

**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, NOVEMBER 30, 2015**

- 1. Call to Order**
- 2. Roll Call (Establish a Quorum)**
- 3. Certification of Compliance with the Open Meetings Law**
- 4. Approval 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 October 26, November 16 and November 19, 2015 Committee Minutes**
- 7. Communications**
- 8. October 2015 Monthly Financial Report for Land Information Office – Andy Erdman**
- 9. November 2015 Monthly Financial Report for Zoning – Rob Klotz**
- 10. Preliminary Plat Review for Balsam Hill Subdivision, Sec. 2, Town of Watertown**
- 11. Discussion and Possible Decision on Whether the Proposed Revision to R3822A-15 for Paul & Mary Jaeger, Sec. 6, Town of Ixonia, Should be Returned to Public Hearing Because of its Location Change**
- 12. Discussion and Possible Action on Petition R3829A-15 for Philip and Sandra Bittorf, N7103 Stoney Creek Road, Town of Lake Mills, Returned from the County Board on October 27, 2015**
- 13. Discussion and Possible Action on Petitions Presented in Public Hearing on April 16 and October 15, 2015 and Subsequently Postponed:**  
R3798A-15 – Cindy Krull Begeman to create two new building sites on Mansfield Road in the Town of Aztalan.  
R3844A-15 – Rex & Teresa Nienow/Terrapin Properties to create a new building site on Genz Road in the Town of Ixonia  
R3846A-15 – Roger and Sandra Anderson to create a new building site on Grogan Rd and a lot around the home at W6658 Sunset Ln, Town of Koshkonong  
R3850A-15 & R3851A-15 – John & Lisa Schwaller/Jerome A Karrels & Shirley L Howard Karrels Trust Property to enlarge an existing A-3 zone and create a Natural Resource zone on State Highway 106
- 14. Discussion and Possible Action on Petitions Presented in Public Hearing on November 19, 2015:**  
R3854A-15 & CU1859-15 – Steve Zak to create an A-2 zone with conditional use to allow for storage of contractor's equipment and materials at N7769 County Road O, Town of Waterloo

R3855A-15 – Theodore J Mueller to create a 2.67-acre A-3 lot at **W2027 Church Dr** in the Town of Concord

R3856A-15 – Steven Holz to create a 1.6-acre building site on **Lower Hebron Rd and County Road D** in the Town of Hebron

R3857A-15 – Thomas Brown to create a 3-acre farm consolidation lot around the home at **N2033 County Road A**, and two, 1-acre building sites on **Danielson Road** in the Town of Sumner on property owned by Joyce Brown

CU1860-15 –Classic Seamless Gutters Inc for a conditional use to allow retailing that is freestanding in an Industrial zone, allowing for a showroom for fireplace and masonry products at **N8209 County Road F**, Town of Ixonia

CU1861-15 – Evenson Construction Co, Inc/Donald & Susan Ebbert property for a conditional use to allow extension of time limit for mineral extraction at **N2795 Ebbert Lane** in the Town of Oakland and to also allow consideration of a change in conditions for the operation as expressed with CU1624-10 so that when blasting will be conducted or structural evaluations are requested, neighbors within ½ mile radius will be eligible. The current language requires a 1 mile radius.

15. **Discussion and Possible Action on SB266 (Smart Growth Repeal Bill)**
16. **Announcement of Training Opportunity for the Planning and Zoning Committee on Wednesday, January 27, 2016 at the UW Whitewater Technology Park**
17. **Possible Future Agenda Items**  
Consideration of Mini-Pigs as Household Pets
18. **Upcoming Meeting Dates**  
December 14, 8:00 a.m. – Site Inspections Beginning in Courthouse Room 203  
December 17, 7:00 p.m. – Public Hearing in Courthouse Room 205  
December 21, 8:30 a.m. – Decision Meeting in Courthouse Room 203  
January 18, 8:00 a.m. – Site Inspections Beginning in Courthouse Room 203  
January 21, 7:00 p.m. – Public Hearing in Courthouse Room 205  
January 25, 8:30 a.m. – Decision Meeting in Courthouse Room 203
19. **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](http://www.jeffersoncountywi.gov).**

*A quorum of any Jefferson County Committee, Board, Commission or other body, including the Jefferson County Board of Supervisors, may be present at this meeting.*

**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, OCTOBER 26, 2015**

**1. Call to Order**

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

**2. Roll Call**

Nass, Reese and Jaeckel were present. Rinard was absent and excused; David was absent. Blair Ward, Corporation Counsel was in attendance, as 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 open meetings law requirements.

