

AGENDA
JEFFERSON COUNTY PLANNING AND ZONING COMMITTEE
DECISION MEETING

Steve Nass, Greg David, Don Reese, Amy Rinard, George Jaeckel

ROOM 203, COUNTY COURTHOUSE
311 S. CENTER AVE., JEFFERSON, WI 53549
8:30 A.M. ON MONDAY, APRIL 28, 2014

- 1. Call to Order**
- 2. Roll Call**
- 3. Certification of Compliance with Open Meetings Law Requirements**
- 4. Election of Officers**
- 5. Review of Agenda**
- 6. Public Comment (Not to Exceed 15 Minutes and Not to Include Petitions Slated for Decision)**
- 7. Communications**
- 8. Approval of March 31, April 14 and April 17, 2014 Meeting Minutes**
- 9. Monthly Financial Report for Land Information Office – Andy Erdman**
- 10. Monthly Financial Report for Zoning – Rob Klotz**
- 11. Request for Modification of Approval for Petition R3148A-06 along Church Drive in the Town of Milford – Scott Thomas**
- 12. Decisions on Petitions Presented in Public Hearing on April 17, 2014:**
 - R3724A-14, CU1776-14 & R3712A-14 – Tim & Christine Riedel, Town of Palmyra
 - R3713A-14 – Kathy Zimmerman/Ardis Eilenfeldt Trust Property, Mansfield Road, Town of Aztalan
 - R3714A-14 – Kathy Zimmerman/Ardis Eilenfeldt Trust Property, Harvey Road, Town of Aztalan
 - R3715A-14 – Ronald Drost/William & Shirley McCormick Property & Ronald Drost Property
 - R3716A-14 – Lorraine Knaack, Town of Farmington
 - R3717A-14 – Keith Moritz/Pond Hill Dairy LP, Town of Koshkonong
 - R3718A-14 – Matt Workman/Micheal & Pamela Ziarnick Property & Matthew Workman Property, Town of Lake Mills
 - R3719A-14 – Barry Boos/Royce Boyce Trust Property, Town of Sullivan
 - R3720A-14 – Michael & Matthew Meracle, Town of Sullivan
 - R3721A-14 – Nathan Stach, Town of Sumner

R3722A-14 & R3723A-14 – Doug Saloga/Saloga Property Management LLC Property,
Town of Watertown
CU1777-14 – Kenneth Havlovick, Town of Cold Spring
CU1778-14 – Clayton Fields, Town of Watertown

13. Report from WCCA Spring Conference

14. Future Agenda Items

15. Upcoming Meeting Dates – Review Calendar for 2014-2015

May 12, 8:00 a.m. – Site Inspections Beginning in Courthouse Room 203

May 15, 7:00 p.m. – Public Hearing in Courthouse Room 205

May 19 OR June 2, 8:30 a.m. – Decision Meeting in Courthouse Room 203

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

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

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

16. 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.jeffersoncountymi.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 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, MARCH 31, 2014**

- 1. Call to Order**
The meeting was called to order by Vice-Chair David at 8:30 a.m.
- 2. Roll Call**
David, Reese, Rinard and Jaeckel were present. Also present were John Molinaro, County Board Chair and Andy Erdman, Director of Land Information. Rob Klotz, Michelle Staff and Deb Magritz from the Zoning Department were in attendance as well.
- 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**
Agenda item #11 was moved to immediately after public comment to accommodate interested parties present.
- 5. Public Comment (Not to Exceed 15 Minutes and Not to Include Petitions Slated for Decision)**
There was no public comment.

Nass arrived at 8:37 a.m.

- 11. Discussion of Existing Second Home on the Farm Permit as it Relates to Existing Structures and Exempting Driveway Length for Proposed A-3 Lot**
Klotz explained and pointed to the example of Pond Hill Dairy property near Smiley Lane in the Town of Koshkonong. This was determined to be a building site from at least 1969, and therefore the Committee gave its approval to exempting the acreage in the existing drive from total lot acreage. Committee members then suggested that the owner investigate the possibility of transferring the 66-foot wide strip of land immediately south of Smiley Lane to adjacent property owners to the south of that strip so that their driveways and septic systems are on their own property. The Committee would not require rezoning of these small strips of land to accomplish an adjoining property owner transfer. It was suggested too that a t-turnaround be created at the end of Smiley Lane to serve the proposed 4-acre A-3 lot and adjacent Natural Resource zone. The remnant A-1 zone of Pond Hill Dairy would need a variance for frontage and access unless other frontage and access could be provided for it.

Because item #10 is adjacent to the property discussed in #11, the Committee chose to consider item #10 at this time.

10. Request by Leroy and Kathy Smiley to Relocate the Home at W5593 Smiley Lane at More Than 100 Feet from its Existing Location

A letter and map from the Smileys was passed around to Committee members. After review and discussion about the fact that it would not impact any farmland, a motion was made by Reese, seconded by Jaeckel to approve the proposed home location. The Committee also noted that if a variance is requested to keep the existing home on the property while a new home is under construction, they would recommend that the Board of Adjustment require the old home to be removed within one year of permit issuance. Motion carried on a voice vote with no objection.

6. Communications

It was noted that Klotz and Staff would be attending the WCCA Spring Conference on April 2 through 4.

7. Approval of February 24, March 17 and March 20, 2014 Meeting Minutes

Motion by Reese, seconded by David to approve the February 24 minutes as presented; motion carried on a voice vote with no objection. Motion by David, seconded by Rinard to approve the March 17 minutes as presented; motion carried on a voice vote with Nass and Jaeckel abstaining. Motion by David, seconded by Rinard to approve the March 20 minutes as presented; motion carried on a voice vote with Nass abstaining.

