

**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.jeffersoncountyny.gov](http://www.jeffersoncountyny.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 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 Turke 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 Turke 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 Turke Lane – Foelker lives across the street from the proposed new lot. He is not opposed to rezoning N9673 Turke 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 Turke 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](http://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](http://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.*

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, Pati 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]





## To the Jefferson County Board and Planning & Zoning

We, the undersigned residents and landowners 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 recently 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.

Page \_\_\_\_ of \_\_\_\_

|    | PRINT NAME       | SIGNATURE        | ADDRESS                | DATE   |
|----|------------------|------------------|------------------------|--------|
| 1  | Charles W. Lenke | Charles W. Lenke | N605 Wishing Well Lane | Oct 31 |
| 2  | Mary E. Lense    | Mary E. Lense    | N605 Wishing Well Lane | Oct 31 |
| 3  | Holly Kollwelter | Holly Kollwelter | N595 Wishing Well Ln   | Nov 9  |
| 4  | Dan Kollwelter   | Dan Kollwelter   | N595 Wishing Well Ln   | Nov 9  |
| 5  | Mike Hazel       | Mike Hazel       | N643 Wishing Well Lane | Dec 12 |
| 6  | Bill Stetzel     | Bill Stetzel     | N634 Wishing Well Lane | Dec 12 |
| 7  | Bene Magnus      | Bene Magnus      | N682 Wishing Well Lane | Dec 12 |
| 8  | Paul Oliver      | Paul Oliver      | N630 Wishing Well Lane | Dec 12 |
| 9  | Wendy Kluug      | Wendy Kluug      | N630 Wishing Well Lane | Dec 12 |
| 10 |                  |                  |                        |        |

## To the Jefferson County Board and Planning & Zoning

We, the undersigned residents and landowners 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 recently 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.

Page \_\_\_\_ of \_\_\_\_

|    | PRINT NAME        | SIGNATURE         | ADDRESS                      | DATE     |
|----|-------------------|-------------------|------------------------------|----------|
| 1  | Barbara J. Merick | Barbara J. Merick | N551 Wishing Well Lane, East | 12/12/13 |
| 2  | William C. Merick | William C. Merick | N551 Wishing Well Lane, East | 12/12/13 |
| 3  |                   |                   |                              |          |
| 4  |                   |                   |                              |          |
| 5  |                   |                   |                              |          |
| 6  |                   |                   |                              |          |
| 7  |                   |                   |                              |          |
| 8  |                   |                   |                              |          |
| 9  |                   |                   |                              |          |
| 10 |                   |                   |                              |          |








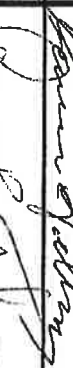


## To the Jefferson County Board and Planning & Zoning

We, the undersigned residents and landowners 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 recently 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 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.

Page \_\_\_\_ of \_\_\_\_

| PRINT NAME                 | SIGNATURE  | ADDRESS              | DATE       |
|----------------------------|--|----------------------|------------|
| 1 Steven Glass             |  | N417 HAUGHT RD.      | 11-1-2013  |
| 2 Shelley Glass            |  | N417 Haught Rd. Fort | 11-1-13    |
| 3 Penny Hansen             |  | 439 Haught Rd Fort   | 11-1-13    |
| 4 REUE HANSEN              |  | N439 Haught Rd. Fort | 11-1-13    |
| 5 Jeff Bosse               |  | N455 Haught Rd Fort  | 11-3-13    |
| 6 Barbara Johnston         |  | N431 Haught Rd Fort  | 11-3-13    |
| 7 Charles Johnston         |  | N431 Haught Rd Fort  | 11/3/13    |
| 8 <del>JAN SLOVICKEY</del> |  | N477 Haught Rd Fort. |            |
| 9 George Johnson           |  | N445 Haught Rd       | 11/8/13    |
| 10 Rosalie Johnson         |   | N445 Haught Rd       | Nov 8, '13 |











## To the Jefferson County Board and Planning & Zoning

We, the undersigned residents and landowners 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 recently 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.

Page \_\_\_\_ of \_\_\_\_

| PRINT NAME        | SIGNATURE  | ADDRESS           | DATE     |
|-------------------|--|-------------------|----------|
| 1 Thomas H Glass  |  | N367 Haight R     | 11-3-13  |
| 2 Patricia Glass  |  | N367 Haight Rd.   | 11/3/13  |
| 3 Tyler Glass     |  | N417 Haight Rd    | 11/3/13  |
| 4 Scott Johnson   |  | N675 COWPATH Lane | 11/4/13  |
| 5 SAM LOMBARDO    |  | N527 HAIGHT RD.   | 11/5/13  |
| 6 Kim Lombardo    |  | US27 HAIGHT RD    | 11/5/13  |
| 7 GENE TONNING    |  | N507 HAIGHT RD.   | 11/26/13 |
| 8 Patricia Tonnig |  | N507 HAIGHT RD.   | 11/26/13 |
| 9                 |  |                   |          |
| 10                |  |                   |          |

## To the Jefferson County Board and Planning & Zoning

We, the undersigned residents and landowners 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 recently 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.

Page \_\_\_\_ of \_\_\_\_

|    | PRINT NAME                            | SIGNATURE                          | ADDRESS                                     | DATE     |
|----|---------------------------------------|------------------------------------|---|----------|
| 1  | <del>Supernova</del> <i>Supernova</i> |                                    |   |          |
| 2  | Chris Estroff                         | <i>Chris Estroff</i>               | 11401 Parkside                              | 11/30/13 |
| 3  | JOHN MATEWSKI                         | <i>John Matuski</i>                | N 469 HAWTH OR                              | 11/30/13 |
| 4  | Caroline Fishel                       | <i>Caroline Fishel</i>             | 11-217 Fitchburg Dr. Milton                 | 12/5/13  |
| 5  | HIGHT FRANKS LLP                      | <i>Partner of Hight Franks LLP</i> | N 830 OLD HY 36<br>FRED ATKINSON RD 15.     | 12/5/13  |
| 6  | Joseph T Fisher                       | <i>Joseph T Fisher</i>             | N 817 Pottawatomie TRAIL<br>MILTON WI 53563 | 12/5/13  |
| 7  | Bert A Burlingham                     | <i>Bert A Burlingham</i>           | N 553 BUCKHORN RD<br>MILTON WIS 53563       | 12/5/13  |
| 8  |                                       |                                    |   |          |
| 9  |                                       |                                    |   |          |
| 10 |                                       |                                    |   |          |

# To the Jefferson County Board and Planning & Zoning

We, the undersigned residents and landowners 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 recently 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.

