

**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, JUNE 27, 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 May 31, June 13 and June 16 Committee Minutes**
- 7. Communications**
- 8. May Monthly Financial Report for Land Information Office – Andy Erdman**
- 9. June Monthly Financial Report for Zoning – Rob Klotz**
- 10. Request for Holding Tank Waiver for JTO Properties at W2763 East Gate Drive in the Town of Watertown**
- 11. Request by M A Mortenson Company for Outside Storage in an Industrial Zone at W1265 Linden Road, Town of Ixonia**
- 12. Private On-Site Waste Treatment System Maintenance Letter Issued to PIN 241-0714-3531-043 in the City of Jefferson**
- 13. Discussion and Possible Action on Petitions Presented in Public Hearing on June 16, 2016:**
  - R3890A-16 – Robert Wagner/Jane Wagner Property - Create a 3.5-ac farm consolidation lot around the home at **N5296 Popp Rd** in the Town of Aztalan, and a 6-ac vacant lot combination to the east, both from PIN 002-0714-2844-000 (39.75 Ac).
  - R3891A-16 – Kathy Pope-Hookstead/Dark Acres Farm Property - Create a 5-ac lot combination at **W5140 Gillis Rd** in the Town of Koshkonong from PIN 016-0514-1331-000 (40 Ac).
  - R3892A-16 – Sharilyn DeGolier - Rezone 1.25 ac around the home at **W8295 Cemetery Rd** in the Town of Lake Mills from PIN 018-0713-0313-000 (23.5 ac).
  - R3893A-16 – Jay Lewellin - Create a 3-ac A-3 zone at **W8756 Alley Rd** in the Town of Lake Mills to allow for new home construction on PIN 018-0713-2134-000 (3 Ac)
  - R3894A-16 – Steve Saniter/Rachel Raether LE Property - Create a 1-ac building site on **Raether Rd** and PIN 018-0713-0622-000 (32.07 ac) in the Town of Lake Mills.

R3895A-16 – Todd & Leeann Duwe/Duwe Farms LLC Property- Rezone 1 ac of PIN 020-0714-0321-000 (54 Ac) for a new building site near **W5962 Church Rd** in the Town of Milford.

R3896A-16 – Trisha & Erik Miller/Joel & Gayle Medenwaldt Property - Rezone 1.01 ac of PIN 020-0814-3241-001 (23 Ac) in the Town of Milford at **W6543 Vandre Rd**.

R3897A-16 – Nancy Hook- Create two, 2-ac lots on **US Highway 12** in the Town of Oakland from part of PIN 022-0613-1812-000 (15.81 Ac)

R3898A-16 – Lindsay Jilek/Franz & Vicki Weigand Property - Create a 1.33-ac building site from PIN 028-0513-0123-000 (39 Ac) in the Town of Sumner on **Schwemmer Rd**.

R3899A-16 – Leo & Lisa Kucek/Ardis Eilenfeldt Trust Property - Rezone 1.68 ac of PIN 002-0714-2032-000 (35.254 Ac) on **Harvey Rd** for a new residential building site in the Town of Aztalan.

R3900A-16 – Leo & Lisa Kucek/Debbie Reece Trust Property - Negate previous approvals for an A-2 zone (R3658A-13) and an A-3 zone (R3659A-13) on **Harvey Rd** in the Town of Aztalan on PIN 002-0714-2032-002 (1.735 Ac) to allow for new A-3 lot creation.

R3901A-16 – Joel Kleefisch/Donald & Bonnie Lott Property - Rezone to create a 1.5-ac A-2 zone adjacent to **N5983 Hillside Dr** in the Town of Concord from PIN 006-0716-1914-000 (93.4 Ac)

R3902A-16 – Joel Kleefisch/Donald & Bonnie Lott Property - Rezone to create a 5-ac lot around the home at **N5983 Hillside Dr** and two, 3-ac building sites nearby from PIN 006-0716-1914-000 (93.4 Ac) in the Town of Concord.

R3903A-16 – Jefferson County/Donald & Bonnie Lott Property - Rezone to negate a previous A-3 zone approval, R3664A-13, to allow request for creation of new building sites on PIN 006-0716-1914-000 (93.4 ac) on **Hillside Dr** in the Town of Concord.

R3904A-16 – John & Brenda Soden/Charles Soden Trust Property - Redefine the A-2 zone near **N1730 Kelln Ln** in the Town of Palmyra on PIN 024-0516-1033-000 (39 Ac).

R3905A-16 – John & Brenda Soden/Charles Soden Trust Property - Rezone to create a 1.4-ac lot around the home at **N1730 Kelln Ln** in the Town of Palmyra from PIN 024-0516-1033-000 (39 Ac).

R3906A-16 – John & Brenda Soden/Charles Soden Trust Property - Create an 8.9-ac Natural Resource zone north of **N1730 Kelln Ln** from part of PIN 024-0516-1033-000 (39 Ac) in the Town of Palmyra.

R3907A-16 – Scott & Connie Vinz - Rezone to create a 2-ac lot around the buildings at **N8331 County Rd X** in the Town of Watertown from part of PIN 032-0815-2114-001 (24 Ac).

R3908A-16 – Scott & Connie Vinz - Rezone to create a 2.6-ac Natural Resource zone near **N8331 County Rd X** from part of PIN 032-0815-2114-001 (24 Ac) in the Town of Watertown.

CU1878-16 – Stefanie Preisler & Andrew Idzikowski/Harvey & Sandy Mann Property - Conditional use to continue a kennel operation after change in ownership for up to 40 dogs at **W3379 Ranch Rd** in the Town of Farmington, on PIN 008-0715-1011-001 (16.392 Ac). The property is zoned A-3, Agricultural/Rural Residential.

CU1879-16 – Daniel Rueth - Conditional use for a 2,400 sq foot extensive on-site storage structure, 27 feet in height at **W7510 Koshkonong Lake Rd** in the Town of Koshkonong on PIN 016-0513-2513-001 (10 Ac) in a Residential R-2 zone.

CU1880-16 – Shane Thekan - Conditional use to allow a home occupation for auto shop/garage facility at **W1165 Island Rd** in the Town of Palmyra on PIN 024-0516-1524-002 (1.158 Ac). The property is zoned A-3, Agricultural/Rural Residential.

CU1881-16 – Sharron & Lori Cretney - Conditional use to allow a commercial stable at which to hold clinics and riding lessons at **N2746 Hardscrabble Rd** in the Town of Sullivan on PINs 026-0616-3624-001 (20 Ac) and 026-0616-3623-001 (20 Ac). The property is zoned A-1, Exclusive Agricultural.

CU1882-16 – Michael Swenson - Conditional use to allow a 1,600 square foot, 18 foot high extensive on-site storage structure in a Residential R-2 zone at **N4762 Indian Point Rd** in the Town of Sullivan. The site is on PIN 026-0616-0114-001 (5.023 Ac).

**14. Possible Future Agenda Items**

**15. Upcoming Meeting Dates**

July 18, 8:00 a.m. – Site Inspections Beginning in Courthouse Room 203

July 21, 7:00 p.m. – Public Hearing in Courthouse Room 205

July 25, 8:30 a.m. – Decision Meeting in Courthouse Room 203

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

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

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

**16. 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.jeffersoncountyiwi.gov](http://www.jeffersoncountyiwi.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 TUESDAY, MAY 31, 2016**

**1. Call to Order**

The meeting was called to order by Chairman Nass at 8:32 a.m.

