

**MINUTES**  
**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**

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

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

Rinard was absent and excused; all other Committee members were present. Also in attendance were Rob Klotz, 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**

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

**5. Public Comment (Not to exceed 15 minutes and not to include petitions slated for decision-members of the public who wish to address the Committee on specific agenda items must register their request at this time)**

There was no public comment.

**6. Approval of May 22, June 9 and June 15 Committee Meeting Minutes**

Motion by Reese, seconded by Jaeckel to approve the May 22 minutes as presented. Motion carried on a voice vote with David abstaining.

Motion by Jaeckel, seconded by Reese to approve the June 9 minutes as presented. Motion carried on a voice vote with no objection.

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

**7. Communications**

There were no communications.

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

Erdman was not present. The May report was emailed in the Committee members' packets.

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

Revenues were up \$4,400 this month with one week yet to go. Year-to-date revenues are approximately \$108,000, which puts us on track to meet the \$198,000 annual budget.

**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.**

The application is still incomplete, so this item will be put on a future agenda when found complete by the Land and Water Conservation Department.

**11. Discussion and Possible Action on Placement of Shipping Crates on Rural Properties**

Klotz explained the issue. After discussion, the Committee determined that shipping crates would be allowed in Agricultural zones and treated like truck boxes. Permits will be required, and conditional use is required for over two shipping crates. Variances will be required for shipping crates in Residential zones.

**12. Discussion and Possible Action on Federal Firearms Licenses and the Jefferson County Zoning Ordinance Home Occupation Definition**

Klotz explained that currently, federal firearm dealer sales are not allowed in Residential zones. He recommended changing the ordinance to allow this type of sale. Motion by Jaeckel, seconded by Reese to have federal firearm sales included as an accessory home occupation under "personal care product." Motion carried on a voice vote with no objection.

**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**

This item was postponed at the petitioner's request.

**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**

After conducting a site inspection of the property and reviewing the applicant's paperwork, a motion was made by Jaeckel, seconded by Reese to allow home replacement at the proposed location, 205 feet from the existing home.

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

**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**

Klotz read aloud correspondence from Laura Haas Jacobson and explained. Motion by Reese, seconded by Jaeckel to approve the alternate lot site on Haas Road as described in the June 9, 2017 letter. Motion carried on a voice vote with no objection. The lots shall be of the same size and dimension as previously proposed, and shall be located in the southwest corner of the parcel.

**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**

The Committee considered the latest revision, a 1.2-acre proposal clustered with the east lot line. Motion by Nass, seconded by Jaeckel to approve the request. Motion carried on a voice vote with no objection.

**17. Discussion and Possible Action on Petitions Presented in Public Hearing on June 15:**

**APPROVED WITH CONDITIONS R3971A-17 - Vincent J Stark Estate** on a motion by Jaeckel, seconded by David: 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. Motion carried on a voice vote with no objection.

**APPROVED WITH CONDITIONS R3972A-17 – Mark & Deborah Hoffmann** on a motion by Jaeckel, seconded by Reese: 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. Motion carried on a voice vote with no objection.

**APPROVED WITH CONDITIONS R3973A-17 – Casey L Kottwitz/James & Gail Kottwitz Trust Property** on a motion by Reese, seconded by Jaeckel: 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. Motion carried on a voice vote with no objection.

**APPROVED WITH CONDITIONS R3974A-17 – Zach Holcomb/Conrad & Carolyn Holcomb Trust Property** on a motion by Reese, seconded by David: 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. Motion carried on a voice vote with no objection.

**APPROVED WITH CONDITIONS** R3975A-17 – Tom & Terry Zignego on a motion by Jaeckel, seconded by Reese: 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. Motion carried on a voice vote with no objection.

**APPROVED WITH CONDITIONS** R3976A-17 – Tom & Terry Zignego on a motion by Reese, seconded by David: 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. Motion carried on a voice vote with no objection.

**APPROVED WITH CONDITIONS** R3977A-17 – William Becker/Carl & Jennifer Martin Property on a motion by Reese, seconded by Jaeckel: 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. Motion carried on a voice vote with no objection.

**APPROVED WITH CONDITIONS** CU1920-17 – Nichole Gleesing & James Jaquith on a motion by Reese, seconded by Nass: 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). Motion carried on a voice vote with no objection.

**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**

Motion by Reese, seconded by Jaeckel to adjourn the meeting. Motion carried on a voice vote, and the meeting adjourned at 9:43 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.jeffersoncountytwi.gov](http://www.jeffersoncountytwi.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**  
**JEFFERSON COUNTY PLANNING AND ZONING COMMITTEE**  
**SITE INSPECTION 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**  
**8:00 A.M. ON FRIDAY, JULY 14, 2017**

1. **Call to Order:** Meeting called to order by Chairman Nass at 8:04 a.m.
2. **Roll Call (Establish a Quorum):** All members were present.
3. **Certification of Compliance with the Open Meetings Law:** Reese certified that the meeting was being held in compliance with Open Meetings Law.
4. **Approval of the Agenda:** Motion by Reese, second by Rinard to approve the agenda. Motion passed 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):** None
6. **Communications:** None
7. **Site Inspections for Petitions to be Presented in Public Hearing on July 20, 2017:**

**R3981A-17 – Ronald & Lori Draeger:** Create a 3-ac farm consolidation lot at **N7543 County Road O**, a 1-ac lot around the home at N7533 County Rd O and a 1-ac vacant lot adjacent. These lots are proposed from PIN 030-0813-3124-000 (40 Ac) in the Town of Waterloo, in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**R3983A-17 – Ryan & Meliza Ritacca:** Rezone to create a 2.5-acre lot around the buildings at **N8937 County Road E**, a 1.3-acre building site and a 2-acre building site adjacent. The proposal is in the Town of Watertown, on PIN 032-0815-1133-003 (12.27 Ac), and is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**R3982A-17 – Rodney Johnson:** Create a 6-acre building site on County Road E from part of PIN 032-0815-1444-000 (40.816 Acres) in the Town of Watertown, in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**CU1923-17 – James & Stacy Hill:** Conditional use for a 1,080 sq ft, 16-ft high extensive on-site storage structure in a Residential R-2 zone at **N8589 River Rd**, Town of Watertown. The site is on PIN 032-0815-1343-002 (6 Ac); this is being requested in accordance with Sec. 11.04(f)2 Conditional Uses j. of the Jefferson County Zoning Ordinance.

**CU1922-17- Art & Leslie Boettcher:** Conditional use for a duplex on PIN 012-0816-2513-051 along **Madison Ave** in the Town of Ixonia, on PIN 012-0816-2513-051 (0.459 Ac). This proposal is in a Community zone, and is being done in accordance with Sec. 11.04(f)9 Conditional Uses f. of the Jefferson County Zoning Ordinance .

**R3980A-17 – Curtis Pernat:** Rezone a 1.1581-acre lot on **Rockvale Road** on PIN 012-0816-2733-000 (35.19 Acres) by consolidation of parcels of record from 012-0816-2732-000 (35.31 Acres). This is in the Town of Ixonia, and is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**R3987A-17 – Pete Gross/Land Hunter LLC:** Create a 1-acre farm consolidation lot at **N3698 Rome Oak Hill Rd** and two, 3-acre vacant building sites adjacent, from PINs 026-0616-1744-000 (40 Ac) and 026-0616-2011-001 (20 Ac). The sites are in the Town of Sullivan, and in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**R3988A-17 – Pete Gross/Land Hunter LLC:** Rezone to create a 14-acre Natural Resource zone from part of PINs 026-0616-1744-000 (40 Ac), 026-0616-2011-004 (0.2 Ac) and 026-0616-2122-002 (0.28 Ac) in the Town of Sullivan. The property is on **Rome Oak Hill Rd**; this is in accordance with Sec. 11.04(f)12 of the Jefferson County Zoning Ordinance.

**R3989A-17 – Pete Gross/Land Hunter LLC:** Create two, 2-acre vacant building sites on **Rome Oak Hill Rd** in the Town of Sullivan from part of PIN 026-0616-2011-001 (20 Acres). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**R3990A-17 – Pete Gross/Land Hunter LLC:** Rezone 15 acres for a Natural Resource zone on **Rome Oak Hill Rd** in the Town of Sullivan, from PINs 026-0616-2011-001 (20 Acres). This is in accordance with Sec. 11.04(f)12 of the Jefferson County Zoning Ordinance.

**R3984A-17 – Dan Marks/Richwood Ranch LLC:** Create a 2-acre building site with existing farm buildings on **Rome Oak Hill Rd** in the Town of Sullivan from part of PIN 026-0616-2821-000 (24.11 Ac). This is in accordance with Sec. 11.04(f) 8 of the Jefferson County Zoning Ordinance.

**R3985A-17 – Dan Marks/Richwood Ranch LLC:** Create a 2-acre farm consolidation lot at **N3281 Rome Oak Hill Rd**, one 4-ac and one 2-ac vacant lot, all from part of PINs 026-0616-2824-000 (34.31 Ac) and 026-0616-2821-000 (24.11 Ac) in the Town of Sullivan. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**R3986A-17 – Dan Marks/Richwood Ranch LLC:** Rezone to create a 31.5-acre Natural Resource zone from part of PINs 026-0616-2824-000 (34.31 Acres) and 026-0616-2842-001 (30 Acres) on **Rome Oak Hill Road** in the Town of Sullivan. This is in accordance with Sec. 11.04(f)12 of the Jefferson County Zoning Ordinance.

**R3991A-17 –Paul Holt/ Bernard Gilbert Property:** Create a 3.2-acre building site on **Carlin Trail** in the Town of Palmyra from PIN 024-0516-2424-000 (32 Acres). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**R3992A-17 – Paul Holt/Bernard Gilbert Property:** Create a 4.1-ac A-2 zone on **Carlin Trail** from PIN 024-0516-2424-000 (32 Ac) in the Town of Palmyra. This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

**CU1921-17- Paul Holt/Bernard Gilbert Property:** Conditional use in the proposed A-2 zone to allow for veterinary facility/dog kennel/ dog training on **Carlin Trail** on PIN 024-0516-2424-000 (32 Acres). The Town of Palmyra proposal is in accordance with Sec. 11.04(f)7.Conditional Uses x. of the Jefferson County Zoning Ordinance.

**R3979A-17 – Brian Allen:** Create a 1-acre building site on **Piper Road** from part of PIN 004-0515-2244-001 (5.289 Acres) in the Town of Cold Spring in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**R3978A-17 – Ronald Ulsberger:** Rezone 0.51 acre of PIN 014-0615-0212-007 (10.55 Acres) to add it to an adjoining A-2 zone near **W3092 US Highway 18** in the Town of Jefferson. This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

8. **Adjourn:** Motion by Jaeckel, second by David to adjourn. Motion passed on a voice vote with no objection at 10:50 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.jeffersoncountywi.gov](http://www.jeffersoncountywi.gov).

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

Individuals requiring special accommodations for attendance at the meeting should contact the County Administrator at 920-674-7101 at least 24 hours prior to the meeting so that appropriate arrangements can be made.

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

**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, July 20, 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 p.m.

**2. Roll Call**

Committee members present included Nass, Reese, Rinard and Jaeckel. David was on his way, Nass announced. Rob Klotz and Deb Magritz of the Zoning Department were also in attendance.

**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, second by Rinard to approve the agenda as presented.

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

Nass explained the process, and noted a July 24 Committee decision meeting date and an August 8 County Board date.

**6. Public Hearing**

Klotz explained that the findings of fact for each petition are in each file, and can be accessed in the Zoning Department. The following was read aloud 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, July 20, 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, applications for conditional use permits and a text amendment to the Jefferson County Zoning Ordinance. 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 BUSINESS TO A-2, AGRICULTURAL AND RURAL BUSINESS**

**R3978A-17 – Ronald Ulsberger:** Rezone 0.51 acre of PIN 014-0615-0212-007 (10.55 Acres) to add it to an adjoining A-2 zone near **W3092 US Highway 18** in the Town of Jefferson. This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

**Petitioner:** Mke Ulsberger spoke for the petition. They are looking to rezone and change a property line, and add a septic area to one lot.

**Comments in Favor:** None

**Comments Opposed:** None

**Questions from the Committee:** None

**Town Response:** In favor, in the file dated 6/5/17

**Staff Report:** In the file

**David arrived at 7:07 p.m.**

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

**R3979A-17 – Brian Allen:** Create a 1-acre building site on **Piper Road** from part of PIN 004-0515-2244-001 (5.289 Acres) in the Town of Cold Spring in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**Petitioner:** Brian Allen said that after much consideration and working with Zoning, they chose this spot for their building site.

**Comments in Favor:** None

**Comments Opposed:** None

**Questions from the Committee:** None

**Town Response:** In favor, in the file dated 6/13/17

**Staff Report:** In the file

**R3980A-17 – Curtis Pernat:** Rezone a 1.1581-acre lot on **Rockvale Road** on PIN 012-0816-2733-000 (35.19 Acres) by consolidation of parcels of record from 012-0816-2732-000 (35.31 Acres). This is in the Town of Ixonia, and is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**Petitioner:** Curtis Pernat spoke. He wants to create a 1-acre building site for his daughter and her husband in a wooded, pasture area, using consolidation of parcels of record.

