

AGENDA
JEFFERSON COUNTY PLANNING AND ZONING COMMITTEE
DECISION MEETING

Steve Nass, Chair; Greg David, Vice-Chair; Don Reese, Secretary; Amy Rinard; George Jaeckel

ROOM 203, COUNTY COURTHOUSE
311 S. CENTER AVE., JEFFERSON, WI 53549
8:30 A.M. ON MONDAY, DECEMBER 30, 2013

- 1. Call to Order**
- 2. Roll Call**
- 3. Certification of Compliance with Open Meetings Law Requirements**
- 4. Review of Agenda**
- 5. Public Comment (Not to Exceed 15 Minutes and Not to Include Petitions Slated for Decision)**
- 6. Communications**
Petition received via County Clerk's Office from William Merrick regarding CU1755-13 for Steven Cline/Combined Enterprises LLC c/o Jellystone Park
- 7. Approval of November 21, November 25, December 16 and December 19 Meeting Minutes**
- 8. Monthly Financial Report for Land Information Office – Andy Erdman**
- 9. Monthly Financial Report for Zoning – Rob Klotz**
- 10. Revision of the Land Records Modernization Plan to Include Scanning of Old Tax Rolls – Andy Erdman**
- 11. Evaluation of Proposals and Selection of a Vendor to Provide Scanning and Indexing of Property Tax Rolls from 1915 to 1995 – Andy Erdman**
- 12. Discussion and Possible Action on Extraterritorial Plat Sign Off by Municipalities with CSM Review Ordinances Adopted Under Their Extraterritorial Plat Review Authority**
- 13. Decision on Petition R3674A-13 for Marcella Tourbier Trust, Town of Watertown**
- 14. Decision on Petition R3684A-13 for Nancy Hohensee, Town of Watertown, Previously Considered on November 25, 2013 and Postponed**
- 15. Decisions on Petitions Presented in Public Hearing on December 19:**
R3690A-13 – Dane & Tammy Hartwig/Darryl & Donna Hartwig Property, Town of Farmington

R3691A-13 – Susan, Michael & Matthew Meracle, Town of Sullivan
R3692A-13 & R3693A-13 – Scott & Sherry Schreiber, Town of Palmyra
CU1755-13 – Steven M Cline/Combined Enterprises LLC, c/o Jellystone Park, Town of Koshkonong
CU1764-13 – Zwolanek Trust, Town of Sumner
CU1765-13 - Lori Hoyt, Town of Cold Spring

16. Future Agenda Items

17. Upcoming Meeting Dates

January 13, 8:00 a.m. - Site Inspections Beginning in Courthouse Room 203
January 16, 7:00 p.m. – Public Hearing in Courthouse Room 205
January 27, 8:30 a.m. – Decision Meeting in Courthouse Room 203
February 17, 8:00 a.m. – Site Inspections Beginning in Courthouse Room 203
February 20, 7:00 p.m. – Public Hearing in Courthouse Room 205
February 24, 8:30 a.m. – Decision Meeting in Courthouse Room 203

18. Adjourn

If you have questions regarding the petitions, please contact the Zoning Department at 920-674-7131. Petition files referenced on this agenda may be viewed in Courthouse Room 201 between the hours of 8:00 a.m. and 4:30 p.m., Monday through Friday, excluding holidays. Materials covering other agenda items can be found at www.jeffersoncountyiwi.gov.

Individuals requiring special accommodations for attendance at the meeting should contact the County Administrator at 920-674-7101 at least 24 hours prior to the meeting so that appropriate arrangements can be made.

A digital recording of the meeting will be available in the Zoning Department upon request.

Committee Meeting Sign-In Sheet

Committee/Board Name:

Planning & Zoning

Date of Meeting:

12/30/13

[illegible]

RECEIVED

DEC 16 2013

JEFFERSON CO, CLERK, WI
JEFFERSON COUNTY FINANCE

Petition Opposing the Expansion of Jellystone Park
Re: CU1755-13 Steven Cline/Combined Enterprises LLC c.o Jellystone Park

Twenty petition sheets with 146 signatures are attached. Each sheet states reasons for opposition to the expansion of Jellystone Park by the signatories. The signatures were obtained in the Township of Koshkonong by the following volunteers who live in the township:

Rosemary Hansen, Patti Kobs, Charles Lemke, Sam Lombardo, William Merrick, Jean Smith.

A brief summary of the petition follows:

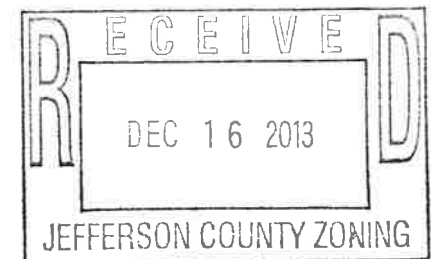
We the undersigned residents and property owners of Koshkonong Township in Jefferson County, Wisconsin petition to REJECT the expansion of Jellystone Park, N551 Wishing Well Lane

Reasons we don't want Jellystone Park to increase in size/capacity include but are not limited to:

- 1) At the park's current size/capacity, the amount of litter and trash on our neighborhood's roadsides and lawns increases exponentially when "camping" at Jellystone is in season;
- 2) Many occupants and management of the park disregard and/or disrespect the fact that much of the immediate area around the park is residential. Speeding vehicles and late night loud parties disrupt the peace and safety in our neighborhood which has more and more children, pedestrians and vehicles (Note WisDOT lowered the speed limit in our neighborhood);
- 3) Trespassing and encroachment upon neighborhood residents' private property has occurred over the years;
- 4) Unsightly and inconsiderate storage and poor real estate maintenance lowers our neighborhood's value and appeal;
- 5) Our previous requests to Jellystone to address these problems and other situations have, more often than not, been for naught;
- 6) Increasing the park's size/capacity would magnify existing problems and further disrupt our neighborhood.

As residents or property owners of Koshkonong Township, please indicate your support and agreement to REJECT the expansion of Jellystone Park by typing your name(s), address and date between the lines below:

[Cover sheet prepared and forms delivered to the Jefferson County Clerk by William Merrick, December 16, 2013]



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	PRINT NAME	SIGNATURE	ADDRESS	DATE
1	Charles W. Lemke	Charles W. Lemke	N605 Wishing Well Lane	Oct 31
2	MARY E. LEMKE	Mary E. Lemke	N605 Wishing Well Ln	Oct 31
3	Holly Kollwelter	Holly Kollwelter	N595 Wishing Well Ln	Nov. 9
4	JASON Kollwelter	Jason Kollwelter	N595 Wishing Well Ln	Nov 9
5	Mike Haseel	Mike Haseel	N643 Wishing Well Ln	Dec 12
6	Phil Stittad	Phil Stittad	N634 Wishing Well Lane	Dec 12
7	Bone Magnuson	Bone Magnuson	N682 Wishing Well	Dec. 12
8	Paul Oliver	Paul Oliver	N630 Wishing well	Dec 12
9	Wendy Klug	Wendy Klug	N630 Wishing Well Ln	Dec 12
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1	BARBARA J. MERRICK	<i>Barbara J. Merrick</i>	N606 WISHING WELL LANE, Fort	12/12/13
2	William C. Merrick	<i>William Merrick</i>	N606 Wishing Well Ln, Fort	12/12/13
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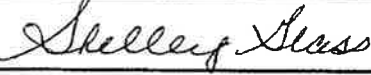
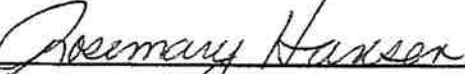





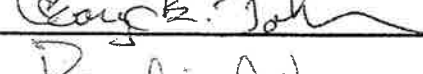

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1	Steven GLASS		N417 HAIGHT Rd.	11-1-2013
2	Shelley Glass		N417 Haight Rd Fort	11-1-13
3	Rosemary HANSEN		439 Haight Rd Fort	11-1-13
4	BRUCE HANSEN		N439 Haight Rd. Fort	11-1-13
5	Jeff Busse		N455 Haight Rd Fort	11-3-13
6	Barbara Johnston		N 431 Haight Ln Fort	11-3-13
7	Charles Johnston		N 431 Haight Rd Fort	11/3/13
8	JANE GILKEY JANE GILKEY		N 477 Haight Rd, Fort.	
9	George Johnson		N445 Haight Rd	11/8/13
10	Rosalie Johnson		N445 Haight Rd	Nov 8, 13