**2. Roll Call (Establish a Quorum)**

All Committee members were in attendance. Also present was Andy Erdman of Land Information Office, and Rob Klotz 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**

Motion by Jaeckel, seconded by Rinard to approve the agenda as presented.

**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 April 25, May 16 and May 19 Committee Minutes**

Motion by Reese, seconded by David to approve the April 25 minutes as presented. Motion carried on a voice vote with no objection.

Motion by Reese, seconded by David to approve the May 16 minutes as presented. Motion carried on a voice vote with no objection.

Motion by Reese, seconded by Jaeckel to approve the May 19 minutes as presented. Motion carried on a voice vote with no objection, but with Rinard abstaining.

**7. Communications**

Klotz announced that he would be retiring in early March, 2018, if not sooner. There was no talk of a succession plan or any further discussion.

**8. April Monthly Financial Report for Land Information Office – Andy Erdman**

Erdman presented his report and noted that recorded document revenues were trending upward, a continuation of 2015.

**9. May Monthly Financial Report for Zoning – Rob Klotz**

Klotz reported that May 2016 revenues were \$1,200 off of those from May 2015, but still up for the year because of strong April 2016 revenues.

10. **Site Inspection Across from W4932 Horseshoe Road in Response to Request by Nick and Buffy Uglow to Replace a Home which was Removed in 1973 at More than 100 Feet from its Original Location. The property is in the Town of Watertown on PIN 032-0814-1311-000.**  
After having viewed the property during a site inspection and with discussion, a motion was made by Jaeckel, seconded by David to approve the request as per the plan submitted. Motion carried on a voice vote with no objection.

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

11. **Discussion and Possible Action on Petitions Presented in Public Hearing on May 19, 2016:**  
**APPROVED WITH CONDITIONS** R3879A-16 on a motion by Reese, seconded by Jaeckel & CU1875-16 on a motion by Reese, seconded by David for Edward & Colleen Dionne to sanction the Circle K Campground and allow expansion of up to 100 new sites at W1316 Island Rd in the Town of Palmyra, PINs 024-0516-0941-000 and 024-0516-1944-000. Both motions carried on voice votes with no objection.

**APPROVED WITH CONDITIONS** R3880A-16 on a motion by Reese, seconded by Rinard for James Masters/R&H Masters Trust Property to rezone 1.3 acres of PIN 010-0515-0343-001 owned by the R & H Masters Trust to add it to the existing A-3 zone at **W3622 Lower Hebron Rd** owned by James & Kerrie Masters. The property is in the Town of Hebron. Motion carried on a voice vote with no objection.

**APPROVED WITH CONDITIONS** R3881A-16 on a motion by Reese, seconded by David for Lorraine Millette/Gerard & Lorraine Millette Trust property to create a 5-acre farm consolidation lot around the home at **W3728 State Road 106** in the Town of Hebron from part of PIN 010-0615-3344-000. Motion carried on a voice vote with no objection.

**APPROVED WITH CONDITIONS** R3882A-16 on a motion by David, seconded by Jaeckel for Lawrence Geoghegan to create a 1.59-acre farm consolidation lot around the home at **N7550 County Road D**, Town of Watertown on PIN 032-0815-3514- 000 (40 Acres). Motion carried on a voice vote with no objection.

**APPROVED WITH CONDITIONS** R3883A-16 on a motion by Nass, seconded by Reese for Scott & Teresa Gimler/Richard G & Joann Gimler Trust Property to create a 1.16-acre residential building site from part of PIN 032-0815-1324-000 (41.19 Acres) near **N8728 River Road** in the Town of Watertown. Motion carried on a voice vote with no objection.

**APPROVED WITH CONDITIONS** R3884A-16 on a motion by Reese, seconded by Jaeckel for Steven Mode/Laurie Forseth property to rezone 2.79 acres for a new residential building site on the south side of Koch Road, across from **W3018 Koch Road** in the Town of Hebron, on PIN 010-0515-1112-000 (12 Acres). Motion carried on a voice vote with no objection.

**APPROVED WITH CONDITIONS** R3885A-16 on a motion by Nass, seconded by David and R3886A-16 on a motion by Nass, seconded by David for Steven Mode/Laurie Forseth Property to create an A-3, Rural Residential lot of 3 acres around the home at **W3018 Koch Rd** and a new 1.88-acre residential building site adjacent to it on **Ehlert Road**. Create two Natural Resource zones between the Bark River and those A-3 lots, one of 2 acres and one of 2.61 acres. These requests are all from PIN 010-0515-1112-000 (12 Acres) in the Town of Hebron. Both motions carried on voice votes with no objections.

**APPROVED WITH CONDITIONS** R3887A-16 on a motion by David, seconded by Rinard & R3888A-16 on a motion by Reese, seconded by David for Kory Sukow to rezone approximately 0.39 acre of PIN 008-0715-1644-004 (8.21 Acre) to A-3 to add it to an adjoining A-3 zoned lot at **N6111 Coffee Road**. Rezone the balance of PIN 008-0715-1644-004, approximately 7.82 acres to Natural Resources. The site is in the Town of Farmington. Both motions carried on voice votes with no objection.

**APPROVED WITH CONDITIONS** R3889A-16 on a motion by David, seconded by Rinard for William Lensmire to rezone PIN 012-0816-0842-002 (2.208 Acres) at **W1897 Gopher Hill Road** to A-1 for it to be incorporated into adjoining A-1 zoned property. The site is in the Town of Ixonia. Motion carried on a voice vote with no objection.

**APPROVED WITH CONDITIONS** CU1876-16 on a motion by David, seconded by Reese for Sylvie Dahnert for a conditional use to allow up to 8 dogs as a kennel for household pets at **W3672 Lower Hebron Road**, Town of Hebron. The site is on PIN 010-0515-0333-001 (5 Acres) and is zoned A-3, Agricultural/Rural Residential. Motion carried on a voice vote with no objection.

**APPROVED WITH CONDITIONS** CU1877-16 on a motion by Jaeckel, seconded by David for Tim Otterstatter/JTO Properties LLC for a conditional use to allow an event facility as an adaptive reuse of a pre-1970 barn at **W2763 East Gate Drive** in the Town of Watertown. The site is on PIN 032-0815-1231-000 (37.14 Acres) and is zoned A-2, Agricultural and Rural Business. Motion carried on a voice vote with no objection.

**12. Possible Future Agenda Items**

Klotz reported on the three Town responses received so far regarding ordinance changes for mini-pigs and beekeeping.

**13. Upcoming Meeting Dates**

June 13, 8:00 a.m. – Site Inspections Beginning in Courthouse Room 203-**David will be absent**

June 16, 7:00 p.m. – Public Hearing in Courthouse Room 205-**David will be absent**

June 27, 8:30 a.m. – Decision Meeting in Courthouse Room 203

July 18, 8:00 a.m. – Site Inspections Beginning in Courthouse Room 203

July 21, 7:00 p.m. – Public Hearing in Courthouse Room 205

July 25, 8:30 a.m. – Decision Meeting in Courthouse Room 203

**14. Adjourn**

Motion by Reese, seconded by Jaeckel to adjourn the meeting. Motion carried on a voice vote, and the meeting adjourned at 9:52 a.m.

