

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 29, 2014

- 1. Call to Order**
- 2. Roll Call**
- 3. Certification of Compliance with the Open Meetings Law**
- 4. Review of the Agenda**
- 5. Public Comment (Not to exceed 15 minutes and not to include petitions slated for decision. Members of the public who wish to address the Committee on specific agenda items must register their request at this time)**
- 6. Approval of November 24, December 15 and December 18, 2014 Committee Minutes**
- 7. Communications**
- 8. Determination of Completeness for Hartwig Poultry at N5966 Christberg Road, Town of Farmington on PIN 008-0715-2013-000**
- 9. Monthly Financial Report for Land Information Office – Andy Erdman**
- 10. Monthly Financial Report for Zoning – Rob Klotz**
- 11. Discussion and Possible Action on Zoning Amendments and Conditional Uses for the Kenneth & Susan Rheingans Property at W1008 Froelich Rd, Town of Sullivan**
- 12. Request by John Kannard for Committee Consideration of an R-2 Zone Outside the 15-Year Growth Area of the City of Jefferson but Inside its Long-Range Urban Service Area as Depicted in the Jefferson County Agricultural Preservation and Land Use Plan, on PIN 014-0614-0944-000 Owned by Richard and Dianne Sharratt**
- 13. Reconsideration of Petition R3768A-14 for Charles & Thomas Jacobson, Town of Sumner**
- 14. Reconsideration of Petition R3738A-14 for Timothy May, Town of Ixonia**
- 15. Decisions on Petitions Presented in Public Hearing on December 18, 2014:**
R3772A-14 & R3773A-14 – Dan Petty/Claude Klettke and Daniel & Debbie Petty Trust Properties, N3932 CTH N, Town of Jefferson

R3774A-14 & CU1804-14 – Duane & Anita Bennett, **N9045 CTH Q**, Town of Milford
R3775A-14 – Michael Blackburn, **W9595 CTH C**, Town of Oakland
R3776A-14 – Gary & Jill Gramley, **W7526 Koshkonong Mounds Road**, Town of Koshkonong
R3777A-14 – Adrian & Melissa Zirbel, **N8138 West Road**, Town of Milford
R3778A-14 – Thomas & Colleen Schlieve, **W1965 Mystic Court**, Town of Ixonia
CU1806-14 – Janice Bartel, **W245 CTH CW**, Town of Ixonia

16. Possible Future Agenda Items

Wind Energy Ordinance

Agricultural uses in a Natural Resource zone with conditional use

17. Upcoming Meeting Dates

January 12, 2015, 8:00 a.m. – Site Inspections Beginning in Courthouse Room 203

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

January 26, 8:30 a.m. – Decision Meeting in Courthouse Room 203

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

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

February 23, 8:30 a.m. – Decision Meeting in Courthouse Room 203

18. Adjourn

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

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

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

**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 24, 2014**

- 1. Call to Order**
The meeting was called to order at 8:30 a.m. by Chairman Nass.
- 2. Roll Call**
Committee members present at 8:30 were Nass, Reese and Jaeckel. Also present were Andy Erdman of the Land Information Department, and Rob Klotz and Deb Magritz 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**
The Committee decided to move three decisions to immediately after approval of minutes to accommodate members of public in attendance.
- 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 to discuss.
- 7. Approval of October 27, November 17 and November 20 Meeting Minutes**
Motion by Reese, seconded by Jaeckel to approve the October 27 minutes as presented.
Motion carried on a voice vote with no objection.

Greg David arrived at the meeting

Motion by Reese, seconded by Jaeckel to approve corrected minutes from November 17 that indicate it was a site inspection and not a decision meeting. Motion carried on a voice vote with no objection.

Motion by Reese, seconded by Jaeckel to approve minutes from the Floodplain Ordinance Repeal and Recreation public hearing held on November 20. Motion carried on a voice vote with no objection.

Motion by Jaeckel, seconded by Reese to approve the minutes from the monthly public hearing dealing with map amendments and conditional uses held on November 20. Motion carried on a voice vote with no objection.

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

- 14. Decisions on Petitions Presented in Public Hearing on October 16, 2014 and Subsequently Tabled:**
APPROVED WITH CONDITIONS R3753A-14 – Dean and Susan Andersen, Town of Aztalan on a motion by David, seconded by Jaeckel. Motion carried on a voice vote with no objection.
APPROVED WITH CONDITIONS R3755A-14 - David Messmer, Town of Aztalan on a motion by Jaeckel, seconded by David. Motion carried on a voice vote with no objection.

Amy Rinard arrived.

