

## **AGENDA**

### **JEFFERSON COUNTY BOARD MEETING**

**TUESDAY      December 10, 2019      7:00 p.m.**

**Jefferson County Courthouse  
311 S. Center Avenue, Room 205  
Jefferson, WI 53549**

1. **CALL TO ORDER**
2. **ROLL CALL BY COUNTY CLERK**
3. **PLEDGE OF ALLEGIANCE**
4. **CERTIFICATION OF COMPLIANCE WITH OPEN MEETINGS LAW**
5. **APPROVAL OF THE AGENDA**
6. **APPROVAL OF NOVEMBER 12, 2019 MEETING MINUTES**
7. **COMMUNICATIONS**
  - a. Zoning Committee – Notice of Public Hearing, December 19, 2019 (Page 1-2)
8. **PUBLIC COMMENT**
9. **SPECIAL ORDER OF BUSINESS**
  - a. Presentation on Countywide Communication Project
  - b. Update on County Board Topics of Interest
    - 2020 Census and Complete Count Committee
    - County Board Rules Update Process
    - Comprehensive Plan & Update on Focus Groups
10. **BUILDING AND GROUNDS COMMITTEE**
  - a. Accepting Bid from Jefferson Glass to Replace All Interior Glass in the County Jail (Page 3)
11. **EXECUTIVE COMMITTEE**
  - a. Resolution – Authorization to enter into a Joint Development Agreement with Badger State Solar to operate a solar photovoltaic electrical generating facility (Page 4-5)
  - b. Resolution – Entering into an agreement with Rock River Community Clinic, Inc. and adjusting the 2020 Budget to reallocate funds (Page 6-7)
12. **FINANCE COMMITTEE**
  - a. Resolution - Authorizing Jefferson County to Enter into a Contract for Property Insurance with Chubb through M3 Insurance Brokers (Addendum)
13. **HUMAN SERVICES BOARD**
  - a. Resolution – Recognizing John McKenzie (Page 8)
14. **LAW ENFORCEMENT AND EMERGENCY MANAGEMENT**
  - a. Resolution – Contracting with General Communications to develop a P25 Digital Radio Communications System in Jefferson County (Page 9-10)

15. **PLANNING AND ZONING COMMITTEE**
  - a. Report – Approval of Petitions (Page 11)
  - b. Ordinance – Amending Official Zoning Map (Page 12-14)
  - c. Ordinance – Amending Ordinance No. 2019-05 to remove the requirement that rezoning is conditioned on recording a certified survey map (Page 15-17)
  - d. Ordinance - Amending Ordinance No. 2019-03 to remove the requirement that rezoning is conditioned on recording a certified survey map (Page 18-19)
  - e. Resolution – Authorizing Contract with Ayres and Associates Inc. for Orthoimagery of Jefferson County (Page 20)
  - f. Resolution – Amending Contract with Ayres and Associates, Inc. for LiDAR Digital Terrain Mapping (Page 21)
16. **APPOINTMENTS BY COUNTY ADMINISTRATOR** (Page 22)
  - a. Joan Fitzgerald, Fort Atkinson, WI, to the Bridges Federated Library Systems Board
  - b. Joan Fitzgerald, Fort Atkinson, WI to the Jefferson County Library Board
  - c. Linda Ager, Jefferson, WI to the Jefferson County Library Board
  - d. William Gaugert, Sullivan, WI to the Sheriff's Civil Service Commission
17. **PUBLIC COMMENT** (General)
18. **ANNOUNCEMENTS**
19. **ADJOURN**

**NEXT COUNTY BOARD MEETINGS**

**January 14, 2019  
7:00 P.M. – RM 205**

**NOTICE OF PUBLIC HEARING**  
**JEFFERSON COUNTY PLANNING AND ZONING COMMITTEE**

*Steve Nass, Chair; George Jaeckel, Vice-Chair; Blane Poulson, Secretary; Matt Foelker and Lloyd Zastrow*

**SUBJECT:** Map Amendments to the Jefferson County Zoning Ordinance and Requests for Conditional Use Permits

**DATE:** Thursday, December 19, 2019

**TIME:** 7:00 p.m. (*Courthouse doors will open at 6:30*)

**PLACE:** Room 205, Jefferson County Courthouse, 311 S. Center Ave., Jefferson, WI

1. **Call to Order**
2. **Roll Call**
3. **Certification of Compliance with Open Meetings Law**
4. **Approval of Agenda**
5. **Explanation of Public Hearing Process by Committee Chair**
6. **Public Hearing**

**NOTICE IS HEREBY GIVEN** that the Jefferson County Planning and Zoning Committee will conduct a public hearing on December 19, 2019, in Room 205 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.** Matters to be heard are petitions to amend the official zoning map of Jefferson County 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 a.m. and 4:30 p.m., Monday through Friday, excepting holidays. If you have questions regarding these matters, please contact Zoning at 920-674-7131.

**FROM A-1, EXCLUSIVE AGRICULTURAL TO A-3, AGRICULTURAL/RURAL  
RESIDENTIAL**

**R4198A-19 – Dennis Stair:** Create a 1.15-ac building site on **Bakertown Rd** in the Town of Concord from part of PIN 006-0716-3024-000 (24 Acres). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**R4199A-19 – Dennis Stair:** Create a 4.26-ac lot around the home and buildings at **W2336 Bakertown Rd** in the Town of Concord from part of PIN 006-0716-3024-000 (24 Acres). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**R4200A-19 – Shirley Wagi/Lucht-View LLC Property:** Rezone to create a 2-acre building site on **Ehlert Rd**, Town of Hebron, from part of PIN 010-0515-1221-000 (36.009 Ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**R4201A-19 – Jonathan W Schrock:** Rezone to create a 3.969-acre lot around the home and buildings at **W1715 Gopher Hill Rd** in the Town of Ixonia from PIN 012-0816-0841-000 (17.993 Ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

## **FROM WATERFRONT TO RESIDENTIAL R-2**

**R4202A-19 – Steve & Leanne Lehmann:** Rezone all of PIN 028-0513-1142-004 (1.148 Ac) around the home and buildings at **W7847 High Ridge Rd** in the Town of Sumner. This is in accordance with Sec. 11.04(f)2 of the Jefferson County Zoning Ordinance.