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, JUNE 13, 2016**

**1. Call to Order**

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

**2. Roll Call (Establish a Quorum)**

Nass, Reese, Rinard and Jaeckel were present. David was absent and excused. Rob Klotz, Matt Zangl and Sharon Ehrhardt from the Zoning Department were in attendance.

**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, Klotz and Zangl left for the following site inspections:

**7. Site Inspections for Petitions to be Presented in Public Hearing on June 16, 2016:**

R3890A-16 – Robert Wagner/Jane Wagner Property to create a 3.5-ac farm consolidation lot around the home at **N5296 Popp Rd** in the Town of Aztalan, and a 6-ac vacant lot combination to the east, both from PIN 002-0714-2844-000 (39.75 Ac).

R3899A-16 & R3900A-16 – Leo & Lisa Kucek/Ardis Eilenfeldt Trust Property/ Debbie Reece Trust Property to rezone 1.68 ac of PIN 002-0714-2032-000 (35.254 Ac) on **Harvey Rd** for a new residential building site in the Town of Aztalan. Also to negate previous approvals for an A-2 zone (R3658A-13) and an A-3 zone (R3659A-13) on **Harvey Rd** in the Town of Aztalan on PIN 002-0714-2032-002 (1.735 Ac) to allow for new A-3 lot creation.

R3893A-16 – Jay Lewellin - Create a 3-ac A-3 zone at **W8756 Alley Rd** in the Town of Lake Mills to allow for new home construction on PIN 018-0713-2134-000 (3 Ac)

R3894A-16 – Steve Saniter/Rachel Raether LE Property to create a 1-ac building site on **Raether Rd** and PIN 018-0713-0622-000 (32.07 ac) in the Town of Lake Mills.

R3892A-16 – Sharilyn DeGolier to rezone 1.25 ac around the home at **W8295 Cemetery Rd** in the Town of Lake Mills from PIN 018-0713-0313-000 (23.5 ac).

R3896A-16 – Trisha & Erik Miller/Joel & Gayle Medenwaldt Property to rezone 1.01 ac of PIN 020-0814-3241-001 (23 Ac) in the Town of Milford at **W6543 Vandre Rd.**

R3895A-16 – Todd & Leeann Duwe/Duwe Farms LLC Property to rezone 1 ac of PIN 020-0714-0321-000 (54 Ac) for a new building site near **W5962 Church Rd** in the Town of Milford as consolidation of parcels of record.

R3907A-16 & R3908A-16 – Scott & Connie Vinz to rezone to create a 2-ac lot around the buildings at **N8331 County Rd X** in the Town of Watertown from part of PIN 032-0815-2114-001 (24 Ac) and to create a 2.6-ac Natural Resource zone from that same parcel.

CU1878-16 – Stefanie Preisler & Andrew Idzikowski/Harvey & Sandy Mann Property - Conditional use to continue a kennel operation after change in ownership for up to 40 dogs at **W3379 Ranch Rd** in the Town of Farmington, on PIN 008-0715-1011-001 (16.392 Ac). The property is zoned A-3, Agricultural/Rural Residential.

R3901A-16, R3902A-16, & R3903A-16 – Joel Kleefisch/Donald & Bonnie Lott Property - Rezone to create a 1.5-ac A-2 zone adjacent to **N5983 Hillside Dr** in the Town of Concord from PIN 006-0716-1914-000 (93.4 Ac). Rezone to create a 5-ac lot around the home at **N5983 Hillside Dr** and two, 3-ac building sites nearby from that same parcel. Rezone to negate a previous A-3 zone approval, R3664A-13, to allow request for creation of new building sites on the property.

CU1882-16 – Michael Swenson - Conditional use to allow a 1,600 square foot, 18 foot high extensive on-site storage structure in a Residential R-2 zone at **N4762 Indian Point Rd** in the Town of Sullivan. The site is on PIN 026-0616-0114-001 (5.023 Ac).

CU1881-16 – Sharron & Lori Cretney - Conditional use to allow a commercial stable at which to hold clinics and riding lessons at **N2746 Hardscrabble Rd** in the Town of Sullivan on PINs 026-0616-3624-001 (20 Ac) and 026-0616-3623-001 (20 Ac). The property is zoned A-1, Exclusive Agricultural.

R3904A-16, R3905A-16, R3906A-16 – John & Brenda Soden/Charles Soden Trust Property - Redefine the A-2 zone near **N1730 Kelln Ln** in the Town of Palmyra on PIN 024-0516-1033-000 (39 Ac). Rezone to create a 1.4-ac lot around the home at **N1730 Kelln Ln** from that same PIN. Create an 8.9-ac Natural Resource zone north of **N1730 Kelln Ln**.

CU1880-16 – Shane Thekan - Conditional use to allow a home occupation for auto shop/garage facility at **W1165 Island Rd** in the Town of Palmyra on PIN 024-0516-1524-002 (1.158 Ac). The property is zoned A-3, Agricultural/Rural Residential.

R3891A-16 – Kathy Pope-Hookstead/Dark Acres Farm Property to create a 5-ac lot combination at **W5140 Gillis Rd** in the Town of Koshkonong from PIN 016-0514-1331-000 (40 Ac).

CU1879-16 – Daniel Rueth: Conditional use for a 2,400 sq foot extensive on-site storage structure, 27 feet in height at **W7510 Koshkonong Lake Rd** in the Town of Koshkonong on PIN 016-0513-2513-001 (10 Ac) in a Residential R-2 zone.

R3898A-16 – Lindsay Jilek/Franz & Vicki Weigand Property to create a 1.33-ac building site from PIN 028-0513-0123-000 (39 Ac) in the Town of Sumner on **Schwemmer Rd**.

R3897A-16 – Nancy Hook to create two, 2-ac lots on **US Highway 12** in the Town of Oakland from part of PIN 022-0613-1812-000 (15.81 Ac)

## **8. Adjourn**

Motion by Reese, seconded by Rinard to adjourn the meeting. Motion carried on a voice vote.



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](http://www.jeffersoncountywi.gov).**

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***NOTICE 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, June 16, 2016

**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**

Hearing called to order @ 7:00 p.m. by Nass

**2. Roll Call**

Members present: Nass, Jaeckel, Reese, Rinard

Members absent: David

Staff: Rob Klotz, Laurie Miller, Matt Zangl

**3. Certification of Compliance with Open Meetings Law Requirements**

Reese confirmed compliance.

**4. Approval of Agenda**

Reese made motion, seconded by Rinard, motion carried 4-0 on a voice vote to approve the agenda.

**5. Explanation of Public Hearing Process by Committee Chair**

Nass explained. Nass also noted the Planning & Zoning Committee meeting will be on June 27, 2016 at 8:30 a.m. for recommendation of the zoning petitions, and decisions on the conditional use permits. County Board will meet on July 12, 2016 for decisions of the zoning petitions.

**6. Public Hearing**

Klotz explained that the findings of fact are in the file, and are part of the record for the Committee to consider.

The following was read into the record by Klotz:

**NOTICE IS HEREBY GIVEN** that the Jefferson County Planning and Zoning Committee will conduct a public hearing at 7 p.m. on Thursday, June 16, 2016, 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-3, AGRICULTURAL/ RURAL RESIDENTIAL**

**R3890A-16 – Robert Wagner/Jane Wagner Property:** Create a 3.5-ac farm consolidation lot around the home at **N5296 Popp Rd** in the Town of Aztalan, and a 6-ac vacant lot combination to the east, both from PIN 002-0714-2844-000 (39.75 Ac).