**4. Approval of the Agenda**

No changes were proposed.

David arrived at 8:31 a.m.

**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 September 28, October 12 and October 15, 2015 Committee Minutes**

Motion by Reese, seconded by Jaeckel to approve the September 28 minutes as printed. Motion carried on a voice vote with no objection.

Motion by Jaeckel, seconded by Reese to approve the October 12 minutes as printed. Motion carried on a voice vote with no objection.

Motion by Jaeckel, seconded by Reese to approve the October 15 minutes as printed. Motion carried on a voice vote with no objection.

**7. Communications**

There were no communications.

**8. Discussion and Possible Action on Request by David Raymond to Revisit the Requirement for a Petitioner to Obtain Town Approval Prior to Consideration by the Planning and Zoning Committee-Can Zoning Legally Require a Petitioner to Obtain Town Approval**

Klotz explained the facts to date. Raymond spoke; he claimed that the practice of

requiring a petitioner to obtain Town approval prior to meeting with the County is unsupported. Ward explained the inaccuracies in Raymond's claim. Klotz, Nass, Jaeckel, David & Reese added information. Motion by Nass to continue the process with the Towns as it has been done in the recent past, seconded by Reese. Motion carried 3-1 with Jaeckel voting no.

The Committee moved to item 13 for the convenience of guests in attendance.

**13. Discussion and Possible Determination of Whether Miniature Pigs Can be Classified as Household Pets**

Klotz explained. Nicole Miller spoke, with Nass' permission. She stated that Juliana miniature pigs, the kind she proposes to have, range in size from 25 pounds to 50 pounds. They can be litter trained or trained to go outside like a dog. She spoke of vaccinations needed and neutering by the breeder. Motion by Nass, seconded by Reese to postpone to gather further information.

**15. Review and Possible Action on a Modification of the A-3, Agricultural/Rural Residential Zone on PIN 004-0515-2143-000 in the Town of Cold Spring**

Staff explained the adjoining property owner transfer; exterior lines are not being changed. Klotz asked whether this modification of the A-3, Rural Residential zone should go back to County Board for approval. Motion by Jaeckel, seconded by David to approve with no further stipulations. Motion carried on a voice vote with no objection.

**9. September 2015 Monthly Financial Report for Land Information Office – Andy Erdman**

Revenues are a little better to date in 2015 from 2014, and though map sales are down, his office is on track to meet revenue projections. Erdman is hoping for good weather for the surveyor to complete his projects.

**10. Report and Demo of 2015 Aerial Photography**

Erdman explained the preview of aerial photography obtained with an RFP from Sanborn. A review of the work has been completed. This is a six-inch pixel flight, with more detail than the 12" pixel flown in 2013. He also explained the "near infrared" feature, and noted that the project cost was \$34,000, as compared with the \$60,000 had we used the consortium bid.

**11. Report on Land Information Plan Update Timeline and Instructions**

Erdman has been meeting with Department heads and going over the Plan to reprioritize projects. An update of the Plan will be coming to the Land Information Council and Planning and Zoning Committee in December and County Board early next year. There will be a peer review process during this time. He is working with Department of Administration and other counties' Land Information Offices to re-write Plan instructions. The Plan will have to be updated every three years.

**12. October 2015 Monthly Financial Report for Zoning – Rob Klotz**

Klotz spoke of an increase in the number of soil tests submitted, often an indicator of development. Revenues for 2015 are already \$1,700 over 2014 revenues at this date. Klotz feels that development is levelling off and possibly creeping up.

**14. Preliminary Plat Review for Balsam Hill Subdivision, Town of Watertown**

Staff showed preliminary maps and explained some mapping issues. She recommended postponement to correct those issues. Motion by Nass, seconded by Reese to postpone a month for correction of issues as described by Staff. Motion carried on a voice vote with no objection.

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

**16. Discussion and Possible Action on Petitions Presented in Public Hearing on October 15, 2015:**

**APPROVE WITH CONDITIONS** R3852A-15 on a motion by Jaeckel, seconded by Reese to create a Business zone for the Town of Sullivan & CU1852-15 on a motion by Jaeckel, seconded by David for public/semi- public use both for the fire station at W1904 W Main St, Town of Sullivan. Both motions carried on voice votes with no objection.