Page \_\_\_\_ of \_\_\_\_

| PRINT NAME          | SIGNATURE         | ADDRESS                       | DATE       |
|---------------------|-------------------|-------------------------------|------------|
| 1 JENNIFER C. SMITH | Jennifer C. Smith | N 3109 Old Highway 26 Fort    | 12/8/2013  |
| 2 LINDA R BRUSS     | Linda R Bruss     | N305 Old Hwy 26 Fort          | 12/9/2013  |
| 3 JAY D. GROW       | Jay 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 Heave         | Patricia M. Colas | N367 Haight Rd                | 12/8/13    |
| 6 Thomas H. Glass   | Thomas H. Glass   | N367 Haight Rd                | 12/8/13    |
| 7 John Wilson       | John Wilson       | N357 Haight Rd                | 12-8-13    |
| 8 Steven Zarnstorf  | Steven Zarnstorf  | N1643 Reppel R, Fort Atkinson | 12-9-13    |
| 9 Jean Landry       | Jean Landry       | N1876 Landry Road Fort        | 12-9-13    |
| 10 Steve Stutz      | Steve Stutz       | N311 Old Hwy 26               | 12-11-13   |



# To the Jefferson County Board and Planning & Zoning

We, the undersigned residents and landowners 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 recently 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.

Page \_\_\_\_ of \_\_\_\_

| PRINT NAME         | SIGNATURE        | ADDRESS                   | DATE     |
|--------------------|------------------|---------------------------|----------|
| 1 Jessica Milan    | Jessica Milan    | N803 Old Hwy 26           | 12/13    |
| 2 Rose Linarte     | Rose E. Linarte  | N 824 Old Hwy 26          | 12/13    |
| 3 Shannon Macnata  | Shannon Macnata  | N7873 River Trail Rd      | 12/13    |
| 4 Julie Barty      | Julie Barty      | N7261 River Trail Rd      | 12/13    |
| 5 Jonathan Hoorman | Jonathan Hoorman | N941 Old Hwy 26           | 12/13    |
| 6 Bigetta Harris   | Bigetta Harris   | N585 Old 26               | 12/13    |
| 7 Pat Faye Y       | Pat Faye Y       | N7614 Koshkonong pwards   | 12/13    |
| 8 Paul Bayles      | Paul Bayles      | N7580 Koshkonong Mounds   | 12/13/13 |
| 9 Gary G. Cramm    | Gary G. Cramm    | N7522 Koshkonong          | 12/13/13 |
| 10 Jill Granley    | Jill Granley     | N526 Koshkonong Mounds Rd | 12/13/13 |

## To the Jefferson County Board and Planning & Zoning

We, the undersigned residents and landowners 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 recently 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.

Page 1 of 1

| PRINT NAME          | SIGNATURE   | ADDRESS           | DATE  |
|---------------------|-------------|-------------------|-------|
| 1 Linda Robinson    | [Signature] | 9829 Fairway Dr   | 12/13 |
| 2 Thomas H. Henicze | [Signature] | 11829 Fairway Dr. | 12/13 |
| 3 Helene Witteren   | [Signature] | 11818 Fairway Dr. | 12/13 |
| 4 Rod Withner       | [Signature] | 11818 Fairway Dr. | 12/13 |
| 5 Teray Everson     | [Signature] | 11829 Fairway Dr  | 12/13 |
| 6 Colleen Everson   | [Signature] | 11829 Fairway Dr  | 12/13 |
| 7 Rebecca L Rossing | [Signature] | 11839 Fairway Dr. | 12/13 |
| 8 Ben Trickett      | [Signature] | 11653 Fairway Dr  | 12/13 |
| 9 Al Rossing        | [Signature] | 11839 Fairway Dr  | 12/13 |
| 10 Auden Bink       | [Signature] | 11867 Fairway Dr  | 12/13 |



# To the Jefferson County Board and Planning & Zoning

We, the undersigned residents and landowners 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 recently 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.

Page 1 of 1

| PRINT NAME           | SIGNATURE          | ADDRESS              | DATE     |
|----------------------|--------------------|----------------------|----------|
| 1 William E Steckert | William E Steckert | N759 Waubesa Trl. #1 | 12/12/13 |
| 2 Thomas Riggs       | Thomas Riggs       | N745 Waubesa Trl. #3 | 12/12/13 |
| 3 Carole Kette       | Carole A. Kette    | N771 Waubesa Trl. #3 | 12/12/13 |
| 4 Tom Williams       | Tom Williams       | N759 Waubesa Trl. #3 | 12/12/13 |
| 5 David R. Starck    | David R. Starck    | N761 Waubesa Trl. #1 | 12/12/13 |
| 6 Mitzel Joseph      | Mitzel Joseph      | N761 " " #2          | 12/12/13 |
| 7 Mona Lee Kottrell  | Mona Lee Kottrell  | N745 Waubesa Trl. #2 | 12/12/13 |
| 8 LARRY HORSFALL     | Larry Horsfall     | " "                  | 12/12/13 |
| 9 Lawrence Schnetz   | Lawrence Schnetz   | N745 Waubesa Trl. #4 | 12/12/13 |
| 10 Hollis Schnetz    | Hollis Schnetz     | N745 Waubesa Trl. #4 | 12/12/13 |

## To the Jefferson County Board and Planning & Zoning

We, the undersigned residents and landowners 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 recently 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.