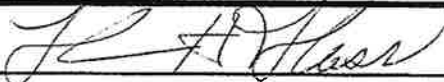
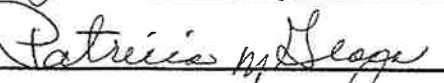


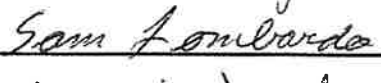

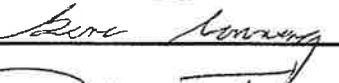

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1	Thomas H Glass		N367 Haight Rd	11-3-13
2	^{Patricia} Patricia Glass		N367 Haight Rd.	11/3/13
3	Tyler Glass		N417 Haight Rd	11/3/13
4	Scott Johnson		N677 Cow Path Lane	11/4/13
5	SAM LOMBARDO		N527 HAIGHT RD.	11/5/13
6	KIM LOMBARDO		N527 HAIGHT RD	11/5/13
7	GENE TONNING		N507 HAIGHT RD.	11/26/13
8	PATRICIA TONNING		N507 HAIGHT RD.	11/26/13
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1	Eugene Jorunzig			
2	Kris Ekstrom		N401 Haight	11/30/13
3	JOHN MAJEWSKI	John Majewski	N469 HAIGHT RD	11/30/13
4	Cornie Fisher	Cornie Fisher	N 217 Pottawatomie Tr. Milton	12/5/13
5	HAIGHT FARMS LLP	Power of Attorney Joseph T Fisher	N2830 OLD HY 26 FORT ATKINSON WIS.	12/5/13
6	Joseph T Fisher	Joseph T Fisher	N217 POTTAWATOMIE TR. MILTON WI 53563	12/5/13
7	BERT A BURLINGAME	Bert A Burlingame	N553 BLACKHAWK BLUFF DR MILTON WISC 53563	12/5/13
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1	Jean C. Smith	Jean C. Smith	N 309 Old Hwy 26 Fort	12/8/2013
2	LINDA R BRUSS	Linda R Bruss	N305 OLD HWY 26 Fort Atkinson	12/9/2013
3	ETAY D. GROW	Etay D. Grow	N305 OLD HWY 26 FORT	12/09/2013
4	Lee F. Smith	Lee F. Smith	N309 Old Hwy 26 Fort	12/9/13
5	Pat Glass	Patricia M Glass	N367 Haight Rd	12/8/13
6	THOMAS H GLASS	TH H Glass	N367 HAIGHT RD	12/8/13
7	John Wilson	John Wilson	N357 Haight Rd	12-8-13
8	Steven Zarnstorff	Steven Zarnstorff	N1643 Poeppel R, Fort Atkinson	12-9-13
9	Dean Yandry	Dean Yandry	N1876 Yandry Road Fort	12-9-13
10	Steve Stutz	Steve Stutz	N311 old Hwy 26	12-11-13

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1	Jessica Milan	Jessica Milan	N803 Old Hwy 26	12/13
2	Rose Vinate	Rose E. Vinate	N824 Old Hwy 26	12/13
3	Shannon Wachuta	Shannon Wachuta	W7273 River Trail Pass	12/13
4	Julie Buttz	Julie Buttz	W7261 River Trail Pass	12/13
5	Jonathan Korman	Jonathan Korman	N441 Old Hwy 26	12/13
6	Brigetta Harris	Brigetta Harris	N585 Old 26	12/13
7	Pat Fahy	Pat Fahy	W7618 Koshkonong Mounds	12/13
8	James Geyer	James Geyer	W7580 Koshkonong Mounds	12/13/13
9	GARY G. GRAMLEY	GARY G. GRAMLEY	W7520 Koshkonong	12/13/13
10	Jill Gramley	Jill Gramley	W1526 Koshkonong Mounds Rd	12/13/13

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1	Linda Rothberg	Linda Rothberg	N829 Fairway Dr	12/13
2	Thomas H. Henig	Thomas H. Henig	N829 Fairway Dr.	12/13
3	Lalonne Wittwer	Lalonne Wittwer	N818 Fairway Dr.	12/13
4	Rod Wittwer	Rod Wittwer	N818 Fairway Dr.	12/13
5	TERRY EVENSON	Terry Evenson	N824 Fairway Dr	12/13
6	Colleen Evenson	Colleen Evenson	N824 Fairway Dr	12/13
7	Rebecca L Rossing	Rebecca Rossing	N839 Fairway Dr.	12/13
8	Beth Triebert	Beth Triebert	N853 Fairway Dr	12/13
9	Jeff Rossing	Jeff Rossing	N839 Fairway Dr	12/13
10	Amber Burke	Amber Burke	N867 Fairway Dr Fort	12/13

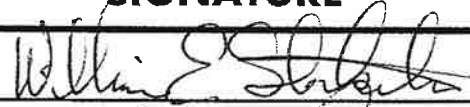
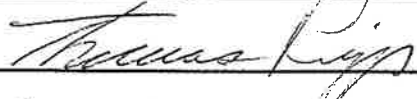




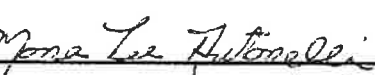

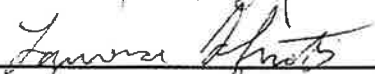

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1	WILLIAM E STECKELMAN		N759 WAUBUNSEE TRL. UNIT #1	12 DEC '13
2	Thomas Riggs		N745 Waubunsee Trail #3	12/12/13
3	Carole Kettle		N771 Waubunsee Trl. #3	12/12/13
4	Ram Williams		N759 Waubunsee Trl. #3	12/12/13
5	DAVID R. STARK		N761 WAUBUNSEE TRL #1	12/12/13
6	Mitzi Joseph		N761 " " #2	12/12/13
7	Mona Lee Antonelli		N745 Waubunsee Tr #2	12/12/13
8	LARRY HORSFALL		" "	12/12/13
9	Lawrence Schnetz		N745 Waubunsee Tr. #4	12/12/13
10	Hollis Schuetz		N745 Waubunsee TRL #4	12/12/13

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1	Patricia Steckelmann	Patricia Steckelmann	N759 Waubunsee Tr #1 ^{Fort Atkinson WI}	12-12-13
2	Nichole Buss	Nichole Buss	N745 Waubunsee Tr #1 ^{Fort Atkinson WI}	12-13-13
3	Bruce Gardner	BRUCE GARDNER	N771 WAUBUNSEECTRL ^{FORT ATKINSON WI}	12/13/13
4	Janet Hesselberg	Janet Hesselberg	N561 Cowpath Ln, Ft Atkinson WI	12/13/13
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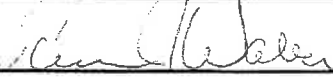

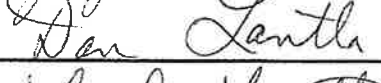
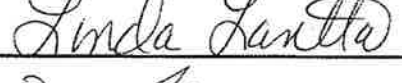


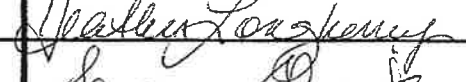


To the Jefferson County Board and Planning & Zoning

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	PRINT NAME	SIGNATURE	ADDRESS	DATE
1	Chris Keim		N765 Waubunsee Trl, Unit #1	12-12-13
2	PHILIP J. WALLER		N 771 WAUBUNSEE TR.	12-12-13
3	Joyce Waller		N 771 Waubunsee Trl.	12-12-13
4	DAN LANTTA		N795 Waubunsee Trl # 1	12-12-13
5	Linda Lantta		N795 Waubunsee Trl #1	12-12-13
6	Lloyd C. Furer		N799 Waubunsee #1	12-12-13
7	Ron Scavin		N795 Waubunsee Trl #2	12/12/2013
8	Heather Longhenny		N795 Waubunsee Trl #4	12/12/13
9	Tammy Reitz		N799 Waubunsee Trl #2	12/12/13
10	THOMAS Reitz		N799 Waubunsee Trl #3	12/12/13