## **CONDITIONAL USE PERMIT APPLICATIONS**

**CU2011-19 – Steve and Leanne Lehmann:** Conditional use to allow an extensive on-site storage structure in a proposed R-2 zone at **W7847 High Ridge Rd**, Town of Sumner, on PIN 028-0513-1142-004 (1.148 Ac) This is in accordance with Sec. 11.04(f)2 of the Jefferson County Zoning Ordinance.

**C2012-19 – Laura Dexter:** Conditional use for up to six dogs in an A-1 zone at **W6044 Gehler Rd**, Town of Aztalan. The site is part of PIN 002-0714-2233-002 (2 Ac) and is zoned A-1. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**CU2013-19 – Torry & Roxanne Butler:** Conditional home occupation for a percussion drumstick manufacturing business at **N6367 County Road E**, Town of Concord. The site is on PIN 006-0716-1614-001 (1.44 Ac) and is in a Community zone. This is in accordance with Sec. 11.04(f)9 of the Jefferson County Zoning Ordinance.

**CU2014-19 – Torry & Roxanne Butler:** Conditional use to allow further expansion of the extensive on-site storage structure housing a window washing service and percussion drumstick manufacturing at **N6367 County Road E**, Town of Concord. The site is on PIN 006-0716-1614-001 (1.44 Ac) and is in a Community zone. This is in accordance with Sec. 11.04(f)9 of the Jefferson County Zoning Ordinance.

**CU2015-19 – Patrick Baudhuin:** Conditional use for an extensive on-site storage structure at **N4768 Indian Point Rd**, Town of Sullivan. The site is on PIN 026-0616-0114-000 (4.304 Ac) and is zoned Residential R-2. This is in accordance with Sec. 11.04(f)2 of the Jefferson County Zoning Ordinance.

**RESOLUTION NO. 2019-\_\_\_\_\_**

**Accepting Bid from Jefferson Glass to Replace All Interior Glass in the County Jail**

Executive Summary

In August of 2019, several maintenance issues were identified in the jail with one being the need to replace glass windows and partitions. The current glass windows and partitions were installed when the jail was constructed in 1991. The glass is a triple pane system with tinted panes to provide appropriate monitoring of inmates while maintaining their privacy. The glass has begun to deteriorate reducing the ability to properly monitor inmates and creating concerns about the structural integrity of the glass. On September 10, 2019, the Finance Committee authorized the use of contingency funds and jail assessment funds to pay for this project.

A Request for Proposals was published soliciting bids for the removal and replacement of approximately 100 glass windows and partitions at the County Jail. The County received one bid for the project. The Buildings and Grounds Committee considered the bid at its meeting on December 4, 2019, and recommended forwarding this resolution to the Jefferson County Board of Supervisors to accept the bid of Jefferson Glass as the lowest responsible bidder in the amount of \$63,700.

WHEREAS, bids were solicited to install new glass windows and partitions at the County Jail, and

WHEREAS, the following bids were received:

Jefferson Glass	\$63,700
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WHEREAS, the Buildings and Grounds Committee has reviewed the bid and determined that Jefferson Glass is the lowest responsible bidder for the project, and

WHEREAS, the Buildings and Grounds Committee recommends accepting the bid of Jefferson Glass in the amount of \$63,700.

NOW, THEREFORE, BE IT RESOLVED that the County Administrator is authorized to enter into a contract with Jefferson Glass in the amount of \$63,700 for the removal of existing glass windows and partitions and installation of new glass windows and partitions in the Jefferson County Jail.

*Fiscal Note: Adequate funds for this project are in the 2019 Central Services Budget 11201.594809. However, since Jefferson County had previously budgeted \$54,000 for this project, \$10,000 of the amount previously allocated to the Jail Plumbing Project (\$146,200) will be allocated to the replacement of interior glass in the jail.*

Ayes \_\_\_\_\_ Noes \_\_\_\_\_ Abstain \_\_\_\_\_ Absent \_\_\_\_\_ Vacant \_\_\_\_\_

Referred By:  
Buildings and Grounds Committee

12-10-19

REVIEWED: County Administrator: ; Corporation. Counsel: ; Finance Director: \_\_\_\_\_

**RESOLUTION NO. 2019-\_\_\_\_\_**

**Authorization to enter into a Joint Development Agreement with Badger State Solar to operate a solar photovoltaic electrical generating facility**

Executive Summary

Badger State Solar, LLC desires to develop, construct and operate an up to 149 megawatt solar photovoltaic electrical generating facility with necessary associated facilities such as underground power collection lines, access roads, operating and maintenance facilities, electrical substations and overhead transmission line connections in Jefferson County, which includes Jefferson Township and Oakland Township.

Because this project is over 100 megawatts, the Wisconsin Public Service Commission has full jurisdiction over the project, and as such, there is limited local authority to regulate this project. However, Badger State Solar had agreed to enter into a Joint Development Agreement with Jefferson County, the Town of Jefferson, and the Town of Oakland that addresses impacts to the Townships of Jefferson and Oakland created by operation of a solar photovoltaic electrical generating facility.

This Joint Development Agreement was negotiated with input from the Planning and Zoning Committee, which included public comment, as well as input from both Townships. Items addressed in the Joint Development Agreement include setback, plan review, transportation impact, drainage impact, vegetation management, noise parameters, land use studies revenue and fiscal impacts. The agreement was presented to the Jefferson County Board on October 22, 2019, for purposes of review and discussion. The Executive Committee reviewed and accepted additional public input on the proposed agreement on October 30th, 2019, which provided guidance to staff on negotiating certain provisions in the agreement with Badger State Solar.