Page \_\_\_\_ of \_\_\_\_

|    | PRINT NAME       | SIGNATURE        | ADDRESS                                      | DATE     |
|----|------------------|------------------|--|----------|
| 1  | Patrick Steckman | Patrick Steckman | N759 Waubunsee Tr #1 W1 <sup>Jefferson</sup> | 12.12.13 |
| 2  | Nichole Brass    | Nichole Brass    | N745 Waubunsee Tr #1 W1 <sup>Jefferson</sup> | 12.13.13 |
| 3  | Bruce Gardner    | Bruce Gardner    | N771 Waubunsee Tr #1 W1 <sup>Jefferson</sup> | 12/13/13 |
| 4  | Joan Hesselberg  | Joan Hesselberg  | USE1 Convent Ln, Ft Atkinson WI              | 12/13/13 |
| 5  |                  |                  |  |          |
| 6  |                  |                  |  |          |
| 7  |                  |                  |  |          |
| 8  |                  |                  |  |          |
| 9  |                  |                  |  |          |
| 10 |                  |                  |  |          |








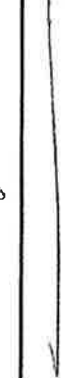


# To the Jefferson County Board and Planning & Zoning

We, the undersigned residents and landowners 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 recently 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.

Page \_\_\_\_ of \_\_\_\_

| PRINT NAME          | SIGNATURE  | ADDRESS                    | DATE       |
|---------------------|--|----------------------------|------------|
| 1 Chris Klein       |  | N795 Wabunsee Trl, Unit #1 | 12-12-13   |
| 2 Patrick J. Wallez |  | N 771 Wabunsee Trl.        | 12-12-13   |
| 3 Joyce Walker      |  | N 771 Wabunsee Trl.        | 12-12-13   |
| 4 Dan Lantta        |  | N795 Wabunsee Trl #1       | 12-12-13   |
| 5 Linda Lantta      |  | N795 Wabunsee Trl #1       | 12-12-13   |
| 6 Lloyd C. Furer    |  | N799 Wabunsee #1           | 12-12-13   |
| 7 Ron Seaton        |  | N795 Wabunsee Trl #4       | 12/12/2013 |
| 8 Heather Longhenry |  | N795 Wabunsee Trl #4       | 12/12/13   |
| 9 Tammy Reitz       |  | N799 Wabunsee Trl #2       | 12/12/13   |
| 10 Thomas Reitz     |  | N799 Wabunsee Trl #3       | 12/12/13   |



# To the Jefferson County Board and Planning & Zoning

We, the undersigned residents and landowners 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 recently 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.

Page 2 of     

| PRINT NAME            | SIGNATURE               | ADDRESS                    | DATE     |
|-----------------------|-------------------------|----------------------------|----------|
| 1 Scott Murrin        | <i>Scott Murrin</i>     | N 3310 Oldham St           | 12/19/13 |
| 2 Fran Gutierrez      | <i>Fran Gutierrez</i>   | N 4609 Old St              | 12/13/13 |
| 3 Becky Gutheridge    | <i>Becky Gutheridge</i> | N 4609 Old St              | 12/13/13 |
| 4 Albert Verick       | <i>Albert Verick</i>    | N 511 Old St               | 12/13/13 |
| 5 CHARLET Bumbard     | <i>Charlet Bumbard</i>  | N 553 Old St               | 12/13/13 |
| 6 Lisaella Jones      | <i>Lisaella Jones</i>   | N 731 Old St               | 12/13/13 |
| 7 Marilyn H. Brown    | <i>Marilyn Brown</i>    | N 825 Wishing Well Lane    | 12/13/13 |
| 8 Mary Jones          | <i>Mary J. Jones</i>    | N 825 Wishing Well Lane #2 | 12/13/13 |
| 9 <i>[Signature]</i>  | <i>John E. Jones</i>    | N 825 Wishing Well Lane    | 12/13/13 |
| 10 <i>[Signature]</i> | <i>Ronald E. Roost</i>  | N 825 Wishing Well Lane    | 12/13/13 |

# To the Jefferson County Board and Planning & Zoning

We, the undersigned residents and landowners 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 recently 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.

Page \_\_\_\_ of \_\_\_\_

|    | PRINT NAME         | SIGNATURE                 | ADDRESS                  | DATE     |
|----|--------------------|---------------------------|--------------------------|----------|
| 1  | SHARON KOVINY      | <i>Sharon Koviny</i>      | N 802 FAIRWAY DR 53538   | 12/13/13 |
| 2  | LAURIE STROM       | <i>Laurie Strol</i>       | N 883 FAIRWAY DR 53538   | 12/13/13 |
| 3  | FETE SIMON         | <i>Fete Simon</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  | BOB MATRISCH       | <i>Bob Matrisch</i>       | W 7336 KOSHKONONG AVE    |          |
| 7  | HARRY STARN        | <i>Harry Starn</i>        | N 901 Old Hwy 26         | 12/13/13 |
| 8  | JEANNE STARN       | <i>Jeanne M. Starn</i>    | N 901 Old Hwy 26 Ft.     | 12-13-13 |
| 9  | MARK SYKES         | <i>Mark Sykes</i>         | W 7378 KOSHKONONG KR RD. | 12/14/13 |
| 10 | SARAH KITA HARREL  | <i>Sarah Kita Harrel</i>  | W 7464 KOSHKONONG CR RD  | 12/14/13 |

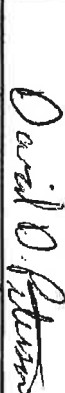




# To the Jefferson County Board and Planning & Zoning

We, the undersigned residents and landowners 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 recently 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.

