

AGENDA

JEFFERSON COUNTY BOARD MEETING

TUESDAY

SEPTEMBER 9, 2025

7:00 p.m.

Jefferson County Courthouse
311 S. Center Avenue, Room C2063
Jefferson, WI 53549

[Livestream on YouTube](#)

Register in advance for this webinar:

https://us06web.zoom.us/webinar/register/WN_N2ghwZR3TQenotKF1KEwmQ

After registering, you will receive a confirmation email containing information about joining the webinar.

1. **CALL TO ORDER**
 - a. Roll Call by County Clerk
2. **PLEDGE OF ALLEGIANCE**
3. **CERTIFICATION OF COMPLIANCE WITH OPEN MEETINGS LAW**
4. **APPROVAL OF THE AGENDA**
5. **APPROVAL OF AUGUST 12, 2025 MEETING MINUTES**
6. **COMMUNICATIONS**
 - a. Notice of Public Hearing – Planning and Zoning – September 18, 2025 (Page 1)
 - b. Treasurer’s Monthly Report (addendum)
7. **PUBLIC COMMENT (agenda items)**
8. **SPECIAL ORDER OF BUSINESS**
 - a. Presentation – Courthouse Construction and Other Facilities – Michael Luckey & John Fox
 - b. Presentation – Aztalan Bio BCPL State Trust Fund Loan Request – Michael Luckey
9. **ANNUAL REPORTS**
 - a. District Attorney – Monica Hall
 - b. Parks – Kevin Wiesmann
 - c. Clerk of Courts – Cindy Hamre Incha
 - d. Human Resources – Terri Palm-Kostroski
- COMMITTEE REPORTS / RESOLUTIONS / ORDINANCES**
10. **PLANNING AND ZONING COMMITTEE**
 - a. Report (Page 2)
 - b. Ordinance – Amending Official Zoning Map (Page 3)
11. **PUBLIC COMMENT** (General)
12. **ANNOUNCEMENTS**
13. **ADJOURN**

NEXT COUNTY BOARD MEETINGS

TUESDAY, OCTOBER 14, 2025
7:00 P.M.

PUBLIC HEARING – 2026 BUDGET
TUESDAY, OCTOBER 28, 2025
7:00 P.M.

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, September 18, 2025
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 Zoom Videoconference

PETITIONERS OR MEMBERS OF THE PUBLIC MAY ATTEND THE MEETING VIRTUALLY BY FOLLOWING THESE INSTRUCTIONS IF THEY CHOOSE NOT TO ATTEND IN PERSON:

You are invited to a Teams meeting.
When: September 18, 2025, at 07:00 PM Central Time (US and Canada)
[Join the meeting now](#)
Meeting ID: 222 326 323 808 9
Passcode: fy37Vh3D

1. Call to Order
2. Roll Call
3. Certification of Compliance with Open Meetings Law
4. Approval of Agenda
5. Public Hearing

NOTICE IS HEREBY GIVEN that the Jefferson County Planning and Zoning Committee will conduct a public hearing at 7 p.m. on Thursday, September 18, 2025, 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 ZOOM.** 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 **September 29, 2025**
Recommendations by the Committee on Rezones will be made on **September 29, 2025**
Final decision will be made by the County Board on **October 14, 2025**

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

R4634A-25 – Ronald & Adelaide Downing: Rezone from A-1 to A-3 to create a 1-acre lot farm consolidation around the house at **W1878 Elder Drive** in the Town of Concord, PIN 006-0716-3243-000 (20.0 ac) and part of 006-0716-3242-000 (34.050 ac).

R4635A-25 – Ronald & Adelaide Downing: Rezone from A-1 to A-3 to create a 3.8-acre residential lot at **W1878 Elder Drive** in the Town of Concord, PIN 006-0716-3243-000 (20.0 ac) and part of 006-0716-3242-000 (34.050 ac).

R4636A-25 – Ronald & Adelaide Downing: Rezone from A-1 to A-3 to create a 2-acre residential lot at **W1878 Elder Drive** in the Town of Concord, PIN 006-0716-3243-000 (20.0 ac) and part of 006-0716-3242-000 (34.050 ac).

R4637A-25 – Treva & Rachelle Merson: Rezone from A-1 to A-3 to create a 2-acre residential lot at **W8806 Advent Road** in the Town of Oakland, PIN 022-0613-3332-000 (22.290 ac).

R4638A-25 – Michael Bird, Sr. & Barbara Bird: Rezone 6-acres from A-1 to A-3 to create two 3-acre residential lots at **W1441 Dahlin Lane** in the Town of Palmyra, PIN 024-0516-3342-000 (20.0 ac).

JEFFERSON COUNTY ZONING ORDINANCE TEXT AMENDMENT

R4639T-25 – Jefferson County Zoning Ordinance Amendment: To amend the Jefferson County Zoning Ordinance to incorporate regulations of solar developments.

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).

6. Adjourn

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.

**REPORT
TO THE HONORABLE MEMBERS OF THE JEFFERSON COUNTY
BOARD OF SUPERVISORS**

The Jefferson County Planning and Zoning Committee, having considered petitions to amend the official zoning map of Jefferson County, filed for public hearing held on July 17, 2025 and August 21, 2025, as required by law pursuant to Wisconsin Statutes, notice thereof having been given, and being duly advised of the wishes of the town boards and persons in the areas affected, hereby makes the following recommendations. The Committee has reviewed and considered the facts presented in the application and received in public hearing and finds that the criteria listed in Wis. Stat. 91.48 and Jefferson County Zoning Ordinance Section 22-56(b) has been met for the below listed petitions. The Committee further finds that the petitions are consistent with the Jefferson County Comprehensive Plan and Farmland Preservation Plan.