On November 27, 2019, the Executive Committee considered this resolution and the attached Joint Development Agreement and recommended forwarding to the County Board to authorize the County Administrator to enter into a Joint Development Agreement with Badger State Solar to operate a solar photovoltaic electrical generating facility in Jefferson County.

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WHEREAS, the Executive Summary is incorporated into this resolution, and

WHEREAS, Badger State Solar has negotiated in good faith to enter into a Joint Development Agreement which is responsive to the potential impacts associated with operating a solar photovoltaic electrical generating facility in Jefferson County and the Townships of Jefferson and Oakland, and

WHEREAS, the Townships are supportive of the attached Joint Development Agreement and the construction of a solar photovoltaic electrical generating facility, and

WHEREAS, Jefferson County has received input and comments from County Board Supervisors and members of the public through meetings of the Planning and Zoning Committee, the Executive Committee, and the County Board.

NOW, THEREFORE, BE IT RESOLVED that the County Administrator is authorized to execute the attached Joint Development Agreement with Bader State Solar on behalf of Jefferson County.

BE IT FURTHER RESOLVED, that the County Administrator is authorized to make minor changes to this agreement that do not materially affect the terms and conditions stated therein and report such changes to the Executive Committee.

*Fiscal Note: Jefferson County and the Towns of Jefferson and Oakland will no longer receive tax revenue on the land used for operation of **the** solar photovoltaic electrical generating facility, but will receive payments in lieu of taxes from the state of Wisconsin which will exceed the amount of lost tax revenue.*

Ayes\_\_\_\_\_ Noes\_\_\_\_\_ Abstain\_\_\_\_\_ Absent\_\_\_\_\_ Vacant\_\_\_\_\_

Requested by Executive Committee

12-10-19

REVIEWED: County Administrator: [Signature], Corporation. Counsel: [Signature] Finance Director: [Signature]

(800)

**RESOLUTION NO. 2019-\_\_\_\_**

**Entering into an agreement with Rock River Community Clinic, Inc. and adjusting the 2020 Budget to reallocate funds**

Executive Summary

Jefferson County currently has three healthcare providers providing primary health and dental care for uninsured and underinsured residents of Jefferson and Dodge Counties. These providers are the Community Dental Clinic of Fort Atkinson, the Rock River Free Clinic of Jefferson, and the Watertown Area Cares Clinic of Watertown. These three providers are in the process of consolidating their operations and transitioning into an integrated, community-based Federally Qualified Health Center (FQHC). If the transition is approved by each of the clinic Boards, this new healthcare organization will become one of 18 Wisconsin community health centers which provides care to medically underserved populations at more than 140 locations across the state. The current plan is for the clinics to consolidate into one business entity on January 1, 2020. Consolidation will allow the clinics to provide enhanced coordination of care while achieving operational economies of scale.

Jefferson County currently has a contractual relationship with all three clinics and provides funding through the annual county budget. The Watertown Cares Clinic receives \$10,000 and the Community Dental Clinic receives \$7,500. Jefferson County provides the Rock River Free Clinic with \$50,000 annually, along with space in the Health and Human Services building to provide healthcare services and a licensed practical nurse to assist medical staff. With the pending consolidation into a new entity, the 2020 budget must be adjusted to reallocate \$67,500 from the three separate healthcare providers to the new healthcare provider. The County also needs to enter into a contract with the new healthcare provider for services and to authorize the use of county property in the Health and Human Services building.

The Executive Committee considered this resolution at its meeting on November 27, 2019, and recommended forwarding to the County Board for approval.

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WHEREAS, the Executive Summary is incorporated into this resolution, and

WHEREAS, the Jefferson County Strategic Plan specifies the following goals:

- Commitment to the health and welfare of all stakeholders;
- Encouraging and supporting the physical and mental health of residents;
- Providing and promoting quality outdoor recreational opportunities, essential health services and access to health care, and

WHEREAS, Jefferson County values its partnership with all three healthcare entities and looks forward to the creation of the Rock River Community Clinic, Inc. to sustain and enhance the level of health care access to the residents of Jefferson County, and

WHEREAS, the Executive Committee has reviewed and supports this transition.



NOW, THEREFORE, BE IT RESOLVED, upon consolidation of the three health care entities stated herein, the County Administrator is authorized to execute a budget adjustment to reallocate dedicated funds in the 2020 Budget for health care to uninsured and underinsured residents of Jefferson County to the Rock River Community Clinic, Inc., and

BE IT FURTHER RESOLVED that the County Administrator is authorized to enter into contracts for the purpose of authorizing use of county facilities and maintaining support of the Rock River Community Clinic Inc.

*Fiscal Note: Funds for this project have been allocated in the 2020 County Budget.*

Ayes: \_\_\_\_\_ Noes: \_\_\_\_\_ Abstain: \_\_\_\_\_ Absent: \_\_\_\_\_ Vacant: \_\_\_\_\_

Requested By:  
Executive Committee

12-10-19

REVIEWED: County Administrator BW; Corporation Counsel SPS; Finance Director: MS

**RESOLUTION NO. 2019-\_\_\_\_\_**

**Recognizing John McKenzie**

WHEREAS, John McKenzie was appointed to the Jefferson County Human Services Board in 2001, and

WHEREAS, John McKenzie served as Chairperson of the Human Services Board Finance Committee for many years, and

WHEREAS, John McKenzie also served on the Jefferson County Board of Health, and

WHEREAS, John McKenzie's knowledge of numbers, spreadsheets, and finances advanced the work of the Jefferson County Human Services Department, and

WHEREAS, John McKenzie rode his bicycle to approximately forty-three percent of all Board meetings, serving as an inspiration to everyone to be active, to take good care of themselves, and to be well, and

WHEREAS, John McKenzie served as a volunteer guardian, exhibiting compassion, kindness, and personal ethics, and

WHEREAS, John McKenzie, by his steadfast commitment and thoughtfulness, provided an outstanding example of commitment to public service, and

WHEREAS, the Human Services Board, at its November 12, 2019, meeting, unanimously endorsed this resolution and recommended forwarding to the Jefferson County Board of Supervisors.

