

NOTICE OF PUBLIC HEARING
JEFFERSON COUNTY PLANNING AND ZONING COMMITTEE
George Jaeckel, Chair; Steve Nass, Vice-Chair; Blane Poulson, Secretary; Matt Foelker; Amanda Kaiser

SUBJECT: Map Amendments to the Jefferson County Zoning Ordinance and Requests for Conditional Use Permits
DATE: Thursday, June 18, 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 Poulson called the meeting to order at 7pm

2. Roll Call

Supervisors Jaeckel, Nass, Paulson, and Foelker were present. Supervisor Kaiser was absent. Zoning staff members Haley Nielsen and Sarah Elsner were also present. Present via Teams was Leni Kahler.

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 Jaeckel/Foelker to approve the agenda as presented. Motion passed 4-0.

5. Public Hearing

Elsner 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, June 18, 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 **June 29, 2026**
Recommendations by the Committee on Rezones will be made on **June 29, 2026**
Final decision will be made by the County Board on **July 14, 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

R4686A-26 & CU2205-26 – Adam Lindstrom/Timothy Otterstatter: Rezone A-1 to A-2 to create two 9-acre lots and to allow for an agriculture dealership at **W2866 East Gate Drive** in Town of Watertown, PIN 032-0815-1223-000 (20.387 ac). Property is owned by Timothy Otterstatter.

PETITIONER: Timothy Otterstatter (W2866 East Gate Drive, Watertown, WI) presented himself as the petitioner for this rezone. Otterstatter explained that the rezone request was to split his property in half. He stated that Adam Lindstrom had approached Otterstatter to rezone.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: Timothy Bredow (W3006 East Gate Drive, Watertown, WI) spoke in opposition to the petition with concerns that first (existing) building should have been placed closer to the dealership. Additionally, Bredow inquired how many times this property had been split and stated that these previous splits were done illegally. Bredow stated that Otterstatter brought in excessive amounts of concrete.

Kenneth Salb (W2855 East Gate Drive, Watertown, WI) spoke in opposition to the petition with concerns of water being redirected onto other properties. Salb stated that Otterstatter continued to build berms and work in the wetland. Salb inquired about whether Otterstatter had plans regarding his impact on nearby waterways.

Dwayne Bauer (W3750 Ebenezer Drive, Watertown, WI) spoke in opposition to the petition with concerns about a similar experience in Dodge County.

REBUTTAL: Timothy Otterstatter (W2866 East Gate Drive, Watertown, WI) stated that he had approved fill sites. He stated that the County, Town, and USDA had no issues. He stated that the berm is 20 feet high, off the property line, and does not redirect water. Finally, Otterstatter stated that he gets 4 tax bills and does not see an issue with the rezone split.

Adam Lindstrom (ADDRESS) stated that a storm water management plan is being created by an architect.

QUESTIONS FROM THE COMMITTEE: None.

TOWN: In favor.

STAFF: Given by Elsner and in the file. Elsner noted that this petition may require a stormwater management plan. Additionally, Elsner asked about fencing, hours of operation, outdoor lighting, building size and height, whether the proposed building would have a bathroom, what outside storage would be on the property, number of employees, whether the public would be on-site, and whether Otterstatter would erect a sign. Finally, Elsner addressed the ways splits are limited in Jefferson County. Otterstatter explained that there would be no fencing, the proposed hours are correct, the outdoor lighting would be on a sign, which would be flexible in location, that there are possible 6 lights for overhead doors, that he plans to build a 1,200 square foot shop and a 9,000 square foot office. Otterstatter explained that the shop would have 24-foot sidewalls and the office would have 22-foot sidewalls. Otterstatter explained that there will be bathrooms, there will be a maximum of twenty employees, and public will be allowed on-site and there will be twenty parking stalls.

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

R4687A-26 – Larry Braatz: Rezone A-1 to A-3 to create a 1.0-acre residential lot north of **N5785 County Road Q** in Town of Aztalan, PIN 002-0714-2031-000 (38.660 ac).

PETITIONER: Larry Bratz (N5785 County Road Q, Aztalan, WI) presented himself as the petitioner for this

rezone. Bratz explained the request is to create a one-acre lot for a family member to build a residence.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM THE COMMITTEE: None.

TOWN: In favor.

STAFF: Given by Elsner and in the file.

R4688A-26 – Todd & Victoria Berger: Rezone A-1 to A-3 to create a 3.0-acre farm consolidation around the existing house and buildings at **W3475 Ranch Road** in Town of Farmington, PIN 008-0715-1012-000 (30.0 ac). Property is owned by Mary Ann Berger Trust.

PETITIONER: Todd Berger (N6813 County Road D, Watertown, WI) presented himself as petitioner for this rezone. Berger explained the request to create a lot to separate the house and the new two-acre lot.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM THE COMMITTEE: None.

TOWN: In favor.

STAFF: Given by Elsner and in the file. Elsner asked about whether the southwest land would be included in the split and why, when the house was built, the septic system. Berger explained that the southwest land would be included because of a telephone easement, that the house was built in the 1900s and that the septic is going to be replaced on the west side of the house.

