

NOTICE OF PUBLIC HEARING
JEFFERSON COUNTY PLANNING AND ZONING COMMITTEE

George Jaekel, 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:

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

Teams Meeting Information
Link: [Join the meeting now](#)
Meeting ID: 222 326 323 808 9
Passcode: fy37Vh3D

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).

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).

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).

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).

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.

**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.

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).

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).

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.

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).

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).

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.