

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
320 S. MAIN ST., JEFFERSON, WI 53549
8:30 A.M. ON MONDAY, SEPTEMBER 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. Correspondence**
Letter dated September 21, 2013 from Aaron Johnson
- 7. Approval of August 26, September 16 and September 19, 2013 Meeting Minutes**
- 8. Monthly Financial Report for Land Information Office – Andy Erdman**
- 9. Monthly Financial Report for Zoning – Rob Klotz**
- 10. Request by Dean and Sue Andersen to Replace the Home at N6534 CTH N at More Than 100 Feet from its Existing Location**
- 11. Request by Kutz Farms, LLC for a Waiver of Holding Tank Restrictions**
- 12. Request by Jasen Wendt for Reconsideration of After-the-Fact Land Use Permit Requirements and Fees**
- 13. Decisions on Petitions Presented in Public Hearing on September 19, 2013:**
R3661A-13 – Brian Statz, Town of Concord
R3666A-13 & CU1743-13 – Jake Brock/Becker Trust Property, Town of Koshkonong
CU1750-13 – Carl P Jr & Shawna Dehner, Town of Koshkonong
CU1751-13 – Douglas & Christine Faulkner, Town of Ixonia
CU1752-13 – Douglas & Christine Faulkner, Town of Ixonia
- 14. Discussion Regarding CAV Audit**
- 15. Continued Discussion Regarding Adaptive Reuse of Barns**
- 16. Future Agenda Items**

17. Upcoming Meeting Dates

October 14, 8:00 a.m. – Site Inspections Beginning in Courthouse Room 203

October 17, 7:00 p.m. – Public Hearing in Courthouse Room 205

October 28, 8:30 a.m. – Decision Meeting in Courthouse Room 203

November 18, 8:00 a.m. – Site Inspections Beginning in Courthouse Room 203

November 21, 7:00 p.m. – Public Hearing in Courthouse Room 205

November 25, 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.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.

**Aaron R. Johnson
N5563 Highway A
Lake Mills, WI 53551**

September 21, 2013

Mr. Bart Sponseller
Department of Natural Resources
P. O. Box 7921
101 S. Webster Street
Madison, WI 53707-7921

Kitty Rhoades, Secretary of Dept. of Health
Robert Thiboldeaux
Ryan Wozniak
Wisconsin Department of Health
1 West Wilson Street
Madison, WI 53701

Governor Scott Walker
115 East Capitol
Madison, WI 53702-0100

Katie Nacula
Paul Mathewson
Clean Wisconsin
634 W. Main Street, Suite 300
Madison, WI 53703

Cathy Stepp, Secretary
WI Dept. of Natural Resources
P. O. Box 7921
101 W. Webster Street
Madison, WI 53707

Steve Nass
Jefferson County Supervisor
N5692 Highway A
Lake Mills, WI 53551

Kathleen Sebelius, Secretary
US Dept. of Health and
Human Services
200 Independence Ave., S. W.
Washington, D. C. 20201

Hope Oostdik, Town Chairperson
W8357 Cedar Lane
Lake Mills, WI 53551

Robert Klotz, Zoning Manager
Jefferson County Court House
320 South Main Street
Jefferson, WI 53549

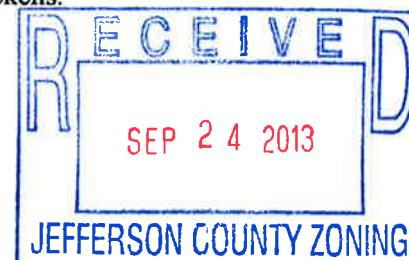
Ron Jacobson
Assessor for the Town of Lake Mills
132 Motl Street
Marshall, WI 53559

Lake Mills Online
Harting Press LLC
N6638 Shorewood Hills Road
Lake Mills, WI 53551

Mr. Michael J. Jassak
Laufenberg Law Group, S. C.
115 South 84th Street, Ste. 250
Milwaukee, WI 53214-1472

Dear Mr. Sponseller:

Over two months have passed since I last wrote you concerning the air pollution created by Creekwood Farms and Unlimited Renewable. Kenneth and Vi Schroeder have moved since I wrote you, due to the air pollution problem created primarily by dead, rotting chickens.



Recently, people have told me that they have been informed by government agencies that the government believes this problem has stopped, because they have not received any recent complaints. When I discussed this situation with the people who have been working over the past few years to solve the problem, without exception their comments were that they have given up complaining as they felt it was a waste of time.

For the last month, I marked my calendar for days I describe as **Stink Days**. They are August 19, 20, 21, 25 and 26, plus September 3, 8, and 9. There were other days where the air was not of good quality, but I would describe them as "tolerable".

Last year, I made considerable effort to report the problem with absolutely no results (see Smell Log, June through July 2012). During this same period of time, I spent considerable time reporting and communicating with Kristin Hart of the DNR and she commented that she had received over 100 complaints. You can see why people have stopped reporting. I believe it is a tactic you use that is designed to wear the public down.

I now refer you to the DNR letter dated July 27, 2012 (copy attached) that spells out construction and testing of a dryer stack. As of today, I see that no stack even exists!! It is obvious that you feel that the stall tactics work and so you continue on. I am also sending you a copy of my September 21, 2013 letter to the party that will now rent the home vacated by Kenneth and Vi Schroeder. The intent of this letter is to be honest and forthright about the air pollution problem.

I am addressing this letter to the same people I wrote to on July 8, 2013. I want to thank you for your follow-up response and to advise you that you are the only one that showed me the courtesy of a response. I did discuss this with Michael Jassak, our attorney, who offered to assist us. But, as you know, that would be another expense for me. It is really disheartening to have so many public officials on the payroll who do nothing. No wonder our country is deteriorating.

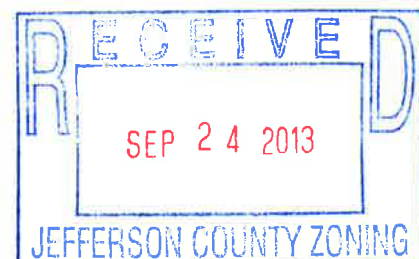
My wife, Lois, is now struggling with the after effects of thirty-three radiation treatments and seven chemotherapy treatments designed to help her with her battle against lung cancer. The medical staff at U. W. Cancer Center is concerned about her reduced immune system and cautions her to avoid eating items like lettuce, as lettuce has a high probability of bacterial contamination, which could cause her to suffer an infection that she would have difficulty fighting. This should demonstrate the fragile nature of her condition, and the importance for her to be breathing clean, uncontaminated air.

Surely our Wisconsin Health Department and the Environmental Protection Agency are fully aware that people like my wife need clean, uncontaminated air to breath. However, they fail to act in a manner that confirms the gravity of the science and policies they defend. They do not even respond to my letters addressed to their attention. It would mean allot to all involved to hear from Governor Walker on this issue.

I look forward to hearing from anyone that is interested in helping me help my wife's health issues.

Sincerely,


Aaron R. Johnson



September 21, 2013


PROPERTY CONDITION NOTIFICATION FOR THE RENTAL AGREEMENT OF:
N5255 CROSSMAN ROAD, LAKE MILLS, WI 53551

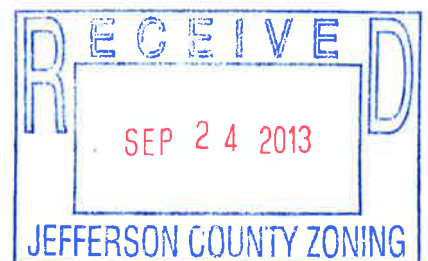
OWNER: Aaron R. Johnson
TENANT: Andrew Brinkmann

The following information is to make you aware of an odor problem in the neighborhood you are relocating to. We believe you are already aware of this condition due to your current farm employment by David Schroeder, as Dave farms the lands that surround the home you are renting.

We have reduced the rental rate to help compensate for this type of nuisance. If you find the odor to be unacceptable, please contact Dave Schroeder or me and we will do our best to get you relief. There is no guarantee we will be successful.

Sincerely,


Aaron R. Johnson



SMELL LOG JUNE - JULY 2012

Smell Log					
Date	Approx Location	Time (AM or PM)	Wind Speed	Wind Direction	Description of Smell
6/29/12	1/2 MILE NORTH	7 AM	LOW	S	MANURE
"	"	5:30 PM	S	S	HYDROGEN SULFIDE
7/2/12	"	4:00 PM	S	S	MANURE
"	"	8:30 PM	2-4	S	HYD. SUL. - STRONG
LOIS HAS TO GO INTO HOUSE 8:30 PM BREATHING FUMES WAS GIVING HER BREATHING PROBLEMS					
7/4/12	"	10:10 PM	2-4	S	HYDROGEN SULFIDE
7/5/12	"	8:10 AM	4-8	S	" "
7/9/12	"	8:45 PM	CALM	-	" "
7/13/12	"	12:45 PM	THUNDER STORM		" "
7/16/12	"	OFF FOR ALL DAY		S	" "
7/17/12	"	AM	S	S-SW	" "
7/20/12	"	9:40 PM	LOW	S	MANURE - H. SULFIDE
7/21/12	"	OFF FOR	LOW	S	" "
7/22/12	"	5:00 PM	SLOW	S	" MADE LOIS SICK OUT SIDE
7/23/12	"	6:10 AM	"	S	HYDROGEN SULFIDE
7/25/12	"	9:00 PM	S	S	" "
7/27/12	"	6:10 AM	S	S	" "
7/28/12	"	6:30 PM	S	S	MANURE - LAGOON
7/29/12	"	8:00 AM	S	S	MANURE

HAD COMPANY THAT COMMENTED

RECEIVED
SEP 24 2013
JEFFERSON COUNTY ZONING

State of Wisconsin
DEPARTMENT OF NATURAL RESOURCES
101 S. Webster Street
Box 7921
Madison WI 53707-7921

Scott Walker, Governor
Cathy Stepp, Secretary
Telephone 608-266-2621
FAX 608-267-3579
TTY Access via relay - 711



July 27, 2012

File Code
FID No: 128051880
Permit No.: 128051880-ROPA

John Weiss
Chief Operating Officer
Unlimited Renewables, LLC
N55050 Crossman Road
Lake Mills, WI 53551

FROM KRISTIN HART

Subject: Compliance Schedule

Dear Mr. Weiss:

Thank you for your odor control plan dated April 10, 2012. As you know, I have received many odor complaints concerning your manure drying facility and Creekwood Farms' egg laying operation since March of this year. The plan you submitted includes steps to control odors in the short term, interim, and long term and dates by which you had hoped to achieve each step. However, technical difficulties in implementation have put you off your originally proposed schedule.

