

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

**SUBJECT:** Map Amendments to the Jefferson County Zoning Ordinance and Requests for Conditional Use Permits  
**DATE:** Thursday, January 15, 2026  
**TIME:** 6:00 p.m. (Doors will open at 5:30)  
**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  
The meeting was called to order by Chairman Jaeckel at 7pm.
2. Roll Call  
Supervisors Jaeckel, Nass, Foelker, and Poulson were present at 7pm. Supervisor Richardson was absent. Sarah Elsner and Haley Nielsen were present from the Planning and Zoning Department.
3. Certification of Compliance with Open Meetings Law  
Poulson confirmed that the meeting was being held in compliance with Open Meetings Law.
4. Approval of Agenda  
Motion by Supervisor Poulson and seconded by Supervisor Nass to approve the agenda. Motion passed on a vote of 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 6 p.m. on Thursday, January 15, 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 **January 26, 2026**  
Recommendations by the Committee on Rezones will be made on **January 26, 2026**  
Final decision will be made by the County Board on **February 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

**R4655A-26 – Lori Laylan:** Rezone from A-1 to A-3 to create two 1.0-acre residential lots south of **N6625 Elm Drive** in Town of Concord, PIN 006-0716-1144-000 (39.0 ac).

**PETITIONER:** Lori Laylan (W568 County Road B, Oconomowoc) presented as herself for this rezone. Requesting two lots for future residential buildings for family members if needed in the future.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**QUESTIONS FROM THE COMMITTEE:** None.

**STAFF REPORT:** Given by Nielsen and in the file.

**TOWN:** Approved, 3-0 with no conditions.

**R4656A-26 – Wendt Property Management LLC:** Rezone from A-1 to A-3 to create a 1.0-acre residential lot across from **N7015 Shade Road** in Town of Farmington, PIN 008-0715-0343-002 (14.212 ac).

**PETITIONER:** Mike Wendt (201 Red Fox Dr, Johnson Creek) presented as himself for this rezone. Requesting a lot for a building site that is clustered.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**QUESTIONS FROM THE COMMITTEE:** None.

**STAFF REPORT:** Given by Nielsen and in the file.

**TOWN:** Approved, 3-0 with no conditions.

**R4657A-26 – Randall & Tonia Rammelt:** Rezone from A-1 to A-3 (Lot 1) to create a 2.0-acre farm consolidation around existing buildings at **N3346 County Road F** in Town of Sullivan, PIN 026-0616-2043-000 (40.0 ac).

**PETITIONER:** Randy Rammelt (N3347 County Road F) presented as himself for this rezone. Is requesting to get the family farm divided up for the family.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**QUESTIONS FROM THE COMMITTEE:** None.

**STAFF REPORT:** Given by Nielsen and in the file.

**TOWN:** Approved, 2-0 with no conditions.

**R4658A-26 – Randall & Tonia Rammelt:** Rezone from A-1 to A-3 (Lot 2) to create a 2.0-acre residential lot east of **N3318 County Road F** in Town of Sullivan, PIN 026-0616-2034-001 (5.938 ac).

**PETITIONER:** Randy Rammelt (N3347 County Road F) presented as himself for this rezone. Is requesting to get the family farm divided up for the family.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**QUESTIONS FROM THE COMMITTEE:** None.

**STAFF REPORT:** Given by Nielsen and in the file.

**TOWN:** Approved, 2-0 with no conditions.

**R4659A-26 – Randall & Tonia Rammelt:** Rezone 0.3-acres from A-3 to A-1 and 0.3-acres from A-1 to A-3 to allow for a lot line adjustment at **N3318 County Road F** in Town of Sullivan, PIN 026-0616-2034-003 (3.0 ac). Property is owned by Timothy & Susan McGuire.

**PETITIONER:** Randy Rammelt (N3347 County Road F) presented as himself for this rezone. Is requesting to get the family farm divided up for the family.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**QUESTIONS FROM THE COMMITTEE:** None.

**STAFF REPORT:** Given by Nielsen and in the file.

**TOWN:** Approved, 2-0 with no conditions.

**FROM A-1 EXCLUSIVE AGRICULTURAL TO A-3, AGRICULTURAL/RURAL RESIDENTIAL  
WITH CONDITIONAL USE**

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

**R4660A-26 – Jeffrey Levake:** Rezoning utilizing split availability from consolidation of parcels of record involving PINs 018-0713-3312-000 (39.3670 ac) and 018-0713-3313-000 (39.670 ac) to add onto existing A-3 Lots 1 & 2 of CSM 5561 to create a total A-3 lots size of 2.675-acres (Lot 1) PIN 018-0713-3343-002 (1.114 ac) and 1.6-acre (Lot 2) PIN 018-0713-3343-001 (1.114 ac). These lots are located off **Hope Lake Road** in Town of Lake Mills. Property is owned by David & Diana Schroeder.

**PETITIONER:** David Schroeder (N5163 County Rd A, Cambridge) presented as himself for this rezone. He started the process in 2021, but it was not completed. The intent is to square up property lines along the rear side of the lots. Lot two won't change, but Lot one will utilize the transfer of splits.

**COMMENTS IN FAVOR:** Timothy Gile (N1721 County Road K, Fort Atkinson), spoke neutrally to understand what is going on.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** David Schroeder responded to Timothy Gile, that he may keep Lot 2 or sell. Jeff Levake will build a residence and run the business also requested in the attached Conditional Use for a septic/soil testing business from the property.