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	PRINT NAME	SIGNATURE	ADDRESS	DATE
1	Scott Meyer	Scott Meyer	N 331 Old Hwy 26	12/13/13
2	Brian Guttheridge	Brian Guttheridge	N 469 Old 26	12/13/13
3	Becky Guttheridge	Becky Guttheridge	N 469 Old 26	12/13/13
4	ALBERT Vierck	Albert Vierck	N 511 Old 26	12/13/13
5	CHARLET BUMBARD	Charlet Bumbard	N 653 Old 26	12/13/13
6	Discula Jung	TRISCILLA JUNG	N 731 Old 26	12/13/13
7	Marilyn Brown	Marilyn Brown	N 825 Wabunsee Trl	12/13/13
8	Mary Jones	Mary J. Jones	N 825 Wabunsee Trl #2	12/13/13
9	John E Jones	John E Jones	N 825 Wabunsee Trl #2	12/13/13
10	Ronald E. Roach	Ronald E. Roach	N 825 Old Hwy 26	12/13/13

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	PRINT NAME	SIGNATURE	ADDRESS	DATE
1	SHARON ROWNY	<i>Sharon Rony</i>	N 860 FAIRWAY DR 53538	12/13/13
2	Launie Strom	<i>Launie Strom</i>	N 883 FAIRWAY DR 53538	12/13/13
3	PETE STROM	<i>Pete Strom</i>	N 883 Fairway Dr 53538	12/13/13
4	Dean Johnson	<i>Dean Johnson</i>	N 885 Fairway Dr 53538	12/13/13
5	Shirley A. Johnson	<i>Shirley A. Johnson</i>	N 895 Fairway Dr. 53538	12/13/13
6	Barb Matthish	<i>Barb Matthish</i>	W 7336 Koshkonong Mdx	
7	Larry Stann	<i>Larry Stann</i>	N 901 Old Hwy 26	12/13/13
8	Jeanne Starr	<i>Jeanne Starr</i>	N 901 Old Hwy 26 Ft.	12-13-13
9	Mark Sykes	<i>MARK Sykes</i>	W 7378 Koshkonong Lk Rd.	12/14/13
10	San Juanita Howard	<i>San Juanita Howard</i>	W 7400 Koshkonong Lk Rd	12/14/13

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	PRINT NAME	SIGNATURE	ADDRESS	DATE
1	David D. Peterson	David D. Peterson	N-335 Old Hwy 26 ⁵³⁵³⁸ Fort Atkinson WI	12-14-13
2	Angela Peterson	Angela Peterson	N335 OLD HWY 26 Ft. Atkinson WI 53538	
3	Math Grischow	Math Grischow	W6593 Grogan RD Ft. Atkinson WI 53538	12-14-13
4	Froy King	Froy King	N335 OLD 26 Fort Atkinson WI 53538	12-14-13
5	Jamette Peterson	Jamette Peterson	N335 Old Hwy 26 Ft. Atkinson WI	
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1	Michael R Howard	<i>Michael R Howard</i>	W7406 Koshkonong Lk Rd	12/14/13
2	Bill Rowlands	<i>Bill R. Rowlands</i>	W7540 Koshkonong Lake Rd.	12/14/13
3	Jackie Rowlands	<i>Jackie Rowlands</i>	W7540 Koshkonong Lake Rd	12/14/13
4	Dianne Meyer	<i>Dianne R. Meyer</i>	W7527 Koshkonong Lake Rd.	12/14/13
5	Curtis Meyer	<i>Curtis A. Meyer</i>	W7527 Koshkonong Lake	12/14/13
6	Patricia Rockstrom	<i>Patricia Rockstrom</i>	W7541 Kosh Lake	12/14/13
7	Cami Shockman	<i>Cami Shockman</i>	W7669 Koshkonong Lk Rd	12/14/13
8	Robert Hollinger	<i>Robert Hollinger</i>	W7680 Koshkonong Lk Rd	12/14/13
9	Jolene Hollinger	<i>Jolene Hollinger</i>	W7680 Koshkonong Lk Rd	12/14/13
10	Karen Tassler	<i>Karen Tassler</i>	W7688 Koshkonong Lake Rd	12/14/13

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	PRINT NAME	SIGNATURE	ADDRESS	DATE
1	Ralph Vander Heiden	Ralph Vander Heiden	W 7698 Koshkonong Lake Rd	12-19-13
2	Barbara James	Barbara James	N 696 Cowpath Lane	12-14-13
3	CHRIS BANASZYNSKI	Chris Banaszynski	W 7709 KOSHKONONG RD	12-14-13
4	Gregory Banaszynski	Gregory Banaszynski	W 7709 Koshkonong Rd.	12/19/13
5	Heidi Towner	Heidi Towner	W 7714 Koshkonong L.R.	12/14/13
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1	Sherry Gerondale	Sherry Gerondale	11547 Cumming Dr. Fort Atkinson	12-15-13
2	Sandy Yandry	Sandy Yandry	N1876 Yandry R Fort	12-15-13
3	Nancy Dobrata	Nancy A. Dobrata	W4997 Cty Rd M Ft. ATK.	12-15-13
4	Savannah Stacy	Savannah Stacy	N3110 Old Hwy 26, Ft. ATK	12/15/13
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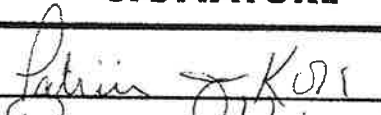
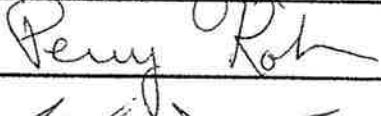

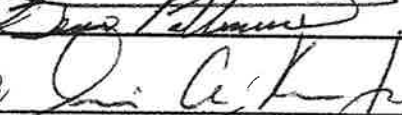
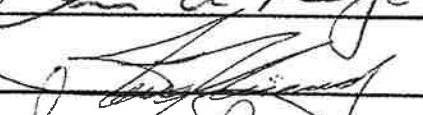
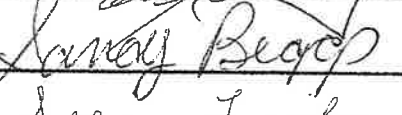
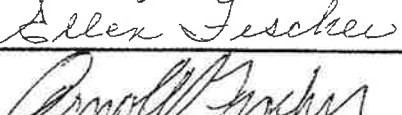
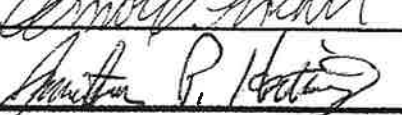
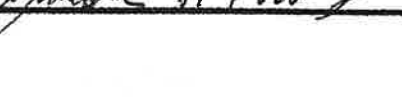

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1	Patricia J. Kobs		N435 Old 26 Fort Atkinson	12-9-13
2	Perry Kobs		N435 Old 26 Ft Atkinson	12-9-13
3	Tyler Kobs		N435 Old 26 Fort Atkinson	12-10-13
4	Brian Pottermann		W5994 Friedel Rd. Fort	12/11/13
5	Dennis Kraus		N904 Old Hwy 26 Fort Atkinson	12/11/2013
6	Steve Fleming		W7698 County Line Rd Ft Atkinson	12-11-13
7	Sandy Beggs		N7800 Twin Knolls Dr. Fort	12-11-13
8	ELLEN FISCHER		N1576 Woodlawn Dr., Fort	12-11-13
9	ARNOLD FISHER		N1576 WOODLAWN DR. FORT	12-11-13
10	Jonathan P. Hering		N815 McIntyre Rd. Fort	12-11-13


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1	Tyler Gailboreto		W6513 Grogan Rd	12-11-13
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	PRINT NAME	SIGNATURE	ADDRESS	DATE
1	Ann M. Lynch	Ann M. Lynch	N 7058 Pond Rd - Fort Atkinson	12-14-2013
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**MINUTES OF PUBLIC HEARING
JEFFERSON COUNTY PLANNING AND ZONING COMMITTEE**

Steve Nass, Chair; Greg David, Vice-Chair; Don Reese, Secretary; Amy Rinard; George Jaeckel

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

DATE: November 21, 2013

TIME: 7:00 p.m.

PLACE: Room 205, Jefferson County Courthouse, 320 S. Main St., Jefferson, WI

1. Call to Order

The meeting was called to order by Chairperson Nass at 7:00 pm.

2. Roll Call

All Committee members were present. Zoning staff present included Rob Klotz and Michelle Staff.

3. Certification of Compliance with Open Meetings Law Requirements

Reese and Klotz confirmed that the meeting was held in compliance with the open meetings laws.

4. Review of Agenda

No changes were proposed to the agenda.

5. Explanation of Process by Committee Chair

Nass explained the process of the public hearing.