Robert Wagner, N5024 Country Ln, Saukville, presented the petition. He is the personal representative of the Jane Wagner Estate. They are asking for two lots – one with the house and buildings and the other a 6-acre vacant lot. The remaining lands will remain agricultural.

There were no questions or comments in favor or opposition of the petition. There were no questions or comments from the committee.

Klotz made note that the committee did look at each one of the properties.

Staff report was given by Klotz. He explained the farm consolidation and vacant lot request. The soil test and soil types are in the file. Klotz noted that the farm consolidation would have to be completed first in this case so there is 35 acres remaining, and the vacant lot seconded.

**R3891A-16 – Kathy Pope-Hookstead/Dark Acres Farm Property:** Create a 5-ac lot combination at **W5140 Gillis Rd** in the Town of Koshkonong from PIN 016-0514-1331-000 (40 Ac). Klotz noted this was revised to a 4 acre request.

Kathy Pope-Hookstead, N643 Wishing Well Lane, presented her petition. She wants to build a new house on the farm, and then sell the lot on Wishing Well Ln.

There were no questions or comments in favor or opposition of the petition. There were no questions or comments from the committee. There was a town response in the file approving the petition which was read into the record by Klotz.

Klotz gave staff report. He explained the change in acreage from 5 acres to 4 acres because of a previous lot split. The revised preliminary is in the file. Klotz noted the findings of fact were in the file. There are also some slopes that are 20% on the property which the surveyor noted on the survey.

**R3892A-16 – Sharilyn DeGolier:** Rezone 1.25 ac around the home at **W8295 Cemetery Rd** in the Town of Lake Mills from PIN 018-0713-0313-000 (23.5 ac).

Sharilyn Degolier, N7002 Kuhl Rd, Waterloo. Her husband, Mitchell was also present. She stated that the property belonged her parents, and they would now like to split off the house and shed so it could be sold.

There were no questions or comments in favor or opposition of the petition. There were no questions or comments from the committee. There was a town decision in the file approving the petition which was read into the record by Klotz.

Klotz gave staff report. He noted the lot has an odd shape due to the septic location, and that the findings of fact were in the file. Kotz asked the petitioner if the house originated in 1979 and if they had permits. The petitioner stated yes.

**R3893A-16 – Jay Lewellin:** Create a 3-ac A-3 zone at **W8756 Alley Rd** in the Town of Lake Mills to allow for new home construction on PIN 018-0713-2134-000 (3 Ac)

Mr. Lewellin presented his petition. He stated they wanted to rezone from A-1 to A-3 to build a house where the former house was on the property.

There were no questions or comments in favor or opposition of the petition. There were no questions or comments from the committee.

Staff report was given by Klotz. He asked the petitioner if the original house was burned down by the fire department. The petitioner stated yes. He also asked the petitioner if the existing garage was the house. The petitioner stated that the garage was converted back to a shed. They want to build new. Klotz asked about the septic. The petitioner stated that they will use the septic that was originally connected to the garage/shed. Klotz noted that an inspection would be needed for the garage and septic. There was discussion on the location of the new lot.

**R3894A-16 – Steve Saniter/Rachel Raether LE Property:** Create a 1-ac building site on **Raether Rd** and PIN 018-0713-0622-000 (32.07 ac) in the Town of Lake Mills.

Steve Saniter, Oconomowoc, presented the petition. He stated they want to buy this property to build a house.

There were no questions or comments in favor or opposition of the petition. There were no questions or comments from the committee. There was a town response in the file approving the petition which was read into the record by Klotz.

Klotz gave staff report. He commented on the location of the lot, and that the findings of fact were in the file. Klotz asked the petitioner about the section of the town road shown on the survey, and if the town was going to vacate that section of the road. The petitioner stated that he believed so. Klotz asked the petitioner if he would then acquire that track of land. The petitioner stated yes.

**R3895A-16 – Todd & Leeann Duwe/Duwe Farms LLC Property:** Rezone 1 ac of PIN 020-0714-0321-000 (54 Ac) for a new building site near **W5962 Church Rd** in the Town of Milford.

Steve Duwe, N7204 County Road A, presented the petition. He stated that he wanted to establish a lot on the farm for his son and daughter-in-law, and further explained his request.

There were no questions or comments in favor or opposition of the petition. There were no questions or comments from the committee. There was a town response in the file approving the petition which was read into the record by Klotz.

Klotz gave staff report. He noted that they will be utilizing the consolidation of parcels of record from their own land across the road and move it next to an existing residence. Klotz explained the soils were prime and were asking for a 1 acre lot. Klotz asked the petitioner if there was enough room for a house, septic and farm shop and how big the farm shop would be. The petitioner stated he wasn't sure yet, but they could move the shop to the ag land if there is not enough room.

**R3896A-16 – Trisha & Erik Miller/Joel & Gayle Medenwaldt Property:** Rezone 1.01 ac of PIN 020-0814-3241-001 (23 Ac) in the Town of Milford at **W6543 Vandre Rd**.

Trisha Miller, W6542 Vandre Road, presented her petition. She stated she wants to tear down the existing garage and house and build a new house. There will be no farmland that will be affected.

There were no questions or comments in favor or opposition of the petition. There were no questions or comments from the committee. There was a town response in the file approving the petition which was read into the record by Klotz.

Klotz gave staff report. He stated this was for a 1-acre request where no farmland is involved. There was a discussion on the home location and the buildings being removed. Klotz asked

the petitioner the age of the home. The petitioner stated it was built in the late 1800's. They will also be putting in a new well and septic.

**R3897A-16 – Nancy Hook:** Create two, 2-ac lots on **US Highway 12** in the Town of Oakland from part of PIN 022-0613-1812-000 (15.81 Ac)

Nancy Hook, Madison, presented her petition. She explained the request for the creation of the two lots.

There were no questions or comments in favor or opposition of the petition. There were no questions or comments from the committee.

Klotz gave staff report. He asked the petitioner to explain the number of lots. The petitioner explained that there would be 2, 2-acre lots. They were asking for 2 acres because of the highway setback. It would give more yard room. They have a variance for the access. Because the DOT is involved, they require clustered driveways. Klotz explained the DOT restrictions, and they have a variance that was granted June 9, 2016 which is in the file. Klotz stated they are exceeding the acreage, and further explained. It's in a conversion area. Klotz noted the findings of fact and DOT correspondence are in the file.

**R3898A-16 – Lindsay Jilek/Franz & Vicki Weigand Property:** Create a 1.33-ac building site from PIN 028-0513-0123-000 (39 Ac) in the Town of Sumner on **Schwemmer Rd.**

Lindsay Jilek, W8175 State Road 106, presented her petition. Also present was Randy Jilek. They want a 1.33 acre lot to build a home.

There were no questions or comments in favor or opposition of the petition. There were no questions or comments from the committee. There was town response in the file in favor of the petition which was read into the record by Klotz.

Klotz gave staff report. He asked the petitioner about the location of the driveway. The petitioner explained. Klotz asked about the lot location. The petitioner stated it would be set back in the pines.

There was combined testimony on the following two petitions:

**R3899A-16 – Leo & Lisa Kucek/Ardis Eilenfeldt Trust Property:** Rezone 1.68 ac of PIN 002-0714-2032-000 (35.254 Ac) on **Harvey Rd** for a new residential building site in the Town of Aztalan.

