

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 26, 2017

- 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 22, June 9 and June 15 Committee Meeting Minutes**
- 7. Communications**
- 8. May Monthly Financial Report for Land Information Office – Andy Erdman**
- 9. June Monthly Financial Report for Zoning – Rob Klotz/Matt Zangl**
- 10. Discussion and Possible Decision on Determination of Completeness for Kevin Horack Livestock Siting, Intensive Ag Hog Operation, 2017 Update to CU996-00 on PIN 032-0815-3434-000 in the Town of Watertown. This amendment is to increase animal numbers to 825 animal units, and add new confinement housing.**
- 11. Discussion and Possible Action on Placement of Shipping Crates on Rural Properties**
- 12. Discussion and Possible Action on Federal Firearms Licenses and the Jefferson County Zoning Ordinance Home Occupation Definition**
- 13. Discussion and Possible Decision on the Request for Holding Tank Waiver for the Charles Schaller Property at W8679 White Crow Rd, Town of Sumner on PIN 028-0513-2112-012**
- 14. Discussion and Possible Decision on David & Kody Habeck's Request to Replace the Home at W5980 County Road J at More than 100 Feet from its Existing Location. The Site is in the Town of Jefferson, on PIN 014-0614-1032-000**
- 15. Discussion and Possible Decision on Petition R3969A-17-Laura Jacobson/Roy J Haas Jr Property, County Road Y and Haas Road in the Town of Hebron, on PIN 010-0615-2211-000, Presented in Public Hearing on May 18, 2017 and Subsequently Postponed**
- 16. Discussion and Possible Decision on a Revision to Petition R3965A-17-Bernard Gilbert on PIN 024-0516-2413-000, North of State Road 59, Town of Palmyra, Presented in Public Hearing on April 20, 2017 and Recommended for Denial**
- 17. Discussion and Possible Action on Petitions Presented in Public Hearing on June 15:**

R3971A-17 - Vincent J Stark Estate: Create a 2-acre A-3, farm consolidation lot around the home at **N6519 County Road Q** and a 2-acre A-3, farm consolidation lot around the home at **N6523 County Road Q** from part of PINs 002-0714-0843-000 (24.22 Ac) and 002-0714-1712-001 (10 Ac) in the Town of Aztalan. The proposal is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R3972A-17 – Mark & Deborah Hoffmann: Create a 2.6-acre A-3, farm consolidation lot around the home and shed at **N1655 Findlay Road**, Town of Cold Spring from PIN 004-0515-1711-000 (40 Ac). This proposal is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R3973A-17 – Casey L Kottwitz/James & Gail Kottwitz Trust Property: Create a 2-acre A-3 vacant building site on **Tesmer Road** from part of PIN 030-0813-2341-000 (20.938 Ac) in the Town of Waterloo. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R3974A-17 – Zach Holcomb/Conrad & Carolyn Holcomb Trust Property: Create a 2-acre A-3 lot with existing shed at **W4264 Zillge Lane** in the Town of Watertown from part of PIN 032-0815-2942-001 (15.061 Ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R3975A-17 – Tom & Terry Zignego: Create a vacant 1-acre A-3 building site from part of PIN 014-0615-0141-001 (14.24 Ac) in the Town of Jefferson and a vacant 2-acre building site from part of PINs 014-0615-0141-001 (14.24 Ac) in the Town of Jefferson and 026-0616-0632-000 (40.82 Ac) in the Town of Sullivan. These lots are on either side of **N4664 Rome Road**, and are being done in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R3976A-17 – Tom & Terry Zignego: Create a 3.66-acre Natural Resource zone north of **N4664 Rome Road** from part of PINs 014-0615-0141-001 (14.24 Ac), Town of Jefferson and 026-0616-0632-000 (40.82 Ac), Town of Sullivan. This is being done in accordance with Sec. 11.04(f)12 of the Jefferson County Zoning Ordinance.

R3977A-17 – William Becker/Carl & Jennifer Martin Property: Create a 2-acre Natural Resource zone from part of PIN 022-0613-1211-000 (34.07 Ac) near **County Road G** in the Town of Oakland. This is being done in accordance with Sec. 11.04(f)12 of the Jefferson County Zoning Ordinance.

CU1920-17 – Nichole Gleesing & James Jaquith: Conditional use to allow an extensive on-site storage structure, 40' X 64' and 23' 4" in height in an R-2 zone at **N2602 County Road N**, Town of Koshkonong, on PIN 016-0614-3642-009 (2 ac).

18. Possible Future Agenda Items

19. Upcoming Meeting Dates

July 14, 8:00 a.m. - Site Inspections Beginning in Courthouse Room 203

July 20, 7:00 p.m. – Public Hearing in Courthouse Room 205

July 24, 8:30 a.m. - Decision Meeting in Courthouse Room 203

August 11, 8:00 a.m. - Site Inspections Beginning in Courthouse Room 203

August 17, 7:00 p.m. – Public Hearing in Courthouse Room 205

August 28, 8:30 a.m. - Decision Meeting in Courthouse Room 203

20. 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.jeffersoncountymi.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, MAY 22, 2017**

1. Call to Order

The meeting was called to order by Vice-Chairman David at 8:00 a.m.

2. Roll Call (Establish a Quorum)

At 8:00 a.m, David, Reese, Rinard and Jaeckel were present. Also present were Joe Strupp of the Land and Water Conservation Department and Deb Magritz and Matt Zangl 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

There was consensus to move to agenda item 14 after item 9 was discussed. Motion by Rinard, seconded by Jaeckel to approve the agenda with that change. 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 April 24, May 12 and May 18 Committee Minutes

Motion by Reese, seconded by Rinard to approve the April 24 minutes as presented. Motion carried on a voice vote with no objection.

Motion by Reese, seconded by Rinard to approve the May 12 minutes as presented. Motion carried on a voice vote with no objection.

Motion by Reese, seconded by Jaeckel to approve the May 18 minutes as presented. Motion carried on a voice vote with no objection, but with David abstaining because of his absence from the meeting.

7. Communications

There were no communications.

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

Erdman was not at the meeting, but his information had been sent to the Committee earlier in their packets.

9. May Monthly Financial Report for Zoning – Matt Zangl

Zangl reported that revenues had increased toward the end of April, so that they ended up about \$3,000 behind 2016. Revenues for May are about even with those from May 2016.

Nass arrived, and discussion moved to item 14.

14. Discussion and Possible Decision per Wis Stats 236.293 for the Planning and Zoning Committee to Allow a Single-Family Residence on PIN 008-0714-0114-016, OL 1, River Park Estates, Town of Farmington, subject to:

- a. Filing of a suitable soil test-no holding tank**
- b. Wetland and floodplain delineation**
- c. Signoff by Town acknowledging 1976 waiver of private park**
- d. Access approval by the Town**
- e. No deed restriction filed that affect the use of property other than the note on the plat**
- f. Town-no Town dump**

Zangl explained that this property is in tax foreclosure, and questions arose. The plat indicated that the outlot was unbuildable according to the Planning and Zoning Committee at the time, likely because of soil conditions. There is wetland-type area on its edge, but no floodplain. The Committee that puts the restriction on the plat has the ability to remove the restriction. At the Board of Review, the Town said that the decision about buildability of the outlot had already been made, so there was no need to act further. Rinard as a member of the Finance Committee said that they would like to sell the outlot and put it back on the tax rolls, and thought that Rob Klotz was of the opinion that it might be possible to build on it. Zangl reported that soil tests would have to be done to determine that. This was never a Town dump. There is nothing in the record to indicate a Town park was planned here. The outlot is zoned Residential R-2; adjoining property owners have been contacted and are not interested in purchasing the it. A successful bidder would like to see the deed restriction removed from the plat. Nass stated that the Planning and Zoning Committee does not want to step on the Town's toes. After discussion, Jaeckel made a motion that the language should be removed from the plat, providing that there's a suitable soil test. Rinard seconded. After discussion, Jaeckel rescinded his motion. Rinard made a motion that the Committee remove the note subject to conditions a. through f. as listed above. That motion was seconded by Jaeckel. Discussion followed. Motion carried on a voice vote, with Reese abstaining.