6. Public Hearing

NOTICE IS HEREBY GIVEN that the Jefferson County Planning and Zoning Committee will conduct a public hearing at 7 p.m. on Thursday, November 21, 2013, in Room 205 of the Jefferson County Courthouse, Jefferson, Wisconsin. A hearing will be given to anyone interested in the proposals. **PETITIONERS, OR THEIR REPRESENTATIVES, SHALL BE PRESENT.** Matters to be heard are petitions to amend the zoning ordinance of Jefferson County and applications for conditional use permits. A map of the properties affected may be obtained from the Zoning Department. Individual files 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 EXCLUSIVE AGRICULTURAL A-1 TO A-2, AGRICULTURAL & RURAL BUSINESS
AND A-3, AGRICULTURAL/RURAL RESIDENTIAL**

R3678A-13, R3679A-13 & CU1761-13 – Dennis Kutz: Rezone 5.1 acres around the farm buildings at **N2792 Curtis Mill Road** for an agribusiness zone, and grant a conditional use permit to allow a custom farming, excavation and tiling business, pesticide application and seed and fertilizer sales. Rezone 1 acre

around the house at the same address to rural residential. The proposed lots are comprised of PINs 016-0614-3521-000 (28.5 Acres) and 016-0614-3524-000 (39.8 Acres) in the Town of Koshkonong.

Petitioner: Dennis Kutz, N2792 Curtis Mill Road - The Kutzs would like to have the above listed businesses because they both have grown over the years and they need a bigger facility. They would like to split off the house and still live in it, while also creating an A-2 zone to sell to his son. The building would be 80 feet x 224 feet with about 50 feet of that length being storage for the chemicals. He has been in contact with DATCP and Jefferson County Emergency Management Director Donna Haugom about the storage of the chemicals and any additional requirements he may have. Kutz stated he does custom farming for other farmers in the area.

Comments in Favor: None

Comments Opposed: None

Questions from the Committee: None

Town Response: Klotz read town response of approval into the record and it is in the file.

Staff Report: Staff report given by Robert Klotz and now on file in the Zoning Department. Klotz stated that the Committee previously approved a holding tank for the bathroom facilities.

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

R3680A-13 – Gregg Heideman: Rezone 2.7 acres around the home at **N5008 STH 89** and create a new 1-acre building site near the intersection of **STH 89 and Harvey Road** from PIN 002-0714-3141-000 (28.2 Acres) in the Town of Aztalan.

Petitioner: Gregg Heideman, N5008 STH 89 - They would like to sell the current residence and have a vacant lot for the future. The existing residence was built in the 1900's.

Comments in Favor: None

Comments Opposed: None

Questions from the Committee: None

Town Response: Klotz read town response of approval into the record and it is in the file.

Staff Report: Staff report given by Robert Klotz and now on file in the Zoning Department. Klotz asked the age of the current residence.

R3681A-13 – Tom & Lisa Marks: Rezone 3 acres around the home at **W2001 Ehrke Lane** and 4.7 acres around the home at **W2009 Ehrke Lane**. Both lots are to be created from PIN 012-0816-2931-000 (52.3 Acres) in the Town of Ixonia.

Petitioner: Lisa Marks, W2001 Ehrke Lane - They would like to separate the two homes. The home closest to the river was built in the 1950's and the other residence was built in the 1900's. They are doing this to be able to sell the two residences away from the farmland. Ms. Marks stated she understands that each lot needs its own driveway.

Comments in Favor: None

Comments Opposed: None

Questions from the Committee: None

Town Response: Klotz read town response of approval into the record and it is in the file.

Staff Report: Staff report given by Robert Klotz and now on file in the Zoning Department. Klotz asked Mrs. Marks if they are proposing a driveway for lot 2.

R3682A-13 – Ron Marsh: Rezone all of PIN 024-0516-2642-001 (3.608 Acres) for a new residential building site on **Little Prairie Road** in the Town of Palmyra.

Petitioner: Ron Marsh, W208 Marsh Rd - They would like to rezone the entire parcel so they can build a residence on it.

Comments in Favor: None

Comments Opposed: None

Questions from the Committee: None

Town Response: Klotz read town response of approval into the record and it is in the file.

Staff Report: Staff report given by Robert Klotz and now on file in the Zoning Department.

R3683A-13 – Brad Walter/Michael & Sarah Walter Trust: Rezone 0.805 acre of PIN 032-0814-1044-000 (62.435 Acres) owned by Michael & Sarah Walter Trust to add it to an adjoining A-3 zoned lot at **N8944 West Road** owned by Bradley Walter. The property is in the Town of Watertown.

Petitioner: Brad Walter, N8944 West Road - Mr. Walter found out after he built the pool that he needed a permit for it and then discovered it was over the lot line. They would like to expand the lot to accommodate the pool. There was discussion on redesign of the lot to accommodate the pool between the petitioner and chairman.

Comments in Favor: None

Comments Opposed: None

Questions from the Committee: Nass asked why he needed the 0.8 acres to be added to the parcel and why he just didn't reconfigure the lot.

Town Response: Klotz read town response of approval into the record and it is in the file.

Staff Report: Staff report given by Robert Klotz and now on file in the Zoning Department.

**FROM EXCLUSIVE AGRICULTURAL A-1 TO A-3, AGRICULTURAL/RURAL
RESIDENTIAL AND N, NATURAL RESOURCE**

R3684A-13 & R3685A-13 – Nancy Hohensee: Create a 2-acre vacant lot on **Turke Lane** and a 5-acre farm consolidation lot around the home at **N9673 Burke Lane**, and create a 4.3-acre Natural Resource zone adjacent it, all from PIN 032-0815-0111-000 (46.491 Acres) in the Town of Watertown.

Petitioner: Nancy Hohensee, N9673 Burke Lane – She would like to split off the residence with a natural resource zone and a new 2-acre lot. If she has to move the lot, the Chairman stated she could redesign it. Hohensee stated that there is upland further back on the lot. .

Comments in Favor: None

Comments Opposed: Dennis Foelker, N9660 Burke Lane – Foelker lives across the street from the proposed new lot. He is not opposed to rezoning N9673 Burke Lane or the natural resource zone; he is opposed to the new vacant land lot. Foelker explained why he was opposed to the lot split. One large concern he has is about the wet soil conditions of the site.

Nic Streich, N9383 Burke Lane - Streich owns the parcel to the north of the proposed vacant lot. He too is not opposed to the existing residence or natural resource rezoning but is opposed to the vacant lot being created. Streich's concern is the drain tile that goes through the property. He stated that when his residence was built he cut through 6 inch drain tile and it goes out to the ditch.

Questions from the Committee: Nass stated that the lot must pass for a soil test to construct a residence.

Town Response: Klotz read town response of approval into the record and it is in the file.

Staff Report: Staff report given by Robert Klotz and now on file in the Zoning Department.

R3686A-13 & R3687A-13 – Mary Horack: Rezone 5 acres for a farm consolidation lot around the home at **N9098 Horseshoe Rd**; create a 2.5-acre Natural Resource zone adjacent to it. The property is in the Town of Watertown, on PIN 032-0814-1231-000 (62.078 Acres).

Petitioner: Mary Horack, N9098 Horseshoe Road - Horack explained that her son is interested in working the remainder of the farm but she would like to live in the existing residence. The residence would be on 5 acres. In addition, she would like to create a natural resource zone around the residence to include lands that are in CRP. Horack stated that she attended a City of

Watertown meeting and they are asking for 100 feet width for the access. The residence was built before 1975 per Horack.

Comments in Favor: None

Comments Opposed: None

Questions from the Committee: None

Town Response: Klotz read town response of approval into the record and it is in the file.

Staff Report: Staff report given by Robert Klotz and now on file in the Zoning Department.

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

R3688A-13 & R3689A-13 – Nancy Jorgensen: Rezone 0.2 acre of PIN 002-0714-2911-000 (47.17 Acres) owned by Eric Jorgensen & Cynthia Scheele from A-1 to A-3 to add it to adjoining A-3 zoned property. Rezone 1.4-acres of PIN 002-0714-2912-001 (2.3 Acres) owned by Nancy J Jorgensen from A-3 to A-1 to add it to adjoining A-1 zoned property. The site is near **N5698 CTH Q** in the Town of Aztalan.

Petitioner: Nancy Jorgensen, N5698 CTH Q – Jorgensen would like to add lands around her residence and give back to the surrounding A-1 lands going to the river.