Page \_\_\_\_ of \_\_\_\_

|    | PRINT NAME        | SIGNATURE  | ADDRESS                                    | DATE     |
|----|-------------------|--|--|----------|
| 1  | David D. Peterson |  | N-335 Old Hwy <sup>53538</sup> 26 Appleton | 12-14-13 |
| 2  | Angela Peterson   |  | N335 Old Hwy 26<br>Ft. Atkinson WI 53538   |          |
| 3  | Math Grischow     |  | W6593 Grogan RD<br>Ft. Atkinson WI 53538   | 12-14-13 |
| 4  | Troy King         |  | N335 Old Hwy 26 Fort Atkinson WI 53538     | 12-17-13 |
| 5  | Janette Peterson  |  | N335 Old Hwy 26 Ft. Atkinson               |          |
| 6  |                   |  |  |          |
| 7  |                   |  |  |          |
| 8  |                   |  |  |          |
| 9  |                   |  |  |          |
| 10 |                   |  |  |          |



# To the Jefferson County Board and Planning & Zoning

We, the undersigned residents and landowners of Koshkonong Township in Jefferson County, Wisconsin petition to **REJECT** the expansion of Jellystone Park, N551 Westing Way 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 recently 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.

Page 1 of 1

| PRINT NAME           | SIGNATURE          | ADDRESS                   | DATE     |
|----------------------|--------------------|---------------------------|----------|
| 1 Michael R. Howard  | Michael R. Howard  | W746 Koshkonong Lake Rd   | 12/14/13 |
| 2 Eric Neelands      | Eric Neelands      | W7540 Koshkonong Lake Rd. | 12/14/13 |
| 3 Jackie Rudlands    | Jackie Rudlands    | W7540 Koshkonong Lake Rd  | 12/14/13 |
| 4 Duane Meyer        | Duane E. Meyer     | W7527 Koshkonong Lake Rd. | 12/14/13 |
| 5 Curtis Meyer       | Curtis A. Meyer    | W7527 Koshkonong Lake Rd  | 12/14/13 |
| 6 Patricia Rockstrom | Patricia Rockstrom | W7541 Koshkonong Lake Rd  | 12/14/13 |
| 7 Danni Shaden       | Danni Shaden       | W7619 Koshkonong Lake Rd  | 12/14/13 |
| 8 Robert Hollinger   | Robert Hollinger   | W7680 Koshkonong Lake Rd  | 12/14/13 |
| 9 Solene Hallinger   | Solene Hallinger   | W7680 Koshkonong Lake Rd  | 12/14/13 |
| 10 Karen Toddor      | Karen Toddor       | W7688 Koshkonong Lake Rd  | 12/14/13 |

# To the Jefferson County Board and Planning & Zoning

We, the undersigned residents and landowners 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 recently 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.

Page      of     

| PRINT NAME            | SIGNATURE           | ADDRESS                   | DATE     |
|-----------------------|---------------------|---------------------------|----------|
| 1 Ralph Vander Heiden | Ralph Vander Heiden | W 7698 Koshkonong Lake Rd | 12-18-13 |
| 2 Barbara James       | Barbara James       | N 696 Cedarpath Lane      | 12-14-13 |
| 3 Chris Bawarszyski   | Chris Bawarszyski   | W 7709 Koshkonong Rd      | 12-14-13 |
| 4 Gregory Bawarszyski | Greg Bawarszyski    | W 7709 Koshkonong Rd.     | 12/19/13 |
| 5 Steven Overen       | Steven Overen       | W 7114 Koshkonong Rd.     | 12/14/13 |
| 6                     |                     |                           |          |
| 7                     |                     |                           |          |
| 8                     |                     |                           |          |



# To the Jefferson County Board and Planning & Zoning

We, the undersigned residents and landowners 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 recently 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.

Page \_\_\_\_ of \_\_\_\_

|    | PRINT NAME     | SIGNATURE      | ADDRESS                         | DATE     |
|----|----------------|----------------|---------------------------------|----------|
| 1  | Sherry Leonard | Sherry Leonard | 11547 Cumming Dr. Fort Atkinson | 12-15-13 |
| 2  | Sandy Vandrey  | Sandy Vandrey  | 11870 Vandrey Pl. Fort          | 12-15-13 |
| 3  | Nancy Dobratz  | Nancy Dobratz  | 114997 City Rd. Mt. H. Hk.      | 12-15-13 |
| 4  | Sandra Stutz   | Sandra Stutz   | N31101 Hwy 26, Ft. Atk.         | 12/15/13 |
| 5  |                |                |                                 |          |
| 6  |                |                |                                 |          |
| 7  |                |                |                                 |          |
| 8  |                |                |                                 |          |
| 9  |                |                |                                 |          |
| 10 |                |                |                                 |          |



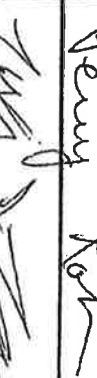







# To the Jefferson County Board and Planning & Zoning

We, the undersigned residents and landowners 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 recently 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.

Page   1   of   1  

| PRINT NAME          | SIGNATURE  | ADDRESS                          | DATE       |
|---------------------|--|----------------------------------|------------|
| 1 Patricia J. Kobs  |  | N435 Old St Fort Atkinson        | 12-9-13    |
| 2 Perry Kobs        |  | N435 Old St Ft Atkinson          | 12-9-13    |
| 3 Tyler Kobs        |  | N435 Old St Fort Atkinson        | 12-10-13   |
| 4 Brian Forstmann   |  | N5994 Freeland Rd. Fort          | 12/11/13   |
| 5 Denis Kraus       |  | N904 Old Hwy St Fort Atkinson    | 12/11/2013 |
| 6 Steve Fleming     |  | W7698 County Line Rd Ft Atkinson | 12-11-13   |
| 7 Wendy Beag        |  | N780 Twin Knolls Dr. Fort        | 12-11-13   |
| 8 ELLEN FISCHER     |  | N1576 Woodlawn Dr. Fort          | 12-11-13   |
| 9 JIMMIE FISHER     |  | N1576 Woodlawn Dr. Fort          | 12-11-13   |
| 10 Amanda P. Hating |  | N815 McArthur Rd. Fort           | 12-11-13   |


## To the Jefferson County Board and Planning & Zoning

We, the undersigned residents and landowners 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 recently 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.