10. Discussion and Possible Decision on Determination of Completeness for TAG Lane Dairy Livestock Siting, Intensive Ag Dairy Operation, 2017 Update to CU1511-08 on PINs 012-0816-1133-001 and 012-0816-1132-000 in the Town of Ixonia. This amendment is to add four new waste transfer systems and update the manure storage plans for the second phase of the original storage facility from the 2008 Siting Application, and to add three new heifer barns that were not included in their 2008 permit application or the 2015 amendment without increasing animal numbers approved in CU1511.

A roll call was taken, with David, Jaeckel and Reese present. Rinard will be abstaining. Strupp explained the Tag Lane Dairy proposal. There will be no increase in number of animal units. They will be remedying DNR compliance issues, and will be transferring leachate to manure storage. Zangl noted that since there is no increase in animal units, this will not go to public hearing. Motion by Reese, seconded by Jaeckel to approve the determination of completeness as presented. A roll call vote was taken, with David, Jaeckel, Nass and Reese voting yes. Rinard abstained.

11. **Discussion and Possible Decision on Determination of Completeness for Kevin Horack Livestock Siting, Intensive Ag Hog Operation, 2017 Update to CU996-00 on PIN 032-0815-3434-000 in the Town of Watertown. This amendment is to increase animal numbers to 825 animal units, and add new confinement housing.**

No action was taken, because the application was not ready.

12. **Request by Sandy Creek LLC to be Allowed Outside Storage in the Industrial Zone at W1225 Marietta Avenue, Town of Ixonia, on PIN 012-0816-2232-040**

Zangl explained the facts to date. The Town has no objection to the outside storage. The Town did express to Rinard that screening might be nice, especially along County Road F. Discussion. Motion by Nass, seconded by Reese to approve the request for outside storage. Motion carried on a voice vote with no objection.

13. **Request by David and Kody Habeck to Replace the Home at W5980 County Road J at More Than 100 Feet from its Existing Location, Town of Jefferson, on PIN 014-0614-1032-000**

Motion by Nass, seconded by Reese to postpone a decision for site inspection. Motion carried on a voice vote with no objection.

15. **Discussion and Possible Reconsideration of Denial of R3965A-17 for Bernard Gilbert, PIN 024-0516-2413-000 in the Town of Palmyra, Presented in Public Hearing on April 20, 2017**

Zangl explained and handed out emails from John Kannard requesting the original site. Motion by Nass, seconded by David to stand by the original decision of denial.

Reese left the meeting.

16. **Discussion and Possible Decision on CU1884-16 for Benjamin and Stacy Schweighardt on PIN 020-0814-3632-002, Town of Milford, Presented in Public Hearing on August 18, 2016 and Subsequently Postponed**

Nass asked Jeff Ziebell, Town of Milford Chair whether the Town had acted upon the conditional use. Ziebell said that the Town is in favor. This is near a large agricultural operation and on a County highway. Nass asked and Zangl answered that Schweighardts had answered and met all the conditions requested in previous deliberation: a screening plan has been provided and trees planted; highway access has been granted; permit for a private-on-site waste treatment system has been approved and installation has been accomplished.

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

17. **Discussion and Possible Action on Petitions Presented in Public Hearing on May 18: APPROVED WITH CONDITIONS R3968A-17 - Donald Reinders on a motion by Jaeckel, seconded by Rinard: Create a 5-acre, A-2, Agricultural and Rural Business zone near W6813 Waldmann Lane from PIN 008-0715-0711-009 (5.885 Ac), in accordance with Sec. 11.04(f) 5 of the Jefferson County Zoning Ordinance. The site is in the Town of Farmington. Motion carried on a voice vote with no objection.**

POSTPONED FOR REDESIGN R3969A-17 – Laura Jacobson/Roy J Haas Jr Property on a motion by Nass, seconded by Jaeckel: Rezone to create two, 1-acre building sites from part of PIN 010-0615-2211-000 (38.51 Ac) in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance. The sites are on **County Road Y in the Town of Hebron. Motion carried on a voice vote with Rinard objecting.**

APPROVED WITH CONDITIONS R3970A-17 – Sheila Barnes/Sheila Barnes, Tyson & Tina Barnes Property on a motion by Jaeckel, seconded by David: Create a 4-acre building site from part of PINs 014-0614-1844-004 (12.963 Ac) and 014-0614-1841-001 (20 Ac) in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance. The site is in the Town of Jefferson, **near W6952 County Road J**. Motion carried on a voice vote with no objection.

APPROVED WITH CONDITIONS CU1919-17 – Terry & Diane Hill on a motion by Jaeckel, seconded by Rinard: Conditional use to allow an extensive on-site storage structure of 720 square feet in a Residential R-2 zone at **N469 County Road H** in accordance with Sec. 11.02 Definitions, Residential Accessory Uses and Buildings (1) and 11.04(f)2 R-2 Residential – Unsewered – Conditional Uses j. The site is on PIN 024-0516-3312-001 (1.07 Ac) in the Town of Palmyra. Motion carried on a voice vote with no objection.

APPROVED WITH CONDITIONS CU1916-17 – Hausz Brothers Inc on a motion by David, seconded by Rinard: Conditional use to allow mineral extraction on the south side of **County Road M**, Town of Koshkonong from PINs 016-0514-1133-000 (44.492 Ac), 016-0514-1134-000 (43.318 Ac) and 016-0514-1422-001 (13.9 Ac). This is proposed in an A-1, Exclusive Agricultural zone in accordance with Sec. 11.04(f)6 and 11.05(c) of the Jefferson County Zoning Ordinance and to comply with NR135 requirements. Motion carried on a voice vote with Jaeckel abstaining.

18. Possible Future Agenda Items

19. Upcoming Meeting Dates

June 9, 8:00 a.m. - Site Inspections Beginning in Courthouse Room 203-David may be absent

June 15, 7:00 p.m. – Public Hearing in Courthouse Room 205

June 26, 8:30 a.m. - Decision Meeting in Courthouse Room 203

July 14, 8:00 a.m. - Site Inspections Beginning in Courthouse Room 203

July 20, 7:00 p.m. – Public Hearing in Courthouse Room 205

July 24, 8:30 a.m. - Decision Meeting in Courthouse Room 203

19. Adjourn

Motion by David, seconded by Rinard to adjourn the meeting. Motion carried on a voice vote; the meeting adjourned at 10 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.

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
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 FRIDAY, JUNE 9, 2017**

1. Call to Order

The meeting was called to order by Chairman Nass at 8:02 a.m.

2. Roll Call (Establish a Quorum)

Nass, Reese and Jaeckel were present. Rinard and David were absent and excused. Rob Klotz, Deb Magritz and Matt Zangl of the Zoning Department were also in attendance.

3. Certification of Compliance with the Open Meetings Law

Reese verified that the meeting was being held in compliance with open meetings laws.

4. Approval of the Agenda

Motion by Jaeckel, seconded by Reese 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. Communications

There was no public comment.

7. Discussion and Possible Decision on R3912A-16 for Benjamin & Stacy Schweighardt, Town of Milford, on PIN 020-0814-3632-002, Presented in Public Hearing on August 18, 2016 and Subsequently Postponed APPROVED WITH CONDITIONS on a motion by Jaeckel, seconded by Reese. Motion carried on a voice vote with no objection. Please see individual file for a complete record of the action.

The Committee left for the following site inspections:

8. Site Inspection for David & Kody Habeck for Their Request to Replace the Home at W5980 County Road J at More than 100 Feet from its Existing Location. The Site is in the Town of Jefferson, on PIN 014-0614-1032-000

9. Site Inspection for Petition R3969A-17-Laura Jacobson/Roy J Haas Jr Property, County Road Y and Haas Road in the Town of Hebron, on PIN 010-0615-2211-000, Presented in Public Hearing on May 18, 2017 and Subsequently Postponed

10. Site Inspection for Petition R3965A-17-Bernard Gilbert on PIN 024-0516-2413-000, North of State Road 59, Town of Palmyra, Presented in Public Hearing on April 20, 2017 and Recommended for Denial