**Comments in Favor:** None

**Comments Opposed:** None

**Questions from the Committee:** None

**Town Response:** In favor, in the file dated 6/7/17

**Staff Report:** In the file

**R3981A-17 – Ronald & Lori Draeger:** Create a 3-ac farm consolidation lot at **N7543 County Road O**, a 1-ac lot around the home at N7533 County Rd O and a 1-ac vacant lot adjacent. These lots are proposed from PIN 030-0813-3124-000 (40 Ac) in the Town of Waterloo, in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**Petitioner:** Ronald Draeger said that there are two homes on the farm, and his renter is interested in buying the house in which he lives. As long as they were going through the process, they decided to create the new building site as well.

**Comments in Favor:** None

**Comments Opposed:** None

**Questions from the Committee:** None

**Town Response:** In favor, in the file dated 6/7/17

**Staff Report:** Klotz asked the age of the house to be sold-Draeger responded 1978. Klotz noted that the lot line cuts through the septic system. Draeger knew that, but wondered if an easement could be created for the septic. Klotz answered no, that that would not be a good idea; it would be better to revise the lot layout.

**R3982A-17 – Rodney Johnson:** Create a 6-acre building site on County Road E from part of PIN 032-0815-1444-000 (40.816 Acres) in the Town of Watertown, in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**Petitioner:** Rodney Johnson said that he has the ability to ask for three lots, but he wants to create one lot using non-prime ag soils.

**Comments in Favor:** None

**Comments Opposed:** None  
**Questions from the Committee:** None  
**Town Response:** Approved, in the file dated 2/13/17  
**Staff Report:** In the file

**R3983A-17 – Ryan & Meliza Ritacca:** Rezone to create a 2.5-acre lot around the buildings at **N8937 County Road E**, a 1.3-acre building site and a 2-acre building site adjacent. The proposal is in the Town of Watertown, on PIN 032-0815-1133-003 (12.27 Ac), and is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**Petitioner:** Tom Stade spoke for the petitioner. He explained that they are proposing three lots; Lot 3 is proposed for two acres to allow farm-type animals and is 67% non-prime. Lot 1 is proposed at 2.5-acres, also to allow for animals.

**Comments in Favor:** None  
**Comments Opposed:** None

**Questions from the Committee:** Nass asked why the triangle in the rear of Lot 3 was included. Stade said that it was included to get the two acres for farm-type animals.

**Town Response:** In the file, in favor dated 6/12/17

**Staff Report:** Klotz noted that the file contained an email from Jacob Maas, City of Watertown.

**R3984A-17 – Dan Marks/Richwood Ranch LLC:** Create a 2-acre building site with existing farm buildings on **Rome Oak Hill Rd** in the Town of Sullivan from part of PIN 026-0616-2821-000 (24.11 Ac). This is in accordance with Sec. 11.04(f) 8 of the Jefferson County Zoning Ordinance.

**Petitioner:** Dan Marks spoke. He is hoping to establish a 2-acre lot with farm buildings and original log cabin.

**Comments in Favor:** None  
**Comments Opposed:** None

**Questions from the Committee:** Nass asked how old the cabin is, and Marks replied that it is original.

**Town Response:** In favor, in the file dated 6/6/17

**Staff Report:** In the file

**R3985A-17 – Dan Marks/Richwood Ranch LLC:** Create a 2-acre farm consolidation lot at **N3281 Rome Oak Hill Rd**, one 4-ac and one 2-ac vacant lot, all from part of PINs 026-0616-2824-000 (34.31 Ac) and 026-0616-2821-000 (24.11 Ac) in the Town of Sullivan. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**Petitioner:** Dan Marks is requesting a 2-acre farm consolidation lot, a 4-acre lot and a 2-acre vacant lot in an area that has never been farmed.

**Comments in Favor:** None  
**Comments Opposed:** None

**Questions from the Committee:** None

**Town Response:** In favor, in the file, dated 6/6/17

**Staff Report:** In the file

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

**R3986A-17 – Dan Marks/Richwood Ranch LLC:** Rezone to create a 31.5-acre Natural Resource zone from part of PINs 026-0616-2824-000 (34.31 Acres) and 026-0616-2842-001 (30 Acres) on **Rome Oak Hill Road** in the Town of Sullivan. This is in accordance with Sec. 11.04(f)12 of the Jefferson County Zoning Ordinance.

**Petitioner:** Dan Marks would like to put the woods into Natural Resource and attach it to the A-3 zone.

**Comments in Favor:** None, however David Groh of W1373 Woods Drive was not necessarily in favor or opposed, but was looking for clarification of the Natural Resource zone. Klotz explained.

**Comments Opposed:** None

**Questions from the Committee:** None

**Town Response:** In favor, in the file, dated 6/6/17

**Staff Report:** In the file

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

**R3987A-17 – Pete Gross/Land Hunter LLC:** Create a 1-acre farm consolidation lot at **N3698 Rome Oak Hill Rd** and two, 3-acre vacant building sites adjacent, from PINs 026-0616-1744-000 (40 Ac) and 026-0616-2011-001 (20 Ac). The sites are in the Town of Sullivan, and in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**Petitioner:** Pete Gross is asking for a farm consolidation lot around the house and two new building sites.

**Comments in Favor:** None

**Comments Opposed:** None

**Questions from the Committee:** None

**Town Response:** None

**Staff Report:** In file

**FROM A-T, AGRICULTURAL TRANSITION AND A-1, EXCLUSIVE AGRICULTURAL TO N, NATURAL  
RESOURCE ZONE**

**R3988A-17 – Pete Gross/Land Hunter LLC:** Rezone to create a 14-acre Natural Resource zone from part of PINs 026-0616-1744-000 (40 Ac), 026-0616-2011-004 (0.2 Ac) and 026-0616-2122-002 (0.28 Ac) in the Town of Sullivan. The property is on **Rome Oak Hill Rd**; this is in accordance with Sec. 11.04(f)12 of the Jefferson County Zoning Ordinance.

**Petitioner:** Pete Gross is hoping to rezone to Natural Resource to add this area to proposed Lot 2

**Comments in Favor:** None

**Comments Opposed:** None

**Questions from the Committee:** None

**Town Response:** In favor, in the file, dated 6/6/17

**Staff Report:** In the file; Klotz asked if the N zone was to be sold with Lot 2, and Gross answered that it was. Klotz noted that the strips of land in this proposal aren't 66 feet wide, so they don't give adequate frontage on the public road to meet ordinance requirements.

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

**R3989A-17 – Pete Gross/Land Hunter LLC:** Create two, 2-acre vacant building sites on **Rome Oak Hill Rd** in the Town of Sullivan from part of PIN 026-0616-2011-001 (20 Acres). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**Petitioner:** Pete Gross is applying for two, non-prime 2-acre lots

**Comments in Favor:** None

**Comments Opposed:** None

**Questions from the Committee:** None

**Town Response:** In favor, in file, dated 6/6/17

**Staff Report:** In the file

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

**R3990A-17 – Pete Gross/Land Hunter LLC:** Rezone 15 acres for a Natural Resource zone on **Rome Oak Hill Rd** in the Town of Sullivan, from PINs 026-0616-2011-001 (20 Acres). This is in accordance with Sec. 11.04(f)12 of the Jefferson County Zoning Ordinance.

**Petitioner:** Pete Gross is planning to sell the balance of the 20 acres

**Comments in Favor:** None

**Comments Opposed:** None

**Questions from the Committee:** None

**Town Response:** In favor, in file, dated 6/6/17

**Staff Report:** In the file. Klotz noted that a 66' wide access strip to the public road would be required in order to sell this zone separately from the building site

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

**R3991A-17 –Paul Holt/ Bernard Gilbert Property:** Create a 3.2-acre building site on **Carlin Trail** in the Town of Palmyra from PIN 024-0516-2424-000 (32 Acres). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**Petitioner:** Paul Holt of 1025 South Springdale Road spoke. He said he is looking for a building site for a new home.

**Comments in Favor:** None

**Comments Opposed:** None

**Questions from the Committee:** None

**Town Response:** In favor, in the file, and as testified to by Larry Kau, Town Chairperson

**Staff Report:** In the file

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

**R3992A-17 – Paul Holt/Bernard Gilbert Property:** Create a 4.1-ac A-2 zone on **Carlin Trail** from PIN 024-0516-2424-000 (32 Ac) in the Town of Palmyra. This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

**Petitioner:** Paul Holt of 1025 South Springdale Road said that he would like to create an A-2 zone with a kennel to provide service dogs to people with disabilities.

**Comments in Favor:** None

**Comments Opposed:** None

**Questions from the Committee:** None

**Town Response:** In favor, in the file, and as testified to by Larry Kau, Town Chairman.

**Staff Report:** In the file

### **CONDITIONAL USE PERMITS**

**CU1921-17- Paul Holt/Bernard Gilbert Property:** Conditional use in the proposed A-2 zone to allow for veterinary facility/dog kennel/ dog training on **Carlin Trail** on PIN 024-0516-2424-000 (32 Acres). The Town of Palmyra proposal is in accordance with Sec. 11.04(f)7. Conditional Uses x. of the Jefferson County Zoning Ordinance.

**Petitioner:** Paul Holt would like to have a non-profit organization in order to provide service dogs to people with disabilities, and to provide kenneling and clinic facility for the animals.

**Comments in Favor:** None

**Comments Opposed:** None

**Questions from the Committee:** Reese asked if the use would be over the entire acreage, or just on the 4.1 acres. Holt responded that it would just be the 4.1 acres.

**Town Response:** In favor, in the file, and as testified to by Larry Kau

**Staff Report:** In the file. Klotz also asked whether there would be weekend hours, to which Holt answered that it would be a 7-day-a-week operation. Klotz asked about the number of dogs proposed, and Holt said five or six. Klotz asked about animal waste treatment, and Holt responded that they would arrange for special pickup. Klotz asked the maximum number of dogs that Holt could want in the future, and Holt responded with ten.

**CU1922-17- Art & Leslie Boettcher:** Conditional use for a duplex on PIN 012-0816-2513-051 along **Madison Ave** in the Town of Ixonia, on PIN 012-0816-2513-051 (0.459 Ac). This proposal is in a Community zone, and is being done in accordance with Sec. 11.04(f)9 Conditional Uses f. of the Jefferson County Zoning Ordinance .

**Petitioner:** Leslie Boettcher said that they would like a conditional use to be allowed a duplex. There are several duplexes to the west, some single-family and two more duplexes to the east of this site.

**Comments in Favor:** None

**Comments Opposed:** None

**Questions from the Committee:** None

**Town Response:** In favor, in the file, dated 6/7/17

**Staff Report:** In the file. Klotz asked about the square footage of each unit, and Boettcher replied that it may be less than the 3,000 square feet shown on their application. Klotz reminded her that each unit must meet minimum requirements.

**CU1923-17 – James & Stacy Hill:** Conditional use for a 1,080 sq ft, 16-ft high extensive on-site storage structure in a Residential R-2 zone at **N8589 River Rd**, Town of Watertown. The site is on PIN 032-0815-1343-002 (6 Ac); this is being requested in accordance with Sec. 11.04(f)2 Conditional Uses j. of the Jefferson County Zoning Ordinance.

**Petitioner:** James Hill, N8589 River Road would like to build this garage. He needs more storage area, since his current storage is being used for animal housing.

**Comments in Favor:** None

**Comments Opposed:** None

**Questions from the Committee:** Reese asked if there would be outside storage. Hill responded that he has a 20-foot car hauler that might be outside. It is used by/for his son, who races.

**Town Response:** In favor, in the file, dated 5.8/17

**Staff Report:** In the file. Klotz asked about the number of animals. Hill gave the number and species of animals, and Klotz said it didn't sound like Hill had more than three animal units.

## **ZONING ORDINANCE TEXT AMENDMENT**

**R3993T-17 - Jefferson County:** Text amendment to Sec. 11.10 Shoreland Provisions of the Jefferson County Zoning Ordinance in order to comply with NR115 Administrative Rule, and Acts 167 and 391 adopted by the State Legislature on March 23 and April 27, 2016.

**Petitioner:** Klotz spoke for the petition, and explained the need for revision of our current shoreland ordinance.

**Comments in Favor:** None

**Comments Opposed:** None

**Questions from the Committee:** None

**Town Response:** None

**Staff Report:** Klotz noted that Towns don't have veto authority in the case of this text amendment.

Motion by Reese, seconded by David to adjourn, and the meeting adjourned at 7:50 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.