Comments in Favor: Eric Jorgensen, N5698 CTH Q – He is favor of the land transfers.

Comments Opposed: None

Questions from the Committee: None

Town Response: Klotz read town response of approval into the record and it is in the file.

Staff Report: Staff report given by Robert Klotz and now on file in the Zoning Department.

CONDITIONAL USE PERMIT APPLICATIONS

CU1762-13 – Denise Rothschadl: Conditional use to allow up to five dogs in an A-1 Agricultural zone at **N8708 Overland Drive** in the Town of Ixonia on PIN 012-0816-1823-002 (12.041 Acres).

Petitioner: Denise Rothschadl, N8708 Overland Drive – Rothschadl stated she currently has 5 dogs and these are her personal dogs. She is not a breeder or a kennel. Rothschadl explained that she had complaints from the neighbors but on Hustisford Road. She stated that there are approximately 27 dogs on Overland and Hustisford Rd. She has a list of signatures of approval from surrounding landowners and it was submitted to the Committee. Rothschadl stated she land-applies the manure. Klotz explained to her that the preferred method of manure disposal is to double-bag and put in the garbage. Rothschadl stated she is willing to do that.

Comments in Favor: None

Comments Opposed: None

Questions from the Committee: None

Town Response: Klotz read town response of approval into the record and it is in the file.

Staff Report: Staff report given by Robert Klotz and now on file in the Zoning Department. Klotz stated that he called the Town of Ixonia and explained that the condition of the bark collars is only a Town of Ixonia condition and may not be a County conditions.

CU1763-13 – K Ted Hartwig, Helen Spaeth & Barbara Mandleco: Conditional use to allow two dwelling units on one lot in a Residential R-1 zone at **N4462 Park Road** in the Town of Oakland. The lot is made up of PINs 022-0613-0712-008 (0.367 Acres) and 022-0613-0712-009 (0.890 Acres)

Petitioner: Atty Andy Rumpf representing the landowners - Atty Rumpf explained that this property has been the same for about 100 years and it has two residences on it. They owners would like to tear down one of the residences and rebuild it in approximately in the same area. Atty Rumpf explained that the landowners are aware of the floodplain and are willing to deal with those issues. He stated there has been some preliminary sub-surface engineering and they are currently working with an architect.

Comments in Favor: None

Comments Opposed: None

Questions from the Committee: None

Town Response: Klotz read town response of approval into the record and it is in the file.

Staff Report: Staff report given by Robert Klotz and now on file in the Zoning Department. Klotz stated that this property is in the floodplain and explained that there may be additional requirements to build on the property.

Motion made by Reese, seconded by Jaeckel to adjourn the meeting. Motion passed on a voice vote with no objection.

Donald Reese, Secretary

Individuals requiring special accommodations for attendance at the meeting should contact the County Administrator at 920-674-7101 24 hours prior to the meeting so that appropriate arrangements can be made.

A recording of the meeting will be available from the Zoning Department upon request.

**MINUTES OF THE
JEFFERSON COUNTY PLANNING AND ZONING COMMITTEE
DECISION MEETING**

Steve Nass, Chair; Greg David, Vice-Chair; Don Reese, Secretary; Amy Rinard; George Jaeckel

**ROOM 203, COUNTY COURTHOUSE
311 S. CENTER AVE., JEFFERSON, WI 53549
8:30 A.M. ON MONDAY, NOVEMBER 25, 2013**

1. Call to Order

The meeting was called to order by Chairman Nass at 8:30 a.m.

2. Roll Call

Committee members present included Nass, Reese, Jaeckel and David. Rinard was absent and excused.

3. Certification of Compliance with Open Meetings Law Requirements

Reese verified that the meeting was being held in compliance with open meetings law requirements.

4. Review of Agenda

David asked that agenda item #15 be moved up on the agenda, as well as the decision on Petition R3683A-13 for Brad Walter under agenda item #16.

5. Public Comment (Not to Exceed 15 Minutes and Not to Include Petitions Slated for Decision)

There was no public comment.

#8 was moved to this point for the convenience of Courthouse personnel.

8. Monthly Financial Report for Land Information Office – Andy Erdman

Erdman handed out his report and explained it. His office is on track to make \$30,000.

15. Request by Jim and Ann Toubier to Reconsider Conditions of Postponement for Zoning Amendment R3674A-13, Town of Watertown

Letters from the applicant and from the prospective purchaser were read aloud. Motion by Nass, seconded by Reese to revisit the site after hearing the concerns of the petitioner. Motion carried on a voice vote with no objection.

16. Decision on Petition Presented in Public Hearing on November 18, 2013:

POSTPONED ACTION ON R3683A-13 – Brad Walter/Michael & Sarah Walter Trust Property, Town of Watertown on a motion by Reese, seconded by Nass. Motion carried on a voice vote with no objection.

6. Communications

a. Draft resolution from La Crosse County in opposition to SB-349 limiting local control regarding non-metallic mining, air and water quality, and highway damage and use contracts

There was discussion on this topic. Motion by Reese, seconded by Nass to send this to the Administration and Rules Committee with a recommendation for approval. Motion carried on a voice vote with no objection.

7. **Approval of October 28, November 18 and November 21 Meeting Minutes**
Motion by Reese, seconded by David to approve the October 28 minutes as presented. Motion carried on a voice vote with no objection. Motion by Reese, seconded by David to approve the November 18 minutes as presented. Motion carried on a voice vote with no objection. No minutes were available for the November 21 public hearing; they will be acted upon in December.
9. **Monthly Financial Report for Zoning – Rob Klotz**
Klotz handed out his report and explained it.
10. **Discussion of and Possible Decision on Proposed Ordinance Changes Regarding Kennels; With Minimal Towns Responding, No Change is Recommended**
After discussion, no change was proposed.
11. **Discussion of and Possible Decision on Revocation of Conditional Use Text Amendment**
Klotz explained. Motion by Nass, seconded by Reese to have this as an agenda item at the Towns' Association Meeting in January, where Klotz will explain it.
12. **Discussion of and Possible Decision on Mobile Tower Citing Ordinance Adoption Text Amendment Under 66.0404 Wis. Stats.**
Klotz explained the importance of adopting an ordinance. Motion by Nass, seconded by Reese to modify the model by replacing the words "Bayfield County" and replacing them with "Jefferson County" on page 8 of 10, and then sending out to our Towns. Motion carried on a voice vote with no objection.
13. **Discussion of and Possible Decision on Non-Conforming Ordinance Text Amendment**
Klotz explained changes to the model which are shown in red on the handout. He reminded the Committee that floodplain non-conformity has its own set of regulations.
Motion by Reese, seconded by Jaeckel to add a reference to the definition of structural element and to forward the proposal to the Towns. Motion carried on a voice vote with no objection.
14. **Discussion of and Possible Decision on Ordinance Text Amendment Regarding Adaptive Reuse of Barns**
There was discussion on the handout; John Molinaro asked that "conversation" be changed to "conversion" in the last sentence in the A-T and A-2 zones. Motion by Nass, seconded by Jaeckel to pass this on to the Towns with that correction. Motion carried on a voice vote with no objection.

PLEASE SEE INDIVIDUAL FILES FOR A COMPLETE RECORD OF THE FOLLOWING DECISIONS:

16. **Decisions on Petitions Presented in Public Hearing on November 18, 2013:**
APPROVED WITH CONDITIONS R3678A-13 on a motion by Jaeckel, seconded by Reese, R3679A-13 on a motion by Reese, seconded by Jaeckel & CU1761-13 on a motion by Reese, seconded by Jaeckel– Dennis Kutz, Town of Koshkonong. All three motions carried on voice votes with no objection.
APPROVED WITH CONDITIONS R3680A-13 – Gregg Heideman, Town of Aztalan on a motion by Jaeckel, seconded by Nass. Motion carried on a voice vote with no objection.
APPROVED WITH CONDITIONS R3681A-13 – Tom & Lisa Marks, Town of Ixonia on a motion by Nass, seconded by Reese. Motion carried on a voice vote with no objection.
APPROVED WITH CONDITIONS R3682A-13 – Ron Marsh, Town of Palmyra on a motion by Reese, seconded by Nass. Motion carried on a voice vote with no objection.
POSTPONED DECISION ON R3684A-13 on a motion by Nass, seconded by David & **APPROVE WITH CONDITIONS** R3685A-13 on a motion by Reese, seconded by Jaeckel – Nancy Hohensee, Town of Watertown. Both motions carried on voice votes with no objection.