**APPROVE WITH CONDITIONS** R3853A-15 on a motion by Reese, seconded by Jaeckel to create an A-2 zone & CU1853-15 on a motion by Nass, seconded by Reese for a commercial stable, both at N2895 Cushman Rd, Town of Hebron for ADL Properties. Both motions carried on voice votes with no objection.

**APPROVE WITH CONDITIONS** R3842A-15 on a motion by Reese, seconded by David for Clayton Morrison to create a new building site on Riess Rd, Town of Aztalan. Motion carried on a voice vote with no objection.

**APPROVE WITH CONDITIONS** R3833A-15 on a motion by Reese, seconded by Jaeckel for Jeff & Sandy Leverenz to create a 2-acre lot around W346 Concord Center Dr in the Town of Concord. Motion carried on a voice vote with no objection.

**POSTPONE** R3834A-15 on a motion by Jaeckel, seconded by David for Jeff & Sandy Leverenz/Saddle Wish Farm to create two new building sites on Concord Center Dr and a lot around the home at W158 Concord Center Dr, Town of Concord. Motion carried on a voice vote with no objection.

**APPROVE WITH CONDITIONS** R3843A-15 on a motion by Jaeckel, seconded by Nass for Scott & Shari Sukow to create a lot around the home at N6349 County Rd P, Town of Farmington. Motion carried on a voice vote with no objection.

**POSTPONE** R3844A-15 on a motion by Nass, seconded by Reese for Rex & Teresa Nienow/Terrapin Properties LLC to create a building site on Genz Rd, Town of Ixonia. Motion carried on a voice vote with no objection.

**APPROVE WITH CONDITIONS** R3845A-15 on a motion by David, seconded by Reese for Kutz Farms LLC to create a new building site on E Pleasant Hill Rd and a lot around the buildings at N3258 County Rd N, Town of Jefferson. Motion carried on a voice vote with no objection.

Motion by Jaeckel, seconded by David to approve R3846A-15 as presented for Roger & Sandra Anderson to create a new building site on Grogan Rd and a lot around the home at W6658 Sunset Ln, Town of Koshkonong; motion denied on a 3-1 vote. Motion by David, seconded by Reese to **POSTPONE** for redesign. Motion carried on a voice vote with no objection.

**APPROVE WITH CONDITIONS** R3847A-15 on a motion by Reese, seconded by Jaeckel for Dan & Toni Zastrow to create a lot around the home at N5307 Mud Lake Rd, Town of Lake Mills. Motion carried on a voice vote with no objection.

**APPROVED WITH CONDITIONS** R3848A-15 on a motion by Nass, seconded by Reese for Judith Gehler to create a lot around the home at W7412 Island Rd, Town of Waterloo. Motion carried on a voice vote with no objection.

**APPROVED WITH CONDITIONS** R3849A-15 on a motion by Reese, seconded by Nass for Denis Sorenson to create a new building site on Newville Rd, Town of Waterloo. Motion carried on a voice vote with no objection.

**POSTPONE** R3850A-15 & R3851A-15 on a motion by Nass, seconded by Reese for the Jerome A Karrels Trust, Shirley Howard Karrels Trust & John & Lisa Schwaller to create a 5-acre lot around the home at W2744 State Rd 106 and a Natural Resource zone adjacent, in the Town of Hebron. Motion carried on a voice vote with no objection.

**APPROVE WITH CONDITIONS** CU1854-15 on a motion by Reese, seconded by Jaeckel for Dick Heckel/Robert & Catherine Muchka property, to allow conditional use for a business service on County Road B, Town of Concord. Motion carried on a voice vote with no objection.

**APPROVE WITH CONDITIONS** CU1855-15 on a motion by Reese, seconded by Nass for Troy & Terry Letts, to allow a conditional use for an extensive on-site storage structure at N8246 Pipersville Rd, Town of Ixonia. Motion carried on a voice vote with no objection.

**APPROVE WITH CONDITIONS** CU1856-15 on a motion by Jaeckel, seconded by David for Thomas Reblin, to allow a conditional use for a repair shop at W1282 Marietta Ave, Town of Ixonia. Motion carried on a voice vote with no objection.