NOW, THEREFORE, BE IT RESOLVED that the Jefferson County Board of Supervisors hereby recognizes John McKenzie for his dedication, leadership, and many years of service to the people of Jefferson County.

*Fiscal Note: Adoption of this resolution will have no fiscal impact.*

Ayes \_\_\_\_\_ Noes \_\_\_\_\_ Abstain \_\_\_\_\_ Absent \_\_\_\_\_ Vacant \_\_\_\_\_

Referred By:  
Human Services Board

12-10-2019

REVIEWED: County Administrator: ; Corporation Counsel: ; Finance Director: \_\_\_\_\_

## RESOLUTION NO. 2019-\_\_\_\_\_

### **Contracting with General Communications to develop a P25 Digital Radio Communications System in Jefferson County**

#### Executive Summary

In 2018, Jefferson County identified the need to upgrade its radio communications system infrastructure to ensure a more reliable and sustainable communications system. The county published a Request for Proposals in August of 2018 for a consultant to evaluate the current system and the future needs of Jefferson County. Elert & Associates was selected as the consultant. On April 16, 2019, Elert & Associates presented its analysis of the current radio communications system along with its recommendations for a new radio communications system to the Jefferson County Board. There were three proposals presented for consideration: 1) Upgrading the existing VHF Analog radio communications system, 2) building a new VHF P25 digital radio communications system, and 3) building a new P25 800 Megahertz radio communications system. Due to project costs and the current and future needs of Jefferson County, Elert & Associates recommended upgrading to a VHF P25 digital system, with system performance being 95% coverage and 95% reliability throughout the entire county which is a best practice and industry standard for digital radio communications systems. Following this recommendation, Elert & Associates was engaged to develop a Request for Proposals for a vendor to install a VHF P25 digital radio communications system. Seven vendors responded and attended the mandatory proposal meeting with three vendors submitting proposals.

Elert & Associates provided an analysis of all three proposals for review and consideration. A working group reviewed the proposals in accordance with the criteria in the Request for Proposals. General Communications was the lowest bidder and scored 95 percent on the scoring criteria which was significantly higher than the other vendors. A recommendation was made to the Law Enforcement and Emergency Management Committee to enter into a contract with General Communications for a VHF P25 digital radio communications system.

The Law Enforcement and Emergency Management Committee considered this resolution on November 22, 2019 and recommended forwarding to the Jefferson County Board of Supervisors to enter into a contract with General Communications to develop a VHF P25 digital radio communications system at a cost of \$3,035,007.12 plus an additional 10 percent of the contract price for costs associated with final design of the system to ensure compliance with the system requirements.

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WHEREAS, the executive summary is incorporated into this resolution, and

WHEREAS, bids were solicited to design and install a VHF P25 digital radio communications system, and

WHEREAS, the following bids were received:

<b>Radio Bidders</b>	<b>General Communications</b>	<b>EFJohnson/ JVC Kenwood</b>	<b>Baycom Motorola</b>
Base Infrastructure	\$1,832,374.52	\$4,806,058.31	\$3,146,252.93
Alternates	\$474,211.48	\$74,247.00	\$241,017.99
Equipment Installation	\$30,400.00	\$157,643.52	\$66,880.00
10Y Extended Maintenance	\$698,021.12	\$3,592,995.03	\$1,048,398.11
<b>Total</b>	<b>\$3,035,007.12</b>	<b>\$8,630,943.86</b>	<b>\$4,502,549.03</b>

WHEREAS, the Law Enforcement and Emergency Management Committee considered the recommendations of the consultant and the working group in reviewing the three proposals.

NOW, THEREFORE, BE IT RESOLVED that the County Administrator is authorized to negotiate and enter into a contract with General Communications to design and install a P25 digital radio communications system as the lowest responsible bidder at a cost not to exceed \$3,035,007.12 plus an additional 10 percent of the contract price for costs associated with final design of the system to ensure compliance with system requirements.

BE IT FURTHER RESOLVED that the County Administrator shall report to the Law Enforcement and Emergency Management Committee with the final contract and system design.

*Fiscal Note: \$3,000,000 is currently budgeted in the 2020 Capital Project Budget Account number 4.594819 for this project. In order to account for the true cost of this project as discussed above, plus an amount for contingency in anticipation of potential change orders, an additional \$500,000 is hereby added to Capital Project Budget Account number 4.594819, increasing the total to \$3,500,000. This Budget account anticipated debt financing being required in FY 2020. This is a budget amendment, twenty of out of thirty votes are required for passage.*

Ayes \_\_\_\_\_ Noes \_\_\_\_\_ Abstain \_\_\_\_\_ Absent \_\_\_\_\_ Vacant \_\_\_\_\_

Referred By:  
Law Enforcement and Emergency Management Committee

12-10-19

REVIEWED: County Administrator [Signature]; Corporation. Counsel [Signature]; Finance Director [Signature]

**REPORT  
TO THE HONORABLE MEMBERS OF THE JEFFERSON COUNTY  
BOARD OF SUPERVISORS**

The Jefferson County Planning and Zoning Committee, having considered petitions to amend the official zoning map of Jefferson County, filed for public hearing held on September 19 and November 21, 2019 as required by law pursuant to Wisconsin Statutes, notice thereof having been given, and being duly advised of the wishes of the town boards and persons in the areas affected, hereby makes the following recommendations:

**APPROVAL OF PETITIONS**

**R4179A-19, R4189A-19, R4190A-19, R4191A-19, R4192A-19, R4193A-19, R4194A-19, R4195A-19, R4196A-19 AND R4197A-19**

**DATED THIS 25th DAY OF NOVEMBER, 2019**

**Blane Poulson, Secretary**

**THE PRIOR MONTH'S AMENDMENTS, R4180A, R4181A-19, R4182A-19, R4183A-19, R4184A-19, R4185A-19, R186A-19, R4187A-19 AND R4188A-19 ARE EFFECTIVE UPON PASSAGE BY COUNTY BOARD, SUBJECT TO WIS. STATS. 59.69(5)**

## ORDINANCE NO. 2019-\_\_

WHEREAS, the Jefferson County Board of Supervisors has heretofore been petitioned to amend the official zoning map of Jefferson County, and

WHEREAS, Petition R4179A-19 was referred to the Jefferson County Planning and Zoning Committee for public hearing on September 19, 2019, and Petitions R4189A-19, R4190A-19, R4191A-19, R4192A-19, R4193A-19, R4194A-19, R4195A-19, R4196A-19 AND R4197A-19 were referred for public hearing on November 21, 2019, and

WHEREAS, the proposed amendments have been given due consideration by the Board of Supervisors in open session,

NOW, THEREFORE, BE IT ORDAINED that the Jefferson County Board of Supervisors does amend the official zoning map of Jefferson County as follows:

### **FROM A-1, EXCLUSIVE AGRICULTURAL TO A-2, AGRICULTURAL AND RURAL BUSINESS**

Create a 2.67-acre agribusiness zone on PIN 028-0513-0241-000 (40 Acres). The property is in the Town of Sumner at **W7755 State Road 106**. This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance. Based upon the findings of fact, rezoning is conditioned upon approval and recording of a final certified survey map, including extraterritorial plat review if necessary. R4179A-19 – Franz & Vickie Weigand

### **FROM A-1, EXCLUSIVE AGRICULTURAL TO A-3, RURAL RESIDENTIAL**

Rezone 1 acre of PIN 012-0816-2731-000 (34.325 Acres) to add it to the existing A-3 zone at **N7898 County Road F** in the Town of Ixonia. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance. This utilizes the last available A-3 zone for the property; therefore rezoning is conditioned upon recording of an affidavit acknowledging that fact. It is further conditioned upon approval and recording of a final certified survey for the lot. R4189A-19 – Dan & Cheryl Splinter/LWK Property

Rezone 4 acres of PIN 022-0613-2532-000 (39.7 Acres) and 022-0613-2533-000 (14.931 Acres) for a new building site on **County Road J**. The property is in the Town of Oakland; this is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance. This utilizes the last available A-3 zone for the property; therefore rezoning is conditioned upon recording of an affidavit acknowledging that fact. It is further conditioned upon road access approval, receipt by Zoning of a soil test for the lot, approval and recording of a final certified survey map, including extraterritorial plat review if necessary, and approval from the drainage district for access and culvert crossing. No development is allowed on slopes exceeding 20%. R4190A-19 –Karen Gefvert/Carrie Smith Property

Create a 2.2-acre building site on **Rockdale Road**, Town of Sumner, on PIN 028-0513-0622-000 (38.374 Acres). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance. This utilizes the last available A-3 zone for the property; therefore rezoning is conditioned upon recording of an affidavit acknowledging that fact. It is further conditioned upon road access approval, receipt by Zoning of a suitable soil test and approval and recording of a final certified survey map for the lot. R4191A-19 – Curtis & Cheryl Abel

Create a 1-acre building site north of **N1431 Carcajou Road** from PIN 028-0513-1631-000 (25.86 Acres) in the Town of Sumner. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance. This utilizes the last available A-3 zone for the property; rezoning is conditioned upon recording of an affidavit acknowledging that fact. It is further conditioned upon road access approval, receipt by Zoning of a suitable soil test and approval and recording of a final certified survey map for the lot. R4192A-19 – Hausz Farms LLC

Rezone to create a 1.53-acre lot around the existing home and buildings at **N1470 Draves Road**, Town of Sumner from part of PIN 028-0513-1632-000 (40.616 Acres). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance. Rezoning is conditioned upon approval and recording of a final certified survey map for the lot. R4193A-19 – Hausz Farms LLC

Create a 1.06-acre vacant building site on **Draves Road** in the Town of Sumner from part of PIN 028-0513-1632-000 (40.616 Acres). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance. This utilizes the last available A-3 lot for the property; therefore rezoning is conditioned upon recording of an affidavit acknowledging that fact. It is further conditioned upon road access approval, receipt by Zoning of a suitable soil test and approval and recording of the final certified survey map. R4194A-19 – Hausz Farms LLC

Rezone to create a 1.16-acre lot around the existing home at **N9349 Horseshoe Road**, Town of Watertown, from PIN 032-0814-0133-000 (35.02 Acres). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance. This utilizes the last available A-3 zone for the property; therefore rezoning is conditioned upon recording of an affidavit acknowledging that fact. It is further conditioned upon approval and recording of a final certified survey map for the lot. R4195A-19 – Jeffrey & Susan Schaefer

#### **FROM A-1 EXCLUSIVE AGRICULTURAL TO N, NATURAL RESOURCES**

Create an 8.77-acre Natural Resource zone near **N9349 Horseshoe Road** in the Town of Watertown from part of PIN 032-0814-0133-000 (35.02 Acres). This is in accordance with Sec. 11.04(f)12 of the Jefferson County Zoning Ordinance. Approval is conditioned upon approval and recording of a final certified survey map for the lot, including extraterritorial plat review if necessary. R4196A-19 – Jeffrey & Susan Schaefer

**FROM A-T, AG TRANSITION TO R-2, RESIDENTIAL**

Rezone to create a 2.1-acre building site on **Gomoll Road** from part of PIN 002-0714-1713-000 (9.439 Acres), Town of Aztalan. This is in accordance with Sec. 11.04(f)2 of the Jefferson County Zoning Ordinance. This is conditioned upon receipt of a suitable soil test and approval and recording of a final certified survey map, including extraterritorial plat review if necessary. R4197A-19 – Peter Wollin

The above zoning amendments shall be null and void and have no effect one year from the date of County Board approval unless all applicable conditions have been completed.