APPROVED WITH CONDITIONS R3686 on a motion by Nass, seconded by David & R3687A-13 on a motion by Nass, seconded by Reese – Mary Horack, Town of Watertown. Both motions carried on voice votes with no objection.

APPROVED WITH CONDITIONS R3688A-13 on a motion by Nass, seconded by Reese & R3689A-13 on a motion by Nass, seconded by Reese – Nancy Jorgensen, Town of Aztalan. Both motions carried on voice votes with no objection.

APPROVED WITH CONDITIONS CU1762-13 – Denise Rothschild, Town of Ixonia on a motion by Jaeckel, seconded by Reese. Motion carried on a voice vote with no objection.

APPROVED WITH CONDITIONS CU1763-13 - K Ted Hartwig, Helen Spaeth & Barbara Mandleco, Town of Oakland on a motion by Reese, seconded by David. Motion carried on a voice vote with no objection.

17. Future Agenda Items

Postponed items for Tourbier, Walter and Hohensee.

18. Upcoming Meeting Dates

December 16, 8:00 a.m. – Site Inspections Beginning in Courthouse Room 203

December 19, 7:00 p.m. – Public Hearing in Courthouse Room 205

December 30, 8:30 a.m. – Decision Meeting in Courthouse Room 203

January 13, 8:00 a.m. – Site Inspections Beginning in Courthouse Room 203

January 16, 7:00 p.m. – Public Hearing in Courthouse Room 205

January 27, 8:30 a.m. – Decision Meeting in Courthouse Room 203

19. Adjourn

Motion by David, seconded by Reese to adjourn the meeting. Motion carried on a voice vote with no objection.



Don Reese, Secretary

If you have questions regarding the petitions, please contact the Zoning Department at 920-674-7131. Petition files referenced on this agenda may be viewed in Courthouse Room 201 between the hours of 8:00 a.m. and 4:30 p.m., Monday through Friday, excluding holidays. Materials covering other agenda items can be found at www.jeffersoncountywi.gov.

Individuals requiring special accommodations for attendance at the meeting should contact the County Administrator at 920-674-7101 at least 24 hours prior to the meeting so that appropriate arrangements can be made.

A digital recording of the meeting will be available in the Zoning Department upon request.

**MINUTES OF
JEFFERSON COUNTY PLANNING AND ZONING COMMITTEE
SITE INSPECTIONS**

Steve Nass, Chair; Greg David, Vice-Chair; Don Reese, Secretary; Amy Rinard; George Jaeckel

**ROOM 203, COUNTY COURTHOUSE
311 S. CENTER AVE., JEFFERSON, WI 53549
8:00 A.M. ON MONDAY, DECEMBER 16, 2013**

1. **Call to Order**
The meeting was called to order by Chairman Nass at 8:02 a.m.
2. **Roll Call**
Nass, Reese, Jaeckel and Rinard were present. Zoning staff in attendance were Michelle Staff and Rob Klotz.
3. **Certification of Compliance with Open Meetings Law Requirements**
Reese verified that the meeting was being held in compliance with open meetings law requirements.
4. **Review of Agenda**
No changes were proposed to the agenda.
5. **Public Comment (Not to Exceed 15 Minutes and Not to Include Petitions Slated for Decision)**
There was no public comment.

The Committee left with Staff for the following site inspections:

6. **Site Inspections of Petitions to be Presented in Public Hearing on December 19, 2013:**
R3690A-13 – Dane & Tammy Hartwig/Darryl & Donna Hartwig Property, **W3912 CTH B**, Town of Farmington
R3691A-13 – Susan, Michael & Matthew Meracle, **N3268 Hardscrabble Road**, Town of Sullivan
R3692A-13 & R3693A-13– Scott & Sherry Schreiber, **W2198 Piper Road**, Town of Palmyra
CU1765-13 – Lori Hoyt, **N221 Cold Spring Road**, Town of Cold Spring
CU1755-13 – Steven M Cline/Combined Enterprises LLC c/o Jellystone Park, **N357 Old 26 Road**, Town of Koshkonong
CU1764-13 – Zwolanek Trust, **W7496 STH 106**, Town of Sumner
7. **Site Re-inspection on Petition R3674A-13 for Jim Tourbier on the Marcella Tourbier Trust, Pipersville Road, Town of Watertown**
8. **Adjourn**
Motion by Reese, seconded by David to adjourn the meeting at 10:20 a.m. Motion carried on a voice vote with no objection.



Don Reese, Secretary

If you have questions regarding the petitions, please contact the Zoning Department at 920-674-7131. Petition files referenced on this agenda may be viewed in Courthouse Room 201 between the hours of 8:00 a.m. and 4:30 p.m., Monday through Friday, excluding holidays. Materials covering other agenda items can be found at www.jeffersoncountywi.gov.

Individuals requiring special accommodations for attendance at the meeting should contact the County Administrator at 920-674-7101 at least 24 hours prior to the meeting so that appropriate arrangements can be made.
A digital recording of the meeting will be available in the Zoning Department upon request.

PUBLIC HEARING MINUTES
JEFFERSON COUNTY PLANNING AND ZONING COMMITTEE

Steve Nass, Chair; Greg David, Vice-Chair; Don Reese, Secretary; Amy Rinard; George Jaeckel

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

DATE: December 19, 2013

TIME: 7:00 p.m.

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

1. Call to Order

The meeting was called to order by Chairman Nass at 7:00 pm.

2. Roll Call

Committee members in attendance were Nass, Reese, Jaeckel, Rinard and David.

3. Certification of Compliance with Open Meetings Law Requirements

Reese verified that the meeting was being held in compliance with the open meeting law requirements.

4. Review of Agenda

There were changes proposed to the agenda. Motion made by Jaeckel, seconded by Reese, to move the Zwolanek Trust and Lori Hoyt conditional uses before Steve Cline's Conditional Use petition. The motion carried on a voice vote with no objection.

5. Explanation of Process by Committee Chair

Chairman Nass explained the process of the public hearing.

6. Public Hearing

Klotz read the notice below into the record.

NOTICE IS HEREBY GIVEN that the Jefferson County Planning and Zoning Committee will conduct a public hearing at 7 p.m. on Thursday, December 19, 2013, in Room 205 of the Jefferson County Courthouse, Jefferson, Wisconsin. A hearing will be given to anyone interested in the proposals. **PETITIONERS, OR THEIR REPRESENTATIVES, SHALL BE PRESENT.** Matters to be heard are petitions to amend the zoning ordinance of Jefferson County and applications for conditional use permits. A map of the properties affected may be obtained from the Zoning Department. Individual files 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 EXCLUSIVE AGRICULTURAL A-1 TO A-3, AGRICULTURAL/RURAL RESIDENTIAL

R3690A-13 – Dane & Tammy Hartwig/Darryl & Donna Hartwig Property: Rezone to create a one-acre lot at **W3912 CTH B** in the Town of Farmington, part of PIN 008-0715-1621-002 (29.5 Acres).

Petitioner: Darryl Hartwig N6383 Christberg Road, Town of Farmington – Hartwig explains that he just purchased the property in September and he would like to split off the existing residence. He stated he received a variance for the land split.

Comments in Favor: Dane Hartwig N5468 Switzke Road – He is favor of the petition and is the son of the petitioner. They would like to use the land as farmland. He will be purchasing it in the future. Hartwig stated the age of the residence is the late 1800's.

Comments Opposed: None

Questions from the Committee: None

Town Response: Klotz read town response of approval into the record and it is in the file.

Staff Report: Staff report given by Robert Klotz and now on file in the Zoning Department. Klotz asked Dane Hartwig the age of the residence.

R3691A-13 – Susan, Michael & Matthew Meracle: Create a 3.7-acre farm consolidation lot around the buildings at **N3268 Hardscrabble Road** in the Town of Sullivan from part of PINs 026-0616-2522-002 (0.5 Acres) owned by Susan Meracle, and 026-0616-2521-001 (19.828 Acres) and 026-0616-2522-004 (9.68 Acres), both owned by Michael and Matthew Meracle.

Petitioner: Michael Meracle 707 E Main Street Eagle, Wisconsin – Meracle explains that his mother owns the 0.5 acres and they own the buildings around the parcel. They would like to consolidate the buildings with the residence and sell the residence with the buildings. Meracle stated that the residence is from the late 1800's.