**APPROVE WITH CONDITIONS** CU1857-15 on a motion by Reese, seconded by Jaeckel for David Rasmussen, to allow a kennel at N3930 Betschler Rd, Town of Jefferson. Motion carried on a voice vote with no objection.

**APPROVE WITH CONDITIONS** CU1858-15 on a motion by Nass, seconded by Jaeckel for Todd & Catherine Lueder, to allow a home occupation electrical business at N1204 Poeppel Rd, Town of Koshkonong. Motion carried on a voice vote with no objection.

**17. Possible Future Agenda Items**

**18. Upcoming Meeting Dates**

November 16, 8:00 a.m. – Site Inspections Beginning in Courthouse Room 203  
November 19, 7:00 p.m. – Public Hearing in Courthouse Room 205  
November 30, 8:30 a.m. – Decision Meeting in Courthouse Room 203  
December 14, 8:00 a.m. – Site Inspections Beginning in Courthouse Room 203  
December 17, 7:00 p.m. – Public Hearing in Courthouse Room 203  
December 21, 8:30 a.m. – Decision Meeting in Courthouse Room 203

**19. Adjourn**

Motion by Reese, seconded by Jaeckel at 11:08 to adjourn the meeting. Motion carried on a voice vote with no objection.

Don Reese, Secretary

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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, NOVEMBER 16, 2015**

- 1. Call to Order**  
The meeting was called to order by Chairman Nass at 8:02 a.m.
- 2. Roll Call (Establish a Quorum)**  
All Committee members were present at 8:02 a.m. Also in attendance were 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 open meetings law requirements.
- 4. Approval 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.

The Committee left at 8:04 for the following site inspections:

- 7. Site Inspection for Balsam Hill Subdivision, Sec. 2, Town of Watertown**
- 8. Site Inspections for Petitions to be Presented in Public Hearing on November 19, 2015:**  
CU1861-15 – Evenson Construction Co Inc/Donald & Susan Ebbert Property, **N2795 Ebbert Ln**, Town of Oakland  
R3857A-15 – Thomas Brown/Joyce Brown Property, **N2033 County Road A and Danielson Rd**, Town of Sumner  
R3854A-15 & CU1859-15 – Steve Zak, **N7769 County Road O**, Town of Waterloo  
CU1860-15 – Classic Seamless Gutters Inc, **N8209 County Road F**, Town of Ixonia  
R3855A-15 – Theodore J Mueller, **W2027 Church Dr**, Town of Concord  
R3856A-15 – Steven Holz, **Lower Hebron Road & County Road D**, Town of Hebron
- 9. Adjourn**  
Motion by Reese, seconded by David at 10:30 a.m. to adjourn the meeting. Motion carried on a voice vote with no objection.

Don Reese, Secretary



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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:** Thursday, November 19, 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 p.m.
2. **Roll Call**  
Committee members in attendance at 7:00 were Jaeckel, David, Nass, Rinard and Reese. 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. **Approval of Agenda**  
Motion by Rinard, seconded by David, to approve the agenda. Motion passed on a voice vote with no objection.
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, November 19, 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 A-1, EXCLUSIVE AGRICULTURAL TO A-2, AGRICULTURAL AND  
RURAL BUSINESS**

**R3854A-15 & CU1859-15 –Steve Zak:** Rezone with conditional use to allow for storage of contractor's equipment and materials at **N7769 County Road O** in the Town of Waterloo on PIN 030-0813-3044-004 (2.045 Acres).

**Petitioner:** Steve Zak, N7769 County Road O – He would like to rezone for his business. He has a quad axle dump truck and does heavy equipment repair. Zak stated that there would be no outside storage. He explained that the anti-freeze would go to the City treatment plant and the oil would be burned. Zak explained that he stores parts and pieces of equipment.

**Comments in Favor:** None

**Comments Opposed:** None

**Questions from the Committee:** Reese asked Zak to explain “parts and pieces.”

**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 if there would be any outside storage.

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

**R3855A-15 – Theodore J Mueller:** Create a 2.67-acre A-3 lot at **W2027 Church Dr** in the Town of Concord from part of PIN 006-0716-0833-000 (35.97 Acres).

**Petitioner:** Theodore Mueller, W2027 Church Drive -- Mueller explained he wants to split off the farm buildings from the land. He stated the house was pre-1975. The septic is directly west of the house by the shed.

