

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, JANUARY 26, 2015

- 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**
- 7. Approval of December 29, 2014, January 12, 2015 and January 15, 2015 Meeting Minutes**
- 8. Monthly Financial Report for Land Information Office – Andy Erdman**
- 9. Monthly Financial Report for Zoning – Rob Klotz**
- 10. Comprehensive Plan and Agricultural Preservation and Land Use Plan Annual Review**
- 11. Review of and Possible Action on a Resolution for St Mary Magdalene Cemetery 2015 Addition**
- 12. Review of and Possible Action on Request for Modification of Petition R3757A-14 for Joshua Davis on PIN 030-0813-1412-002, Approved by the Planning and Zoning Committee on November 24, 2014 and by County Board on December 9, 2014**
- 13. Review of Postponement on Petition R3777A-14 for Adrian and Melissa Zirbel on PIN 020-0814-2233-001 in the Town of Milford, Presented in Public Hearing on December 18, 2014**
- 14. Decisions on Petitions Presented in Public Hearing on January 15, 2015:**
R3779A-15 – Breakout Investments/Thomas & Leigh Cheesebro Property, Town of Sullivan
R3780A-15 – Shirley Wagi/Lucht-View LLC Property, Town of Hebron
R3781A-15 – John & Nancy Burton, Town of Palmyra

R3782A-15 & R3783A-15 – Dave Froelich/Floyd & Sally Froelich Trust Property, Town of Sullivan

CU1807-15 – Jake Kelchner/Jacob, Robert & Judith Kelchner Property, Town of Concord

CU1808-15 – Russell Hartwig, Town of Farmington

CU1809-15 – Wagi Apartments LLC, Town of Hebron

CU1810-15 – Dustin & Melissa Stanul, Town of Koshkonong

15. Possible Future Agenda Items

Wind Energy Ordinance

Agricultural Uses in a Natural Resource zone with conditional use

16. Upcoming Meeting Dates

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

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

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

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

17. 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, DECEMBER 29, 2014**

- 1. Call to Order**
The meeting was called to order by Chairman Nass at 8:30 a.m.
- 2. Roll Call**
Nass, Reese, Rinard and Jaeckel were present. David was absent and excused.
- 3. Certification of Compliance with the Open Meetings Law**
Reese verified that the meeting was being held in compliance with open meetings law requirements.
- 4. Review of the Agenda**
Decisions on Petitions R3774A-14 & CU1804-14 in agenda item #15 were moved to immediately follow agenda item #7 in order to accommodate a member of the audience.
- 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. Approval of November 24, December 15 and December 18, 2014 Committee Minutes**
Motion by Reese, seconded by Jaeckel to approve the November 24 minutes as presented. Motion carried on a voice vote with no objection. Motion by Reese, seconded by Rinard to approve the December 15 minutes as presented. Motion carried on a voice vote with no objection. Motion by Jaeckel, seconded by Reese to approve the December 18 minutes as presented. Motion carried on a voice vote with no objection.
- 7. Communications**
There were no communications for discussion.

***PLEASE SEE THE INDIVIDUAL FILE FOR A COMPLETE RECORD OF THE
FOLLOWING DECISION:***

- 15. Decisions on Petitions Presented in Public Hearing on December 18, 2014:**
APPROVED WITH CONDITIONS R3774A-14 on a motion by Nass, seconded by Jaeckel & **POSTPONED** CU1804-14 on a motion by Reese, seconded by Rinard, for Duane & Anita Bennett, **N9045 CTH Q**, Town of Milford. Both motions carried on voice votes with no objection.
- 8. Determination of Completeness for Hartwig Poultry at N5966 Christberg Road, Town of Farmington on PIN 008-0715-2013-000**

A roll call vote was taken, with Reese, Nass, Jaeckel and Rinard present. Klotz explained the request and the notice from the Land and Water Conservation Department finding the application complete. Motion by Jaeckel, seconded by Nass to find the application complete and to forward the request for conditional use to public hearing. Motion carried on a roll call vote with Reese, Nass, Jaeckel and Rinard all voting in favor.