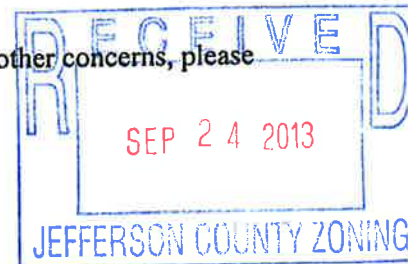
DNR continues to receive complaints about odors from your manure drying operation and from the farming operations. Your registration permit requires you to be in compliance with all applicable emission limitations and applicable requirements. In order to ensure that you are in compliance with the malodorous emissions regulation, air quality standards, and other emission limits of this permit, I am proposing a new compliance schedule for your odor control plan.

1. By August 15, 2012 -- Complete construction of the manure dryer stack. NOTE: The Type A Registration Permit requires that emissions be vented from stacks that are vertical, unobstructed and taller than nearby buildings.
2. By August 30, 2012 -- Perform stack testing. You've proposed to test for ammonia, fatty acids, hydrocarbons including methane, and VOC. Please also test for emission of phenol and acetaldehyde. Data from a similar facility suggests that emissions of these federally regulated hazardous air pollutants (HAPs) could be significant. The Registration Permit requires emissions of federal HAPs to be less than 2.5 tons per year.
3. By October 30, 2012 -- Submit stack test results to the DNR
4. By November 15, 2012 -- Based on stack test results, submit to DNR your determination on the type of control device you will install and your proposed date to complete installation of the control equipment.
5. By the 15th day of each month beginning August 15, 2012, - submit progress reports on meeting the schedule. If a date in the schedule is missed, please submit the reason the date was missed and steps you'll take to get back on schedule.

Also, as soon as possible, please submit your throughputs to the dryer, the pelletizer and the crumbler and your fuel usage for 2011. Your 2011 air emissions inventory report is not showing this data and no emissions have been reported for last year.

This is a proposed schedule. If you do not believe you can meet this timeline, or have other concerns, please

Naturally WISCONSIN



**Aaron R. Johnson
N5563 Highway A
Lake Mills, WI 53551**

July 8, 2013

Mr. Bart Sponseller
Department of Natural Resources
P. O. Box 7921
101 S. Webster Street
Madison, WI 53707-7921

Governor Scott Walker
115 East Capitol
Madison, WI 53702-0100

Cathy Stepp, Secretary
Wisconsin Department of Natural Resources
P. O. Box 7921
101 W. Webster Street
Madison, WI 53707

Kathleen Sebelius, Secretary
The U. S. Department of Health and Human Services
200 Independence Ave., S.W.
Washington, D. C. 20201

Robert Klotz, Zoning Manager
Jefferson County Court House
320 South Main Street
Jefferson, WI 53549-1799

Lake Mills Online
Harting Press LLC
N6638 Shorewood Hills Road
Lake Mills, WI 53551

Mr. Michael J. Jassak
Laufenberg Law Group, S. C.
115 South 84th Street., Ste. 250
Milwaukee, WI 53214-1472

Dear Mr. Sponseller:

I first would like to thank you for your very informative letter dated December 12, 2012. In your letter, you pointed out the following:

1. Unlimited Renewable is covered under an air pollution control registration permit because air pollution emissions from the source exceed our permit exemption thresholds.
2. The issuance of a CAFO permit for purposes of state regulations, however, do not affect whether or not the county, township or local zoning authority defines a facility as a farm, nor what local ordinances may or may not apply based on such a designation.

Kitty Rhoades, Secretary of Dept. of Health and
Robert Thiboldeaux
Ryan Wozniak
Wisconsin Department of Health
1 West Wilson Street
Madison, WI 53701

Katie Necula
Paul Mathewson
Clean Wisconsin
634 W. Main Street, Suite 300
Madison, WI 53703

Steve Nass
Jefferson County Supervisor
N5692 Highway A
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Hope Oostdik, Town Chairperson
W8357 Cedar Lane
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Ron Jacobson
Assessor for the Town of Lake Mills
132 Motl Street
Marshall, WI 53559



3. You state that Unlimited Renewable has implemented, or will be implementing certain measures, one being its dryer stack would be raised. The fact is the stack has been removed or lowered so as to avoid the public being able to see what I saw and photographed on September 14, 2012 (see the attached photo).

I question what the opinion of the Wisconsin Health Department would be if rotting dead chickens are part of an approved nutrient management plan. I have farmed for more than fifty years using chicken manure as a fertilizer, both on my garden and for crop production. Chicken manure is an excellent fertilizer. I have never used dead chickens as a nutrient for my garden or crop production, and I have no knowledge of any effectiveness of dead chickens being used as a soil nutrient.

I would like to discuss several items that pertain to my letter today:

- A) Kenneth and Vi Schroeder – Ken had been an employee of Creekwood Farms and Unlimited Renewables for more than thirty-five years. His primary responsibility was handling manure and the disposal of the poultry mortality. Ken rents a farm home from me that is located about one-quarter of a mile south of the subject operations. Though Ken is now retired, he continues to live at this location. He tells me now that he and his wife are going to move. He has been absorbing the smell of dead rotting chickens for the past three days (from July 1 through July 3). The wind has been from a northerly direction during this three day period. Believe me, Kenneth Schroeder worked on this farm for over thirty-five years, and when he says he smells rotting chickens, you would have to be a fool to think Ken is wrong, or over-stating the issue. When I owned the farm, and Ken worked for me, we never ever smelled rotting dead chickens – period.

I owned Creekwood Farms for over twenty years and sold the facility in 1992. Ken worked for me during this entire time period. I rent the home to him at the same rate that we established many years ago, which is \$287.00 per month. We agreed from the onset that the rental rate would never be increased, so you can judge for yourself that this move will not be financially beneficial to him and his family. Incidentally, this home has stood at this location for many years prior to Creekwood Farms coming into existence. I do not know how this plays into the regulations as it pertains to the acceptance of odors, but you must agree that the home existed first, and the odors came later, only to destroy the value of the home and the health and happiness of the family who lives there.

I am copying our local real estate assessor as he has already lowered the property values in our area by ten percent because of the unhealthy living environment coming from Creekwood Farms. I am asking him to further lower the value of the Schroeder property, as this unhealthy condition makes it impossible for me, in all good conscience, to rent or sell it to another family.

- B) On May 31, 2013, my wife Lois Johnson was diagnosed with lung cancer at the Mayo Clinic in Rochester, MN. Lois has three tumors and the doctors concurred that surgery was not an option for her. Her treatment consists of radiation and chemotherapy. Lois's current lung capacity is at forty-two percent, and she needs the very best air quality going into her lungs in order for her to survive. It would be nice if the authorities who have the responsibility of following the State of Wisconsin Department of Health's model that reads "Protecting and Promoting the Health and Safety of the people of Wisconsin" took action to insure the best air quality standards for the health and safety of Lois, and all who live in our community.

Lois enjoys sleeping with the windows open, but since July 3, the winds have shifted the air from Creekwood directly at our home. Two nights during this past week, Lois had difficulty breathing during her sleep, as the odors from Creekwood were entering our bedroom windows and we had no choice but to close them.

On May 31, 2013, the day Lois received her devastating diagnosis, we walked across the street from Mayo and we took the attached photo. The purpose of this photo is to emphasize and stress how seriously Mayo Clinic feels about air quality as it relates to human health. Note: "This is a Park – No Smoking, Respect our Patient's Health." It is obvious that the Wisconsin Department of Natural Resources and the Wisconsin Health Department do not take air quality seriously, or Lois would not have to struggle with the unhealthy air here in Lake Mills. It is almost laughable when you read that the Agriculture Department has removed M & M Candies from the schools and the Mayor of New York City would like to outlaw sixteen ounce soft drinks to protect the health of Americans, but here in Wisconsin the health issue from Creekwood remains a significant problem for years.



- C) Governor Walker - There was a sign on the desk of President Harry Truman that read, "The buck stops here". You have literally hundreds of staff people that have the ability to stop this unhealthy issue of air quality, but you obviously have other priorities! Everyone I appeal to says that their hands are tied and that the state government has taken all of the authority away from them. So that leaves you at the desk where the buck stops. This means that you are the problem and people like my wife must pay the price for your failure to govern.

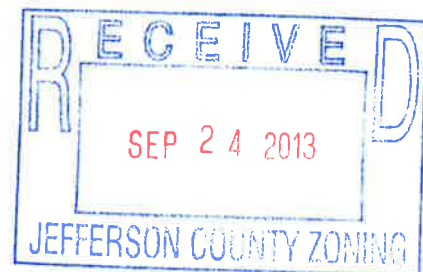
In closing, I would like to comment that when we live in the country, we must be prepared to smell livestock, and the manure that they generate. However, nowhere have I heard that we have to absorb the affects of rotting carcasses. Simply stated, when we smell something rotten, that means that there is something rotten in that air, and that rotten something, whatever it is, goes into our lungs. I don't need someone with a doctor's degree to tell me anything different, nor do I think an intelligent person will tell me that putting contaminated air into our lungs is good for our health.

I hope that there is someone concerned about the health of all the residents of Lake Mills, and will take some action. Please let me hear from you. I need to hear from ALL of you.

Sincerely,


Aaron R. Johnson

Enc:



**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
320 S. MAIN ST., JEFFERSON, WI 53549
8:30 A.M. ON MONDAY, AUGUST 26, 2013**

- 1. Call to Order**
The meeting was called to order by Chairman Nass at 8:30 a.m.
- 2. Roll Call**
Committee members Nass, Reese and Jaeckel were present. Rinard was absent and excused. Phil Ristow, Corporation Counsel was in attendance, as was Mark Watkins, Land and Water Conservation Department Director. Zoning Department personnel in attendance included Rob Klotz, Michelle Staff and Deb Magritz.
- 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.
- 6. Approval of July 29, August 12 and August 15, 2013 Meeting Minutes**
Motion by Reese, seconded by Jaeckel to approve the July 29 minutes as presented. Motion carried on a voice vote with no objection. Motion by Reese, seconded by Jaeckel to approve the August 12 minutes as presented. Motion carried on a voice vote with no objection. Motion by Reese, seconded by Jaeckel to approve the August 15 minutes as presented. Motion carried on a voice vote with no objection.

Greg David arrived at 8:31 a.m.

- 7. Update and Review of Hoard's Dairyman Farm Manure Storage Structure as it Relates to CU1438-06 with Phil Ristow, Corporation Counsel and Mark Watkins, Land and Water Conservation Department Director**
A roll call vote was taken, with Nass, Reese, Jaeckel, David, Ristow, Watkins and Klotz present. The "Addendum to Hoard's Dairyman Farm Monitoring Plan, June 30, 2010" was handed out and explained by Ristow. The conclusion is that the structure still leaks. Watkins further explained the handout. Hoard representatives were not in attendance. This item will be placed on a future agenda.
- 8. Monthly Financial Report Land Information Department – Andy Erdman**

Erdman noted that revenues were off a bit; the thought is that they should be up to 57% by the end of July. He explained that expenditures include a new GIS system, which he hopes to be able to demonstrate at next month's meeting. The Committee agreed that Erdman could present his report electronically in the future.

