

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, August 20, 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
All members of the Committee were present, except Supervisor Kaiser. Zoning staff present were Caleb Dammen and Sarah Elsner
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 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, August 20, 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 **August 31, 2026**
Recommendations by the Committee on Rezones will be made on **August 31, 2026**
Final decision will be made by the County Board on **September 8, 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

R4699A-26 – Kenneth & Jane Staude Trust: Rezone from A-1 to A-3 to create a 2.0-acre farm consolidation around the existing house at **N5715 Popp Road** in the Town of Aztalan, PIN 002-0714-2134-000 (16.134 ac).

PETITIONER: Kenneth Staude (N5735 Popp Rd) presented himself as the petitioner for the rezone. Staude explained his intent to separate the existing house from the farmland.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: Paulson asked what year the house was built. Staude stated he is not aware of an exact date, but the house predates 1975.

STAFF: Read aloud by Elsner and in the file.

TOWN: In favor.

R4700A-26 – VJ Davis LLC: Rezone from A-1 to A-3 to create a 4.6-acre farm consolidation around the existing house and outbuildings at **W8752 US Highway 12** in the Town of Oakland from PINs 022-0613-1634-000 (33.906 ac) and 022-0613-1631-000 (38.566 ac).

PETITIONER: Joanne Davis (PO Box 129, Fort Atkinson) presented herself as the petitioner for this rezone and explained the request to split the existing house and buildings from the rest of the farmland to sell off to another party.

COMMENTS IN FAVOR: Sandra Jerzak also presented herself in favor via online meeting.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None.

STAFF: Read aloud by Elsner and in the file. Elsner asked what year the house was built. Davis and Jerzak both stated pre-1975. Elsner asked why they included extra land in the back of proposed lot. Davis claimed that a few destroyed buildings/barns were pushed into a “mound” and that land is not farmable.

TOWN: Approved 4-0, no conditions.

R4701A-26 & CU2211- 26 – Kenneth Au: Rezone from A-1 to A-3 to create a 4.5-acre farm consolidation and a Conditional Use Permit to allow for an Accessory Dwelling Unit at **W4294 Hillview Lane** in Town of Farmington from PINs 008-0715-3213-000 (34.998 ac), 008-0715-3213-001 (2.702 ac) and 008-0715-3242-000 (38.980 ac).

PETITIONER: Kenneth Au (W4294 Hillview Ln, Jefferson) presented himself as the petitioner for the rezone and CUP. Au explained the request to split off the existing house and also build an ADU on the proposed A-3 lot.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: Paulson asked what does the Conditional Use entail? Au explained that it is a large pole building with 1,000 square feet of living space to be used as an ADU.

STAFF: Read aloud by Elsner and in the file. Elsner asked for clarification on the year in which the house was built and the septic location. Au explained that the existing house was built pre-1970 and the existing septic is across from the existing house. The ADU will have a new septic installed.

TOWN: Approved 3-0 with no conditions.

R4702A-26 & CU2212- 26 – Thomas Patterson: Rezone from A-T to R-2 to allow for an approximate 25-lot subdivision and conditional use permit to allow 8 duplexes near **N739 Old 26 Road** in Town of Koshkonong, PIN 016-0513-2514-000 (30.146 ac). Property is owned by Richard & Joyce Christensen.

PETITIONER: Thomas Patterson represented the Christensen's as the petitioner for the rezone and CUP. Patterson explained the request to create 8 duplex lots to be created with condominium ownership. Patterson cited existing development and abundant client inquiry as evidence of high demand for housing in area.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: Anistasia Vega (N653 Old 26, Fort Atkinson) spoke in opposition of the rezone and CUP. She feels the project is inconsistent with comprehensive plan. She cited vacancies in nearby developments as proof of lack of demand. She also expressed concerns with removing land from agricultural use and argued that Eagle Ridge Estates development should be finished before more development is allowed. Stated concerns with environmental corridors, wildlife impact, flooding, and unsuitable road infrastructure.

Kathy Branch Ellis (N803 Old 26, Fort Atkinson) appeared in opposition. She backed comments made by Vega.

REBUTTAL: Patterson stated that there are several duplexes and triplexes in the immediate area of Lake Koshkonong, so this project would not be out of the ordinary. Stated existing projects are still moving forward, albeit not fast. Knows of 6-8 potential buyers for proposed project and knows of brewing interest from Koshkonong Mounds Country Club members. Stated mature trees will be left standing and retention basins (new and existing) will be utilized. There will be 2 entrances to spread impact of vehicles on roadways.

