

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 25, 2016

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 December 21, 2015, January 18 and January 21, 2016 Committee Minutes**
7. **Communications**
8. **December Monthly Financial Report for Land Information Office – Andy Erdman**
9. **January Monthly Financial Report for Zoning – Rob Klotz**
10. **Update on Discussion and Possible Modification of Permit CU1438-06 for WD Hoard & Sons/Hoard's Dairyman Farm to Reflect Changes Required to Maintain Compliance with the Siting Standards ATCP51 Regarding the Manure Storage Structural Repair Plan**
11. **Consideration of Mini-Pigs as Household Pets**
12. **Reconsideration and Possible Action on a Modification of Petition R1076A-89 for Steve Schluter in the Town of Cold Spring**
13. **Reconsideration and Possible Action on Petitions Presented in Public Hearing on August 20, October 15, and December 17, 2015 and Subsequently Postponed:**
R3821A-15 for Roy Nosek to create a new building site on Cold Spring Rd in the Town of Koshkonong
R3834A-15 for Saddle Wish Farm LLC, Town of Concord, to create a 2-acre building site across from W131 Concord Center Drive
R3858A-15 for Wayne & Joanne Armstrong to add two acres to the A-3 zone at W829 US Hwy 12 in the Town of Oakland

14. Discussion and Possible Action on Petitions Presented in Public Hearing on January 21, 2016:

R3862A-16 & CU1863-16 – Kevin Emrath/EMCO Investments to rezone to A-2 with conditional use for adaptive reuse of a barn at W3733 County Road B in the Town of Farmington

R3863A-16 – Paul & Mary Jaeger to create a 1.8036-acre lot around the pre-1975 home at N9585 Sun-Val Rd and a new 1-acre building site adjacent to it in the Town of Ixonia

R3864A-16 – James & Viola Behm to create a 4-acre lot around the pre-1975 home at N3197 County Road A in the Town of Oakland

CU1864-16- Philip & Sandra Bittorf for storage of contractor's equipment and materials in an A-2 zone at N7103 Stoney Creek Rd in the Town of Lake Mills

15. Possible Future Agenda Items

16. Upcoming Meeting Dates

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

February 18, 7:30 p.m. – Public Hearing in Courthouse Room 205

February 22, 8:30 a.m. – Decision Meeting in Courthouse Room 203

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

March 17, 7:30 p.m. – Public Hearing in Courthouse Room 205

March 28, 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.jeffersoncountynywi.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, DECEMBER 21, 2015**

1. **Call to Order**
The meeting was called to order by Chairman Nass at 8:30 a.m.
2. **Roll Call (Establish a Quorum)**
All Committee members were present. Also present were Rob Klotz, Michelle Staff and Deb Magritz from 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**
Motion by Rinard, seconded by Jaeckel to approve the agenda as presented. Motion carried on a voice vote with no objection.
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 30, December 14 and December 17, 2015 Committee Minutes**
Motion by Reese, seconded by Rinard to approve the November 30 minutes as presented. Motion carried on a voice vote with no objection.

Motion by Reese, seconded by David to approve the December 14 minutes as presented. Motion carried on a voice vote with no objection.

Motion by Jaeckel, seconded by David to approve the December 17 minutes as presented. Motion carried on a voice vote with no objection.
7. **Communications**
Klotz handed out a preliminary draft of the revised Shoreland/Wetland Ordinance. In the first week of January, Klotz and Staff will attend a meeting with DNR on this topic. He also noted that a repair bill is under consideration. Our plan is to take the ordinance to public hearing in February and to County Board in March.
8. **November 2015 Monthly Financial Report for Land Information Office – Andy Erdman**

Erdman noted that we are a little over last year's revenues in the Land Records Management budget, mostly from recording documents. Map sales and subscription fees are slightly up also. It appears that the surveyor will make up his revenues with billable fees.

9. Discussion and Possible Action on the Land Information Plan Update –Andy Erdman

In order to stay eligible for Department of Administration (DOA) funds, Land Information Plans must be updated every three years, Erdman explained. He presented a draft plan update and spoke of upcoming projects and goals, foundational elements, Land Information systems, Strategic Initiative grants, completed project and long-term projects. If approved, this plan is sent to the DOA and then out for peer review. Erdman expects to bring the plan back to the Planning and Zoning Committee in February or March, and then send it to County Board for final approval. Motion by Reese, seconded by Rinard to approve the plan; motion carried on a voice vote with no objection.

10. Discussion and Possible Action on the Strategic Initiative Grant-Andy Erdman

Erdman explained that there is a \$50,000 grant available, for which we must supply a \$10,000 match. In-kind work is acceptable as a match. Erdman also spoke of using funds from a remote access account for parcel mapping updates. Motion by Reese, seconded by Rinard to approve; motion carried on a voice vote with no objection.