9. **Monthly Financial Report Planning and Zoning Department – Rob Klotz**
Zoning's new electronic receipting system was shown and explained, as was the monthly revenue information.

The Committee moved to item number 12 for the convenience of Land and Water Conservation Department staff in attendance.

12. **Determination of Completeness for Wilke's LLC Livestock Siting Application, Town of Waterloo**

A roll call was taken, with Reese, Nass, Jaeckel, David, Joe Strupp from Land and Water Conservation Department and Patricia Cicero from Land and Water Conservation Department noting their attendance. Strupp reported that this was an after-the-fact application for livestock siting which has been found complete for the number of animal units the petitioner now has. Motion by Reese, seconded by Jaeckel to accept the Land and Water Conservation Department's determination of completeness and to forward the application to public hearing. A roll call vote was taken with Reese, Nass, Jaeckel and David voting aye.

13. **Determination of Completeness for Never Rest Dairy LLC Livestock Siting Application, Town of Milford**

A roll call vote was taken, with Reese, Nass, Jaeckel, David and Cicero noting their attendance. Cicero explained that this was an after-the-fact application for 447 animal units, and the application has been found complete by the Land and Water Conservation Department. Motion by Reese, seconded by Jaeckel to accept that Department's determination of completeness and to forward the application to public hearing. A roll call vote was taken, with Reese, Nass, Jaeckel and David voting aye.

14. **Update on Kutz Dairy Conditional Use Permit and Animal Waste Storage Facility**
Klotz explained. Cicero said that Kutz Dairy is putting in new manure storage, so their worksheets have changed. Cicero added that she and Strupp are reviewing ordinance language in this regard.

10. **2014 Zoning Department Budget Discussion – Rob Klotz**

Klotz showed his Zoning budget and explained; he noted that expenditures are under budget. Motion by Reese, seconded by David to support the 2014 Zoning budget. Motion carried on a voice vote with no objection. Klotz further explained the Wisconsin Fund budget.

11. **Review and Possible Decision on Request from ATC for Outside Storage on PIN 012-0816-2232-040 in the Town of Ixonia at W1225 Marietta Avenue/N8233 CTH F**
Klotz explained, and read the list of items planned to be stored for four months. Motion by Reese, seconded by Jaeckel to approve as presented with outside storage allowed until January 1, 2014.

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

15. **Decisions on Petitions Presented in Public Hearing on August 15, 2013:**
APPROVED WITH CONDITIONS R3664A-13 – Donald & Bonnie Lott, Town of Concord on a motion by David, seconded by Reese; motion carried on a voice vote with no objection.
APPROVED WITH CONDITIONS R3665A-13 – Robert Ross, Town of Oakland on a motion by Jaeckel, seconded by Reese; motion carried on a voice vote with no objection.
APPROVED WITH CONDITIONS CU1748-13 – Jasen Wendt, Town of Watertown on a motion by Reese, seconded by David; motion carried on a voice vote with no objection.
APPROVED WITH CONDITIONS CU1749-13 – Kathryn A. Dankert, Town of Palmyra on a motion by Jaeckel, seconded by David; motion carried on a voice vote with no objection.
16. **Future Agenda Items**
1. Update and Review of Hoards Dairyman Farm Manure Storage Structure
2. CAV Audit
17. **Upcoming Meeting Dates**
September 16, 8:00 a.m. – Site Inspections Beginning in Courthouse Room 203
September 19, 7:00 p.m. – Public Hearing in Courthouse Room 205
September 30, 8:30 a.m. – Decision Meeting in Courthouse Room 203
October 14, 8:00 a.m. – Site Inspections Beginning in Courthouse Room 203
October 17, 7:00 p.m. – Public Hearing in Courthouse Room 205
October 28, 8:30 a.m. – Decision Meeting in Courthouse Room 203-**Reese may be unavailable**
18. **Adjourn**
Motion by David, seconded by Reese to adjourn at 9:30 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.

**MINUTES OF THE 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
320 S. MAIN ST., JEFFERSON, WI 53549
8:00 A.M. ON MONDAY, SEPTEMBER 16, 2013**

- 1. Call to Order**
The meeting was called to order by Chairman Nass at 8:00 a.m.
- 2. Roll Call**
Committee members present at 8:00 were Nass, Reese, Jaeckel and Rinard. David was absent and excused. Zoning Department staff in attendance included Rob Klotz, Michelle Staff and Deb Magritz.
- 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.
- 5. Public Comment (Not to Exceed 15 Minutes and Not to Include Petitions Slated for Decision)**
There was no public comment.

The Committee left for the following site inspections:

- 6. Site Inspections of Petitions to be Presented in Public Hearing on September 19, 2013:**
R3661A-13 – Brian Statz, **N7119 Hillside Dr.**, Town of Concord
R3666A-13 – Jake Brock/Becker Trust Property, **N2603 Kutz Rd.**, Town of Koshkonong
CU1750-13 – Carl P. Jr. & Shawna Dehner, **N1522 Poeppel Rd.**, Town of Koshkonong
CU1751-13 – Douglas & Christine Faulkner, **W2245 River Rd.**, Town of Ixonia
CU1752-13 – Douglas & Christine Faulkner, **W2245 River Rd.**, Town of Ixonia
- 7. Adjourn**
Motion by Reese, seconded by Jaeckel to adjourn the meeting at 9:35 a.m. Motion carried on a voice vote with no objection.

Don Reese, Secretary

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 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: September 19, 2013

TIME: 7:00 p.m.

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

1. Call to Order

Chairman Nass called the meeting to order at 7:00 pm.

2. Roll Call

Committee members present were Nass, Reese, Rinard and Jaeckel. David was absent. Also present from the Zoning Department were 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

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, September 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

R3661A-13 – Brian Statz: Create a 1.7-acre vacant lot and a 5-acre lot around the home at **N7119 Hillside Drive** in the Town of Concord, part of PIN 006-0716-0523-000 (48.54 Acres).

Petitioner: Brian Statz (N7119 Hillside Drive) was present. He explained that he would like to split off the existing residence and create a 1.7 vacant lot. Statz stated that this property is surrounded by two roads and he does have access to the agricultural lands.

Comments in Favor: None

Comments Opposed: None

Questions from the Committee: Reese asked if Statz had access to the agricultural lands.

Town Response: Town was in favor. The Town has signed the yellow sheet and preliminary survey and both are in the file.

Staff Report: Given by Klotz and now on file in the Zoning Department. Klotz stated that all lots, including the agricultural lands must have driveways to the public road.

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

R3666A-13 & CU1743-13 – Jake Brock/Becker Trust Property: Rezone Parcel 016-0614-3543-002 (1.476 Acre) with conditional use to allow construction contractor businesses at **N2603 Kutz Road** in the Town of Koshkonong.

Petitioner: Jake Brock (1231 Orchard Ln. Fort Atkinson, WI). Brock explained that he would like to rezone and put up a construction shop, multi-tenant. There are currently two businesses in the building, his construction company and Riedl siding. Brock explained the number of trailers and stated there could be up to four trailers outside at one time.

Brock responded to the opposition by stating that he currently has a business at N2290 Rock River Road and it gets flooded out. In addition, he believes is it well kept up. He also would like to utilize the highway that is along the property. He stated he has small trucks and is going to build a 40' x 80' building on the property.

Klotz told Brock that holding tanks will not be permitted if a mound is available. Klotz noted that there is a site plan, specs for the shop in which he explained the two business and what will be stored. Klotz asked Brock if there would be any outside storage. Brock answered that there would be a drop-off site for materials, a couple of trucks and a dumpster site. Klotz asked if there would be any manufacturing of products on site. Brock answered that there would be no manufacturing, only storage of materials and equipment. Klotz asked how many employees there would be and where they'd be parking. Brock explained that there will be only 2-3 employees that will bring their cars to the property and will have parking in back. Klotz requested an update of the sketch to include parking on the site plan. Klotz explained that a driveway must be 25 feet from the lot line. Klotz also explained the vision clearance triangle to the petitioner and its restrictions. Klotz requested an updated sketch to include setbacks and the vision

clearance triangle. Klotz also informed the petitioner that there is an agricultural drainage ditch behind the property and that we have contacted the DNR to see if he has to meet a 75 foot setback to it.

Comments in Favor: None

Comments Opposed: Mark James (W5425 STH 106, Fort Atkinson, WI). James lives across the street from the property and is opposed to business use for this property. He is concerned about the traffic, noise and other adverse impacts of a business use.

Klotz read into the record a letter of opposition from Holly Bickle (W5426 STH 106, Fort Atkinson, WI).

Questions from the Committee: Reese asked the petitioner about the number of trailers.

Town Response: Town was in favor. The Town has signed the yellow sheet for both the rezoning and conditional use and both are in the file.

Staff Report: Given by Klotz and now on file in the Zoning Department. Klotz stated that the additional information needed is the outside storage area, updated plot plan, all setbacks, outside material location, parking, driveway location with property line setbacks, vision clearance triangle and ditch setback clarification from the DNR.

CONDITIONAL USE PERMIT APPLICATIONS

CU1750-13 – Carl P. Jr. & Shawna Dehner: Conditional use to allow a 2.048 square foot structure up to 18’ 6” high in a residential R-2 zone at **N1522 Poeppe Road**, Town of Koshkonong on PIN 016-0514-1624-025 (0.665 Acre).

Petitioner: Carl Dehner (N1522 Poeppe Road, Fort Atkinson, WI). Dehner stated he has a fifth wheel, utility trailers, skid loader, cars, etc. He stated that the building has two roof lines to match the residence and that he will side it to match the residence. Dehner has talked to about 8 of his neighbors about the structure and no one had any objection. He will be using his existing driveway for this building. Dehner stated that this is only for personal use and there will be no business use or business storage.

Comments in Favor: None

Comments Opposed: None

Questions from the Committee: None

Town Response: Town was in favor. The Town has signed the yellow sheet for the conditional use and it is in the file.

Staff Report: Given by Klotz and now on file in the Zoning Department. Klotz stated to the petitioner that this is a residential zone and no business storage or business use is permitted. This is only for the petitioner’s personal storage.

CU1751-13 – Douglas & Christine Falkner: Conditional use to allow farm-type animals in a Residential R-2 zone at **W2245 River Road**, Town of Ixonia, on PIN 012-0816-1912-002 (4.73 Acres).