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

Erdman showed his report to those present. He gave additional information regarding the drop in recorded documents and the impact on Land Records Modernization Funds.

9. Monthly Financial Report for Zoning – Rob Klotz

Klotz explained his report, and noted that revenues are down approximately \$100 from this time in 2013.

12. Discussion of Zoning Ordinance Text Amendment Regarding Wind Energy Systems

Klotz explained that the Public Service Commission (PSC) has taken local control away for large wind energy farms. Small installations can be locally controlled if an ordinance is adopted. Klotz referred to ordinances adopted by Manitowoc and Dodge Counties. The discussion centered around going to a permit-based ordinance with minimum PSC standards instead of a conditional use permit.

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

13. Decisions on Petitions Presented in Public Hearing on March 20, 2014:

APPROVE WITH CONDITIONS R3708A-14 – Brad Hering/Gordon & Alta Kottwitz Trust Property, Town of Milford on a motion by Reese, seconded by Jaeckel. Motion carried on a voice vote with no objection.

APPROVE WITH CONDITIONS R3709A-14 – Ronald Pitzner, Town of Aztalan on a motion by Reese, seconded by Nass. Motion carried on a voice vote with no objection.

APPROVE WITH CONDITIONS R3710A-14 – Dempsey Farms Partnership, Town of Sullivan on a motion by Reese, seconded by Jaeckel. Motion carried on a voice vote with no objection

APPROVE WITH CONDITIONS R3711A-14 – Phyllis Schmoller/Kehl Family Partnership Property, Town of Watertown on a motion by Jaeckel, seconded by Reese. Motion carried on a voice vote with no objection.

APPROVE WITH CONDITIONS CU1774-14 – Craig Lang/Rhorex LLC Property, Town of Oakland on a motion by Jaeckel, seconded by Reese. Motion carried on a voice vote with no objection.

APPROVE WITH CONDITIONS CU1775-14 – Donald Zimmerman, Town of Oakland on a motion by Reese, seconded by Jaeckel. Motion carried on a voice vote with no objection.

- 14. Discussion Regarding Violations and Legal Process During Corporation Counsel Transition Period**
Klotz explained the directive by Wehmeier to allow extra time for correction of violations during this personnel transition. However, violations affecting health will not be given extra time.
- 15. Future Agenda Items**
Klotz listed proposed ordinance changes.
- 16. Upcoming Meeting Dates**
April 14, 8:00 a.m. – Site Inspections Beginning in Courthouse Room 203 – **David may be absent**
April 17, 7:00 p.m. – Public Hearing in Courthouse Room 205
April 28, 8:30 p.m. – Decision Meeting in Courthouse Room 203
May 12, 8:00 a.m. – Site Inspections Beginning in Courthouse Room 203
May 15, 7:00 p.m. – Public Hearing in Courthouse Room 205
May 19 OR June 2, Decision Meeting in Courthouse Room 203-No decision was made regarding the meeting date
- 17. Adjourn**
Motion by Reese, seconded by David to adjourn the meeting at 10:13 a.m. Motion carried on a voice vote with no objection.

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.

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**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, APRIL 14, 2014**

- 1. Call to Order**
The meeting was called to order by Chairman Nass at 8:00 a.m.
- 2. Roll Call**
All Committee members were present. Also in attendance were Michelle Staff and Rob Klotz from the Zoning Department.
- 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**
There were no changes 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 for site inspections on the following:

- 6. Site Inspections of Petitions to be Presented in Public Hearing on April 17, 2014**
R3714A-14 – Kathy Zimmermann/Ardis Eilenfeldt Trust Property, **N5845 Harvey Road**, Town of Aztalan
R3713A-14 – Kathy Zimmermann/Ardis Eilenfeldt Trust Property, **Mansfield Road**, Town of Aztalan
R3718A-14 – Matt Workman/Micheal & Pamela Ziarnik Property, Matthew Workman Property, **N5190 STH 134**, Town of Lake Mills
R3721A-14 – Nathan Stach, **N2360 CTH A**, Town of Sumner
R3717A-14 – Keith Moritz/Pond Hill Dairy LP, **W5872 Star School Road**, Town of Koshkonong
R3715A-14 – Ronald Drost/William & Shirley McCormick Property, Ronald Drost Property, **N1644 Findlay Road**, Town of Cold Spring
CU1777-14 – Kenneth Havlovick, **N516 Fremont Road**, Town of Cold Spring
R3724A-14, CU1776-14 and R3712A-14 – Tim & Christine Riedel, **W925 Hooper Road**, Town of Palmyra
R3720A-14 – Michael & Matthew Meracle, **Hardscrabble Road**, Town of Sullivan
R3719A-14 – Barry Boos/Royce Boos Trust Property, **Rome Oak Hill Road**, Town of Sullivan
R3722A-14 & R3723A-14 – Doug Saloga/Saloga Property Management LLC Property, **Overland Drive**, Town of Watertown
R3716A-14 – Lorraine Knaack, **N7143 Shade Road**, Town of Farmington

7. Adjourn

Motion by Jaeckel, seconded by Reese to adjourn the meeting at 11:20 a.m. Motion carried on a voice vote with no objections.

Secretary

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NOTICE 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: April 17, 2014
TIME: 7:00 p.m. (*Courthouse doors will open at 6:30*)
PLACE: Room 205, Jefferson County Courthouse, 311 S. Center Ave., Jefferson, WI

1. Call to Order

The meeting was called to order by Vice Chairman David at 7:00 pm

2. Roll Call

Committee members in attendance were Reese, Jaeckel, Rinard and David. Nass was absent. Zoning staff present 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 the open meetings law requirements.