**FROM A-2, AGRICULTURAL & RURAL BUSINESS AND A-3 TO A-1,  
EXCLUSIVE AGRICULTURAL**

**R3900A-16 – Leo & Lisa Kucek/Debbie Reece Trust Property:** Negate previous approvals for an A-2 zone (R3658A-13) and an A-3 zone (R3659A-13) on **Harvey Rd** in the Town of Aztalan on PIN 002-0714-2032-002 (1.735 Ac) to allow for new A-3 lot creation.

Leo Kucek, 1262 Fox Point Drive, Waukesha, presented the petition. He stated they want to relocate the building site to put the house on the least productive lands and rezone the previously approved A-2 and A-3 zones back to A-1.

Kathy Zimmerman, representing the Ardis Eilenfeldt Trust, was also in favor. There were no questions or comments in opposition of the petition. There were no questions or comments from the committee. There was a town response in the file approving the petition which was read into the record by Klotz.

Klotz gave staff report noting there was a detailed analysis of the site showing where it makes the most sense. The existing A-3 and A-2 lots are prime agricultural. The committee noticed a jog in the lot because of the terrible access, and the location of the new site.

The findings of fact are in the file. They will be rezoning the A-3 and A-2 lots back to A-1.

There was combined testimony on the following two petitions:

**FROM A-1, EXCLUSIVE AGRICULTURAL TO A-2, AGRICULTURAL & RURAL BUSINESS**

**R3901A-16 – Joel Kleefisch/Donald & Bonnie Lott Property:** Rezone to create a 1.5-ac A-2 zone adjacent to **N5983 Hillside Dr** in the Town of Concord from PIN 006-0716-1914-000 (93.4 Ac)

**FROM A-1 TO A-3**

**R3902A-16 – Joel Kleefisch/Donald & Bonnie Lott Property:** Rezone to create a 5-ac lot around the home at **N5983 Hillside Dr** and two, 3-ac building sites nearby from PIN 006-0716-1914-000 (93.4 Ac) in the Town of Concord.

Rebecca Kleefisch, Bonnie & Donald Lott were all present. Mr. Lott explained they want a five acre home site lot, and 2 vacant lots. The remaining ag land would be split into two 44-acre lots.

Nass questioned the petitioner on the request for an A-2 lot. Mr. Lott explained it would be for a storage building. Rebecca Kleefisch explained it was for bee distribution and further explained. Nass asked if this was for honey production. Rebecca Kleefisch stated it was just for bee distribution.

There were no questions or comments in favor or opposition of the petition. There were no further questions from the committee. There was a town response in the file from the town in favor of the petition which was read into the record by Klotz.

Klotz questioned the building the ag lot and the ag land being split into two lots. Mr. Lott stated the ag land is still used for ag and hunting land. Klotz explained the findings of fact were in the file.

### **FROM A-3 TO A-1**

**R3903A-16 – Jefferson County/Donald & Bonnie Lott Property:** Rezone to negate a previous A-3 zone approval, R3664A-13, to allow request for creation of new building sites on PIN 006-0716-1914-000 (93.4 ac) on **Hillside Dr** in the Town of Concord.

Klotz explained this petition was needed to proceed with the new request (above). The petitioner was in favor. Klotz further explained why this process was needed.

There was combined testimony on the following three petitions:

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

**R3904A-16 – John & Brenda Soden/Charles Soden Trust Property:** Redefine the A-2 zone near **N1730 Kelln Ln** in the Town of Palmyra on PIN 024-0516-1033-000 (39 Ac).

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

**R3905A-16 – John & Brenda Soden/Charles Soden Trust Property:** Rezone to create a 1.4-ac lot around the home at **N1730 Kelln Ln** in the Town of Palmyra from PIN 024-0516-1033-000 (39 Ac).

### **FROM A-1 TO N, NATURAL RESOURCES**

**R3906A-16 – John & Brenda Soden/Charles Soden Trust Property:** Create an 8.9-ac Natural Resource zone north of **N1730 Kelln Ln** from part of PIN 024-0516-1033-000 (39 Ac) in the Town of Palmyra.

John Soden, N1712 Kelln Ln., presented. He explained all three petitions. The A-2 zone was never surveyed, so they are just going to define that. They are also requesting to rezone around the existing house that's there, and are also asking for a Natural Resource Zone. Nass commented that it was all straight forward as they looked at it.



There were no questions or comments in favor or opposition of the petition. There were no questions or comments from the committee. There was a town response in the file in favor of all three petitions which was read into the record by Klotz.

Klotz explained the A-2 zone was created by the previous owner, but no survey was ever done for the storage of contractor's equipment. Klotz asked the petitioner what their proposed use was. The petitioner stated the farmer is storing hay and unrelated items. Klotz asked if there was water or septic. The petitioner stated there as a wet well on the property, but it was not being used. Klotz asked the petitioner if this was for dead storage. The petitioner stated yes. Klotz asked the petitioner the age of the home. The petitioner stated that it was replaced because of fire in the 1990's.

Klotz asked the petitioner about the Natural Resources Zone, if it was a stand-alone, or would it be kept by 1 or the other lots. The petitioner stated that it would be kept with the other two properties. Klotz explained the requirements if sold separately. The petitioner stated there was a note on the survey.

There was combined testimony on the following two petitions:

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

**R3907A-16 – Scott & Connie Vinz:** Rezone to create a 2-ac lot around the buildings at **N8331 County Rd X** in the Town of Watertown from part of PIN 032-0815-2114-001 (24 Ac).

### **FROM A-1 TO N, NATURAL RESOURCES**

**R3908A-16 – Scott & Connie Vinz:** Rezone to create a 2.6-ac Natural Resource zone near **N8331 County Rd X** from part of PIN 032-0815-2114-001 (24 Ac) in the Town of Watertown.

Scott and Connie Vinz N8331 County Road X, were present. They stated they want to rezone off the house and create a Natural Resources Zone.

There were no questions or comments in favor or opposition of the petition. There were no questions or comments from the committee.

Klotz noted that we received correspondence from the City of Watertown airport indicating its restrictions and dedication. They are asking for a two acre around the existing home and creating a Natural Resources Zone to adjoin to it. Klotz asked the petitioner the age of the home. The petitioner stated that it was built in the 1950's-1960's. Klotz noted the findings of fact were in the file.

## CONDITIONAL USE PERMIT APPLICATIONS

### **CU1878-16 – Stefanie Preisler & Andrew Idzikowski/Harvey & Sandy Mann Property:**

Conditional use to continue a kennel operation after change in ownership for up to 40 dogs at **W3379 Ranch Rd** in the Town of Farmington, on PIN 008-0715-1011-001 (16.392 Ac). The property is zoned A-3, Agricultural/Rural Residential.

Stefanie Preisler, W3379 Ranch Road, presented the petition. Andrew Idzikowski was also present. They want to continue the kennel operation that was there for 22 years.

There were no questions or comments in favor or opposition of the petition. There were no questions or comments from the committee. There was a town response in the file in favor of the petition which was read into the record by Klotz.

Klotz referenced the previously approved conditional use permit. That conditional use was issued to the owners of the property. Klotz asked the petitioner if they have seen the original conditional use approval and if they will follow the conditions. The petitioner stated yes that she had seen the conditional use approval and will follow the conditions, but they would have 10 less dogs and will be down to 40.

