

NOTICE 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, July 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

The meeting was called to order by Chairman Poulson at 7pm.

2. Roll Call

All members of the Committee except for Supervisor Nass were present. Staff present were Matt Zangl and Sarah Elsner.

3. Certification of Compliance with Open Meetings Law

Administrator Michael Luckey confirmed the meeting was being held in accordance with Open Meetings Law.

4. Approval of Agenda

Motion by Supervisor Kaiser and seconded by Supervisor Jaeckel to approve the agenda as presented.

5. Public Hearing

Zangl 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, July 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 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 **July 27, 2026**

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

Final decision will be made by the County Board on **August 10, 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

R4693A-26 – Mehrabi Family Trust: Rezone 1.3484-acre from A-1 to A-3 around the existing house at **N8697**

Hustisford Road in Town of Ixonia, PIN 012-0816-1831-000 (37.0 ac).

PETITIONER: Mehran Mehrabi (N8697 Hustisford Road, Watertown, WI) presented himself as the petitioner for this rezone. Mehrabi explained the request for the rezone to separate the house from the farm. Mehrabi explained that he would own the proposed A-3 property and someone else would own the remaining A-1 land.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None.

TOWN: None.

STAFF: Given by Zangl and in the file.

R4694A-26 – Christopher Gang: Rezone from A-1 to A-3 PIN 014-0614-1311-001 (.590-ac) owned by Lyle Vogel Trust and PIN 014-0614-1311-002 (.510-ac) to create in total an approximate 1.1-acre residential lot at **W4927 Vogel Road** in Town of Jefferson.

PETITIONER: Christopher Gang (W4927 Vogel Road, Jefferson, WI) presented himself as the petitioner for this rezone. Gang explained the request to rezone to satisfy setback requirements for his garage, and that it would all be rezoned into one lot.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None.

TOWN: In favor.

STAFF: Given by Zangl and in the file.

FROM A-2, AGRICULTURAL & RURAL BUSINESS TO A-1, EXCLUSIVE AGRICULTURAL

All are in accordance with ss. 22-277 – 22-285 of the Jefferson County Zoning Ordinance

R4695A-26 – Mehrabi Family Trust: Rezone 1.0-acre from A-2 to A-1 to remove the existing A-2 zone at **N8697 Hustisford Road** in Town of Ixonia, PIN 012-0816-1831-000 (37.0 ac).

PETITIONER: Mehran Mehrabi (N8697 Hustisford Road, Watertown, WI) presented himself as the petitioner for this rezone. Mehrabi explained the request for the rezone of this property from A-2 to A-1.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None.

TOWN: None.

STAFF: Given by Zangl and in the file. Zangl asked if a business still exists on the A-2 property. Mehrabi explained that the business no longer operates, thus the request to eliminate the A-2 zone.

**FROM A-2, AGRICULTURAL & RURAL BUSINESS TO A-3, AGRICULTURAL/RURAL
RESIDENTIAL**

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

R4696A-26 – Andrew Woods: Rezone 1.621-acres from A-2 to A-3 to create a residential lot around existing house on PIN 006-0716-0832-002 and move the northern lot line to combine with the existing A-3 lot line from PIN 006-0716-0832-000 at **W2054 Church Drive** in Town of Concord. Parcels are owned by Andrew & Cassandra Woods.

PETITIONER: Alex Spheeris represented Andrew Woods (W2054 Church Drive, Watertown, WI) as petitioner for this rezone. Spheeris explained the request for the rezone to eliminate the east/west property line that runs through the current septic system.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None.

TOWN: None.

STAFF: Given by Zangl and in the file.

CONDITIONAL USE PERMIT APPLICATIONS

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

CU2208-26 – Eric Martin: Conditional Use for a home occupation to allow for a truck repair shop in existing A-1 zone at **N9498 Green Valley Road** in Town of Ixonia, PIN 012-0816-0341-001 (2.999 ac).

PETITIONER: Eric Martin (N9498 Green Valley Road, Watertown, WI) presented himself as petitioner for this conditional use permit. Martin explained that he wants to construct a pole barn to operate a business for truck repair.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None.

TOWN: In favor with no conditions.

STAFF: Given by Zangl and in the file. Zangl asked about the days and hours of operation, number of trucks, deliveries to the property, number of employees, parking on the property, expansion to the building, and if there will

be a bathroom in the building. Martin explained that the business will be operating Monday through Friday, 7am-5pm, there will be 2-3 semi-trucks or pick-up trucks, 1-2 deliveries per day, Martin is the only employee, parking will be on the south side of the building, and there will be future no expansion, and no bathroom will be in the building.

