

***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 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:**

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  
The meeting was called to order by Chairman Jaeckel at 7:00 p.m.
2. Roll Call  
Supervisor Jaeckel, Nass, and Foelker were present at 7 p.m. Staff members Trevor Quandt and Sarah Elsner were also present. Teams Meeting attendees; Adam Gusse and Sherif Halaweish
3. Certification of Compliance with Open Meetings Law  
Staff member Sarah Elsner confirmed the meeting was being held in compliance with Open Meetings Law.
4. Approval of Agenda  
Motion by Supervisor Nass and seconded by Supervisor Foelker to approve the agenda. Motion passed by a 3-0 voice vote.
5. Public Hearing

Elsner read aloud the following:

**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 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 **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).

**PETITIONER:** Ronald (Trip) Downing (W4371 Hillview Ln, Jefferson) presented as himself for the rezone petitions. Ronald explained he is looking to lot off the house and buildings to sell and keep the remaining farmland.

Ronald presented as himself for the next two rezones. The 3.8 acres is at the end of a Y-split drive, which they want to split off. The barn and the garage are on the opposite side of the Y-split which they wish to split off into another lot.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**STAFF REPORT:** Given by Elsner and in the file.

Elsner noted – What year was the house built? Petitioner: old, pre-1975.

Do you know where the septic is? Petitioner: just south of the house.

Did the town require any access approval for the driveway? Petitioner: No.

**TOWN:** Approved all petitions, 3-0 with no conditions.

**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).

**PETITIONER:** Rachelle Merson (W8806 Advent Rd, Fort Atkinson) presented on behalf of herself and her mother. The petitioner explained they are intending to plot off a 2-acre parcel to build a home on. To stay close to her mother.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**STAFF REPORT:** Given by Elsner and in the file.

**TOWN:** Approved, 5-0 with no conditions.

**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).

**PETITIONER:** Michael Bird, Sr (W5228 Tippecanoe Tr, Elkhorn) presented as himself for this rezone. The intent of the petition is to create a lot to build a home for himself, and a future buildable lot for a family member.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**STAFF REPORT:** Given by Elsner and in the file.

Elsner noted to the petitioner that there are wetlands on the north end of property proposed to the west. For access purposes this should be considered.

**TOWN:** Approved, 3-0, no conditions.

## **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.

**PETITIONER:** Jefferson County Zoning Staff

**COMMENTS IN FAVOR:** Kaden Crapp (218 W Walnut, Lancaster). Field manager with WI Land and Liberty Coalition. Non-profit education advocacy group seeks to advocate for an “all of the above” approach to energy. He was advocating for property owners’ rights, stated the coalition believes everyone should have the right to decide how they use their own property. They believe the property owner has the final say if they want to install renewable energy on their property.

**COMMENTS OPPOSED:** Adam Gusse (W8375 Oak Lake Rd). Voiced opinions on setback requirements. Noted 500 ft seemed to restrict access for property owners who would like to participate in renewable energy. Commented that the battery storage systems require 1500 ft, which would restrict property owners who would like to add additional revenue streams as well. Also discussed the challenges with the county vs state permitting requirements. Felt as though running the permitting in parallel would help to ease any issues that may arise from timing of permit issuance.

**REBUTTAL:** None.

**STAFF REPORT:** Given by Elsner and in the file. Reiterated this ordinance amendment is to help coordinate regulation to make sure all solar development has guidance in a universal document.

### **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).

Petitioner: The above petitioner or their representative did not attend the meeting.

6. Adjourn at 7:21 p.m. Motion: Foelker 2<sup>nd</sup>: Jaeckel 3-0 voice vote

**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.**