

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, JUNE 30, 2014

- 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**
 - a. Easement and Parking Lot at W750 and W778 USH 18 for Access to State Lands in the Town of Concord Approved Under 13.48 Wisconsin State Statutes
- 7. Approval of June 2, June 16 and June 19, 2014 Meeting Minutes**
- 8. Monthly Financial Report for Land Information Office – Andy Erdman**
- 9. Monthly Financial Report for Zoning – Rob Klotz**
- 10. Update on Discussion and Possible Modification of Permit CU1438-06 for WD Hoard & Sons/Hoard's Dairyman Farm to Reflect Changes Required to Maintain Compliance with the Siting Standards of ATCP51 Regarding the Manure Storage Structural Repair Plan**
- 11. Discussion and Possible Action on an Alleged Violation at W6619 Timberline Ct, PIN 020-0814-0512-006 in the Town of Milford, Owned by Norman Wrench**
- 12. Discussion and Possible Action on an Alleged Violation near Bakertown Rd on PIN 026-0616-0411-002 in the Town of Sullivan, Owned by Gil Pollock**
- 13. Discussion and Possible Action on an Alleged Violation at W4352 Emerald Dr on PIN 032-0815-3224-004 in the Town of Watertown, Owned by Jeremy Gill**
- 14. Request by Larry Christianson to Replace the Home at W6002 Gehler Rd, on PIN 002-0714-2233-000 at More than 100 Feet from its Existing Location**
- 15. Discussion and Possible Decision on Petition R3730 -14 for Hutchins Trust/Charles Hutchins near N8779 CTH Q, Town of Milford**

- 16. Discussion and Possible Decisions on Petitions Presented in Public Hearing on June 19, 2014:**
R3732A-14 - Daniel Schieber/Francis Hoff Trust Property, Town of Sullivan
R3733A-14 & R3734A-14 – Richard A Nelson/Pond Hill Dairy LP Property, Town of Koshkonong
R3735A-14 & R3736A-14 – John Schwemmer/Ruth I Schwemmer Trust Property, Town of Sumner
R3737A-14 – Eric Evenson, Town of Sumner
CU1782-14 – Linette L Schleef, Town of Milford
CU1783-14 – Todd Tessenske, Town of Palmyra
- 17. Discussion Regarding Placement of Sand Under 11.10 - 4. Definitions – Public or Private Beach**
- 18. Future Agenda Items**
- 19. Upcoming Meeting Dates**
July 14, 8:00 a.m. – Site Inspections Beginning in Courthouse Room 203
July 17, 7:00 p.m. – Public Hearing in Courthouse Room 205
July 28, 8:30 a.m. – Decision Meeting in Courthouse Room 203
August 18, 8:00 a.m. – Site Inspections Beginning in Courthouse Room 203
August 21, 7:00 p.m. – Public Hearing in Courthouse Room 205
August 25, 8:30 a.m. – Decision Meeting in Courthouse Room 203
- 20. Adjourn**

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

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

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

Communications
6/30/14

Rob Klotz

From: wcca@googlegroups.com on behalf of TERRI DOPP-PAUKSTAT
<Terri.COURTHOUSE@co.waushara.wi.us>
Sent: Wednesday, March 20, 2013 2:04 PM
To: wcca@googlegroups.com
Subject: [WCCA Board] RE: State Permits

Our code provides an exemption from shoreland zoning and filling and grading requirements for fish and other wildlife habitat improvement projects that are approved by DNR and ACOE. We have a lot of trout streams and it doesn't make sense to try to improve those by removing brush along the shoreline provided there is approval from DNR and sometimes even grant money, and then say you can't because of shoreland zoning, so we have an exemption for these types of projects. The Wild Rose Fish Hatchery is another example of this type of project with both structures and wetland habitat restoration.

>>> "Heinrichs, Gary G - DNR" <Gary.Heinrichs@Wisconsin.gov> 3/20/2013 12:56 PM >>>

Laura is correct, John. If the facility is for public use and not for internal DNR operations (ie, administration building, storage building, etc.), then the state doesn't have to get local permits. However, after that AG's opinion was issued, then-secretary George Meyer issued guidance stating that our agency, as a good-neighbor policy, would apply for permits whenever feasible.

I am copying two old-timers in Legal Services who may have additional information to share with the group.

From: wcca@googlegroups.com [mailto:wcca@googlegroups.com] **On Behalf Of** Laura Boquist
Sent: Wednesday, March 20, 2013 1:50 PM
To: wcca@googlegroups.com
Subject: [WCCA Board] RE: State Permits

I ran into this a little while ago when the DNR fisheries biologist was proposing a habitat improvement project on a creek that ran through state land. A portion of the project involved cutting vegetation within the shoreland buffer far exceeding our ordinance standards. The state claimed they were exempt from local zoning laws and the permitting process based on an exemption in s. 13.48(13) Wis. Stats. and the Attorney General's opinion, 81 OAG 56, issued on June 30, 1993.