Ayes: \_\_\_\_\_ Noes: \_\_\_\_\_ Abstain: \_\_\_\_\_ Absent: \_\_\_\_\_ Vacant: \_\_\_\_\_

Referred By:  
Planning and Zoning Committee

12-10-19

REVIEWED: County Administrator: ; Corporation Counsel: \_\_\_\_\_; Finance Director: \_\_\_\_\_



**ORDINANCE NO. 2019-\_\_\_\_\_**

**Amending Ordinance No. 2019-05 to remove the requirement that rezoning is conditioned on recording a certified survey map**

Section 1. Ordinance No. 2019-05 is hereby amended to remove the language that approval of rezoning Petitions R4154A-19 and R4160A-19 is conditioned upon receipt and recording of a final certified survey map:

WHEREAS, the Jefferson County Board of Supervisors has heretofore been petitioned to amend the official zoning map of Jefferson County, and

WHEREAS, Petitions R4154A-19 and R4157A-19 were referred to the Jefferson County Planning and Zoning Committee for public hearing on May 16, 2019, and Petitions R4149A-19, R4160A-19, R4161A-19, R4162A-19, R4163A-19, R4164A-19 and R4165A-19 were referred to the Jefferson County Planning and Zoning Committee for public hearing on June 20, 2019 and

WHEREAS, the proposed amendments have been given due consideration by the Board of Supervisors in open session,

NOW, THEREFORE, BE IT ORDAINED that the Jefferson County Board of Supervisors does amend the official zoning map of Jefferson County as follows:

**FROM R-2, RESIDENTIAL-UNSEWERED TO A-2, AGRICULTURAL AND RURAL BUSINESS**

Create a 0.6-acre A-2 zone from an existing R-2 zone at **N643 Wishing Well Ln.** The site is on PIN 016-0513-2532-001 (6.00 Ac) in the Town of Koshkonong. This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance. ~~Rezoning is conditioned upon approval and recording of a final certified survey map for the lot, including extraterritorial plat review if necessary.~~ R4160A-19 – Randy Braunschweig/Jennifer Miles

**FROM A-1, EXCLUSIVE AGRICULTURAL TO A-2, AGRICULTURAL AND RURAL BUSINESS**

Create a 4.9-acre A-2 zone for agricultural use at **N4932 County Road P.** The site is on PIN 006-0716-3143-002 (9.00 Ac) in the Town of Concord. This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance. Rezoning is conditioned upon approval and recording of the final certified survey map. R4161A-19 – Anfang Properties LLC (Tom Anfang)

**FROM A-1, EXCLUSIVE AGRICULTURAL TO A-3, AGRICULTURAL/RURAL RESIDENTIAL**

Create a 1.0-acre A-3 building site from an existing A-1 zone on **Horseshoe Rd.** The site is on PIN 032-0814-0132-001 (41.177 Ac) in the Town of Watertown. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance. Rezoning is conditioned upon road access

approval, receipt by Zoning of a suitable soil test, and approval and recording of a final certified survey map, including extraterritorial plat review if necessary. R4157A-19 – Jeffrey and Susan Schaefer

Create an approximately 5.5-acre A-3 zone from an existing A-1 zone off of **County Road N**. The site is on PIN(s) 002-0714-1143-001 (15.00 Ac) and 002-0714-1142-002 (33.89 Ac) in the Town of Aztalan. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance. The proposal utilizes the last available A-3 zone for the property; therefore, rezoning is conditioned upon recording of an affidavit acknowledging that fact. It is further conditioned upon road access approval by the County Highway Department, receipt of a suitable soil test and approval and recording of a final certified survey map, including extraterritorial plat review if necessary. R4162A-19 – Michael Brunk

Create a 2.00-acre A-3 farm consolidation lot around the home and buildings at **N3056 Will Road**. The site is on PIN 010-0615-3032-000 (27.52 Ac) in the Town of Hebron. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance. Rezoning is conditioned upon approval and recording of a final certified survey map for the lot, including extraterritorial plat review if necessary. R4149A-19 – Gregg Stephan:

Create a 3.00-acre A-3 farm consolidation lot around the home and buildings at **N7524 County Road P**. This site is on PIN 012-0816-3123-000 (25.26 Ac) in the Town of Ixonia. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance. Rezoning is conditioned upon approval and recording of a final certified survey map for the lot. R4163A-19 – John Genz

Create a 4.00-acre A-3 zone from an existing A-1 zone near **N6867 County Road Q**. This site is on PIN(s) 020-0714-0922-001 (5.00 Ac) and 020-0714-0811-002 (14.65 Ac) in the Town of Milford. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance. Rezoning is conditioned upon road access approval from the County Highway Department, receipt of suitable soil test, approval and recording of the final certified survey map, and the fact that no development may occur on slopes exceeding 20%. R4165A-19 – Thomas and Kathleen Kasten

#### **FROM A-1, EXCLUSIVE AGRICULTURAL AND A-2, AGRICULTURAL AND RURAL BUSINESS TO A-3, AGRICULTURAL/RURAL RESIDENTIAL**

Create a 1.58-acre A-3 lot around the home and buildings at **W3954 US Highway 18**. The site is on PIN(s) 014-0615-0421-001 (0.61 Ac) and 014-0615-0421-003 (16.20 Ac) in the Town of Jefferson. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance. Rezoning is conditioned upon approval and recording of a final certified survey for the lot. R4164A-19 – Ned Palm

**FROM A-3, AGRICULTURAL/RURAL RESIDENTIAL TO A-2, AGRICULTURAL  
AND RURAL BUSINESS**

Create a 1.186-acre A-2 zone from an existing A-3 zone at **N2385 County Road N**. The site is on PIN 016-0514-0112-002 (3.00 Ac) in the Town of Koshkonong. This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance. ~~This action is conditioned upon approval and recording of a final certified survey map for the lot, including extraterritorial plat review if necessary.~~ R4154A-19 – Toni Whitley

The above zoning amendments shall be null and void and have no effect one year from the date of County Board approval unless all applicable conditions have been completed.