Page \_\_\_\_ of \_\_\_\_

|    | PRINT NAME      | SIGNATURE  | ADDRESS         | DATE     |
|----|-----------------|--|-----------------|----------|
| 1  | Tyler Galbreath |  | W6513 Grogan Rd | 12-11-13 |
| 2  |                 |  |                 |          |
| 3  |                 |  |                 |          |
| 4  |                 |  |                 |          |
| 5  |                 |  |                 |          |
| 6  |                 |  |                 |          |
| 7  |                 |  |                 |          |
| 8  |                 |  |                 |          |
| 9  |                 |  |                 |          |
| 10 |                 |  |                 |          |



# To the Jefferson County Board and Planning & Zoning

We, the undersigned residents and landowners 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 recently 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.

Page \_\_\_\_ of \_\_\_\_

|    | PRINT NAME   | SIGNATURE    | ADDRESS                           | DATE       |
|----|--------------|--------------|-----------------------------------|------------|
| 1  | Ann M. Lynch | Ann M. Lynch | N 7058 Pond Rd. - Port Washington | 12-14-2018 |
| 2  |              |              |                                   |            |
| 3  |              |              |                                   |            |
| 4  |              |              |                                   |            |
| 5  |              |              |                                   |            |
| 6  |              |              |                                   |            |
| 7  |              |              |                                   |            |
| 8  |              |              |                                   |            |
| 9  |              |              |                                   |            |
| 10 |              |              |                                   |            |

RECEIVED

**Objections to the Approval of the Jellystone Park Expansion:**

DEC 16 2013

Local residents are petitioning to block implementation of the zoning change enabling the enlargement of Jellystone Park with the addition of over 130 cabins and a new, unspecified water "amenity." We respectfully request the Jefferson County Board to reconsider and overturn the request for approval of the zoning change.

Residents immediately adjacent to the proposed extension of the park are devastated by the approval of zoning change and the impact the changes will have on their lives and property values. Instead of the quiet farm field there will be a slumdivision next door.

There was a failure to fully notify property owners. People did not attend the township meeting to protest and the rezoning proposal passed by default, even though the "water park" proposal had been denied by the township before. Part of the problem of notification has to do with the obscurity of the legal language. A change from a1 to a2 zoning is meaningless to the average person.

Some of the closest residents received no notification, nor did others adjacent to the park's more distant borders. Notification was based on an extremely narrow interpretation of the "500 foot rule". The rule was invoked for those within 500 feet of the 40 acres to be rezoned. However, the extension affects the entire park. It impacts all the surrounding properties. Residents all around the park have reacted strongly against expanding the park because of the increase in its summer population and problems they have experienced from living in the area bordering the existing park.

The decision by the Zoning and Planning Committee to rezone from a1 to a2 appears to have been precipitous. It ignored public testimony against rezoning and failed to show the disinterested balance described by the management of the Zoning and Planning Department. One member in particular appeared to surprise his fellow committee members by jumping forward the proposal to rezone before any discussion. Despite the request for more information by one of the committee members, the zoning change was pushed through. Apparently the Zoning Committee almost automatically passes zoning requests from townships regardless of opposition and obvious problems.

Only one committee member requested further input about landscaping, probably meaning the appearance of the proposed buildings and "water amenity." Mr. Cline mentioned a "40 foot high berm" including landscaping to reduce noise. That is not part of the documentation and many other features are also inadequately documented.

In the event that the zoning change is not reversed and the expansion continues, CUPs should be used to correct problems and keep the extension from being more onerous to nearby residents, to Koshkonong Township, and to the State of Wisconsin by failing to obtain safeguards. We are asking the Jefferson County Planning and Zoning Committee to implement Conditional Use Permitting (CUPs) to correct omissions in the Cline/Jellystone plans. Many parts are ill considered and fail to conform to Wisconsin law

# # # #

Our District 30 County Supervisor suggested we consider potential benefits that might result to Koshkonong Township as a result of the zoning change. They are few and illusory. Steve Cline, the manager of Jellystone Park has promoted the enlargement of the park to include over 130 cabins and a "water amenity" that greatly alter the character of the surrounding community, which is almost entirely agricultural and residential except for several, scattered, self-contained businesses.

**No Financials Information:** This has been touted as a two million dollar project but there is no information to indicate there is adequate funding. Plans should include some financials information. Cline/Jellystone's ability to pay and business acumen is questionable: They allegedly paid four times the taxable basis for the property. They reportedly lost numerous customers with 70 to 80 foreclosures due to the economic downturn, allegedly combined with price increases. Jellystone Park holds many repossessed lots and trailers that are not producing income.

Does Steven M Cline /Combined Enterprises LLC c/o Jellystone have adequate financial strength to carry out the expansion and continuing operations without creating another business failure?

The township and the surrounding property owners will have to live with the results of a failure, which would result in abandoned cabins, buildings and a "water amenity".

**Claims of major benefits from expanding Jellystone Park do not hold up. Trade and tax basis in Koshkonong and Jefferson County will not increase significantly.** There are few places in Koshkonong for people to spend money because the area is almost entirely farmland and residential. The closest communities are Fort Atkinson and Milton. Milton is not in Jefferson County, so business there does not accrue to the benefit of Koshkonong or Jefferson County. Fort Atkinson will get some trade. The multi-million dollar water park in Fort could be a major attraction, but it renders the Jellystone water "amenity" largely redundant. There will be little increase in property tax revenue due to the temporary construction of the proposed cabins. They are not part of the currently taxable condominium campground properties. They are intended to attract transient business.

**Farmland preservation and conservancy** are important considerations in Koshkonong. Farms provide the greatest source of non-industrial income in the community. **Upscale residential properties provide the greatest tax basis.** People move out to the country to build because it is quiet. The proposed 130 plus transitional use cabins crowded onto a small parcel of 40 acres destroys currently productive farmland, the quiet residential area, and diminishes the value and salability of the surrounding homes.

**Residential real estate** yields a much higher tax basis. The expanded park reduces the value of adjacent homes by more than the temporary structures will increase tax value. Homes just north of the proposed property list from about \$250,000 to \$500,000. Several are for sale. The slowdown in the economy makes them hard enough to sell without the proposed degradation of the neighborhood.