4. Review of Agenda

There were changes proposed to the agenda.

5. Explanation of Process by Committee Chair

Vice Chairman David explained the process of the public hearing.

6. Public Hearing

Klotz read the notice below into the record.

NOTICE IS HEREBY GIVEN that the Jefferson County Planning and Zoning Committee will conduct a public hearing at 7 p.m. on Thursday, April 17, 2014, 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 A-1, EXCLUSIVE AGRICULTURAL TO A-2, AGRICULTURAL AND RURAL
BUSINESS AND A-3, AGRICULTURAL/RURAL RESIDENTIAL**

R3724A-14, CU1776-14 and R3712A-14 – Tim & Christine Riedel: Rezone 3 acres of PIN 024-0516-1011-000 (16.578 Acres) to A-2 with conditional use for storage of concrete contractor's equipment at **W925 Hooper Road**. Rezone 2 acres of that parcel to allow for an adjacent rural residential lot. The property is in the Town of Palmyra.

Petitioner: Chris Riedel, W925 Hooper Rd – Ms. Riedel stated that she would like to rezone two acres for the future residence. In addition, she would like the A-2 lot for storage related to a concrete business. Currently she has four horses. Ms. Riedel stated that the holding tank was removed and they capped the pipes. Klotz explained that she would need a code compliant septic system to hook the plumbing back up. Klotz asked Riedel if there was any proposed outside storage. Riedel explained that most of the time the storage is inside but sometimes they may have some outside storage east of the existing building by the parking area.

Comments in Favor: None

Comments Opposed: None

Questions from the Committee: None

Town Response: Klotz read town response 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 A-2 zone is for the storage of contractor's equipment only.

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

R3713A-14 – Kathy Zimmermann/Ardis Eilenfeldt Trust Property: Rezone to create a 1-acre building site on **Mansfield Road**, on PIN 002-0714-1934-001 (19.942 Acres) utilizing consolidation of parcels of record from PIN 002-0714-2033-000. The site is in the Town of Aztalan.

Petitioner: Kathy Zimmermann, N5845 Harvey Road, Lake Mills – Zimmerman stated that she would like to create this lot for a family member and sell off the remaining farm land.

Comments in Favor: None

Comments Opposed: None

Questions from the Committee: None

Town Response: Klotz read town response 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.

R3714A-14 – Kathy Zimmermann/Ardis Eilenfeldt Trust Property: Create a 5-acre farm consolidation lot around the home at **N5845 Harvey Road** in the Town of Aztalan from part of PIN 002-0714-1941-000 (39.5 Acres).

Petitioner: Kathy Zimmermann, N5845 Harvey Road – They would like to split off the house and buildings and will be selling off the cropland to a farmer.

Comments in Favor: None

Comments Opposed: None

Questions from the Committee: None

Town Response: Klotz read town response 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.

R3715A-14 – Ronald Drost/William & Shirley McCormick Property, Ronald Drost Property: Enlarge the existing farm consolidation lot by rezoning it, PIN 004-0515-1622-000 (1 Acre) owned by William & Shirley McCormick at **N1644 Findlay Road** and by rezoning two adjacent acres, part of PIN 004-0515-1622-001 (39 Acres) owned by Ronald Drost. The properties are in the Town of Cold Spring.

Petitioner: Ronald Drost, N1704 Findlay Road – He stated that McCormick would like to have horses so he is asking for additional acreage. .

Bill McCormick, N1644 Findlay Road was present.

Comments in Favor: None

Comments Opposed: None

Questions from the Committee: None

Town Response: Klotz read town response 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.

R3716A-14 – Lorraine Knaack: Create a 4.5-acre farm consolidation lot at **N7143 Shade Road** in the Town of Farmington from part of PIN 008-0715-0324-000 (37.834 Acres).

Petitioner: Gary Knaack, W3449 Saucer Rd. -- They bought this neighboring farm and they would like to sell off the buildings from the farmland. The petitioner is aware that there are no additional residential building sites available.

Comments in Favor: None

Comments Opposed: None

Questions from the Committee: None

Town Response: Klotz read town response 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.

R3717A-14 – Keith Moritz/Pond Hill Dairy LP: Rezone 2.6 acres with the home at **W5872 Star School Road** in the Town of Koshkonong. The site is part of PIN 016-0514-2213-000 (34.1 Acres) and 016-0154-2242-000 (36.13 Acres)

Petitioner: Jim Woodman, 210 Madison Ave., Fort Atkinson, WI – Woodman stated that this is a farm consolidation parcel and normally he would have two acres but wanted to square off the lot so they added 0.6 acres.

Comments in Favor: None

Comments Opposed: None

Questions from the Committee: None

Town Response: Klotz read town response 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.

R3718A-14 – Matt Workman/Micheal and Pamela Ziarnik Property & Matthew Workman Property: Rezone PIN 018-0713-3123-001 (0.8 Acres) owned by Matthew Workman at **N5190 STH 134**, and part of PIN 018-0713-3123-000 (10.918 Acres) owned by the Ziarniks, all in the Town of Lake Mills.

Petitioner: Matt Workman, N5190 STH 134 – Workman stated he needs to rezone from A-1 to A-3 to make the lot large enough for the garage.

Mike Ziarnik, N5143 STH 134 – Ziarnik explained that Workman built a pole building across the lot line onto his property. Ziarnik only wants to give Workman enough land to make the shed compliant.

Comments in Favor: None

Comments Opposed: None

Questions from the Committee: None

Town Response: Klotz read town response 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 Workman to contact the Town so they will release the decision for his petition.