Petitioner: Christine Falkner (W2245 River Road, Watertown, WI). Falkner stated that they would like two horses at this time but may like additional animals in the future so are asking for four animal units. Klotz told the petitioner that only four animal units are

allowed on this property. The petitioner stated that the property will be split into three pasture areas with fencing for the horses. For manure management, the petitioner will keep the horses outside mostly, may spread onsite and possible have an area for compost.

Comments in Favor: None

Comments Opposed: None

Questions from the Committee: None

Town Response: Town was in favor. The Town has signed the yellow sheet for the conditional use and it is in the file.

Staff Report: Given by Klotz and now on file in the Zoning Department.

CU1752-13 – Douglas & Christine Falkner: Conditional use to allow an extensive on-site storage structure of 1,296 square feet at **W2245 River Road**. The site is in the Town of Ixonia, on PIN 012-0816-1912-002 (4.73 Acres).

Petitioner: Christine Falkner (W2245 River Road, Watertown, WI). Falkner explained that this building to store hay is 24' x 36' and will have a 12' x 36' overhang to house the animals. Klotz stated that the building cannot be over 15 feet in height because it was not asked for in this petition.

Comments in Favor: None

Comments Opposed: None

Questions from the Committee: None

Town Response: Town was in favor. The Town has signed the yellow sheet for the conditional use and it is in the file.

Staff Report: Given by Klotz and now on file in the Zoning Department.

7. Adjourn

Motion made by Reese, seconded by Jaeckel, to adjourn the meeting at 7:38 pm. Motion passed on a voice vote with no objection.

Don Reese, Secretary

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

Land Information Office
1301 Real Estate Description

Date Ran 9/24/2013
Period 8
Year 2013

Revenues

Acct Number	Description	Current Period Actual	Current Period Budget	YTD Actual	YTD Budget	Prorated Variance	Total Budget	Annual Remaining	Percentage Of Budget
									#DIV/0!
451006	REAL ESTATE DESCRIP CHARGES	(505.83)	(441.67)	(3,751.20)	(3,533.33)	(217.87)	(5,300.00)	(1,548.80)	70.78%
451008	REMOTE ACCESS FEES	(100.00)	(450.00)	(3,085.83)	(3,600.00)	514.17	(5,400.00)	(2,314.17)	57.15%
472011	OTHER GOVT LAND INFO CHARGI	(441.02)	(375.00)	(2,247.53)	(3,000.00)	752.47	(4,500.00)	(2,252.47)	49.95%
Totals		(1,046.85)	(1,266.67)	(9,084.56)	(10,133.33)	1,048.77	(15,200.00)	(6,115.44)	59.77%

Expenditures

Acct Number	Description	Current Period Actual	Current Period Budget	YTD Actual	YTD Budget	Prorated Variance	Total Budget	Annual Remaining	Percentage Of Budget
									#DIV/0!
511110	SALARY-PERMANENT REGULAR	4,779.17	7,411.75	49,948.48	59,294.00	(9,345.52)	88,941.00	38,992.52	56.16%
511210	WAGES-REGULAR	8,082.32	9,174.46	60,465.09	73,395.67	(12,930.58)	110,093.50	49,628.41	54.92%
511310	WAGES-SICK LEAVE	399.43	-	4,533.24	-	4,533.24	-	(4,533.24)	#DIV/0!
511320	WAGES-VACATION PAY	3,426.10	-	12,221.04	-	12,221.04	-	(12,221.04)	#DIV/0!
511330	WAGES-LONGEVITY PAY	-	79.17	-	633.33	(633.33)	950.00	950.00	0.00%
511340	WAGES-HOLIDAY PAY	-	-	3,964.33	-	3,964.33	-	(3,964.33)	#DIV/0!
511350	WAGES-MISCELLANEOUS(COMP)	-	-	416.91	-	416.91	-	(416.91)	#DIV/0!
512141	SOCIAL SECURITY	1,193.74	1,237.17	9,426.59	9,897.34	(470.75)	14,846.01	5,419.42	63.50%
512142	RETIREMENT (EMPLOYER)	1,109.57	1,104.10	8,747.28	8,832.80	(85.52)	13,249.20	4,501.92	66.02%
512144	HEALTH INSURANCE	4,808.44	4,448.92	35,861.99	35,591.33	270.66	53,387.00	17,525.01	67.17%
512145	LIFE INSURANCE	9.13	8.58	70.35	68.67	1.68	103.00	32.65	68.30%
512173	DENTAL INSURANCE	324.51	283.50	2,343.68	2,268.00	75.68	3,402.00	1,058.32	68.89%
531243	FURNITURE & FURNISHINGS	-	87.50	-	700.00	(700.00)	1,050.00	1,050.00	0.00%
531298	UNITED PARCEL SERVICE UPS	63.41	2.50	120.48	20.00	100.48	30.00	(90.48)	401.60%
531311	POSTAGE & BOX RENT	7.96	33.33	147.22	266.67	(119.45)	400.00	252.78	36.81%
531312	OFFICE SUPPLIES	-	125.00	1,389.35	1,000.00	389.35	1,500.00	110.65	92.62%
531313	PRINTING & DUPLICATING	36.00	16.67	36.00	133.33	(97.33)	200.00	164.00	18.00%
531314	SMALL ITEMS OF EQUIP	-	8.33	-	66.67	(66.67)	100.00	100.00	0.00%
531324	MEMBERSHIP DUES	-	5.00	60.00	40.00	20.00	60.00	-	100.00%
531351	GAS/DIESEL	-	2.08	-	16.67	(16.67)	25.00	25.00	0.00%
532325	REGISTRATION	-	81.67	1,040.00	653.33	386.67	980.00	(60.00)	106.12%
532332	MILEAGE	-	29.17	100.09	233.33	(133.24)	350.00	249.91	28.60%
532335	MEALS	-	5.00	14.76	40.00	(25.24)	60.00	45.24	24.60%
532336	LODGING	-	35.00	-	280.00	(280.00)	420.00	420.00	0.00%
533225	TELEPHONE & FAX	35.93	33.33	224.47	266.67	(42.20)	400.00	175.53	56.12%
535242	MAINTAIN MACHINERY & EQUIPI	1,162.00	133.33	1,162.00	1,066.67	95.33	1,600.00	438.00	72.63%
571004	IP TELEPHONY ALLOCATION	39.73	40.17	317.84	321.33	(3.49)	482.00	164.16	65.94%
571005	DUPLICATING ALLOCATION	-	109.17	-	873.33	(873.33)	1,310.00	1,310.00	0.00%
571009	MIS PC GROUP ALLOCATION	1,502.27	1,740.92	11,971.66	13,927.33	(1,955.67)	20,891.00	8,919.34	57.31%

571010 MIS SYSTEMS GRP ALLOC(ISIS)	211.46	219.33	1,691.68	1,754.67	(62.99)	2,632.00	940.32	64.27%
591519 OTHER INSURANCE	87.38	90.92	699.49	727.33	(27.84)	1,091.00	391.51	64.11%

Totals	27,278.55	26,546.06	206,974.02	212,368.47	(5,394.45)	318,552.71	111,578.69	64.97%
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Other Financing Sources (Uses)

Acct Number	Description	Current Period Actual	Current Period Budget	YTD Actual	YTD Budget	Prorated Variance	Total Budget	Annual Remaining	Percentage Of Budget
									#DIV/0!
									#DIV/0!
Totals		-	-	-	-	-	-	-	#DIV/0!
Total Business Unit		26,231.70	25,279.39	197,889.46	202,235.14	(4,345.68)	303,352.71	105,463.25	65.23%

Revenues

Acct Number	Description	Current Period Actual	Current Period Budget	YTD Actual	YTD Budget	Prorated Variance	Total Budget	Annual Remaining	Percentage Of Budget
									#DIV/0!
									#DIV/0!
Totals									#DIV/0!

Expenditures

Acct Number	Description	Current Period Actual	Current Period Budget	YTD Actual	YTD Budget	Prorated Variance	Total Budget	Annual Remaining	Percentage Of Budget
									#DIV/0!
531312	OFFICE SUPPLIES	-	266.67	151.25	2,133.33	(1,982.08)	3,200.00	3,048.75	4.73%
531313	PRINTING & DUPLICATING	-	37.50	-	300.00	(300.00)	450.00	450.00	0.00%
532156	BOARD MEMBER TRAINING	-	3.33	-	26.67	(26.67)	40.00	40.00	0.00%
532332	MILEAGE	-	3.33	-	26.67	(26.67)	40.00	40.00	0.00%
535242	MAINTAIN MACHINERY & EQUIP	-	62.50	750.00	500.00	250.00	750.00	-	100.00%
571005	DUPLICATING ALLOCATION	144.42	147.50	1,155.37	1,180.00	(24.63)	1,770.00	614.63	65.28%
Totals		144.42	520.83	2,056.62	4,166.67	(2,110.05)	6,250.00	4,193.38	32.91%

Other Financing Sources (Uses)

Acct Number	Description	Current Period Actual	Current Period Budget	YTD Actual	YTD Budget	Prorated Variance	Total Budget	Annual Remaining	Percentage Of Budget
									#DIV/0!
									#DIV/0!
Totals									#DIV/0!
Total Business Unit		144.42	520.83	2,056.62	4,166.67	(2,110.05)	6,250.00	4,193.38	32.91%

Land Information Office
1303 Land Information

Date Ran 9/24/2013
Period 8
Year 2013

Revenues

Acct Number	Description	Current Period Actual	Current Period Budget	YTD Actual	YTD Budget	Prorated Variance	Total Budget	Annual Remaining	Percentage Of Budget
									#DIV/0!
421001	STATE AID	-	(25.00)	-	(200.00)	200.00	(300.00)	(300.00)	0.00%
451008	REMOTE ACCESS FEES	(140.00)	(810.00)	(5,408.67)	(6,480.00)	1,071.33	(9,720.00)	(4,311.33)	55.64%
451305	LAND INFO/DEEDS FEE	(7,950.00)	(8,500.00)	(64,218.00)	(68,000.00)	3,782.00	(102,000.00)	(37,782.00)	62.96%
474018	DEPT LAND OFFICE FEES	-	-	(12.00)	-	(12.00)	-	12.00	#DIV/0!
Totals		(8,090.00)	(9,335.00)	(69,638.67)	(74,680.00)	5,041.33	(112,020.00)	(42,381.33)	62.17%