11. December 2015 Monthly Financial Report for Zoning – Rob Klotz

Klotz noted that we have already met annual revenue projections, though revenues for the second half of the year are down.

12. Update on Discussion and Possible Modification of Permit CU1438-06 for WD Hoard & Sons/Hoard's Dairyman Farm to Reflect Changes Required to Maintain Compliance with the Siting Standards of ATCP51 Regarding the Manure Storage Structural Repair Plan

A roll call vote was taken, with David, Rinard, Jaeckel, Nass and Reese in attendance. Also signifying attendance were Mark Watkins of the Land and Water Conservation Department and Klotz. Watkins explained that he had hoped to cover this in January, but a problem arose. Refill of the manure storage structure began in July of 2015, but a November call to Watkins from Hoards indicated issues. Manure is being removed and will be left empty and cleaned. Another repair plan is anticipated. Klotz asked about the plan for manure management meanwhile; Watkins explained that Hoards will use daily haul. David asked if Watkins felt that this situation occurs on other sites. Watkins could not say.

13. Consideration of Mini-Pigs as Household Pets

Klotz reviewed the facts to date. There are zoning concerns about potential size of animals perhaps reaching 150 pounds or more. He explained that a Zoning Ordinance text amendment would be required. Nicole Miller spoke. Jaeckel expressed some concerns. Committee discussion ensued. Nass suggested running the item through a Towns' Association meeting and getting more information from a city that has already approved such an ordinance. Klotz also suggested that we enlist the help of LaVern Georgson, UWExt Ag Agent. This item will be placed on both January and February Committee decision meeting agendas.

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

14. **POSTPONED Reconsideration and Possible Action on Petition R3834A-15 for Saddle Wish Farm LLC, Town of Concord** on a motion by Reese, seconded by David. Motion carried on a voice vote with no objection.
15. **Discussion and Possible Action on Petitions Presented in Public Hearing on December 17, 2015:**
POSTPONED R3858A-15 – Wayne & Joanne Armstrong to rezone approximately 2 acres to add it to an adjoining A-3 zoned lot at W8135 US Highway 12 in the Town of Oakland on a motion by Nass, seconded by David. Motion carried on a voice vote with no objection.
APPROVED WITH CONDITIONS R3859A-15 – Wayne & Joanne Armstrong to create a 2-acre building site on Oestreich Lane in the Town of Oakland on a motion by Jaeckel, seconded by Reese. Motion carried on a voice vote with non objection.
APPROVED WITH CONDITIONS R3860-15 – Lars Hans Lein/Lein Acres LLC Property to create a 2-acre building site on Woodside Road and a 4-acre building site on Rockdale Road in the Town of Sumner on a motion by Reese, seconded by David. Motion carried on a voice vote with no objection.
APPROVED WITH CONDITIONS R3861A-15 – Wilbur Miller to create a 3.5-acre building site at N8402 Witte Lane in the Town of Watertown on a motion by Nass, seconded by Reese. Motion carried on a voice vote with no objection.
APPROVED WITH CONDITIONS CU1862-15 – Frank Pedone/Pedone Investments LLC Property to allow a construction company as a tenant at W1223 Linden Road in the Town of Ixonia on a motion by Nass, seconded by Reese. Motion carried on a voice vote with no objection.
16. **Possible Future Agenda Items**
Mini-pigs – invite LaVern Georgson to an upcoming meeting
17. **Change in Meeting Dates in Part to Accommodate a Change in Board of Supervisors Rules of Order:**
February 22, 2016 in place of February 29, 2016
May 23, 2016 in place of May 30, 2016 (Memorial Day)
October 24, 2016 in place of October 31, 2016
December 19, 2016 in place of December 26, 2016 (Christmas Holiday)
18. **Upcoming Meeting Dates**
January 18, 2016, 8:00 a.m. – Site Inspections Beginning in Courthouse Room 203 – **Jaeckel will be absent**
January 21, 7:00 p.m. – Public Hearing in Courthouse Room 205
January 25, 8:30 a.m. – Decision Meeting in Courthouse Room 203
February 15, 8:00 a.m. – Site Inspections Beginning in Courthouse Room 203
February 18, 7:00 p.m. – Public Hearing in Courthouse Room 205
February 22, 8:30 a.m. – Decision Meeting in Courthouse Room 203
19. **Adjourn**
Motion by Reese, seconded by David at 10:36 a.m. to adjourn the meeting. 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 18, 2016**

