NOTICE OF PUBLIC HEARING
JEFFERSON COUNTY PLANNING AND ZONING COMMITTEE

Blane Poulson, Chair; Matt Foelker, Vice-Chair; George Jaeckel, Secretary; Steve Nass; Amanda Kaiser

SUBJECT: Map Amendments to the Jefferson County Zoning Ordinance and Requests for Conditional Use Permits
DATE: Thursday, October 15, 2026
TIME: 7:00 p.m. (Doors will open at 6:30)
PLACE: **LAKE KOSHKONONG CONFERENCE ROOM C2063, 311 S. CENTER AVE, JEFFERSON, WI 53549, JEFFERSON COUNTY COURTHOUSE**
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 7:00 p.m. on Thursday, October 15, 2026, in Lake Koshkonong Conference 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 reports, 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 **October 29, 2026**
Recommendations by the Committee on Rezones will be made on **October 29, 2026**
Final decision will be made by the County Board on **November 10, 2026**

FROM A-1 EXCLUSIVE AGRICULTURAL 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

R4714A-26 & CU2226- 26 – Larry & Betty Chupp: Rezone 1.95-acres from A-1 to A-2 to allow for public and semi-public uses (for a school) at **N640 US Highway 12** in Town of Koshkonong, PIN 016-0514-2641-000 (38.490 ac).

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

R4715A-26 – Gary Behling: Rezone from A-1 to A-3 to create two 2.0-acre residential lots across from **W9441 E Kroghville Road** in the Town of Lake Mills, PIN 018-0713-1913-000 (39.250 ac). Property is owned by Dorothy Behling.

R4716A-26 – David Wolff: Rezone from A-1 to A-3 to create a 3.13-acre farm consolidation around the existing houses and outbuildings at **W6469/W6473 State Road 19** in the Town of Milford from PIN 020-0814-0422-000 (39.057 ac).

R4717A-26 - Jon & Kim Loomis: Rezone from A-1 to A-3 to create a 2.001-acre residential lot around the existing house and outbuildings at **W5630 West Road** in the Town of Watertown, PIN 032-0814-0223-000 (40.0 ac).

R4718A-26 – Rosy-Lane Holstein LLC: Rezone from A-1 to A-3 to create a 4.0-acre farm consolidation around the existing houses and outbuildings at **N7731 County Road X** in the Town of Watertown, PIN 032-0815-2844-000 (38.690 ac).

R4719A-26 – David Sloan: Rezone from A-1 to A-3 to create a 1.4-acre residential lot north of **N8998 River Road,** in the Town of Watertown, PIN 032-0815-1141-002 (28.442 ac). Property is owned by Thomas & Patricia Sloan Trust.

R4720A-26 – Timothy & Jacqueline Frey: Rezone from A-1 to A-3 to create a 1.8-acre residential lot around the existing house (Lot 1) at **N7536 County Road N** in the Town of Milford, PIN 020-0814-3624-001 (40.618 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

R4721A-26 – Timothy & Jacqueline Frey: Rezone 5.0-acres from A-1 to N (Lot 2) at **N7536 County Road N** in the Town of Milford, PIN 020-0814-3624-001 (40.618 ac).

FROM R-2, RESIDENTIAL UNSEWERED TO A-1 EXCLUSIVE AGRICULTURAL
All are in accordance with ss. 22-277 – 22-285 of the Jefferson County Zoning Ordinance

R4722A-26 – Timothy & Jacqueline Frey: Rezone .13-acres from R-2 to A-1 at **N7490 County Road N** from PIN 020-0814-3631-002 (7.850 ac) in the Town of Milford. Property is owned by Craig & Emily Marx. The .13-acre strip will then be added onto PIN 020-0814-3624-001, owned by Timothy & Jacqueline Frey.

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

CU2227-26 – Juan Perez Rivera: Conditional Use to allow for a residence in an existing B zone located at **N7757 State Road 89** in Town of Waterloo, PIN 030-0813-2634-002 (6.007 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.