11. Site Inspections for Petitions to be Presented in Public Hearing on June 15, 2017:

R3971A-17 - Vincent Stark Estate to create a 2-acre A-3, farm consolidation lot around the home at N6519 County Road Q and a 2-acre A-3, farm consolidation lot around the home at N6523 County Road Q from part of PINs 002-0714-0843-000 and 002-0714-1712-001 in the Town of Aztalan. The proposal is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R3972A-17 – Mark & Deborah Hoffmann to create a 2.6-acre A-3, farm consolidation lot around the home and shed at N1655 Findlay Road, Town of Cold Spring from PIN 004-0515-1711-000. This proposal is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R3973A-17 – Casey L Kottwitz/James & Gail Kottwitz Trust Property to create a 2-acre A-3 vacant building site on Tesmer Road from part of PIN 030-0813-2341-000 in the Town of Waterloo. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R3974A-17 – Zach Holcomb/Conrad & Carolyn Holcomb Trust Property to create a 2-acre A-3 lot with existing shed at W4264 Zillge Lane in the Town of Watertown from part of PIN 032-0815-2942-001. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R3975A-17 – Tom & Terry Zignego to create a vacant 1-acre A-3 building site from part of PIN 014-0615-0141-001 in the Town of Jefferson and a vacant 2-acre building site from part of PINs 014-0615-0141-001 in the Town of Jefferson and 026-0616-0632-000 in the Town of Sullivan. These lots are adjacent to N4664 Rome Road, and are being done in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R3976A-17 – Tom & Terry Zignego to create a 3.66-acre Natural Resource zone north of N4664 Rome Road from part of PINs 014-0615-0141-001, Town of Jefferson and 026-0616-0632-000, Town of Sullivan. This is being done in accordance with Sec. 11.04(f)12 of the Jefferson County Zoning Ordinance.

R3977A-17 – William Becker/Carl & Jennifer Martin Property to create a 2-acre Natural Resource zone from part of PIN 022-0613-1211-000 near County Road G in the Town of Oakland. This is being done in accordance with Sec. 11.04(f)12 of the Jefferson County Zoning Ordinance.

CU1920-17 – Nichole Gleesing & James Jaquith for conditional use to allow an extensive on-site storage structure in the R-2 zone at N2602 County Road N, Town of Koshkonong, on PIN 016-0614-3642-009.

12. Adjourn

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

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.

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 15, 2017

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 pm

2. Roll Call

Committee members in attendance were Jaeckel, Rinard, Nass, Reese and David

Also in attendance were Deb Magritz and Matt Zangl from the Zoning Department.

3. Certification of Compliance with Open Meetings Law Requirements

Reese verified that the meeting was being held in compliance with open meetings law requirements.

4. Approval of Agenda

Motion by Jaeckel, seconded by David to approve the agenda as printed. Motion carried on a voice vote with no objection.

5. Explanation of Public Hearing Process by Committee Chair

Nass explained the hearing process, and noted a June 26 Committee decision date and a July 11 County Board meeting.

6. Public Hearing

Zangl read aloud the following hearing notice:

NOTICE IS HEREBY GIVEN that the Jefferson County Planning and Zoning Committee will conduct a public hearing at 7 p.m. on Thursday, June 15, 2017, 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**

R3971A-17 - Vincent J Stark Estate: Create a 2-acre A-3, farm consolidation lot around the home at **N6519 County Road Q** and a 2-acre A-3, farm consolidation lot around the home at **N6523 County Road Q** from part of PINs 002-0714-0843-000 (24.22 Ac) and 002-0714-1712-001 (10 Ac) in the Town of Aztalan. The proposal is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

Petitioner: Attorney Jay Smith, 122 East Lake Street, Lake Mills spoke for the petition. His clients want to separate these homes to transfer to family members. No previous lots have been created, and a shared access is proposed.

Comments in Favor: None

Comments Opposed: None

Questions from the Committee: None

Town Response: Approved 5/10/17 and in the file.

Staff Report: Given by Zangl and in the file. Zangl asked why each lot is 2 acres, because part of the farm field is incorporated into the lot. Smith answered that he may find the answer and send it a response. Upon further questioning, Smith reported that the homes were over 100 years old.

R3972A-17 – Mark & Deborah Hoffmann: Create a 2.6-acre A-3, farm consolidation lot around the home and shed at **N1655 Findlay Road**, Town of Cold Spring from PIN 004-0515-1711-000 (40 Ac). This proposal is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

Petitioner: Mark Hoffmann spoke. They are bringing their son into the farming operation, and creating an LLC.

Comments in Favor: None

Comments Opposed: None

Questions from the Committee: None

Town Response: Approved 5/10/17 and in the file.

Staff Report: Given by Zangl and in the file. Zangl asked about road access. Access to the lot will be shared with the ag land.

R3973A-17 – Casey L Kottwitz/James & Gail Kottwitz Trust Property: Create a 2-acre A-3 vacant building site on **Tesmer Road** from part of PIN 030-0813-2341-000 (20.938 Ac) in the Town of Waterloo. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

Petitioner: Casey Kottwitz spoke for the petition. She wants to put down roots, maintain the land and be close to family.

Comments in Favor: None

Comments Opposed: None

Questions from the Committee: None

Town Response: In favor as of 5/10/17 and in the file.

Staff Report: Given by Zangl and in the file. He asked for the age of the house- Kottwitz responded that it was built in 1864. Access will be shared with the ag land.

R3974A-17 – Zach Holcomb/Conrad & Carolyn Holcomb Trust Property: Create a 2-acre A-3 lot with existing shed at **W4264 Zillge Lane** in the Town of Watertown from part of PIN 032-0815-2942-001 (15.061 Ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

Petitioner: Zach Holcomb spoke. He wishes to create a 2-acre building site, next door to his parents and near grandparents.

Comments in Favor: None

Comments Opposed: None

Questions from the Committee: None

Town Response: In favor and in the file.

Staff Report: Given by Zangl and in the file. Zangl noted that there is an existing shed on the property. He explained animal units and minimum acreage allowed. He noted that this lot creation may require an affidavit.

R3975A-17 – Tom & Terry Zignego: Create a vacant 1-acre A-3 building site from part of PIN 014-0615-0141-001 (14.24 Ac) in the Town of Jefferson and a vacant 2-acre building site from part of PINs 014-0615-0141-001 (14.24 Ac) in the Town of Jefferson

and 026-0616-0632-000 (40.82 Ac) in the Town of Sullivan. These lots are on either side of **N4664 Rome Road**, and are being done in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

Petitioner: Tom Zignego of N4664 Rome Road spoke. He is going ahead with long-range planning. He's designed the lots at what he thought was the best location.

Comments in Favor: None

Comments Opposed: None

Questions from the Committee: None

Town Response: Approval from Sullivan on 5/2/17 and from Jefferson on 5/1/17

Staff Report: Given by Zangl and in the file.

FROM A-1, EXCLUSIVE AGRICULTURAL TO N, NATURAL RESOURCES

R3976A-17 – Tom & Terry Zignego: Create a 3.66-acre Natural Resource zone north of **N4664 Rome Road** from part of PINs 014-0615-0141-001 (14.24 Ac), Town of Jefferson and 026-0616-0632-000 (40.82 Ac), Town of Sullivan. This is being done in accordance with Sec. 11.04(f)12 of the Jefferson County Zoning Ordinance.

Petitioner: Tom Zignego spoke. He said that when they create the 2-acre A-3 zone, it will leave this piece hanging. They want to be able to sell it with the proposed A-3 zoned lot.

Comments in Favor: None

Comments Opposed: None

Questions from the Committee: None

Town Response: Approval from Sullivan on 5/2/17 and from Jefferson on 5/1/17.

Staff Report: Given by Zangl and in the file. He noted the presence of some wetland on the property.

R3977A-17 – William Becker/Carl & Jennifer Martin Property: Create a 2-acre Natural Resource zone from part of PIN 022-0613-1211-000 (34.07 Ac) near **County Road G** in the Town of Oakland. This is being done in accordance with Sec. 11.04(f)12 of the Jefferson County Zoning Ordinance.

Petitioner: William Becker of N4401 County Road G said that this 2-acre area is immediately west of his property. He has had use of the wooded area, and now that the Martins are thinking of selling the property, Becker would like to buy it and retain its use.

Comments in Favor: None

Comments Opposed: None

Questions from the Committee: None

Town Response: In favor on 5/16/17 and in the file.

Staff Report: Given by Zangl and in the file.

CONDITIONAL USE PERMIT APPLICATION

CU1920-17 – Nichole Gleesing & James Jaquith: Conditional use to allow an extensive on-site storage structure, 40' X 64' and 23' 4" in height in an R-2 zone at **N2602 County Road N**, Town of Koshkonong, on PIN 016-0614-3642-009 (2 ac).

Petitioner: Terri Gleesing said that this is proposed as a cold storage building to store a camper and boat.