Expenditures

Acct Number	Description	Current Period Actual	Current Period Budget	YTD Actual	YTD Budget	Prorated Variance	Total Budget	Annual Remaining	Percentage Of Budget
									#DIV/0!
514151	PER DIEM	-	18.33	-	146.67	(146.67)	220.00	220.00	0.00%
521219	OTHER PROFESSIONAL SERV	9,094.00	1,666.67	16,397.81	13,333.33	3,064.48	20,000.00	3,602.19	81.99%
521220	CONSULTANT	332.50	-	522.50	-	522.50	-	(522.50)	#DIV/0!
521296	COMPUTER SUPPORT	-	3,238.50	31,818.72	25,908.00	5,910.72	38,862.00	7,043.28	81.88%
531303	COMPUTER EQUIPMT & SOFTWA	-	492.83	5,556.73	3,942.67	1,614.06	5,914.00	357.27	93.96%
531312	OFFICE SUPPLIES	17.67	-	389.86	-	389.86	-	(389.86)	#DIV/0!
531313	PRINTING & DUPLICATING	59.99	-	208.64	-	208.64	-	(208.64)	#DIV/0!
531324	MEMBERSHIP DUES	-	16.67	150.00	133.33	16.67	200.00	50.00	75.00%
532325	REGISTRATION	-	75.00	830.00	600.00	230.00	900.00	70.00	92.22%
532332	MILEAGE	-	16.67	240.70	133.33	107.37	200.00	(40.70)	120.35%
532335	MEALS	-	8.33	63.76	66.67	(2.91)	100.00	36.24	63.76%
532336	LODGING	-	46.67	420.00	373.33	46.67	560.00	140.00	75.00%
532339	OTHER TRAVEL & TOLLS	-	-	2.00	-	2.00	-	(2.00)	#DIV/0!
571005	DUPLICATING ALLOCATION	48.79	-	390.32	-	390.32	-	(390.32)	#DIV/0!
594813	CAP OFC EQUIP	-	742.50	-	5,940.00	(5,940.00)	8,910.00	8,910.00	0.00%
594819	CAP OTHER EQUIP	-	833.33	8,960.00	6,666.67	2,293.33	10,000.00	1,040.00	89.60%
594950	OPERATING RESERVE	-	4,132.50	-	33,060.00	(33,060.00)	49,590.00	49,590.00	0.00%
Totals		9,552.95	11,288.00	65,951.04	90,304.00	(24,352.96)	135,456.00	69,504.96	48.69%

Other Financing Sources (Uses)

Acct Number	Description	Current Period Actual	Current Period Budget	YTD Actual	YTD Budget	Prorated Variance	Total Budget	Annual Remaining	Percentage Of Budget
									#DIV/0!
691100	OPER REV ADJUST	-	1,575.83	-	12,606.67	(12,606.67)	18,910.00	18,910.00	0.00%
691200	CAP REV ADJUST	-	(1,575.83)	-	(12,606.67)	12,606.67	(18,910.00)	(18,910.00)	0.00%
Totals		-	-	-	-	-	-	-	#DIV/0!
Total Business Unit		1,462.95	1,953.00	(3,687.63)	15,624.00	(19,311.63)	23,436.00	27,123.63	-15.73%

Land Information Office
1308 Public Access

Date Ran 9/24/2013
Period 8
Year 2013

Revenues

Acct Number	Description	Current Period Actual	Current Period Budget	YTD Actual	YTD Budget	Prorated Variance	Total Budget	Annual Remaining	Percentage Of Budget
									#DIV/0!
451305	LAND INFO/DEEDS FEE	(2,650.00)	(2,832.00)	(21,406.00)	(22,656.00)	1,250.00	(33,984.00)	(12,578.00)	62.99%
474019	DEPT PUBLIC ACCESS FEES	-	(1.33)	(4.00)	(10.67)	6.67	(16.00)	(12.00)	25.00%
Totals		(2,650.00)	(2,833.33)	(21,410.00)	(22,666.67)	1,256.67	(34,000.00)	(12,590.00)	62.97%

Expenditures

Acct Number	Description	Current Period Actual	Current Period Budget	YTD Actual	YTD Budget	Prorated Variance	Total Budget	Annual Remaining	Percentage Of Budget
									#DIV/0!
521219	OTHER PROFESSIONAL SERV	-	2,083.33	-	16,666.67	(16,666.67)	25,000.00	25,000.00	0.00%
521295	DATA CONVERSION	-	3,333.33	-	26,666.67	(26,666.67)	40,000.00	40,000.00	0.00%
521296	COMPUTER SUPPORT	-	241.67	-	1,933.33	(1,933.33)	2,900.00	2,900.00	0.00%
531303	COMPUTER EQUIPMT & SOFTWA	(300.00)	165.83	2,106.00	1,326.67	779.33	1,990.00	(116.00)	105.83%
594818	CAP COMPUTER	-	1,416.67	17,665.00	11,333.33	6,331.67	17,000.00	(665.00)	103.91%
594950	OPERATING RESERVE	-	2,267.75	-	18,142.00	(18,142.00)	27,213.00	27,213.00	0.00%
Totals		(300.00)	9,508.58	19,771.00	76,068.67	(56,297.67)	114,103.00	94,332.00	17.33%

Other Financing Sources (Uses)

Acct Number	Description	Current Period Actual	Current Period Budget	YTD Actual	YTD Budget	Prorated Variance	Total Budget	Annual Remaining	Percentage Of Budget
									#DIV/0!
Totals		-	-	-	-	-	-	-	#DIV/0!
Total Business Unit		(2,950.00)	6,675.25	(1,639.00)	53,402.00	(55,041.00)	80,103.00	81,742.00	-2.05%

Revenues

Acct Number	Description	Current Period Actual	Current Period Budget	YTD Actual	YTD Budget	Prorated Variance	Total Budget	Annual Remaining	Percentage Of Budget
									#DIV/0!
472007	MUNICIPAL OTHER CHARGES	-	(16.67)	-	(133.33)	133.33	(200.00)	(200.00)	0.00%
474130	HIGHWAY DEPARTMENT SURVE' Transferred at year end	-	(3,250.00)	-	(26,000.00)	26,000.00	(39,000.00)	(39,000.00)	0.00%
Totals		-	(3,266.67)	-	(26,133.33)	26,133.33	(39,200.00)	(39,200.00)	0.00%

Expenditures

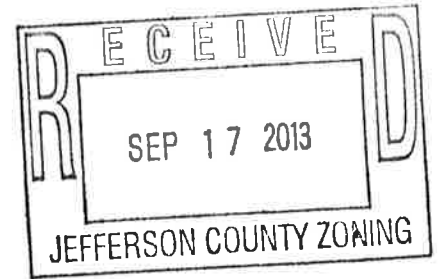
Acct Number	Description	Current Period Actual	Current Period Budget	YTD Actual	YTD Budget	Prorated Variance	Total Budget	Annual Remaining	Percentage Of Budget
									#DIV/0!
511110	SALARY-PERMANENT REGULAR	3,855.41	-	30,563.11	-	30,563.11	-	(30,563.11)	#DIV/0!
511210	WAGES-REGULAR	-	4,340.47	-	34,723.77	(34,723.77)	52,085.65	52,085.65	0.00%
511310	WAGES-SICK LEAVE	498.28	-	703.82	-	703.82	-	(703.82)	#DIV/0!
511320	WAGES-VACATION PAY	-	-	2,285.84	-	2,285.84	-	(2,285.84)	#DIV/0!
511340	WAGES-HOLIDAY PAY	-	-	784.79	-	784.79	-	(784.79)	#DIV/0!
511350	WAGES-MISCELLANEOUS(COMP)	6.23	-	326.56	-	326.56	-	(326.56)	#DIV/0!
512141	SOCIAL SECURITY	333.55	332.04	2,653.04	2,656.28	(3.24)	3,984.42	1,331.38	66.59%
512142	RETIREMENT (EMPLOYER)	289.93	260.52	2,306.19	2,084.18	222.01	3,126.27	820.08	73.77%
512145	LIFE INSURANCE	0.83	0.50	7.00	4.00	3.00	6.00	(1.00)	116.67%
512173	DENTAL INSURANCE	96.18	81.00	680.40	648.00	32.40	972.00	291.60	70.00%
531303	COMPUTER EQUIPMT & SOFTW/	7.57	-	7.57	-	7.57	-	(7.57)	#DIV/0!
531311	POSTAGE & BOX RENT	-	1.67	-	13.33	(13.33)	20.00	20.00	0.00%
531312	OFFICE SUPPLIES	1.09	8.33	36.75	66.67	(29.92)	100.00	63.25	36.75%
531313	PRINTING & DUPLICATING	5.34	3.33	27.21	26.67	0.54	40.00	12.79	68.03%
531314	SMALL ITEMS OF EQUIP	-	165.83	1,188.41	1,326.67	(138.26)	1,990.00	801.59	59.72%
531324	MEMBERSHIP DUES	-	19.17	270.00	153.33	116.67	230.00	(40.00)	117.39%
531349	OTHER OPERATING EXPENSES	-	58.33	-	466.67	(466.67)	700.00	700.00	0.00%
531351	GAS/DIESEL	366.32	91.67	695.88	733.33	(37.45)	1,100.00	404.12	63.26%
532325	REGISTRATION	-	22.92	240.00	183.33	56.67	275.00	35.00	87.27%
532332	MILEAGE	-	8.33	89.28	66.67	22.61	100.00	10.72	89.28%
532336	LODGING	-	17.50	140.00	140.00	-	210.00	70.00	66.67%
533225	TELEPHONE & FAX	6.25	9.17	46.84	73.33	(26.49)	110.00	63.16	42.58%
535242	MAINTAIN MACHINERY & EQUIP	-	100.00	951.42	800.00	151.42	1,200.00	248.58	79.29%
535352	VEHICLE PARTS & REPAIRS	-	4.17	-	33.33	(33.33)	50.00	50.00	0.00%
571004	IP TELEPHONY ALLOCATION	9.93	10.08	79.44	80.67	(1.23)	121.00	41.56	65.65%
571005	DUPLICATING ALLOCATION	9.70	5.50	77.59	44.00	33.59	66.00	(11.59)	117.56%
571009	MIS PC GROUP ALLOCATION	93.89	91.67	748.24	733.33	14.91	1,100.00	351.76	68.02%
571010	MIS SYSTEMS GRP ALLOC(ISIS)	60.42	62.67	483.36	501.33	(17.97)	752.00	268.64	64.28%
591519	OTHER INSURANCE	34.45	45.00	425.63	360.00	65.63	540.00	114.37	78.82%
594810	CAP EQUIP	-	1,833.33	20,440.00	14,666.67	5,773.33	22,000.00	1,560.00	92.91%
Totals		5,675.37	7,573.20	66,258.37	60,585.56	5,672.81	90,878.34	24,619.97	72.91%

Other Financing Sources (Uses)

Acct Number	Description	Current Period Actual	Current Period Budget	YTD Actual	YTD Budget	Prorated Variance	Total Budget	Annual Remaining	Percentage Of Budget
									#DIV/0!
Totals		-	-	-	-	-	-	-	#DIV/0!
Total Business Unit		5,675.37	4,306.53	66,258.37	34,452.23	31,806.14	51,678.34	(14,580.03)	128.21%

September 16, 2013

Jefferson County Zoning & Planning
320 South Main Street
Jefferson, WI 53038



To whom it may concern:

We are requesting permission to build a ranch style home on the back of our property located at N6522 County N, Johnson Creek, Section 11, Aztalan Township.

