

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, FEBRUARY 23, 2015

- 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 January 26, February 16 and February 19 Committee Minutes**
- 7. Communications**
- 8. Monthly Financial Report for Land Information Office – Andy Erdman**
- 9. Monthly Financial Report for Zoning – Rob Klotz**
- 10. Decision on Time Allowed for the Installation of a Septic System as Required by CU1809-15 for John and Shirley Wagi, Approved on January 26, 2014**
- 11. Decision on Petitions Presented in Public Hearing on January 15 and Postponed by the Planning and Zoning Committee on January 26**
R3779A-15 – Breakout Investments/Thomas & Leigh Cheesebro Property, Town of Sullivan
R3781A-15 - John and Nancy Burton, Town of Palmyra
- 12. Decisions on Petitions Presented in Public Hearing on February 19, 2015:**
R3784A-15 & CU1811-15 – Steve Smith/Richard Smith & Jessica Duncan Property, Town of Sullivan
R3785A-15 & R3786A-15 – Mark Hildebrand/Mark Hildebrand & Paul Redenius Property, Town of Cold Spring
R3787A-15 – Dennis Stilling, Town of Aztalan
R3788A-15 – Kutz Farms LLC, Town of Jefferson
R3789A-15 – Bennett Brantmeier/Edward & Caroline Soleska Property, Town of Jefferson
R3790A-15 & CU1812-15 – Derek Kramer/Derek Kramer, Joseph Kelly Jr & Karen Kelly Properties, Town of Concord

R3791A-15 – Derek Kramer, Town of Concord
R3792A-15 - William Gaugert, Town of Sullivan
CU1813-15 – Ronald & Sylvia Essex, Town of Farmington

13. **Enbridge Pipeline Discussion**
14. **Discussion of Proposed State Budget and its Effect on Zoning, Solid Waste and POWTS**
15. **Discussion of LEAN Project**
16. **Possible Future Agenda Items**
 - Rezone fee to support purchase of ag easements by Jefferson County
 - Wind energy ordinance
 - Agricultural uses in a Natural Resource zone with conditional use
17. **Upcoming Meeting Dates**
 - 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
 - April 13, 8:00 a.m. – Site Inspections Beginning in Courthouse Room 203
 - April 16, 7:00 p.m. – Public Hearing in Courthouse Room 203
 - April 27, 8:30 a.m. – Decision Meeting in Courthouse Room 203
18. **Adjourn**

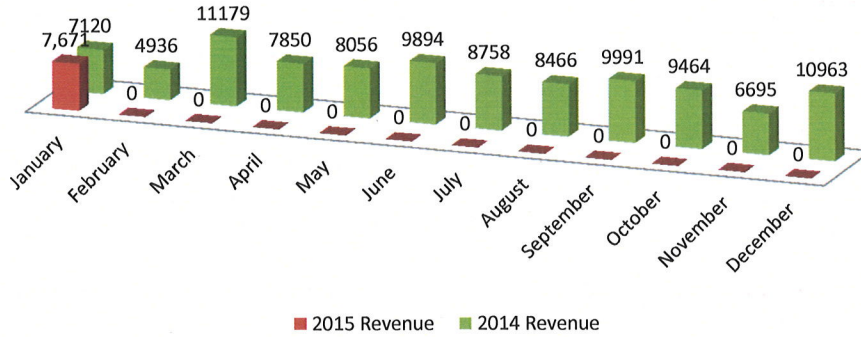
If you have questions regarding the petitions, please contact the Zoning Department at 920-674-7131. Petition files referenced on this agenda may be viewed in Courthouse Room 201 between the hours of 8:00 a.m. and 4:30 p.m., Monday through Friday, excluding holidays. Materials covering other agenda items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

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.

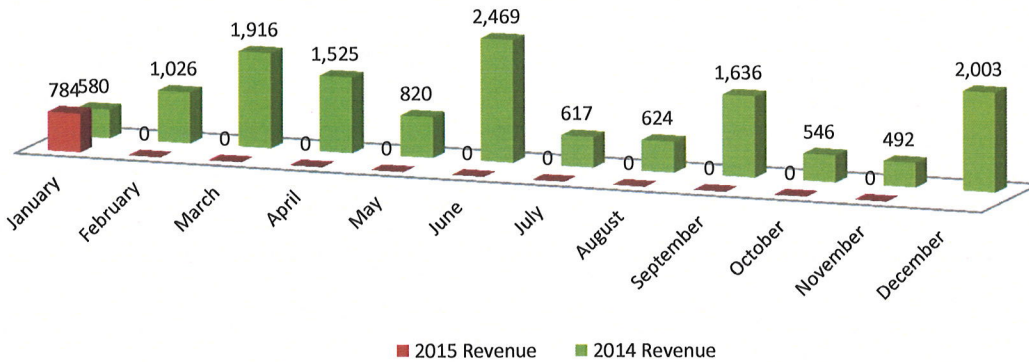
A digital recording of the meeting will be available in the Zoning Department upon request.