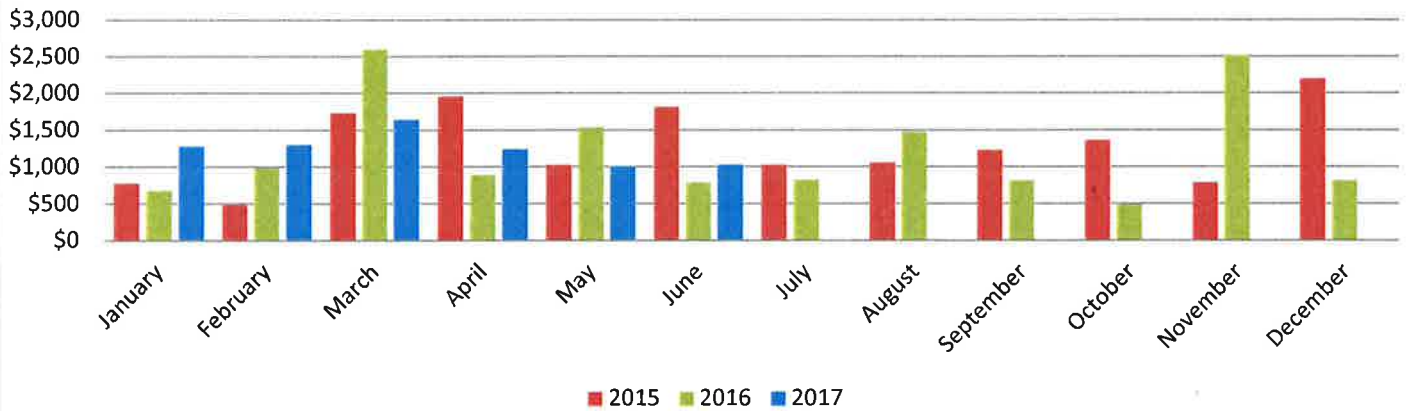
*A recording of the meeting will be available from the Zoning Department upon request.*

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

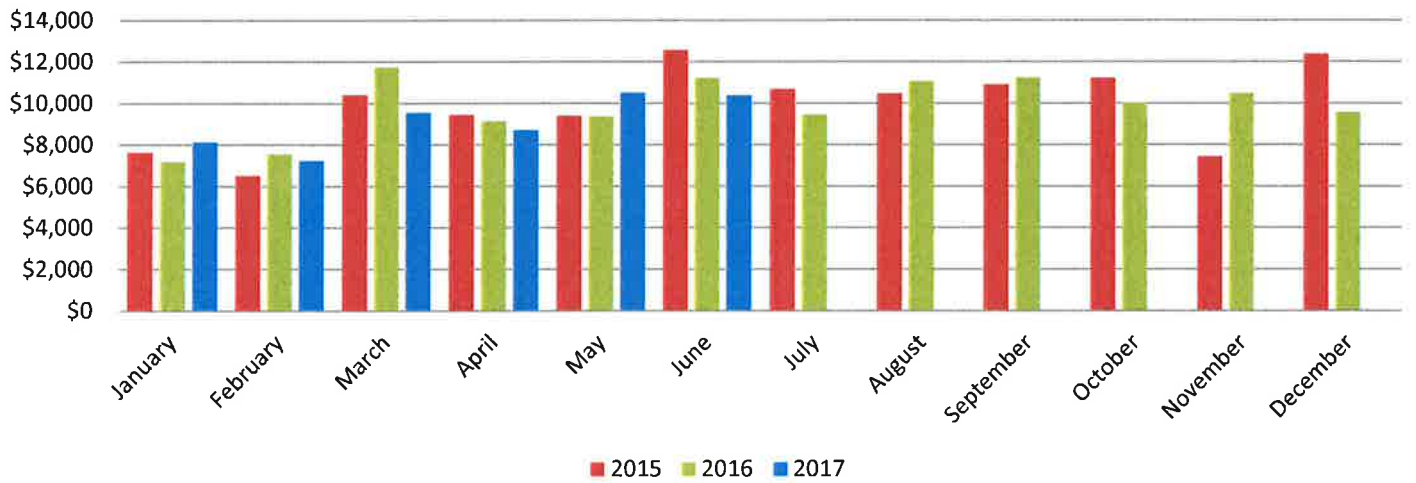
# Land Information Monthly Revenue Report

January - June 2017

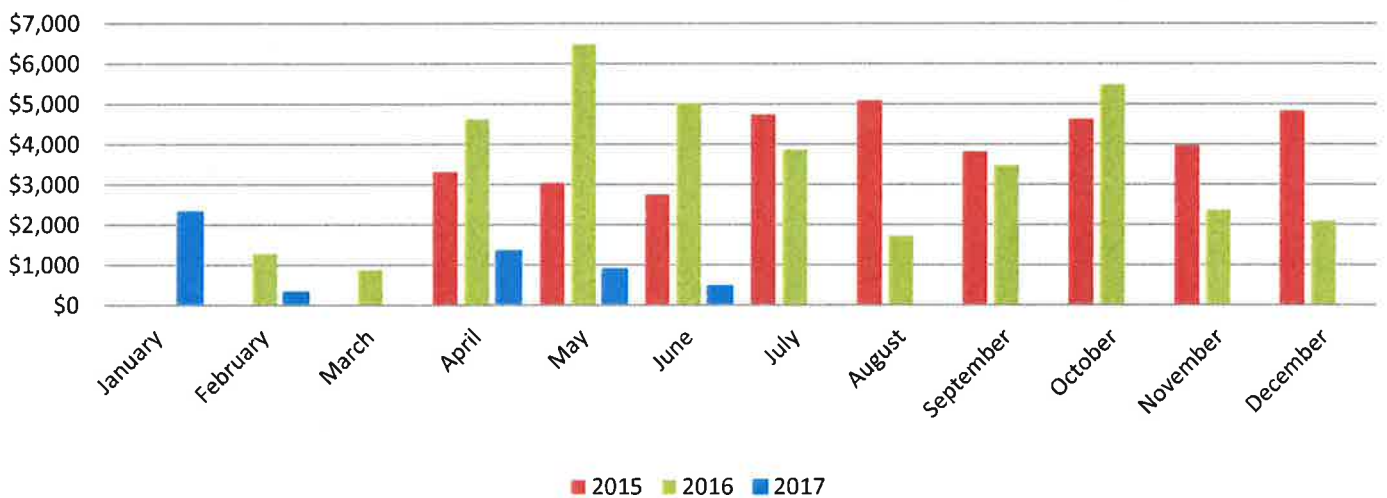
## Land Information Office Remote Access and Map Sales



## Land Information Program Retained Fee Revenue



## Land Surveyor Revenue



**Jefferson County Planning and Zoning Department**  
**Monthly Ledger Report**  
**07-21-2017**

	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	22,410.00	10.26		6,750.00	700.00							450.00	29,870.26	20,848.87	9021.39
July	7,045.00	3.75		5,275.00	400.00								12,723.75	18,565.86	-5842.11
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	92,455.00	848.41		28,650.00	3,250.00							1,050.00	125,203.41	242,396.72	-117193.31

2016 Actual Zoning Deposit:\$235,083.72

2017 Budget Revenues: \$198,018.00

2017 Deposits YTD:\$125,203.41

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;

FROM: Land and Water Conservation Department

DATE: 7/10/2017

SUBJECT: Completeness Determination on Application for Expanded Livestock Facility

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.

**The Land and Water Conservation Department has reviewed the amended application materials and finds them to be complete.**

**Other Items**

- The Land and Water Conservation Department must be notified prior to construction commencing on the manure storage structure and the waste transfer systems.
- Per the Livestock Siting Law [ATCP 51.8 (2)] **within 2 years** the livestock operator must begin populating the approved facility and **begin construction on every new or expanded livestock housing structure, as well as every new or expanded waste storage structure, proposed in the application.**
- Any changes to your operation that would change the information provided in this Livestock Siting Application or Worksheets once the Conditional Use Permit has been issued will require either a new application to be filed or an amendment to your current Livestock Siting Application.

**Any portions of the application that are in need of an update can be picked up at the LWCD office.** Questions regarding the completeness determination should be directed to Joe Strupp of the Land and Water Conservation Department at 920-674-7483.

## **Proposed Development**

Benjamin and Stacy Schweighardt are the owners of three (3) parcels of real property located at W7986 and W7990 County Road B, Lake Mills, Wisconsin 53551 (parcel numbers 018-0713-0234-002; 018-0713-0234-00; and 018-0713-0234-009), shown on the attached Exhibit "A". The three parcels consist of a total of approximately 4.3 acres. The front parcel, W7986, includes frontage along Rock Lake.

Currently there are two houses located on these parcels. The home located at W7990 County Road B has no direct road frontage. Its only access is across the parcel located at W7986 County Road B. Accordingly, these parcels and the two homes cannot be separated without a variance, which appears unlikely to be granted based on preliminary feedback.

The owners are seeking to do a multi-family residential development on these parcels. They are considering a condominium plat (one building or multi-building) or one or more apartment buildings for the property. The property is currently zoned residential, but will require a conditional use permit for multi-family residential. There are already multiple condominiums in the close proximity to this property.

The owner had a wetland delineation study done on the property. A copy of the map showing the wetland areas from this study is attached hereto as Exhibit "B". Exhibit "B" also shows the available building area if the 75 foot setback from a wetland is required. If a 75 foot setback is required, this will reduce the building area to the extent that any projects on the property will not be feasible, whereas, if the 75 foot setback is not applied, development and construction on the property becomes viable.

The question we are posing to the committee is: Will the County impose this 75 foot setback on a condominium plat or development of apartment building(s)? We understand this 75 foot setback is a plan element that can be applied, but its application is not an ordinance requirement for this type of development. Accordingly, we respectfully request the committee to determine this setback requirement will not be applied to development on this property.

If the 75 foot setback is applied, essentially eliminating any construction on the property, there likely remains no viable options to change and/or develop the property. As mentioned previously, the tax parcels cannot be legally separated from a zoning perspective without a variance. Therefore, the two single-family residences and the 3 parcels will always need to remain under common ownership, which is not an ideal situation for the property.

JUL 20 2017

Exhibit "A"



# Exhibit "8"

Area available if 75' setback applied



## Deb Magritz

---

**From:** Rob Klotz  
**Sent:** Thursday, July 20, 2017 1:08 PM  
**To:** 'Jay Smith'  
**Cc:** Deb Magritz  
**Subject:** RE: W7990 and W7986 County Road B

Thanks....i think this is good for the Monday discussion.

Thanks,

Rob

---

**From:** Jay Smith [<mailto:jay@nlgsllaw.com>]  
**Sent:** Thursday, July 20, 2017 12:18 PM  
**To:** Rob Klotz  
**Cc:** Ryan Quam ([rquam@quamengineering.com](mailto:rquam@quamengineering.com))  
**Subject:** W7990 and W7986 County Road B

Rob:

Attached is a brief narrative for this project we have discussed that is on the zoning committee meeting agenda for Monday morning.

As I think I had mentioned, I am out of the state on vacation next week. However, my clients will be in attendance with their engineer, Ryan Quam. Ryan can answer questions and provide further explanation. Ryan would like to explain a few of the plan options we have been looking at, as well as how rain gardens can be used to control sediment. He is copied on this email.

Please advise if you would like me to provide a hard copy of the attached. I believe Ryan will bring additional hard copies on Monday to provide committee members, if needed.

Thank you.

Jay S. Smith  
*Attorney at Law*  
Neuberger, Griggs, Sweet & Smith, LLP  
122 E. Lake Street, P.O. Box 190  
Lake Mills, Wisconsin 53551  
(920) 648-8381  
(920) 648-5636 (Fax)  
[attyjss@nlgsllaw.com](mailto:attyjss@nlgsllaw.com)  
[www.lakemillsllaw.com](http://www.lakemillsllaw.com)

Providing quality legal services to South Central Wisconsin since 1922 from our offices in Watertown and Lake Mills.

The information contained in this communication may be confidential, is intended only for the use of the recipient(s) named above, and may be legally privileged. If the reader of this message is not the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication, or any of its contents, is strictly prohibited. If you have received this communication in error, please return it to the sender immediately and delete the original message and any copy of it from your computer system. Receipt by anyone other than the named recipient(s) is not a waiver of any attorney-client, work product or other applicable privilege, protection or doctrine. If you have any questions concerning this message, please contact the sender.

# Jefferson County Land Information



- |                           |                         |                           |              |
|---------------------------|-------------------------|---------------------------|--------------|
| — Property Boundary       | — Surface Water         | — 10 ft contour interval  | Blue: Band_3 |
| --- Old Lot/Meander Lines | — Map Hooks             | — 50 ft contour interval  |              |
| — Rail Right of Ways      | — Tax Parcels           | — 100 ft contour interval |              |
| — Road Right of Ways      | — Surface Water         | Red: Band_1               |              |
| — Section Lines           | — 2 ft contour interval | Green: Band_2             |              |

100 50 0 100 Feet

1 inch = 100 feet

Jefferson County Geographic Information System

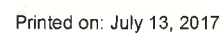
DISCLAIMER: This map is not a substitute for an actual field survey or onsite investigation. The accuracy of this map is limited to the quality of the records from which it was assembled. Other inherent inaccuracies occur during the compilation process. Jefferson County makes no warranty whatsoever concerning this information.