13.48(13) relates to the construction of buildings, structures, and facilities for the benefit and use of the state.

The attorney general opinion states that the DNR is not subject to local zoning ordinances with respect to its construction of any building, structure or facility whose purpose is to assure the general public access to outdoor recreational opportunities.

Since the project wasn't involving a building, facility, or designed to provide public access to the stream, we said they are not exempt from local zoning laws. In your case, the answer might be different.

This is my only experience with something like that. Not sure if that helps- I can pass along the attorney general's opinion if needed. It's a little tricky to find.

Laura Boquist
Shoreland Specialist
Lincoln County Planning & Zoning
801 N. Sales Street, Suite 103
Merrill, WI 54452
(715) 539-1087

OK'd under

13.48

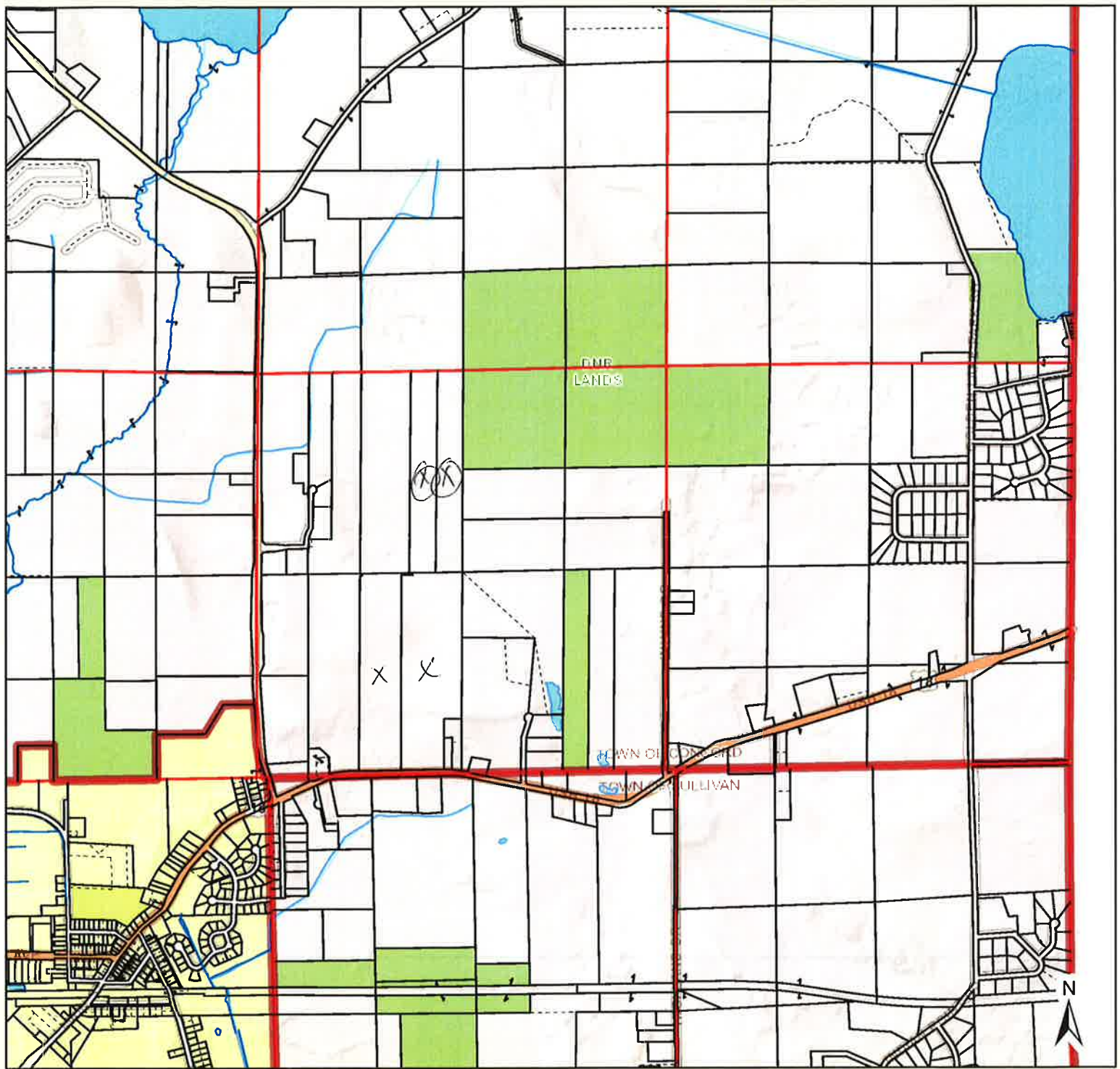
easement & parking
lot for access
to state lands

OK'd Phil

RK

5-30-14

2) DNR concord -
13.48 (13) access?
parking?
Leeds keep 77 acres
Pam 608-275-3464



- | | |
|-----------------------|---------------------|
| Municipal Boundaries | Section Lines |
| Property Boundary | Surface Water |
| Old Lot/Meander Lines | Map Hooks |
| Rail Right of Ways | Tax Parcels |
| Road Right of Ways | Streams and Ditches |

1,750 875 0 1,750 Feet

 1 inch = 1,826 feet

Jefferson County Geographic Information System

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

Printed on: May 29, 2014

Author:

**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, JUNE 2, 2014**

1. Call to Order

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

2. Roll Call

All Committee members were present. In addition, Rob Klotz, Michelle Staff and Deb Magritz of the Zoning Department were also in attendance.

