

MINUTES OF PUBLIC HEARING
JEFFERSON COUNTY PLANNING AND ZONING COMMITTEE

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

SUBJECT: Map Amendments to the Jefferson County Zoning Ordinance and Requests for Conditional Use Permits
DATE: Thursday, April 16, 2026
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:

Teams Meeting Information Link: Join the meeting now Meeting ID: 222 326 323 808 9 Passcode: fy37Vh3D
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1. Call to Order

Chairman Jaeckel called the meeting to order at 7pm.

2. Roll Call

Supervisors Jaeckel, Nass, and Foelker were present. Supervisors Poulson and Richardson were absent. Zoning staff members Haley Nielsen and Sarah Elsner were also present. Present via Teams was Tony Schadt.

3. Certification of Compliance with Open Meetings Law

Supervisor Nass confirmed the meeting was being held in compliance with Open Meetings Law.

4. Approval of Agenda

Motion by Supervisors Nass/Foelker to approve the agenda as presented. Motion passed 3-0.

5. Public Hearing

Nielsen read aloud the following:

NOTICE IS HEREBY GIVEN THAT the Jefferson County Planning and Zoning Committee will conduct a public hearing at 7 p.m. on Thursday, April 16, 2026, 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 **April 27, 2026**

Recommendations by the Committee on Rezones will be made on **April 27, 2026**

Final decision will be made by the County Board on **May 12, 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

R4675A-26 – Dennis Lauersdorf: Rezone A-1 to A-3 to create a 1.0-acre residential lots at **N9154 Ski Slide Road** in Town of Ixonia, PIN 012-0816-1224-000 (45.140 ac).

PETITIONER: Dennis Lauersdorf (N9154 Ski Slide Road, Ixonia, WI) presented himself as the petitioner for this rezone. Lauersdorf explained the request to create a 1-acre lot to sell off. The odd shape is due to the accommodation for the driveway/access, and the Town approved of the proposed access area.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM THE COMMITTEE: None.

TOWN: In favor.

STAFF: Given by Nielsen and in the file.

R4676A-26 – Dean Weichmann Trust: Rezone A-1 to A-3 to create a 1.0-acre residential lot across from **W6480 West Road** in Town of Milford, PIN 020-0814-2822-000 (14.150 ac).

PETITIONER: Dean Weichmann (N7850 County Road Q, Johnson Creek, WI) presented himself as the petitioner for this rezone. Weichmann explained the request to rezone to create a lot to allow his neighbor to purchase some land.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM THE COMMITTEE: Supervisor Nass questioned the location of the proposed lot appearing to be in the middle of the field. Weichmann explained it was due to the field being wet on the other end and the proximity to the existing farm.

TOWN: In favor without conditions.

STAFF: Given by Nielsen and in the file.

R4677A-26 – Chester Dolph: Rezone A-1 to A-3 to create a 1.2-acre farm consolidation around house and septic field at **N7841 County Road G** in Town of Waterloo, PIN 030-0813-2531-001 (1.0 ac) and 030-0813-2531-000 (39.0 ac).

PETITIONER: Dan Higgs with Combs Surveying (109 W Milwaukee St, Janesville, WI) presented himself on on behalf of the petitioner for this rezone. Combs explained the request for a lot line change to the existing property to accommodate for a septic system for the house. Chet Dolph (N7841 County Road G, Lake Mills, WI) also spoke to the request and confirmed Higgs's request.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM THE COMMITTEE: None.

TOWN: In favor.

STAFF: Given by Nielsen and in the file. Nielsen also asked what year the house was built. Dolph confirmed it was built in 1918.

R4678A-26 – Patrick Kleinstein: Rezone A-1 to A-3 to create three 2.0-acre residential lots at **N7699 Switzke Road** in Town of Watertown, PIN 032-0815-3322-000 (29.70 ac).

PETITIONER: Patrick Kleinstein (N7699 Switzke Rd, Watertown, WI) presented himself as the petitioner for this rezone. Kleinstein explained the request to split off a 2-ac lot for a friend to buy and that for right now he would keep the other two lots and continue to farm them. The south end of the property is the worst part of the field for farmland and access was approved by the Town.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM THE COMMITTEE: Supervisor Nass asked about the driveway access in relation to the greater than 20% slopes right off the road. Kleinstein explained that one access is existing, another access point was approved right on top of the hill and another to the far south. A representative from the Town of Watertown visited the site to confirm access approvals for the proposed lots.

