

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.