3. Certification of Compliance with Open Meetings Law Requirements

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

4. Review of Agenda

No changes were proposed to the agenda.

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

There was no public comment.

6. Communications

There were no communications on which to report.

7. Approval of April 28, May 12 and May 15, 2014 Meeting Minutes

Motion by Reese, second by Jaeckel to approve the April 28 minutes as presented.
Motion carried on a voice vote with no objection.

Motion by Reese, second by Rinard to approve the May 12 minutes as presented. Motion carried on a voice vote with no objection, but with Jaeckel abstaining.

Motion by Jaeckel, second by Reese to approve the May 15 minutes as presented. Motion carried on a voice vote with no objection, but with David abstaining.

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

The financials were explained by Erdman; map sales are down. Tax roll scanning is nearing completion, but at a cost of about \$57,000, which is more than anticipated. The report shows revenues from the County Surveyor greatly increased over this point in 2013.

9. Monthly Financial Report for Zoning – Rob Klotz

Klotz noted that revenues are down approximately \$7,000 from one year ago.

10. Review and Possible Decision on Request by ATC for Outside Storage in an Industrial zone at W1225 Marietta Ave, Town of Ixonia, on Property Owned by Sandy Creek, LLC/Herro Woodland Trust

Klotz explained the request. Motion by Jaeckel, second by Rinard to approve as presented. Motion carried on a voice vote with no objection.

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

11. Decisions on Petitions Presented in Public Hearing on May 15, 2014

APPROVED WITH CONDITIONS R3725A-14 – Bruce Lucht, Town of Cold Spring on a motion by Reese, second by David; motion carried on a voice vote with no objection.

APPROVE WITH CONDITIONS R3726A-14 – John Tincher/Tikalsky Farms LLC Property, vacant 2 acre site, Town of Cold Spring on a motion by Reese, second by Jaeckel; motion carried on a voice vote with no objection.

APPROVE WITH CONDITIONS R3727A-14 – John Tincher/Tikalsky Farms LLC Property, 6 acres with existing barn, Town of Cold Spring on a motion by Nass, second by Reese; motion carried on a voice vote with no objection.

APPROVE WITH CONDITIONS R3728A-14 – John Tincher/Tikalsky Farms LLC Property, 2-acre farm consolidation lot, Town of Cold Spring on a motion by Jaeckel, second by Reese; motion carried on a voice vote with no objection.

POSTPONED R3730A-14 – Charles Hutchins/Hutchins Trust Property, Town of Milford on a motion by Reese, second by Jaeckel; motion carried on a voice vote with no objection.

APPROVED WITH CONDITIONS R3731A-14 – Paul Kramer, Town of Cold Spring on a motion by Nass, second by David; motion carried on a voice vote with no objection.

APPROVED WITH CONDITIONS CU1779-14 – George Leveille/Kenneth & Naomi Steel Property, Town of Hebron on a motion by Reese, second by David; motion carried on a voice vote with no objection.

APPROVED WITH CONDITIONS CU1780-14 – Debra Camodeca, Town of Waterloo on a motion by Nass, second by Reese; motion carried on a voice vote with no objection.

12. Future Agenda Items

Rinard asked about an update from Hoard's Dairyman on their manure storage issue.

13. Upcoming Meeting Dates

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

June 19, 7:00 p.m. – Public Hearing Beginning in Courthouse Room 205-**David will be absent**

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

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

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

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

14. Adjourn

Motion by Reese, second by David to adjourn at 9:17 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.