Comments in Favor: None

Comments Opposed: None

Questions from the Committee: None

Town Response: In favor 5/10/17 and in the file.

Staff Report: Given by Zangl and in the file. Zangl asked if the proposal was still for a 40' X 64' building, with no habitable use and no business use, just as proposed in their submittal. Gleesing responded that yes, that was correct.

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 7:25 p.m.

Don Reese, Secretary

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.

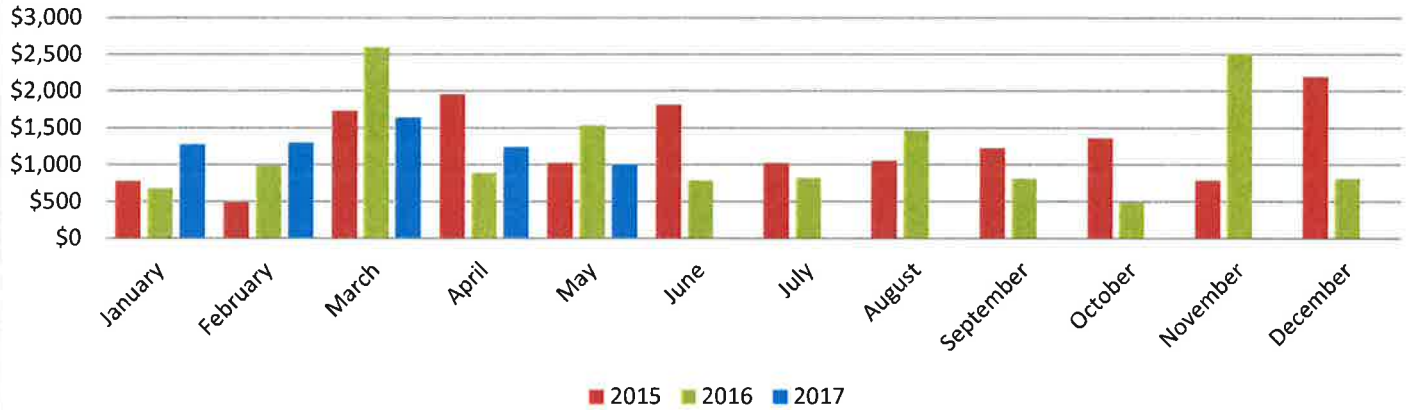
A recording of the meeting will be available from the Zoning Department upon request.

Further information about Zoning can be found at www.jeffersoncountywi.gov

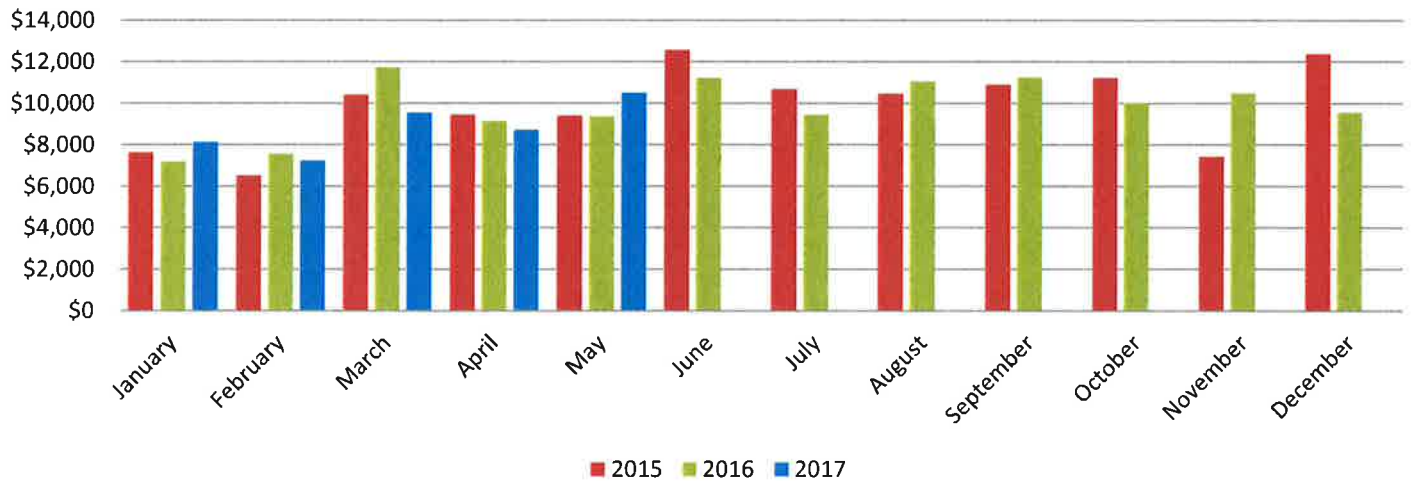
Land Information Monthly Revenue Report

January - May 2017

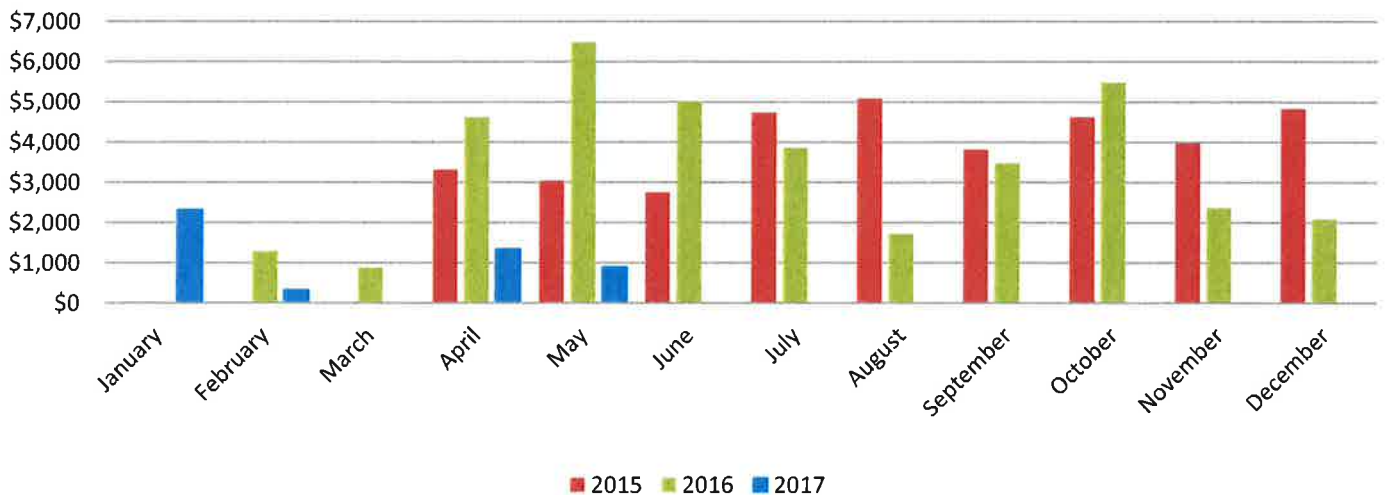
Land Information Office Remote Access and Map Sales



Land Information Program Retained Fee Revenue



Land Surveyor Revenue



Jefferson County Planning and Zoning Department
Monthly Ledger Report
06-23-2017

	OP	PPC	MC	PSS (STF	FQAS	FAA	PPFC	SRFWF	ZOF	WFG	Refunds	2017 Totals	2016 Total	Diff
MTH	7101.432099	7101.451002	7101.472003	7101.432002	7101.458010	7101.458015	7101.458014	7101.458001	7101.458002	7101.441002	7102.421001				
Jan	8,655.00	419.58		1,575.00	500.00								11,149.58	9,017.05	2132.53
Feb	7,710.00	263.50		2,750.00	150.00								10,873.50	16,296.12	-5422.62
Mar	11,160.00	26.73		2,950.00	450.00							350.00	14,586.73	15,492.16	-905.43
Apr	18,035.00	107.76		4,325.00	250.00							250.00	22,717.76	43,593.19	-20875.43
May	17,440.00	16.83		5,025.00	800.00								23,281.83	19,437.09	3844.74
June	19,445.00	10.26		5,275.00	600.00								25,330.26	20,848.87	4481.39
July														18,565.86	-18565.86
Aug														23,785.79	-23785.79
Sept														23,058.79	-23058.79
Oct														21,548.54	-21548.54
Nov														17,218.26	-17218.26
Dec														13,535.00	-13535
Total	82,445.00	844.66		21,900.00	2,750.00							600.00	107,939.66	242,396.72	-134457.06

2016 Actual Zoning Deposit:\$235,083.72

2017 Budget Revenues: \$198,018.00

2017 Deposits YTD:\$107,939.66

Jefferson County
Land & Water Conservation Department
Courthouse - 311 S Center Ave, Rm 113
Jefferson, WI 53549-1701
(920) 674-7110



MEMORANDUM

TO: Kevin Horack

CC: Planning and Zoning Committee; Planning and Zoning Department; Mike Rochon, Full Circle; Engineering & Surveying; Ryan Glassmaker, Environmental Engineering Specialist WI DATCP

FROM: Land and Water Conservation Department

DATE: 6/20/2017

SUBJECT: Livestock Siting Application

Kevin Horack currently holds a Conditional Use permit (CU1092) for 640 Animal Units, this Siting Application is to increase animal numbers to 825 Animal Units and the construction of one livestock housing facility with manure storage under the structure. As well as the removal of 4 existing hoop barns and the conversion of another 3 existing hoop barns to storage.