- 15. Decisions on Petitions Presented in Public Hearing on November 20, 2014:**
APPROVED WITH CONDITIONS R3771A-14 – HAF Golden Acres LLC/Richard & Jody Herr Trust, Town of Concord on a motion by Nass, seconded by Jaeckel. Motion carried on a voice vote with no objection.
- 8. Monthly Financial Report for Land Information Office – Andy Erdman**
Erdman reported that October was the busiest month this year for document recording. He explained the surveyor's work with the Highway Department, and the fact that construction has pretty much ended for the year. Jaeckel asked about updating paperwork, and Erdman replied that paperwork is what the surveyor will be doing for much of the remaining calendar year.
- 9. Discussion and Possible Action on Proposals Submitted for Acquisition of Orthophotography in the Spring of 2015**
Erdman explained. His recommendation is to choose Sanborn Map Company. That resolution was reviewed. Erdman noted that the City of Watertown would like to piggyback with the County for work to be done by the vendor. Motion by Reese, seconded by Jaeckel to pass the resolution on to County Board based upon staff recommendations. Motion carried on a voice vote with no objection.
- 10. Monthly Financial Report for Zoning – Rob Klotz**
Klotz explained his report and noted that revenues are up overall from last year.
- 11. 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 ATP51 Regarding the Manure Storage Structural Repair Plan**
Roll call was taken, with Nass, Reese, Jaeckel, Rinard, David, Klotz and Mark Watkins of the Land and Water Conservation Department signifying attendance. Watkins explained the "dead test" conducted and its results. He showed photos of the basin and spoke of a comprehensive survey. Hoard's is now preparing for a cold-weather repair.
- 12. Discussion and Possible Action on Asphalt Shingle Removal at Former Amon Mineral Extraction Site, W8215 USH 18 in the Town of Oakland, in Conjunction with Conditional Use CU575-94**
Klotz brought the Committee up to date on the issue. He noted that about 80% of the shingles have been removed. Motion by Nass, seconded by David to extend approval for

removing the rest of the shingles to July, 2015. Motion carried on a voice vote with no objection.

13. Discussion on Proposed Wind Energy System Ordinance

Klotz reported that he'd reviewed Dodge and Manitowoc Counties' ordinances, and he explained some differences. Discussion followed, including discussion concerning how many towers could be allowed on a property without a conditional use permit.

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

14. Decisions on Petitions Presented in Public Hearing on October 16, 2014 and Subsequently Tabled:

APPROVED WITH CONDITIONS R3757A-14 – Joshua Davis/Carl & Bonnie Eggert Property, Town of Waterloo on a motion by Nass, seconded by David. Motion carried on a voice vote with no objection.

APPROVED WITH CONDITIONS R3758A-14 – Jens Laas and Burkhard Laas Trust, Town of Waterloo on a motion by David, seconded by Jaeckel. Motion carried on a voice vote with no objection.

15. Decisions on Petitions Presented in Public Hearing on November 20, 2014:

APPROVED R3766T-14 – Jefferson County Zoning Repeal and Recreate Floodplain Ordinance with Flood Storage on a motion by Jaeckel, seconded by Rinard. Motion carried on a voice vote with no objection

APPROVED R3767A-14 – Don Pettitt/D&F Scott Trust Property, Town of Koshkonong on a motion by Reese, seconded by Jaeckel. Motion carried on a voice vote with no objection.

APPROVED WITH CONDITIONS R3768A-14 – Helen Jacobson LE/Charles & Thomas Jacobson, Town of Sumner on a motion by Jaeckel, seconded by David. Motion carried on a voice vote with no objection.

APPROVED WITH CONDITIONS R3769A-14 on a motion by Reese, seconded by Nass and **R3770A-14** on a motion by Reese, seconded by Nass – Michael Stade, Town of Lake Mills. Both motions carried on voice votes with no objection.

DENIED CU1801-14 – Mark Hildebrand, Town of Cold Spring; motion for approval by Reese, seconded by Jaeckel ended in a vote of 2 in favor and 3 opposed.

APPROVED WITH CONDITIONS CU1802-14 – Joe Vultaggio, Town of Cold Spring on a motion by Jaeckel, seconded by Rinard. Motion carried on a voice vote with no objection.

APPROVED WITH CONDITIONS CU1803-14 – River Road Storage LLC, Town of Watertown on a motion by Reese, seconded by David. Motion carried on a voice vote with no objection.

16. Future Agenda Items

Wind energy ordinance

Agricultural uses in Natural Resource zones with conditional use

17. Upcoming Meeting Dates

December 15, 8:00 a.m. – Site Inspections Beginning in Courthouse Room 203

December 18, 7:00 p.m. – Public Hearing in Courthouse Room 205

December 29, 8:30 a.m. – Decision Meeting in Courthouse Room 203

January 12, 2015, 8:00 a.m. – Site Inspections Beginning in Courthouse Room 203

January 15, 7:00 p.m. – Public Hearing in Courthouse Room 205
January 26, 8:30 a.m. – Decision Meeting in Courthouse Room 203

18. Adjourn

Motion at 10:07 a.m. by Jaeckel, seconded by Reese to adjourn. 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 THE
JEFFERSON COUNTY PLANNING AND ZONING COMMITTEE
SITE INSPECTIONS**

Steve Nass, Chair; Greg David, Vice-Chair; Don Reese, Secretary; Amy Rinard; George Jaeckel
**ROOM 203, COUNTY COURTHOUSE
311 S. CENTER AVE., JEFFERSON, WI 53549
8:00 A.M. ON MONDAY, DECEMBER 15, 2014**

1. **Call to Order**
The meeting was called to order by Chairman Nass at 8:00 a.m.
2. **Roll Call**
Rinard was absent and excused. All other Committee members were present. Also present were Rob Klotz, Michelle Staff and Deb Magritz of the Zoning Department.
3. **Certification of Compliance with the Open Meetings Law**
Reese verified that the meeting was being held in compliance with the open meetings law.
4. **Review of the Agenda**
No changes were proposed to the agenda.
5. **Public Comment (Not to exceed 15 minutes and not to include petitions slated for decision. Members of the public who wish to address the Committee on specific agenda items must register their request at this time)**
There was no public comment.
6. **Communications**
There were no communications to share.

The Committee left at 8:03 for the following inspections:

7. **Site Inspections for Petitions to be Presented in Public Hearing on December 18, 2014:**
R3772A-14 & R3773A-14 – Dan Petty/Claude Klettke and Daniel & Debbie Petty Trust Properties, **N3932 CTH N**, Town of Jefferson
R3774A-14 & CU1804-14 – Duane & Anita Bennett, **N9045 CTH Q**, Town of Milford
R3775A-14 – Michael Blackburn, **W9595 CTH C**, Town of Oakland
R3776A-14 – Gary & Jill Gramley, **W7526 Koshkonong Mounds Road**, Town of Koshkonong
R3777A-14 – Adrian & Melissa Zirbel, **N8138 West Road**, Town of Milford
R3778A-14 – Thomas & Colleen Schlieuwe, **W1965 Mystic Court**, Town of Ixonia
CU1806-14 – Janice Bartel, **W245 CTH CW**, Town of Ixonia
8. **Site Inspection regarding CU1686-12 for Kenneth & Susan Rheingans at W1008 Froelich Road, Town of Sullivan, PIN 026-0616-1042-000**
9. **Set Next Joint Meeting Date and Possible Agenda Items**
Public hearing on December 18, 2014

10. Adjourn

Motion by Reese, seconded by David to adjourn at 10:55 a.m. Motion carried on a voice vote with no objection.

Donald Reese, Secretary

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**MINUTES OF THE 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: December 18, 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 7:00 p.m.

2. Roll Call

All Committee members were present. Also in attendance were Michelle Staff and Deb Magritz 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

No changes were proposed.

5. Explanation of Process by Committee Chair

Nass introduced the Committee, Magritz and Staff. He explained how the public hearing would proceed, and noted that the Committee would meet on December 29 for all petitions and the County Board would meet on February 10, 2015 for the rezonings.

6. Public Hearing

Staff read aloud the following:

NOTICE IS HEREBY GIVEN that the Jefferson County Planning and Zoning Committee will conduct a public hearing at 7 p.m. on Thursday, December 18, 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 official zoning map 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 RESIDENTIAL R-2 TO EXCLUSIVE AGRICULTURAL A-1 AND FROM A-1 TO R-2

R3772A-14 & R3773A-14 – Dan Petty/ Claude Klettke and Daniel & Debbie Petty

Trust Properties: Rezone 0.35 acre of PIN 014-0614-1323-000 (17.445 acres) owned by Claude Klettke from R-2 to A-1 to better reflect its current use. Rezone 0.10 acre of that PIN from A-1 to R-2 to allow its transfer to adjacent property owners, the Klettkes to enlarge their residential lot. Rezone 0.12 acre of PIN 014-0614-1414-008 (0.5 acre) owned by the Klettkes from A-1 to R-2 to better reflect its current residential use. The sites are near **N3932 CTH N** in the Town of Jefferson.

Petitioner: Deb Petty spoke on behalf of herself and her father, Claude Klettke. She explained that the Petty lot is zoned partially R-2 and partially A-1; they are asking to rezone the A-1 portion to R-2, and to add some land from Mr. Klettke for the Petty septic system and access. Mr. Klettke would like some additional R-2 land rezoned for tractor access to his A-1 zoned property.

Comments in Favor: None

Comments Opposed: None

Questions from the Committee: None

Town Response: Town's approval was read into the record and is now on file.

Staff Report: Michelle Staff read aloud the staff report which is on file in the Zoning Department

FROM EXCLUSIVE AGRICULTURAL A-1 TO A-2, AGRICULTURAL AND RURAL BUSINESS

R3774A-14 & CU1804-14 – Duane & Anita Bennett: Rezone PIN 020-0814-0931-000 (3 Acres) with conditional use to allow for a conference center, banquet hall and/or event facility under adaptive reuse of barns. The site is at **N9045 CTH Q** in the Town of Milford.

Petitioner: Duane Bennett spoke. After their daughter's wedding at their property, people have been asking to have their own weddings there. The Bennetts want to make that legal on their property.

Comments in Favor: Melissa Zirbel was in favor; she said she thinks it would be a very nice thing to have in the area.

Comments Opposed: None

Questions from the Committee: None

Town Response: Town's approval was read into the record and is now on file.

Staff Report: Michelle Staff read aloud the staff report which is on file in the Zoning Department. She asked how many parking spaces the Bennetts will have, which the

Bennetts will calculate and get to Zoning by December 29. Parking is also often available in the nearby church parking lot. Staff asked whether signs were proposed; the Bennetts said yes, a removable sign. Staff asked about outdoor lighting; lighting is proposed on the barn. Food? The Bennetts said all the food would be catered. Water service? No water service is proposed, including no hand washing stations. Restrooms? The Bennetts propose using porta-potties. Hours of operation? 9 a.m. to midnight. The Bennetts said that the bridal party may use the existing house to get ready. Staff read the DNR response into the record and asked about designation of parking in a wetland area. Anita Bennett responded that often times guests may be bussed in.

R3775A-14 & CU1805-14 – Michael Blackburn: Rezone PIN 022-0613-3121-000 (3 acres) at **W9595 CTH C** with conditional use to allow for a nursery in the Town of Oakland.

Petitioner: Michael Blackburn explained that he wants to sell trees and nursery stock from this site.

Comments in Favor: None

Comments Opposed: None

Questions from the Committee: None

Town Response: Town's approval was read into the record and is now on file.

Staff Report: Michelle Staff read aloud the staff report which is on file in the Zoning Department. She asked whether customers would come to the property, to which Mr. Blackburn responded yes. Staff also asked about parking spots, and Blackburn said he had 10-12 spots available. When asked about water service, Blackburn responded that he wouldn't have any water. Signage would be only temporary, he said. In response to Staff's questions, Blackburn said that he does have deliveries to the property, and that delivery trucks pull into the driveway. Very little of his product is grown on site. Outside storage would consist of woodchips and the nursery stock.

**FROM A-T, AGRICULTURAL TRANSITION TO A-3,
AGRICULTURAL/RURAL RESIDENTIAL**

R3776-14 – Gary & Jill Gramley: Rezone to create a 1-acre building site near **W7526 Koshkonong Mounds Road** in the Town of Koshkonong from PIN 016-0513-2434-026 (11.841 Acres).

Petitioner: Gary Gramley said that he wants to split off this building sit to liquidate some assets.

Comments in Favor: None

Comments Opposed: None

Questions from the Committee: None

Town Response: Town's approval was read into the record and is now on file.

Staff Report: Michelle Staff read aloud the staff report which is on file in the Zoning Department

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

R3777A-14 – Adrian & Melissa Zirbel: Create a 1.125-acre lot around the home at **N8138 West Road** vacant 1.5-acre and 1.875-acre lots adjoining, all from PIN 020-0814-2233-001 (4.5 Acres) in the Town of Milford.

Petitioner: Melissa Zirbel said that she and her husband would like to rezone and build a home for themselves in a wooded area on their property.

Comments in Favor: None

Comments Opposed: None

Questions from the Committee: None

Town Response: Town's approval was read into the record and is now on file.

Staff Report: Michelle Staff read aloud the staff report which is on file in the Zoning Department

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

R3778A-14 – Thomas & Colleen Schlieve: Rezone approximately 7.58 acres of PIN 012-0816-0834-000 (14.626 Acres) and all of PIN 012-0816-0834-001 (1.007 Acre) to Natural Resource. The property is near **W1965 Mystic Court** in the Town of Ixonia.

Petitioner: Thomas Schlieve reported that they would like to put the woodlands into a Natural Resource zone.

Comments in Favor: None

Comments Opposed: None

Questions from the Committee: None

Town Response: Town's approval was read into the record and is now on file.

Staff Report: Michelle Staff read aloud the staff report which is on file in the Zoning Department. Staff asked the petitioner if he understood that the Natural Resource zone would allow no more building sites, and the petitioner responded that he understood.

CONDITIONAL USE PERMIT APPLICATION

CU1806-14 – Janice Bartel: Conditional use to sanction duplex use at **W245 CTH CW** in the Town of Ixonia on PIN 012-0816-1212-000 (36.890 Acres). The site is zoned Residential R-2.

Petitioner: June Herman of The Real Estate Duo spoke for the petition. She noted that the home in question has been a duplex as long as the petitioner can remember, and the conditional use is to make the duplex legal.

Comments in Favor: None

Comments Opposed: None

Questions from the Committee: None

Town Response: Town's approval was read into the record and is now on file.

Staff Report: Michelle Staff read aloud the staff report which is on file in the Zoning Department. Staff asked for the square footage of each unit, to which Herman answered approximately 1,200 square foot each. As to the number of bedrooms, Herman responded 4 total. Staff asked why there are three fire numbers, and Herman explained that one had been eliminated.

Motion by Reese, seconded by Jaeckel at 7:38 p.m. to adjourn the meeting. Motion carried on a voice vote with no objection.

Don Reese, Secretary

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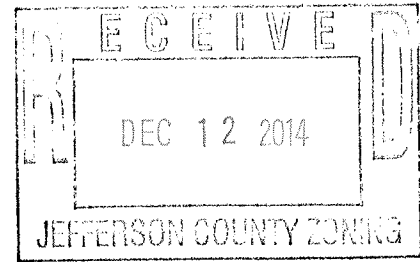
JEFFERSON COUNTY
LAND & WATER CONSERVATION DEPARTMENT
COURTHOUSE — 320 S MAIN ST
JEFFERSON WI 53549-1799

PHONE (920) 674-7110



MEMORANDUM

TO: Zoning and Planning Committee
CC: Zoning and Planning Department
Hartwig Poultry
FROM: Land and Water Conservation Department
DATE: December 12, 2014
SUBJECT: Completeness Determination on Application for Expanded Livestock Facility



The Land and Water Conservation Department (LWCD) have reviewed the application, worksheets, and supplemental information submitted on November 4, 19, and December 9, 2014 by Hartwig Poultry for a proposed livestock expansion. After reviewing the application, maps, worksheets, and construction specifications, the Land and Water Conservation Department has determined that all of the requirements have been fulfilled. We recommend that the Zoning and Planning Committee find the application from Hartwig Poultry to be complete.

Requested Permit Requirement

Hartwig Poultry plans to increase his livestock numbers to 300 animal units in Jefferson County. Their plans include building a new building to house the additional birds. The LWCD urges the Zoning and Planning Committee to require the following statement be added to the new permit if granted:

- Annual nutrient management plan updates shall be submitted to the Land and Water Conservation Department by September 30th of each year for the following crop year. These updates shall account for the additional animals added each year.
- Per the Nutrient Management Checklist of the Livestock Siting application, any fields in which there were no soil samples or the samples were not in accordance with UW Publication A2100 recommendation; the applicant must collect and analyze soil samples meeting the requirements of A2100 within 12 months of siting approval, and revise the nutrient management plan accordingly.
- Per the Livestock Siting Law [ATCP 51.08 (2)] within 2 years the livestock operator must begin populating the approved facility and begin construction on every new or expanded livestock housing structure proposed in the application.
- Any alterations or additions to the operation after the permit is issued that changes one of the worksheets or application requires a permit update or new Livestock Siting Application depending on the circumstance.

Questions regarding the completeness determination should be directed to the Land and Water Conservation Department at 920-674-7110.



Jefferson County

ZONING AND SANITATION DEPARTMENT
COURTHOUSE, 311 S. CENTER ST., JEFFERSON, WI 53549-1701
ROOM 201 PHONE 920-674-7130 FAX 920-674-7525

DATE: December 11, 2014

TO: Kenneth and Susan Rheingans
Stephen Fischer

FROM: Rob Klotz, Director of Planning and Zoning

RE: Zoning Amendments R3561A-12 & R2402A-01 and Conditional Uses
CU1686-12 & CU1080-01

The Jefferson County Board of Supervisors was sent a letter by Mr. Fischer on November 20, 2014 objecting to aspects of the Rheingans' operation at W1008 Froelich Road which is under zoning amendment and conditional use listed above. As a result, the matter will be discussed at the Planning and Zoning Committee's meeting on December 29, which begins at 8:30 a.m. in Room 203 of the Jefferson County Courthouse. We are inviting you to be present for the discussion if you so choose.

Should you have any questions, please contact our office.

STEPHEN FISCHER
W986 Froelich Road
Sullivan, WI 53178
262-593-5942

November 20, 2014

Jefferson County Board of Supervisors
Jefferson County Planning and Zoning
Rob Koltz (Zoning Administrator)

~~320 South Main Street~~ *311 S. CENTER AVE.*
Jefferson, WI 53549 *-1701*

On January 19th, 2012 Ken and Sue Rheingans approached the county board for a zoning change to expand. The county board did not grant this request for expansion. I objected citing a number of reasons, see enclosed documents that were read at the meeting of date.

Since that date, the Rheingans have continued with their agenda of expansion, ignoring the county board and my wishes. There has been a series of events, most of which I ignore or tolerate. The latest is what I would call "Band Practice/Percussion Sessions". These drumming sessions emanate from the Rheingans barn building that is situated approximately 60 feet from my property line. The drumming starts in the afternoon and can continue into the night. During the summer I am unable to open my bedroom window and during the winter months I can still hear it with my windows closed. I feel the police would do nothing and view my complaints as annoying at best.

I am reporting this as a violation of both performance standards and zoning.

Sincerely,



Stephen Fischer

DEC 3 2014



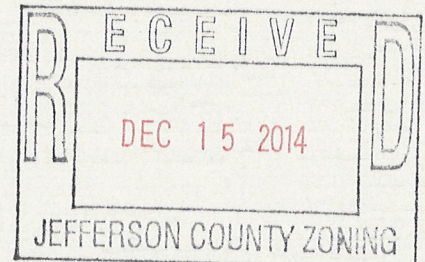
Southwest Surveying & Associates, Inc.

P.O. Box K
Palmyra, WI 53156-0920

(262) 495-4910
(920) 674-4884
swsurveying@kannard.com



Jefferson County Zoning Committee
Jefferson County Planning & Zoning Department
311 S. Center Avenue, Room 201
Jefferson, WI 53549



Date: December 15, 2014

RE: Richard & Dianne Sharratt (Parcel # 014-0614-0944-000)

Dear Committee Members;

Richard & Dianne Sharratt are the owners of the above referenced parcel. A zoning issue has arisen regarding the depot building on their parcel. The depot building has an area that could be a second residence on the parcel. The current zoning is A-1, there is not a way to make this second residence a conforming use within the existing zone.

This parcel has an assessment of over 2 million dollars and is a very unique parcel. One option to gain compliance with the zoning code would be to re-zone the depot building onto a separate parcel with an A-3 zoning and land division. The Sharratt's feel this would be detrimental to the parcel and would cause moving the existing asphalt driveway to be centered a new property line which would involve removing many trees and change the character of the property.

Would the committee consider a zoning amendment to an R-2 zone. This would allow an additional residence by conditional use permit and not involve a land division or any modifications to the parcel. This parcel is within the urban service area of the City of Jefferson. I have enclosed a GIS map of the area that shows the relationship of the parcel to the existing city limits and also the urban service area. Included is a GIS map of the existing parcel with the current aerial photo so you can see the relationship of the existing residence, and the depot building showing the wooded nature of the parcel.

Respectfully Submitted,

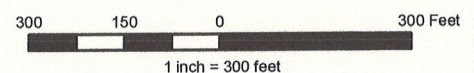
John C Kannard, PLS
Southwest Surveying & Associates, Inc.

Richard & Dianne Sharratt



- | | |
|-----------------------|---------------------|
| 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 |

- | | |
|--|-----------------------------|
| | Limited Urban Service Areas |
| | Urban Service Areas |



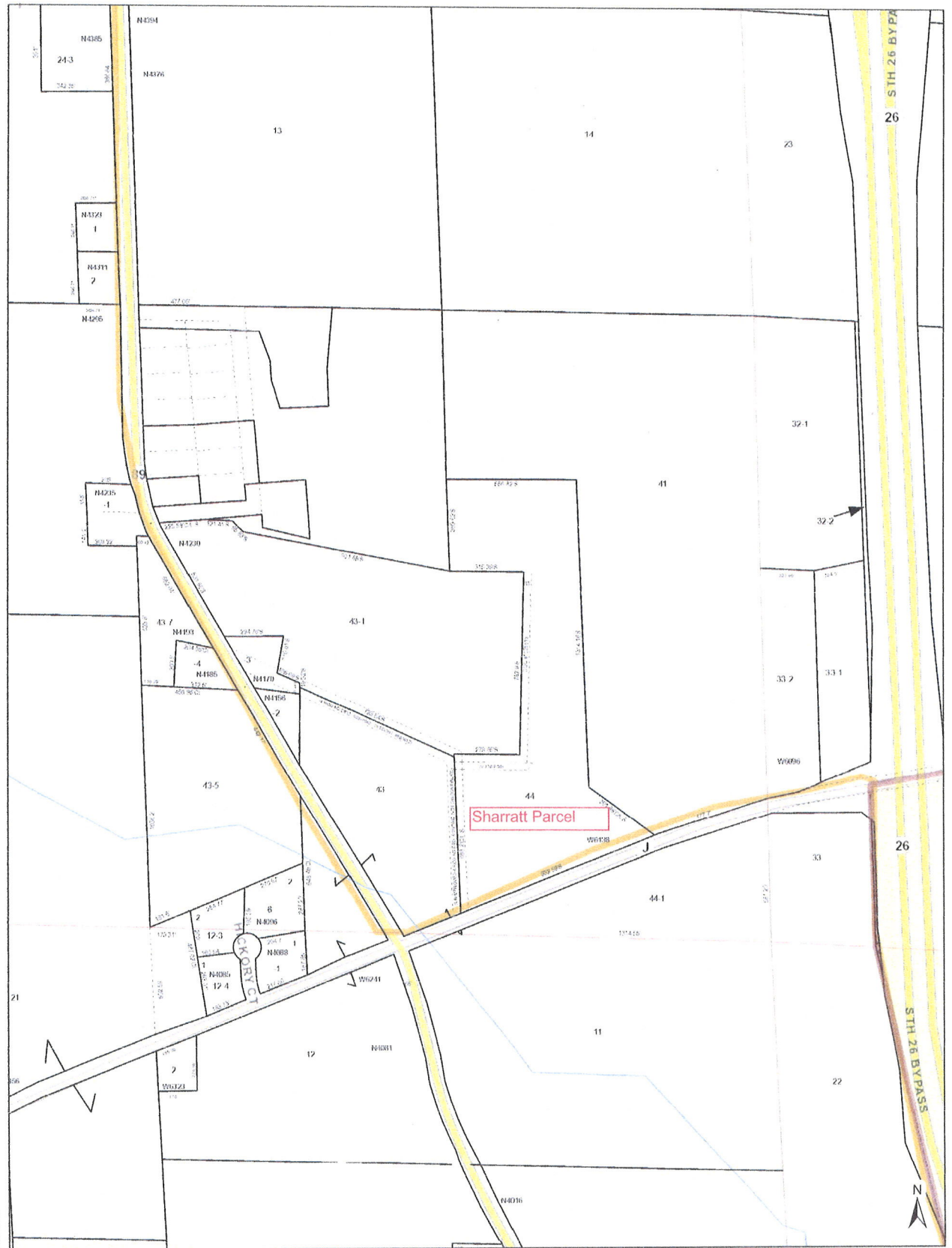
Jefferson County Geographic Information System

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: December 13, 2014

Author:

Richard & Dianne Sharratt



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

410 205 0 410 Feet
1 inch = 400 feet

Printed on: December 13, 2014
Author:

Jefferson County Geographic Information System

DISCLAIMER: This map is not a substitute for an actual field survey or on-site 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.

Deb Magritz

From: Ken Wilkowski <kwsurvey@charter.net>
Sent: Tuesday, December 16, 2014 1:36 PM
To: Rob Klotz
Cc: Deb Magritz
Subject: Tim May CSM
Attachments: j1507csm-w.pdf

Rob

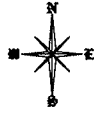
As we discussed on the phone, here is the revised layout of the residential Lot that is to remain R-2. The original approval had the R-2 lot to be 2.00 acres. The owner would like to revised this to 1.42 acres to remain R-2. Could you place this on the agenda for the next committee meeting. If you have any questions, let me know.

Thanks

Ken Wilkowski
KW Surveying Inc.
PO Box 32
Sullivan, Wi 53178
262-593-5800 office
262-370-4160 cell

CERTIFIED SURVEY MAP NO. _____

LOT 3, CERTIFIED SURVEY MAP NO. 3869 AND LANDS IN THE NW 1/4
AND SW 1/4 OF THE NE 1/4 OF SECTION 19, TOWN 8 NORTH, RANGE
16 EAST, TOWN OF IXONIA, JEFFERSON COUNTY, WISCONSIN.



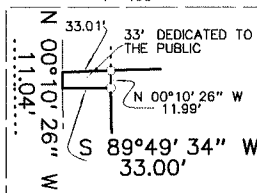
600' 300' 150' 0' 300'

SCALE: 1"=300'

BEARINGS ARE REFERENCED TO THE EAST
LINE OF THE NE 1/4 OF SEC. 19-8-16
AS N 00°15' 03" E (ASSUMED)

- () - INDICATES RECORDED AS
- - INDICATES 3/4" IRON ROD FOUND
- - INDICATES 1" IRON PIPE FOUND
- - INDICATES 3/4" X 18" IRON ROD
SET WEIGHING 1.5 LBS./FT.

DETAIL
1"=100'



LOT 1

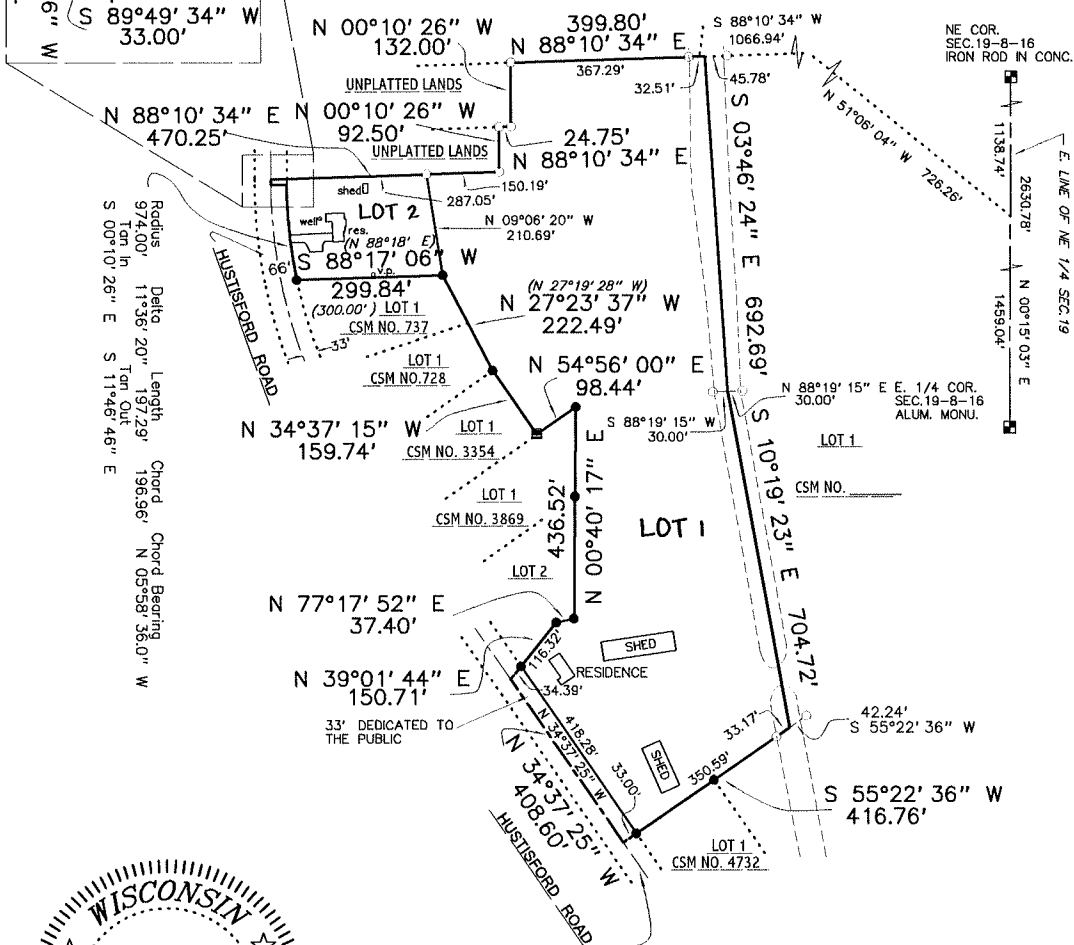
Petition #R3738A Zoning A-2
Check for subsequent zoning changes
with Jefferson County Zoning

LOT 2

Zoning R-2
Check for subsequent zoning changes
with Jefferson County Zoning

LOT	AREA
1	679691 sq.ft.
2	62013 sq.ft.

UNPLATTED LANDS



Owner: TIMOTHY MAY
Address: W4382 CTH O
WATERTOWN, WI 53098

KW SURVEYING, INC.
725 PALMYRA STREET
P.O. BOX 32
SULLIVAN, WI. 53178
(262)-593-5800

DATED THIS 4TH DAY OF DECEMBER, 2014.

SHEET 1 OF 3

THIS INSTRUMENT WAS DRAFTED BY KENNETH J. WILKOWSKI, S-1841

JOB NO. 1507-W