Printed on: July 13, 2017

Author: Public User

[illegible]

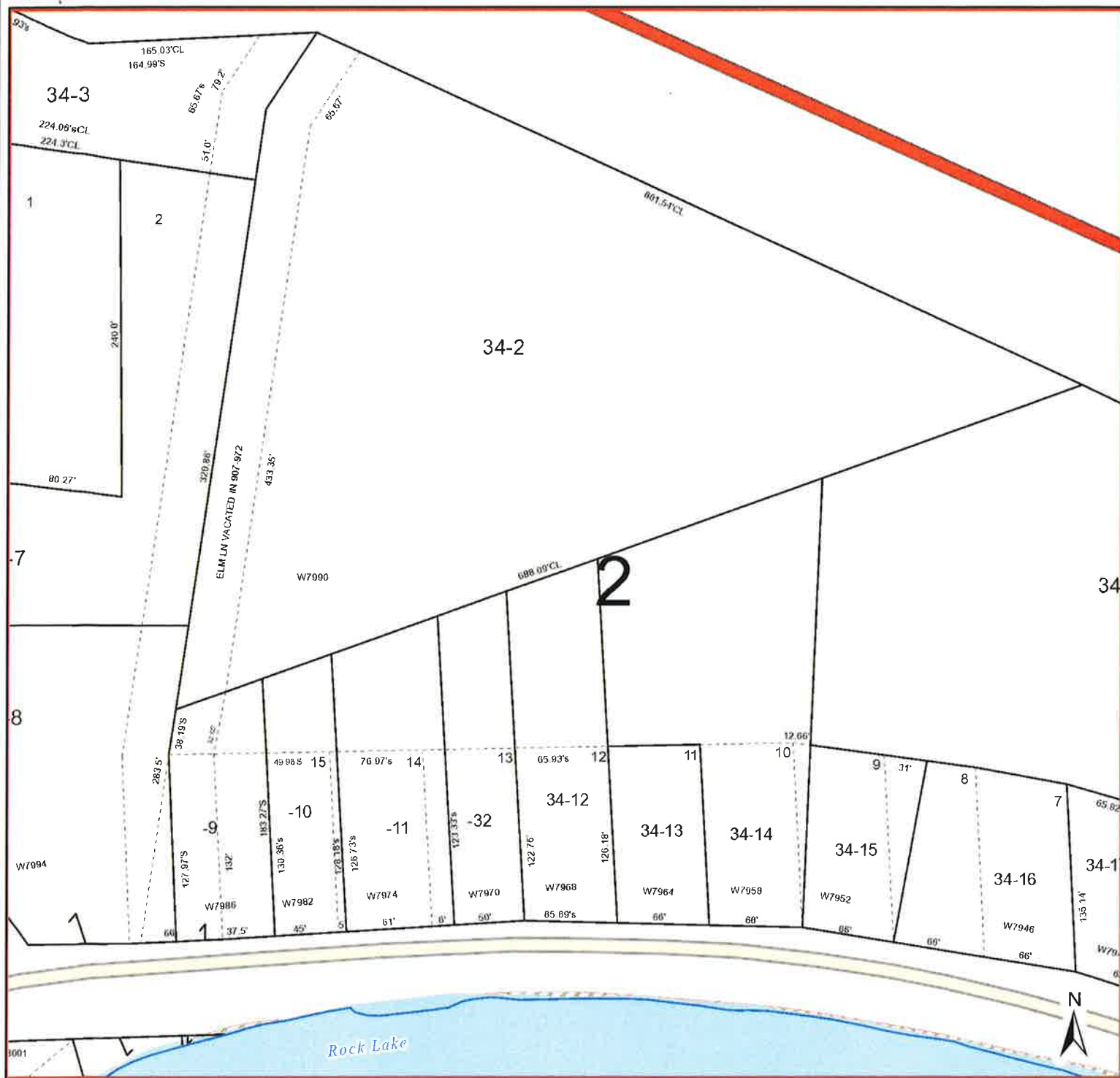
- # Map Hooks



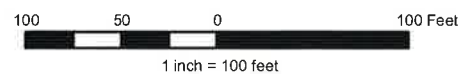
Author: Public User

DISCLAIMER: This map is not a substitute for an actual field survey or onsite investigation. The accuracy of this map is limited to the quality of the records from which it was assembled. Other inherent inaccuracies occur during the compilation process. Jefferson County makes no warranty whatsoever concerning this information.

# Jefferson County Land Information



- |                           |                          |                                  |
|---------------------------|--------------------------|----------------------------------|
| — Property Boundary       | — Surface Water          | ZONE AE BSE 1% (100YR)           |
| --- Old Lot/Meander Lines | — Map Hooks              | 0.2% FLD HAZ (500 YR)            |
| — Rail Right of Ways      | — Tax Parcels            | Flood Storage Districts 2/4/2015 |
| — Road Right of Ways      | — Surface Water          | COUNTY ADOPTED                   |
| — Section Lines           | ZONE A NO BSE 1%(100 YR) | DNR UPDATED                      |



Jefferson County Geographic Information System

DISCLAIMER: This map is not a substitute for an actual field survey or onsite investigation. The accuracy of this map is limited to the quality of the records from which it was assembled. Other inherent inaccuracies occur during the compilation process. Jefferson County makes no warranty whatsoever concerning this information.

Printed on: July 13, 2017

Author: Public User

specified district only if an Adult-Oriented Establishment License has been granted by a town or municipality requiring such license within the County which is subject to this ordinance, and all the requirements of this section and the applicable zoning district regulations are met.

- b. Adult-Oriented Establishments shall be located at least 1,000 feet from:
  - 1. any residential district line where a single-family residence is a principal use, playground lot line, public park lot line, or publicly owned recreation area;
  - 2. any structure used as a residence, place of religious worship, public or private school, or "Youth-Facility" as defined in this ordinance;
  - 3. any other structure housing an Adult-Oriented Establishment;
  - 4. any structure housing an establishment which holds an alcohol beverage license.
- c. Distance requirements are to be measured in a straight line in any direction regardless of intervening structures, from the structure housing the Adult-Oriented Establishment to the residential district boundary lines, to the lot line of any lot used for park, playground, or any structure listed in 11.04(k)(3)b.1-4 above.
- d. The measurements from a structure shall be taken from the farthest point a structure extends in the direction of the measurement, including overhanging roofs or similar projections.
- e. For Adult-Oriented Establishments located in conjunction with other buildings such as in a shopping center, and clearly separate from other establishments, measurements shall be taken from the boundaries of the space occupied by the Adult-Oriented Establishment.
- f. For any Adult-Oriented Establishment located above ground level in a multi-story structure and clearly separate from other establishments within the structure, the distance measurements shall be taken from the ground floor public entrance/exit nearest the Adult-Oriented Establishment (excluding emergency exits).
- g. Subsequent location of any establishments described in 11.04(k)(3)b.1-4 within 1000 feet of an existing Adult-Oriented Establishment does not constitute a violation of this Ordinance by the Adult-Oriented Establishment.

#### **11.05 CONDITIONAL USES**

##### **(a) Procedure.**

1. Application and Hearing. Any conditional uses listed in this Ordinance shall be permitted only when authorized by the Committee. Application for a conditional use permit shall be made to the Zoning Administrator who shall refer it to the Committee. The Committee shall then schedule a public hearing on the application, publish a Class 2 Notice according to Chapter 985, Wisconsin Statutes, and notify by certified mail the clerks of any towns within 1000 feet of the proposed use, at least ten (10) days prior to the hearing date.

2. Review and Approval. The Committee shall review the site, existing and proposed structures, architectural plans, neighboring uses, parking areas, driveway locations, highway access, traffic generation and circulation, drainage, sewerage and water systems, and the proposed operation. Conditional use shall be reviewed to be consistent with the Agricultural Preservation and Land Use Plan. [Amended 2/8/00, Ord. No. 99-28]

3. Any structure within five hundred (500) feet of the existing or proposed rights of way of freeways, expressways, and within one-half (1/2) mile of their existing or proposed interchange or turning lane rights of way shall be jurisdiction over the trafficway. The Committee shall request such and await the highway agency's recommendation for a period not to exceed twenty (20) days before taking final action.

4. Conditions, such as landscaping, architectural design, type of constructions, construction commencement and completion dates, sureties, lighting, fencing, planting screens, operation control, hours of operation, improved traffic circulation, deed restrictions, highway access restrictions, increased yards, or parking requirements, may be required by the Committee upon its finding that these are necessary to fulfill the purpose and intent of this Ordinance.

5. Compliance with all other provisions of this Ordinance, such as lot width and area, yards, height, parking, loading traffic, highway access, and performance standards, shall be required of all conditional uses.

6. Violation. Any permitted conditional use which does not continue in conformity with the conditions of the permit shall be considered in violation of this Ordinance.

7. Revocation of Conditional Use Permits. Any conditional use permit granted by the Planning and Zoning Committee may be revoked if it is found that the conditional use is not being conducted in compliance with the plans and specifications submitted with the application and subsequently approved, or is being operated in violation of the conditions of the conditional use permit. [Ord. No. 2013-30, 03-11-2014]

Revocation Process. The Planning and Zoning Committee will hold a public hearing following procedures set forth in paragraph 1. of this section, after providing written notice to the permittee of the conditional use permit citing the violation or compliance issues with the permit. [Ord. No. 2013-30, 03-11-2014]

The public hearing notice shall be sent out a minimum of ten (10) days prior to the public hearing and shall provide the date, time and location of the hearing. Notice shall also be provided to the Town Clerk and County Board Supervisor for the area, as well as all property owners within 500 feet for a residential-type conditional use and ¼ mile for a non-residential type. The notice shall include the reasons for the revocation. [Ord. No. 2013-30, 03-11-2014]

Once notified in writing by the County, the permittee shall be allowed to present evidence on his/her behalf in writing and shall attend the public hearing. [Ord. No. 2013-30, 03-11-2014]

After public hearing, the Planning and Zoning Committee may revoke or modify the conditional use permit. [Ord. No. 2013-30, 03-11-2014]

**(b) Public and Semi-public Uses.** Except where such uses are not allowed by conditional use within the A-1 and N districts (per secs. 11.04(f)(6) and 11.04(f)(12) respectively), the following public and semi-public uses shall be conditional uses. Wherever allowed, such uses shall also be subject to the included standards below. [am. 3/13/12, Ord. 2011-28]

1. Airports, airstrips, landing field, and helicopter landing areas, providing that these facilities meet the regulations contained in Chapter 114 of the Wisconsin Statutes.

2. Governmental and cultural uses, such as administrative offices, fire and police stations, community centers, libraries, public emergency shelters, parks, playgrounds, and museums.

3. Utilities and all towers such as radio and television (except in R-1, R-2, W, S districts) with associated buildings, but not including studios, or telecommunication towers. Telecommunication towers and facilities shall be regulated as set forth in sec. 11.05(h).

4. Public passenger transportation terminals such as heliports, bus and rail depots, provided that all principal structures and uses are not less than one hundred (100) feet from any residential lot line.

5. Public, private and parochial preschool, elementary and secondary schools, and churches, provided the lot area is not less than one acre and all principal structures and uses are not less than fifty (50) feet from any lot line.

2. Boundaries of these districts are hereby established as shown on a map entitled "Zoning Map, Jefferson County, Wisconsin," which accompanies and is a part of this Ordinance. Such boundaries shall be construed to follow corporate limits; U.S. Public Land Survey lines; lot or property lines; centerlines of streets, highways, alleys, easements, and railroad rights of way or such lines extended; unless otherwise noted on the zoning map.

3. Vacation of public streets and alleys shall cause the land vacated to be automatically placed in the same district as the abutting side to which the vacated land reverts.

**(b) Zoning Map.** A certified copy of the zoning map shall be adopted and approved with the text as part of this Ordinance and shall bear upon its face the attestation of the County Board Chairman and the County Clerk and shall be on file in the office of the County Clerk.

**(c) Rules for Interpretation of Zone Boundaries.** Where uncertainty exists as to the boundaries of districts as shown on the zoning map, the following rules shall apply:

1. Boundaries indicated as approximately following the center lines of streets, highways, or alleys shall be construed to follow such center lines.

2. Boundaries indicated as approximately following platted lot lines shall be construed as following such lot lines.

3. Boundaries indicated as approximately following municipal boundaries shall be construed as following municipal boundaries.

4. Boundaries indicated as following railroad lines shall be construed to be midway between the main tracks.

5. Boundaries indicated as following shore lines shall be construed to follow such shore lines, and in the event of change in the shore line shall be construed as moving with the actual shore line; boundaries indicated as approximately following the center lines of streams, rivers, canals, lakes or other bodies of water shall be construed to follow such center lines.

6. Boundaries indicated as parallel to or extension of features indicated in the preceding above shall be so construed. Distances not specifically indicated on the zoning map shall be determined by the scale of the map.

