

MINUTES 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: 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 7:00pm.
2. Roll Call – All members were present, except Supervisor Richardson was absent. Present via zoom was Phillip Laatsch, Attorney Anne and Peter Jacobs. Corporation Counsel Thompson was present via zoom. Haley Nielsen and Matt Zangl from the Planning and Development Department and Patricia Cicerio from Jefferson County Land and Water Conservation were present.
3. Certification of Compliance with Open Meetings Law – Supervisor Poulson confirmed the meeting was being held in compliance.
4. Approval of Agenda – Motion by Poulson, second by Nass to approve the agenda. Motion passed on a voice vote, 4-0.
5. Public Hearing – Chairman Jaeckel explained the public hearing process and then Nielsen read the following:

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).

Petitioner: Cindy Pitzner (N4977 Popp Rd) explained that she would like to divide off the house on an A-3 lot for purposes of a sale.

In Favor: None

Opposed: None

Committee Questions: None

Staff Report: Nielsen provided the staff report which can be found in the file and questioned how old the house is and if there is room for a replacement septic. Pitzner stated the exact age of house is unknown, but it is very old and pre-1975. The current location of the septic may not support a replacement site, but the overall lot will have room.

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).

Petitioner: David Christian explained he would like a new house on the proposed lot.

In Favor: None

Opposed: None

Committee Questions: None

Staff Report: Nielsen provided the staff report which can be found in the file.

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).

Petitioner: Rodney Koeppel would like to rezone and create a new lot for the purposes of a sale.

In Favor: None

Opposed: None

Committee Questions: None

Staff Report: Nielsen provided the staff report which can be found in the file and questioned how old the house is, if there is room for a replacement septic and if the intent is to have the lot connect to the rear property line. Koeppel explained that the house is over 100 years old, the house will be removed and a new septic installed. Koeppel thought the 20-foot gap was required to connect the remaining A-1 land.

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).

Petitioner: Gary Kunz explained he would like to split off the house for his son and believes the proposed 5 acres is the minimum to accomplish a clean split and new lot.

In Favor: Branten Kunz (N2888 Kunz Road) was in favor of the rezone.

Opposed: None

Committee Questions: None

Staff Report: Nielsen provided the staff report which can be found in the file and questioned why the proposal is for 5 acres. Kunz explained the 5 acres creates the cleanest lot without leaving a remnant parcel.

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).

Petitioner: Charles Jacobson (W6133 Sunset Rd) explained they would like to create a new lot.

In Favor: None

Opposed: None

Committee Questions: None

Staff Report: Nielsen provided the staff report which can be found in the file and questioned if DOT has approved access and if the lot is clustered. Jacobson explained that DOT has approved the access and requested it at this location across from the existing driveway. He also explained that the hill limits the location of the lot.

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.

Petitioner was not present.

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).

Petitioner: Joshua Davis explained he would like to operate a HVAC business from the property.

In Favor: None

Opposed: None

Committee Questions: None

Staff Report: Nielsen provided the staff report which can be found in the file and questioned information about the business. Davis indicated the hours would be 7a-5p off site, use a total of 3 buildings, no bathrooms, one employee and minimum outdoor lighting.

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.

Petitioner: Scott Schnieder explained the request which includes 8,225 animal units or about 900,200 chickens. The proposals includes the facility on County Road B which is under lease from a separate owner. The Hwy 89 site will include three new egg laying buildings and a fourth will be remodeled. There will also be a new manure storage structure.

In Favor: None

Opposed:

Anita Martin (261 Pinnacle Dr) was opposed. Martin cited concern relating to Avian Influenza and summarized her email/written comments, which can be found in the file.

Ronnie Monroe (N6081 Ziebell Rd) was opposed. Monroe cited concerns relating to Avian Influenza.

Schnieder responded and indicated his awareness of Avian Influenza, and the facility has implemented practices to prevent it. Schnieder also provided examples of the benefits that this expansion will bring to the local community.

Committee Questions: None

Staff Report: Zangl provided the staff report which can be found in the file. Zangl referenced the written comments provided by Martin, which are in the file.

Patricia Cicerio (Jefferson County Land and Water Conservation) provided details relating to Martin's written comments and clarified the ATCP 51 application requirements.

6. Adjourn Motion by Poulson, second by Nass to adjourn. Motion passed 4-0, voice vote at 6:50pm.

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.