Further support for the Committee's recommendations can be found in the Staff Reports and individual petition files on record in the Planning & Development Office.

APPROVAL OF PETITIONS

R4630A-25, R4631A-25, R4632A-25 and R4633A-25

DATED THIS NINTH DAY OF SEPTEMBER 2025

Blane Poulson, Secretary

THE PRIOR MONTH'S AMENDMENTS

**R4589A-25, R4619A-25, R4620A-25, R4621A-25, R4622A-25, R4623A-25,
R4624A-25, R4625A-25, R4626A-25, R4627A-25, R4628A-25 and R4629A-25**

**ARE EFFECTIVE UPON PASSAGE BY COUNTY BOARD, SUBJECT TO WIS.
STATS. 59.69(5)**

ORDINANCE NO. _____

Amending Official Zoning Map

WHEREAS, the Jefferson County Board of Supervisors has heretofore been petitioned to amend the official zoning map of Jefferson County, and

WHEREAS, Petitions R4610A-25, R4630A-25, R4632A-25 and R4633A-25 were referred to the Jefferson County Planning and Zoning Committee for public hearing on August 21, 2025, and

WHEREAS, at its meeting on July 17, 2025 and August 21, 2025, the Planning and Zoning Committee considered the request to amend the Official Zoning Map of Jefferson County after conducting a public hearing regarding the requested amendment, and after receiving a recommendation from the affected Town, hereby make the following recommendation to the Board of Supervisors in open session, and

WHEREAS, the Planning and Zoning Committee has found that the criteria and standards set forth in s. 91.48 of the Wisconsin Statutes and ss. 22-56(b) of the Jefferson County Zoning Ordinance for rezoning out of an A-1 Exclusive Agricultural zone have been met and the petitions are consistent with the Jefferson County Comprehensive Plan and Farmland Preservation Plan as identified in the Decision of the Planning and Zoning Committee, and

WHEREAS, consistent with the recommendations of the Planning & Zoning Committee, the Board of Supervisors finds, where applicable, the standards set forth in s. 91.48 of the Wisconsin Statutes and ss. 22-56(b) of the Jefferson County Zoning Ordinance for rezoning out of an A-1 Exclusive Agricultural zone are met by the proposed amendment to the official zoning map, and

NOW, THEREFORE, BE IT ORDAINED THAT the Jefferson County Board of Supervisors does amend the official zoning map of Jefferson County as follows:

FROM A-1 EXCLUSIVE AGRICULTURAL TO A-2, AGRICULTURAL AND RURAL BUSINESS WITH CONDITIONAL USE

Rezone from A-1 to A-2 to allow for a hunt club/game farm resort located at **N2765 Hardscrabble Road** in the Town of Sullivan on PINs 026-0616-3514-000 (20.0 ac), 026-0616-3513-000 (30.0 ac), 026-0616-3511-001 (20.0 ac) and 026-0616-3512-001 (20.0 ac). Rezoning is conditional upon receipt of and recording of a plat of survey. This is in accordance with ss. 22-304 – 22-310 of the Jefferson County Zoning Ordinance. R4630A-25 – Fin N Feather Sportsmen Club Inc.

FROM A-1 EXCLUSIVE AGRICULTURAL TO A-3, AGRICULTURAL/RURAL RESIDENTIAL

Rezone A-1 to A-3 to create a 1.3-acre residential lot as a farm consolidation located at **W8946 US Highway 12** in the Town of Oakland, PIN 022-0613-1711-003 (26.659 ac). Rezoning is conditional upon receipt of and recording of the final certified survey map and access approval of maintaining authority. This is in accordance with ss. 22-339 – 22-350 of the Jefferson County Zoning Ordinance. R4610A-25– Erik & Natalija Burns

FROM A-1 EXCLUSIVE AGRICULTURAL TO N, NATURAL RESOURCE

Rezone approximately 15-acres from A-1 to N north of **W6588 West Road** in the Town of Milford, PIN 020-0814-2041-000 (40.0 ac). Rezoning is conditional upon receipt of and recording of a plat of survey or a certified survey map. This is in accordance with ss. 22-479 – 22-487 of the Jefferson County Zoning Ordinance. R4632A-25 Eggert Acres LLC

FROM B- BUSINESS TO R-1, RESIDENTIAL-SEWERED WITH CONDITIONAL USE

Rezone an existing 0.224-acre lot from B to R-1 to allow for a duplex located at **N3869 Jefferson Street** in the Town of Sullivan, PIN 026-0616-1731-026 (.224 ac). Rezoning is conditional upon receipt of and recording of the final certified survey map. This is in accordance with ss. 22-171 – 22-179 & ss. 22-122 – 22-132 of the Jefferson County Zoning Ordinance R4633A-25– Thomas Geiger

The above zoning amendments shall be null and void and have no effect one year from the date of County Board approval unless all applicable conditions have been completed.

AYES _____ NOES _____ ABSTAIN _____ ABSENT _____ VACANT _____

Referred by the
Planning and Zoning Committee

County Board Action
September 9, 2025

REVIEWED: Corporation Counsel: DHT Finance Director 