- 1. Call to Order**
The meeting was called to order by Chairman Nass at 8:10 a.m.
- 2. Roll Call**
Nass, Reese, Rinard and David were in attendance. Jaeckel was absent and excused. Rob Klotz and Deb Magritz from the Zoning Department were also in attendance.
- 3. Certification of Compliance with Open Meetings Law Requirements**
Both Reese and Klotz verified that the meeting was being held in compliance with open meetings law requirements.
- 4. Review of Agenda**
No changes were proposed to the agenda.
- 5. Public Comment (Not to exceed 15 minutes and not to include petitions slated for decision-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 for the following site inspections:

- 7. Site Inspections for Petitions to be Presented in Public Hearing on January 21, 2016:**
R3864A-16 – James & Viola Behm, N3197 County Road A, Town of Oakland
CU1864-16 – Philip & Sandra Bittorf, N7103 Stoney Creek Road, Town of Lake Mills
R3862A-16 & CU1863-16 – EMCO Investments/Kevin Emrath, W3733 County Road B, Town of Farmington
R3863A-16 – Paul & Mary Jaeger & Shadd & Erika Boettcher, W9585 Sun-Val Rd., Town of Ixonia
- 8. Adjourn**
Motion by Reese, seconded by David to adjourn the meeting. Motion carried on a voice vote with no objection, and the meeting adjourned at 10:20 a.m.

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

Deb Magritz

From: Herreid, Peter E - DOA <peter.herreid@wisconsin.gov>
Sent: Monday, January 11, 2016 7:41 AM
To: Andy Erdman
Subject: Jefferson Co. Land Info Plan Approval

Hi Andy,

Thanks for submitting your county's draft plan. I have completed my review and did not identify any required items as missing. As WLIP grant administrator, I am approving this plan as having met the DOA requirement to address the topics described in the 2015 Uniform Instructions for Preparing County Land Information Plans.

Two peer counties will be asked to review your plan and share any comments on your plan by January 31st. The peer county reviews are non-binding and do not need to be shared with me.

Final plans are due March 31st.

Let me know if you have any questions.

Peter Herreid
608-267-3369
Grant Administrator
Wisconsin Land Information Program

Deb Magritz

From: Herreid, Peter E - DOA <peter.herreid@wisconsin.gov>
Sent: Monday, January 11, 2016 7:41 AM
To: Andy Erdman
Subject: Jefferson Co. 2016 WLIP Grant App Approval

Hi Andy,
I reviewed the 2016 WLIP application and approve of it to be funded.

We will send out the Base Budget and Strategic Initiative agreements for county signature by January 15. However, the Strategic Initiative grant agreement will not be signed by DOA and Strategic Initiative grant payments not made until parcel data has been successfully submitted for the V2 Parcel Project. The V2 call for data will be mid-January with a deadline of March 31st.

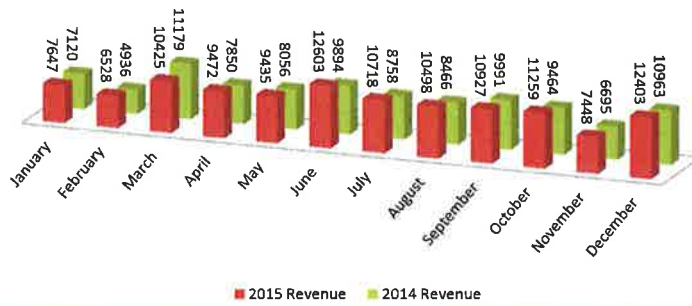
Expenses incurred as of January 1, 2016 will be eligible for reimbursement for both grants.

If you have questions or need help, feel free to give me a call.

Peter Herreid
608-267-3369
Grant Administrator
Wisconsin Land Information Program

2015 Land Information Office Monthly Revenue Chart Comparison to Prior Year

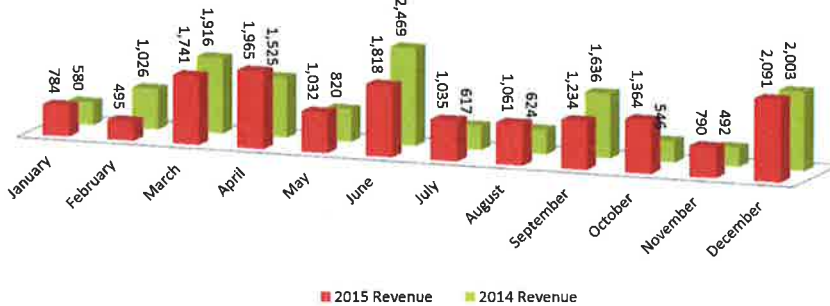
Land Records Modernization Program Revenue



Year End Totals

Year	Total	Budget	% of Budget
2014	103,372	137,760	75.0%
2015	119,311	111,300	107.2%

Map Sales and Remote Access Subscription Revenue



Year	Total	Budget	% of Budget
2014	15,491	15,000	103.3%
2015	15,410	14,700	104.8%

County Land Surveyor Revenue



Year	Total	Budget	% of Budget
2014	52,874	37,000	142.9%
2015	37,015	37,000	100.0%

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

Jefferson County Planning and Zoning Department

Enter Year:

PDF:

Enter 2015 Actual Zoning Deposit:

Enter 2016 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	2016 Totals	2015 Totals	2015-2016 Difference
Jan	3,930.00	494.16		375.00	500.00							5,299.16	8,804.30	-3505.14
Feb													12,225.00	-12225
Mar													13,723.08	-13723.08
Apr													21,084.94	-21084.94
May													18,699.86	-18699.86
June													23,338.49	-23338.49
July													19,649.36	-19649.36
Aug													23,391.58	-23391.58
Sept													15,947.01	-15947.01
Oct													19,384.08	-19384.08
Nov													9,650.29	-9650.29
Dec													8,370.42	-8370.42
Total	3,930.00	494.16		375.00	500.00							5,299.16	194,268.41	-188969.25

2015 Actual Zoning Deposit: Please Enter Deposit

2016 Budget Revenues: Please Enter Revenues

2016 Deposits YTD: \$5,299.16

Michelle Staff

From: Nicole Miller <tnnmiller@charter.net>
Sent: Saturday, December 26, 2015 3:05 PM
To: Rob Klotz; Michelle Staff
Subject: Miniature Pigs Registry Info

From: kristy bullington [<mailto:ozarkmountainminipigs@yahoo.com>]
Sent: Friday, December 25, 2015 7:51 AM
To: Nicole Miller <tnnmiller@charter.net>
Subject: Re: call

Our pigs aren't registered because we found that anyone can have a registry. All you have to do is pay for it. It doesn't make you have better pigs or even guidelines you have to follow because each farm can create its own registry. Do they allow dogs? 1 or 2 pigs inside a persons home is going to be no different than the possibility of a couple dogs that bark. Pigs singly aren't noisy animals. Yes they will grunt and talk to you but nothing like a whole farm of pigs. I will see what I can find about Dexter's laws as soon as I send this and let you know. Merry Christmas

On Wednesday, December 23, 2015 7:20 AM, Nicole Miller <tnnmiller@charter.net> wrote:

so 2 questions that will more than likely decide if they will allow the consideration. Is there a registry where these pigs are registered? They are concerned with controlling the weight/size and not being able to if someone feeds the pig incorrectly. The other is they would like to see the how the city in Missouri altered their ordinance. I reached out to them with no response. I emailed from their city website. Can you get access to how they altered the ordinance? They also brought up rutting and noise from squealing. One of the board members is a farmer that has raised pigs/hogs.

Any assistance is appreciated. I know I might have to settle for this not happening but for my daughters sake I want to try everything possible.

Thanks
Nicole Miller
tnnmiller@charter.net
920-723-1054

From: kristy bullington [<mailto:ozarkmountainminipigs@yahoo.com>]
Sent: Tuesday, December 22, 2015 8:12 AM
To: Nicole Miller <tnnmiller@charter.net>
Subject: Re: call

What's your number? I'll be in town later today and I'll have service. I can text anytime if you'd like.

On Monday, December 21, 2015 8:31 PM, Nicole Miller <tnnmiller@charter.net> wrote:

I really need to talk to you with an update of what the county is requesting at this point.

From: kristy bullington [<mailto:ozarkmountainminipigs@yahoo.com>]

Sent: Monday, December 21, 2015 7:55 PM

To: Nicole Miller <tnnmiller@charter.net>

Subject: Re: call

I have bad service at home but I can text anytime 334-744-1226.

On Monday, December 21, 2015 2:47 PM, Nicole Miller <tnnmiller@charter.net> wrote:

Please let me know when you can talk and email me your #.

Thanks

Nicole Miller

Jefferson WI

No virus found in this message.

Checked by AVG - www.avg.com

Version: 2016.0.7294 / Virus Database: 4489/11225 - Release Date: 12/21/15

No virus found in this message.

Checked by AVG - www.avg.com

Version: 2016.0.7294 / Virus Database: 4489/11230 - Release Date: 12/21/15

No virus found in this message.

Checked by AVG - www.avg.com

Version: 2016.0.7294 / Virus Database: 4489/11245 - Release Date: 12/24/15

Deb Magritz

From: Rob Klotz
Sent: Wednesday, January 13, 2016 10:49 AM
To: 'Mark Anderson'
Cc: Deb Magritz
Subject: RE: Community Zone Lots

I will have the ZC give its ok on the change at their next meeting, if we can get it on the agenda.

Rob

From: Mark Anderson [<mailto:andersonlandsurvey@gmail.com>]
Sent: Wednesday, January 13, 2016 8:32 AM
To: Rob Klotz; Peter Gross; Theresa Schluter
Subject: Community Zone Lots

Rob

Working on Schluter's lots on the east side of County Road N, Sec. 19, Cold Spring.
Would like to use the fence line for the south line of Lot 1. That would bring it up to 5.141 acres (net) from +/- 4.5 on the Preliminary. Dropping Lot 2 to 8.961 acres (net) from +/- 9.7.
Sketch attached
Ok?

When I get to the 3 lots on the west I do not have to be concerned about 20% slopes in the existing Community Zone.
Correct?

Thanks
Mark



SCHULTER
1-13-16

JEFFERSON COUNTY PRELIMINARY REVIEW FOR CERTIFIED SURVEY

A division of land located in the NE 1/4 of the NW 1/4 and NW 1/4 of the NE 1/4 of Section 19, Town 5 N, Range 15 E, Town of Cold Spring, Jefferson County, Wisconsin, on Parcel Number(s) 004-0515-1921-000, 004-0515-1912-000

Owners: Steven D. & Theresa Schluter
Address: W3912 Ranch Road
City, St Zip: Watertown, WI 53094
Phone: 920-285-3067

Date Submitted: June 31, 2015
Revised: _____

Note to be placed on final CSM

Petition # _____ Zoning _____

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

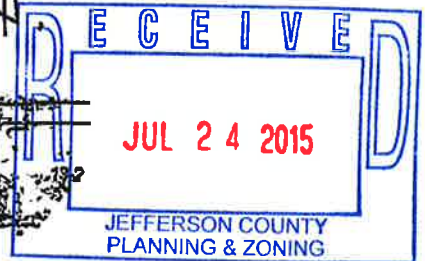
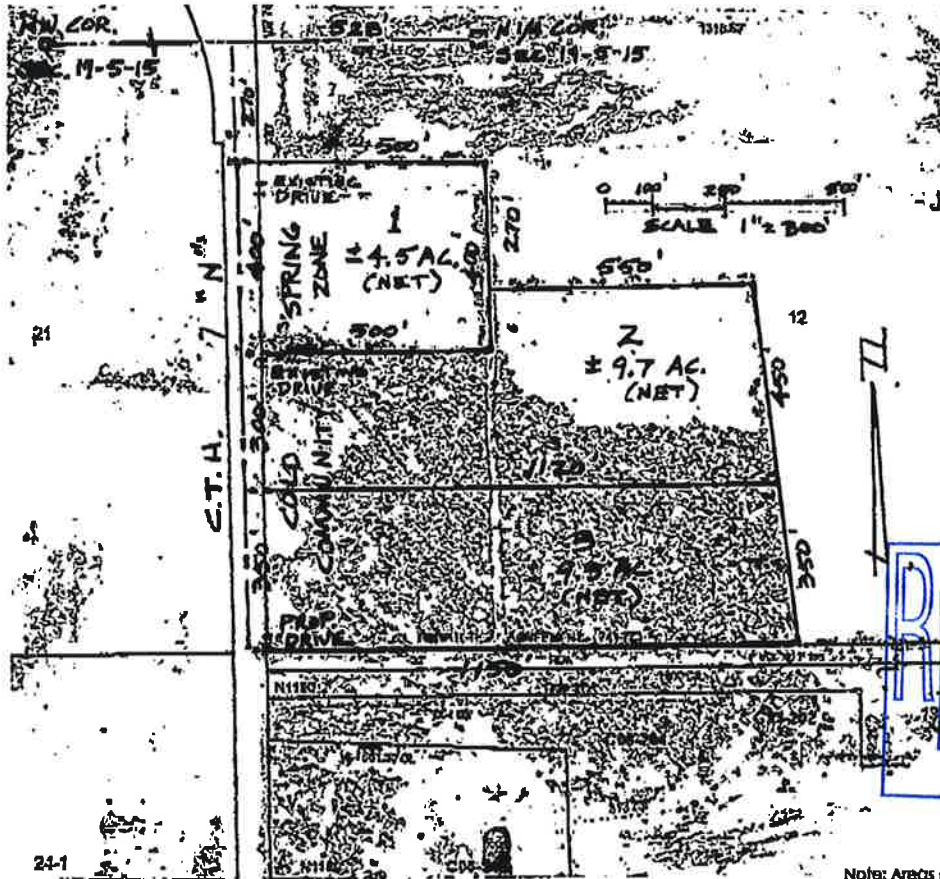
Surveyor: Anderson Land Surveying
Address: W6141 Star School Road
City, St Zip: Port Atkinson, WI 53598
Phone: 920-563-5162

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

In addition to the info required by Section 236.34 of State statutes, Sec. 18.04(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

Intent and Description of Parcel to be Divided: Create 3 residential building sites in a Community Zone.



Note: Areas and dimensions on this Preliminary are approximate and in most cases will vary from the final survey data.

Town Board Approval Mark Huff Date 7-15-15
(includes Access approval if applicable)
County Highway Approval [Signature] Date 7-23-15
(if applicable)
Extraterritorial Approval [Signature] Date _____
(if applicable)
County Surveyor Approval [Signature] Date 6-22-15
Zoning Office Approval [Signature] Date 8-6-15

Please submit four copies to Jefferson County Planning & Zoning, 311 S Center Ave. Room 201, Jefferson, WI 53547

15-10 C

Members of the Jefferson County Zoning Board,

After reviewing my options, I would like to proceed with the review of the original Preliminary Certified Survey of my property that was approved by Koshkonong Township on June 9, 2015.

It is now my intention to build a home north of the proposed mound system in the area designated on the map as "proposed future building site". The existing shed will continue to be used for storage only and not for habitation.

Thank you for your consideration of this request.

Sincerely,

A handwritten signature in cursive script, appearing to read "Roy Nosek".

Roy Nosek

P.S. Please note that my current address is 435 W. Starin Rd. Whitewater WI 53190

JAN 13 2016

JEFFERSON COUNTY

PRELIMINARY REVIEW FOR CERTIFIED SURVEY

A division of land located in the NE 1/4, 1/4 of the NE 1/4 of Section 25, Town 5 N, Range 14 E, Town of Koshkonong, Jefferson County, Wisconsin, on Parcel Number(s) 016-0514-2511-000

Owner: Roy A. Nosek
 Address: 210 N. Park Street
 City, ST Zip: Whitewater, WI 53190
 Phone: 920-723-7545

Date Submitted: June 9, 2015
 Revised: _____

Note to be placed on final CSM

Petition # _____ Zoning _____

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

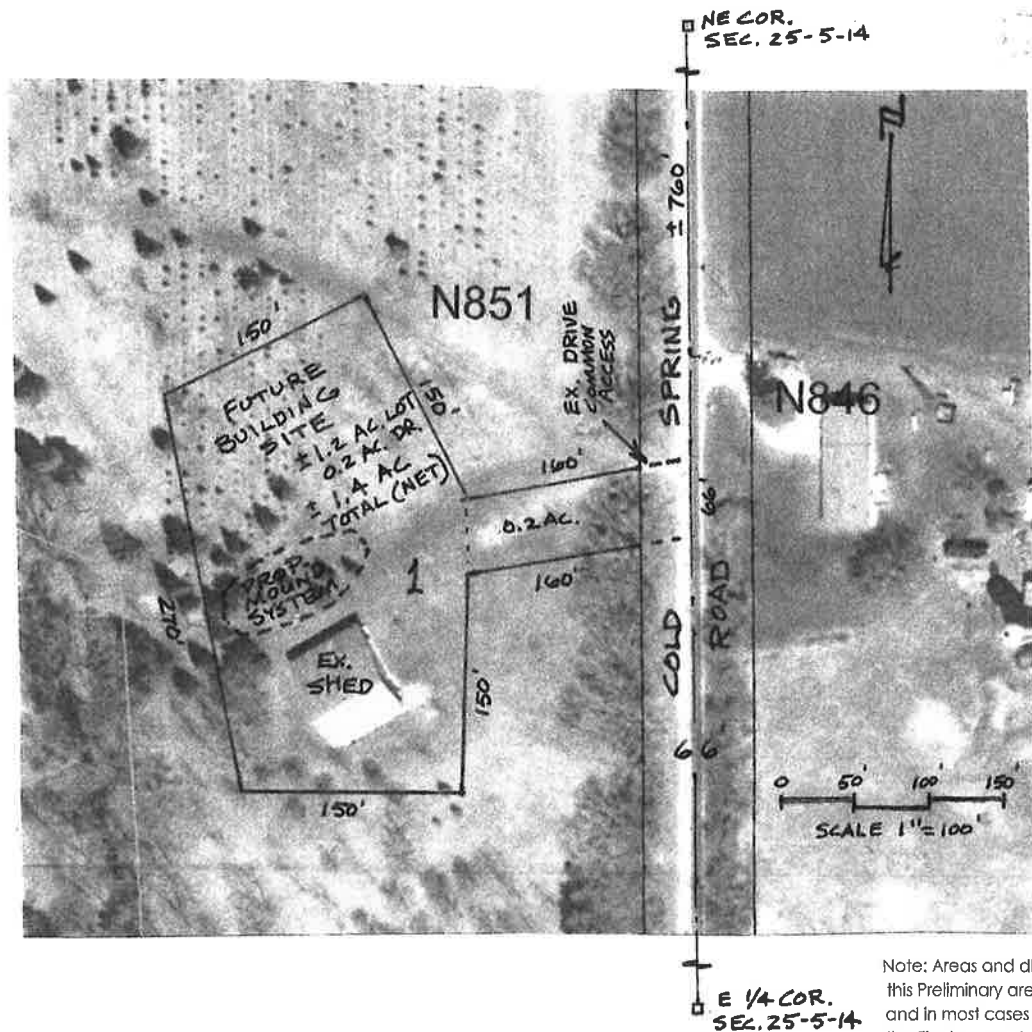
Surveyor: Anderson Land Surveying
 Address: W6141 Star School Road
 City, ST Zip: Fort Atkinson, WI 53538
 Phone: 920-563-8162

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

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: Create an approximately 1.4 acre (net) building site with an existing shed on his tree farm.



Note: Areas and dimensions on this Preliminary are approximate and in most cases will vary from the Final survey data.

Town Board Approval Bio Bul Date July 8, 2015
 (Includes Access approval if applicable) Town wishes to sign Final Certified Survey Map Yes No
 County Highway Approval _____ Date _____
 (If applicable) Extraterritorial Approval _____ Date _____
 (If applicable) County Surveyor Approval _____ Date _____
 Zoning Office Approval _____ Date _____

Deb Magritz

From: Michelle Staff
Sent: Thursday, January 21, 2016 8:38 AM
To: Rob Klotz; 'Jeff Leverenz'; Deb Magritz
Cc: Bill Ingersoll; Sandy Leverenz
Subject: RE: Reconsideration request
Attachments: 006-0716-1024-001(5).PDF

I didn't have the correct address for the fourth property. I have attached the file. This was an existing A-1 parcel that in order to be built on needed rezoning. The entire parcel was rezoned and in non-prime soils.

Michelle

From: Rob Klotz
Sent: Thursday, January 21, 2016 8:33 AM
To: 'Jeff Leverenz'; Deb Magritz
Cc: Michelle Staff; Bill Ingersoll; Sandy Leverenz
Subject: RE: Reconsideration request

Check with Michelle but I think she sent an email to Jeff with the information requested. They should attend the meeting if they want to discuss this further with the Zoning Committee. If they choose not to attend, the ZC can act on the petition with the information it has.

Rob

From: Jeff Leverenz [<mailto:bowshooter66@yahoo.com>]
Sent: Wednesday, January 20, 2016 6:41 PM
To: Deb Magritz
Cc: Michelle Staff; Rob Klotz; Bill Ingersoll; Sandy Leverenz
Subject: Re: Reconsideration request

Hi Deb -

I am not planning to resubmit any new information at this time, so if the proposal we submitted for the December 21st meeting will be reconsidered as previously submitted please move forward and let me know if we should plan to attend. If the December 21st proposal will not be reconsidered as previously submitted, please remove that item from your agenda. I would also like some additional information from Jefferson County for a future submittal should it be required.

Please provide me with the following information and/or answer the following questions:

1. I have attached a picture of the address sign for the property that could not be located from my earlier request, so please send me that information now that the correct address is known.
2. In the letter we received from Jefferson County dated December 23, 2015 it states that the Plan Commission recommends that the petition be postponed for redesign, and asks that we place the proposed parcel adjacent to W158 Concord Center Drive property. Is this a recommendation or a requirement that the new parcel be clustered with the W158 property rather than the W191 Concord Center Drive property as it was submitted? If this is a recommendation, please advise me what

steps need to be taken so the petition has a better chance of being accepted in the future should we choose not to follow the recommended path the Plan Commission has suggested.

3. Clustering of this proposed parcel with either the W158 property or the W191 property was discussed at the Town of Concord Board meetings and they approved placing this parcel across from the W191 property. Does that approval from local elected officials bear any weight into the decision made by the County Plan Commission?

4. Information was sent to me for property 2004 R2892A, and for the two parcels that were created from this request it does not appear that any clustering of those properties was required. According to the Jefferson County 2004 plat maps, it appears these parcels were separated from a large section of land that appears to have been owned by the same person. On this same property there are also two existing homes N5571 and N5517 Willow Glen Road, and a driveway leading to the N5673 home, but these new parcels were created on virtually the opposite end of the property as these existing structures. Please let me know the details of why these parcels were not required to be clustered with the existing buildings.

Thanks - Jeff

From: Deb Magritz <DebM@jeffersoncountywi.gov>
To: 'Jeff Leverenz' <bowshooter66@yahoo.com>
Sent: Wednesday, January 20, 2016 10:58 AM
Subject: RE: Reconsideration request

Hi Jeff,

I put your petition on in the event that you'd have some new info for us. But if you don't, that's not a problem. We'll just note that there was no new information and move on from there.

From: Jeff Leverenz [<mailto:bowshooter66@yahoo.com>]
Sent: Tuesday, January 19, 2016 5:39 PM
To: Deb Magritz
Subject: Re: Reconsideration request

Hi Deb -

Please clarify this e-mail for me. I received a letter from Jefferson County, mailed out on December 28, 2015, that stated our reconsideration request was postponed for redesign and we needed to resubmit a plan showing the 2 acre parcel on either side of the W158 property. So, is agenda item 13 just a reconfirmation of the December 21st meeting decision or is the original proposal to be reconsidered at the January meeting? We have not resubmitted any changes to our plan.

Thanks - Jeff

From: Deb Magritz <DebM@jeffersoncountywi.gov>
To: 'Jeff Leverenz' <bowshooter66@yahoo.com>

Sent: Monday, January 18, 2016 8:52 AM
Subject: RE: Reconsideration request

Here is a draft agenda for next Monday's meeting.

From: Jeff Leverenz [<mailto:bowshooter66@yahoo.com>]
Sent: Thursday, January 14, 2016 4:44 PM
To: Deb Magritz; Michelle Staff; Rob Klotz
Cc: Bill Ingersoll; Sandy Leverenz
Subject: Reconsideration request

To whom it may concern;

Since our recent reconsideration request was denied on December 21, 2015, I would like to request additional information on what we need to do to get the two-acre parcel in dispute approved.

In reading the Jefferson County Zoning Ordinance No. 11, under the A-3 agricultural section, it states that "clustering is recommended", but does not state that it is mandatory. We have stated in our proposal that we would like to have this parcel clustered with my family's homestead which would be across Concord Center Drive. I would appreciate a better explanation as to why this proposal is not considered meeting the recommendation listed in the Ordinance, as that appears to be a primary reason for this request to be denied.

There are also some properties near our home in the Town of Concord that have been built within the past 15 or so years that appear to have been granted approval under similar circumstances as the property we are asking to divide. So, I would like to know what process I would need to follow to obtain the Plan Commission application forms, supporting documents submitted by the requestor, and meeting minutes where these parcels were approved. Here are the property addresses:

N5762 Willow Glen

N5661 Willow Glen

W606 Concord Center Drive

1204 W. River Road

Please let me know if these documents are available via the internet, can be scanned and e-mailed to us, if we need to make an appointment with a Plan Commission member to view these documents at the County Courthouse, or if we need to submit an open records request.

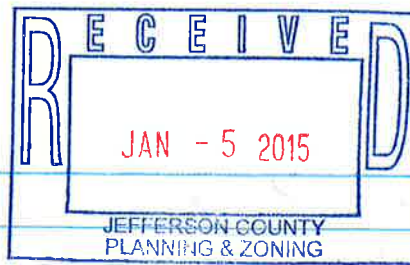
Thanks for your consideration –

Jeff and Sandy Leverenz

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Dec 31, 2015

Jefferson County Planning AND Zoning Committee

From Steve Armstrong Agent for WAYNE + JOANNE
Armstrong

After a conversation with Del Magnitz at zoning I became aware that there was a question as to why we requested two regimes at PIN 022-0613-2214-000 (34.35 AC) W 8135 U.S. Highway 12 AND create 2 AC building site PIN 022-0613-2323-001 (6.785 AC) on Oestreich Lake both in Town of Oakland.

At some time in the future WAYNE + JOANNE WANT to sell the property and we felt this regime would make property the most attractive when put up for sale.

Lot 1 Hwy 12

Adding 2 acres to existing A-3 Lot makes nice size lot 3.23 AC AND includes in new lot an existing storage shed. Also the 2 AC are full of mature trees + all existing grass + landscaping. Not of interest as Ag-1.

Had thought about creating 2 AC A-3 Building site there but then 6.785 AC. on Oestreich Lk. would be hard to sell. Also the creation of a 3rd lot is not possible.

TOWN OF OAKLAND will allow only 2 splits
on the property - Property will be deed
restricted - no more building sites

Creating 3AC. + lot on Hwy 12 with mature
landscaping + grass + existing storage and
a separate building site on Acotrech Ln.
seemed to be the best way to make
entire property more attractive at sale
time.

Thank you

Steve Armstrong

920-691-2493