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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, JUNE 16, 2014**

- 1. Call to Order**
The meeting was called to order by Chairman Nass at 8:02 a.m.
- 2. Roll Call**
Nass, Reese, David and Jaeckel were present. Rinard was absent. Zoning Department staff in attendance included Rob Klotz and Michelle Staff.
- 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 for the following site inspections:

- 6. Site Inspections of Petitions to be Presented in Public Hearing on June 19, 2014:**
R3732A-14 – Daniel Schieber/Francis Hoff Trust Property, **Boos Lane**, Town of Sullivan
CU1783-14 – Todd Tessenske, **N678 CTH H**, Town of Palmyra
R3733A-14 & R3734 A-14 – Richard A Nelson/Pond Hill Dairy LP Property, **W5581 Smiley Lane**, Town of Koshkonong
R3735A-14 & R3736A-14 – John Schwemmer/Ruth I Schwemmer Trust Property, **Schwemmer Lane**, Town of Sumner
R3737A-14 – Eric Evenson, **Danielson Road**, Town of Sumner
CU1782-14 – Linette L Schleef, **W6826 Rubidell Road**, Town of Milford
- 7. Site Inspection on PIN 026-0616-0411-002, Gil Pollock Property, Town of Sullivan**
- 8. Site Inspection on PIN 002-0714-2233-000, Larry Christianson, Town of Aztalan for a Request to Move the Home at W6002 Gehler Road More Than 100 Feet from its Existing Location**
- 9. Site Inspection on PIN 020-0814-1624-000, Hutchins Trust Property, Town of Milford regarding Petition R3730A-14**

10. **Site Inspection on PIN 020-0814-0512-006, Norman Wensch Property, W6619 Timberline Court, Town of Milford**
11. **Site Inspection on PIN 032-0815-3224-004, Jeremy Gill Property, W4352 Emerald Drive, Town of Watertown**
12. **Adjourn**
Motion by David, seconded by Jaeckel to adjourn at 11:28 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.jeffersoncountyiwi.gov.

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

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

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

DATE: June 19, 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 Chairman Nass at 7:01 pm.

2. Roll Call

Committee members in attendance were Reese, Jaeckel, Rinard and Nass. Member absent was David. Zoning staff present included 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 no changes to the agenda.

5. Explanation of Process by Committee Chair

Chairman 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, June 19, 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 EXCLUSIVE AGRICULTURAL A-1 TO A-3, AGRICULTURAL/ RURAL
RESIDENTIAL**

R3732A-14 – Daniel Schieber/Francis Hoff Trust Property: Rezone 1.3 acres of PIN 026-0616-3232-001 (16.507 Acres) for a new residential building site on **Boos Lane** in the Town of Sullivan.

Petitioner: Daniel Schieber, W338 S5021 Fox Hollow Drive, Dousman, WI: Mr. Schieber indicated that they would like to split off a 1.3 acre to build a new residence.

Comments in Favor: None

Comments Opposed: None

Questions from the Committee: None

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

Staff Report: Staff report given by Robert Klotz and now on file in the Zoning Department. Klotz stated that there are areas of over 20% and the Committee may restrict those areas from any improvements such as driveways or residences.

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

R3733A-14 & R3734A-14 – Richard A Nelson/Pond Hill Dairy LP Property: Rezone 0.5 acre of PIN 016-0514-2622-000 (40 Acres) to A-3 to allow its inclusion with adjoining PIN 016-0514-2622-002 at **W5581 Smiley Lane**. Rezone 6.3 acres of PINs 016-0514-2622-000 (40 Acres) and 016-0514-2623-000 (40 Acres) including the access and home at **W5605 Smiley Lane** to A-3. Rezone part of PINs 016-0514-2622-000 (40 Acres), 016-0514-2623-000 (40 Acres), 016-0514-2624-000 (42.427 Acres) and 016-0514-2624-001 (10 Acres) to create a 15-acre Natural Resource zone. These properties are in the Town of Koshkonong.

Petitioner: Richard Nelson, N833 STH 12, Fort Atkinson, WI: Mr. Nelson stated that his father used to own the farm and sold it. He would like to purchase back the house site and some woodland on the property. The whole acreage would be a total of 22 acres and about 12 acres of that would be a natural resource zone.

Comments in Favor: None

Comments Opposed: None

Questions from the Committee: None

Town Response: Klotz read Town response of approval into the record; it is in the file. Klotz explained the petition and the history of parcels. The dedication of the road has been worked out with Town.

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

R3735A-14 & R3736A-14 – John Schwemmer/Ruth I Schwemmer Trust Property: Rezone 6 acres of PINs 028-0513-0211-001 (49.9 Acres) and 028-0513-0212-000 (52.5 Acres) to create a 6-acre A-3 building site. Rezone 1.5 acres of PIN 028-0513-0211-001 to Natural Resource to add to an existing Natural Resource zone. The site is on **Schwemmer Lane** in the Town of Sumner.

Petitioner: Peter Gross who is representing John Schwemmer was present. His address is N5921 Jefferson Rd, Johnson Creek, WI: Mr. Gross stated that they tried to use the non-prime area instead of the farmland.

Comments in Favor: None

Comments Opposed: None

Questions from the Committee: None

Town Response: Klotz read Town response of approval into the record; it is in the file. Klotz asked Gross if they were aware of the Town's driveway ordinance with the length restriction and if it would be a problem to meet the driveway ordinance requirements. Gross stated that he is aware of it and they will meet the requirements.

Staff Report: Staff report given by Robert Klotz and now on file in the Zoning Department. Klotz stated they are taking all of the non-prime land separate from the farmland.