**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 location of the septic.

**R3856A-15 – Steven Holz:** Rezone to create a 1.6-acre building site on **Lower Hebron Rd and County Road D** in the Town of Hebron from part of PIN 010-0515-1511-000 (69.231 Acres)

**Petitioner:** Steven Holz, N1782 County Road D – Holz explained he did a farm consolidation a couple of years ago and now would like to split off another lot. Holz explained the access location along County Road D. He would like to keep an additional building 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 asked the petitioner about access along County Road D.

**R3857A-15 – Thomas Brown/Joyce Brown Property:** Create a 3-acre farm consolidation lot around the home at **N2033 County Road A**, and two, 1-acre building sites on **Danielson Road**, all from PIN 028-0513-0921-000 (39 Acres) in the Town of Sumner.

**Petitioner:** Thomas Brown, N2372 Kreutz Road – Brown explained the petition. The petitioner explained that there are two tree lines and the fields are gravel. He explained they tore down the farm house and rebuilt a new home.

**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**

**CU1860-15 –Classic Seamless Gutters Inc:** Conditional use to allow retailing that is freestanding in an Industrial zone, allowing for a showroom for fireplace and masonry

products at **N8209 County Road F**, Town of Ixonia, on PIN 012-0816-2232-041 (0.73 Acre).

**Petitioner:** Steve Leinstock, N8209 County Road F, Unit B – He explained the proposed changes to the building and the operation of the showroom. The petitioner explained the use of the other business on the property. He would be the third business in this building.

**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.

**CU1861-15 – Evenson Construction Co, Inc/Donald & Susan Ebbert Property:**

Conditional use to allow extension of time limit for mineral extraction at **N2795 Ebbert Lane** in the Town of Oakland on PINs 022-0613-3513-000 (40 Acres) and 022-0613-3524-000 (34 Acres). Also allow consideration of a change in conditions for the operation as expressed with CU1624-10 so that when blasting will be conducted or structural evaluations are requested, neighbors within ½ mile radius will be eligible. The current language requires a 1 mile radius.

**Petitioner:** Dan Anderson, 4915 CTH A, Valders, WI – Anderson explained the reason why he wants to reduce the notices. He explained the business practices on the property. Anderson explained that he is very regulated by OSHA, ESHA, and DOT and explained placement of seismographs. Anderson has asked for 10 years but is ok with 5 years. Anderson explained that in the past 5 years they have blasted a dozen times. He explained the process of complaints with the neighbors. Anderson went into detail about the blasting regulations.

Sue Ebbert, N2795 Ebbert Lane – Ebbert is in favor of the petition. Ebbert explained that her business is on the farm and her building does not have any damage. She explained that they haven't blasted in the last 5 years.

**Comments in Favor:** None

**Comments Opposed:** Wendy Ament, N2724 County J – She has a petition from the neighbors because there is some concern about the noise, some of the damage has not been fixed, etc. The petition was submitted to the chairman.

Klotz read an e-mail sent by Harman Bos. The e-mail was placed in the file.