The 3 hoop buildings retained may not be used for manure stacking or composting. These structures would need to be compliant with NRCS Technical Standard 313 Waste Storage Facilities to store manure. The concrete area North of the Hoop Building may not be used as a manure stacking or composting site. Manure may be headland stacked in crop fields, as long as it meets all Water Quality Management Area requirements.

Items Determined To Be Missing Or Incomplete In Plans & Supporting Documentation

Under Barn Manure Storage Plans

There have been many changes to ACI 318 since 1989 standard used in the manure storage plans. An example would be the development length and strength reduction factors (particularly for shear). Also, since this is an under-barn storage, there may be some pre-cast components, and there have been numerous changes to that portion of the Code over the years. WI DATCP Engineers cannot perform an review for design acceptance on outdated calculations, much of which are not legible.

We are requesting updated, stamped calculations in order to ensure standards are met.



Highway, Standard Arterial: Serves long trips with good mobility. Has intraregional and intercommunity connections. Serves community over 1,000 population. It is generally continuous system in combination with Principal and Primary Arterials. Provides good level of service under varying operating conditions.

Home Occupations: Any occupation for gain or support conducted by resident occupants of a premises. In zoning districts in which they are allowed, all home occupations shall meet the following requirements:

- a. Shall be clearly incidental and secondary to a principal residential use of the property.
- b. Only one such use shall be permitted on any lot.
- c. Shall not be designed or conducted in a manner that would cause the premises to differ from its residential or agricultural appearance, such as through the use of colors, materials, construction, lighting, or excessive signs or through the production of noise, vibration, light, odor, dust, smoke or other air pollution detectable outside the parcel by persons with normal sensitivities.
- d. The display, storage, or parking of materials goods, supplies, or equipment outside is prohibited, except for those vehicles incidental to the principal use of the property.
- e. One on-premises sign of not more than six (6) square feet in area to advertise the home occupation is permitted.
- f. Within the A-1 district, the home occupation shall also:
 1. Be conducted by the owner or operator of the farm.
 2. Require no buildings, structures, or improvements other than a farm residence, Agricultural Accessory Structures or improvements, or some combination.
 3. Not impair the current or future agricultural use of the farm or of other farmland within a certified farmland preservation zoning district, legally protected from nonagricultural development, or both.
 4. Provide only stock-in-trade produced on the premises, such as a roadside stand for the sale of products grown or produced on the premises, or a commercial service delivered on or off the premises.

Where allowed as permitted accessory uses, each **Accessory Home Occupation** shall meet the following additional standards:

- a. Shall be conducted completely within the dwelling.
- b. Shall occupy no more than twenty-five (25) percent of the dwelling floor area.
- c. Shall employ no persons besides permanent residents of the premises in the R-1, R-2, C, and W districts and may additionally employ no more than one non-resident employee in all other zoning districts where allowed.
- d. The business of selling stocks of merchandise, supplies, or products that are kept on the premises shall not be permitted, except for those produced by the home occupation and for small household or personal care products. The direct retail sale of products is not allowed, except for events designed to market small household or personal care products and for persons picking up an order they have placed in advance.

Where allowed by conditional use permit, each **Conditional Home Occupation** shall meet the following additional standards (but not those standards exclusive to an Accessory Home Occupation):

- a. Shall be conducted completely within the dwelling, completely within one or more accessory buildings, or both, except for farms regularly open for tours, demonstrations, hayrides, corn mazes, farm breakfasts, and other similar events.
- b. Shall occupy no more than a total of 2,500 sq. ft. of accessory building floor area.
- c. Shall employ no more than four (4) non-resident employees in addition to permanent residents of the premises.

[Repealed and recreated 4/16/85, Ord. No. 85-4; am. 3/13/12, Ord. 2011-28]

Hotel: A building where rooms, with or without meals, are supplied to transient public, or to anyone who may apply, for compensation.

Household Pets: Animals such as dogs and cats or other domesticated animals raised for the purpose of pleasure rather than utility or other commercial purpose. [12/21/82, Ord. No. 11]

Jefferson Co. Zoning Committee,

It is my understanding that in order to rebuild a house in Jefferson Co. that the new foundation must be within 100 ft of the existing foundation. In addition, the home must be a single family dwelling to eliminate the need for any rezoning. I am writing to you today to ask that you take into consideration the circumstances that my family is in regarding the location of the current house and proposal for the location of a new house. My father, David Habeck of W5980 Hwy J Jefferson, WI, was diagnosed with Parkinson's Disease around 2003. He has been a farmer all of his life milking cows up until 2008 when the act of prepping a cow became too difficult with his disease that he decided to sell the herd. He has continued to raise steers as well as farm his own land as well as custom plant and harvest over a thousand acres every year. He has managed to work through the difficulties of Parkinson's, manage a large farming operation and live by himself since he was diagnosed. Even though he is capable of continuing to run most of the farming aspects today, the disease will not stop progressing and his dyskinesia continues to worsen. Due to the medication that he has to take to help with the dyskinesia, he often finds himself in deep depression which is compounded when on the farm alone. His current house is an old farm house that will be in need of major repairs very soon. This farm house is old and has no handicap accessibility. In addition, the home is a two story house with a basement that has laundry. It is becoming dangerous for my father to be doing simple chores such as laundry when he lives by himself and the chance of a severe fall down the stairs is a good possibility. I, his son, am looking to move back to the home farm from my farmette in Albany, WI to assist where needed in the farming operation as well as give assistance to my father who is progressively in need of aid to do daily activities that we all take for granted. As we both look to the future, we know that his dependency on others to help him take care of himself and the farm will continue to grow as the disease progresses. To try and aid in this transition, we would like to build a new house that we would both live in. The proposed house would be an "in-law" style home that has only one furnace and water supply and would be readily accessible to either side as shown in the proposed plan attached. The home would be handicap accessible from both sides as we plan for a possible future with that need. The reasoning for this style home is that although my father will need additional assistance, he also still needs his own privacy and space. As shown in the floor plan, the house would be broken into two with my father's side being a small kitchen, bathroom, bedroom and living room. His side would be accessible to the main house via the entryway/mud room, the shared laundry room and the shared office. I, too, am looking for this so that I may one day raise a future family in this home. With the home being an "in-law" style house, we are asking the county to consider this as a single family dwelling so that there would not be the need for re-zoning or the need for a driveway expansion.

