

**MINUTES**  
**JEFFERSON COUNTY PLANNING AND ZONING COMMITTEE**  
**SITE INSPECTIONS**

*George Jaeckel, Chair; Steve Nass, Vice-Chair; Blane Poulson, Secretary; Matt Foelker, Cassie Richardson*

**SUBJECT:** Planning and Zoning Committee Site Inspections  
**DATE:** January 9, 2026  
**TIME:** 8:00 a.m.  
**PLACE:** Jefferson County Courthouse, 311 S. Center Ave., Jefferson, WI in Room C1049

1. **Call to Order**– The meeting was called to order by Supervisor Jaeckel at 8:03 a.m.
2. **Roll Call (Establish a Quorum)** – Supervisors Jaeckel, Foelker, Richardson and Nass were present. Supervisor Poulson is an excused absence. Zoning staff present were Matt Zangl, Haley Nielsen and Sharyl Fischback.
3. **Certification of Compliance with Open Meetings Law** – Supervisor Jaeckel confirmed the meeting is in compliance.
4. **Approval of the Agenda** - Supervisor Foelker made motion to approve agenda, seconded by Supervisor Richardson. Motion was passed on voice vote, 4-0.
5. **Public Comment (Not to exceed 15 minutes and not to include petitions slated for decision. Members of the public who wish to address the Committee on specific agenda items must register their request at this time)** – There was no public comment.
6. **Communications** – Zangl had nothing to report.
7. **Site Inspections for Petitions to be Presented in Public Hearing on January 15, 2026:**  
Committee members left for site inspections at 8:05 a.m.

**R4660A-26 – Jeffrey Levake:** Rezoning utilizing split availability from consolidation of parcels of record Involving PINs 018-0713-3312-000 (39.3670 ac) and 018-0713-3313-000 (39.670 ac) to add onto existing A-3 Lots 1 & 2 of CSM 5561 to create a total A-3 lots size of 2.675-acres (Lot 1) PIN 018-0713-3343-002 (1.114 ac) and 1.6-acre (Lot 2) PIN 018-0713-3343-001 (1.114 ac). These lots are located off **Hope Lake Road** in Town of Lake Mills. Property is owned by David & Diana Schroeder.

**CU2189-26 – Jeffrey Levake:** Conditional Use to allow for a home occupation for a septic business on Lot 1 in A-3 zone at **W8684 Hope Lake Road** in Town of Lake Mills PIN 018-0713-3343-002 (1.114 ac).

**R4662A-26 – Todd Saeger:** Rezoning 1.0-acre from N to A-3 utilizing the consolidation of parcels of record to transfer splits/A-3 zones from a 59.8-acre parent parcel (PINs 032-0814-1412-000 & 032-0814-1411-001), to allow for a new 1-acre A-3 residential lot on PIN 032-0814-1134-002 (7.299 ac) located south of **N8947 Willow Road** in the Town of Watertown.

**R4656A-26 – Wendt Property Management LLC:** Rezone from A-1 to A-3 to create a 1.0-acre residential lot across from **N7015 Shade Road** in Town of Farmington, PIN 008-0715-0343-002 (14.212 ac).

**R4655A-26 – Lori Laylan:** Rezone from A-1 to A-3 to create two 1.0-acre residential lots south of **N6625 Elm Drive** in Town of Concord, PIN 006-0716-1144-000 (39.0 ac).

**CU2190-26 – Charles Couden:** Conditional Use to allow for personal storage/mini-warehousing in an A-2 zone at **N4677 Highland Drive** in Town of Sullivan, PIN 026-0616-0241-005 (1.766 ac).

**R4661A-26 – Cheri Hazard:** Rezone 33-acre from A-1 to N at **W881 Village Line Road** in Town of Sullivan, PIN 026-0616-1122-000 (38.0 ac).

**R4657A-26 – Randall & Tonia Rammelt:** Rezone from A-1 to A-3 (Lot 1) to create a 2.0-acre farm consolidation around existing buildings at **N3346 County Road F** in Town of Sullivan, PIN 026-0616-2043-000 (40.0 ac).

**R4658A-26 – Randall & Tonia Rammelt:** Rezone from A-1 to A-3 (Lot 2) to create a 2.0-acre residential lot east of **N3318 County Road F** in Town of Sullivan, PIN 026-0616-2034-001 (5.938 ac).

**R4659A-26 – Randall & Tonia Rammelt:** Rezone 0.3-acres from A-3 to A-1 and 0.3-acres from A-1 to A-3 to allow for a lot line adjustment at **N3318 County Road F** in Town of Sullivan, PIN 026-0616-2034-003 (3.0 ac). Property is owned by Timothy & Susan McGuire.

8. **Adjourn** – Motion made by Supervisor Foelker, seconded by Supervisor Nass to adjourn at 10:08 a.m. Motion passed on a voice vote, 4-0.

If you have questions regarding the petitions, please contact the Planning & Development Department at 920-674-7131. Petition files referenced on this agenda may be viewed in Courthouse Room C1040 between the hours of 8:00 a.m. and 4:30 p.m., Monday through Friday, excluding holidays. Materials covering other agenda items can be found at [www.jeffersoncountywi.gov](http://www.jeffersoncountywi.gov).

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 the meeting should contact the County Administrator at 920-674-7101 at least 24 hours prior to the meeting so that appropriate arrangements can be made.

*A digital recording of the meeting will be available in the Planning & Development Department upon request.*