**The negative effects of the proposed changes outweigh the positives** for the residential and farm property owners and residents surrounding the park or at large in Jefferson County.

**Crowding 130 or more cabins** into this small parcel will give the appearance of barracks, a "slumdivision". Each cabin will house at least several vacationers. By count, this concentrates the equivalent of an additional 20 percent or more of the entire population of Koshkonong Township and non-resident vacationers onto one very small, noisy 40 acre parcel.

**There are no detailed plans or business data for the expansion.** There is no adequate description of sewage, waste disposal, traffic volume, traffic safety or the control of irresponsible behavior, including trespassing, littering, theft, noise, water and light pollution. There is no business data indicating the potential success of the expansion. Let's look at these statements individually:

**Jellystone's documentation does not have any pictures of the proposed cabins or water "amenity".** What do they look like? What's a "water amenity" and how does it differ from the water park that Koshkonong Township disapproved not long ago? How do any of the proposed changes conform to Wisconsin law, DNR requirements, or DOT requirements? No Wisconsin agencies have even been contacted regarding conformance.

**There is no detailed site plan.** The detail on file with Jefferson County Zoning only shows stick diagrams of the cabin locations and old illustrations of the water park that was denied by the Koshkonong Town Board. During the November Planning and Zoning Committee meeting when the application should have been postponed for consideration, committee member Amy Rinard requested detail about the appearance of proposed enlargement in response to Cline's undocumented claim there would be landscaping and a 40 foot berm around the new area. The berm is not shown on the plan. Instead, Cline has been telling close neighbors they need to plant trees on their property instead of planting trees and building a berm on Jellystone property.

**Previously, the DNR denied plans for the old Water Park:** There is no documentation of sewage disposal. Water is mentioned only in regard to a new well. There is a document saying water from the "water amenity" will simply be dumped back into the ground. That will pollute the water table. It puts more demand on fresh water from the well and does not comply with DNR requirements. It also diminishes and pollutes ground water for the wells at nearby homes. Water from the "amenity" could be filtered and reused for the "amenity".

**Waste Disposal:** Currently, Jellystone Park burns a fair amount of its waste in a manner that causes air pollution and just plain stinks. Residents pay for trash and recycling and must apply to the township for each instance to burn only certain kinds of waste such as brush, not garbage. The increased number of vacationers from the expansion will aggravate a situation that should be corrected now regardless of expansion. If it is necessary to burn waste, better means and placement away from nearby residences could be used by the park.

**Traffic safety is a major concern especially for pedestrian traffic with families, kids, pets, walkers, bicycles and golf carts** travelling on and crossing Old 26 to access the planned "park" area and Glacial River bike trail to the east. Currently, there is a lot of unregulated foot traffic coming from the existing park entrance. It is on a slower road with little traffic. The new park entrance puts this traffic on Old Highway 26, a faster, 45 MPH road, with no safety features.

**Traffic volume will increase** if the expansion is done. The closest access point to the proposed area is Hamer Lane, directly in front of two businesses that will be blocked. There is no DOT plan for the area, or for access from the new four lane Highway 26 or at Old Highway 26. Hamer Lane is also the only access point in the area for the Glacial River Bike Trail. Very fast 55 MPH traffic exits Highway 26 there immediately adjacent to the crossing, creating a dangerous situation.

**Traffic Noise will increase**, motorcycles, hot rods and older cars with faulty mufflers currently make a lot of noise at the existing entrance with a 25 MPH speed limit. It will be exaggerated by the higher speed limit on Old 26.

**Theft, shooting, trespassing, dumping, littering, Irresponsible behavior, noise and light pollution** are all current problems with the park. They will be accentuated by the larger population of transient visitors. People who signed the petitions against the expansion had numerous complaints and stories to relate about problems.

**Jellystone Park in the person of Steve Cline is very difficult neighbor with a callous disregard for the neighborhood and even for the proposed property.** One area of the proposed expansion land has been used as a dump. The park does not clean up its own messes or those it creates in the neighborhood. There is not effort to pick up litter and complaints are usually answered by an argument instead of understanding or an apology.

Please look at the following pictures of how one part of the property has been turned into what could best be described as a dump:



**Jellystone Park has a history of being a bad neighbor:**

A picture is worth a thousand words. Mr. David Peterson (N335 Old Highway 26) presented these pictures and others to the Zoning Board at its meeting on Friday, October 18<sup>th</sup>. They show some reasons why people think poorly of Jellystone Park as a neighbor and why they don't want the park enlarged.

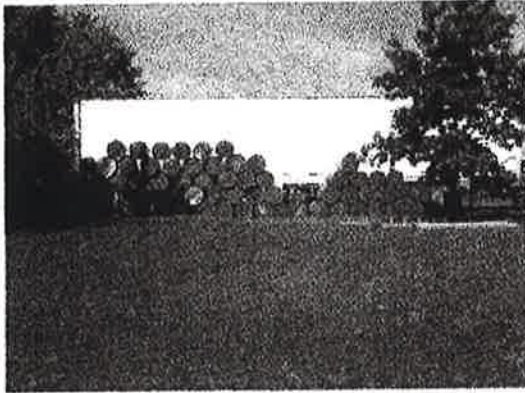
The first shows a stack of junked picnic tables. Jellystone stacked them up to six high running hundreds of feet along his fence line. Other pictures show stacks that fell over through the fence onto his property:



Next, RV trailers are backed up along the Peterson's property line. Doors are open, they swing and their awnings rattle in the wind. The noise is disturbing and the Petersons find them unattractive.