**(d) Limited Number of Buildings.** There shall be not more than one (1) principal dwelling structure and two (2) accessory structures, which include one (1) residential garage and one (1) residential accessory building on any lot in the R-1 and R-2 Residential, Community and Waterfront Districts. [11/10/09, Ord. 2009-19]

**(e) Zone Regulations.** No person shall use any land, building, or structure, or erect, construct, reconstruct, move or structurally alter a building, structure, or part thereof, except in conformance with the following regulations. All applicable sections of the Jefferson County Agricultural Preservation and Land Use Plan shall guide the determination of rezoning land to the following districts. [Amended 2/8/00, Ord. No. 99-28]

**(f) Zoning Controls.**

**1. R-1 – RESIDENTIAL – SEWERED** [title -- 2/14/84, Ord. No. 83-20]

**Purpose.** To identify those areas where predominantly residential development has occurred or will be likely to occur within the urban service areas and limited service areas as described in the Jefferson County Agricultural Preservation and Land Use Plan. To protect residential neighborhoods by prohibiting uses which will not mix well with homes. [Amended 2/8/00, Ord. No. 99-28; am. 3/13/12, Ord. 2011-28]

**Principal Uses.** [12/21/82, Ord. No. 11]

- a. Single family detached home.
- b. Parks, conservancy areas.
- c. Group homes in single family dwellings, 8 or fewer occupants.

**Accessory Uses.** [12/21/82, Ord. No. 11]

- a. Garage, residential.
- b. Residential accessory uses.
- c. Home occupation, accessory. [Amended 4/16/85, Ord. No. 85-4; am. 3/13/12, Ord. 2011-28]
- d. Professional home office. [am. 3/13/12, Ord. 2011-28]
- e. Child care provided in a residence.
- f. Local utilities.
- g. Household pets. (Kennels separately defined, not included here.)  
[re-lettered 3/13/12, Ord. 2011-28]

**Conditional Uses.** [12/21/82, Ord. No. 11]

- a. Church.
- b. School.
- c. Mobile home on foundation.
- d. Mobile home park (including sales of mobile homes associated with park operation.
- e. Multiple dwelling unit structures, established as a planned development, with overall density not exceeding ten (10) dwelling units per acre. [am. 4/16/85, Ord. 85-4]
- f. Duplex.
- g. Rest home; nursing home.
- h. Day care centers.
- i. Group homes, 9 or more occupants.
- j. Extensive on-site parking or storage.
- k. Non-local utilities.
- l. Public and semi-public uses.
- m. Keeping of dogs as household pets on a non-commercial basis in excess of two per premises.

**Minimum Lot Area.** 8,000 square feet. 10,000 square feet - Shoreland Area.

**Minimum Width.** Eighty (80) feet.

**Minimum Depth.** Eighty (80) feet.

**Minimum Yards.** Front - Section 11.07(d)2. Rear - 25 feet. Side - 10 feet each.

**Maximum Principal Building Height.** Three (3) stories or thirty-five (35) feet. [4/21/87, Ord. 87-03]

**Maximum Accessory Building Height.** Section 11.07(b)1. [4/2/87, Ord. 87-03]

**Maximum Lot Coverage By Buildings.** Maximum lot coverage by principal and accessory structures not to exceed thirty (30) percent of existing lot area. [4/16/85, Ord. No. 85-4]

**2. R-2 - RESIDENTIAL – UNSEWERED** [title – 2/14/84, Ord. No. 83-20]

**Purpose.** To identify non-farm residential areas not served by public sewer. To be applied only within the urban service areas, limited service areas, and rural hamlet areas described in the Jefferson County Agricultural Preservation and Land Use Plan. To ensure that, when used within urban service areas or limited service areas, that the establishment of unsewered development does not unreasonably inhibit future public sewer service. To protect residential neighborhoods by prohibiting uses which will not mix well with homes. [am. 2/8/00, Ord. No. 99-28; am. 3/13/12, Ord. 2011-28]

## Deb Magritz

---

**From:** Jay Smith <jay@nlglaw.com>  
**Sent:** Friday, July 14, 2017 12:57 PM  
**To:** Rob Klotz  
**Cc:** Deb Magritz  
**Subject:** RE: Schweighardt Property

Rob:

Thanks. I think we were on the agenda. I will assume we are unless you or Deb notifies me we are not.

I will get some materials to you describing the request and project early-mid next week.

Jay S. Smith  
*Attorney at Law*  
Neuberger, Griggs, Sweet & Smith, LLP  
122 E. Lake Street, P.O. Box 190  
Lake Mills, Wisconsin 53551  
(920) 648-8381  
(920) 648-5636 (Fax)  
[attyjss@nlglaw.com](mailto:attyjss@nlglaw.com)  
[www.lakemillslaw.com](http://www.lakemillslaw.com)

Providing quality legal services to South Central Wisconsin since 1922 from our offices in Watertown and Lake Mills.

The information contained in this communication may be confidential, is intended only for the use of the recipient(s) named above, and may be legally privileged. If the reader of this message is not the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication, or any of its contents, is strictly prohibited. If you have received this communication in error, please return it to the sender immediately and delete the original message and any copy of it from your computer system. Receipt by anyone other than the named recipient(s) is not a waiver of any attorney-client, work product or other applicable privilege, protection or doctrine. If you have any questions concerning this message, please contact the sender.

To comply with Internal Revenue Service Regulations, including the U.S. Treasury Circular 230, we are required to inform you that, unless we expressly state otherwise in writing, any tax advice contained in this communication (including attachments) was not written or intended to be used, and cannot be used, to avoid federal tax penalties or to promote, market, or recommend to another person any tax-related transaction or matter.

---

**From:** Rob Klotz [<mailto:RobK@jeffersoncountywi.gov>]  
**Sent:** Wednesday, July 12, 2017 12:00 PM  
**To:** Jay Smith  
**Cc:** Deb Magritz  
**Subject:** RE: Schweighardt Property

Let me check with Deb but I think we already have you on the agenda for the 24<sup>th</sup>.  
It would be great if I could see it by the Friday before so I am familiar with the request!

Deb is out today, so it may be a day or two before I get back to you!

Rob

---

**From:** Jay Smith [<mailto:jay@nlglaw.com>]  
**Sent:** Wednesday, July 12, 2017 11:42 AM  
**To:** Rob Klotz  
**Subject:** Schweighardt Property

12 June 2017

JUN 14 2017

Planning and Zoning  
c/o Mr. Jeff Simes  
Jefferson County Courthouse  
311 S. Center Avenue, Room 201  
Jefferson, WI 53549

**RE: C. Schaller Property at W8679 White Crow Road, Town of Sumner**

Dear Mr. Simes:

In March of 2017, you notified me that the septic system at my property at W8679 White Crow Road in the Town of Sumner needed to be pumped out. Subsequent inspection of the system revealed that it needs to be replaced. I would like to replace the existing system with a holding tank. I understand I need to request a waiver to install a holding tank.

I am seeking the waiver because my property lies within the boundaries of the Carcajou Point (47-JE-2) archaeological site and human burial site (Burial Site Number BJE-19). The site was designated as a human burial site pursuant to Wis. Stat. 157.70 (Admin. Rules HS.1, HS.2) based upon the repeated discovery of human burials within the boundaries of the site. In fact, my lot at W8679 lies within the portion of the Carcajou Point site clearly used as a cemetery over the last 800 to 900 years. The background for this assessment is provided by State Archaeologist John Broihahn sent to you at an earlier date.

Because my property lies within the boundaries of this well documented cemetery, I want to limit the potential to disturb human burials and limit the costs associated with the discovery of human burials. I will need to hire a consulting archaeologist qualified to work within the boundaries of a human burial to be on-site during all phases of ground disturbing work on the septic system pursuant to Wis. Stats. §157.70, Administrative Code HS 2. The inadvertent discovery of a human burial would add to the costs of the project. All of the costs associated with compliance with Wis. Stats. 157.70 fall to me the landowner.

I would like to emphasize that I am a native of Wisconsin and consider it my true home though not my current legal residence. My family's association with White Crow Road goes back to the beginning of the last century and we treasure its historic value and the deep culture of the area. We have owned the W8679 White Crow Road property for nearly 80 years. I will be buried in Wisconsin and my will directs that the property will go to two of my nephews who are Wisconsin natives and Wisconsin residents.

Because of the high likelihood of unearthing human burials, and because the site is listed on the National Register of Historic Places, it seems prudent to limit any disturbances, or potential disturbances, to the site to the smallest feasible foot print. I fervently hope you will grant my request for a waiver.

If you have questions, or if you need additional information, please contact me at 1-847-336-1189.

Sincerely,

*Charles W. Schaller*

Charles. W. Schaller  
1423 North Jackson Street  
Waukegon IL. 60085

JUN 14 2017



5 June 2017

Planning and Zoning  
c/o Mr. Jeff Simes  
Jefferson County Courthouse  
311 S. Center Avenue, Room 201  
Jefferson, WI 53549

028-0513-2112-012

**RE: Septic System - C. Schaller Property at W8679 White Crow Road, Town of Sumner**

Dear Mr. Simes:

This letter provides background for Mr. C. Schaller's request for a waiver regarding replacing his septic system on property located at W8679 White Crow Road. Mr. Schaller's request for a waiver is being sent in a separate letter.

The C. Schaller family property at W8679 White Crow Road in the Town of Sumner is located within the boundaries of the Carcajou Point site (47-JE-2) which is an archaeological site that contains human burials (Burial Site Number: BJE-19). The site was designated as a human burial site pursuant to Wis. Stats. 157.70 (Admin. Rules HS.1, HS.2) based upon the repeated discovery of human burials within the boundaries of the site. These discoveries occurred over a period of more than 100 years.

Indian burial mounds have been reported for the site, human remains were discovered when some of these mounds were disturbed, and non-mound burials have been identified on a regular basis along the section of land lying north and south of the east-west section of White Crow Road (See Figure 1). A possible turtle effigy has been reported for the area encompassing Lot W8667 White Crow Road. Inadvertent discoveries of human burials have been consistently reported for the area stretching from W8657 White Crow Road to the Hunt Club property at W8699 White Crow Road. Recently, human burials have been documented at W8657, immediately north of W8675, immediately north of W8695, and at W8703 White Crow Road. A list of the reports documenting these discoveries is attached to this letter.

Thus, his portion of the Carcajou Point site has clearly been used as a cemetery over the last 800 to 900 years. Mr. C. Schaller's lot at W8679 lies within the area where burials have been consistently discovered.

Because Mr Schaller's property lies within the boundaries of this well documented cemetery, he must obtain authorization from the director of the Wisconsin Historical Society to undertake ground disturbing activities. He will need to hire a consultant archaeologist qualified to work within the boundaries of a human burial site to be present on site during all phases of the ground disturbing activities associated with the septic system replacement. All costs for the consulting archaeologists are the responsibility of Mr. Schaller.

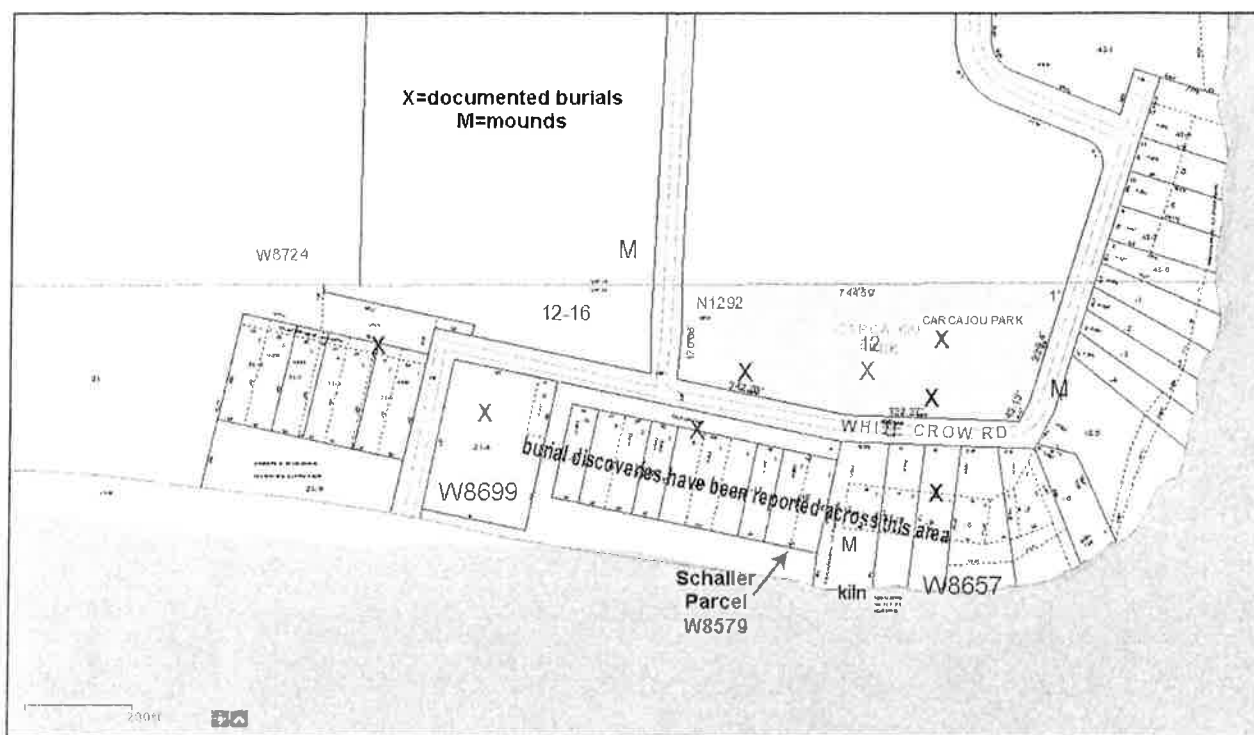


Figure 1. Human burials report for the southern section of the Carcajou Point archaeological site (47 JE-2) and human burial site (BJE-19).

