

**NOTICE 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, May 21, 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:**

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| Teams Meeting Information<br>Link: <a href="#">Join the meeting now</a><br>Meeting ID: 222 326 323 808 9<br>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, Paulson, and Foelker were present. Zoning staff members Haley Nielsen and Matt Zangl were also present. Present via Teams was Christina, Nick Venes, Jenny, Arnie Jennerman.

**3. Certification of Compliance with Open Meetings Law**

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

**4. Approval of Agenda**

Motion by Supervisors Nass and Foelker to approve the agenda as presented. Motion passed 4-0.

**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 7:00 p.m. on Thursday, May 21, 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 **May 26, 2026**

Recommendations by the Committee on Rezones will be made on **May 26, 2026**

Final decision will be made by the County Board on **June 9, 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

**R4680A-26 & CU2198-26 – Matt Armstrong:** Rezone 1.0-acre from A-1 to A-2 to allow for storage of contractor's equipment and materials in the proposed A-2 zone north of N2682 Kunz Road in Town of Koshkonong, parcel 016-0614-3123-001 (11.0 ac). Property is owned by William F & Susan K Stroupe Trust.

**PETITIONER:** Matt Armstrong (W7063 County Road C, Fort Atkinson, WI) presented himself as the petitioner for this rezone. Armstrong explained the request for rezone is to operate an HVAC business on the property.

**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 asked the petitioner to confirm hours of operation and dates, number of employees, new structure proposed, public to the site, parking plans, bathrooms or office proposed in building, lighting, signage and if there will be outdoor storage. Monday-Friday, 8am-4:30pm, public to site only on occasion for delivery drivers or for customers to pay bills. Parking will be next to the shop, 4 stalls. Bathroom and small office proposed in building. Dusk to dawn lights on building, no signage. No outdoor storage, the trucks will all be inside at night along with the materials.

**R4681A-26 & CU2199-26 – Karrels Trust:** Rezone 1.5-acres from A-1 to A-2 to allow for a boat storage business at **N4570 Indian Point Road** in Town of Sullivan, parcel 026-0616-0143-004 (19.794 ac).

**PETITIONER:** Matt Karrels (N4570 Indian Point Road, Sullivan, WI) presented himself as the petitioner for this rezone. Karrels explained the request to split off a 1.5-ac lot to allow for a boat storage business on his property. He explained that he has been doing this for 14 years already and that no new building will be constructed. Cannot see the business from the road.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:**

Steve Berman (N4654 Indian Point Road, Sullivan, WI) spoke in opposition to the petition with concerns that the request does not meet the comprehensive plan (cited comprehensive plan), the use is near the Glacial Drumlin trail, and the boats/campers will be driven past all residences on the road as this property is on the end of a dead end road.

Diane (N4891 Indian Point Road) spoke in opposition to the petition with the same concerns raised by Berman. Additionally, the road is very narrow and has no shoulders. It is difficult to pass other vehicles on this road already.

**REBUTTAL:**

None of the land is tillable. The request makes the area for the business smaller than what is out here currently. Most of his winter is spent down south, the business does not operate 365 days a year.

**QUESTIONS FROM THE COMMITTEE:** None.

**TOWN:** In favor.

**STAFF:** Given by Nielsen and in the file. Nielsen asked about storage appointments, storage season time,

employees, lighting, signage, new structures, parking, and whether the storage area would have a bathroom or office. Karrels explained that the storage is by appointment only, no public to site except for drop-offs/pick-ups, that it will be operational between September/October-May 1<sup>st</sup>, that there will be 0 (himself and wife) employees, that there will be night lighting, that there will be no signage, that there will be no new structures, that there will be no parking area, and that there will be no bathroom or office. Nielsen asked for petitioner to explain the current outdoor storage scenario, petitioner responded there are campers around the building, pontoons get shrink wrapped and are organized in lanes. Nielsen asked to confirm if the business is storage of campers as well, and the petitioner responded yes both boats and campers will be stored.

**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

**R4682A-26 – Dalton Kramer:** Rezone 2.0-acres from A-1 to A-3 to create two 1-acre residential lots at **N6580 Highmound Road** in Town of Concord, parcel 006-0716-0843-000 (40.0 ac).

**PETITIONER:** Dalton Kramer (N6580 Highmound Road, Sullivan, WI) presented himself as the petitioner for this rezone. Kramer explained the request to sell two lots for houses.

**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.

**R4683A-26 – Matt Armstrong:** Rezone 1.0-acres from A-1 to A-3 to create a residential lot north of **N2682 Kunz Road** in Town of Koshkonong, parcel 016-0614-3123-001 (11.0 ac). Property is owned by William F & Susan K Stroupe Trust.

**PETITIONER:** Matt Armstrong (W7063 County Road C, Fort Atkinson, WI) presented himself as the petitioner for this rezone. Armstrong explained the request to build a house and shop for business. The one-acre request is to build a residence on the north side of the property.

**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.

**R4672A-26 – Martin Hutchins:** Rezone A-1 to A-3 to create a 2.0-acre residential lot at **N8498 County Road Y** in Town of Watertown, PIN 032-0815-2021-000 (33.790 ac). Property is owned by Beerbohm Trust.

**PETITIONER:** Martin Hutchins (N8296 County Road Y, Watertown, WI) presented himself as the petitioner for this rezone. Hutchins explained his request to create a residential lot for his in-laws.

**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 asked the petitioner to explain the lot location. Martin explained that there are steep slopes and that the lot design needs to be adjusted to allow access to the residential lots. Nielsen asked if he has discussed access with the County Highway Department. Yes, but have not heard back. Told him he had to be 5 feet off the west lot line.

