

**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, March 26, 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:**

Teams Meeting Information Link: <a href="#">Join the meeting now</a> 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 6 p.m. on Thursday, March 26, 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 **March 30, 2026**  
Recommendations by the Committee on Rezones will be made on **March 30, 2026**  
Final decision will be made by the County Board on **April 14, 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

**R4667A-26 – Cynthia Pitzner Trust:** Rezone A-1 to A-3 to create a 4.1-acre farm consolidation around the existing house and outbuildings at **N5566 County Road N** in Town of Aztalan, PIN 002-0714-2624-000 (32.50 ac).

**R4668A-26 – David & Karen Christian Family Farms LLC:** Rezone A-1 to A-3 to create a 2.265-acre residential lot across from **N7288 Ceasar Road** in Town of Farmington, PIN 008-0715-0121-001 (49.712 ac).

**R4669A-26 – Rodney L Koeppel Trust:** Rezone A-1 to A-3 to create a 1.960-acre farm consolidation around the existing house and buildings at **N5366 S Farmington Road** in Town of Farmington, PIN 008-0715-2534-000 (40.0 ac).

**R4670A-26 – Gary G & Mary Anne Kunz Trust:** Rezone A-1 to A-3 to create a 5.0-acre farm consolidation around the existing house and buildings at **N2888 Kunz Road** in Town of Koshkonong, PIN 016-0514-0632-000 (22.0 ac) and in Town of Sumner, PIN 028-0513-0141-006 (3.0 ac).

**R4671A-26 – Charles N Jacobson:** Rezone A-1 to A-3 to create a 1.0-acre residential lot across from **W8843 State Road 106** in Town of Sumner, PIN 028-0513-1622-003 (32.284 ac).

**R4672A-26 – Martin Hutchins:** Rezone A-1 to A-3 to create a 2.0-acre residential lot at **N8498 County Road Y** in Town of Watertown, PIN 032-0815-2021-000 (33.790 ac). Property is owned by Beerbohm Trust.

**FROM A-3, AGRICULTURAL/RURAL RESIDENTIAL TO A-2, AGRICULTURAL & RURAL  
BUSINESS WITH CONDITIONAL USE**

All are in accordance with ss. 22-304 – 22-310 of the Jefferson County Zoning Ordinance

**R4673A-26 & CU2194-26 – Joshua Davis:** Rezone 1.20-acres from A-3 to A-2 to allow for contractor's equipment and materials at **W7877 Kowski Lane** in Town of Waterloo, PIN 030-0813-1412-001 (3.272 ac).

**CONDITIONAL USE PERMIT APPLICATIONS**

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

**CU2195-26 – Dean's Eggs Inc dba Nature Link Farms LLC:** Conditional Use for an ATCP regulated livestock facility in an A-1 Agricultural zone at **N5358 State Road 89** in Town of Aztalan, on PIN 002-0714-3043-000 (15.0 ac) and numerous surrounding parcels for a total of approximately 425 acres. The proposal includes A-1 zoned parcels at **W6178 County Road B** owned by Don Hermann Trust, PINs 002-0714-1614-000 (38.480 ac) and 002-0714-1611-000 (40.0 ac) along with an increase to 9,225 animal units and the construction of four new livestock housing facilities and a manure storage structure. This is in accordance with Sec 22-584 of the Jefferson County Zoning Ordinance and Wi. Stat. Chapter ATCP 51.

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.**