CU2209-26 – Fiege Properties LLC: Conditional Use for transportation services to allow for storage units and outdoor storage in an existing B, Business zone at **W6423 US Highway 18** in Town of Jefferson, PIN 014-0614-0921-000 (19.720 ac).

PETITIONER: Jason Fiege (W6423 US Highway 18, Jefferson, WI) presented himself as petitioner for this conditional use. Fiege explained that the use is for 5 or 6 storage units for larger storage needs such as RVs, campers, etc.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: Kaiser asked about the size of the buildings. Fiege explained that the buildings will be 250 feet by 150 feet.

TOWN: None.

STAFF: Given by Zangl and in the file. Zangl asked about outdoor storage, screening, and access. Fiege explained that there will be outdoor storage between the hayfield and outdoor theater in the winter months, that screening will be installed in the second year, and that they are currently working on access.

CU2210-26 – Nathanael & Julia Voss: Conditional Use to allow for a 1264 sq. ft., 20 ft. high extensive onsite storage structure to replace an old existing 1080 sq. ft. garage in existing R-2 zone at **N381 Haight Road** in Town of Koshkonong, PIN 016-0513-3512-005 (2.10 ac).

PETITIONER: Tom Patterson represented Nathanael and Julia Voss (1630 Madison Street, Madison, WI) as petitioners for this conditional use. Patterson explained that the current garage needs repair and is too small for personal items. Patterson also clarified that the proposed size and height of the structure has changed to 1264 sq ft, and max 20' in height. The structure will maintain the existing 23-foot setback to Haight Road.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None.

TOWN: None.

STAFF: Given by Zangl and in the file. Zangl asked if the proposed structure would have a bathroom. Patterson explained that there will be no bathroom in the proposed storage structure.

ZONING ORDINANCE TEXT AMENDMENT

R4697T-26 – Jefferson County: Proposed Zoning Ordinance amendment for an 18-month data center moratorium.

PETITIONER: Matt Zangl spoke on behalf of the Jefferson County Planning & Development Department for the proposed text amendment.

COMMENTS IN FAVOR: Walter Christensen (7057 Pond Road, Fort Atkinson, WI) spoke in favor of the amendment and asked that the Committee take more than 18 months if needed/allowed.

Sarah Zarling (Watertown, WI) spoke in favor of the amendment with concerns that the county needs to protect people and prevent the circumstances that happened in Beaver Dam.

Miranda Taylor (239 N Watertown Street, Johnson Creek, WI) spoke in favor of the amendment with concerns about natural resources and location. She explained that she would like data centers to limit size and energy use. She also explained her concerns about the circumstances of Beaver Dam. Taylor explained that she would like to ban all data centers.

Joelle Willkomm (520 S Whitewater Avenue, Jefferson, WI) spoke in favor of the amendment.

Erik Binnie (1209 Monroe Street, Fort Atkinson, WI) spoke in favor of the amendment with concerns about air quality and noise impacts of future data centers.

Anna Brose (410 Hillcrest Drive, Fort Atkinson, WI) spoke in favor of the amendment with concerns about potential impacts of future data centers.

Steve Habeck (N4828 County Road Q, Jefferson, WI) spoke in favor of the amendment with concerns that he would like to see innovation but is not in favor of data centers in Jefferson County.

Rebecca Wolff (N7907 State Road 89, Waterloo, WI) spoke in favor of the amendment with concerns about drinking water safety, the Protect American AI Bill, damage of the environment, and data center water usage.

Kristen Pyle (N3649 County Road F, Sullivan, WI) spoke in favor of the amendment with concerns about non-disclosure agreements, cost, water usage, bacteria, electricity, and human health.

Savannah (present via Zoom – did not give a last name or address) spoke in favor of the amendment with concerns about human health risks and pollution and agreed with previously given comments by others.

Eric Halverson (115 S Dewey Avenue, Jefferson, WI) spoke in favor of the amendment with concerns about AI's impact on technology businesses.

Amanda Clouse (214 E Sherman Avenue, Fort Atkinson, WI) spoke in favor of the amendment with concerns about safety and long-term decision-making regarding data centers.

Jody Schutte (N6219 Christberg Road, Johnson Creek, WI) spoke in favor of the amendment with concerns about the time of the moratorium. Schutte requested the moratorium be for a longer period of time.

Lee Bergan (W3930 State Road 106, Hebron, WI) spoke in favor of the amendment with concerns about health and water usage. Bergan explained that he opposed data centers.

It was also noted that the file also contains 40 more emails in support of the moratorium.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None.

TOWN: None.

STAFF: Given by Zangl and in the file.

6. Adjourn

Supervisor Jaeckel made a motion to adjourn the meeting and was seconded by Supervisor Kaiser. The motion passed 4-0 and the meeting adjourned at 8 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.