January 2015 Land Information Office Monthly Revenue Chart Comparison to Prior Year

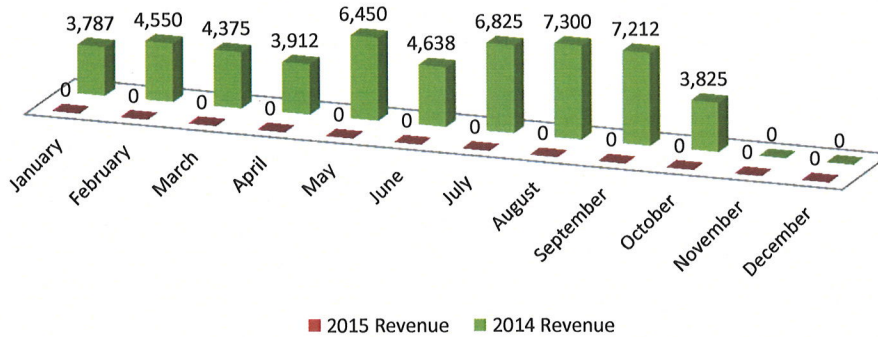
Land Records Modernization Program Revenue



Map Sales and Remote Access Subscription Revenue



County Land Surveyor Revenue



Jefferson County Planning and Zoning Department
Monthly Ledger Report
02-18-2015

	OP	PPC	MC	PSS (STP	FOAS	FPA	PPFC	SREWF	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	5,845.00	519.30		1,750.00	300.00						1,500.00	8,414.30	6,832.86	1581.44
Feb	4,355.00	160.00		375.00								4,890.00	10,165.62	-5275.62
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	10,200.00	679.30		2,125.00	300.00						1,500.00	13,304.30	178,473.87	-165169.57

2014 Actual Zoning Deposit:\$178,473.87

2015 Budget Revenues: Please Enter Revenues

2015 Deposits YTD:\$13,304.30

JEFFERSON COUNTY
PRELIMINARY REVIEW FOR CERTIFIED SURVEY

A Division of land located in the NE 1/4 of the SW 1/4 of Section 6, Township 6N, Range 16E
Town of Sullivan, Jefferson County, Wisconsin, on Parcel Number 026-0616-0631-000

Owner: THOMAS E CHEESEBRO
Address: N4561 DUCK CREEK RD
HELENVILLE, WI 53137
Phone: 262-470-2173

Surveyor: KW SURVEYING INC.
Address: P.O. BOX 32
SULLIVAN, WI 53178
Phone: 262-593-5800

- ☒ Rezoning
☐ Allowed Division within Existing Zone
☐ Farm Consolidation in an existing A-1 Zone
☐ 35+ Acre Lot in A-1 Zone
☐ Survey of Existing Parcel

Intent and Description of Parcel to be Divided:

REZONE 1.00 ACRE OF AGRICULTURAL ZONE AND ADD TO ADJOINING
INDUSTRIAL ZONE FOR CONSTRUCTION OF STORAGE BUILDINGS.

In addition to the info required by Sec.
236.34 of State Statutes, Sec. 15.04(1) of
the Jefferson County Land
Division/Subdivision Ordinance requires that
the following be shown:

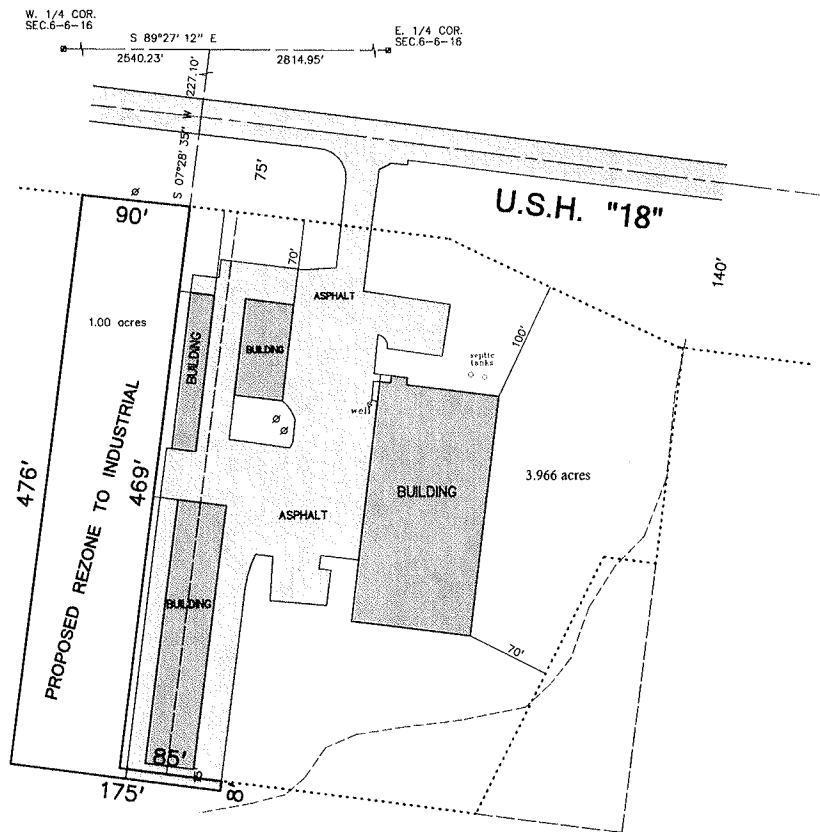
- ☐ Existing buildings, watercourses, drainage
ditches and other features pertinent to
the proper division.
☐ Location of access to a public road,
approved by the agency having jurisdiction
over the road.
☐ All lands reserved for future public
acquisition.
☐ Date of the map.
☐ Graphic Scale.