TOWN: In favor.

STAFF: Given by Nielsen and in the file. Nielsen also noted the steep >20% slopes present on each proposed lot.

FROM I, INDUSTRIAL TO A-3, AGRICULTURAL/RURAL RESIDENTIAL
All are in accordance with ss. 22-339 – 22-350 of the Jefferson County Zoning Ordinance

R4679A-26– Jacob Nehlsen: Rezone 4.4-acres from I to A-3 to create a residential lot across from **W4448 County Road U** in Town of Cold Spring, PIN 004-0515-3222-001 (8.384 ac). Property is owned by David & Linda Nehlsen.

PETITIONER: Jacob Nehlsen (N425 Fremont Rd, Whitewater, WI) presented himself as the petitioner for this rezone. Nehlsen explained the request to create a lot to build a house and have a farmstead property.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM THE COMMITTEE: None.

TOWN: In favor and suggest the A-3 zone instead of an R-2 zone.

STAFF: Given by Nielsen and in the file.

CONDITIONAL USE PERMIT APPLICATIONS

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

CU2196-26 – Jason Thiede: Conditional Use to allow for boat storage (transportation services) in two buildings in existing C zone at **N6965 County Road Q** in Town of Milford, PIN 020-0714-0433-004 (2.640 ac).

PETITIONER: Jason Thiede (N6965 County Road Q, Lake Mills, WI) presented himself as the petitioner for this conditional use. Thiede explained the request to allow for storage units for a boat storage business and shop area.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM THE COMMITTEE: None.

TOWN: In favor with conditions.

STAFF: Given by Nielsen and in the file. Nielsen asked about employees, building size, hours of operation, public to the site, outdoor lighting, signage, outdoor storage, and any future expansions. There are no additional employees other than the owner, the proposed buildings will be 60' x 120' for the shop and 60' x 110' for the storage shed and will be approximately 24' in height, operation will start in the morning with last call at 5pm, no public to the site, standard security lighting may be installed, no outdoor storage is proposed, and no future expansions are proposed. There is also a proposed bathroom in the shop.

CU2197-26 – Skalitzky Farmland LLC: Conditional Use to allow for grain drying with a capacity of up to 750,000 bushels per year on the existing A-2 zoned lot at **W8889 State Road 89** in Town of Waterloo, PIN 030-0813-0922-002 (4.650 ac).

PETITIONER: Kyle Skalitzky (N8272 Moungey Ln, Waterloo, WI) presented himself as the petitioner for this conditional use. Skalitzky explained the request to allow for up to 750,000 bushels at this site. This would be a private facility for personal grain only and allows them to utilize the State Highway instead of Town or County roads for transportation. The site also has 3 phase power and natural gas available from the city and railroad accessibility as well. Skalitzky also touched on the usage of the property by the former owners.

COMMENTS IN FAVOR: Steve Duwe (N7204 County Road A, Johnson Creek, WI) spoke in favor of the petition and stated he believes it supports the comprehensive plan vision, supports the agricultural heritage of the county, and allows for entrepreneurship and support of the local economy. Duwe also noted the existing infrastructure on the site.

Gary Skalitzky (N8733 County Road O, Waterloo, WI) also spoke in support of the petition.

COMMENTS OPPOSED: Jeannie & Mike Ploc (W8878 State Road 89, Waterloo, WI) spoke in opposition to the petition with concerns about increased traffic, dust pollution, and the speed limit.

REBUTTAL: Skalitzky believes that the traffic impact with his proposal will be less than the previous owner's operation.

QUESTIONS FROM THE COMMITTEE: None.

TOWN: In favor.

STAFF: Given by Nielsen and in the file. Nielsen asked about the proposed use for the existing shed on the property and if there are any proposed structural expansions. Skalitzky explained the shed would be used for machinery storage during the winter and no structural expansions are proposed.

6. Adjourn

Motion by Supervisors Foelker/Nass to adjourn. Motion passed 3-0 and meeting was adjourned at 7:35pm.

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.