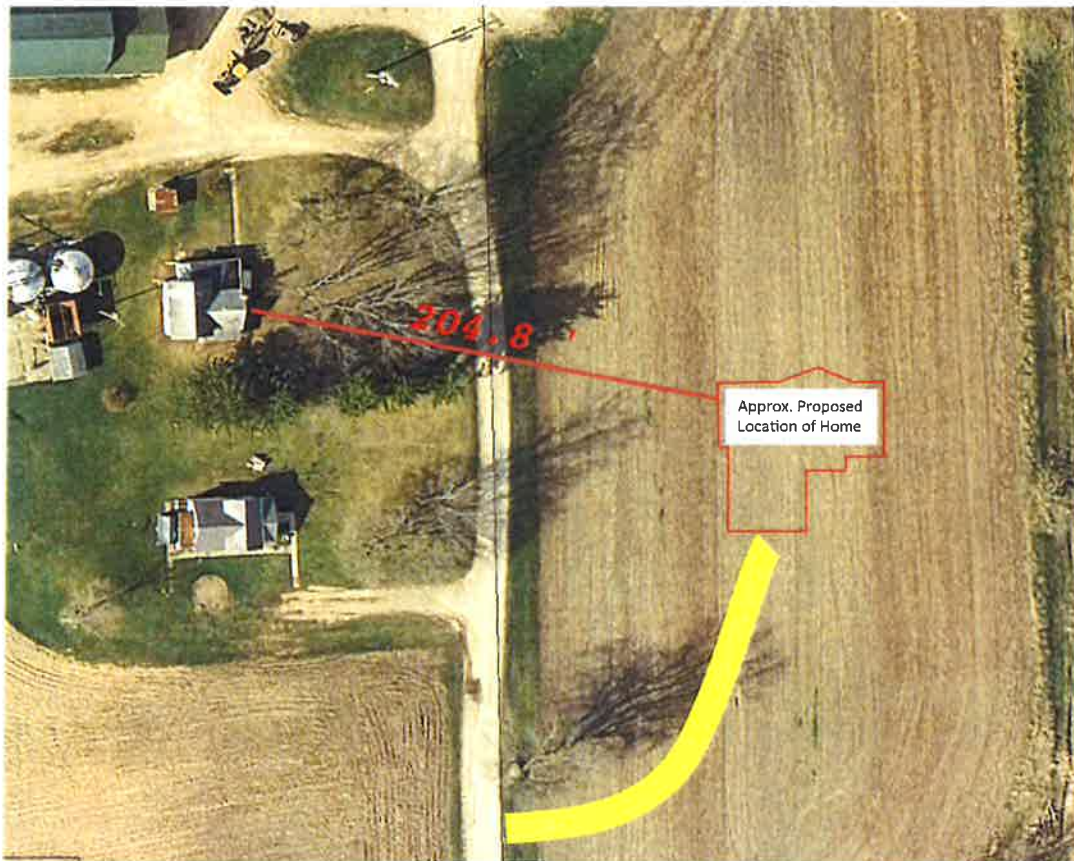
In addition to asking for the house to be considered a single family dwelling, we are also asking the committee to consider the location of the house be greater

than 100 feet from the existing foundation to a distance of approximately 205 ft to the proposed location as shown in the attached photo. There are several reasons why we are proposing a new site. First, the current house sits atop a hill with the farm buildings being at the bottom of the hill as shown in the topographical map attached. With my father's dyskinesia as well as shuffled steps, his balance is challenged trying to navigate the hill on a daily basis. Often his steps will become shuffled to the point that he has a hard time slowing himself down and will lead to a fall if he can not keep his feet moving fast enough. Since my father's whole life has revolved around farming, he nor I want to take that away from him. We want him to have access to the farm for as long as he can, but would like to move the house to a location that is on the same plane as the rest of the farm buildings. In addition, the removal of the hill, or the alteration of the hill if we were required to do so, so that the grade would not be as steep comes with its challenges. As shown in the attached map, the current natural gas, water and electric lines all run under the current driveway down to the shop building. The natural gas line from the road also runs along the main driveway and branches off between the two existing houses on the farm. Trying to alter the hill would require significant changes to the current underground layout. In addition, the only trees that are found on the farm are in the lawn of the old farm house. In an attempt to build a handicap accessible ranch style house in this area would require the destruction of these trees. Finally, there is a 3-phase power line that runs from the lower buildings up to the grain dryer that runs close to the current house. We would prefer the house to be further from these power lines and the alteration of the hill if required to build on the existing site would require the power lines to be moved.

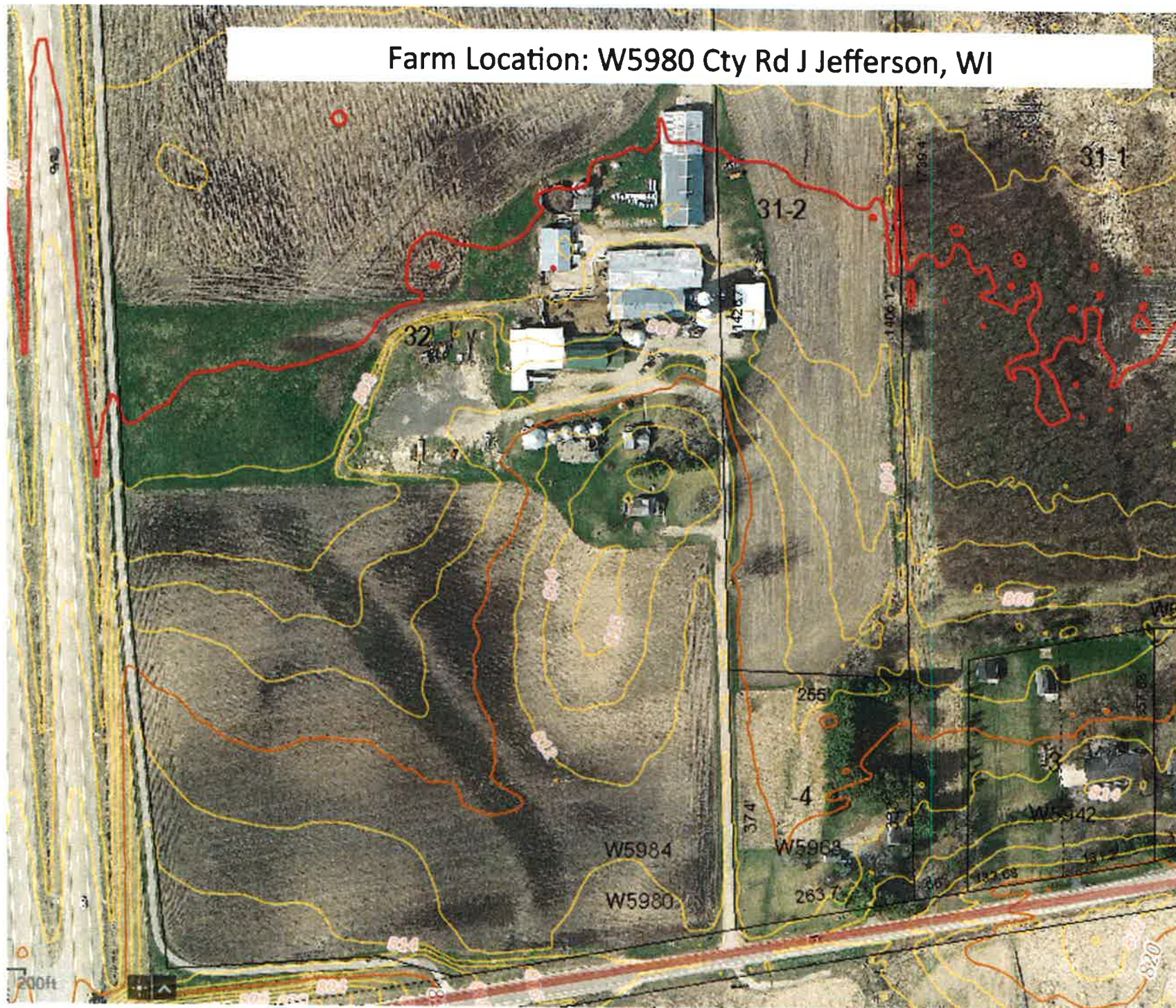
For these reasons, we are proposing to build a ranch style house that is handicap accessible throughout most of the living area at a site that is just east of the current farm driveway as shown in the attached photos. By locating the house in this area, we will be able to keep the house either at the same grade as the rest of the farm buildings or build in a gradual slope from the house to the buildings that would be easily accessible by my father. We ask that the committee please take into consideration the request that we have put forth for our new home.