Date Submitted: _____
Revised: _____

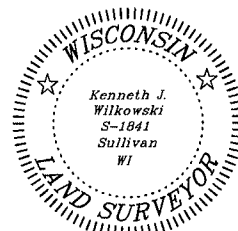
Note to Be Placed on Final CSM

Petition # _____ Zoning _____

Check for subsequent zoning
changes with Jefferson County
Zoning Department.



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: _____





10

140

88.25'S 129.36'S

W2355

210.3'S

180.53'S

31-1

469.47'S

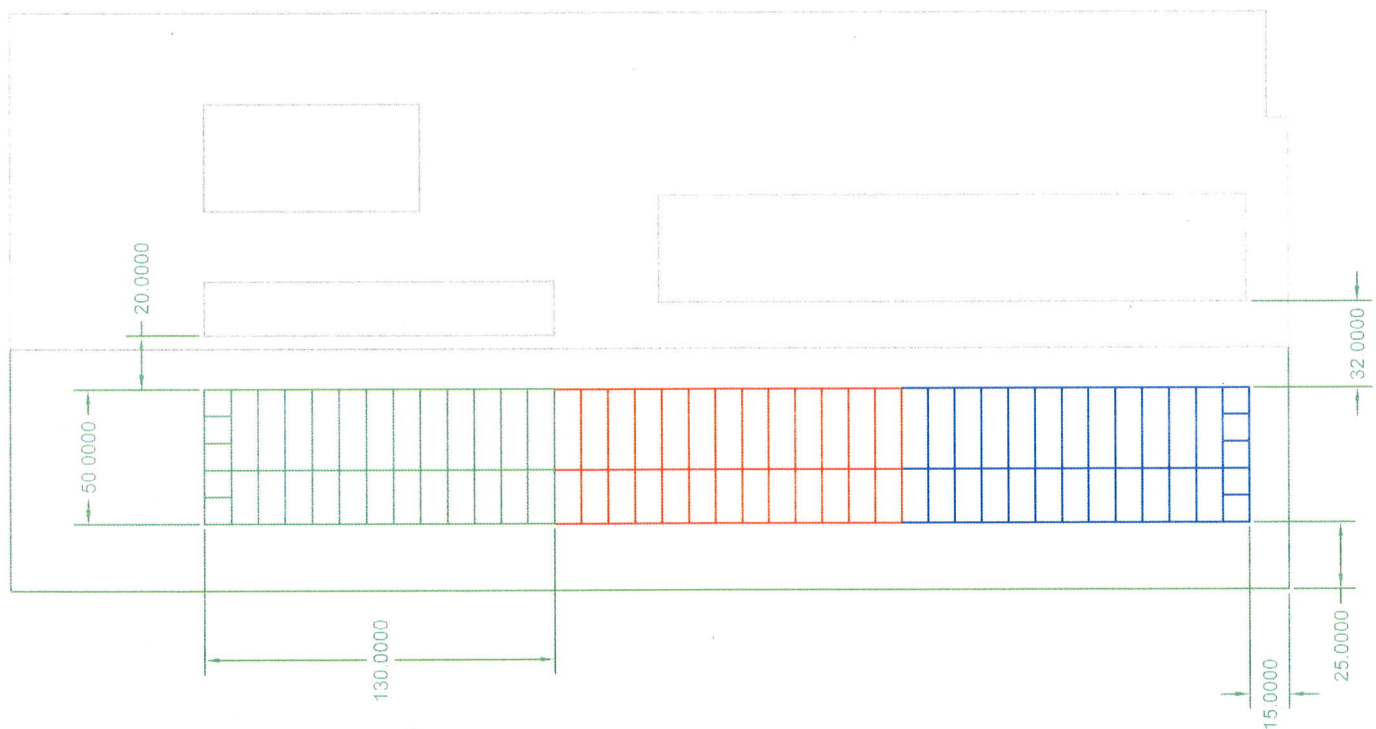
43.54'S

237.89'S

299.28'S

Map S

R3779A-15 Breakout Investments/
Thomas & Lee Cheesebro Property



January 27, 2015

I, John Burton, understand that my recent zoning request identified as R3781A-15 for 2.8 gross acres on PIN 024-0516-0144-003 is considered a consolidation of parcels of record from PIN 024-0516-0141-000, and uses all available A-3 zones for both PINs. Even though this doesn't appear to use up all available lots utilizing the consolidation of parcels of record, there are no other available building sites or acreage to be utilized, therefore, this is the one and only A-3 lot that I request and I also understand this will require an affidavit stating that no more lots are available from the north or south parcels of record that I own.

John Burton

1/27/15