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

All in accordance with Sec. 22-339 – 22-350 of the Jefferson County Zoning Ordinance

**R4684A-26 – Theodore Butor:** Allow the division of existing A-3 zoned lot to create two residential lots from PIN 022-0613-0532-001 (11.827 ac) located at **W9236/W9240 US Highway 18** in Town of Oakland.

**PETITIONER:** Theodore Butor (W9234/W9240 US Highway 18, Oakland, WI) presented himself as the petitioner for this parcel division. Butor explained the request to divide his easement because the Department of Transportation denied his petition for a second driveway.

**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 made a note that the petitioner will need to obtain proper permits to alter the existing residential accessory structure into a single-family residence.

**FROM A-T, AGRICULTURAL TRANSITION TO R-1, RESIDENTIAL-SEWERED**

All are in accordance with ss. 22-122 – 22-132 of the Jefferson County Zoning Ordinance

**R4685A-26– Gremer LLC c/o David Werning:** Rezone from A-T to R-1 to create Autumn Ridge II subdivision with approximately 59 residential lots **west of Woody Lane** in Town of Ixonia, from parcel 012-0816-2134-034 (44.749 ac). Property is owned by Richard D & Karen J Adams Trust.

**PETITIONER:** David Werning (125 Resort Drive, Johnson Creek) presented himself as petitioner for this rezone. Werning explained his request to rezone from A-T to R-1 and build 59 lots with new houses.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** David Schwabe (N8201 Woody Lane) raised a question in opposition inquiring if the private well adjoining would be sized appropriately and would be accessed to the north. He also asked about how the properties will be accessed.

**REBUTTAL:** Werning stated that the well will be sized appropriately and that it will be accessible only by the north.

**QUESTIONS FROM THE COMMITTEE:** None.

**TOWN:** In favor.

**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

**CU2200-26 – Timothy Medenwaldt:** Conditional Use to allow for an Accessory Dwelling Unit in existing A-1 zone at **W6542 Vandre Road** in Town of Milford, PIN 020-0814-3214-000 (24.0 ac).

**PETITIONER:** Timothy Medenwaldt (W6336 County Road A, Johnson Creek). County just passed the ADU ordinance. He recently built a shed and wants to alter it to allow for an ADU. Needs to figure out septic for this and existing residence.

**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 noted the proper permits must be obtained to convert the structure into a residence. Nielsen asked about septic plans. Petitioner said they will put in a new septic for the ADU that is sized for one bedroom. The 10 x 12 dimension in the application is for the parking stall for the ADU.

**CU2201-26 – Dorothy Neubauer:** Conditional Use to allow for an extensive onsite storage structure in an existing R-2 zone at **N1710 County Road H** in Town of Palmyra, PIN 024-0516-1243-005 (3.53 ac).

**PETITIONER:** Dorothy Neubauer (N1710 County Road H) wants to demolish the existing barn and replace it with a new structure for hay storage.

**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 asked about dimensions of the conditional use structure, lighting, and use of the conditional use structure. Neubauer said the structure will be 40ft x 50ft with a 20ft peak. Lighting will be motion sensors. The use will be for 3 horse stalls and hay storage.

**CU2202-26 – Nicholas & Lauren Venes:** Conditional Use to allow for an Accessory Dwelling Unit in an existing residence located at **W626 Little Prairie Road** in Town of Palmyra, PIN 024-0516-2644-000 (7.74ac).

**PETITIONER:** Nicholas Venes (W626 Little Prairie Road, Palmyra, WI) presented himself as petitioner for this conditional use. Venes explained his request to build a new house and to turn the existing house into an accessory dwelling unit for his parents in the future. Venes stated that the existing house meets accessory dwelling unit requirements and has two parking stalls.

**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 asked about the square footage of the conditional use structure. Venes explained that the conditional use structure is 1,300 sq. ft. with 300 sq. ft. as a sunroom/storage/non-habitable.

**CU2203-26 – Lee & Samantha Speich:** Conditional Use to allow for a home occupation to operate a mechanical business in existing A-3 zone at **N4703 Highland Drive** in Town of Sullivan, PIN 026-0616-0214-002 (1.038 ac).

**PETITIONER:** Lee Speich (N4703 Highland Drive, Sullivan, WI) presented himself as the petitioner for this conditional use. Speich explained that this conditional use was to allow a small auto shop in the garage with a small parking 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. Nielsen asked if the conditional use auto shop would operate fully indoors, and about the number of employees, hours of operation, outside storage proposed, lighting and signage. Speich explained that there are no outside operations except for parking customers' cars. Speich also explained that there will be a dawn/dusk light and that there will be no signage. Petitioner said 6am-8pm for hours. Just himself for employees. No new structures. Public only to site to pick-up and drop-off vehicles. Customer vehicles are stored outside.

**CU2204-26 – Rodrick Stokes & Paula Hough-Stokes:** Conditional Use to allow for a kennel (dog breeding) located A-3 zone at **W8890 State Road 89** in Town of Waterloo, PIN 030-0813-0433-002 (1.46 ac).

**PETITIONER:** Paula Hough-Stokes (W8890 State Road 89, Waterloo, WI) presented herself as petitioner for this

conditional use. Hough-Stokes explained that the conditional use is to allow for a kennel to have 1 litter of dogs per year with one breeding dog.

**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 asked about hours of operation, number of employees, if the kennel would also groom dogs, how many puppies the kennel would produce per year, and the number of employees that would work in this kennel, plans for dog waste. Hough-Stokes explained that the kennel would be by appointment only, that there would be no grooming, that they would produce a max of 12 puppies per year, and that there would be no employees, fenced in backyard, will pick up the dog waste in the yard and put it in the garbage. Is okay with Town condition of no grooming.

## **6. Adjourn**

Motion by Poulson/Foelker to adjourn. Motion passed 4-0 and meeting was adjourned at 7:56 p.m.

**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.**