**Questions from the Committee:** None

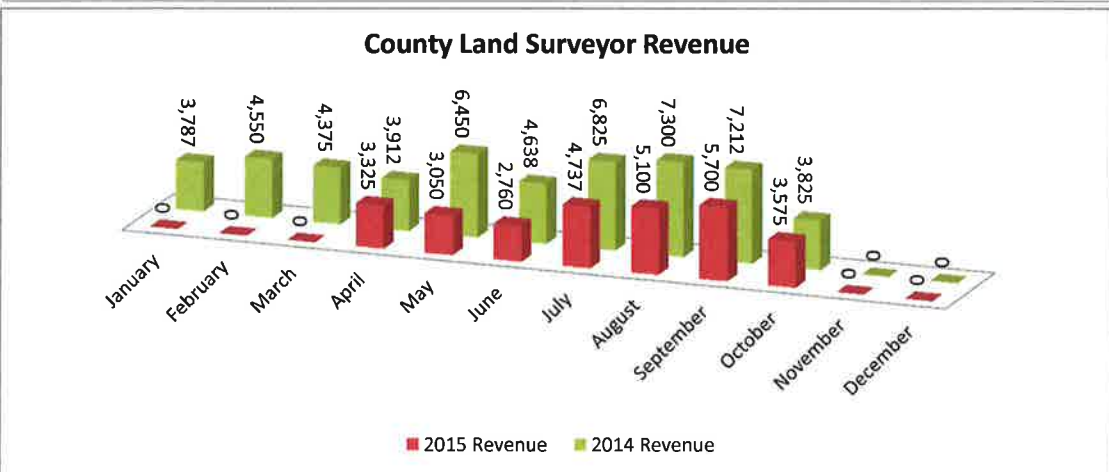
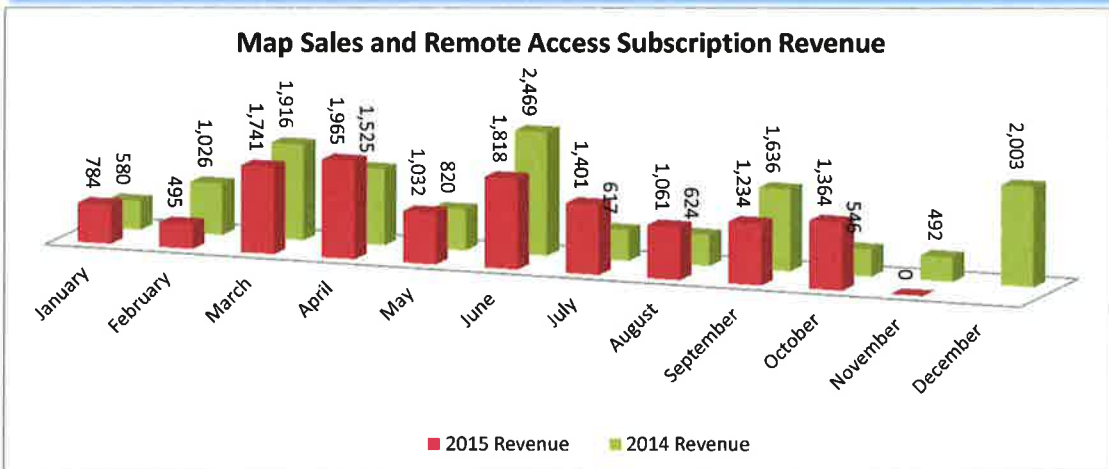
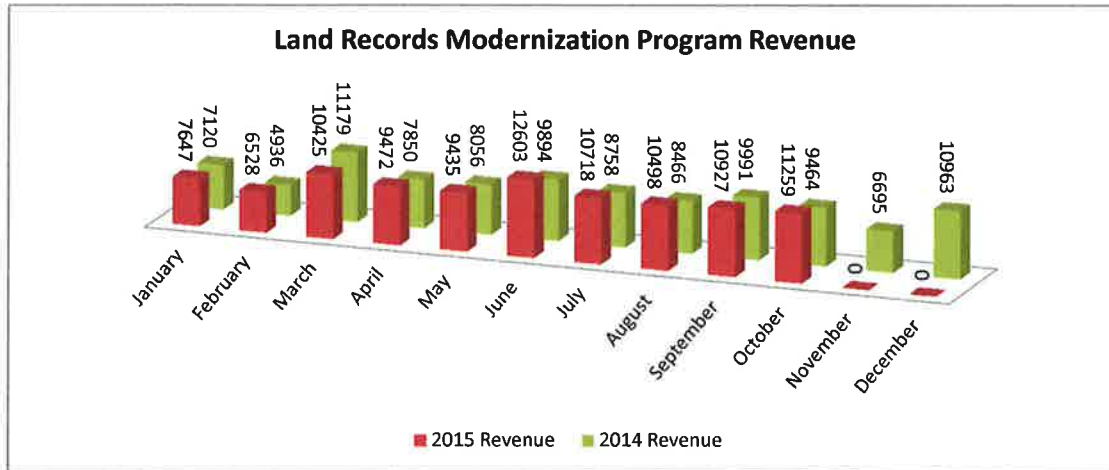
**Town Response:** Klotz read Town response into the record and it is in the file.

**Staff Report:** Staff report given by Robert Klotz and now on file in the Zoning Department. Klotz explained that Jefferson County does not regulate the blasting.