AYES: \_\_\_\_ NOES: \_\_\_\_ ABSTAIN: \_\_\_\_ ABSENT: \_\_\_\_ VACANT: \_\_\_\_.

Referred By:  
Planning and Zoning Committee

12-10-2019

REVIEWED: County Administrator: ; Corporation Counsel: ; Finance Director: \_\_\_\_.

**ORDINANCE NO. 2019-\_\_\_\_\_**

**Amending Ordinance No. 2019-03 to remove the requirement that rezoning is conditioned on recording a certified survey map**

Section 1. Ordinance No. 2019-03 is hereby amended to remove the language that approval of rezoning Petition R4139A-19 is conditioned upon receipt and recording of a final certified survey map:

WHEREAS, the Jefferson County Board of Supervisors has heretofore been petitioned to amend the official zoning map of Jefferson County, and

WHEREAS, Petitions R4128A-19 was referred to the Jefferson County Planning and Zoning Committee for public hearing on January 17, 2019 and March 14, 2019 and Petitions R4139A-19, R4155A-19, R4156A-19, and R4159A-19 were referred to the Jefferson County Planning and Zoning Committee for public hearing on May 16, 2019 and

WHEREAS, the proposed amendments have been given due consideration by the Board of Supervisors in open session.

NOW, THEREFORE, BE IT ORDAINED that the Jefferson County Board of Supervisors does amend the official zoning map of Jefferson County as follows:

**FROM A-1, EXCLUSIVE AGRICULTURAL TO A-2, AGRICULTURAL AND RURAL**

Create a 2.66-acre A-2 zone at **N4531 Rome Rd** in the Town of Jefferson from part of PIN 014-0615-0144-000 (29.53 Ac). This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance. ~~This approval is conditioned upon receipt and recording of the final CSM.~~ (R4139A-19 – Daniel Buss)

Create a 5.5-acre A-2 zone from an existing A-1 zone **near N8187 County Road Q**. The site is on PIN(s) 020-0814-2134-000 (36.11 Ac) and 020-0814-2131-000 (40.00 Ac) in the Town of Milford. This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance. This approval is conditioned upon receipt of and recording of the final CSM. (R4155A-19 – Eggert Acres LLC)

**FROM A-1, EXCLUSIVE AGRICULTURAL TO A-3, AGRICULTURAL/RURAL  
RESIDENTIAL**

Create a 3.00-acre lot around the home and buildings at **N9469 West Road** in the Town of Watertown from part of PIN 032-0814-0342-000 (40 Ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance. This approval is conditioned upon receipt and recording of the final CSM and extraterritorial plat review. (R4128A-19 – Karl H Zinser Estate)

Create a 1.0-acre A-3 zone around the home and buildings at **N8187 County Road Q**. The site is on PIN 020-0814-2134-000 in the Town of Milford. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance. This approval is conditioned upon the receipt and recording of the final CSM. (R4156A-19 Eggert Acres LLC)

**FROM A-1, EXCLUSIVE AGRICULTURAL TO N, NATURAL RESOURCES**

Create a 2.48-acre N zone from an existing A-1 zone at N4882 County Road P. This is on PIN 026-0616-0612-000 (17.385 Ac) in the Town of Sullivan. This is in accordance with Sec. 11.04(f)12 of the Jefferson County Zoning Ordinance. This approval is conditioned upon the receipt of and recording of the final CSM and that the N zone cannot be sold separately unless a Variance for an easement is approved or 66' of frontage and access to a public is acquired for the zone. (R4159A-19 – Chris Shult)

The above zoning amendments shall be null and void and have no effect one year from the date of County Board approval unless all applicable conditions have been completed.

AYES: \_\_\_\_ NOES: \_\_\_\_ ABSTAIN: \_\_\_\_ ABSENT: \_\_\_\_ VACANT: \_\_\_\_.

Referred By:  
Planning and Zoning Committee

12-10-2019

REVIEWED: County Administrator: ; Corporation Counsel: ; Finance Director: \_\_\_\_.

RESOLUTION NO. 2019-\_\_\_\_\_

**Authorizing contract with Ayres Associates Inc. for Orthoimagery of Jefferson County**

Executive Summary

Orthoimagery is digital aerial photography used for mapping, planning, zoning, land and water conservation, parks, public safety and other government functions throughout Jefferson County. Jefferson County participates in the Wisconsin Regional Orthoimagery Consortium which publishes a request for qualifications to provide orthoimagery and then performs a quality-based selection process. After review, it was determined that Ayers Associates Inc., partnering with Quantum Spatial, was the most qualified consultant. Wisconsin Regional Orthoimagery Consortium has a long history of sponsoring orthoimagery projects, with 2020 being the fifth project on a five year cycle. Counties that participate in the Wisconsin Regional Orthoimagery Consortium receive partner cost sharing to help offset the cost of the project. A goal of the Jefferson County Land Information Plan, adopted September 13, 2018, is to routinely update the County's orthoimagery, with the next update occurring in 2020. The Land Information Council met on June 19, 2019, and recommended approval of the 2020 Land Information Program Budget, which included funding for a 2020 orthoimagery project. The Planning and Zoning Committee met on November 25, 2019, and recommended forwarding this resolution to the County Board for approval to contract with Ayres Associates Inc. to provide consulting services and acquire new orthoimagery of Jefferson County.