QUESTIONS FROM COMMITTEE: The committee questioned the phasing and timing of the project. Patterson clarified that the 1st phase would be the 8 condominium duplex lots. Road creation and dirt work would occur in Fall of 2026. Lots would be listed for sale in the spring. 2nd phase of SFD's would follow the condominium lots in the summer/fall of 2027.

STAFF: Read aloud by Elsner and in the file. Elsner asked if there will be shared POWTS and who would oversee maintenance. Patterson explained each duplex would have shared POWTS. Agreements have not been made yet.

TOWN: Approved 4-1 with no conditions.

CU2213-26 – Taylor Crose: Conditional Use to allow for a kennel (dog boarding & training) in an existing A-3 zone at **N6132 Switzke Road** in Town of Farmington, PIN 008-0715-1633-001 (1.560 ac).

PETITIONER: Taylor Crose (N6132 Switzke Rd, Johnson Creek) appeared as the petitioner for the project. She explained that she will be turning her pole shed into a small, 6-kennel dog facility with a training area.

COMMENTS IN FAVOR: Jody Gehrke (N4996 Switzke Rd, Jefferson) appeared in favor of the proposed business.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None.

STAFF: Read aloud by Elsner and in the file. Elner asked questions confirming application. Crose confirmed hours and schedule. She will be only employee with no foreseen expansion. There will be a fence enclosure. Maximum of 5 small dogs and 5 large dogs. There will not be any grooming as a service, only grooming will be for own pet. No signage other than right by mailbox. Dog waste to be thrown in garbage.

TOWN: Approved 2-0 with no conditions.

CU2214-26 – Annette Rue: Conditional Use to allow for an eating and drinking place in existing C zone at **N6436 S Farmington Road** in Town of Farmington, PIN 008-0715-1321-006 (2.10 ac).

PETITIONER: Annette Rue (N8704 County Road E, Watertown) presented as the petitioner for the project. Rue explained the request to convert an old blacksmith shop into an event center/overflow bar for her existing operation across the street.

COMMENTS IN FAVOR: Joanne Davis (PO Box 129, Fort Atkinson) spoke in favor, saying it would be a good use of an empty historical building and has adequate parking.

COMMENTS OPPOSED: Scott Niederdorfer (N6425 S Farmington Rd, Helenville) spoke in opposition. Niederdorfer stated that there already is and will continue to be high amounts of traffic. Stated that when existing bar is busy, the road bottlenecks. Patrons of the existing bar have caused problems on his property already and believes a new bar will make these problems worse.

Jody Gehrke (N4996 Switzke Rd, Jefferson) spoke in opposition. His daughter resides at Buckaroos. Stated concerns with additional intoxicated patrons being introduced to the area, especially with existing problems on neighboring properties.

REBUTTAL: Rue stated that her existing bar has been there for 7 years and this was the first complaint she's heard from Scott or Jody. Feels as if it is a personal problem, rather than an issue with the business proposal.

QUESTIONS FROM COMMITTEE: None.

STAFF: Read aloud by Elsner and in the file. Elsner asked clarification questions. Rue confirmed hours of operation – weekend events to open between 8AM-11AM and run until bar time. Occupancy expected to have a maximum of 75 persons. Several various event types mentioned. Will have a liquor license. Currently working on POWTS design. Will utilize signage and outdoor lighting.

TOWN: Town in favor.

CU2215-26 – Brian Gillman: Conditional Use to allow for a kennel including dog grooming & boarding in an existing A-3 zone at **W1370 Gopher Hill Road** in Town of Ixonia, PIN 012-0816-0914-000 (4.036 ac).

PETITIONER: Brian Gillman (W1370 Gopher Hill Rd, Ixonia) presented on his own behalf as petitioner. Explained a new building to run a dog kennel. Building will have its own POWTS. Dog waste to be disposed through contracted waste disposal. A sign will be placed by road. Maximum capacity of 30 dogs including 8 personal dogs.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None.

STAFF: Read aloud by Elsner and in the file. Elsner asked questions for confirmation. Gillman confirmed that they currently have 8 dogs and 4 puppies of their own. They will have 2-4 litters annually. Open by appointment only from 7AM-7PM. The dogs will only be outside during those hours as well. The project will require a new building and fence enclosure. They also intend to fence their entire 4.036 acres as an extra layer of protection. Business is strictly overnight boarding and will not include daily daycare services. Will have outdoor lighting and surveillance.

