an R-1 zone located at **W1886 North Street** in Town of Sullivan, PIN 026-0616-1713-032 (.947 ac).

**PETITIONER:** Conrad Turkowitch (W1886 North St, Sullivan, WI) presented himself as the petitioner for this rezone. Turkowitch explained the request to replace the existing garage with the proposed new structure. The existing concrete driveway would also be removed during the construction.

**COMMENTS IN FAVOR:** John Szivecz (W1877 North Street, Sullivan, WI) also spoke in support of this request.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**QUESTIONS FROM THE COMMITTEE:** None.

**STAFF REPORT:** Given by Elsner and in the file. Elsner noted impervious surface requirements may need to be followed. Turkowitch confirmed that paperwork was already included with the permit for staff review and that he was meeting impervious surface requirements.

Elsner asked –

Size of building, confirmed 42' x 56.'

Proposed height of building: 20 feet.

Bathroom? No

Outdoor lighting? Didn't think that far ahead but likely standard lighting will be installed.

Outdoor storage? No.

**TOWN:** Approved.

1. Adjourn. Poulson made motion to adjourn at 7:18pm, Foelker seconded and meeting was adjourned by a vote of 4-0.

**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.**