9. **Monthly Financial Report for Land Information Office – Andy Erdman**
Erdman was not available to give his report.
10. **Monthly Financial Report for Zoning – Rob Klotz**
Klotz reported that the Planning and Zoning Department was ending the year strong. He is not changing his projections substantially for 2015.
11. **Discussion and Possible Action on Zoning Amendments and Conditional Uses for the Kenneth & Susan Rheingans Property at W1008 Froelich Rd, Town of Sullivan**
Rheingans began by explaining that he is approved for up to 30 days of events per year, each with up to 400 people present, and for events with up to 50 people whenever he would like. Currently he operates one four-day event, and two five-day events. He further explained. His neighbor, Mr. Fischer stated his complaints regarding the duration of porta-potties on site, traffic, drumming, Huber-Law inmates working in the gardens and generally just continuous activity on the property. Rheingans explained that young people were practicing music for mainly Saturday night meetings at his house. Another young person had been practicing drums on his property but stopped when asked. He feels that he has tried to be accommodating and explained his attempts. He also noted that he is applying for additional rezoning and conditional use for expansion. Mr. Fischer continued by saying that Rheingans has continuous events, such as a fall celebration, bicycle events- satellite events that occur between major events. Nass asked Rheingans for a calendar of events.
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**
Klotz explained this request. Mr. Sharratt noted that his depot was not previously set up to be living quarters, nor is it being used that way currently. It has its own well, but shares a septic system. Nass asked if the Committee was amenable to changing the plan for this, and each of the members present said no. Klotz laid out options for the property owner.
13. **Reconsideration of Petition R3768A-14 for Charles & Thomas Jacobson, Town of Sumner**
Klotz explained that this was not a farm consolidation as previously thought. Motion by Nass, seconded by Reese to modify the previous decision to include the need for an affidavit. Motion carried on a voice vote with no objection.
14. **Reconsideration of Petition R3738A-14 for Timothy May, Town of Ixonia**
Klotz described this request. Motion by Nass, seconded by Jaeckel to approve the modification and required that it be shown on the final map.

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

- 15. Decisions on Petitions Presented in Public Hearing on December 18, 2014:**
APPROVED WITH CONDITIONS R3772A-14 on a motion by Jaeckel, seconded by Reese & R3773A-14 on a motion by Nass, seconded by Jaeckel for Dan Petty/Claude Klettke and Daniel & Debbie Petty Trust Properties, **N3932 CTH N**, Town of Jefferson. Both motions carried on voice votes with no objection.
APPROVED WITH CONDITIONS R3774A-14 on a motion by Nass, seconded by Jaeckel & **POSTPON ED** CU1804-14 on a motion by Reese, seconded by Rinard for Duane & Anita Bennett, **N9045 CTH Q**, Town of Milford. Both motions carried on voice votes with no objection.
APPROVED WITH CONDITIONS R3775A-14 on a motion by Jaeckel, seconded by Reese & CU1805-14 on a motion by Nass, seconded by Jaeckel for Michael Blackburn, **W9595 CTH C**, Town of Oakland. Both motions carried on voice votes with no objection
APPROVED WITH CONDITIONS R3776A-14 – Gary & Jill Gramley, **W7526 Koshkonong Mounds Road**, Town of Koshkonong on a motion by Jaeckel, seconded by Reese. Motion carried on a voice vote with no objection.
POSTPONED FOR REDESIGN R3777A-14 – Adrian & Melissa Zirbel, **N8138 West Road**, Town of Milford on a motion by Nass, seconded by Reese. Motion carried on a voice vote with no objection.
APPROVED WITH CONDITIONS R3778A-14 – Thomas & Colleen Schlieve, **W1965 Mystic Court**, Town of Ixonia on a motion by Jaeckel, seconded by Rinard. Motion carried on a voice vote with no objection.
APPROVED WITH CONDITIONS CU1806-14 – Janice Bartel, **W245 CTH CW**, Town of Ixonia on a motion by Reese, seconded by Jaeckel. Motion carried on a voice vote with no objection.
- 16. Possible Future Agenda Items**
Wind Energy Ordinance
Agricultural uses in a Natural Resource zone with conditional use
Discussion regarding W7730 Lamp Road
- 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**
Motion by Reese, seconded by Rinard to adjourn at 10:30 a.m. Motion carried on a voice vote with no objection.

Don Reese, Secretary

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

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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, JANUARY 12, 2015**

- 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 Rob Klotz, Michelle Staff and Deb Magritz of the Planning and Zoning Department.
- 3. Certification of Compliance with the Open Meetings Law**
Klotz verified that the meeting was being held in compliance with open meetings law requirements.
- 4. Review of the 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-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.