R3719A-14 – Barry Boos/Royce Boos Trust Property: Create a 1.2-acre building site on **Rome Oak Hill Road** from part of PIN 026-0616-2011-003 (6.5 Acres) in the Town of Sullivan.

Petitioner: Larry Boos, N1718 Circle Rd., Sullivan WI - Boos would like to split off the lot from this parcel.

Comments in Favor: None

Comments Opposed: None

Questions from the Committee: None

Town Response: Klotz read town response 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.

R3720A-14 – Michael & Matthew Meracle: Create a 2.2-acre building site on **Hardscrabble Road** from part of PIN 026-0616-2523-004 (16.952 Acres) in the Town of Sullivan.

Petitioner: Michael Meracle, 717 E Main Street, Eagle, WI – They are looking to split off a lot from the family farm.

Comments in Favor: None

Comments Opposed: None

Questions from the Committee: None

Town Response: Klotz read town response 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.

R3721A-14 – Nathan Stach: Rezone 2.1 acres with the home at **N2360 CTH A**, Town of Sumner from part of PIN 028-0513-0413-001 (35.002 Acres).

Petitioner: Attorney Andy Rumpf, 152 W. Main St., Cambridge, WI representing Nathan Stach – Rumpf stated the lot would be 2.1 acres and would encompass the outbuildings and the residence. Rumpf acknowledged that the owner was aware that this would be the only residential split from this property.

Comments in Favor: None

Comments Opposed: None

Questions from the Committee: None

Town Response: Klotz read town response 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 made Rumpf aware that this would be the last split available for this parcel and asked if the owner was aware of this.

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

R3722A-14 & R3723A-14 – Doug Saloga/Saloga Property Management LLC Property:
Create a 2-acre building site from part of PIN 032-0815-1244-001 (9.4 Acres) and a 24-acre Natural Resource zone adjacent to it from part of PINs 032-0815-1244-000 (20.3 Acres) and 032-0815-1243-000 (43.8 Acres). The sites are on **Overland Drive** in the Town of Watertown.

Petitioner: Jim Woodman represented the owner, Saloga – Woodman stated that this will be a single parcel with two zones. This would be a lot combination of 2 acres of prime farmland and a natural resource zone.

Comments in Favor: None

Comments Opposed: None

Questions from the Committee: None

Town Response: Klotz read town response 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

CU1777-14 – Kenneth Havlovick: Modify an earlier conditional use permit and sanction additions to an extensive on-site storage structure. The site is at **N516 Fremont Road** in the Town of Cold Spring on PIN 004-0515-2833-001 (1.259 Acres), and is zoned Residential R-2.

Petitioner: Kenneth Havlovick, N516 Fremont Road – Havlovick explained the square footages of the existing and proposed additions to the accessory structure. He would like to construct a carport for his RV.

In response to Kutz's concerns, Havlovick stated that the closest setback of the building is 5 feet. Havlovick believes that the water problem was present before they built on the lot. He stated that landscaping was done to solve the runoff problem that exists on the lot. The petitioner explained the landscaping and what has been done about the water runoff from the property.

Havlovick stated that the gutters are pointed north to south on the structures.

Comments in Favor: None

Comments Opposed: Roger Kutz, N614 Fremont Road, Whitewater, WI – Kutz explained that there are runoff problems and erosion problems from the Havlovick lot to his neighboring farm fields. Kutz stated that because of these problems he has had to change his farming practices. He believes the buildings are too close.

Questions from the Committee: None

Town Response: Klotz read town response 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 owner where the gutters are on the buildings?

CU1778-14 – Clayton Fields: Conditional use for a home occupation gun shop at **N8286 CTH Y** in the Town of Watertown. The site is on PIN 032-0815-1941-000 (1.0856 Acre) and is zoned A-3, Agricultural/Rural Residential.

Petitioner: Clayton Fields, N8286 CTH Y – Fields would like to sell guns online and have a small shop in his outbuilding. He stated that it would be mostly internet sales but would also like to buy and sell guns on the property.

In response to Rinard's question, Fields stated that he would not be testing guns on site and would be taking them to Oconomowoc or Watertown for testing. Fields stated the guns would be stored in the house but he would have the shop in the outbuilding.

Comments in Favor: None

Comments Opposed: None

Questions from the Committee: Rinard asked the petitioner if he would be testing the guns on site.

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

Staff Report: Staff report given by Robert Klotz and now on file in the Zoning Department. Klotz explained that ATF wants them to contact the local municipality.

Motion by Reese, seconded by Jaeckel to adjourn the meeting at 7:47 pm. Motion passed on a voice vote with no objection.

Secretary

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

Deb Magritz

From: Andy Erdman
Sent: Tuesday, April 22, 2014 10:56 AM
To: Deb Magritz
Cc: Michelle Staff; Rob Klotz
Subject: RE: Financial Report for Committee
Attachments: Period 03 LIO Monthly Revenue Report.pdf

I checked the report against the financial department report and found some additional revenue. Here is a revised report for the committee. Please use this one instead.

Thanks

From: Andy Erdman
Sent: Monday, April 21, 2014 4:22 PM
To: Deb Magritz
Cc: Michelle Staff; Rob Klotz
Subject: Financial Report for Committee

Hi Deb,

Here is the Land Information Office financial report for the next Zoning Committee Meeting. **I will not be attending the meeting as I will be Turkey Hunting.** I think it is pretty much self-explanatory.

1. Revenues from maps, reports and remote access are a little lower than last year at this time
2. Land Record Modernization Revenues are significantly lower.
3. Land Surveyor revenue for the Highway Department work is significantly improved for a year ago.

