

MINUTES
JEFFERSON COUNTY PLANNING AND ZONING COMMITTEE
SITE INSPECTIONS

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

SUBJECT: Planning and Zoning Committee Site Inspections
DATE: May 15, 2026
TIME: 8:00 a.m.
PLACE: Jefferson County Courthouse, 311 S. Center Ave., Jefferson, WI in Room C1049

1. **Call to Order** – Supervisor Jaeckel called the meeting to order at 8:00 a.m.
2. **Roll Call (Establish a Quorum)** – Present is Supervisors Jaeckel, Foelker and Degner. Supervisor Nass, Kaiser and Poulson were an excused absence. Zoning staff present were Matt Zangl, Sarah Elsner and Shari Fischback. Other County staff in attendance were Land & Water Conservation Resource Conservationists Joe Strupp.
3. **Certification of Compliance with Open Meetings Law** – Zangl confirmed the meeting is in compliance.
4. **Approval of the Agenda** - Supervisor Jaeckel made motion to approve agenda removing the elections of officers, seconded by Supervisor Foelker. Motion was passed on voice vote, 3-0.
5. **Election of Officers – Chair, Vice Chair and Secretary** – This item was moved to the May 26th Zoning Decision Meeting agenda.
6. **Public Comment (Not to exceed 15 minutes and not to include petitions slated for decision. Members of the public who wish to address the Committee on specific agenda items must register their request at this time)** – None.
7. **Communications** - Zangl reported there is an appeal of a septic system permit from the Village of Johnson Creek that will be on the June 11th Board of Adjustment agenda.
8. **Discussion and Possible Action on a Determination of Completeness for Rosy-Lane Holstiens LLC located at W3588 Ebenezer Dr in the Town of Watertown. This is an ATCP 51 regulated livestock siting facility and the proposal includes an increase to 4,700 animal units in Jefferson County and the construction of a milking parlor, manure storage structure and associated equipment.**
Zangl gave an overview of the request. Strupp provided a project overview of the proposed structures and confirmed all applications and worksheets have been completed. A motion was made to approve the determination of completeness by Supervisor Foelker, seconded by Supervisor Jaeckel. Motion approved on a 3-0 voice vote.
9. **Site Inspections for Petitions to be Presented in Public Hearing on May 21, 2026:**
Committee members left for site inspections at 8:06 a.m.

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.

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 Sullivan, parcel 026-0616-0143-004 (19.794 ac). Property is owned by William F &

Susan K Stroupe Trust.

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.

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).

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).

R4685A-26– Gremar 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.

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).

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).

R4680A-26 & CU2198-26 – Karrels Trust: Rezone 1.5-acres from A-1 to A-2 to allow for a home occupation to operate a boat storage business at **N4570 Indian Point Road** in Town of Sullivan, parcel 026-0616-0143-004 (19.794 ac).

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).

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

10. **Adjourn** - Motion made by Supervisor Foelker, seconded by Supervisor Jaeckel to adjourn at 10:40 a.m. Motion passed on a voice vote, 3-0.

If you have questions regarding the petitions, please contact the Planning & Development Department at 920-674-7131. Petition files referenced on this agenda may be viewed in Courthouse Room C1040 between the hours of 8:00 a.m. and 4:30 p.m., Monday through Friday, excluding holidays. Materials covering other agenda items can be found at www.jeffersoncountywi.gov.

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 the meeting should contact the County Administrator at 920-674-7101 at least 24 hours prior to the meeting so that appropriate arrangements can be made.

A digital recording of the meeting will be available in the Planning & Development Department upon request.