The Committee left at 8:07 for the following inspections:

- 7. Site Inspections – Petitions to be Presented in Public Hearing on January 15, 2015:**
CU1808-15 – Russell Hartwig, **N5966 Christberg Rd**, Town of Farmington
CU1807-15 – Jake Kelchner/Jacob, Robert & Judith Kelchner Property, **W1536 CTH B**, Town of Concord
R3779A-15 – Breakout Investments/Thomas & Leigh Cheesebro Property, **W2355 USH 18**, Town of Sullivan
R3782A-15 & R3783A-15 – Dave Froelich, **W1926 Froelich Rd**, Town of Sullivan
R3781A-15 – John & Nancy Burton, **W149 Hooper Rd**, Town of Palmyra
R3780A-15 – Shirley Wagi/Lucht-View LLC Property, **N2732 Koch Road**, Town of Hebron
CU1809 – Wagi Apartments LLC, **W3775 STH 106**, Town of Hebron
CU1810-15 – Dustin & Melissa Stanul, **W5012 Bark River Rd**, Town of Koshkonong
- 8. Adjourn**
Motion by Reese, seconded by David to adjourn the meeting at 9:50 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.

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.

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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: January 15, 2015

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 pm.
2. **Roll Call**
Committee members in attendance at 7:00 were Jaeckel, Nass, Reese, David and Rinard. 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 proposed to the agenda.
5. **Explanation of Process by Committee Chair**
Chairman Nass explained the process of the public hearing.
6. **Public Hearing**
Klotz 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, January 15, 2015, 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 EXCLUSIVE AGRICULTURAL A-1 TO I, INDUSTRIAL

R3779A-15 – Breakout Investments/Thomas & Leigh Cheesebro Property: Rezone 1 acre of PIN 026-0616-0631-000 (33.522 Acres) for its inclusion with adjoining property already zoned Industrial. The site is near **W2355 USH 18** in the Town of Sullivan.

Petitioner: Scott Bryer, W2355 USH 18 - They would like to purchase and rezone a one acre parcel immediately west of their self-storage units. The petitioner would like to build more storage units. In response to Ms. Reynolds comments, the petitioner stated that her statements were inaccurate and that he will be contacting his legal counsel on this issue.

Comments in Favor: None

Comments Opposed: Lucille Reynolds, W2374 STH 18 - Reynolds lives across the road from the property. Reynolds read a written statement and submitted it to the Planning and Zoning Committee. She has several concerns such as wetlands, prime farmland, they have present storage with 84 units, future building sites shown on previous plans, states concerns from the Department of Commerce letter that is in the file, etc. Her written statement is in the file.

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 had concerns that the current buildings do not meet lot line setbacks.

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

R3780A-15 – Shirley Wagi/Lucht-View LLC Property: Create a 2.5-acre farm consolidation lot at **N2732 Koch Road** in the Town of Hebron from part of PIN 010-0515-1224-000 (40 Acres).

Petitioner: Shirley Wagi, W3359 Lower Hebron Road - They are trying to create a farm consolidation with 2.5 acres. They have persons interested in buying the buildings. The petitioner verified that the homestead is older than 1975. Wagi stated that the septic system is east of the house.

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 the petitioner for the location of the septic system.

R3781A-15 – John & Nancy Burton: Create a 2.8-acre A-3 zone utilizing consolidation of parcels of record on PIN 024-0516-0144-003 (31.33 Acres). The site is in the Town of Palmyra near **W149 Hooper Road**.

Petitioner: John Burton, S69 W39606 CTH N, Eagle, WI – He would like to move the splits from the north side of the road to the south and create a building site.

Comments in Favor: None

Comments Opposed: None

Questions from the Committee: None

Town Response: Larry Kau, Town of Palmyra Chair was present and the Town of Palmyra had no objections.

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

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

R3782A-15 & R3783A-15 – Dave Froelich/Floyd & Sally Froelich Trust Property: Create a 2-ac A-3 zone around the home at **W1926 Froelich Road** and a 22-acre Natural Resource zone adjacent to it. The sites are in the Town of Sullivan on PIN 026-0616-0823-000 (40.153 Acres), 026-0616-0824-000 (18.46 Acres) and 026-0616-0831-000 (10.004 Acres).

Petitioner: Dave Froelich, W1940 Froelich Road – They have someone interested in the residence and would like to split off the residence.

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

CU1807-15 – Jake Kelchner/Jacob, Robert & Judith Kelchner Property: Allow a conditional home occupation heating and air conditioning business at **W1536 CTH B** in the Town of Concord. The property is on PIN 006-0716-1631-000 (3 Acres) in an A-3, Agricultural and Rural Residential zone.

Petitioner: Jake Kelchner, W1536 CTH B – The petitioner would like run his business out of this property. There are parts being stored in the building; he is a service contractor and they store materials in the building and take it to the job site. Currently the only employees for the business are his father, brother and himself. There will be only a work van outside, otherwise no other outside storage.

Comments in Favor: Robert Kelchner, 406 Talcott Ave Fort Atkinson, WI in favor.
Brian Kelchner, Town of Sullivan in favor.

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.

