

**AGENDA**  
**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
2. Roll Call (Establish a Quorum)
3. Certification of Compliance with Open Meetings Law
4. Approval of the Agenda
5. Election of Officers – Chair, Vice Chair and Secretary
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)
7. Communications
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.
9. Site Inspections for Petitions to be Presented in Public Hearing on May 21, 2026:

**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– Greemar 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**

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](http://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.*

One address per line (26 max)

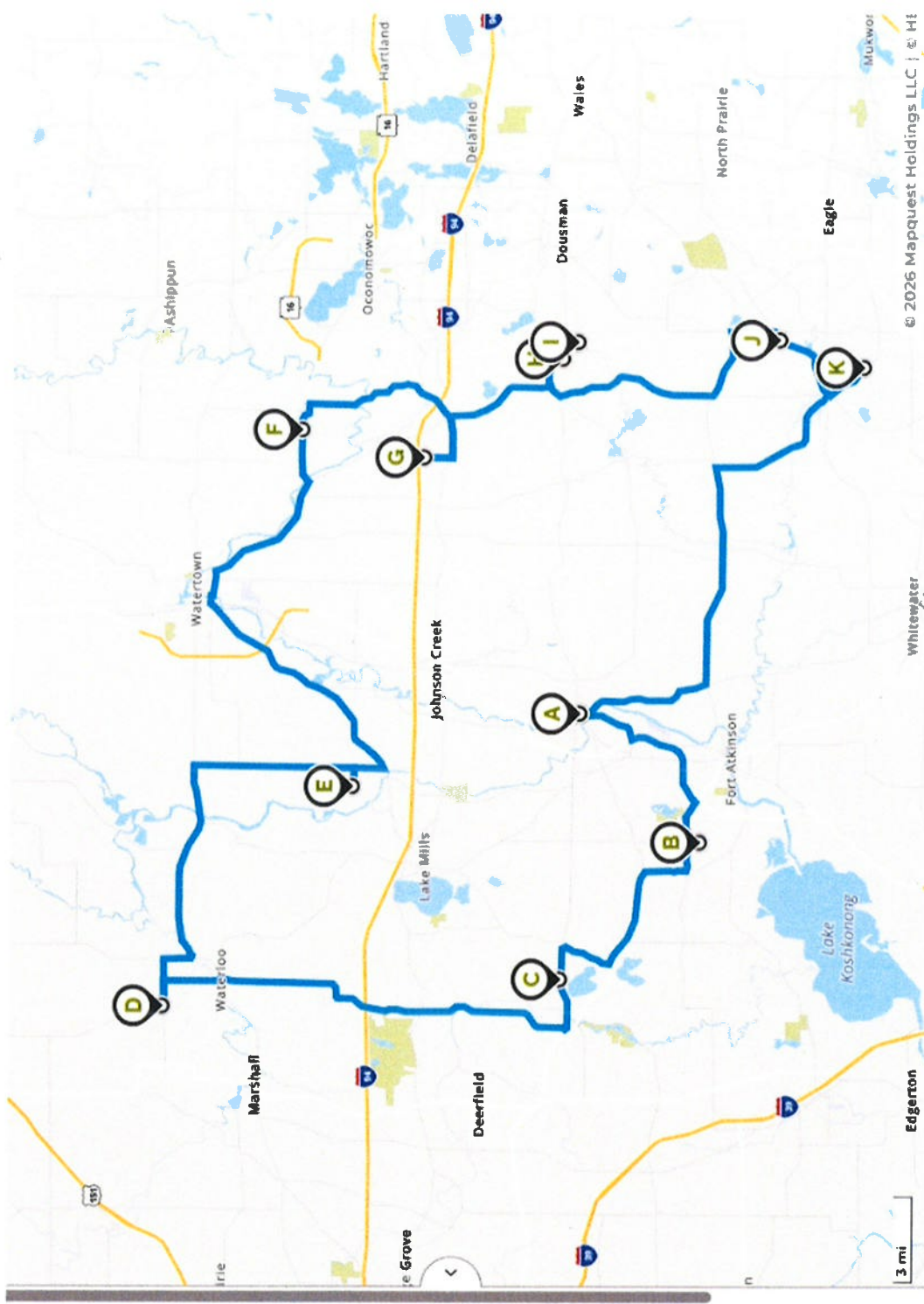
- A 311 S Center Ave
- B N2682 Kunz Rd, Fort Atkins...
- C W9236 US Highway 18
- D W8890 State Road 89
- E W6542 Vandire Rd
- F W1547 Park Ridge Way
- G N6580 Highmound Rd
- H N4703 Highland Dr
- I N4570 Indian Point Rd
- J N1710 CR-H
- K W626 Little Prairie Rd
- L 311 S Center Ave, Jefferson, ...

Add another stop

Stops **Optimize for**

Let us re-order stops  Shortest time

Round trip  Shortest distance



2 hours 50 minutes