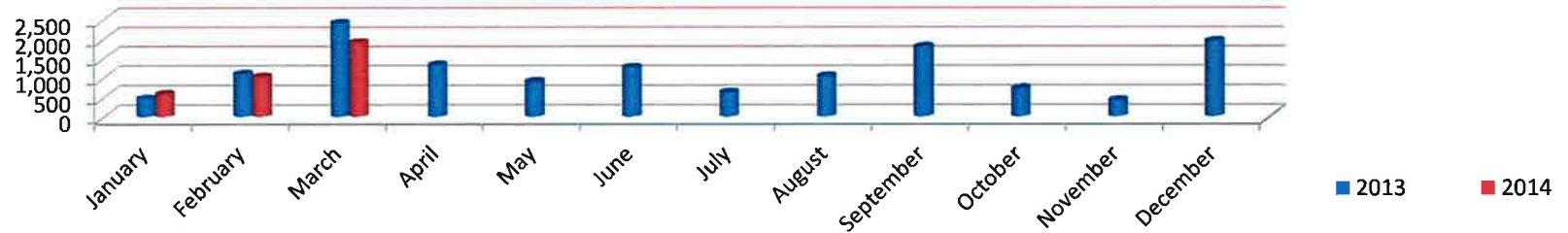
Thanks

Andy Erdman, Director
Jefferson County Land Information Office
311 S Center Ave., Room 101
Jefferson WI 53549-1701

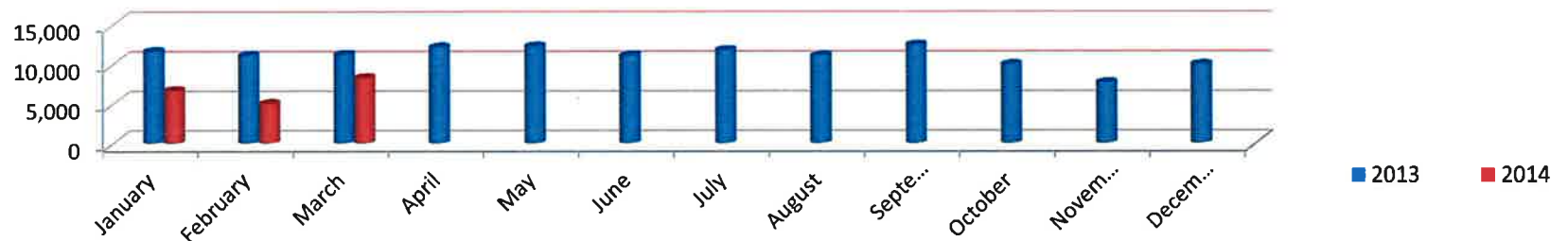
Phone 920-674-7146
Fax 920-674-7368
andy@jeffersoncountywi.gov
<http://jeffersoncountywi.gov>

March 2014 Land Information Office Monthly Revenue Report Comparison to Prior Year

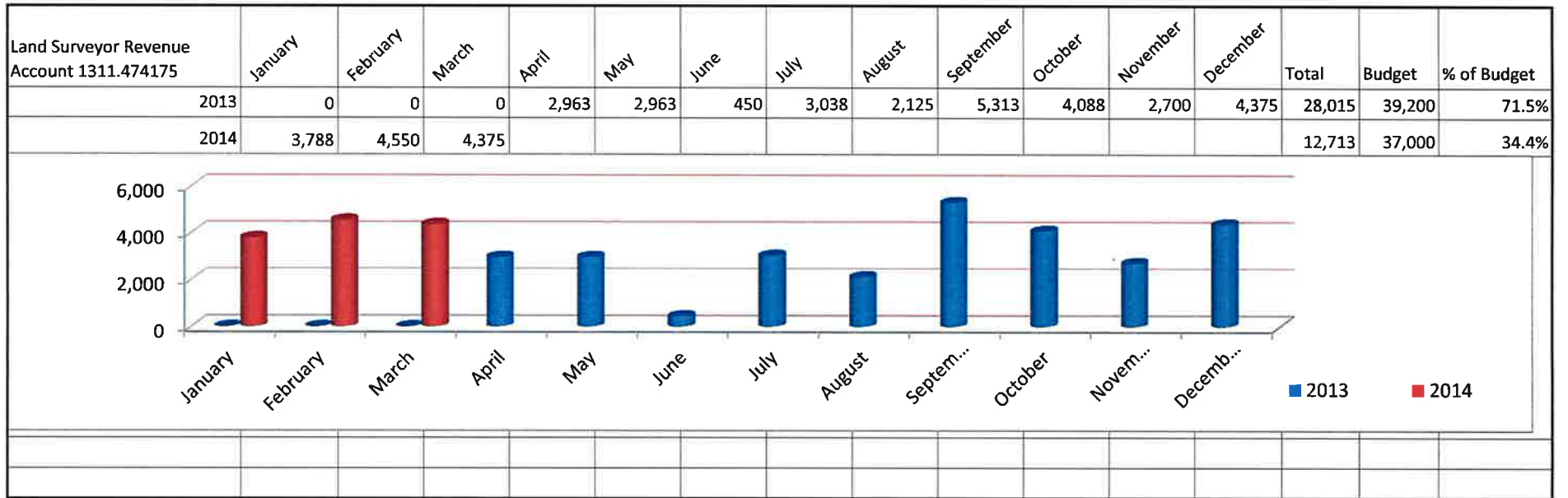
Real Estate Description Revenue Accounts 1301.45100 1301.451008 1301.472011	January	February	March	April	May	June	July	August	September	October	November	December	Total	Budget	% of Budget
2013	469	1,103	2,408	1,332	911	1,267	636	1,047	1,810	732	423	1,953	14,091	15,200	92.7%
2014	580	1,026	1,916										3,522	14,700	24.0%