CU1808-15 – Russell Hartwig: Conditional use to allow expansion of the existing poultry/egg production operation at **N5966 Christberg Road** in the Town of Farmington from the current 20,000 birds up to 30,000 birds. The site is zoned A-1 Agricultural on PIN 008-0715-2013-000 (30.548 Acres).

Roll call taken with Nass, Reese, David, Rinard and Jackel signifying their presence.

Petitioner: Steve Hartwig - Hartwig explained the process they have already gone through and that they would like to expand. They will be constructing a new building and adding 10,000 birds. The petitioner praised Cicero on her help with the paperwork for this petition.

Comments in Favor: None

Comments Opposed: None

Questions from the Committee: None

Town Response: Reese, Town of Farmington Chair, stated that the Town reviewed the proposal and had no objection.

Staff Report: Patricia Cicero from Jefferson County Land and Water Conservation Department explained some uniqueness about the proposal and gave clarification about manure management/storage. Staff report given by Robert Klotz and now on file in the Zoning Department.

CU1809-15 – Wagi Apartments LLC: Conditional use to allow use of the property at **W3775 STH 106** as a duplex. The property is in the Town of Hebron, on PIN 010-0615-3344-004 (0.756 Acres) and is zoned R-2, Residential.

Petitioner: John Wagi, W3359 Lower Hebron Road – The petitioner would like to create a one-bedroom efficiency apartment in the basement of this residence. Klotz asked them the total number of bedrooms. Shirley Wagi, W3359 Lower Hebron Road answered that there are two bedrooms on the first floor and one bedroom in the basement. She stated that there is only one couple on the first floor at this time. She also commented that they haven't had any problems with the septic system and only have three people in the structure. Mrs. Wagi stated that they have not contacted the Town Building inspector.

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 the petitioner the number bedrooms. Klotz explained the options when adding additional bedrooms to the structure. Klotz stated that the Committee will make the decision on which option will apply if this proposal was to be approved. Klotz asked the petitioner if they have contacted the Town Building inspector.

CU1810-15 – Dustin & Melissa Stanul: Allow a conditional home occupation landscaping business at **W5012 Bark River Road** in the Town of Koshkonong. The property is on PIN 016-0514-0113-003 (2.509 Acres) and is zoned A-3, Agricultural and Rural Residential.

Petitioner: Dustin Stanul, W5012 Bark River Road – Stanul explained that he has a small landscaping business. He stated that he does have a trailer that can't be stored in the building but other than that there would be no outside storage. Stanul listed all of the equipment being stored in the shed and stated that there would be no outside storage of materials. Petitioner explained that he has materials shipped to the job site and/or he picks up the materials directly from the supplier and takes it to the site.

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.

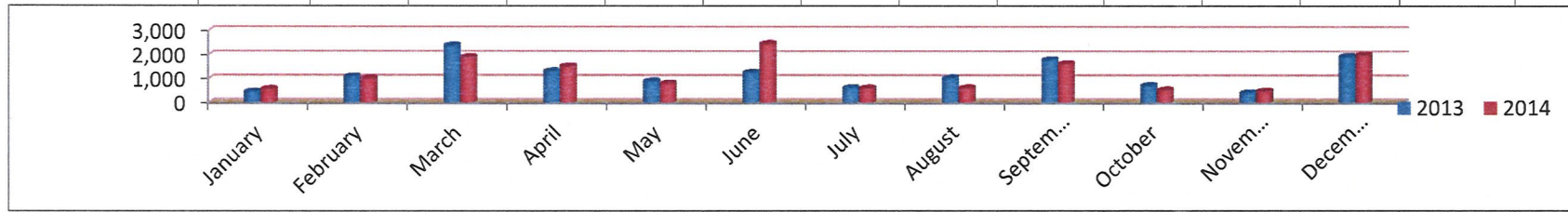
Staff Report: Staff report given by Robert Klotz and now on file in the Zoning Department. Klotz explained the petition.

Motion by Jaeckel, seconded by Reese to adjourn the meeting at 7:40 pm. Motion passed on a voice vote with no objection.