Dean had an accident on July 18, 2012, which resulted in him being a paraplegic. We now live in the 2 story farmhouse, which is not conducive to his being in a wheelchair.

We have an existing cottage along the Rock River, however we are unable to build in the same location due to Wisconsin DNR stating that location is wetlands. The area we would like to build in is approximately 250 feet west of the existing cottage. Travis Schroeder, WI DNR Water Management Specialist, came out to our property and located the area where we could build and not impact wetlands. See the attached map indicating the location Travis approved. We also had Gallitz Excavating locate an area for a septic system. There would be minimal effect on the existing cropland, perhaps where part of the driveway would go along the east edge of the field, and the area for the septic. Travis had also indicated we could put up an agricultural shed to the south of the proposed homesite, which would not be on any cropland.

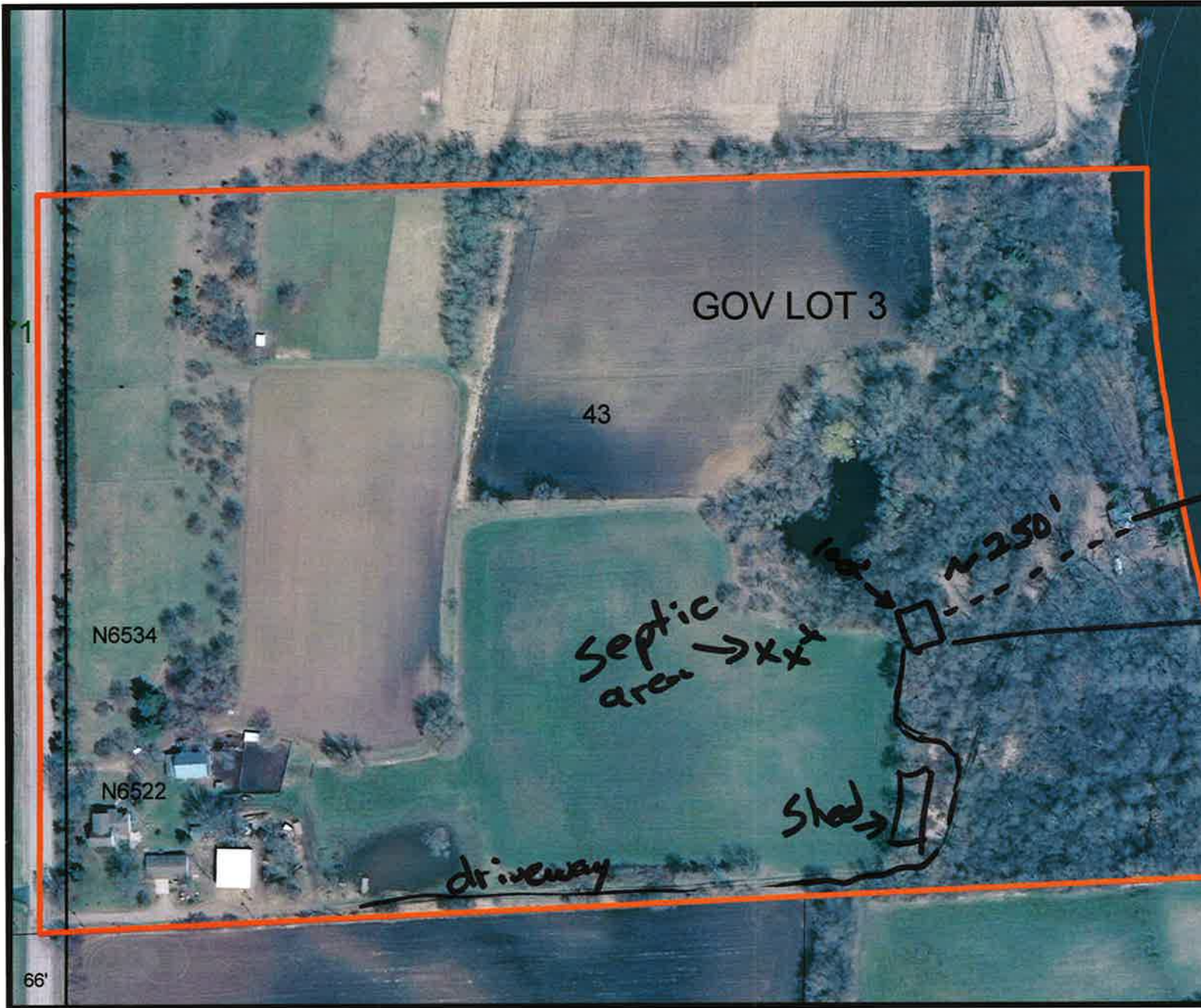
We would like to start construction as soon as possible. Thank you so much for your consideration in this. Please let us know if you require further information or have any questions.

Sincerely,

A handwritten signature in cursive that reads "Dean Andersen".

Dean and Sue Andersen
N6534 Cty N
Johnson Creek, WI 53038
Home Phone (920)699-3840
Cell Phone (920)285-8624
Email andersdj@tds.net

Enclosure: Map of homesite area from DNR & correspondence from Travis



Legend

- ▲ Surveys
- Streams Etc.
- Mcd Boundaries
- Parcels

0 300 600 Feet

Map Printed on: September 17, 2013



DISCLAIMER: This map is not a substitute for an actual field survey or onsite investigation. The accuracy of this map is limited to the quality of the records from which it was assembled. Other inherent inaccuracies occur during the compilation process. Jefferson County makes no warranty whatsoever concerning this information.



Legend

- ▲ Surveys
- Streams Etc.
- Mcd Boundaries
- Parcels
- Wetlands < 2a & Ponc
- Wetland < 2 Ac
- Excavated Pond
- Wetlands
- Island
- Wetland
- Floodplain Zones 200'
- ZONE A NO BSE 1%(100
- ZONE AE BSE 1% (100Y
- 0.2% FLD HAZ (500 YR)
- Firm Panels
- Flood Map Amendmer
- PRE 6/2/2009
- POST 6/2/2009

0 300 600 Feet

Map Printed on: September 17, 2013



DISCLAIMER: This map is not a substitute for an actual field survey or onsite investigation. The accuracy of this map is limited to the quality of the records from which it was assembled. Other inherent inaccuracies occur during the compilation process. Jefferson County makes no warranty whatsoever concerning this information.



andersdj tds.net <andersdj@tds.net>

site visit results for Anderson property 8/27/2013

2 messages

Schroeder, Travis - DNR <Travis.Schroeder@wisconsin.gov>

Mon, Sep 9, 2013 at 11:43 AM

To: "andersdj@tds.net" <andersdj@tds.net>

Dean and Sue, thank you for taking the time to meet with me at you property on Hwy N in the town of Aztalan. During our site visit we reviewed 2 areas for the potential placement of your home and the filling of the old quarry on your property. We started in the woods on the south side of the pond\quarry in the center of your property and headed in a south east direction. Immediately adjacent to the quarry there were wetlands present. As we moved toward the bend in the field the Red osier dogwood died out and there was an area of upland present in the corner. I indicated that I would have no problem with allowing the placement of a house in this location with access coming off of the existing drive and heading along the ag field. I have attached a map for your reference that outlines the area that I deemed upland.

Travis Schroeder

Water Management Specialist

Wisconsin Department of Natural Resources

141 NW Barstow St Rm 180

Waukesha WI 53188

 phone: (262) 574-2172

 fax: (262) 574-2117

 e-mail: Travis.Schroeder@wi.gov

 DNR web <http://dnr.wi.gov>

Quality Customer Service is Important to Us. Tell Us How We Are Doing.

Water Division Customer Service Survey

<https://www.surveymonkey.com/s/WDNRWater>

 Anderson map_0001.pdf
201K

andersdj tds.net <andersdj@tds.net>

Mon, Sep 9, 2013 at 1:23 PM

To: "Schroeder, Travis - DNR" <Travis.Schroeder@wisconsin.gov>

Travis, Thank YOU for all your insight and help with this. If you recall, we also talked about the placement of an ag equipment shed along the driveway, to the south of the house placement. Could you also notate that on the map? We understood you were going to then email Michelle at Jefferson Zoning this information. We so appreciate all your time and effort in this. Thank you so much. Keep cool today.

Dean & Sue Andersen

Michelle Staff

From: Schroeder, Travis - DNR <Travis.Schroeder@wisconsin.gov>
Sent: Tuesday, September 17, 2013 10:42 AM
To: andersdj@tds.net
Cc: Michelle Staff
Subject: Site visit results for Anderson property 8/27/2013
Attachments: Anderson map_0001-1.pdf

Mr. and Mrs. Anderson, Thank you for taking the time to meet with me at you property on Hwy N in the town of Aztalan. During our site visit we reviewed 2 areas for the potential placement of your home and the filling of the old quarry on your property. We started in the woods on the south side of the pond\quarry in the center of your property and headed in a south east direction. Immediately adjacent to the quarry there were wetlands present. As we moved toward the bend in the field the Red osier dogwood died out and there was an area of upland present in the corner. I indicated that I would have no problem with allowing the placement of a house in this location with access coming off of the existing drive and heading along the ag field. Along the drive after it heads north I also evaluated the area along the drive. We discussed the placement of a garage along the North West side of the drive south of where the drive would enter the field. The area showed a mature upland tree community and appeared to be existing fill materials most likely from power line maintenance. I have attached a map for your reference that outlines the area that I deemed upland.