Comments in Favor: None

Comments Opposed: None

Questions from the Committee: None

Town Response: Klotz read town response of approval into the record and it is in the file.

Staff Report: Staff report given by Robert Klotz and now on file in the Zoning Department. Klotz asked the petitioner the age of the residence.

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

R3692A-13 & R3693A-13 – Scott & Sherry Schreiber: Rezone to create a reconfigured 4-acre lot at **W2198 Piper Road** in the Town of Palmyra from part of PIN 024-0516-1944-001 (4 acres) currently zoned A-3, and PIN 024-0516-1944-002 (20 Acres) currently zoned A-1.

Petitioner: Sherry Schreiber W2198 Piper Road – The Schreiber's are asking to reconfigure their lot to accommodate their mobile home and give them extra room for a future residence.

Comments in Favor: None

Comments Opposed: None

Questions from the Committee: None

Town Response: Klotz read town response of approval into the record and it is in the file.

Staff Report: Staff report given by Robert Klotz and now on file in the Zoning Department.

CONDITIONAL USE PERMIT APPLICATIONS

CU1764-13 – Zwolanek Trust: Conditional use to allow an extensive on-site storage structure over the 15 foot height and 1,000 square foot limitations in an R-2 zone. The site is at **W7496 STH 106** in the Town of Sumner on PIN 028-0513-0113-001 (2 Acres).

Petitioner: Jim Zwolanek W7496 STH 106 – Zwolanek would like to building exceeding 15 feet in height and he would like to build a 1500 sq. feet building. The petitioner stated that his would be his personal storage and it would not be used for business or habitable purposes.

Comments in Favor: None

Comments Opposed: None

Questions from the Committee: None

Town Response: Klotz read town response of approval into the record and it is in the file.

Staff Report: Staff report given by Robert Klotz and now on file in the Zoning Department. Klotz asked the petitioner if he was proposing a 32' by 34' building? The petitioner responded that he was going to build a 30' x 52' structure in the future but not quite right now. Klotz asked the petitioner if the height would be 18 feet and the petitioner confirmed the height at 18 feet. Klotz stated that this building could not be used for business storage or habitable purposes.

CU1765-13 – Lori Hoyt: Conditional home occupation for production of natural, hand-made body care products at **N221 Cold Spring Road**, Town of Cold Spring. The property is in an A-3, Rural Residential zone on PIN 004-0515-3132-001 (4.095 Acres).

Petitioner: Lori Hoyt N221 Cold Spring Road – Hoyt explained she purchased this property in 2008 and she has been making soaps in the home. Hoyt has been selling them at farming markets. Hoyt explains she would like to rebuild the storage shed to move her soap making to the detached structure. She is not proposing any retail sales or signs on the property.

Comments in Favor: None

Comments Opposed: None

Questions from the Committee: Nass asked the petitioner if she was going to have a bathroom and running water for the building. Hoyt explains she would have a kitchen and bathroom in the building and will have a septic installed.

Town Response: Klotz read town response of approval into the record and it is in the file.

Staff Report: Staff report given by Robert Klotz and now on file in the Zoning Department.

CU1755-13 – Steven M Cline/Combined Enterprises LLC c/o Jellystone Park Conditional use to allow campground expansion at **N357 Old 26 Rd** in the Town of Koshkonong, on PIN 016-0513-3621-001 (40.158 Acres). This petition is being reconsidered because the Planning and Zoning Committee postponed decision on it at its October 28, 2013 meeting to allow for entry and discussion of additional information.

Petitioner: Steve Cline N357 Old 26 Road – Cline distributed packets and photos to the Committee and the audience. Klotz read the decision from October 28, 2013 into the

record and the items requested by Committee. Cline stated the first item requested was clean up of the farm. Cline handed out photos and explained everything has been removed. Cline stated he did talk to Mr. Peterson (neighbor of the expansion property). Cline explained that Peterson agreed upon trees to screen his property from the expansion of the park. Cline stated Peterson still had concerns about the noise. Cline stated the Committee asked for a landscape plan and presented a copy of it to the Committee. Cline explains the landscape plan to the Committee and audience. Then Cline explains that he does have a dosimeter to measure the noise from the park. He stated that with only 2 rows of trees the noise was reduce about 23% and he is proposing 6 rows of trees which would reduce the noise by 50%. He stated it won't limit all the noise but he stated that State highway 26 would be noisier than his park expansion.

Cline explained his timeline. He would start planning trees first and he will be getting fill/dirt from the highway project to start areas of planting. He stated he does not have an overall timeframe for the project. Cline stated he is thinking 3 to 5 years range but does not know if it will be completed by then. Cline stated he can start the tree planting sooner and he can start the roadways going in and out of the park.

Cline stated that a copy of the park rules are in the packet which was provided to the Committee. Klotz stated they are labeled attachment 9 in the packet. Cline stated they are planning a pond with a beach and inflatable toys in the pond.

Klotz stated that if Cline is proposing fill for the property that he should be aware of the septic system location because the septic site location cannot be filled or it will be destroyed. Klotz recommended to Cline hire a soil tester to locate the area and plan the septic location in relationship to all of the new roads, fill, water amenities, etc.

Cline rebuttal to the entire persons opposed to the expansion that they could contact him and gave him his e-mail and cell phone number. Cline responded too many of the concerns.

Comments in Favor: Sarah Cleasby 3440 Sheffield Drive, Janesville, WI – She is a lot owner of the park and an advisory board member. She is in favor of the expansion. She explains the purpose of the advisory board.

NOTE: Digital recording stopped here and after this point all minutes were taken from Robert Klotz's notes of public hearing.

Mary Beth Kleitz N635 Wishing Well Ln, Fort Atkinson, WI – She is in favor of the expansion and is a neighbor of the park.

Kathy Schneider -- She is in favor of the expansion.

Comments Opposed:

Dave Peterson, N335 Old STH 26, Fort Atkinson – Peterson is opposed to the expansion and would be a direct neighbor to this expansion. He is concerned about

illumination/lighting of the site and the effect to the neighboring properties. He had pictures and explained them to the Committee. Peterson had photos of the existing vegetation of the property. He had additional concerns about fencing along the property line and noise.

Jon Kooiman N441 Old 26, Fort Atkinson -- Kooiman was opposed to the expansion stating reasons of illumination/lighting, reduction of property values, eye sore for the neighborhood and noise.

Patricia Kobs and Perry Kobs, N435 Old 26 Fort Atkinson – Kobs was opposed to the expansion stating reasons of lighting, noise, reduction of property values, concerns about the landscaping with regards to type and size of trees, and concerns about ATV's and golf carts traveling on Old 26. Kobs commented that if the Committee did approve this expansion to make sure all conditions were in writing. The Kobs submitted photos of the view from their property to be the new expansion area.

Greg Zanesyzki – Zanesyzki was opposed to the expansion for reasons of lighting, decreases in property values, that the area was mostly residential and questioned the number of jobs this expansion would really bring to the community.

Bill Merrick, N606 Wishing Well Ln Fort Atkinson – Merrick read from the objection letter submitted to the Committee dated December 16, 2013. The petitioner and letter are in the file. Reasons of objection that were stated the amount of litter/trash on the neighborhood roadsides, speeding vehicles, late night noise, trespassing to neighboring residential properties, unsightly storage of items, lighting, and a number of other items listed in the petition of objection. Merrick submitted the petition with signatures of residences opposed to the expansion of Jellystone Park. Merrick also stated that there were not enough details to approve this expansion.

Jean Smith, N309 Old 26 Fort Atkinson – Smith is opposed of the expansion stating poor aesthetics, concerns about smoke from campfires, decrease in property values, the lack of business plan from the petitioner, the petition of 146 residence opposed to the expansion, drainage concerns, water issues, not enough detail for this expansion, lighting, septic issues and noise.

Trish Steckelmann, N759 Waubunsee Tr. #1 Fort Atkinson – Steckelman is opposed to the expansion. Steckelmann stated that Cline did not reach out to the neighbors about this expansion. She also had concern about speed limits stating that the entrance to the park at Wishing Well is 25 mph and the speed limit on Old 26 is 45 mph and this would create a traffic hazard with trailer's coming in and out of the Old 26 proposed entrance. In addition, this entrance would make access to bike trail more difficult. Steckelmann also commented on the large amount of garage/litter along the roadways and had concerns about campers trespassing on neighboring properties.