**CU1879-16 – Daniel Rueth:** Conditional use for a 2,400 sq foot extensive on-site storage structure, 27 feet in height at **W7510 Koshkonong Lake Rd** in the Town of Koshkonong on PIN 016-0513-2513-001 (10 Ac) in a Residential R-2 zone.

Daniel Rueth presented his petition. He stated he wants to get his truck and personal storage inside – all cold storage.

There were no questions or comments in favor or opposition of the petition. There were no questions or comments from the committee. There was a town decision in the file in favor of the petition which was read into the record by Klotz.

Klotz asked the petitioner what would be stored in the shed. The petitioner stated it would one truck, trailers - all personal items. Klotz stated that when they were on-site inspections, there was a dump truck on the property, and asked the petitioner how often it was leaving the property because the access is terrible. The petitioner stated it was every day. Klotz asked if he had any plans to cut some of the bushes back. The petitioner stated that he would be cutting down all the trees. Klotz asked if the other driveway further west could be used. The petitioner stated that would not be a problem.

**CU1880-16 – Shane Thekan:** Conditional use to allow a home occupation for auto shop/garage facility at **W1165 Island Rd** in the Town of Palmyra on PIN 024-0516-1524-002 (1.158 Ac). The property is zoned A-3, Agricultural/Rural Residential.

Shane Thekan, W1165 Island Road, stated that he wants a garage/shop.

There were no questions or comments in favor or opposition of the petition. There were no questions or comments from the committee. There was a town response in the file in favor of the petition which was read into the record by Klotz.

Klotz asked the petitioner if he planned on working out of the attached garage. The petitioner stated yes, until he could build the separate garage. Klotz explained that if he intended on using a detached garage, he should request that now so it can be considered now so he would not have to come back to hearing. If he knew the location and size of the detached garage, the petitioner should submit it before June 27<sup>th</sup> so it can be considered. Klotz asked the petitioner if he would use a separate building for his business, would there be water, a bathroom or sinks. The petitioner stated not at this time. Klotz asked the petitioner to explain what he does. The petitioner explained it was for general repair and further explained. Klotz asked if it would be one vehicle at a time. The petition stated yes, and it would be by appointment only. Klotz asked about outside storage. The petitioner stated everything would be inside.

**CU1881-16 – Sharron & Lori Cretney:** Conditional use to allow a commercial stable at which to hold clinics and riding lessons at **N2746 Hardscrabble Rd** in the Town of Sullivan on PINs 026-0616-3624-001 (20 Ac) and 026-0616-3623-001 (20 Ac). The property is zoned A-1, Exclusive Agricultural.

Lori Cretney, N2746 Hardscrabble Road, present the petition. She stated that would like to start having horse clinics and lessons.

There were no questions or comments in favor or opposition of the petition. There were no questions or comments from the committee.

Klotz asked if they talked to the neighbors who share the driveway. The petitioner stated yes. She had a letter from the neighbor, and presented it for the file for committee review. Klotz asked the petitioner if there was a proposed bathroom. The petitioner stated they would have a porta potty by the barn. Klotz noted that if they proposed any kind of sign, they would need a permit and explained the restrictions. They may also need to trim some trees. Klotz asked what kind of horses they have. The petitioner stated Icelandic horses.

**CU1882-16 – Michael Swenson:** Conditional use to allow a 1,600 square foot, 18 foot high extensive on-site storage structure in a Residential R-2 zone at **N4762 Indian Point Rd** in the Town of Sullivan. The site is on PIN 026-0616-0114-001 (5.023 Ac).

Michael Swenson, N4762 Indian Point Road, presented his petition. He stated that he needed the building for all of his toys.

There were no questions or comments in favor or opposition of the petition. There were no questions or comments from the committee.

The petitioner asked about rezoning from R-2 to A-3. Klotz explained the requirements and what that would allow.

Klotz asked the petitioner if this was for personal storage. The petitioner stated yes, there would be no habitable or business use.

Motion was made by Reese, seconded by, Jaeckel, motion carried 4-0 by voice vote to adjourn @ 7:58 p.m.

*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 24 hours prior to the meeting so that appropriate arrangements can be made.

*A recording of the meeting will be available from the Zoning Department upon request.*

Further information about Zoning can be found at [www.jeffersoncountyiwi.gov](http://www.jeffersoncountyiwi.gov)

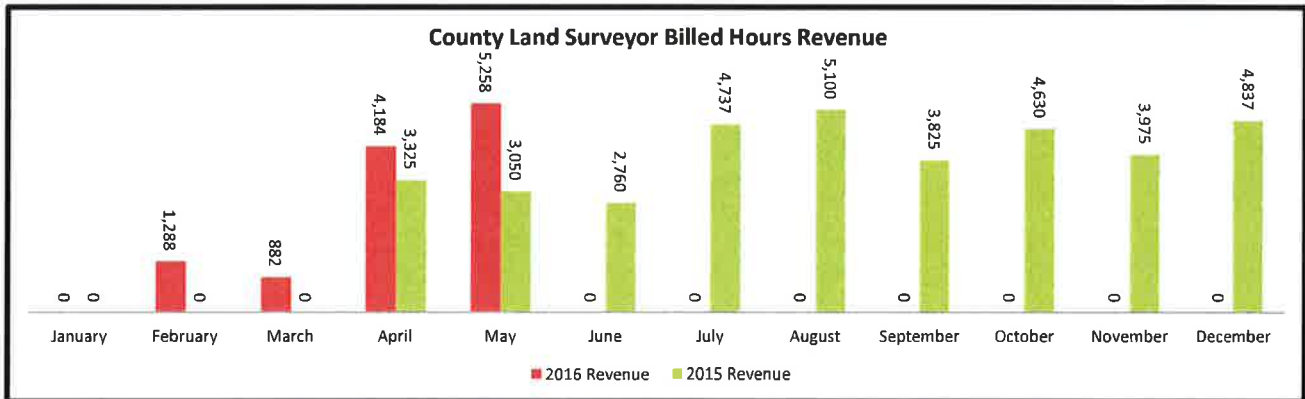
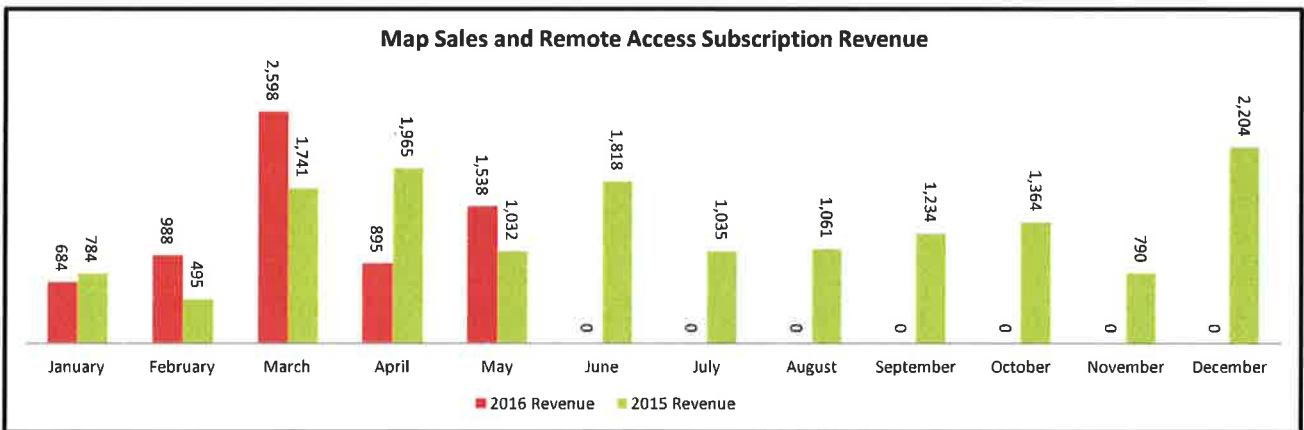
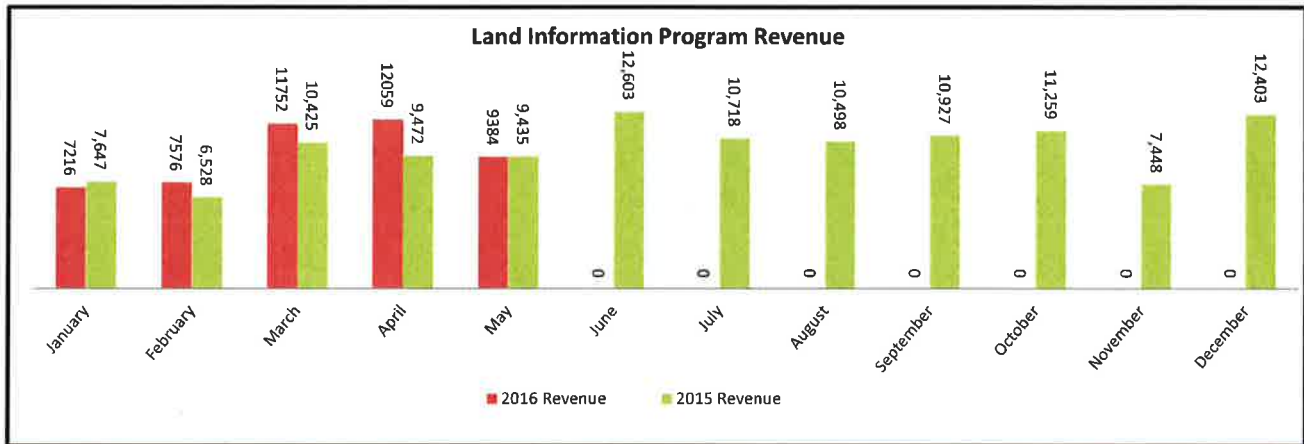
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Secretary

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Date

## 2016 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: Excel:

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	Zoning Ordinance Forfeitures 7101.441002	Wisconsin Fund Grants 7102.421001	Refunds	2016 Totals	2015 Totals	2015- 2016 Difference
Jan	4,965.00	847.05		2,025.00	800.00								8,637.05	8,804.30	-167.25
Feb	14,795.00	27.37	3.75	1,000.00	250.00							450.00	16,076.12	12,225.00	3851.12
Mar	12,750.00	22.16		2,100.00	50.00					150.00		500.00	15,072.16	13,723.08	1349.08
Apr	34,545.00	9.44	3.75	7,775.00	600.00								42,933.19	21,084.94	21848.25
May	13,030.00	92.09		4,975.00	800.00								18,897.09	18,699.86	197.23
June	13,360.00	11.37	7.50	3,200.00	450.00							100.00	17,028.87	23,338.49	-6309.62
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	93,445.00	1,009.48	15.00	21,075.00	2,950.00					150.00		1,050.00	118,644.48	194,268.41	-75623.93

2015 Actual Zoning Deposit: \$188,608.41

2016 Budget Revenues: \$191,400.00

2016 Deposits YTD: \$118,644.48

2C Agenda Item

**Rob Klotz**

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**From:** Jerry Hoefler <jerry@hoeflerexcavating.com>  
**Sent:** Thursday, June 16, 2016 2:00 PM  
**To:** Rob Klotz  
**Cc:** Tim Otterstatter  
**Subject:** JTO septic evaluation  
**Attachments:** JTO Septic.pdf

Rob,  
As per our phone conversation attached please find our evaluation and recommendations for a septic system to serve the proposed wedding barn for JTO properties. Thanks for your help on this matter and feel free to contact me with any concerns.

Thanks,  
Jerry  
MPRS 222479  
Jerry Hoefler Excavating Inc.  
W1320 Marietta Ave.  
Ixonia Wi. 53036  
Cell 414-491-3328

Deb,  
Please make sure this  
gets with JTO after  
request for June 27<sup>th</sup>  
2C meeting. Not sure if  
Tim has submitted anything yet?  
Tim  
6-16-16

Phone (262) 567-6982  
FAX (920) 261-4799  
E-mail: jerry@hoeflerexcavating.com



W1320 Marietta Avenue  
Ixonia, Wisconsin 53036  
Cert. # 222479

JTO Properties

M9220 Donald Lane

Watertown, WI. 53094

June 15, 2016

Dear Tim,

We performed a septic inspection at the barn owned by you which is located at W2763 East Gate Drive in Watertown. You indicated that you plan to use the barn for wedding receptions. We found that the present holding tank would be too small to use for that purpose. We performed a soil test and found that a mound system could be installed on this property.

After analyzing the information that you gave us regarding the proposed usage of the facility, we found that because the septic system would be used only one or two days some weekends large spikes of flow into the system would be created and there would be long periods of non-usage. This could cause the bacteria to become stunted and die off and allow sludge to flow out into the mound and clog the sand. Other concerns are the type of effluent that is created from this type of usage and the cost difference. The cost of a mound to serve 300 people is about 3 times the cost of a 4000 gallon holding tank. It is my professional opinion that this building would be better served by a holding tank. I feel that a mound system would fail prematurely.

Sincerely,

Jerry Hoeftler

MPRS #222479





M. A. Mortenson Company  
Milwaukee Equipment Facility  
W1265 Linden Rd  
Ixonia, WI 53036

Main 262.879.2590  
Fax 262.879.2599  
[www.mortenson.com](http://www.mortenson.com)

Town of Ixonia

I, Eric Reimer on behalf of M.A. Mortenson Company, located at W1265 Linden Rd, Ixonia, Wisconsin would like to request approval for outside storage and expansion of our current dust free surface area.

The attached plot plan and aerial photos will show the current outside storage and proposed addition to the dust free surface area.

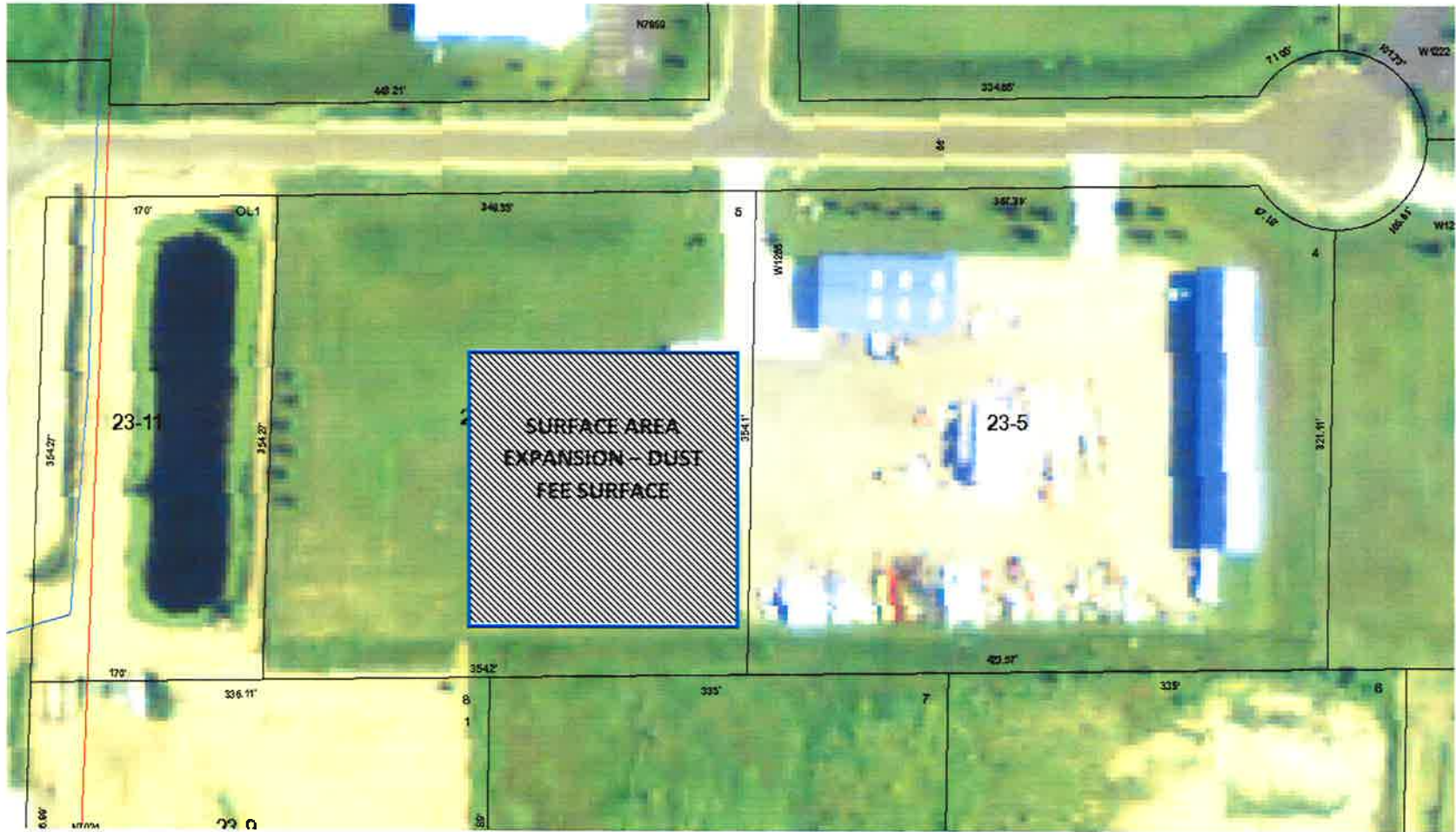
This location currently has a 6' fence surrounding the property, grass berms and trees that provide partial concealment of the outside storage.

Thank you,

Eric Reimer  
Sr. Equipment Facility Manager  
M.A. Mortenson Company

M.A MORTENSON – W1265 LINDEN RD, IXONIA, WI 53036

Request to expand dust free surface area and approval for outside storage



M.A MORTENSON – W1265 LINDEN RD, IXONIA, WI 53036

Request to expand dust free surface area and approval for outside storage



Yellow line indicates 6' high chain link fence that encloses the entire site.

The red line is the proposed expansion area for the dust free surface.

LRS30202  
LRS302U

Land Records 6/22/16  
Sanitary Permits 13:50:34 LAURIEM  
PIN 241 714 3531 43 Permit # 2015 90372 ( 1 of 1 ) Parcel Status: **A**  
COMP 241 2122 7430 Applicant FONTENOT, CORIE & SUSAN  
Adr 1 350 THRUSH LN JEFFERSON 53549 0000  
Own 1 FONTENOT CORIE J P  
2 FONTENOT SUSAN T P  
Permit # 2015 90372 State Plan ID: SBD6398 #  
Issue Date Install Date Denial Date  
System Type UNKNOWN A+4 (Y/N) Permit Type U Fee: .00  
Use Type ONE FAMILY Directive N (Y/N) Violation N (Y/N)  
Applicant FONTENOT, CORIE & SUSAN No. Bedrooms  
Plumber  
Soil Tester Current Compliance (Y/N)  
Notification Date Acceptance Date  
Renewal Dates  
Wi Fund Eligible (Y/N) Abatement Order (Y/N) Multiple System  
Date Submitted Date Received Refund  
Comments:

1 LETTER SENT 4/29/2016, DUE 7/15/2016

2 WAS NOT ON CITY'S LIST FOR PUBLIC SEWER

F1 =Help, F2 =View 2, F3 =Exit, F6 =Add, F7 =Back, F8 =Next, F10 =Pump Report  
F11=Change, F12=Cancel, F13=Xref, F14=Look/See, F22=Move Permit, F23=Delete  
Positioning to Address: 00350 THRUSH LN

608-332-5130

Please Place on 2C agenda  
6-27-16 if possible

ER





# Jefferson County

## ZONING AND SANITATION DEPARTMENT

COURTHOUSE, 311 S. CENTER AVE., JEFFERSON, WI 53549-1701

ROOM 201 PHONE (920) 674-7524 FAX 920-674-7525

DATE: 6/8/14

TO: 4897 07H

FROM:

Laurie A. Miller, Zoning/ Sanitation Programs Assistant  
Jefferson County Zoning and Sanitation Department

Please be aware that it may be 2-3 weeks before your septage hauler can schedule service. Please plan accordingly.

RE:

Required Three-Year Maintenance of Private Sewage System  
Address:

This is to inform you that as the current owners of the private sewage system installed 00-00-0000 on PIN #000-0000-0000-000 you are required to certify maintenance of the system every three years as per Sec. 12.18 of the Jefferson County Private Sewage System Ordinance. Return this completed certification by 00/00/0000 to:

Jefferson County Zoning Department  
Attn: Laurie  
Courthouse, 311 S. Center Ave., Room 201  
Jefferson, WI 53549

**This requirement is applicable for all systems. (Wis Admin. Rule SPS 383.51, SPS 383.52, SPS 383.54(4), SPS 383.55 and State Statute 145.245 maintenance & reporting requirements apply).**

On 6/8/14 the private sewage system located on property described above was  
(DATE)

(check appropriate letter):

- ☒ a) Pumped by a licensed septic tank pumper and is in proper operating condition, with a determination there is no ponding on the surface of the ground, OR
- ☐ b) Inspected by:
1. A licensed Master Plumber/Master Plumber Restricted Sewer
  2. A licensed septic tank pumper
  3. Personnel licensed to inspect septic systems,

with a determination that sludge and scum occupies less than one-third the tank volume and that the system is in proper operating condition.

(Signature of Licensed Individual)

83215

(License Number)

920.5632343

(Telephone Number)

(Signature of Property Owner)

(Telephone Number)

**FAILURE TO RETURN THIS CERTIFICATION BY THE DATE PRESCRIBED MAY RESULT IN A \$263.50 CITATION. EACH DAY THEREAFTER MAY BE CONSIDERED A SEPARATE OFFENSE. IF YOU HAVE ANY QUESTIONS, PLEASE CALL LAURIE AT (920) 674-7524. [lauriem@jeffersoncountywi.gov](mailto:lauriem@jeffersoncountywi.gov)**

**NOTE: If you have had your system serviced within the last 3 years, we can accept documentation from a licensed pumper indicating the date the service occurred. A copy of the pumping receipt provided to you at the time of service is acceptable.**