MINUTES OF PUBLIC HEARING
JEFFERSON COUNTY PLANNING AND ZONING COMMITTEE

Blane Poulson, Chair; Matt Foelker, Vice-Chair; George Jaeckel, Secretary; Steve Nass; Amanda Kaiser

SUBJECT: Map Amendments to the Jefferson County Zoning Ordinance and Requests for Conditional Use Permits
DATE: Thursday, October 15, 2026
TIME: 7:00 p.m. (Doors will open at 6:30)
PLACE: **LAKE KOSHKONONG CONFERENCE ROOM C2063, 311 S. CENTER AVE, JEFFERSON, WI 53549, JEFFERSON COUNTY COURTHOUSE**
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
   Chairman Poulson called the meeting to order at 7pm.

2. Roll Call
   All members of the Committee were present at 7pm. Zoning staff present were Sarah Elsner and Caleb Dammen. No one was present via Teams.

3. Certification of Compliance with Open Meetings Law
   Supervisor Jaeckel confirmed the meeting was being held in compliance with Open Meetings Law.

4. Approval of Agenda
   Motion by Supervisor Jaeckel, seconded by Supervisor Foelker to approve the agenda as presented. Motion passed on a voice vote, 5-0.

5. Public Hearing
   Dammen read aloud the following:

NOTICE IS HEREBY GIVEN THAT the Jefferson County Planning and Zoning Committee will conduct a public hearing at 7:00 p.m. on Thursday, October 15, 2026, in Lake Koshkonong Conference 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 reports, 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 29, 2026**
Recommendations by the Committee on Rezones will be made on **October 29, 2026**
Final decision will be made by the County Board on **November 10, 2026**

FROM A-1 EXCLUSIVE AGRICULTURAL TO A-2, AGRICULTURAL & RURAL BUSINESS WITH CONDITIONAL USE
All are in accordance with ss. 22-304 – 22-310 of the Jefferson County Zoning Ordinance

R4714A-26 & CU2226- 26 – Larry & Betty Chupp: Rezone 1.95-acres from A-1 to A-2 to allow for public and semi-public uses (for a school) at **N640 US Highway 12** in Town of Koshkonong, PIN 016-0514-2641-000 (38.490 ac).

PETITIONER: Larry Chupp (N640 US Highway 12, Fort Atkinson, WI) presented himself as the petitioner for the rezone and conditional use. Chupp explained the request to allow for a private school for their church. Dan Higgs from Combs Surveying was also in attendance as the surveyor who completed the work for the petitions.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: Supervisor Nass asked if the request was strictly for a school or if it would also include a daycare. Chupp said it is only for a school.

STAFF: Read aloud by Dammen and in the file. Dammen asked about septic installation, parking, proposed number of kids, and if there will be any fencing around the outdoor area. Chupp stated they would be using port-a-potties and no septic system will be installed, there is no parking area, there will be approximately 25-26 kids, and there will be a fenced in outdoor area.

TOWN: In favor.

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

R4715A-26 – Gary Behling: Rezone from A-1 to A-3 to create two 2.0-acre residential lots across from **W9441 E Kroghville Road** in the Town of Lake Mills, PIN 018-0713-1913-000 (39.250 ac). Property is owned by Dorothy Behling.

PETITIONER: Gary Behling (2155 Red Oak Ct, Stoughton, WI) presented himself as the petitioner for this rezone. Behling explained the request to split off two buildable lots to sell. The proposed areas are difficult to use as cropland and currently have a cover crop of hay. The driveways are proposed off the highest part of the ridge. The proposed developments area also surrounded by other residential lots and there will be minimum pollution as a result of the lots being created.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: Supervisor Nass clarified if Behling was aware of the Town's fire department requirements, specifically relating to the driveway. Behling understood the request and has no issues with it.

STAFF: Read aloud by Dammen and in the file.

TOWN: In favor with conditions.

R4716A-26 – David Wolff: Rezone from A-1 to A-3 to create a 3.13-acre farm consolidation around the existing houses and outbuildings at **W6469/W6473 State Road 19** in the Town of Milford from PIN 020-0814-0422-000 (39.057 ac).

PETITIONER: David Wolff (W6469 State Road 19, Watertown, WI) presented himself as the petitioner for this rezone. Wolff explained the request to separate the buildings from the land and that a shared driveway access would be used because there aren't anymore access points allowed off Highway 19.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: Tony Schadt (N9457 County Road Q, Watertown, WI) spoke in favor of the petition and added that the shared driveway is the best way to go about access due to no other driveways being available on Highway 19.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: Chairman Poulson asked what year the house was built. Wolff confirmed the house is over 100 years old.

STAFF: Read aloud by Dammen and in the file. Dammen asked where the septic is located on the lot. Wolff said the septic is on the north and west sides of the house. There is septic system that serves the home and an additional holding tank on the property for one of the outbuildings.

TOWN: In favor with conditions.

R4717A-26 - Jon & Kim Loomis: Rezone from A-1 to A-3 to create a 2.001-acre residential lot around the existing house and outbuildings at **W5630 West Road** in the Town of Watertown, PIN 032-0814-0223-000 (40.0 ac).

PETITIONER: Jon Loomis (W5630 West Rd, Watertown, WI) presented himself as the petitioner for this rezone. Loomis explained the request to separate the house from the farm in case they ever want to sell the farmland.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: Supervisor Nass asked what year the house was built. Loomis said it was built in 1895.