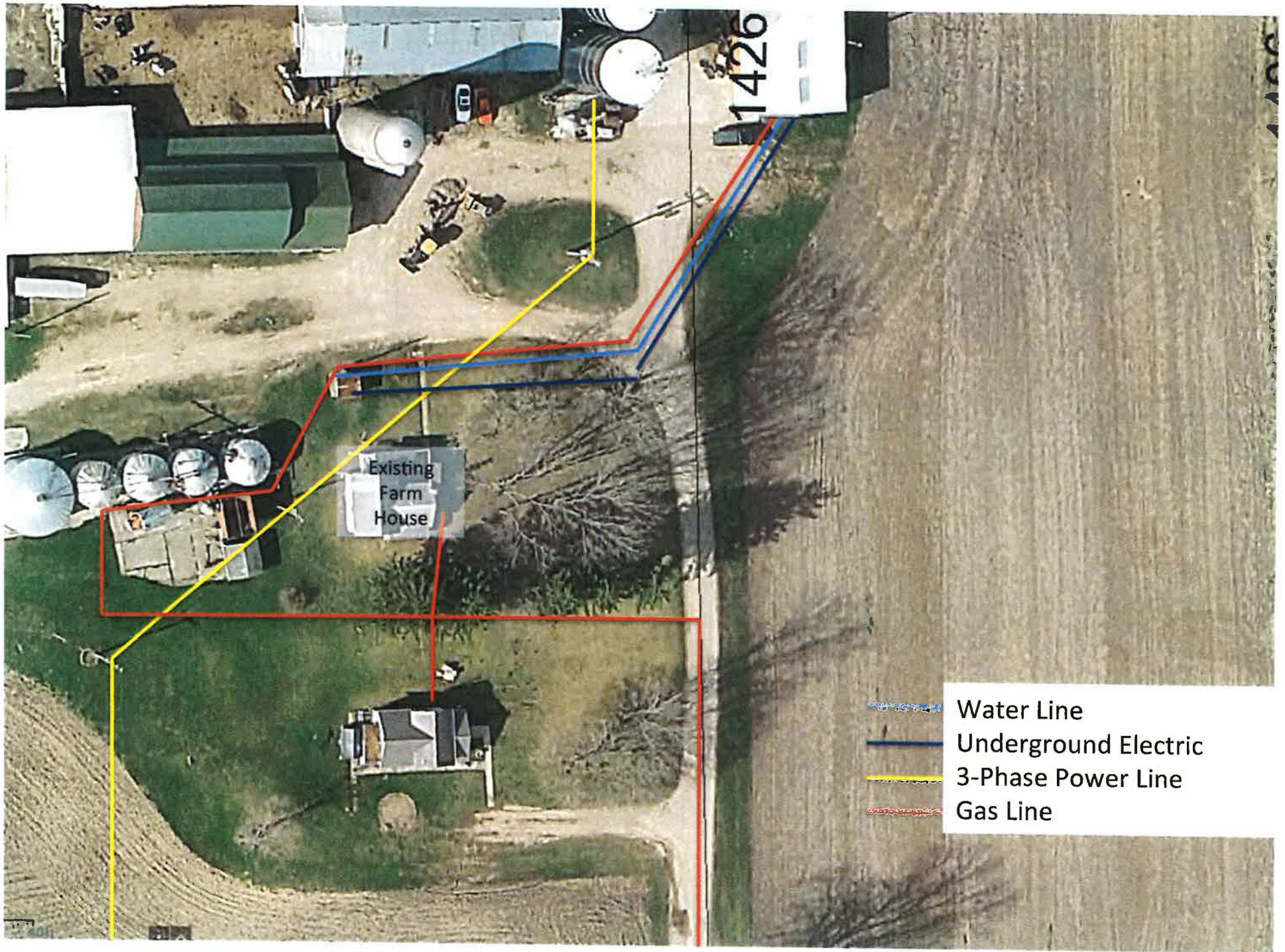
Thank you,

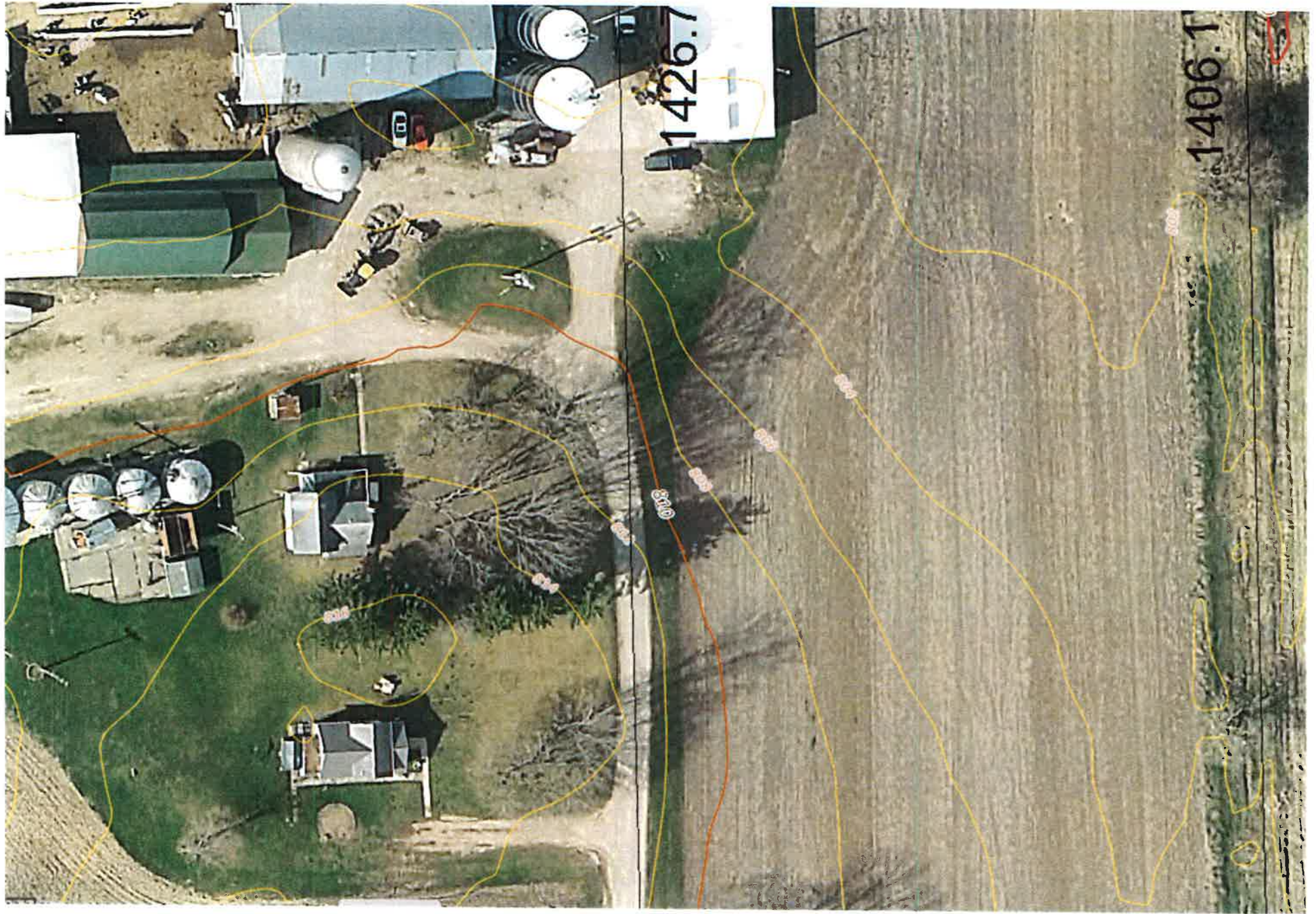
Kody Habeck
W2495 Zurfluh Rd
Albany, WI 53502
khabeck@wisc.edu
608-921-2924



Farm Location: W5980 Cty Rd J Jefferson, WI







Showing hill in relation to existing house and farm buildings



VACATION SERIES

Red Lake





VACATION SERIES

Red Lake



Dear Jefferson County Zoning Committee, 9 2017

I am writing you this letter in regards to the lots on the 38-acre parcel on Hlax Road and Hwy Y, which are owned by my father Roy J. Hlax Jr. who passed away in a house fire in December 17, 2016. This letter is about your decision that you had proposed on May 22 in regards to where the lots should be placed. Please reconsider the location of my decision of choosing the location of where the lots should be placed. This decision was made by myself with the assistance of Mark Anderson, Deb Magritz, and Rob Klotz. The reason for where I placed the lots at that location is because it is the highest elevation on the parcel and where the septic system would be best suitable and also would provide adequate driveway availability. It is also next to an existing low pasture area yet high enough to provide decent building sites. The parcel has several low spots where there are occasional standing water. Taking in all consideration of the property, I feel the chosen lots site are the best fit for the property. However, I understand that you feel these lots should be clustered with existing

properties. Please note that your suggestion of moving the lots further south on the Haas farm is not a viable option due to the farm being sold to another party and is not very appealing next to the old sheds and farmyard. With that being said I would like to propose a secondary option. If we cannot agree to my first option, the secondary option will be as follows; the two 1-acre lots should be placed on the south side of Haas Road where the 38-acre parcel ends. That is near other properties on Haas Road. Of all areas on this parcel this is the closest you can get to other properties to form a cluster of buildings. We agree that these are the only lots sold with the farm.