Water Management Specialist
Wisconsin Department of Natural Resources
141 NW Barstow St Rm 180
Waukesha WI 53188

(☎) phone: (262) 574-2172

(☎) fax: (262) 574-2117

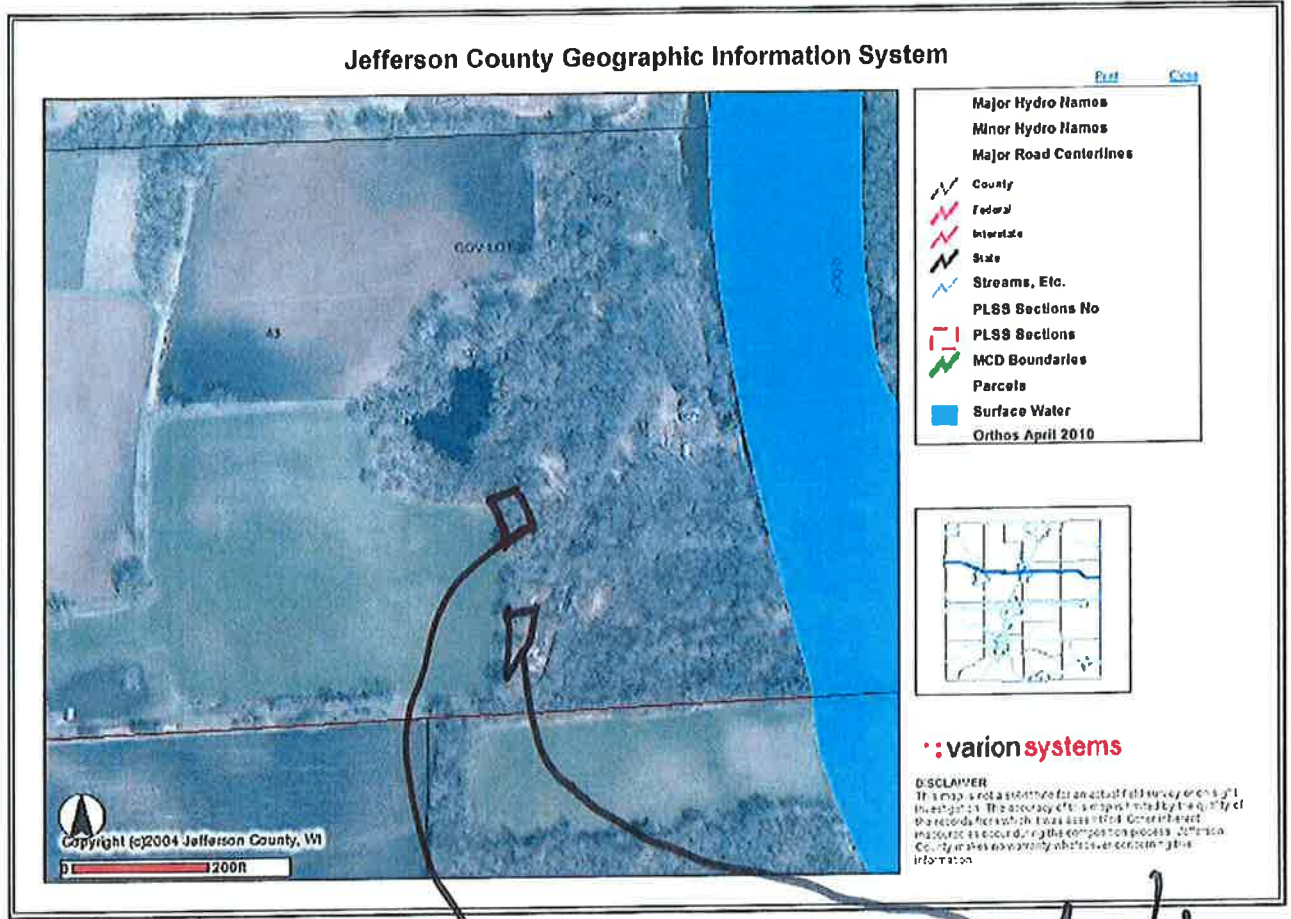
(✉) e-mail: Travis.Schroeder@wi.gov

(🌐) DNR web <http://dnr.wi.gov>

Quality Customer Service is Important to Us. Tell Us How We Are Doing.

Water Division Customer Service Survey

<https://www.surveymonkey.com/s/WDNRWater>

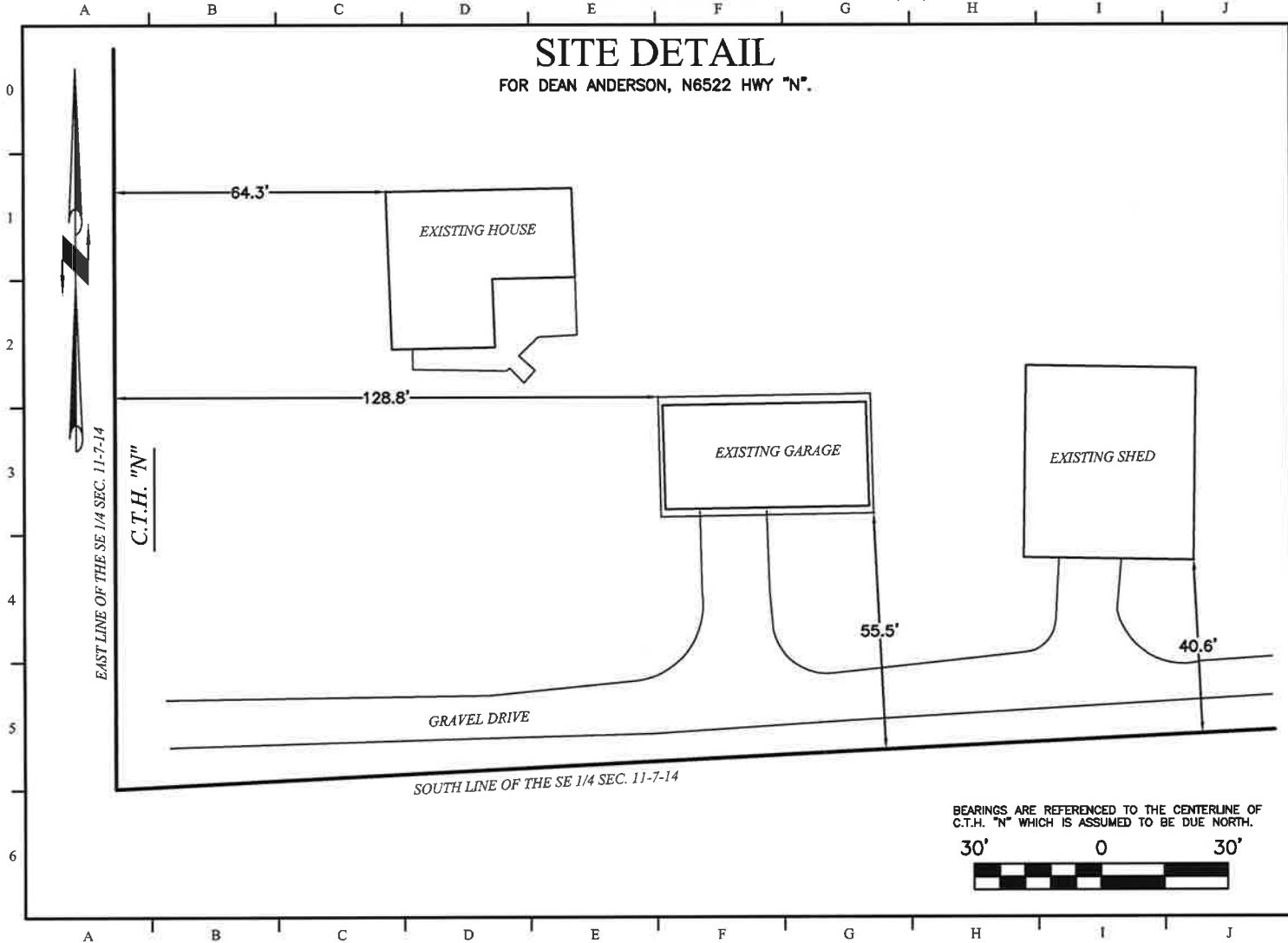


House to be placed
sheep location

HOLLAND & THOMAS, L.L.C. - LAND SURVEYORS
 202 West Street Johnson Creek, WI 53038 (920) 699-3305

SITE DETAIL

FOR DEAN ANDERSON, N6522 HWY "N".



LEGEND: These standard symbols may be found in the drawing.

- Lot Corner (Found) w/desc.
- ⊗ Utility Pole
- ⊙ Well
- Utility Pedestal
- ⊗ Hardwood Tree
- Easement Boundary
- Setback Line
- - - 78° Existing Contours
- ~ Treeline
- OHP — Over Head Power
- Shoreline
- · · · · Ordinary High Water Mark

BEARINGS ARE REFERENCED TO THE CENTERLINE OF C.T.H. "N" WHICH IS ASSUMED TO BE DUE NORTH.

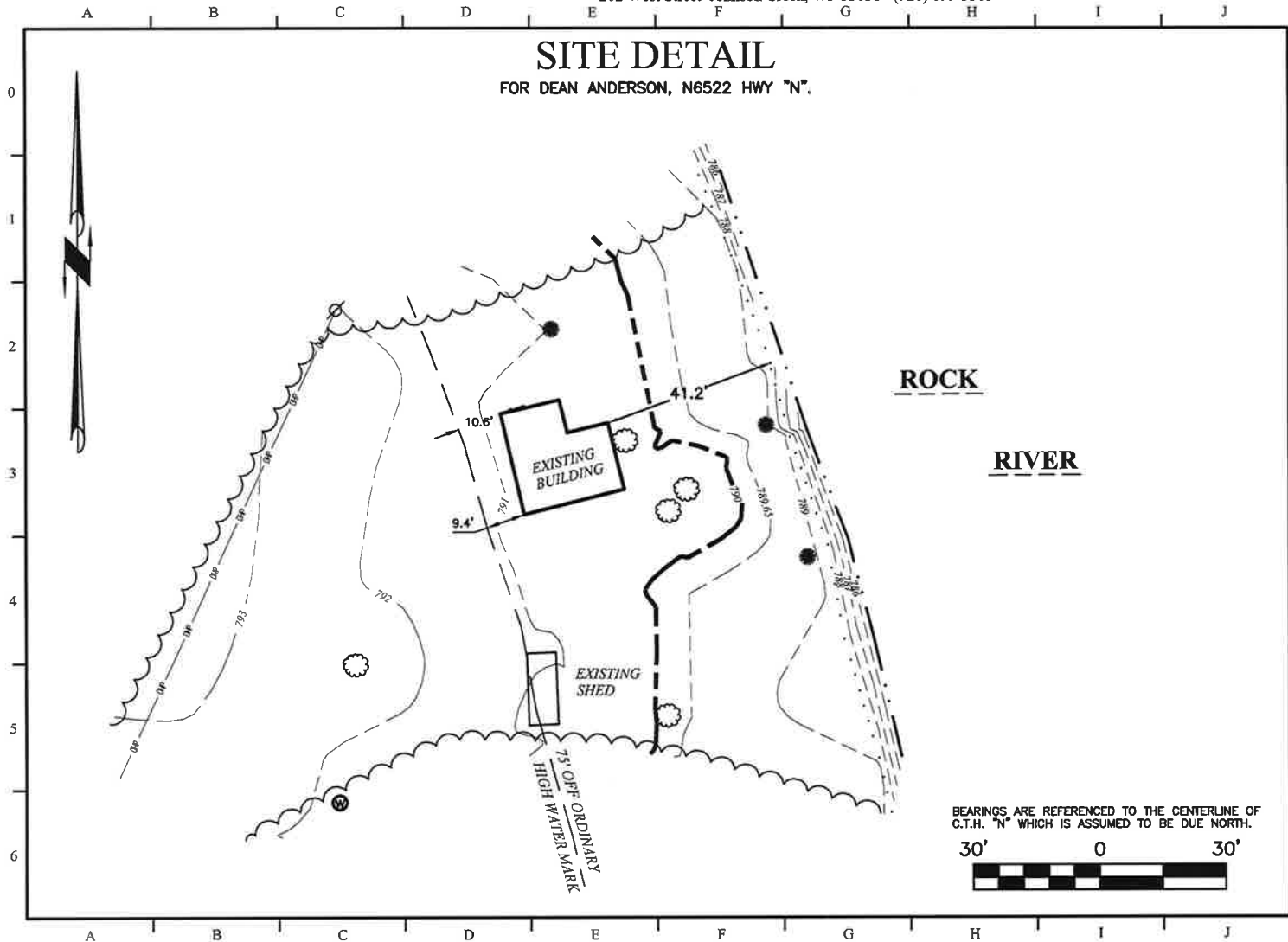


HOLLAND & THOMAS, L.L.C. - LAND SURVEYORS

202 West Street Johnson Creek, WI 53038 (920) 699-3305

SITE DETAIL

FOR DEAN ANDERSON, N6522 HWY "N".