TOWN: Approved 5-0.

CU2216-26 – Paola Rodriguez Perez: Update Conditional Use CU2100-23 for recreational facility directly related for open space use to allow for increased capacity and additional events in an existing A-2 zone at **W5257 Navan Road** in Town of Milford, PIN 020-0814-2422-004 (3.843 ac).

PETITIONER: Paola Rodriguez Perez (W5257 Navan Rd, Watertown) appeared as the petitioner with Elizabeth Perdomo as a translator. Her petition aims to increase capacity and type of events allowed for the operation.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: Mary and Daniel Seurer (W8225 Stockbridge Ct, Lake Mills) spoke in opposition. Concerns shared include the large facility sitting on a narrow road with deep ditches. There will be late nights and inadequate parking.

Paul Moss (N8258 County Road A, Watertown) spoke in opposition, stating he is against the added noise, partying, and the other reasons as mentioned by Seurer's.

Grant and Paige Rice (W5221 Navan Rd, Watertown) submitted a letter in opposition, which was summarized by Elsner and included in file.

REBUTTAL: Rodriguez stated they plan to change hours from 11AM-10PM and Sundays to end at 8PM. It is a family gathering place, so there will not be extreme noise. Stated there will be music, but not loud enough to disturb neighbors. She has roughly 75 parking spaces and is willing to expand. The maximum capacity she will allow by contract is 150 people.

QUESTIONS FROM COMMITTEE: None.

STAFF: Read aloud by Elsner and in the file. Elsner confirmed about 2 events per month. Owner is willing to upgrade sanitation facilities if needed.

TOWN: Approved 3-0.

CU2217-26 – OneEnergy Renewables: Conditional Use to allow for a 6-watt dual-use solar farm in existing A-1 zone west of **W8375 Hope Lake Road** in Town of Oakland on PINs 022-0613-0322-000 (33.480 ac) and 022-0613-0323-000 (40.0 ac). The property is owned by Kornstedt Farms LLC.

PETITIONER: Peter Murphy (OneEnergy Renewables Representative) appeared on behalf of Kornstedt Farms for the petition. Adam Gussey also appeared in the interest of Kornstedt Farms. Murphy gave a brief synopsis of the project. Murphy highlighted the solar project will be screened with flowers which will be used as cut flowers. The remainder of the project will be planted with native pollinator seed blends. He stated that the project must end before March 2028, due to township road project.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: Anastasia Vega (N653 Old 26, Fort Atkinson) voiced opposition to the project.

REBUTTAL: Murphy declined his opportunity to rebut.

QUESTIONS FROM COMMITTEE: None.

STAFF: Read aloud by Elsner and in the file.

TOWN: Approved 3-1 with 29 conditions placed.

CU2218-26 – John & Tamara Pozorski: Conditional Use to allow for a 7,200 sq. ft., 38' high extensive onsite storage structure in existing R-2 zone at **N1571 County Road H** in Town of Palmyra, PIN 024-0516-1324-004 (10.369 ac).

PETITIONER: John and Tamara Pozorski (N1571 County Road H, Palmyra) appeared to explain their petition. The project will be a 60' x 120' pole barn. The structure will be hooked into an existing POWTS which was installed in 2025. Requested 38' height is designed to alter pitch to reduce risks from snow load and possible solar panel installation in future.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: Kim Tengler (N1569 County Road H, Palmyra) wrote a letter in opposition. She expressed concerns about visual obstructions. Letter was read to committee by Elsner and is included in the file.

REBUTTAL: J. Pozorski showed the committee a video of the vegetative buffer between Pozorski and Tengler properties showing roughly 30' tall vegetation. Stated that it should block the view of the proposed structure.

QUESTIONS FROM COMMITTEE: The committee questioned the proposed use of the structure. John Pozorski stated that it will be used for personal storage and will also store the trailer and gear from the local Boy Scouts chapter.

STAFF: Read aloud by Elsner and in the file. Elsner clarified that there will not be monetary transactions for the storage of the Boy Scouts gear. Elsner clarified that there would be outside lighting for security purposes.

TOWN: Approved 3-0.

6. Adjourn

Supervisor Jaeckel made a motion to adjourn the meeting. Supervisor Foelker seconded the motion. The motion passed 4-0 and the meeting adjourned at 8:19 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.