FROM EXCLUSIVE AGRICULTURAL A-1 TO N, NATURAL RESOURCE

R3737A-14 – Eric Evenson: Rezone approximately 29.4 acres of PIN 028-0513-0822-000 (40 Acres) on **Danielson Road** in the Town of Sumner.

Petitioner: Eric Evenson, N2612 Evenson Rd, Cambridge, WI: Mr. Evenson is a cash cropper and does not want the wetlands. He would like to sell them off for hunting purposes.

Comments in Favor: None

Comments Opposed: None

Questions from the Committee: None

Town Response: Klotz read Town response of approval into the record; 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

CU1782-14 – Linette L Schleef: Conditional use to allow a duplex in an A-3, Agricultural/Rural Residential zone at **W6826 Rubidell Road** in the Town of Milford. The site is on PIN 020-0814-1722-002 (1.176 Acre).

Petitioner:

Petitioner: Linette Schleef, W6826 Rubidell Road, Watertown, WI: Ms. Schleef would like to rent out the bottom half of the house; she would not change the design of the residence. She explained that the ceilings in the basement aren't completed but that there is already a bathroom and kitchen in the basement. Schleef acknowledged that there would be three bedrooms on the first floor and two in the basement. There was a discussion between Klotz and Schleef about the septic system design and number of bedrooms proposed.

Comments in Favor: None

Comments Opposed: None

Questions from the Committee: None

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

Staff Report: Staff report given by Robert Klotz and now on file in the Zoning Department. Klotz indicated that if the number of bedrooms were to change we needed an updated sketch of the residence design; otherwise the mound system may need to be enlarged.

CU1783-14 – Todd Tessenske: Conditional use for an extensive on-site storage structure in a Residential R-2 zone at **N678 CTH H**, Town of Palmyra, on PIN 024-0516-2841-000 (9.032 Acres).

Petitioner: Todd Tessenske, N678 CTH H Palmyra, WI: Mr. Tessenske would like to build an accessory structure in excess of 1,000 sq. ft. (36'x 32') strictly for his personal storage. The petitioner acknowledged that there would be no business storage or habitation of the structure.

Comments in Favor: None

Comments Opposed: None

Questions from the Committee: None

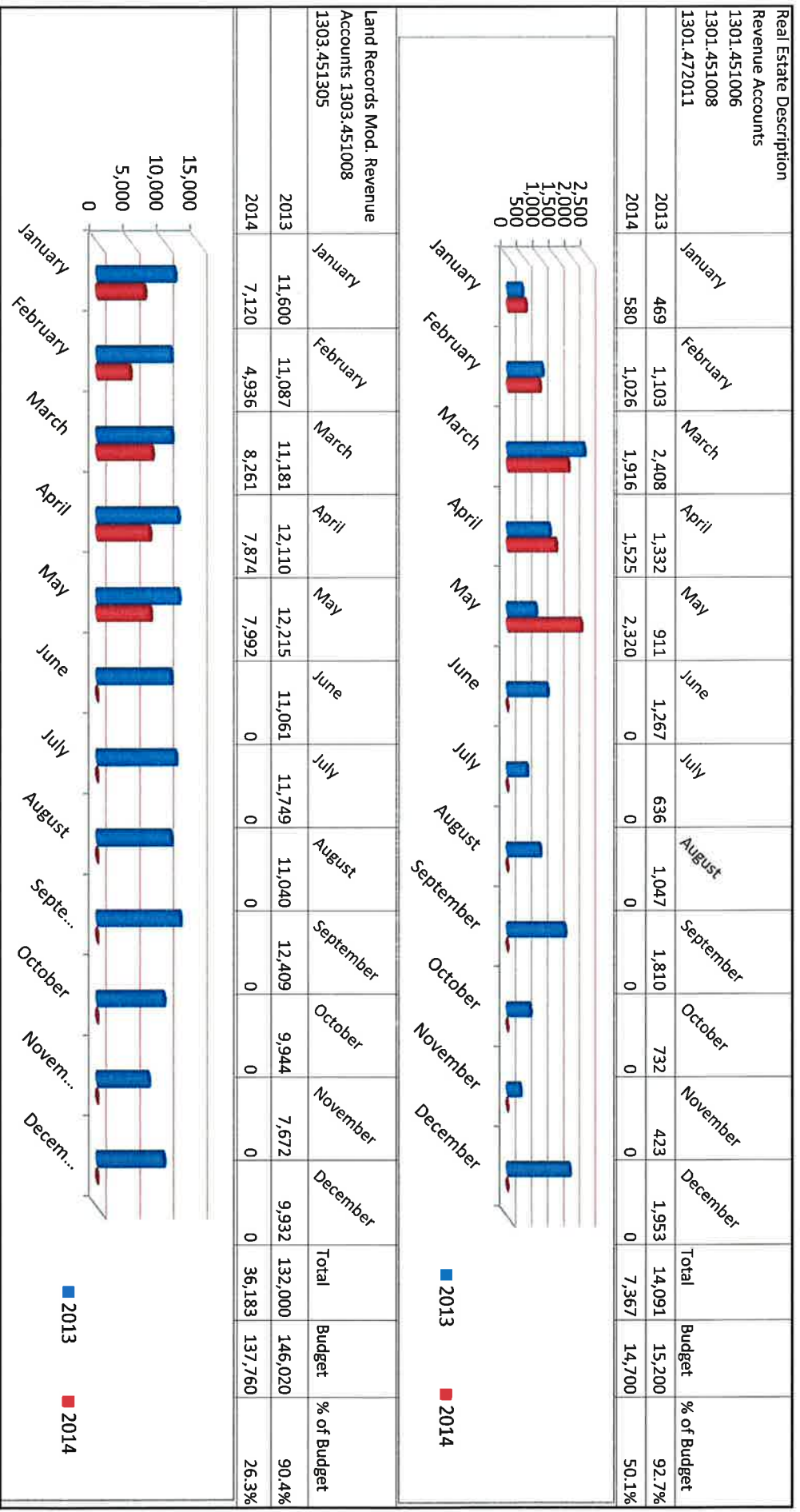
Town Response: Ed Miller from the Town of Palmyra was present and stated that the Town did approve the petition.