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

Don Reese, Secretary

## October 2015 Land Information Office Monthly Revenue Chart Comparison to Prior Year



[Work Page](#) | 
 [Zoning Receipt](#) | 
 [Solid Waste](#) | 
 [Receipt Look-up](#) | 
 [Reporting](#)

## Jefferson County Planning and Zoning Department

Enter Year:

PDF:

Enter 2014 Actual Zoning Deposit:

Enter 2015 Budget Revenues:

MTH	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	2015 Totals	2014 Totals	2014- 2015 Difference
Jan	5,845.00	519.30		1,750.00	300.00						1,500.00	8,414.30	6,832.86	1581.44
Feb	10,460.00	160.00		1,175.00	250.00						275.00	12,045.00	10,165.62	1879.38
Mar	11,130.00	168.08		1,825.00	150.00						250.00	13,273.08	9,843.03	3430.05
Apr	15,865.00	29.94		3,700.00	950.00							20,544.94	13,562.09	6982.85
May	13,379.00	8.36	2.50	4,450.00	350.00						250.00	18,189.86	16,253.03	1936.83
June	16,940.00	16.49		5,050.00	700.00			2.00			650.00	22,708.49	16,150.51	6557.98
July	15,220.00	84.36		3,525.00	400.00							19,229.36	20,802.00	-1572.64
Aug	15,335.00	11.58		6,475.00	850.00						150.00	22,671.58	23,015.79	-344.21
Sept	10,695.00	32.01		3,900.00	750.00							15,377.01	25,195.29	-9818.28
Oct	14,915.00	29.08		3,000.00	1,000.00							18,944.08	12,805.14	6138.94
Nov	5,910.00	60.29		2,150.00	550.00							8,670.29	13,848.22	-5177.93
Dec													10,000.29	-10000.29
Total	135,694.00	1,119.49	2.50	37,000.00	6,250.00			2.00			3,075.00	180,067.99	178,473.87	1594.12

2014 Actual Zoning Deposit: \$2,014.00

2015 Budget Revenues: \$136,300.00

2015 Deposits YTD: \$180,067.99





# Jefferson County

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**ZONING AND SANITATION DEPARTMENT**  
COURTHOUSE, 320 S. MAIN ST., JEFFERSON, WI 53549  
ROOM 201    PHONE 920-674-7130    FAX 920-674-7525

1. Utility and drainage easements established on the plat.
2. The road name must be changed from "C.T.H CW" to County Road CW.
3. DNR permit for NR216 provisions associated with storm water management.
4. Town of Watertown approval.
5. Wisconsin Department of Natural Resources approval of the wetland delineation.
6. Road grade and construction plan must be submitted to our department.
7. Signed developer's agreement with the Town of Watertown for road bonding and additional items as deemed appropriate by the Town of Watertown. A signed copy must be submitted to our office before the construction begins.
8. All driveway access locations.
9. According to the soil survey and soil tests, lots in this subdivision contain soils with seasonal high groundwater located less than 3' below ground surface. A note shall be placed on the face of the subdivision plat indicating that these lots may contain soils which are unsuitable for conventional basement construction due to the presence of high seasonal groundwater, and special construction methods may be required.

# JEFFERSON COUNTY

## PRELIMINARY REVIEW FOR CERTIFIED SURVEY

A division of land located in the SE 1/4 1/4, NE 1/4 1/4 of Section 6, Town 8 N, Range 16 E,  
Town of IXONIA, Jefferson County, Wisconsin, on Parcel Number(s) 012-0816-0614-000 & 012-0816-0614-001

Owner: Paul & Mary Jaeger & Shadd & Erika Boettcher  
Address: N9524 Hustisford Rd. & N9585 Sun-Val Rd.  
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