Finally, hundreds of "oil" drums are everywhere, plus a large tank. The drums boom loudly when they expand and contract. The noise is very loud and disturbs the Petersons. Combined with the other paraphernalia this detracts from the neighborhood. The former contents of the barrels and what happened to them are unknown:



The derelict farmstead on the proposed property is an eyesore and potentially dangerous. The broken down sheds and the foundation of a barn do not show well here. The dirt road (shown below) leads across the proposed expansion area to the existing park. Nothing has ever been improved:



---

#### **Other Complaints:**

Most complaints are less severe than the Petersons. None of our other neighbors has demonstrated the infractions Jellystone demonstrates regularly:

#### **Burning (smoldering) rubbish:**

Jellystone burns rubbish. Steve Cline has been informed about trash being allowed to smolder, putting out stinking smoke, but it has never been resolved. The burning area is on the lea of the hill immediately adjacent to a neighboring home.

#### **Late Night Noise:**

Jellystone plays loud music late at night, sometimes past midnight, lately for their Halloween attraction. People as far away as Waubunsee Trail are also disturbed by the noise.

**Speeding, Noisy, Heavy, Dangerous Traffic:**

Traffic leaving the restrictive speed limits and speed bumps in the park frequently ignores the 25MPH speed limit on Wishing Well Road to race down the hill. It seems to challenge these drivers to narrowly avoid crashing near the stop sign at the end of the road.

Motorcycle traffic is extremely noisy as it the blasts out of the park. So are hot rods, junk cars and trucks which some of Jellystone's guests drive too fast down the road.

Speeding is dangerous not only to the residents but also to Jellystone families and children walking along the road, riding bikes and (illegally) driving golf carts.

Some special attractions bring heavy traffic that backs up along the road.

**Dumping & Littering:**

Litter is dumped into yards and along the street. It usually consists of fast food containers, beer and pop bottles and cans, cigarette packs, cigarette butts, candy wrappers and other junk.

Lawns along our road are well maintained and trimmed. They are not places where one would expect campers to dump trash. The park does not clean up after its campers or for its neighbors. We pick up our own and some on neighboring land when we walk.

Campers have dumped rubbish, in particular a large amount of barbeque ashes in our front yard. We had a confrontational argument with Jellystone to have it cleaned up. It left a dead area in our lawn.

**Trespassing & theft:**

Campers have trespassed on our property to dig up trees they transplanted at their camp site, again causing unpleasant confrontations and property damage. This is a fairly common complaint in the area. Flowers and plants are stolen, trees are dug, cut or broken down.

**Conclusions:**

The town and county do not appear to have enforced existing zoning laws in regard to the expansion property.

It is unacceptable for Jellystone to be allowed to increase in size through a new zoning expansion when they cannot even maintain what they currently have, cannot maintain good relations with their neighbors, or even provide adequate information to the community about the appearance, financial strength, pollution avoidance and safety.

Jellystone's residential neighbors strongly oppose expansion of the park as evidenced by the petitions.

The shame of the current situation is that the homes and business adjacent to the property are well kept. The owners of those homes are concerned about the effect that the expansion with all its added noise, traffic, crowds, lights, litter, junk, and trespassing will have on their lives and property.

Farm land preservation is an active issue in this area. Most non-residential land adjacent to Jellystone Park is in conservancy. Unfortunately, the roughly 40 acres proposed for the expansion were not protected. In the opinion of many, the proposed expansion will be a very ugly alternative to the preservation of farm land and residential property. Previously, the DNR refused to approve Jellystone's plans.

Jellystone should show concern for the community with its continuing its existing operations. Without the expansion, It is a large park with available land that could be developed for transient visitors as planned and even include a properly vetted "water amenity". Cleaned up, the farm land could continue to be used for productive farming and contribute to the park's profitability. The existing unfinished road could be improved to provide the proposed second entrance to the park. With good management Jellystone should profit without enlargement.

The following pages were  
Received

per of learning

PK



**Opposition to the Jellystone Park Expansion**

December 19, 2013 Talk at the Public Hearing  
by William Merrick

Thank you for letting me speak about why we oppose the zoning change for the expansion of Jellystone Park. **146 neighbors signed petitions opposing the expansion** for some of the following reasons:

**(1) There is no business plan on file with the county.** I'm going to paraphrase Mr. Cline's testimony at Koshkonong Township and what he said in the recent Daily Jefferson County Union article:

He said he it is a **two or three or five million dollar project that will take one to five years and "Right now I don't have enough money to do anything."**

**That is not a business plan.** There is no discussion of financing or how he would proceed if money comes in: What he would do first, what he would do next. There is no statement of specific benefits to the community.

**There should not be a zoning change without proper business and construction plans.**

**(2) There's no site or detailed features plan on file with the county:** He only shows a schematic top view of the proposed area. There is no detail showing what the **cabins** look like or how they are constructed, no detail or mention of the **berm** he described for **noise** reduction, no detail about **landscaping**, nothing about the **ponds & lake**, nothing about the **roads**, nothing about **drainage**....

Mr. Cline seems to be reneging on the berm intended to reduce noise. He asked the Kobs if would they mind having ATVs or motorbikes running around the berm. Instead of landscaping, he asked them and told Mr. Peterson to plant trees on their own property to reduce noise. None of that was acceptable to them.

**There should not be a zoning change without an adequate site plan and detail about the features.**

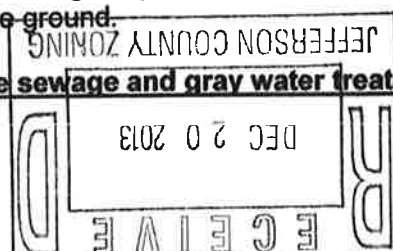
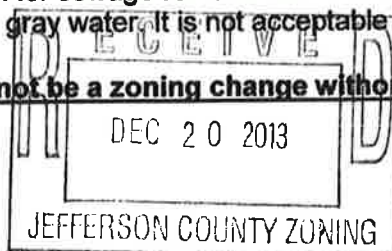
**(3) Water will come from a well.** All of us who live in the country know about wells. Each of us has our own well. Mr. Cline plans to have a deep well. He plans to pump 300,000 gallons of water for ponds and lakes. He said, it's about the same as 14 households' annual usage. The difference is that the proposed draw will be big for the proposed water features. The Mounds Golf Course presents a similar problem when the greens are watered.