The Carcajou Point site (47 JE-2) is a multicomponent village location, a mound site, and a non-mound cemetery that was initially occupied nearly 12,000 years ago. American Indians continued to use this location as a home site up through the recent past as the presence of White Crow's Village attests. The entire site area was listed on the National Register of Historic Places in 1979. The site is significant because it contains—even in areas that have been cultivated—evidences of homes, storage areas, cooking areas, and tool and pottery making areas from important periods in Wisconsin history as well as human burials.

Because of the likelihood of disturbing human burials, the costs of mitigating the impact of the disturbance of human burials, and the importance of the site area, it seems advisable to limit ground disturbing, or potential ground disturbing activities, to the site to the smallest foot print possible.

If you have questions, or need additional information, my contact information is listed below.

Sincerely,

John H. Broihahn  
 State Archaeologist  
 State Historic Preservation Office  
 608-264-6496(O), 608-219-6240 (M)  
[john.broihahn@wisconsinhistory.org](mailto:john.broihahn@wisconsinhistory.org)

Background information on the Carcajou Point archaeological (Je-2) and burial site (BJE-19)

Broihahn, John and Amy L. Rosebrough

2002 Recent Wisconsin State Tax Exemption Program Archaeological Investigations at the Carcajou Point Site (47 JE-0002), Jefferson County, Wisconsin, Folk (1996) and Armagno (2002) Projects. State Archaeology and Maritime Preservation Program, Technical Report Series 02-0003. Copy on file, Historic Preservation-Public History Division, Wisconsin Historical Society, Madison, Wisconsin.

Broihahn, John H., Amy L. Rosebrough, Leah E. Rausch, and Robert Birmingham

2008 Wisconsin's Archaeological Property Tax Exemption Program 2003–2007, Archaeological Investigations at the Carcajou Point Site Complex (47 JE-0002, 47 JE-0114, 47 JE-0812, and 47 JE-0838), the Grant's Point Site Complex (47 AS-0012 and 47 AS-0013), and Indian Point (47 DO-0054), Jefferson, Ashland, and Dodge Counties, Wisconsin. State Archaeology and Maritime Preservation Program, Technical Report Series 08-0002. Copy on file, Historic Preservation-Public History Division, Wisconsin Historical Society, Madison, Wisconsin.

Brown, Charles E.

1902–1907 Refuse Pit on the Carcajou Village site, Lake Koshkonong. In the C. E. Brown Manuscripts, Jefferson County Box, on file Library-Archives Division, Wisconsin Historical Society, Madison, Wisconsin.

n. d. Jefferson County File, In the C. E. Brown Manuscripts, Jefferson County Box, on file Library-Archives Division, Wisconsin Historical Society, Madison, Wisconsin.

Goldstein, Lynne

1990 Work at the Carcajou Point Site (47 JE-2). In *The Southeastern Wisconsin Archaeology Program: 1989–90*, edited and Compiled by Lynne Goldstein and Elizabeth D. Benchley, pp. 38–42. Archaeological Research Laboratory, Report of Investigations, No. 103, University of Wisconsin-Milwaukee, Milwaukee, Wisconsin.

Hall, Robert L.

1962 *The Archeology of Carcajou Point (Vol 1, Vol. 2)*. The University of Wisconsin Press, Madison, Wisconsin.

Richards, John D., Patricia B. Richards, and Brian Nicholls

1998 Archaeological Investigations in the Carcajou Point Locale, Sumner Township, Jefferson County, Wisconsin. UW-Milwaukee Research Laboratory Report of Investigations #129, Milwaukee, Wisconsin.

Skavlem, H. R.

1906 *The Skavlem Mounds*. In the Charles E. Brown Manuscripts, Jefferson County. Copy on file, Archives and Library Division, Wisconsin Historical Society, Madison, Wisconsin.

1908 The Archaeology of the Lake Koshkonong Region: The Village Sites. *The Wisconsin Archeologist* 7(2): 74–102.

Over **40** years of experience!

**Tri-County Percolation Service**

S 8839 Keller Rd.

Prairie du Sac, Wisconsin 53578

Phone: 608-963-2561

July 20, 2017



To Whom It May Concern:

I, James Ramaker, as a representative of Jefferson County salt shed project, am requesting a variance to the restriction for the use of holding tanks. This is an established site with salt sheds and storage buildings and is used on a regular basis. The site is now serviced with a port-a potty. The new multiple use structure that is being planned, will be heated with a restroom for the employees. There will be a least 5 employees that will use it on a daily basis.

The site is unsuitable for any type of POWTS soil absorption system. The site is compromised by the greater area that has been altered and filled and used for parking and vehicular traffic. The limited area remaining, has saturated soils to within the ground surface. There are areas protected due to the being wetlands.

We are requesting an approval to this request, as the time line for this project is drawing near to be used for winter highway maintenance.

Thank You,

James Ramaker

CST# 223094

7/17/2017

**To:** Jefferson County Planning and Zoning Committee

**From:** Steve Cline, Jellystone Park Condominium Association of Fort Atkinson, Inc., N551 Wishing Well Lane, Fort Atkinson, WI 53538

**Re:** Requesting Temporary Use of Holding Tanks for Jellystone Park, Fort Atkinson – Upper Pool Bathhouse Building with Laundry, Snack Shop, Shower and Bathroom Facilities.

Located in the SW1/4, SW1/4, Section 25, T5N, R13E, Town of Koshkonong.

Address: N551 Wishing Well Lane, Fort Atkinson, WI 53538

Tax Parcel Number: 016-0513-2533-242

Dear Committee Members:

I am the owner of the above property and I am requesting an approval by the committee to install approved wastewater treatment (septic) tanks to serve the above bathhouse building location but to be used temporarily as holding tanks until such time as to allow me to finish out the current season without disruption to the use of the park and to further allow me to arrange for financing of such a large replacement septic drainfield expense to serve said bathhouse facility.

The following conditions and facts are relevant to this situation:

1. There is an existing water use meter for this building that is read and recorded daily (hourly during peak usage times to keep abreast of high wastewater use periods). These readings provide a means for determining the wastewater flow from the building.
2. Current daily use for the bathhouse, based on daily meter readings since June 1, 2017, indicate an average flow of 3239 gallons per day (gpd), with a peak reading of 5861 gpd on July 3rd.
3. The laundry facility in this building consists of 24 older units that discharge approximately 40 gallons each per use. The park serves over 1000 people at peak times. During peak usage the flow from these washing machines likely exceeds 4000 gpd. The units are leased. Higher efficiency units, which will only discharge 14 gallons each per use, are expected within 6 weeks. The peak use would be reduced to approximately 2000 gpd. Upon changeover of the washing machine units new daily water use readings over time will determine the actual flow change.
4. The existing septic tanks (1000 and 1500 gallons) currently have manhole covers that are not watertight and located at grade – parking asphalt. Recent precipitation events likely have resulted in surface flow of rainwater to enter into these tanks. These tanks will have elevated risers (minimum 4 inches above existing grade with watertight covers added within a week of the date of this letter.
5. Some of the piping in the building is galvanized and as such metal particles can get stuck in the toilets valves and shower heads and cause them to leak water continuously. We are getting estimates from plumbers to have this piping changed over to copper piping to eliminate this waste.
6. We currently clean and refill our Yogi fountain, Old Faceful, several times a week, along with cleaning and filling of our Gem Stone Mining attraction which we estimate uses approximately 2000 gallons of water per week. We are switching to uses the water from our upper pool house

to do this so that the reading aren't overstated by that water usage in order to get more accurate numbers.

7. I have contracted with Jeffrey L. Hammes, Soil Testing and Design, Madison, WI, ph (608) 233-9200 to perform soil testing to locate a replacement septic drainfield to serve this bathhouse facility, to be performed in August, 2017. Following soil testing they will proceed with designing and obtaining State approval for the replacement septic field. The installation of the new septic drainfield will commence in the Fall of 2017 to be completed by the latest date of June 1, 2018 – the first day of the busy season for this park.
8. The proposed septic tanks, to be temporally used as holding tanks, are to be two tanks – 10,000 and 3,000 gallons. The outlet of the second tank in series will be plugged to prevent discharge from the tanks until such time as to be connected to the proposed replacement septic drainfield.
9. The replacement septic drainfield will likely be located in a wooded area north of the developed portion of the park and this bathhouse facility. However, construction of the drainfield will be delayed until the Fall, 2017 at the earliest due to potential loss of revenue and significant disruption of park services – pool bathhouse, access roads, crossing of water lines, landscape destruction – during the current busy season. After Labor Day the use of park declines significantly and construction can begin depending on availability of the installing contractor and arranging of financing for the project.

Based on the above information I am requesting from this committee an approval for temporary use of newly installed septic tanks to be used as properly installed holding tanks, with plugged outlet and high water alarm, until such time as a proper replacement drainfield can be sited, installed and connected. This would allow Jellystone Park to remain uninterrupted for the remainder of the 2017 season (typically the end of Labor Day). This will also allow me to establish new water use meter readings to reflect the wastewater discharge once corrections have been made to the tank covers and new efficient washing machines are put into use – this will greatly affect cost of the replacement septic drainfield. It will further allow me to arrange for financing; the estimated cost for a complete replacement wastewater treatment system (septic tanks, pump chamber, pumps, wiring, force main piping, landscaping, tree removal, drainfield installation, design cost and fees) will likely be over \$125,000. The initial cost of just installing the septic tanks as temporary holding tanks should be less than \$25,000.

Thank you for accommodating this request on such a short time notice. I look forward to working with you to solve this problem.

Sincerely

A handwritten signature in black ink, appearing to read "Steven M. Cline". The signature is fluid and cursive, with the first name "Steven" being more prominent than the last name "Cline".

Steven M. Cline

President

Jellystone Park Condominium Association of Fort Atkinson, Inc.

## Deb Magritz

---

**From:** Southwest Surveying & Associates, Inc <swsurveying@kannard.com>  
**Sent:** Monday, July 03, 2017 12:27 PM  
**To:** Rob Klotz  
**Cc:** Deb Magritz  
**Subject:** Kosub N4153 Bear Hole Road Town of Jefferson  
**Attachments:** CSM 971 Doc No 742672 V3 P453.pdf; Kosub Preliminary 7 3 17.pdf

014-0615-1612-001

Rob,

Attached are the preliminary and a PDF of the current CSM for the Kosub parcel.

If you have any questions, please contact me.

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.

# JEFFERSON COUNTY PRELIMINARY REVIEW FOR CERTIFIED SURVEY

Being a part of Lot 1 of Certified Survey Map Number 971 and other lands, all located in the NW 1/4 of the NE 1/4 of Section 16, T6N, R15E, Town of Jefferson, Jefferson County, Wisconsin, on Parcel Numbers, 014-0615-1612-001 & 014-0615-1612-000

Owners: Robert M. & Margaret M. Kozub  
N4153 Bear Hole Road  
Jefferson, WI 53549  
Phone: 262 442-8672

Owners: William R. & Margot S. Schmuhl  
N3973 Paradise Road  
Helenville, WI 53137  
Phone: 920 728-2718

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:

Reconfigure existing parcel to meet current zoning ordinance requirements.