Gloria Fair Lot 400 of Jellystone Condo – Fair sent an e-mail dated December 19, 2013 of her letter of objection to the expansion. This e-mail is on file and is part of the record. Fair stated the campers do not follow the rules.

Brenda Kunkel --- Kunkel was opposed to the expansion because she does not think Jellystone needs the expansion due to the number of sites that are already vacant. Kunkel stated that there are not a lot of facts and a lot of assumptions on this expansion. She stated other concerns such as lighting, there has been shooting on the property and stated Cline does not follow the “good neighbor” policies.

Questions from the Committee: Rinard asked the petitioner the type and size of proposed trees for screening. Cline responded to Rinard by stating they would be evergreens that were 4 to 6 feet tall.

Town Response: Klotz read town response of approval into the record and it is in the file.

Staff Report: Staff report given by Robert Klotz and now on file in the Zoning Department.

Motion made by Reese, seconded by Jaeckel to adjourn the public hearing. Motion carried on a voice vote with no objection.

Don Reese, Secretary

LAND INFORMATION REVENUES
NOVEMBER 2013

12/25/2013

Revenues

Account Number	Description	Current Period Actual	Current Period Budget	YTD Actual	YTD Budget	Prorated Variance	Total Budget	Annual Remaining	Percentage Of Budget
451006	REAL ESTATE DESCRIP CHAF	(216.08)	(441.67)	(5,129.67)	(4,858.33)	(271.34)	(5,300.00)	(170.33)	96.79%
451008	REMOTE ACCESS FEES	-	(450.00)	(4,360.83)	(4,950.00)	589.17	(5,400.00)	(1,039.17)	80.76%
472011	OTHER GOVT LAND INFO CH	(207.15)	(375.00)	(2,559.38)	(4,125.00)	1,565.62	(4,500.00)	(1,940.62)	56.88%
Totals		(423.23)	(1,266.67)	(12,049.88)	(13,933.33)	1,883.45	(15,200.00)	(3,150.12)	79.28%

Land Information Office
1303 Land Information

Date Ran 12/20/2013
Period 11
Year 2013

Revenues

Account Number	Description	Current Period Actual	Current Period Budget	YTD Actual	YTD Budget	Prorated Variance	Total Budget	Annual Remaining	Percentage Of Budget
421001	STATE AID	-	(25.00)	(300.00)	(275.00)	(25.00)	(300.00)	-	100.00%
451008	REMOTE ACCESS FEES	-	(810.00)	(7,823.67)	(8,910.00)	1,086.33	(9,720.00)	(1,896.33)	80.49%
451305	LAND INFO/DEEDS FEE	(5,754.00)	(8,500.00)	(84,708.00)	(93,500.00)	8,792.00	(102,000.00)	(17,292.00)	83.05%
474018	DEPT LAND OFFICE FEES	-	-	(12.00)	-	(12.00)	-	12.00	
Totals		(5,754.00)	(9,335.00)	(92,843.67)	(102,685.00)	9,841.33	(112,020.00)	(19,176.33)	82.88%

LAND INFORMATION REVENUES
NOVEMBER 2013

12/25/2013

Land Information Office
1308 Public Access

Date Ran 12/20/2013
Period 11
Year 2013

Revenues

Account Number	Description	Current Period Actual	Current Period Budget	YTD Actual	YTD Budget	Prorated Variance	Total Budget	Annual Remaining	Percentage Of Budget
451305	LAND INFO/DEEDS FEE	(1,918.00)	(2,832.00)	(28,236.00)	(31,152.00)	2,916.00	(33,984.00)	(5,748.00)	83.09%
474019	DEPT PUBLIC ACCESS FEES	-	(1.33)	(4.00)	(14.67)	10.67	(16.00)	(12.00)	25.00%
Totals		(1,918.00)	(2,833.33)	(28,240.00)	(31,166.67)	2,926.67	(34,000.00)	(5,760.00)	83.06%

Land Information Office
1311 Surveyor

Date Ran 12/20/2013
Period 11
Year 2013

Revenues

Account Number	Description	Current Period Actual	Current Period Budget	YTD Actual	YTD Budget	Prorated Variance	Total Budget	Annual Remaining	Percentage Of Budget
472007	MUNICIPAL OTHER CHARGE	-	(16.67)	-	(183.33)	183.33	(200.00)	(200.00)	0.00%
474175	HIGHWAY BILLED	-	(3,250.00)	-	(35,750.00)	35,750.00	(39,000.00)	(39,000.00)	0.00%
	Billed Highway \$23, 637								
Totals		-	(3,266.67)	-	(35,933.33)	35,933.33	(39,200.00)	(39,200.00)	0.00%

Jefferson County Planning and Zoning Department

MTH	LU/OTHER 7101.432099	COPIES/ MAPS 7101.451	MUNICIP AL COPIES/ PRINTIN G 7101.472	SANITARY (COUNTY) 7101.432002	SOIL TEST 7101.458	FARMLA ND 7101.458	WIS FUND 7102.42	REFUND	2013 TOTAL	2012 TOTAL	2012-2013 Difference
Jan	\$6,555.00	\$779.27	\$0.00	\$2,200.00	\$250.00	\$22.00	\$0.00	-\$25.00	\$9,781.27	\$7,170.12	\$2,611.15
Feb	\$5,670.00	\$85.05	\$0.00	\$175.00	\$150.00	\$0.00	\$0.00	\$0.00	\$6,080.05	\$10,481.68	-\$4,401.63
March	\$7,545.00	\$0.00	\$113.20	\$2,900.00	\$150.00	\$42.00	\$0.00	-\$450.00	\$10,300.20	\$13,141.27	-\$2,841.07
April	\$14,100.00	\$21.25	\$0.00	\$4,300.00	\$550.00	\$26.00	\$0.00	-\$80.00	\$18,917.25	\$13,750.95	\$5,166.30
May	\$9,345.00	\$53.10	\$0.00	\$3,950.00	\$500.00	\$24.00	\$0.00	\$0.00	\$13,872.10	\$16,675.25	-\$2,803.15
June	\$7,550.00	\$27.22	\$0.00	\$2,275.00	\$400.00	\$0.00	\$0.00	-\$905.00	\$9,347.22	\$14,042.00	-\$4,694.78
July	\$12,595.00	\$29.30	\$0.00	\$5,500.00	\$1,550.00	\$4.00	\$200.00	-\$450.00	\$19,428.30	\$11,602.16	\$7,826.14
Aug	\$16,735.00	\$27.78	\$0.00	\$3,475.00	\$550.00	\$8.00	\$0.00	\$0.00	\$20,795.78	\$11,446.91	\$9,348.87
Sept	\$11,330.00	\$37.54	\$0.00	\$2,225.00	\$650.00	\$2.00	\$0.00	\$0.00	\$14,244.54	\$20,844.45	-\$6,599.91
Oct	\$11,750.00	\$32.35	\$0.00	\$4,900.00	\$750.00	\$0.00	\$0.00	\$0.00	\$17,432.35	\$10,692.50	\$6,739.85
Nov	\$6,620.00	\$35.20	\$0.00	\$1,175.00	\$200.00	\$0.00	\$0.00	\$0.00	\$8,030.20	\$12,603.15	-\$4,572.95
Dec	\$4,825.00	\$9.29	\$0.00	\$1,125.00	\$50.00	\$0.00	\$0.00	\$0.00	\$6,009.29	\$8,822.25	-\$2,812.96
Total TYD	\$114,620.00	\$1,137.35	\$113.20	\$34,200.00	\$5,750.00	\$128.00	\$200.00	-\$1,910.00	\$154,238.55	\$151,272.69	\$2,965.86

2012 Actual Zoning Deposit

\$152,192.00

2013 Budget Revenues

\$127,450

2013 Deposits YTD

\$154,239

Note: Sales tax and State Sanitary permit revenues are omitted from this table due to the fact that these revenues are returned to the State of Wisconsin.

Printed on 2/27/2013

Tax Roll Scanning Proposal Evaluation
12/25/2013

Company	Alternative Microimaging Imaging	Integrated Imaging, Inc.	SoruceCode	
Estimated Project Cost	\$16,881	\$27,309	\$29,636	
Comments	References from jobs that aren't finished yet	None	None	
Timeline	45 - 60 days	None provided	5 months	
Proposals Opened by Andy Erdman in the presence of Jim Morrow and Tracy Saxby on Decemeber 19, 2013 at 10:45 a.m.				