There are about 12 neighboring houses near the expansion with shallow wells. Shallow wells have a big disadvantage. When water is pulled from a deep well it's also pulled from shallow wells and affects water pressure and availability.

**There should not be a zoning change without resolving the water problem.**

**(4) Sewage:** All of us who live in the country know about sewage. We have septic tanks or mound systems. They have to be maintained and pumped out regularly. The waste is handled professionally. Mr. Cline has no detailed plan for sewage removal and there is discussion of running the pond and lake water into the ground. That is **gray water**. It is not acceptable to pump it into the ground.

**There should not be a zoning change without a plan for safe sewage and gray water treatment.**



**(5) Motor and Pedestrian Traffic:** Currently the only access to the park is on Wishing Well Road. Traffic can be heavy and noisy, but generally pedestrian traffic is more worrisome, because it's a mix of kids walking and riding bikes, families with strollers or in golf carts, and people walking, some with dogs. The lower 25 MPH speed limit helps to protect them.

**The higher 45 MPH speed limit on Old 26 presents a very real danger, so does access to the Glacial River Trail.** The expansion has park property on both sides of the road. Crossing or walking on Old 26 is more dangerous.

Crossing Hamer Lane involves crossing about 50 feet away from high speed traffic exiting Highway 26. Other problems include traffic backups in front of the two businesses that need to use Hamer Lane.

**There should not be a zoning change without proper traffic and safety precautions by Jellystone Park, the town, county and state DOT.**

**(6) Trespassing, Theft, Shooting, Property Damage and Noise** will increase with the bigger crowds. These are the most common complaints against Jellystone. Most of it is petty so we don't call the police. Shooting should not be allowed.

**There should not be a zoning change without good fences.**

**(7) Garbage & Litter:** Jellystone burns some of its garbage. It's smoky and stinks. There is no discussion at all of garbage handling for the expanded crowd of campers. Currently, some garbage is burned in an enclosed area next door to a very nice house with an in-ground swimming pool. The prevailing wind carries soot and the stink of smoldering garbage around the neighborhood.

**If Jellystone has approval to burn garbage, especially from more campers, it should be done in a better location using a good incinerator or it should be banned.**

**Litter is also a common problem.** It may not be possible to prevent campers from littering, but the park could help if it had a good neighbor policy and did some picking up in the nearby neighborhoods.

**Jellystone should adopt a good neighbor policy, advising campers not to litter, and they should do some clean up in the neighboring areas regardless of zoning.**

**Conclusion:**

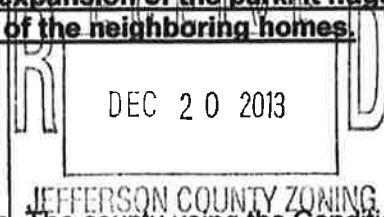
**Mr.Cline speaks well, but does not document the criteria needed for the county to approve the zoning change.**

**Please pay attention to the 146 neighbors who oppose the expansion of the park. It hugely changes the quiet, country nature of the area and reduces the value of the neighboring homes.**

**Please reverse the zoning change.**

**Thank you**

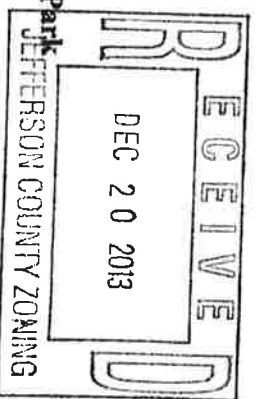
Failing that, Mr. Cline should meet with his immediate neighbors. The county using the Conditional Use Permitting process should see that he evolves his plans to their satisfaction and to the county's satisfaction including necessary safeguards.



**Addendum: Nine new signatures added to December 16 Petition**

**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]

[Addendum, cover sheet and 9 votes on petition forms delivered to the Jefferson County Courthouse by William Merrick, December 20, 2013]



# To the Jefferson County Board and Planning & Zoning

We, the undersigned residents and landowners 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 recently 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.

Page \_\_\_\_ of \_\_\_\_

| PRINT NAME      | SIGNATURE            | ADDRESS                                | DATE     |
|-----------------|----------------------|--|----------|
| 1 Ross D. Weber | <i>Ross D. Weber</i> | N1155 Old 26 Rd Fort Atkinson WI 53538 | 12-15-13 |
| 2 Jamie Weber   | <i>Jamie Weber</i>   | N1155 Old 26 Fort Atkinson WI 53538    | 12-15-13 |
| 3 KAREN WEBER   | <i>Karen Weber</i>   | N1155 Old 26 Fort Atkinson WI 53538    | 12-16-13 |
| 4 Ross R. Weber | <i>Ross R. Weber</i> | N1155 Old 26 Fort Atkinson WI 53538    | 12-16-13 |
| 5 Jack Kozak    | <i>Jack Kozak</i>    | N12098 Groveler Rd                     | 12-17-13 |
| 6 Jim Blumel    | <i>Jim Blumel</i>    | N1374 Old 26 Fort Atkinson WI 53538    | 12-17-13 |
| 7 Nina Veenhuis | <i>Nina Veenhuis</i> | N833 Wishing Well Tr                   | 12-17-13 |
| 8               |                      |  |          |
| 9               |                      |  |          |
| 10              |                      |  |          |

JEFFERSON COUNTY ZONING

DEC 20 2013



# To the Jefferson County Board and Planning & Zoning

We, the undersigned residents and landowners 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 recently 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.

Page \_\_\_\_ of \_\_\_\_

|    | PRINT NAME    | SIGNATURE     | ADDRESS        | DATE     |
|----|---------------|---------------|----------------|----------|
| 1  | Nancy Cohen   | Nancy Cohen   | W7008 Pond Rd  | 12.14.13 |
| 2  | Michael Cohen | Michael Cohen | W7008 Pond Rd. | 12/16/13 |
| 3  |               |               |                |          |
| 4  |               |               |                |          |
| 5  |               |               |                |          |
| 6  |               |               |                |          |
| 7  |               |               |                |          |
| 8  |               |               |                |          |
| 9  |               |               |                |          |
| 10 |               |               |                |          |