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

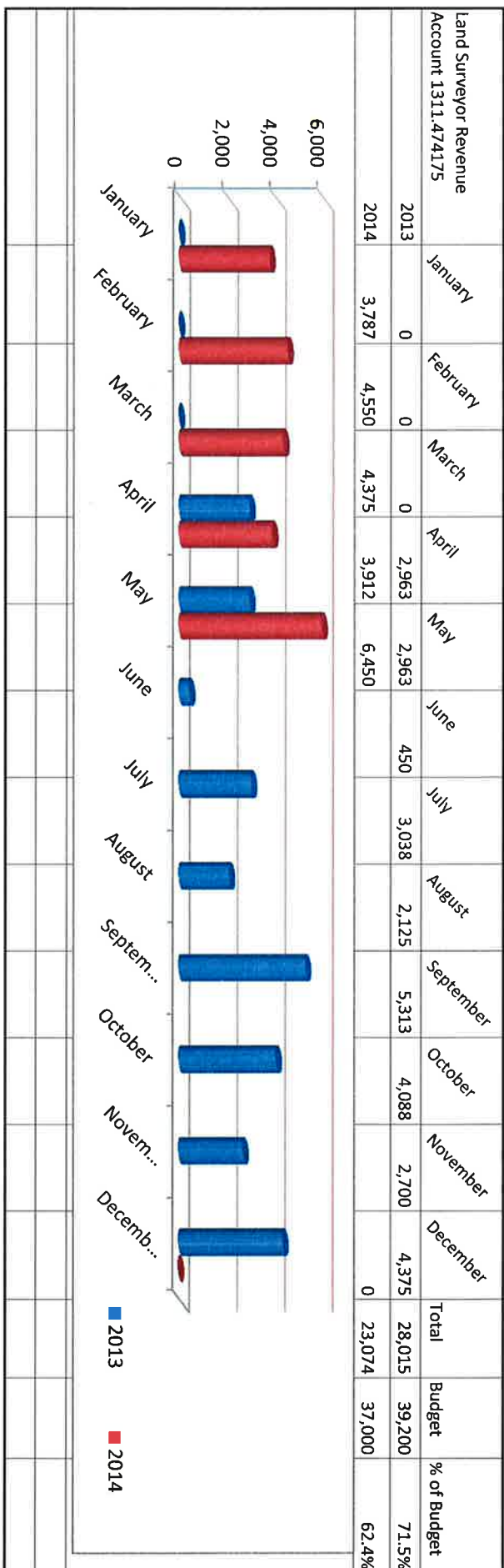
Motion by Reese, seconded by Jaeckel, to adjourn the meeting at 7:22 pm. Motion carried on a voice vote with no objection.

Donald Reese, Secretary

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



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



Jefferson County Planning and Zoning Department

MTM	Other Permits/LU 7101.432099	Private Parties Copies/Maps 7101.451002	Municipal Copies/Printing 7101.472003	Private Sewage System (County) 7101.432002	Soil Testing Fee 7101.458010	Farmland Qualifying Acreage Schedule 7101.458015	Farmland Agreement App 7101.458014	Farmland Preservation Fee/Certs 7101.458001	Septic Replacement Fee/ Wis Fund 7101.458002	Wisconsin Fund Grants 7102.421001	Refunds	2014 Totals	2013 Totals	2013- 2014 Difference
Jan	4,455.00	582.86		1,225.00	550.00						250.00	6,562.86	9,781.27	3,218.41
Feb	9,700.00	100.62		475.00	50.00						250.00	10,075.62	6,080.05	3,995.57
Mar	9,040.00	178.03		875.00							550.00	9,843.03	10,600.20	757.17
Apr	11,119.00	18.09		1,875.00	250.00						250.00	13,262.09	18,917.25	5,655.16
May	12,540.00	31.03	300.00	2,550.00	500.00			2.00			250.00	15,923.03	16,675.25	752.22
June	9,675.00	59.51	146.00	3,300.00	550.00						200.00	13,730.51	14,042.00	311.49
July														
Aug														
Sept														
Oct														
Nov														
Dec														
Total	55,779.00	970.14	446.00	10,300.00	1,900.00			2.00			1,750.00	69,397.14	76,096.02	6,698.88