Date Submitted: \_\_\_\_\_

Revised: \_\_\_\_\_

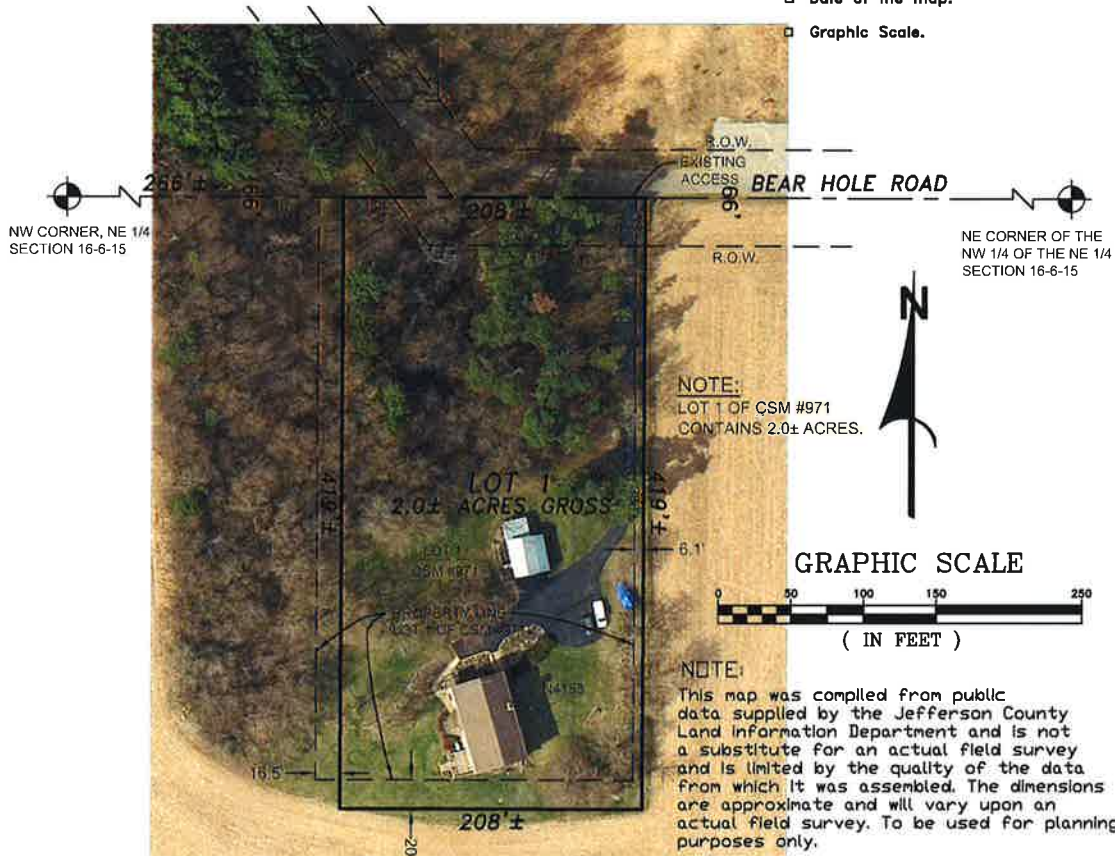
Note to Be Placed on Final CSM

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

Check for subsequent zoning changes with Jefferson County Zoning Department.

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.



Town Board Approval \_\_\_\_\_  
(Includes Access Approval If Applicable)

County Highway Approval \_\_\_\_\_  
(If Applicable)

Extraterritorial Approval \_\_\_\_\_  
(If Applicable)

County Surveyor Approval \_\_\_\_\_

Zoning Office Approval \_\_\_\_\_

Date: \_\_\_\_\_

Date: \_\_\_\_\_

Date: \_\_\_\_\_

Date: \_\_\_\_\_

Date: \_\_\_\_\_

SHEET 1 OF 1  
DATE: JULY 3, 2017  
JOB NO: K-217117

**CERTIFIED SURVEY MAP** MAP NO. 971  
OF PART OF THE NW $\frac{1}{4}$  OF THE NW $\frac{1}{4}$  OF SECTION 15, T 6 N, R 15 E, VOL. 3 PAGE 453  
TOWN OF JEFFERSON, JEFFERSON COUNTY, WISCONSIN.

**SURVEYORS CERTIFICATE**

I, Glen L. Northrop, Registered Land Surveyor, hereby certify:

That I have surveyed, divided and mapped part of the NW $\frac{1}{4}$  of the NW $\frac{1}{4}$  of Section 15, T 6 N, R 15 E, Town of Jefferson, Jefferson County, Wisconsin to wit:

Commencing at a 1" iron pipe marking the North  $\frac{1}{4}$  corner of said Section 15; thence S 89°30'18" E, 249.02 feet to the point of beginning; thence S 89°30'18" E, 218.00 feet; thence S 00°31' W, 399.28 feet; thence N 89°29' W, 218.00 feet; thence N 00°31' E, 399.19 feet to the point of beginning; containing 2.00 acres subject to a public road right of way for Bear Hole Road as shown hereon.

I further certify that this map is a true representation of the field survey made and shows the size, location and exterior boundaries of the land surveyed, all visible structures, boundary fences, apparent easements, roadways and visible encroachments, if any; that this survey is made for the present and future owners of this property and also for the use of those who mortgage or guarantee title thereto for a period of one (1) year from the date hereon; that this survey and map complies with s. 236.34 Wisconsin Statutes and the division Ordinance of Jefferson County.

Certified this 12 day of July, 1977.

Glen L. Northrop

Glen L. Northrop

8-982



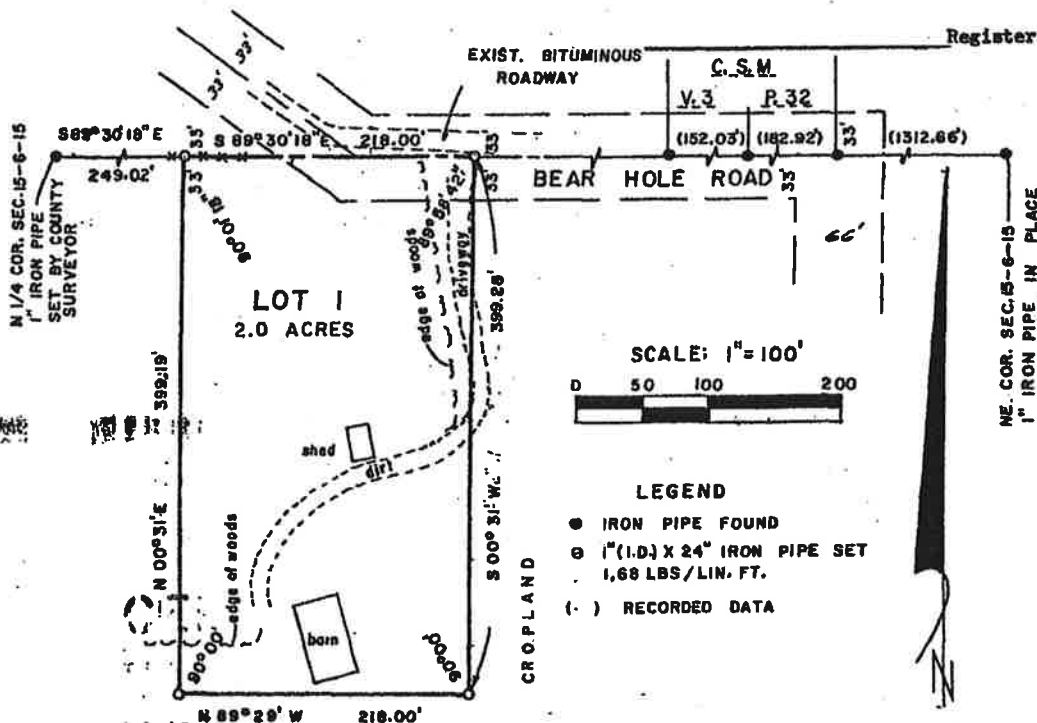
**COUNTY APPROVAL**

Approved by the Planning and Zoning Committee of Jefferson County this \_\_\_\_\_ day of \_\_\_\_\_

July 13, 1977.

W. J. Johnson  
Administrator

RE RECORDED  
Vol. 3, page 458  
7-20-77



Doc. No. 742672 Received for record this 13 day of July A.D. 1977

at 3:30 o'clock P.M. and recorded in Volume 3 page 453 of Certified Survey

Maps of Jefferson County, Wisconsin.

Janet A. Schifano

Register.

Order No. AB 437-77

Dwg. No. 437

Drafted at ARK Survey Ltd., Cambridge, WI

Sheet 1 of 1

**Southwest Surveying & Associates, Inc**

---

**From:** Dan Johnson <cdsinstall@centurytel.net>  
**Sent:** Tuesday, June 20, 2017 7:14 AM  
**To:** John Kannard  
**Subject:** Tronca Property Maps

John

Per our conversation on Mon, these are the maps of the property we need to have surveyed, the 3 acres. As I told you we are planning to buy the 3 acres from our neighbors, the Slaughter's. I hope the maps explain everything properly but if you have any questions let me know.

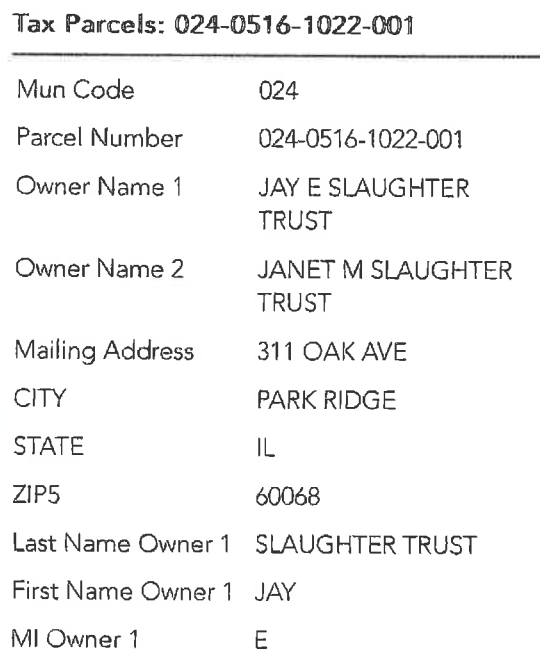
I would appreciate any help with the county you can give us and look forward to hearing from you about scheduling a survey

Thanks  
Dan

Dan's cell 262-894-6339

--	--	--	--	--	--

3 Acres to  
be split from Slaughter  
property, and added  
to Tronca property





Select Search Type



1259

ER RD

345.12' ESMT  
UPPER RD

345.78'

1

3.0 ac

1,454.3'

336.1'

0.0'

422.4'

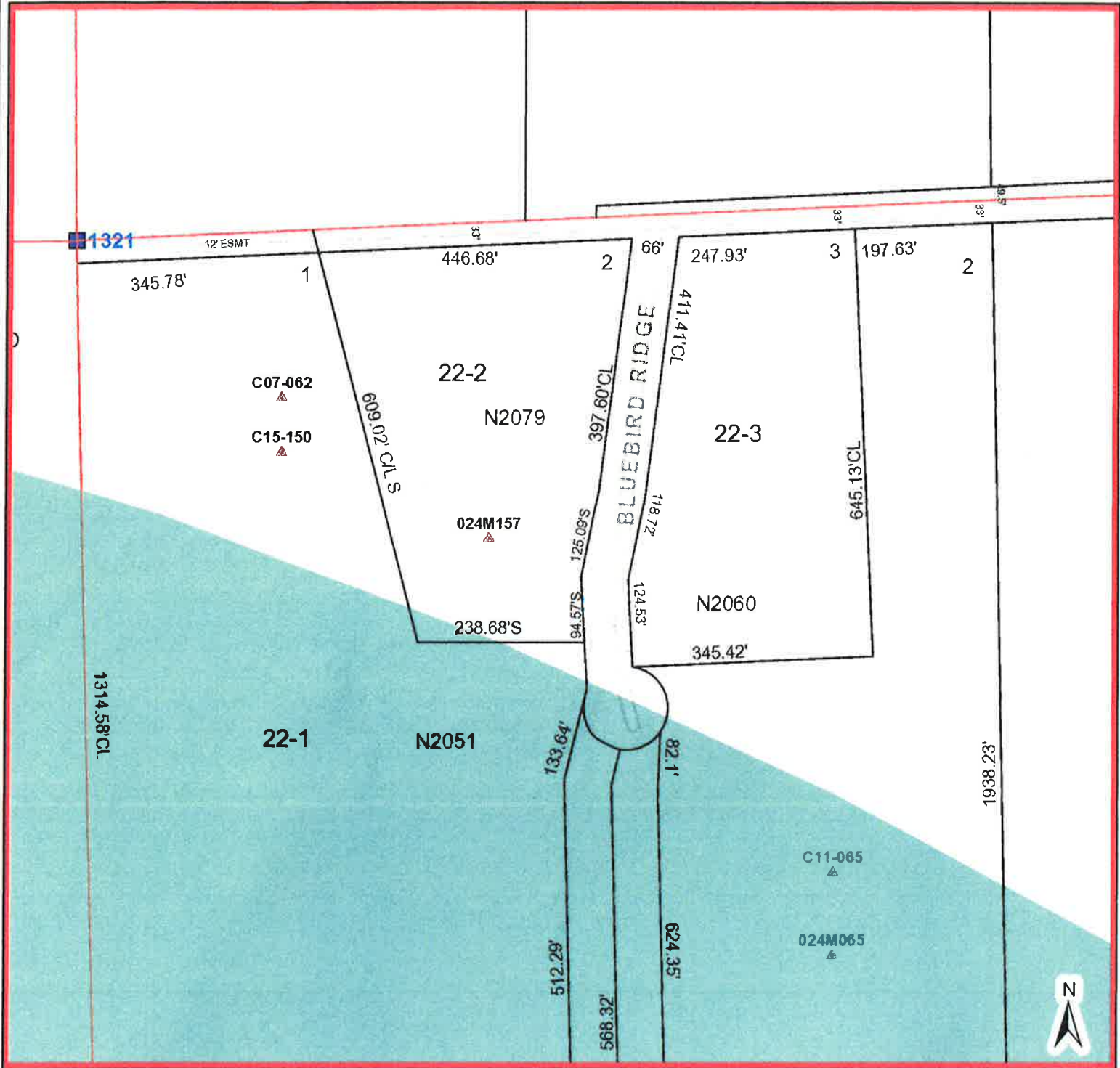
350.7'

609.02' C/L S

1314.8'

22.1

# Jefferson County Land Information



- |                       |                             |                             |                                   |
|-----------------------|-----------------------------|-----------------------------|-----------------------------------|
| Municipal Boundaries  | Surface Water               | S66.0105 Overlap            | WI Height Modernization Monuments |
| Property Boundary     | Map Hooks                   | 1.5 mi Plat Review          |                                   |
| Old Lot/Meander Lines | Tax Parcels                 | 3 mi Plat Review            |                                   |
| Rail Right of Ways    | Streams and Ditches         | Land Surveys                |                                   |
| Road Right of Ways    | 1.5 mi Review Not Exercised | PLSS Sections               |                                   |
| Section Lines         | 3 mi Review Not Exercised   | Public Survey System Co IDs |                                   |

200 100 0 200 Feet

1 inch = 200 feet

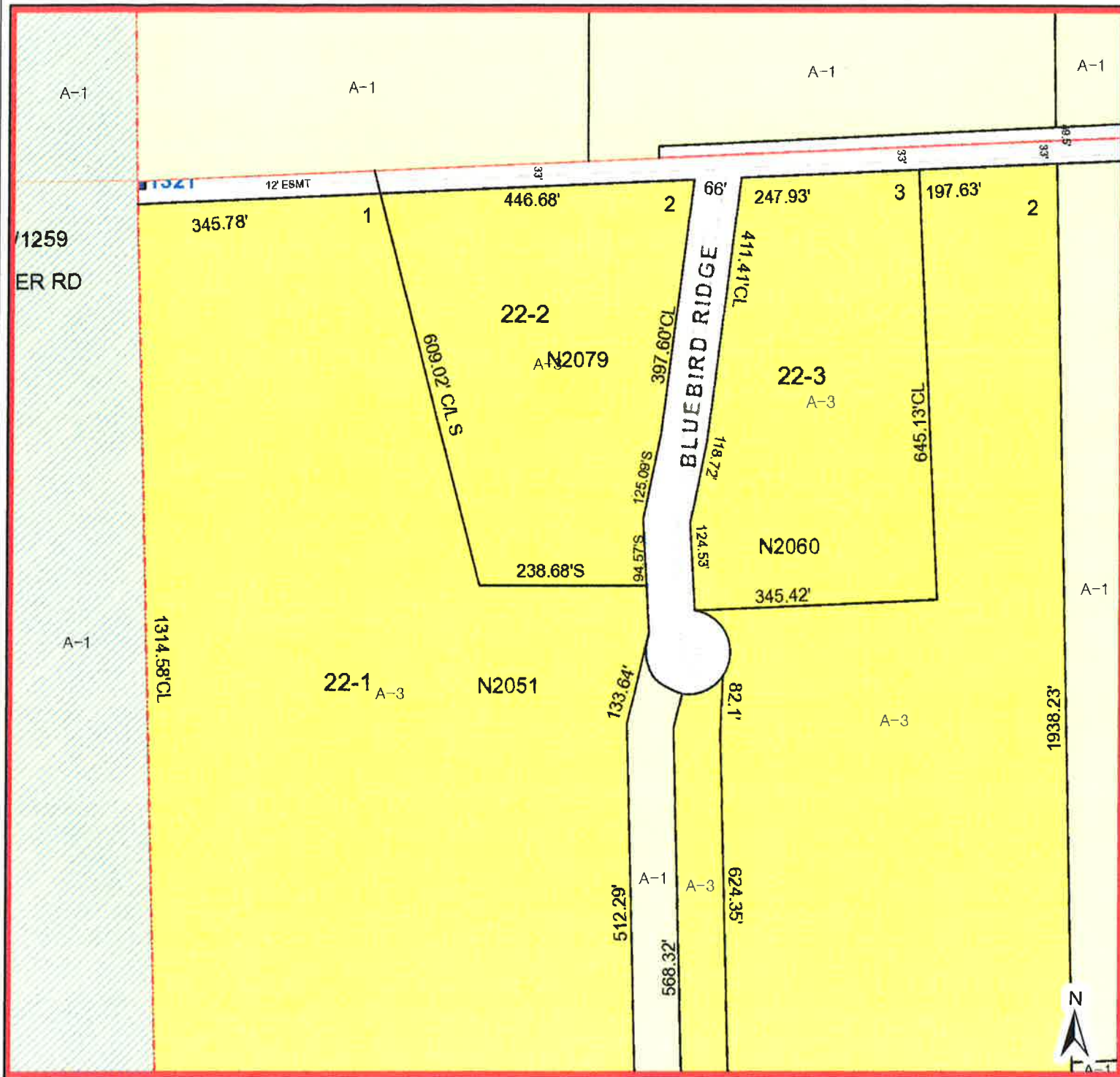
Jefferson County Geographic Information System











DISCLAIMER: This map is not a substitute for an actual field survey or onsite investigation. The accuracy of this map is limited to the quality of the records from which it was assembled. Other inherent inaccuracies occur during the compilation process. Jefferson County makes no warranty whatsoever concerning this information.

Printed on: June 19, 2017

Author: Public User

# Jefferson County Land Information



- |  |                       |   |                     |   |                         |
|--|-----------------------|---|---------------------|---|-------------------------|
|  | Municipal Boundaries  |  | Section Lines       |  | Extraterritorial Zoning |
|  | Property Boundary     |  | Surface Water       |   |                         |
|  | Old Lot/Meander Lines |  | Map Hooks           |   |                         |
|  | Rail Right of Ways    |   | Tax Parcels         |   |                         |
|  | Road Right of Ways    |  | Streams and Ditches |   |                         |



Jefferson County Geographic Information System

DISCLAIMER: This map is not a substitute for an actual field survey or onsite investigation. The accuracy of this map is limited to the quality of the records from which it was assembled. Other inherent inaccuracies occur during the compilation process. Jefferson County makes no warranty whatsoever concerning this information.

Printed on: June 19, 2017

Author: Public User

## Deb Magritz

---

**From:** Kathy Zimmermann <kathy@kathyzimmermann.com>  
**Sent:** Friday, July 21, 2017 11:25 AM  
**To:** Deb Magritz  
**Subject:** Lot Line Revision  
**Attachments:** Lot Line Revision.pdf

Hi Deb,

Can you please forward this to Rob. Please and Thank You!

Hi Rob,

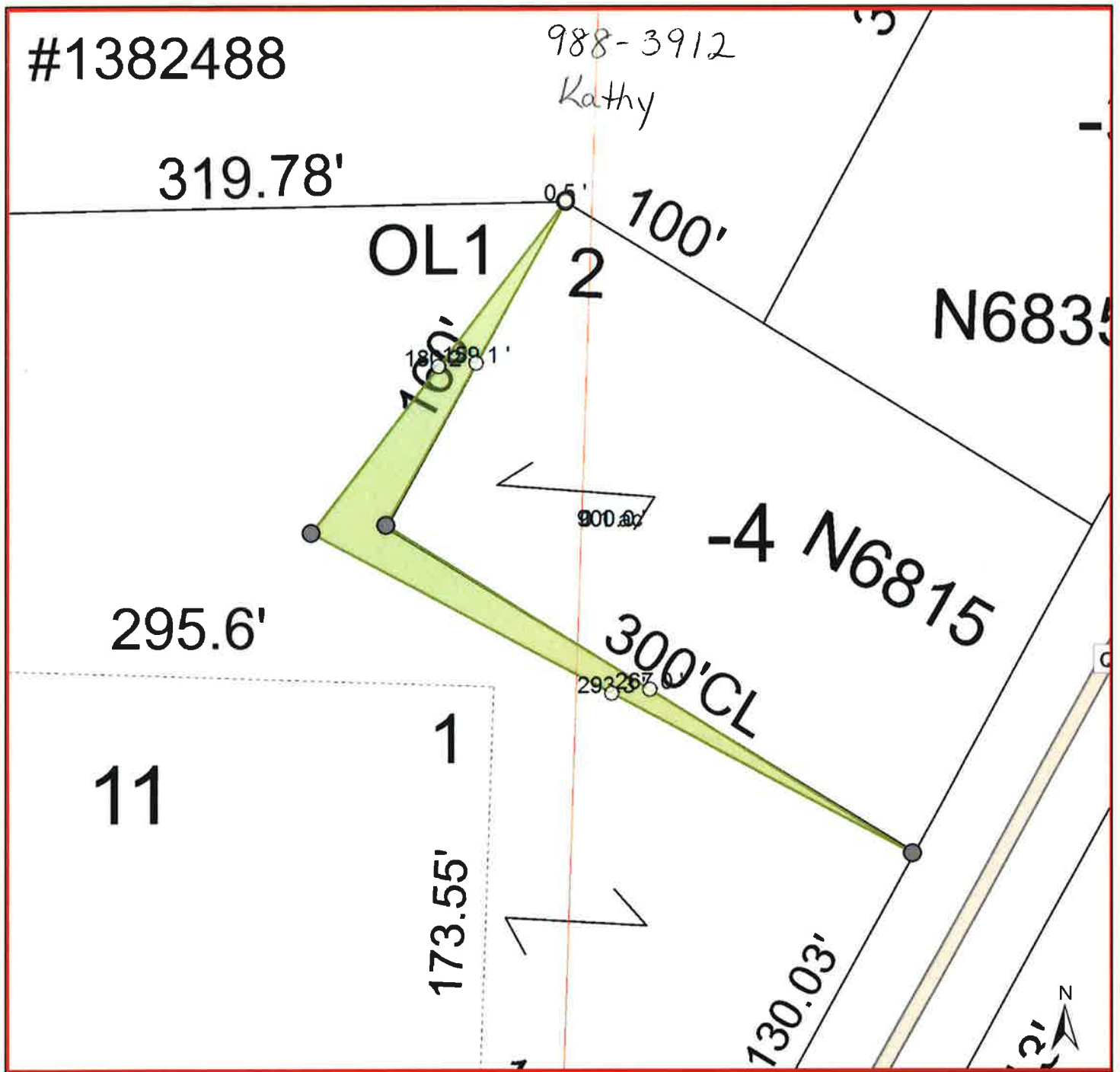
We would be very interested in knowing if it would be possible to extend our lot lines on the southwest side of our property. We would like to build a garden shed at the rear of the lot and the additional land would allow us a little more distant from the rear of the house. We already move and maintain a portion of what is now the neighbor's property. The amount of land we would like to purchase from the neighbor is approximately between .15 and .2 acre. The neighbor's property is now 4.24 acres and this would not reduce theirs to less than 4 acres. It would increase our property from 1.1 to approximately 1.25-1.3 acres.

*Kathy Zimmermann*

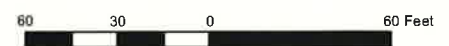
Broker/Owner  
RE/MAX Community Realty  
112 S Main St., Lake Mills  
Cell: 920-988-3912  
Email: [kathy@remax.net](mailto:kathy@remax.net)



# Jefferson County Land Information



- |                       |                     |
|-----------------------|---------------------|
| Municipal Boundaries  | Section Lines       |
| Property Boundary     | Surface Water       |
| Old Lot/Meander Lines | Map Hooks           |
| Rail Right of Ways    | Tax Parcels         |
| Road Right of Ways    | Streams and Ditches |



Jefferson County Geographic Information System

DISCLAIMER: This map is not a substitute for an actual field survey or onsite investigation. The accuracy of this map is limited to the quality of the records from which it was assembled. Other inherent inaccuracies occur during the compilation process. Jefferson County makes no warranty whatsoever concerning this information.

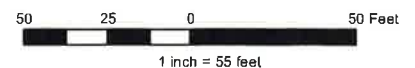
Printed on: June 19, 2017

Author: Public User

# Jefferson County Land Information



- |                       |                     |
|-----------------------|---------------------|
| Municipal Boundaries  | Section Lines       |
| Property Boundary     | Surface Water       |
| Old Lot/Meander Lines | Map Hooks           |
| Rail Right of Ways    | Tax Parcels         |
| Road Right of Ways    | Streams and Ditches |



Jefferson County Geographic Information System

DISCLAIMER: This map is not a substitute for an actual field survey or onsite investigation. The accuracy of this map is limited to the quality of the records from which it was assembled. Other inherent inaccuracies occur during the compilation process. Jefferson County makes no warranty whatsoever concerning this information.

Printed on: June 13, 2017

Author: Public User