LEGEND: These standard symbols may be found in the drawing.

- Lot Corner (Found) w/desc.
- ⊗ Utility Pole
- ⊙ Well
- Utility Pedestal
- ⊙ Hardwood Tree
- Easement Boundary
- - - Setback Line
- - - 789 Existing Contours
- ~ Treeline
- OHP Over Head Power
- - - Shoreline
- ⋯ Ordinary High Water Mark

BEARINGS ARE REFERENCED TO THE CENTERLINE OF C.T.H. "N" WHICH IS ASSUMED TO BE DUE NORTH.



Kutz Farms LLC

Zoning Committee

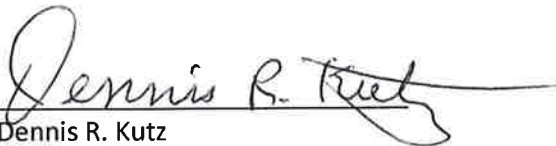
09-19-2013

We (Kutz Farms, LLC) are looking to build a new shed. In the shed we would like to put an emergency shower and toilet for this we would like to request the installation of a holding tank. We are requesting a (holding tank waiver), because in a portion of the shed we will have a fertilizer/pesticide containment. In a potential circumstance of a spill where an employee needs to shower, the residue would go in the holding tank, rather than contaminating a septic system or ground water.

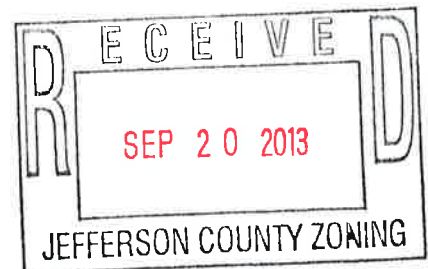
We wish to thank the committee for their time consideration to this matter.

Thank You,

Kutz Farms LLC



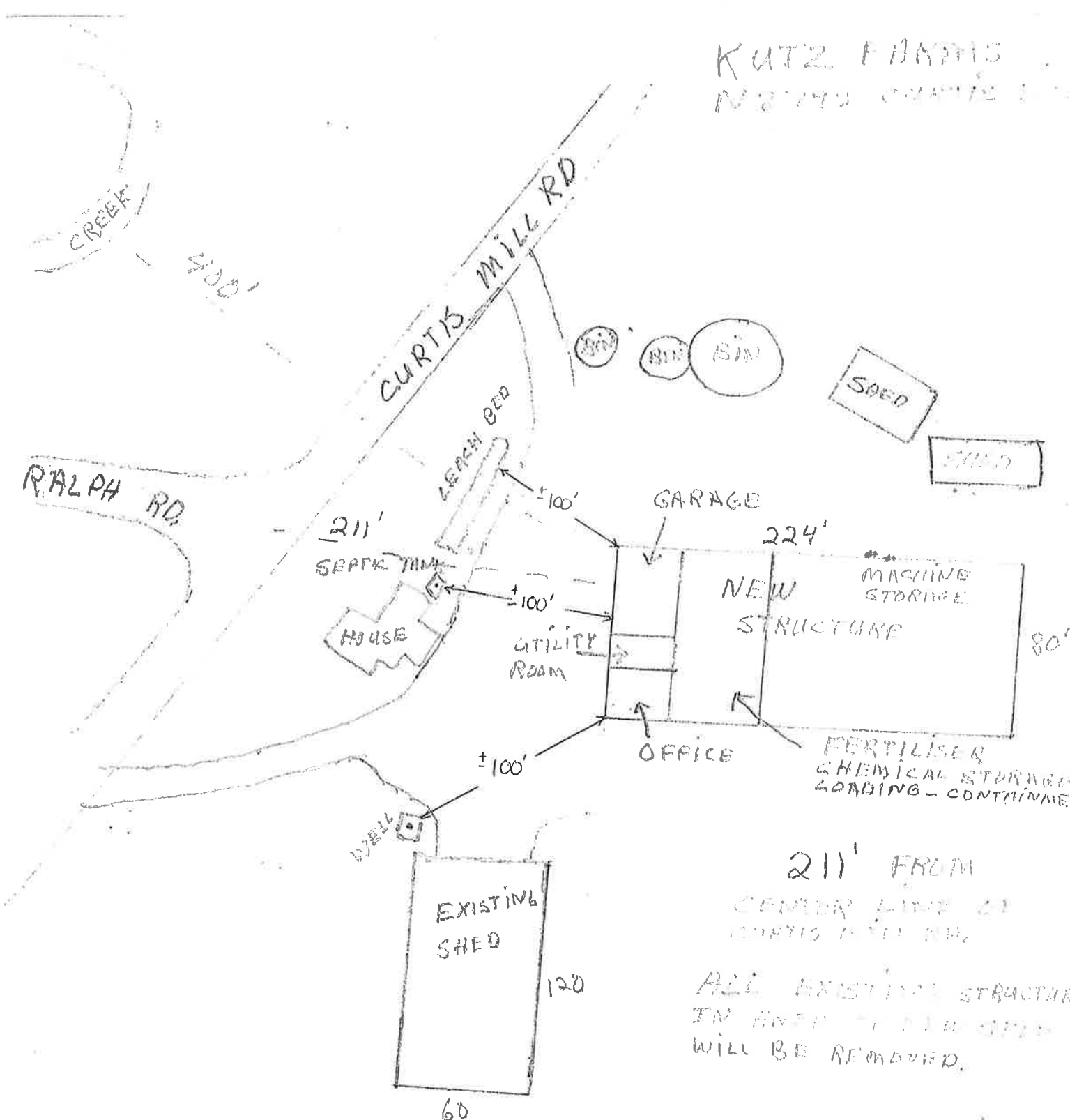
Dennis R. Kutz



N2792 Curtis Mill Rd.
FT. Atkinson, WI.53538

PHONE (920-563-6963)
FAX (920)563-6963*51
E-MAIL kutzfarmsllc@charter.net

KUTZ FARMS
 NORTH CURTIS RD



211' FROM
 CENTER LINE OF
 CURTIS MILL RD.
 ALL EXISTING STRUCTURE
 IN AREA TO BE DEMOLISHED
 WILL BE REMOVED.

More than 1000' to north, east & south property lines

Adaptive Reuse of Barns: Possible Policies and Strategies

After reviewing the ideas developed in Workshop 1, the Planning and Zoning Committee and staff were led in a facilitated discussion about possible policy ideas that could be developed to guide decision-making on the adaptive reuse of barns. The participants were prompted by two questions:

- *Question: What are some examples of the types of uses for barns that you would like to see in the rural parts of Jefferson County? Or*
- *Question: What are your ideas for potential reuse of barns that would provide for rural economic development while being consistent with County comprehensive and agricultural preservation plans?*

The participants were also asked to think about how the proposed barn reuse would fit with existing Jefferson County planning and zoning policies such as: a) potentially permitted uses, b) conditionally permitted uses, c) allowed use if rezoned from A-1 to A-2 or other new zoning classification.

Listed below are the types of adaptive barn reuse ideas that were developed at the workshop. For each use or activity, the preliminary agreement on the appropriate zoning classification is identified. In addition, other descriptive suggestions and guiding comments are listed.

Agreed-Upon Types of Adaptive Reuse of Barns in Jefferson County

(Including type of use, preliminary agreement on zoning classification and other suggestions)

- a. Winery, tasting room and retail
 - A-1 Conditional
 - Parking
 - Restrooms
 - Standards?; liquor license to sell bottles
- b. Farm Stores on an active farm
 - A-2 Conditional
 - Traffic considerations
- c. Garden center with gift stores
 - A-2 Conditional
- d. Office space (Could be rented to tenant)
 - A-1 Principal
 - Add standards
 - Parking/Septic
 - Employee limits
- e. Weddings, conferences, banquets, parties, and other events
 - New zone (Agricultural Entertainment)

- f. Artists, glass blowing
 - A-1
 - With standards, Principal
- g. Antique stores
 - A-1
 - With standards, Conditional
- h. Machinery, repairs, parts, lawn mowers
 - A-2 Conditional
- i. Athletic-related facilities: Support structures for disk golf, paint ball, exercise-related, trails, etc.
 - New zone (Agricultural Entertainment)
- j. Recycling center (scrap metal, other)
 - A-2 Conditional
- k. Storage (inside, dry storage winter/summer for boats, campers, motorcycles, cars, other)
 - A-1 No outside storage
- l. Butcher shops/Animal processing - Vendor-related; not existing farmer/producer (chickens, ducks, rabbits, other)
 - A-2 Conditional
 - Odor
 - Storage
- m. Tourist Rooming House (Bed & Breakfast-like, but with the barn)
 - A-2 Conditional
 - Existing barn
- n. Agricultural Tourism (including Trout farm)
 - New zone (Agricultural Entertainment)
- o. Hunt club and Game Farm
 - New zone (Agricultural Entertainment)
- p. Restaurants/Bars
 - AT (in Transition Areas)

Note: In the development of new zoning language, there will likely be a need to reference: “Examples include, but are not limited to...”

Follow-Up Strategies

The participants came up with a “starter list” of actions that are intended to guide the implementation of this new policy initiative.

- a. Need a definition of “barn”, i.e. census definition such as “USDA and Pre-1960 Barn”
- b. Need a policy on barn reuse, barn relocation, new barn, and barn-redevelopment with additional space or expansion
- c. Rob Klotz to take the information from this Proceedings Report, and place on his “chart” (which has a format for zoning actions)
- d. Bring back to the Planning and Zoning Committee to refine and/or approve
- e. Take to the Wisconsin Department of Agriculture, Trade and Consumer Protection (DATCP)
- f. Take to Towns for their consideration