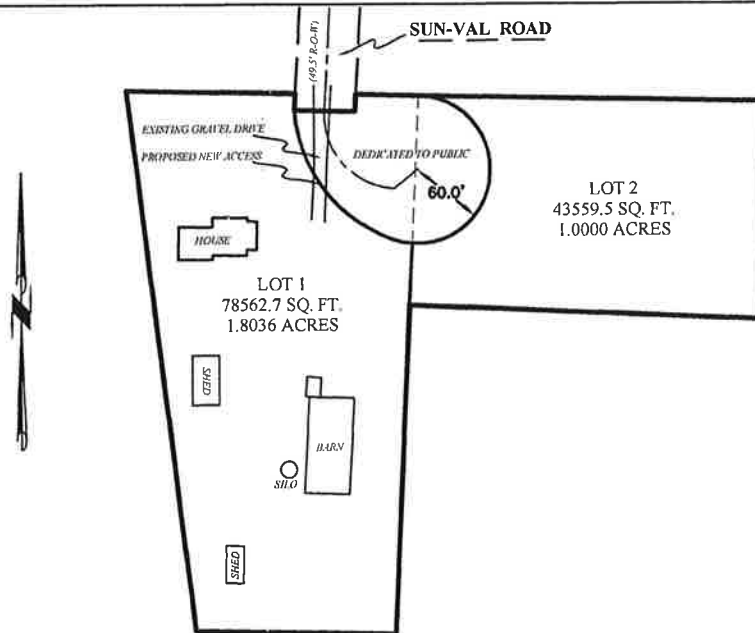
Petition # \_\_\_\_\_ Zoning \_\_\_\_\_

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: Re-divide C.S.M. 5299 and add one 1 Acre Lot for a total of 2 A-3 Lots. Also  
dedicate right-of-way to create a turn around at the end of Sun-Val Road.



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

# Workshop for Local Land Use Officials

**Wednesday, January 27, 2016**

**6:00 p.m. - 8:30 p.m.**

Whitewater University Technology Park  
1221 Innovation Drive  
Whitewater, WI 53190

## About the Workshop

This workshop will provide an overview of the roles and responsibilities of local government officials involved in planning, zoning and land use decision-making.

## Who Should Attend?

- New and experienced plan commissioners
- Elected officials representing towns, cities, villages and counties
- Community members interested in learning more about local land use decision-making

## Agenda

6:00 pm - Role of the Plan Commission and Governing Body

- Planning and Plan Implementation
- Development Review
- Rezones
- Conditional Uses and Special Exceptions
- Land Divisions and Certified Survey Maps

7:30 pm - Procedural Responsibilities

- Open Meetings and Public Hearings
- Making and Recording Decisions
- Impartial Decision-Makers and Recusal
- Avoiding Legal Challenges



## Workshop Organizers

Interested in learning more? Please contact one of our workshop organizers:

Rebecca Roberts, Land Use Specialist  
Center for Land Use Education  
[rebecca.roberts@uwsp.edu](mailto:rebecca.roberts@uwsp.edu)  
715-346-4322

Chris Munz-Pritchard, Planner / Director  
City of Whitewater Neighborhood Services  
[CMunz-Pritchard@whitewater-wi.gov](mailto:CMunz-Pritchard@whitewater-wi.gov)  
262-473-0143

Michelle Staff, Zoning/On-Site Waste Technician  
Jefferson County Planning and Zoning  
[MichelleS@jeffersoncountywi.gov](mailto:MichelleS@jeffersoncountywi.gov)  
920-674-8638



Center for Land Use Education  
College of Natural Resources  
**University of Wisconsin - Stevens Point**

**UW**  
**Extension**  
University of Wisconsin-Extension



City of  
**WHITEWATER**

**Location:**

Whitewater University  
Technology Park  
Meeting Room 105  
1221 Innovation Drive  
Whitewater, WI 53190



**Workshop cost:** The cost of the workshop is \$15 and includes printed workshop materials and light refreshments.

**Handbook:** The Plan Commission Handbook is designed to serve as a reference for new and continuing plan commission members. It is not required to attend the workshop, but we do recommend that all members have access to a copy. You may purchase print copies of the handbook for \$15 apiece or access an electronic copy for free at: [www.uwsp.edu/cnr-ap/clue](http://www.uwsp.edu/cnr-ap/clue) Click on 'Publications & Resources' followed by 'Plan Commissions' from the drop down menu.

**Register online at:** <http://bit.ly/1HWmF3T>

**Or contact:** Center for Land Use Education  
800 Reserve Street, Stevens Point, WI 54481  
Email: [landcenter@uwsp.edu](mailto:landcenter@uwsp.edu)  
Phone: 715-346-3783

**Registration Form** ✂

Contact Name: \_\_\_\_\_ Address: \_\_\_\_\_  
Town/City/Village of: \_\_\_\_\_ City, State, Zip: \_\_\_\_\_  
Telephone: \_\_\_\_\_ Email: \_\_\_\_\_

Method of payment: ☐ Please invoice ☐ Check enclosed (payable to Center for Land Use Education)

List Workshop Participants:	Jan 27 Workshop	PC Handbook	Total
1.			
2.			
3.			
4.			
5.			
6.			
Total Amount Owed:			\$

*An EEO/AA employer, University of Wisconsin Extension provides equal opportunities in employment and programming, including Title IX and ADA requirements.*