R4689A-26 – Todd & Victoria Berger: Rezone A-1 to A-3 to create a 2.0-acre residential lot at **W3475 Ranch Road** in Town of Farmington, PIN 008-0715-1012-000 (30.0 ac). Property is owned by Mary Ann Berger Trust.

PETITIONER: Todd Berger (N6813 County Road D, Watertown, WI) presented himself as petitioner for this rezone. Berger explained the request is to create a two-acre residential lot.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM THE COMMITTEE: None.

TOWN: In favor.

STAFF: Given by Elsner and in the file. Elsner asked about the reason behind the proposed location of the lot. Berger explained that the lot would primarily be built on non-prime soil.

R4690A-26 – Heath Schluter: Rezone A-1 to A-3 to create a 3.0-acre farm consolidation around the existing house and buildings at **W3476 County Road B** in Town of Farmington, PIN 008-0715-1513-002 (42.125 ac).

PETITIONER: Petitioner Steve Schluter (W3912 Ranch Road, Watertown, WI) presented himself as petitioner for this rezone. Schluter explained the request to create a farm consolidation to split off the house.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM THE COMMITTEE: None.

TOWN: In favor.

STAFF: Given by Elsner and in the file. Elsner asked about the east side of the lot, when the house was built, and the septic location. Schluter explained that the east side of the lot was not farmed and overgrown, that the house was built in the 1950s and that they will need a new septic, but the current septic location is unknown.

R4691A-26 – Heath Schluter: Rezone A-1 to A-3 to create a 1.0-acre residential lot at **W3476 County Road B** in Town of Farmington, PIN 008-0715-1513-002 (42.125 ac).

PETITIONER: Steve Schluter (W3912 Ranch Road, Watertown, WI) presented himself as petitioner of this rezone. Schluter explained the request to create a new one-acre lot.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM THE COMMITTEE: None.

TOWN: In favor.

STAFF: Given by Elsner and in the file.

R4692A-26 – Riggs Farmstead LLC: Rezone A-1 to A-3 to create a 2.0-acre residential lot at **N144 Wojtkunski Road** in Town of Palmyra, PIN 024-0516-3144-000 (39.148 ac).

PETITIONER: Debbie Riggs (N9303 Knudsen Drive, Whitewater, WI) presented herself as petitioner of this rezone. Riggs explained the request is to build a new house.

Mark Miritz was present as Riggs' Surveyor

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM THE COMMITTEE: None.

TOWN: In favor.

STAFF: Given by Elsner and in the file. Elsner asked about when construction of the house would be complete and the remnant A-1 strip of property. Riggs explained that the house is to be completed before winter. Mark Miritz (surveyor) explained that the acreage of the remnant A-1 strip would be 2-acres. Elsner noted that this would be the final split for this property if approved.

CONDITIONAL USE PERMIT APPLICATIONS

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

CU2206-26 – Kevin Kleinhans: Conditional Use to allow for a 1736 sq. ft., 17’ high extensive onsite storage structure in existing R-2 zone at **W350 Pine Drive** in Town of Palmyra, PIN 024-0516-1234-006 (4.343 ac).

PETITIONER: Kevin Kleinhans (W350 Pine Drive, Palmyra, WI) presented himself as petitioner of this conditional use. Kleinhans explained the request is to build an addition to an existing detached garage and add a sink and bathroom.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM THE COMMITTEE: None.

TOWN: In favor.

STAFF: Given by Elsner and in the file. Elsner asked about size, the septic, lighting, and use. Kleinhans explained that the structure will be 28 feet x 62 feet, and 17 feet tall. Additionally, Kleinhans explained that there will be a septic, and it will be for personal use.

CU2207-26 – Rosy-Lane Holsteins LLC: Conditional Use for an ATCP regulated livestock facility in an A-1 Agricultural zone at **W3855 Ebenezer Drive** in Town of Watertown, on PIN 032-0815-2812-000 (49.01 ac) and PIN 032-0815-2811-002 (48.267 ac). The proposal allows for new buildings, a new waste storage facility and to increase the existing 1630 animal units to 4700 animal units. This is in accordance with Sec 22-584 of the Jefferson County Zoning Ordinance and Wi. Stat. Chapter ATCP 51.

PETITIONER: Jordan Matthews (N6488 Shorewood Hills Road, Lake Mills, WI) presented himself as petitioner for this conditional use. Matthews explained the request to provide more milk to plants, and to construct a new building, parlor, and manure storage.

COMMENTS IN FAVOR: Erin Tomasik – w/ Voice of Milk submitted a letter in favor of the request.

COMMENTS OPPOSED: Dwayne and Mary Bauer (W3750 Ebenezer Drive, Watertown, WI) spoke in opposition to the petition with concerns regarding well water.

Anita Martin (261 Pinnacle Dr, Lake Mills) submitted a letter in opposition to the request with concerns of high phosphorus levels.

REBUTTAL: Matthews explained that they had worked with a geologist for water use and it will be permitted by the DNR. Matthews explained that this petition complies with nutrient management plans

QUESTIONS FROM THE COMMITTEE: None.

TOWN: In favor.

STAFF: Given by Elsner and in the file. Elsner referred to Patricia Cicero for input, who spoke on the application and expansion.

6. Adjourn

Motion by Jaeckel/Foelker to adjourn. Motion passed 4-0 and meeting was adjourned at 7:39

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.