**QUESTIONS FROM THE COMMITTEE:** None.

**STAFF REPORT:** Given by Nielsen and in the file.

**TOWN:** Approved 3-0, conditioned upon an affidavit limiting no further splits of the parcels be filed with the Town and Register of Deeds at Jefferson County.

**CU2189-26 – Jeffrey Levake:** Conditional Use to allow for a home occupation for a septic business on Lot 1 zoned A-3 at **W8684 Hope Lake Road** in Town of Lake Mills PIN 018-0713-3343-002 (1.114 ac).

**PETITIONER:** Jeff Levake (301 Pinnacle Drive, Lake Mills) presented as himself for this Conditional Use Permit. Is looking to run a septic, soil testing, excavating business from the property. He intends to downsize from current home and business location and have the business be attached to the new residence built on this lot. There will be one employee (and kids helping), and no public to the site.

**COMMENTS IN FAVOR:** Timothy Gile (N1721 County Road K), spoke neutrally to understand what is going on. **COMMENTS IN FAVOR:** Timothy Gile (N1721 County Road K, Fort Atkinson), spoke neutrally to understand what is going on.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** David Schroeder responded to Timothy Gile, that he may keep Lot 2 or sell. Jeff Levake will build a residence and run the business also requested in the attached Conditional Use for a septic/soil testing business from the property.

**QUESTIONS FROM THE COMMITTEE:** None.

**STAFF REPORT:** Given by Nielsen and in the file.

**TOWN:** Approved 3-0, with condition that the Conditional Use Permit stays with the occupant of the property, not with the land.

**FROM A-1 EXCLUSIVE AGRICULTURAL TO N, NATURAL RESOURCE**  
All are in accordance with ss. 22-479 – 22-487 of the Jefferson County Zoning Ordinance

**R4661A-26 – Cheri Hazard:** Rezone 33-acre from A-1 to N at **W881 Village Line Road** in Town of Sullivan, PIN 026-0616-1122-000 (38.0 ac).

**PETITIONER:** Tim Horbinski (W865 Village Line Rd) presented as himself for this rezone. The land is used for hunting and recreation purposes already. Rezoning to natural resources would allow for the new lot to be sold off from the house.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**QUESTIONS FROM THE COMMITTEE:** None.

**STAFF REPORT:** Given by Nielsen and in the file.

Nielsen asked –

Reason for the natural resources zone? To split off and sell.

Plans for remnant 3-acre A-1 area around home? It will stay.

**TOWN:** Approved, 3-0 with no conditions.

#### **FROM N, NATURAL RESOURCE TO A-3, AGRICULTURAL/RURAL RESIDENTIAL**

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

**R4662A-26 – Todd Saeger:** Rezoning 1.0-acre from N to A-3 utilizing the consolidation of parcels of record to transfer splits/A-3 zones from a 59.8-acre parent parcel (PINs 032-0814-1412-000 & 032-0814-1411-001), to allow for a new 1-acre A-3 residential lot on PIN 032-0814-1134-002 (7.299 ac) located south of **N8947 Willow Road** in the Town of Watertown.

**PETITIONER:** Todd Saeger (N8947 Willow Road) presented as himself for this rezone. Requesting one acre to build a house for his son. Is requesting to transfer the split because it is too low and wet on the other side of the road.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**QUESTIONS FROM THE COMMITTEE:** None.

**STAFF REPORT:** Given by Nielsen and in the file.

**TOWN:** Approved, 3-0 with no conditions.

#### **CONDITIONAL USE PERMIT APPLICATIONS**

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

**CU2181-25 – Floyd Plank:** Conditional Use to allow for a farm store and roadside stand in A-T

zone at **N1341 Old 26 Road** in Town of Koshkonong, PIN 016-0514-1734-000 (6.609 ac).

**PETITIONER:** Floyd Plank (N1341 Old 26 Road) presented as himself for this Conditional Use. Request for a roadside stand.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**QUESTIONS FROM THE COMMITTEE:** None.

**STAFF REPORT:** Given by Nielsen and in the file.

Nielsen asked –

Hours of operation? 7am-5pm, Monday through Saturday.

Is there any bathrooms proposed? Yes, and a fully licensed kitchen.

Employees? No.

Parking? To the South.

Signs? Maybe in the future.

Outside storage proposed? Semi-trailer for storage of refrigerated items.

**TOWN:** Approved, 3-0 with no conditions.

**CU2190-26 – Charles Couden:** Conditional Use to allow for personal storage/mini-warehousing in an A-2 zone at **N4677 Highland Drive** in Town of Sullivan, PIN 026-0616-0241-005 (1.766 ac).

**PETITIONER:** Charles Couden (N4675 Highland Dr, Sullivan) presented as himself for this Conditional Use. Requesting to run a business on property for storage of equipment.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**QUESTIONS FROM THE COMMITTEE:** None.

**STAFF REPORT:** Given by Nielsen and in the file.

Nielsen asked –

Confirm building size? Petitioner responded 75' x 120'.

Employees? No.

Hours of operation? All the time.

Proposed lighting? No.

What is the existing building used for on the property? Storage for him and his son.

**TOWN:** Approved, 3-0 with no conditions.

6. Adjourn.

Poulson made a motion to adjourn at 6:37pm, Foelker seconded and the meeting was adjourned by a vote of 4-0.

**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.**