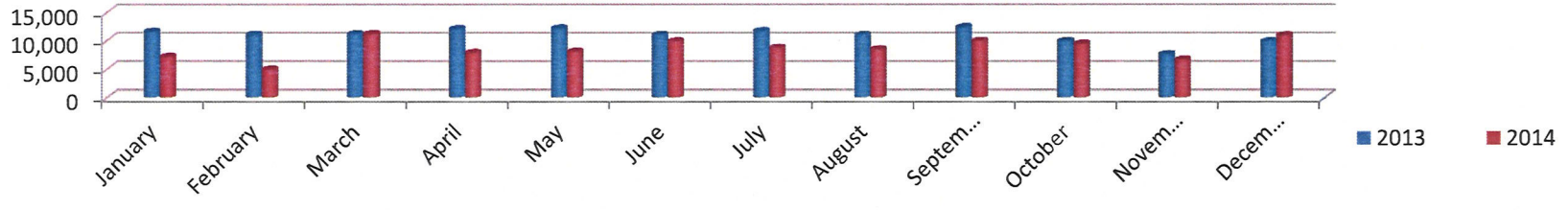
Don Reese, Secretary

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

Real Estate Accounts 1301.451006 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	1,525	820	2,469	617	624	1,636	546	492	2,003	14,254	14,700	97.0%

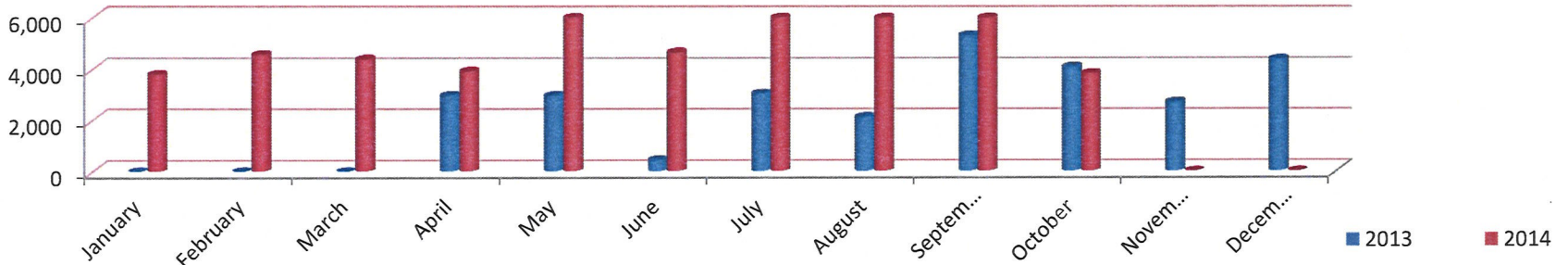


Land Records Mod. Revenue Accounts 1303.451008 1303.451305	January	February	March	April	May	June	July	August	September	October	November	December	Total	Budget	% of Budget
2013	11,600	11,087	11,181	12,110	12,215	11,061	11,749	11,040	12,409	9,944	7,672	9,932	132,000	146,020	90.4%
2014	7,120	4,936	11,179	7,850	8,056	9,894	8,758	8,466	9,991	9,464	6,695	10,963	103,372	137,760	75.0%



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

Land Surveyor Revenue Account 1311.474175	January	February	March	April	May	June	July	August	September	October	November	December	Total	Budget	% of Budget
2013	0	0	0	2,963	2,963	450	3,038	2,125	5,313	4,088	2,700	4,375	28,015	39,200	71.5%
2014	3,787	4,550	4,375	3,912	6,450	4,638	6,825	7,300	7,212	3,825	0	0	52,874	37,000	142.9%



Jefferson County Planning and Zoning Department
Monthly Ledger Report
01-20-2015

	OP	PPC	MC	PSS(STF	FQAS	FAA	FPFC	SRFWF	WFG	Refunds	2015 Totals	2014 Total	Diff
MTH	7101.432099	7101.451002	7101.472003	7101.432002	7101.458010	7101.458015	7101.458014	7101.458001	7101.458002	7102.421001				
Jan	2,525.00	181.88		325.00	250.00						1,500.00	3,281.88	6,832.86	-3550.98
Feb													10,165.62	-10165.62
Mar													9,843.03	-9843.03
Apr													13,562.09	-13562.09
May													16,253.03	-16253.03
June													16,150.51	-16150.51
July													20,802.00	-20802
Aug													23,015.79	-23015.79
Sept													25,195.29	-25195.29
Oct													12,805.14	-12805.14
Nov													13,848.22	-13848.22
Dec													10,000.29	-10000.29
Total	2,525.00	181.88		325.00	250.00						1,500.00	3,281.88	178,473.87	-175191.99

2014 Actual Zoning Deposit:\$178,473.87

2015 Budget Revenues: Please Enter Revenues

2015 Deposits YTD:\$3,281.88

RESOLUTION NO. 2015

Approval of St. Mary Magdalene Cemetery 2015 Addition

WHEREAS, cemetery plats are required to be approved by County Board per Section 157.07(1) of the Wisconsin State Statutes, and

WHEREAS, the County Surveyor's office has reviewed the St. Mary Magdalene Cemetery 2015 Addition for platting requirements as per § 157.07, and

WHEREAS, the Planning and Zoning Committee has recommended approval of this plat by the Jefferson County Board of Supervisors,

NOW, THEREFORE, BE IT RESOLVED that the Jefferson County Board of Supervisors approves the St. Mary Magdalene Cemetery 2015 Addition.