STAFF: Read aloud by Dammen and in the file.

TOWN: In favor.

R4718A-26 – Rosy-Lane Holstein LLC: Rezone from A-1 to A-3 to create a 4.0-acre farm consolidation around the existing houses and outbuildings at **N7731 County Road X** in the Town of Watertown, PIN 032-0815-2844-000 (38.690 ac).

PETITIONER: Tim Strobel (N8405 County Road X, Watertown, WI) presented himself as the petitioner for this rezone. Strobel stated they would like to split off the home and buildings to sell and retain the farmland.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None.

STAFF: Read aloud by Dammen and in the file. Dammen asked what year the house was built and where the septic is located on the lot. Strobel stated the house was built pre-1975 and the septic is located in the yard area before the field.

TOWN: In favor.

R4719A-26 – David Sloan: Rezone from A-1 to A-3 to create a 1.4-acre residential lot north of **N8998 River Road,** in the Town of Watertown, PIN 032-0815-1141-002 (28.442 ac). Property is owned by Thomas & Patricia Sloan Trust.

PETITIONER: David Sloan (1316 Thomas Ave, Watertown, WI) presented himself as the petitioner for the rezone. Sloan explained the request to break off a parcel to build. The lot is in the corner area to keep the field intact, and a soil test passed on the lot already.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None.

STAFF: Read aloud by Dammen and in the file.

TOWN: In favor.

R4720A-26 – Timothy & Jacqueline Frey: Rezone from A-1 to A-3 to create a 1.8-acre residential lot around the existing house (Lot 1) at **N7536 County Road N** in the Town of Milford, PIN 020-0814-3624-001 (40.618 ac).

PETITIONER: Timothy Frey (N7536 County Road N, Johnson Creek, WI) presented himself as the petitioner for this rezone. Frey explained the request to split off the house and rezone 5-acres to natural resources to retain both and then sell 30 acres of A-1 land to the neighbor. Frey also noted that the house was built in 1999-2000 and the septic is located to the east.

COMMENTS IN FAVOR: Jackie Frey (N7536 County Road N, Johnson Creek, WI) also spoke in favor of the petition. Dan Higgs with Combs Surveying (509 S Frontage Rd, Deerfield, WI) also spoke in favor of the petition as the surveyor for the project.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None.

STAFF: Read aloud by Dammen and in the file.

TOWN: In favor.

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

R4721A-26 – Timothy & Jacqueline Frey: Rezone 5.0-acres from A-1 to N (Lot 2) at **N7536 County Road N** in the Town of Milford, PIN 020-0814-3624-001 (40.618 ac).

PETITIONER: Timothy Frey (N7536 County Road N, Johnson Creek, WI) presented himself as the petitioner for this rezone. Frey explained the request to split off the house and rezone 5-acres to natural resources to retain both and then sell 30 acres of A-1 land to the neighbor.

COMMENTS IN FAVOR: Jackie Frey (N7536 County Road N, Johnson Creek, WI) also spoke in favor of the petition. Dan Higgs with Combs Surveying (509 S Frontage Rd, Deerfield, WI) also spoke in favor of the petition as the surveyor for the project.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None.

STAFF: Read aloud by Dammen and in the file.

TOWN: In favor.

FROM R-2, RESIDENTIAL UNSEWERED TO A-1 EXCLUSIVE AGRICULTURAL
All are in accordance with ss. 22-277 – 22-285 of the Jefferson County Zoning Ordinance

R4722A-26 – Timothy & Jacqueline Frey: Rezone .13-acres from R-2 to A-1 at **N7490 County Road N** from PIN 020-0814-3631-002 (7.850 ac) in the Town of Milford. Property is owned by Craig & Emily Marx. The .13-acre strip will then be added onto PIN 020-0814-3624-001, owned by Timothy & Jacqueline Frey.

PETITIONER: Timothy Frey (N7536 County Road N, Johnson Creek, WI) presented himself as the petitioner for this rezone. Frey explained the request to split off the house and rezone 5-acres to natural resources to retain both and then sell 30 acres of A-1 land to the neighbor.

COMMENTS IN FAVOR: Jackie Frey (N7536 County Road N, Johnson Creek, WI) also spoke in favor of the petition. Dan Higgs with Combs Surveying (509 S Frontage Rd, Deerfield, WI) also spoke in favor of the petition as the surveyor for the project.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None.

STAFF: Read aloud by Dammen 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

CU2227-26 – Juan Perez Rivera: Conditional Use to allow for a residence in an existing B zone located at **N7757 State Road 89** in Town of Waterloo, PIN 030-0813-2634-002 (6.007 ac).

PETITIONER: Mario Perez (N7753 State Road 89, Lake Mills, WI) spoke on behalf of the petitioner for this rezone. Perez explained the request to build a 3500 sq ft home on the lot to replace a home that used to be there but was demolished due to its bad condition.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None.

STAFF: Read aloud by Dammen and in the file. Dammen asked if there would be a new septic installed to serve the home. Perez said yes.

TOWN: In favor.

6. Adjourn

Supervisor Jaeckel made a motion to adjourn the meeting. Supervisor Nass seconded the motion. The motion passed 5-0 and the meeting adjourned at 7:31 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.