WHEREAS, the Executive Summary is incorporated into this resolution, and

WHEREAS, orthoimagery of Jefferson County will provide useful data and imagery that can be used by many County Departments and stakeholders, and

WHEREAS, it has be identified through the Land Information Plan that updating the orthoimagery of the County is an important goal, and

WHEREAS, partnering with the Wisconsin Regional Orthoimagery Consortium provides the County with cost sharing for the project and the selection of a qualified consultant, and

NOW, THEREFORE, BE IT RESOLVED that the Jefferson County Board of Supervisors does hereby authorize the County Administrator to contract with the Wisconsin Regional Orthoimagery Consortium and Ayers Associates Inc., to acquire new orthoimagery of Jefferson County which will be updated in the spring of 2020.

*Fiscal Note: The non-tax levy Land Information Program is funded in part by Land Information Program Retained Fees that are collected from recorded documents through the Register of Deeds and a Strategic Initiative Grant. Funds, of up to \$46,560, have been allocated to account number 12503.594819.25305 in the 2020 Land Information Program Budget.*

Ayes\_\_\_\_\_ Noes\_\_\_\_\_ Abstain\_\_\_\_\_ Absent\_\_\_\_\_ Vacant\_\_\_\_\_

Referred By:

Planning and Zoning Committee

REVIEWED: County Administrator: ; Corporation Counsel: ; Finance Director: \_\_\_\_\_

12-10-2019

**RESOLUTION NO. 2019-\_\_**

**Amending Contract with Ayres Associates, Inc. for LiDAR Digital Terrain Mapping**

Executive Summary

Digital terrain modeling, also known as digital elevation modeling, is the practice of creating a digital representation of the topography of the land and is utilized by numerous Jefferson County departments along with local, state and federal agencies for a variety of land related projects and programs. These projects and programs include flood mitigation, land development, conservation planning, park development, transportation planning, ordinance enforcement, and storm water management. Advances in Light Detection and Ranging (LiDAR) technology have resulted in the ability to significantly improve the accuracy of the current digital terrain model that was last updated in 2012 and further expand its uses in Jefferson County. Five Wisconsin counties received grant funding after submitting a joint grant application. Upon approval of this grant, Ayres Associates offered to provide the necessary updates to Jefferson County's digital terrain model as part of a cooperative group purchase by the five Wisconsin counties receiving grant funding. Jefferson County staff has determined that Ayres Associates is the best qualified vendor to provide this service to Jefferson County. The Jefferson County Board of Supervisors approved resolution number 2018-74 authorizing the County Administrator to enter into a contract with Ayres Associates, Inc. It has been determined that amending the contract with Ayres Associates, Inc. will provide the County with a cost effective method of obtaining additional data to update the County's Light Detection and Ranging (LiDAR) technology. The Planning and Zoning Committee met on November 25, 2019, and recommended forwarding this resolution to the County Board for approval to amend the contract with Ayres Associates Inc. to provide additional services related to the 2019 LiDAR Terrain Mapping Project at a cost of \$34,300.

WHEREAS, the Executive Summary is incorporated into this resolution, and

WHEREAS, the County Board approved the 2020 Land Information Program Budget and Land Information Plan 2019-2021 that includes the additional services from the LiDAR terrain mapping project, and

WHEREAS, authorizing the County Administrator to enter into a contract with Ayres Associates, Inc. for additional LiDAR Terrain Mapping will allow Jefferson County to update its digital terrain model to increase accuracy and expand its uses in a variety of land related projects and programs.

NOW, THEREFORE, BE IT RESOLVED that the County Administrator is hereby authorized to enter into a contract with Ayres Associates, Inc. for additional services related to the 2019 LiDAR Terrain Mapping Project at a cost of \$34,300.

*Fiscal Note: The non-tax levy Land Information Program is funded in part by Land Information Program Retained Fees that are collected from recorded documents through the Register of Deeds and a Strategic Initiative Grant. Funds, of up to \$34,300, have been allocated to account number 12503.594819.25305 in the 2020 Land Information Program Budget.*

Ayes:\_\_\_\_\_ Noes:\_\_\_\_\_ Abstain:\_\_\_\_\_ Absent:\_\_\_\_\_ Vacant:\_\_\_\_\_

Referred By:

Planning and Zoning Committee

REVIEWED: County Administrator: ; Corporation Counsel:  Finance Director: \_\_\_\_\_

12-10-19

TO THE JEFFERSON COUNTY BOARD OF SUPERVISORS:  
MEMBERS OF THE BOARD:

**APPOINTMENTS BY COUNTY ADMINISTRATOR**

By virtue of the authority vested in me under Sections 59.18(2)(b) of the Wisconsin Statutes, I respectfully request confirmation of the following appointments:

- a. Joan Fitzgerald, Fort Atkinson, WI, to the Bridges Federated Library System Board for a three year term ending December 31, 2022.

AYES \_\_\_\_\_ NOES \_\_\_\_\_ ABSTAIN \_\_\_\_\_ ABSENT \_\_\_\_\_

- b. Joan Fitzgerald, Fort Atkinson, WI, to the Jefferson County Library Board for a three year term ending December 31, 2022.

AYES \_\_\_\_\_ NOES \_\_\_\_\_ ABSTAIN \_\_\_\_\_ ABSENT \_\_\_\_\_

- c. Linda Ager, Jefferson, WI, to the Jefferson County Library Board for a three year term ending December 31, 2022.

AYES \_\_\_\_\_ NOES \_\_\_\_\_ ABSTAIN \_\_\_\_\_ ABSENT \_\_\_\_\_

- d. William Gaugert, Sullivan, WI, to the Sheriff's Civil Service Commission for a five year term ending January 1, 2025.

AYES \_\_\_\_\_ NOES \_\_\_\_\_ ABSTAIN \_\_\_\_\_ ABSENT \_\_\_\_\_

12-10-2019