I would not like to disrupt the organic acreage because it takes years to become established as certified organic ground. I also feel moving them across Haas Road from N3573 and N3577 is on the backside of a hill and would create driveway safety issues. I will plan on attending your next zoning meeting so if you have any questions regarding this you may ask me.

Kind Regards,
Laura Haas Jackson

JEFFERSON COUNTY PRELIMINARY REVIEW FOR CERTIFIED SURVEY

A Division of land located in the SW1/4 of the NE1/4 of Section 24, Township 5 N, Range 15 E
Town of Palmyra, Jefferson County, Wisconsin, on Parcel Number 024-0516-24-000

Owner: **BERNARD GILBERT**
Address: **W281 STATE ROAD 59**
PALMYRA, WI 53156
Phone: **262-495-2469**

Date Submitted: _____

Revised: _____

Note to Be Placed on Final CSM

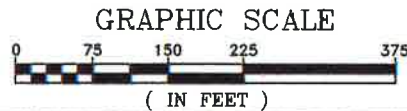
Petition # _____ Zoning _____

Check for subsequent zoning changes with Jefferson County Zoning Department.

Surveyor: **SOUTHWEST**
SURVEYING & ASSOCIATES, Inc.
P.O. BOX K, PALMYRA, WI. 53156
262-495-4910
920-674-4884

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

Intent and Description of Parcel to be Divided:
CREATE 1 - 1.2± ACRE A-3 ZONED RESIDENTIAL PARCEL.

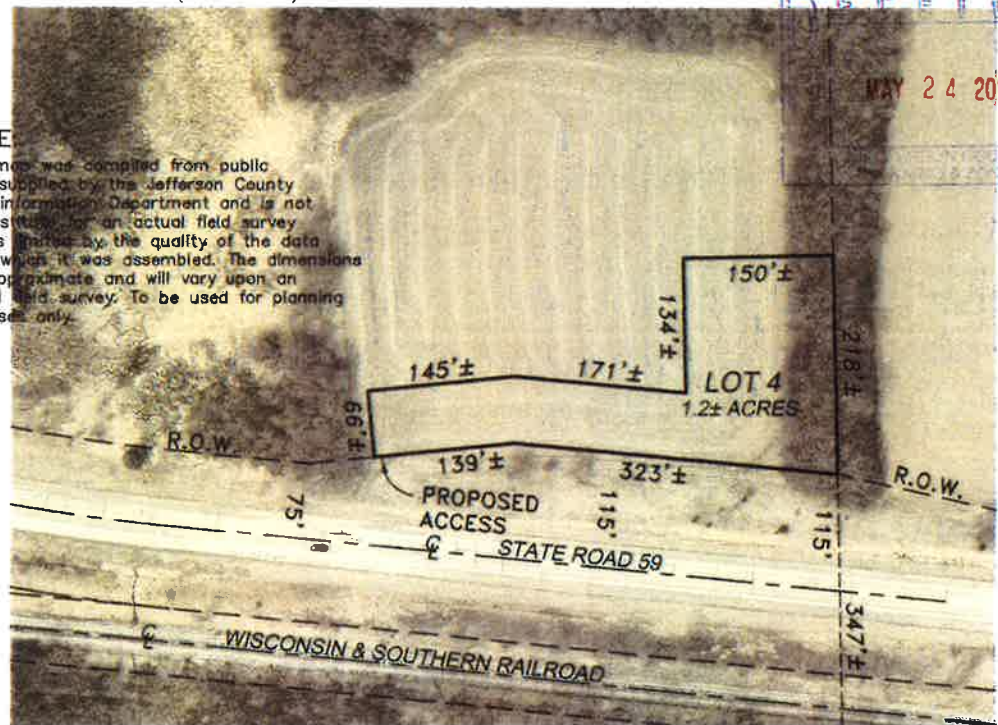


In addition to the info required by Sec 236.34 of State Statutes, Sec. 15.04(f) of the Jefferson County Land Division/Subdivision Ordinance requires that the following be shown:

- ☐ 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.

NOTE:

This map was compiled from public data supplied by the Jefferson County Land Information Department and is not a substitute for an actual field survey and is limited by the quality of the data from which it was assembled. The dimensions are approximate and will vary upon an actual field survey. To be used for planning purposes only.



SW CORNER
NW 1/4

EAST-WEST 1/4 LINE

SE CORNER
NE 1/4

Town Board Approval _____
(Includes Access Approval If Applicable)

Date: _____

County Highway Approval _____
(If Applicable)

Date: _____

Extraterritorial Approval _____
(If Applicable)

Date: _____

County Surveyor Approval _____

Date: _____

Zoning Office Approval _____

Date: _____

SHEET 1 OF 1
DATE: MAY 23, 2017
JOB NO: G-216148



Division of Transportation System Development
Southwest Region - Madison Office
2101 Wright Street
Madison, WI 53704-2583

Scott Walker, Governor
Dave Ross, Secretary
Internet: www.dot.wisconsin.gov

Telephone: (608) 246-3800

Email: swr.dtsd@dot.wi.gov

March 6, 2017

Jefferson County Planning and Zoning Department
Courthouse
311 South Center Avenue, Room 201
Jefferson, WI 53549

Subject: Activity Number 1766-001
Preliminary CSM and Zoning
Bernard Gilbert
STH 59
Town of Palmyra

WisDOT DTSD Southwest Region Madison office requests that the Jefferson County Planning and Zoning Committee consider the following in regard to the above-mentioned application.

STH 59 is an Access Controlled Highway pursuant to Project ID T 063-1(11). A copy of the pertinent plat pages is included. Access to the existing parcel is by one private driveway, restricted to agricultural use only.

Please note WisDOT currently has no driveway permits on file for the existing parcel.

Any proposed land division, zoning change, or change of use does not guarantee that access relative to the change will be permitted by the department.

Permits for connection to a state trunk highway are revocable. If an existing driveway is deemed unsafe because of a change in the traffic entering and exiting the given STH/USH facility, WisDOT may:

- a. Require that the owner move the existing driveway(s) to a safer location along their owned frontage.
- b. If alternate access via a local or county road exists, require that the owner move existing driveway(s) to the alternate location.
- c. Require that one or more driveways be removed or improved to accommodate the change in traffic.
- d. Require that a Traffic Impact Analysis be completed at the owner's expense and any necessary improvements indicated by the analysis be installed at the owner's expense.

Respectfully,

Rita Lybek

Rita Lybek
Access Management Specialist

Deb. Magritz

From: Southwest Surveying & Associates, Inc <swsurveying@kannard.com>
Sent: Thursday, April 27, 2017 5:34 PM
To: Deb Magritz; Rob Klotz
Subject: FW: Bernard Gilbert Hwy 59 Driveway Permit Application
Attachments: STH59 access.jpg

Deb & Rob,

I talked with Scot Hinkle regarding Bernie's access to Hwy 59.

He has agreed to allow the current drive to be relocated to serve the proposed A-3 parcel (see attached file & email below).

This should resolve the access issue.

Let me know your thoughts.

Thank You
John

John C. Kannard, P.L.S.
Southwest Surveying & Associates, Inc.
262-495-4910
920-674-4884
262-470-1177 Cell

Notice: This transmission is for the sole use of the intended recipient(s) and may contain information that is confidential and/or privileged. If you are not the intended recipient, please delete this transmission and any attachments and notify the sender by return email immediately. Any unauthorized review, use, disclosure or distribution is prohibited.

From: Hinkle, Scot - DOT [<mailto:scot.hinkle@dot.wi.gov>]
Sent: Thursday, April 27, 2017 3:37 PM
To: 'Southwest Surveying & Associates, Inc'
Subject: RE: Bernard Gilbert Hwy 59 Driveway Permit Application

John,

The proposed driveway would be allowed as long as the driveway located 800 ft west is removed. This parcel of land had all access rights purchased except one driveway. I will issue a permit once they are ready to move the existing driveway.

Scot Hinkle