Fiscal Note: None

Ayes _____ Noes _____ Abstain _____ Absent _____ Vacant _____

Requested by
Jefferson County Planning and Zoning Committee

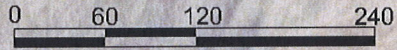
Date March 10, 2015

Michelle J. Staff:12-29-14 APPROVED: Administrator _____; Corp. Counsel _____; Finance Director _____

Parts of the NW 1/4 of the NE 1/4 and the SW 1/4 of the NE 1/4,
all in Section 14, T.8N., R.13E., Town of Waterloo, Jefferson
County, Wisconsin.

Petition # _____ Zoning _____
Check for subsequent zoning changes
with Jefferson County Zoning

Scale 1" = 120'



Prepared for:
Joshua Davis
W7877 Kowski Ln.
Waterloo, WI 53594

Referred to the
Jefferson County
Coordinate
System.



Legend:

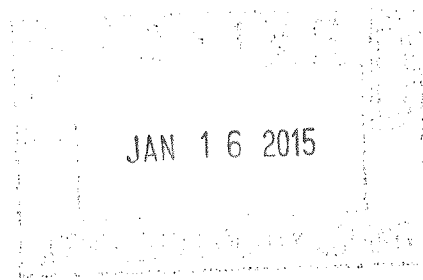
- = 3/4" dia. iron rod found unless otherwise noted
○ = 3/4" X 18" rebar set 1.5lbs. per Lineal Foot

Parentheses indicate recorded as values.

KOWSKI LANE

C. 1/4 Cor.,
Sec. 14,
1 1/2" pipe
Found

January 16, 2015
Adrian & Melissa Zirbel
920-988-9847
N8138 West Rd
Watertown, WI 53094



Jefferson County Planning and Zoning Committee
311 South Center Ave
Jefferson, WI 53549
Re: Zoning Amendment R3777A-14- Letter Dated 12-29-14
Rezone Parcel #020-0814-2233-001

Dear Jefferson County Planning and Zoning Committee:

We have received your letter regarding our petition to re-zone the property at the above mentioned address. We understand your concerns and respect the Jefferson County Agricultural Preservation and Land Use Plan. We also understand that the soil in this location was deemed "Prime" in the past soil tests done back in the 1970's. That being said, we are asking you to please consider the changes in the soil & the land use since 1970.

The entire portion of the property in which we are requesting to re-zone is 100% wooded. (Please see the enclosed pictures) The trees were planted in the mid 1970's and as you can see from the aerial pictures, they are throughout the parcel.

In addition, we have found that approximately 95% of the trees planted are black walnut trees which contain a substance called juglone (a toxic chemical) that travels into the soil. It inhibits the growth of other vegetation or just plain kills them if already established. The toxin is contained in every part of the tree but strongest in the root system. In fact, the black walnuts toxic effects on other plants will continue for years and years even after the trees are harvested. This is due to the juglone remaining in the roots which stay in the ground and continue to give off this toxin.

Jefferson County Planning and Zoning Committee
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Your recommendation allowed (2) acres with the existing home and (1) acre for the new building site, that would leave a very small amount of (1.5) acres to be left in the A1 zone.

We are asking you to please reconsider our original request to divide this (4.5) acre parcel into (3) A3 lots. We believe as the property owners that this land is better suited for rural residential vs. agricultural due to the Black Walnut tree toxins and the area being fully wooded which would incur high costs to remove and prepare.

Thank you for your time and consideration.

Please see the included plot plan & pictures for additional information.
Thank you.

Sincerely,

Adrian & Melissa Zirbel

Enclosures;
CSM
Plot Plan
Aerial Pictures
Fact Sheet

Black Walnut Toxicity

Ann Joy and Brian Hudelson, UW-Madison Plant Pathology
 Laura Jull, UW-Madison Horticulture

What is black walnut toxicity? Black walnut trees (*Juglans nigra*) produce a toxic substance (called juglone) that prevents many plants from growing under or near them. Related trees like butternut (*J. cinerea*) and shagbark hickory (*Carya ovata*) also produce



Wilting of eggplant due to black walnut toxicity.

juglone, but in lower concentrations than black walnut. Juglone occurs in all parts of black walnut trees, but especially in buds, nut hulls and roots. The toxic effects of a mature black walnut tree can extend 50 to 80 feet from the trunk of the tree, with the greatest toxicity occurring within the tree's dripline. In this area, plants susceptible to juglone may wilt or die; plants tolerant to juglone will grow normally. Vegetables such as tomato, potato, eggplant and pepper, and ornamentals such as lilac, peony, rhododendron and azalea are particularly sensitive to juglone.