Numbers as of June 25, 2014 @ 2:51 pm

June 3, 2014

Re: Approval for New House

Dear Rob,

This letter is an official request for approval to build a new house on our farm as you suggested during our meeting in your office.

We purchased my parents' 25-acre farm four years ago in settlement of their estate. This 25 acres includes a house, two out buildings, 18 acres of tillable land, 7 acres of trees, brush, etc. and a driveway off Gehler Road.

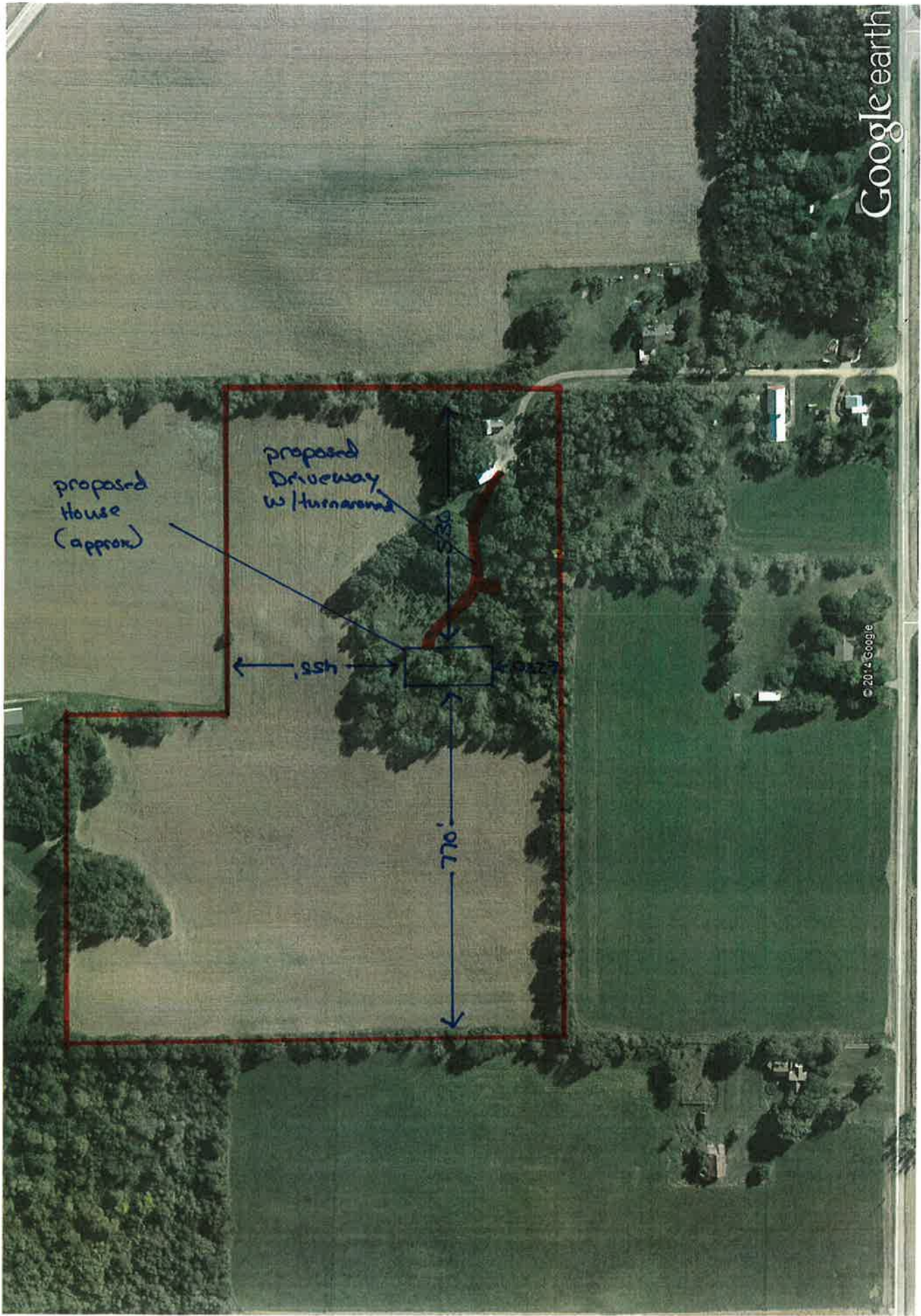
We would like to build the new house approximately 475' west of the existing house in order to have a walk-out basement on the west side of the house. The house will require a new septic, well and electric hook-up.