Land Records Mod. Revenue Accounts 1303.451008 1303.451305	January	February	March	April	May	June	July	August	September	October	November	December	Total	Budget	% of Budget
2013	11,600	11,087	11,181	12,110	12,215	11,061	11,749	11,040	12,409	9,944	7,672	9,932	132,000	146,020	90.4%
2014	6,672	5,000	8,261										19,933	137,760	14.5%



**March 2014 Land Information Office Monthly Revenue Report
Comparison to Prior Year**



Planning & Zoning
7101

Date Ran 4/21/2014
Period 3
Year 2014

Revenues

Acct Number	Description	Current Period Actual	Current Period Budget	YTD Actual	YTD Budget	Prorated Variance	Total Budget	Annual Remaining	Percentage Of Budget
#DIV/0!									
432002	PRIVATE SEWAGE SYSTEM	(725.00)	(2,500.00)	(2,425.00)	(7,500.00)	5,075.00	(30,000.00)	(27,575.00)	8.08%
432099	OTHER PERMITS	(7,765.00)	(7,916.67)	(21,720.00)	(23,750.00)	2,030.00	(95,000.00)	(73,280.00)	22.86%
451002	PRIVATE PARTY PHOTOCOPY	(100.03)	(166.67)	(781.26)	(500.00)	(281.26)	(2,000.00)	(1,218.74)	39.06%
458001	FARMLAND PRESERVATION FEES	-	(8.33)	-	(25.00)	25.00	(100.00)	(100.00)	0.00%
458002	SEPTIC REPLACEMENT FEE	-	(25.00)	-	(75.00)	75.00	(300.00)	(300.00)	0.00%
458010	SOIL TESTING FEE	-	(333.33)	(600.00)	(1,000.00)	400.00	(4,000.00)	(3,400.00)	15.00%
Totals		(8,590.03)	(10,950.00)	(25,526.26)	(32,850.00)	7,323.74	(131,400.00)	(105,873.74)	19.43%

Expenditures

Acct Number	Description	Current Period Actual	Current Period Budget	YTD Actual	YTD Budget	Prorated Variance	Total Budget	Annual Remaining	Percentage Of Budget
#DIV/0!									
511110	SALARY-PERMANENT REGULAR	5,381.35	6,980.00	16,635.68	20,940.00	(4,304.32)	83,760.00	67,124.32	19.86%
511210	WAGES-REGULAR	16,973.39	18,858.08	50,774.83	56,574.25	(5,799.42)	226,297.00	175,522.17	22.44%
511310	WAGES-SICK LEAVE	915.25	-	2,304.13	-	2,304.13	-	(2,304.13)	#DIV/0!
511320	WAGES-VACATION PAY	1,576.43	-	3,896.78	-	3,896.78	-	(3,896.78)	#DIV/0!
511330	WAGES-LONGEVITY PAY	-	140.17	-	420.50	(420.50)	1,682.00	1,682.00	0.00%
511340	WAGES-HOLIDAY PAY	-	-	1,723.40	-	1,723.40	-	(1,723.40)	#DIV/0!
512141	SOCIAL SECURITY	1,873.52	1,969.17	5,678.72	5,907.50	(228.78)	23,630.00	17,951.28	24.03%
512142	RETIREMENT (EMPLOYER)	1,739.20	1,818.50	5,272.66	5,455.50	(182.84)	21,822.00	16,549.34	24.16%
512144	HEALTH INSURANCE	6,838.39	6,578.00	20,896.61	19,734.00	1,162.61	78,936.00	58,039.39	26.47%
512145	LIFE INSURANCE	12.14	12.17	36.42	36.50	(0.08)	146.00	109.58	24.95%
512173	DENTAL INSURANCE	483.25	447.00	1,500.95	1,341.00	159.95	5,364.00	3,863.05	27.98%
531303	COMPUTER EQUIPMT & SOFTWARE	(5.50)	41.67	216.57	125.00	91.57	500.00	283.43	43.31%
531311	POSTAGE & BOX RENT	180.84	333.33	1,139.84	1,000.00	139.84	4,000.00	2,860.16	28.50%
531312	OFFICE SUPPLIES	180.15	250.00	540.51	750.00	(209.49)	3,000.00	2,459.49	18.02%
531313	PRINTING & DUPLICATING	5.04	208.33	209.00	625.00	(416.00)	2,500.00	2,291.00	8.36%
531314	SMALL ITEMS OF EQUIP	-	83.33	-	250.00	(250.00)	1,000.00	1,000.00	0.00%
531321	PUBLICATION OF LEGAL NOTICE	220.74	208.33	526.82	625.00	(98.18)	2,500.00	1,973.18	21.07%
531324	MEMBERSHIP DUES	-	5.83	70.00	17.50	52.50	70.00	-	100.00%
531327	CERTIFICATION FEES	-	6.83	-	20.50	(20.50)	82.00	82.00	0.00%
531329	OTHER PUBL/SUBSCR/DUES	-	23.75	-	71.25	(71.25)	285.00	285.00	0.00%
531351	GAS/DIESEL	136.35	125.00	136.35	375.00	(238.65)	1,500.00	1,363.65	9.09%
532325	REGISTRATION	-	40.00	245.00	120.00	125.00	480.00	235.00	51.04%
532332	MILEAGE	-	8.33	-	25.00	(25.00)	100.00	100.00	0.00%
532335	MEALS	-	8.33	-	25.00	(25.00)	100.00	100.00	0.00%
532336	LODGING	-	46.67	280.00	140.00	140.00	560.00	280.00	50.00%
533225	TELEPHONE & FAX	42.73	83.33	77.45	250.00	(172.55)	1,000.00	922.55	7.75%

535242	MAINTAIN MACHINERY & EQUIP	273.55	250.00	808.68	750.00	58.68	3,000.00	2,191.32	26.96%
535352	VEHICLE PARTS & REPAIRS	-	20.83	-	62.50	(62.50)	250.00	250.00	0.00%
571004	IP TELEPHONY ALLOCATION	86.42	86.42	259.26	259.25	0.01	1,037.00	777.74	25.00%
571005	DUPLICATING ALLOCATION	124.58	124.58	373.74	373.75	(0.01)	1,495.00	1,121.26	25.00%
571009	MIS PC GROUP ALLOCATION	960.25	960.25	2,880.75	2,880.75	-	11,523.00	8,642.25	25.00%
571010	MIS SYSTEMS GRP ALLOC(ISIS)	344.58	344.58	1,033.74	1,033.75	(0.01)	4,135.00	3,101.26	25.00%
591519	OTHER INSURANCE	142.14	192.58	633.75	577.75	56.00	2,311.00	1,677.25	27.42%
594813	CAP OFC EQUIP	-	500.00	-	1,500.00	(1,500.00)	6,000.00	6,000.00	0.00%

Totals	38,484.79	40,755.42	118,151.64	122,266.25	(4,114.61)	489,065.00	370,913.36	24.16%
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Other Financing Sources (Uses)

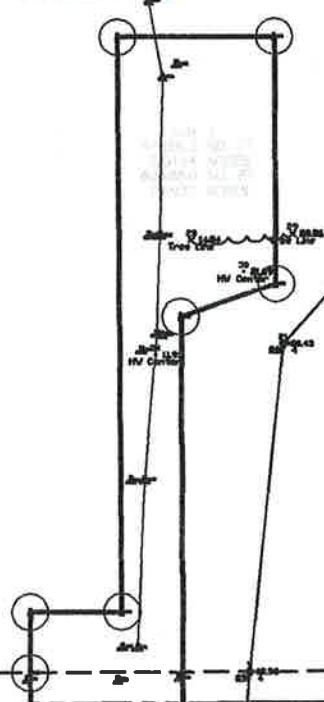
Acct Number	Description	Current Period Actual	Current Period Budget	YTD Actual	YTD Budget	Prorated Variance	Total Budget	Annual Remaining	Percentage Of Budget
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#DIV/0!

#DIV/0!

Totals	-	-	-	-	-	-	-	-	#DIV/0!
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Total Business Unit	29,894.76	29,805.42	92,625.38	89,416.25	3,209.13	357,665.00	265,039.62	25.90%
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**DECISION OF THE JEFFERSON COUNTY
ZONING & PLANNING COMMITTEE/COUNTY BOARD
ZONING AMENDMENTS**

Petition #: 3148A-06 Township: Milford
Hearing Date: 4/20/06 Committee Decision Date: 6/5/06
Petitioner Name: James Erb
Property Owner(s): J & E Erb Trust
Parcel Identification #: 020-0714-0234-000; 020-0714-0243-000

COPY

REZONING REQUEST: Rezone to create two A-3 lots of two acres each

PREVIOUS A-3 LOTS CREATED FROM PARENT PARCEL: 2, one with older residence

TOWN BOARD RECOMMENDATION 4/13/06 ☒ Approval ☐ Denial

Date

BASED UPON THE FINDINGS OF FACT, THE AMENDMENT FILE, SITE INSPECTION, PUBLIC HEARING, ZONING ORDINANCE, AND THE AGRICULTURAL PRESERVATION AND LAND USE PLAN, THE ZONING & PLANNING COMMITTEE CONCLUDES THAT THE PROPOSED ZONING AMENDMENT ☒ **Complies** ☐ **Does Not Comply**

AS A PRIME LOT _____ NONPRIME LOT X LOT COMBINATION _____

For the following reasons: _____

Based on the Planning and Zoning Committee recommendation the Jefferson County Board of Supervisors:

☒ **Granted** ☐ **Denied** ☐ **Tabled** Date: 6/13/06

Subject to the following:

- ☒ ROAD ACCESS APPROVAL BY MAINTAINING AUTHORITY
- ☒ RECEIPT OF SUITABLE SOIL TEST
- ☒ RECEIPT AND RECORDING OF THE FINAL CSM
- ☒ FILING OF AFFIDAVIT OF ZONING STATUS ON REMAINING LAND -


***SEE ATTACHED INSTRUCTION SHEET**

☐ EXTRATERRITORIAL PLAT REVIEW

☒ OTHER: This takes the place of a previous request, Petition 2992A-05, previously tabled

Remaining lots available as a result of this decision: 0

COPY

Date 06-15-06 Signature 

JEFFERSON COUNTY PRELIMINARY REVIEW FOR CERTIFIED SURVEY

A division of land located in the ^{NW, SW, NE, SE} ^{NW & SW} ^{SW} ^{SE} 1/4 of the NE 1/4 of section 2, Township 7 N, Range 14 E, Town of Milford, Jefferson County, Wisconsin, on Parcel Number _____

Date Submitted February 27, 2006 Revised: 04-14-06

Owner Jim Erb
Address W5570 Church Road
Johnson Creek, WI 53038
Phone (920) 699-2516

Surveyor WOODMAN & ASSOCIATES, S.C.
Address 210 Madison Avenue
Fort Atkinson, WI 53538
Phone (920) 563-8162

Intent and Description of Parcel to be Divided:

- ☒ Rezoning 2-2acre A-3 lots
☐ Allowed Division with Existing Zone
☐ Accessory Land Division in an A-1 Zone
☒ 35+ Acre lot in A-1 Zone

SEE ATTACHED SHEET

COPY

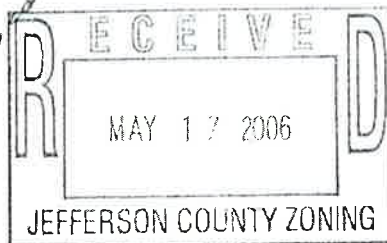
Note to Be Placed on Final CSM:

Petition # 3148A-06 Zoning A-3
Check for subsequent zoning changes
with Jefferson County Zoning

In addition to info required by Sec. 236.34 of State Statutes, Sec. 15.04(f) of the Jefferson County Land Division/Subdivision Ordinance requires that the following be shown:

- ☐ Existing buildings, watercourses, drainage ditches and other features pertinent to proper division
- ☐ Location of access to public road, approved by agency having jurisdiction over the road
- ☐ All lands reserved for future public acquisition
- ☐ Date of the map
- ☐ Graphic scale

NOTE: Area and dimensions of these proposed lots are approximate only and in most cases will vary from the final survey data.



Town Board Approval Vic Innie

Date 5/11/06

County Highway Approval
(if applicable)

Date _____

Zoning Office Approval [Signature]

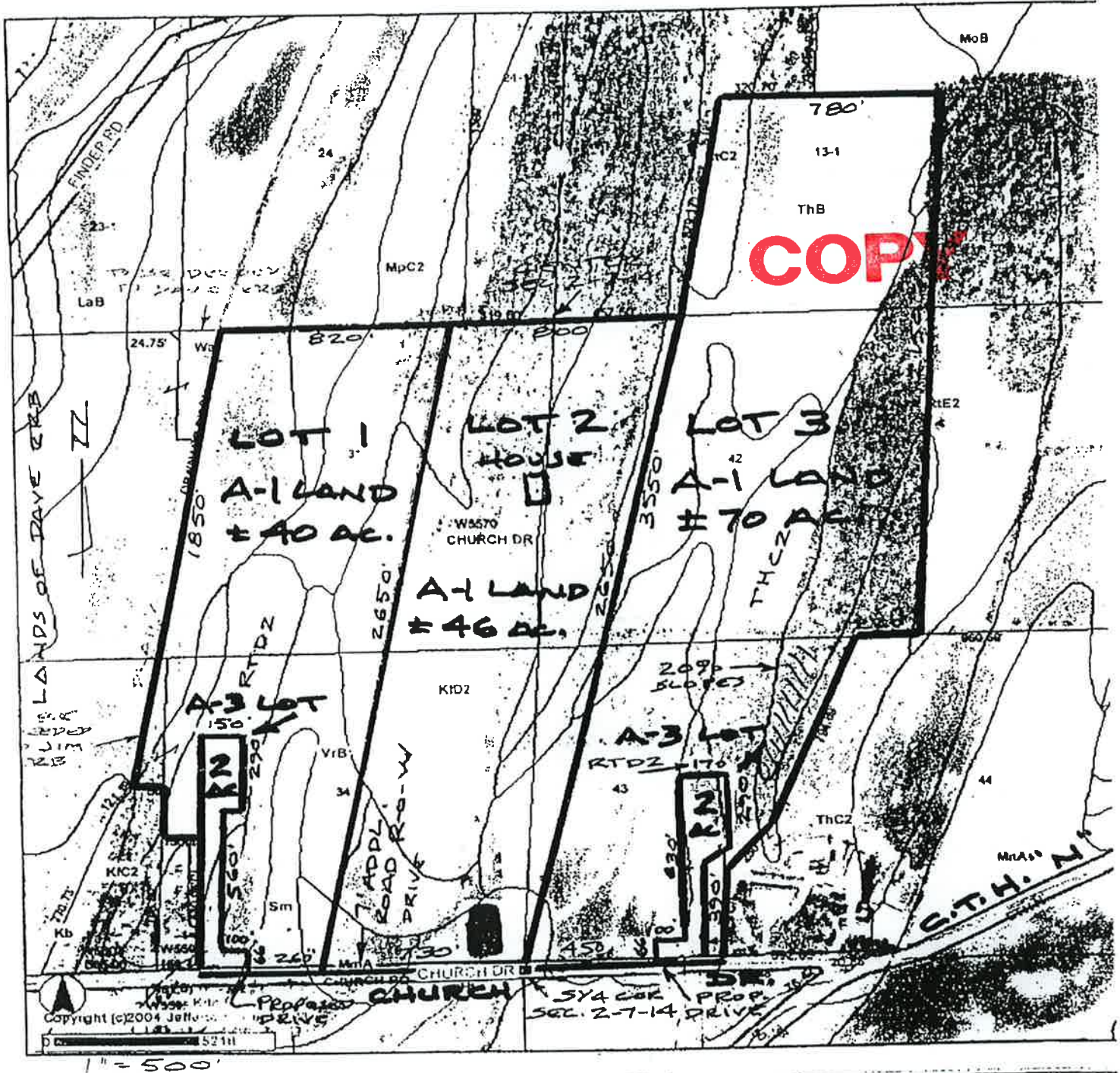
Date 06-15-06

JN 99S-26

Please submit four copies to Jefferson County Zoning, Room 201, Courthouse, 320 S. Main St., Jefferson, WI 53549

COPY

Jefferson County Geographic Inform



COPY