What do the effects of black walnut toxicity look like?

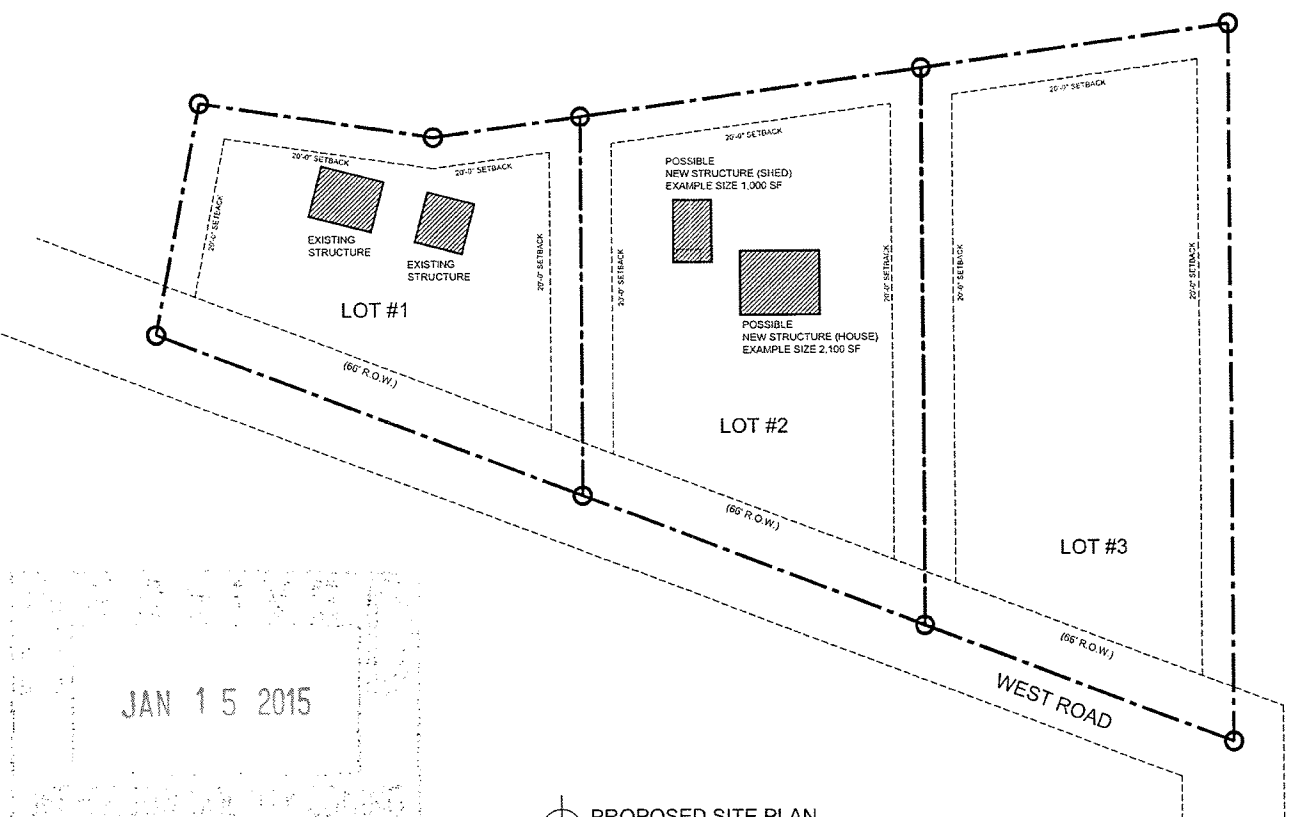
Plants sensitive to juglone may be stunted, have yellow or brown, twisted leaves, exhibit wilting of some or all plant parts, and die over time. Often, the vascular (i.e., water-conducting) tissue of affected plants will be discolored. Symptoms may occur rapidly, even within a few days after sensitive species are transplanted into a walnut tree's root zone. Alternatively, some plants may survive for years near a young walnut tree, but will wilt and die as the tree increases in size. Black walnut toxicity can be confused with wilts caused by bacterial and fungal

pathogens (e.g., see University of Wisconsin Garden Facts X1008), herbicide injury (see University of Wisconsin Garden Facts X1004), or drought.

How do I avoid problems with black walnut toxicity? There is no cure for a plant affected by walnut toxicity. Removing a walnut tree may not be practical as the tree could be the focal point in a landscape. In addition, even if a walnut tree is removed, juglones will not immediately be eliminated, because it is next to impossible to remove all root pieces from the soil and remaining pieces may continue to exude toxins for several years as they decay.

When establishing a garden around a walnut tree, try to plant species that are tolerant to juglone (see table on the reverse side). If you are growing sensitive species near a walnut tree, transplant them elsewhere in your garden. If you must grow sensitive plants near a black walnut, keep beds free of walnut leaves and hulls and remove walnut seedlings as they appear. Growing shallow rooted woody and herbaceous plants, and improving drainage can also diminish the effects of juglone. Alternatively, consider building raised beds with wood, stone, or concrete barriers that limit root growth through and under the beds.

When disposing of bark and wood from a walnut tree, do not use these materials for mulch.



RECEIVED
JAN 15 2015
PLANNING DEPARTMENT

PROPOSED SITE PLAN
SCALE: not to scale

JEFFERSON COUNTY

PRELIMINARY REVIEW FOR CERTIFIED SURVEY

A division of land located in the SW 1/4, SW 1/4 of Section 22, Town 8 N, Range 14 E,
Town of Milford, Jefferson County, Wisconsin, on Parcel Number(s) 020-0814-2233-001

Owner: Adrian & Melissa Zirbel
Address: N8138 West Road
City, ST Zip: Watertown, WI 53094
Phone: _____

Surveyor: Holland & Thomas, LLC
Address: 202 West Street
City, ST Zip: Johnson Creek, WI 53038
Phone: 920-699-3305

- ☐ Rezoning
☒ Allowed Division within an Existing Zoning District
☐ Survey of Existing Parcel

Date Submitted: _____
Revised: _____

Note to be placed on final CSM

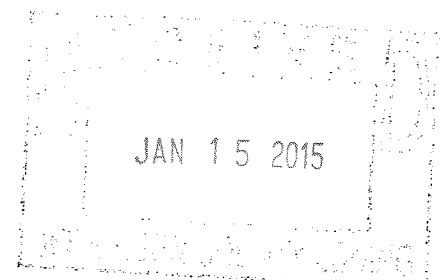
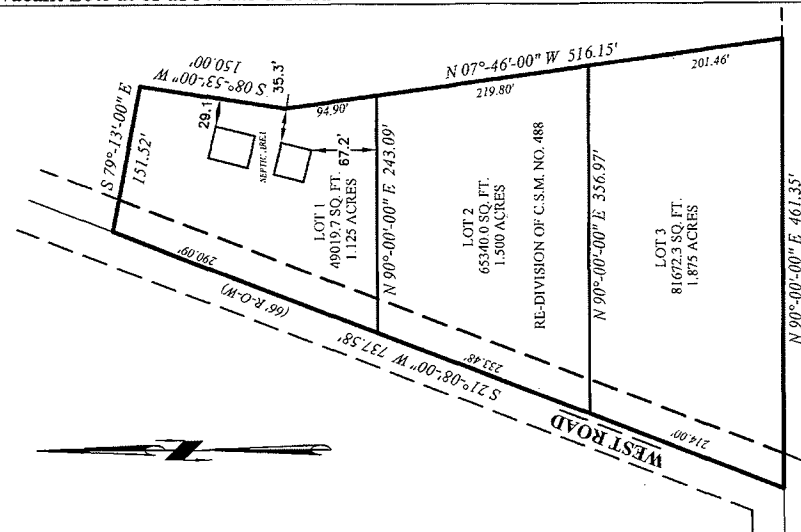
Petition # _____ Zoning _____

Check for subsequent zoning changes with
Jefferson County Planning and Zoning Department.

In addition to the info required by Section 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 the proper division.
- Location of access to a public road, approved by the agency having jurisdiction over the road.
- All lands reserved for future public acquisition.
- Date of the map
- Graphic Scale

Intent and Description of Parcel to be Divided: To re-divided the C.S.M. into 3 A-3 Lots. Existing home on
Lot 1 with two vacant Lots at or above 1.5 acre each.



Town Board Approval _____ Date _____
(Includes Access approval if applicable)
County Highway Approval _____ Date _____
(If applicable)
Extraterritorial Approval _____ Date _____
(If applicable)
County Surveyor Approval _____ Date _____
Zoning Office Approval _____ Date _____

Please submit four copies to Jefferson County Planning & Zoning, 311 S Center Ave. Room 201, Jefferson, WI 53549





n8138 West Rd, Watertown, WI 53094

My Notes



On the go? Use **m.bing.com** to find maps, directions, businesses, and more