Attached you will find an aerial photo of the property to use as a reference to the above mentioned house location.

Sincerely,

A handwritten signature in cursive script that reads "Larry L. Christianson". The ink is dark and the signature is fluid.

Larry Christianson

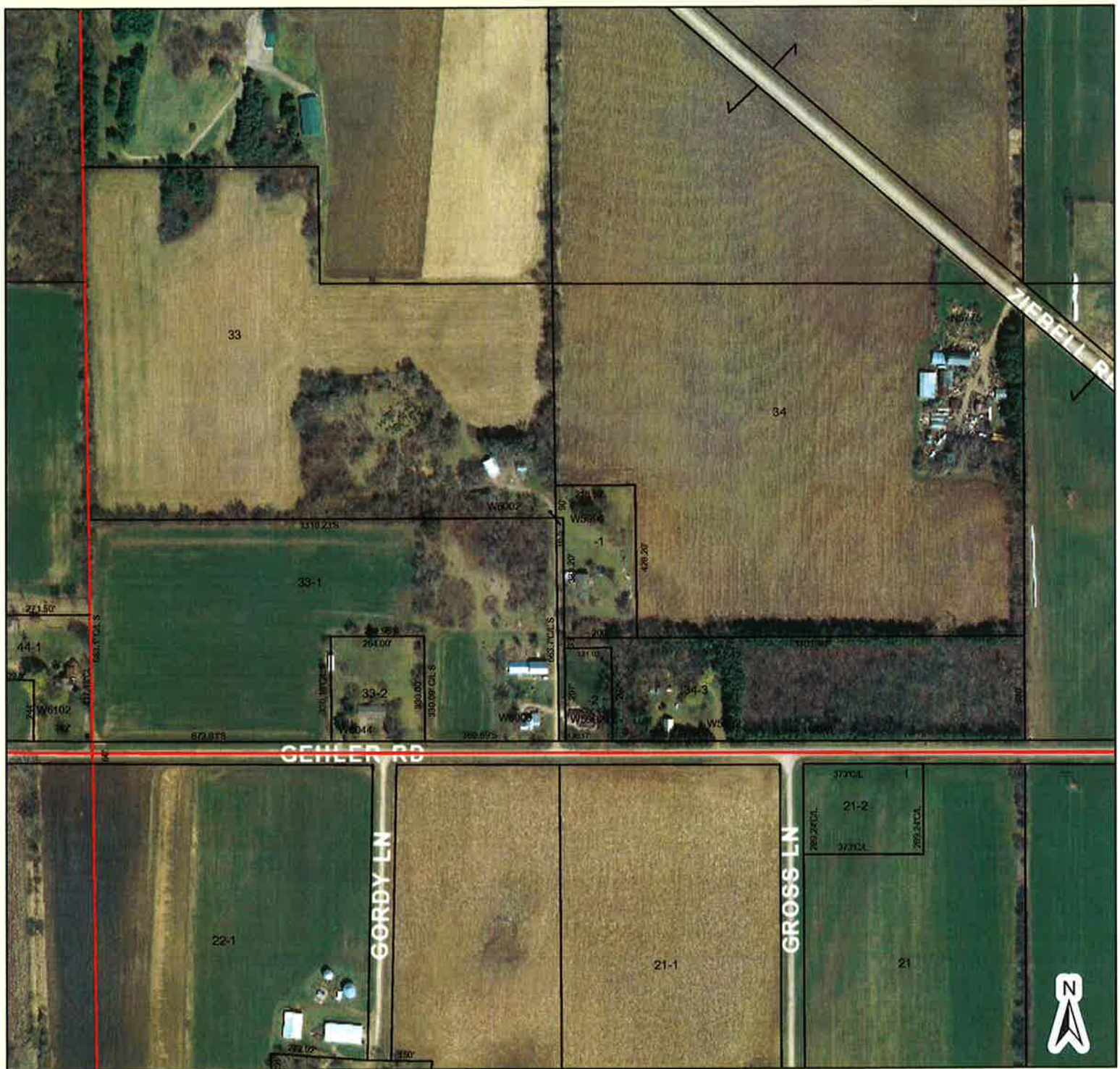


2000
600

feet
meters

Google Earth Pro

Christianson



- Municipal Boundaries
- Section Lines
- Property Boundary
- Surface Water
- Old Lot/Meander Lines
- Map Hooks
- Rail Right of Ways
- Tax Parcels
- Road Right of Ways
- Streams and Ditches

390 195 0 390 Feet
1 inch = 394 feet



Jefferson County Geographic Information System

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

Printed on: June 4, 2014

Author:

