

AGENDA
JEFFERSON COUNTY PLANNING AND ZONING COMMITTEE
DECISION MEETING

Steve Nass, Chair; Greg David, Vice-Chair; Don Reese, Secretary; Amy Rinard; George Jaeckel

ROOM 203, COUNTY COURTHOUSE
311 S. CENTER AVE., JEFFERSON, WI 53549
8:30 A.M. ON SEPTEMBER 25, 2017

1. **Call to Order**
2. **Roll Call (Establish a Quorum)**
3. **Certification of Compliance with the Open Meetings Law**
4. **Approval of the Agenda**
5. **Public Comment (Not to exceed 15 minutes and not to include petitions slated for decision-members of the public who wish to address the Committee on specific agenda items must register their request at this time)**
6. **Approval of August 28, September 8 and September 21 Committee Meeting Minutes**
7. **Communications**
8. **August Monthly Financial Report for Land Information Office – Andy Erdman**
9. **September Monthly Financial Report for Zoning – Rob Klotz**
10. **Discussion and Possible Decision on Request for Holding Tank Waiver for Koshkonong Mounds Country Club Property, Town of Koshkonong**
11. **Discussion and Possible Action on Petitions Presented in Public Hearing on September 21, 2017:**

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

R4003A-17 – Jacob Kummrow: Rezone to create a 1.16-acre building site on **Morgan Road** in the Town of Concord from part of PIN 006-0716-1344-000 (16.222 Acres). This is being done in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4004A-17 – Lance Dopke/Dopke LLC Property: Create a 3-acre lot around the home at N8471 Witte Lane, Town of Watertown, from PIN 032-0815-2211-000 (18.106 Acres). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4005A-17 – Donald & Phyllis Vehlow Trust: Create a 1-acre building site on County Road G from part of PIN 030-0813-2421-000 (20.962 Acres), Town of Waterloo. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

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

R4006A-17 – Donald & Phyllis Vehlow Trust: Rezone to create a 2.6-acre Natural Resource zone adjacent to a proposed building site on County Road G, Town of Waterloo, from PIN 030-0813-2421-000 (20.962 Acres). This is in accordance with Sec. 11.04(f)12 of the Jefferson County Zoning Ordinance.

CONDITIONAL USE APPLICATIONS

CU1929-17 – Robert Muchka: Modify conditions of CU1786-14 to allow a third storage structure, 2,800 square feet and over 15 feet in height, at W1336 County Road B, Town of Concord, on PIN 006-0716-1641-001(3.467 Acres). The property is zoned Community; this action is being taken in accordance with Sec. 11.04(f)9 of the Jefferson County Zoning Ordinance.

CU1930-17 – John & Ann Adsit: Conditional use for an extensive on-site storage structure 20 feet in height in a Residential R-1 zone. The site is at W9569 Skogen Road, Town of Oakland, on PIN 022-0613-0721-030 (0.477 Acre). This is in accordance with Sec. 11.04(f)1 of the Jefferson County Zoning Ordinance.

12. Possible Future Agenda Items

13. Upcoming Meeting Dates

October 13, 8:00 a.m. - Site Inspections Beginning in Courthouse Room 203

October 19, 7:00 p.m. – Public Hearing in Courthouse Room 205

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

November 10, 8:00 a.m. - Site Inspections Beginning in Courthouse Room 203

November 16, 7:00 p.m. – Public Hearing in Courthouse Room 205

November 27, 8:30 a.m. - Decision Meeting in Courthouse Room 203

14. Adjourn

If you have questions regarding the petitions, please contact the Zoning Department at 920-674-7131. Petition files referenced on this agenda may be viewed in Courthouse Room 201 between the hours of 8:00 a.m. and 4:30 p.m., Monday through Friday, excluding holidays. Materials covering other agenda items can be found at www.jeffersoncountywi.gov.

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

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

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

**MINUTES OF THE
JEFFERSON COUNTY PLANNING AND ZONING COMMITTEE
DECISION MEETING**

Steve Nass, Chair; Greg David, Vice-Chair; Don Reese, Secretary; Amy Rinard; George Jaeckel

**ROOM 203, COUNTY COURTHOUSE
311 S. CENTER AVE., JEFFERSON, WI 53549
8:30 A.M. ON AUGUST 28, 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)

All Committee members were present at 8:30 a.m. Also in attendance were 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 Rinard, seconded by Jaeckel to approve the agenda as presented. Motion carried on a voice vote with no objection.

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

There was no public comment.

6. Approval of July 24, August 11 and August 17 Committee Meeting Minutes

Motion by Reese, seconded by Jaeckel to approve the July 24 minutes as printed. Motion carried on a voice vote with no objection.

Motion by Reese, seconded by Jaeckel to approve the August 11 minutes as printed. Motion carried on a voice vote with no objection.

Motion by Reese, seconded by Jaeckel to approve the August 17 minutes as printed. Motion carried on a voice vote with no objection.

7. Communications

Notice of Town of Waterloo Special Meeting to Reconsider Zoning Amendment R3996A-17 and CU1926-17 for Tim Esser

Zangl explained options now that the Town special meeting minutes had been received by this office. He said he could tell the Committee the results of that meeting, but since that information arrived after public hearing, it shouldn't be used to make today's decision. Or, action on the petition could be postponed to allow that information to be entered into the record at a new public hearing.

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

Erdman reported that revenues are about where they were at this point in 2016. Revenues from both recorded documents and the County Surveyor are down. The Surveyor's been pulled off of Highway Department projects to complete other work, but Erdman hopes that will change and that the Surveyor's revenues will be made up.

9. August Monthly Financial Report for Zoning – Matt Zangl

Zangl noted that revenues for the month of July 2017 were up \$2,200 from July 2016, but to date, August 2017 revenues were about \$10,000 behind those from August 2016. Currently we are about \$50,000 behind revenues from 2016, but have months to go to make up those revenues.

- 10. Discussion and Possible Action on Authorization for Changes to CU1438-06 -WD Hoard & Sons/Hoards Dairyman Farm, According to Sec. 11.05(d)2h. of the Jefferson County Zoning Ordinance in Order to Maintain Compliance with the Siting Standards of ATCP51 Regarding a Manure Storage Structure**
A roll call was taken by Nass, with Nass, Reese, Jaeckel, Rinard, David, Zangl, Mark Watkins & Patricia Cicero from the Land and Water Conservation Department (LWCD) signifying attendance. Watkins began by reporting that he was contacted by Hoards with a plan to abandon the current basin in favor of it becoming fresh water storage and build a new approved concrete manure storage structure. Cicero went on to say that Hoards is not increasing animal numbers, so this is just an amendment to their original conditional use. They are building new manure storage, closing the floor of their sand storage unit and closing the pipe from sand storage to the old manure storage. Two satellite farms have livestock lots, so models have been provided to account for phosphorus output. Cicero went out to list potential conditions of approval. Previously Hoards was over-applying manure and fertilizers, not following their nutrient management plan. Watkins has been sampling the output of the old manure storage structure, and will continue to monitor levels quarterly for one year. After one year, LWCD will review test results to determine whether continued monitoring is necessary. Watkins added that the samples collected will be returned to the basin, since there hasn't been manure in the old storage structure since December of 2016 and the levels are below the targeted thresholds. LWCD recommends that the Committee approve the application. Reese asked how closely the construction will be monitored. The new structure proposed is USDA pre-approved; REA Engineering and LWCD will be on site during the new basin construction. David asked if there would be under-tank seepage to monitor potential leaks. Bob Pufal, the engineer for the project addressed that question by saying that there would be two feet of clay liner in addition to the concrete, allowing little potential for seepage. Watkins added that there is no indication that the new location will become a point source, unlike the previous site.

Motion by Reese, seconded by Jaeckel to approve the plan set forth by Hoard's Dairyman Farm for closure of the old manure storage facility and installation of the new structure. Roll call vote was taken with Reese, Nass, Jaeckel, Rinard and David voting yes.

- 11. Board of Adjustment Request to Meet with the Planning and Zoning Committee Regarding Potential Text Amendment to Modify the Frontage and Access Requirements for Proposed Natural Resource Zones**
Zangl explained the request, and invited members of the Board of Adjustment (BOA) to speak. Dale Weis, Chairman of the Board of Adjustment reminded the Committee members that the BOA had previously come to them with a request to change policy because at that time, variances were always granted for a particular request. This is a similar situation, but the topic at hand is road frontage and access for Natural Resource zones. Weis explained the BOA's position is that a Natural Resource zone would not allow for future residential development, so they saw no need to require 66 feet of frontage on and access to a public road for N zones. Variances therefore are routinely approved for Natural Resource zones without the minimum road frontage and access. He also spoke about not allowing such variances for Agricultural zones, since those potentially could be developed in the future. Weis asked that the Committee consider decreasing the width of access needed for N zones. Nass suggested that a draft text amendment be constructed, potentially with BOA. Reese asked what minimum width the BOA suggests; a 10-foot minimum width was discussed.
- 12. Discussion and Possible Action on Munis Accounts and Fee Schedule Additions**
Zangl explained that these fees in most cases are already in the ordinance, but have not been put on the fee schedule. They should be added to the fee schedule so that when changes do occur, only the fee schedule and not the entire ordinance have to be updated. At this time, however, no increase in fees is being proposed.
- 13. Discussion and Possible Action on Petitions Presented in Public Hearing on August 17, 2017:**

FROM A-1, EXCLUSIVE AGRICULTURAL TO A-2, AGRICULTURAL/RURAL BUSINESS WITH CONDITIONAL USE

APPROVED WITH CONDITIONS on a motion by Jaeckel, seconded by Reese to rezone in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance and **APPROVE WITH CONDITIONS** on a motion by Reese, seconded by David a conditional use oo. Agricultural Tourism to conduct farm-to-table dinners/pizza nights at **N5679 County Road Q** in the Town of Aztalan, on PIN 002-0714-2921-000 (17.21 Acres). R3994A-17 & CU1924-17 – William Marty. Both motions carried on voice votes with no objection.

APPROVED WITH CONDITIONS on a motion by David, seconded by Rinard to rezone in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance and **APPROVE WITH CONDITIONS** on a motion by Reese, seconded by David a conditional use e. Public and semi-public uses to bring the property into conformance. The site is at **N4637 County Road Y** in the Town of Jefferson, on PINs 014-0614-0142-000 (24.18 Ac) and the A-1 zoned part of 014-0614-0143-002 (18.42 Acres). R3995A-17 & CU1925-17 – St Coletta of Wisconsin. Both motions carried on voice votes with no objection.

POSTPONED on a motion by Rinard, seconded by David to rezone in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance with conditional use jj. for Mini warehousing/personal storage warehousing on **Newville Road**, PIN 030-0813-2834-003 (4.297 Ac) in the Town of Waterloo. R3996A-17 & CU1926-17 – Tim Esser. Motion carried on a voice vote with no objection.

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

POSTPONED FOR REDESIGN on a motion by Reese, seconded by David to rezone in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance and add 0.5 acre of PIN 032-0815-1544-000 (55.29 Ac) to the adjoining A-3 zoned lot on **Witte Lane** in the Town of Watertown. R3997A-17 – Daniel & Nancy Last. Motion carried on a voice vote with no objection.

APPROVED WITH CONDITIONS on a motion by Jaeckel, seconded by Reese to rezone in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance and create a 1-acre vacant lot on **High Road** in the Town of Watertown from PIN 032-0815-2043-000 (31.63 Acres). R3998A-17 – Neal Loeb. Motion carried on a voice vote with no objection.

APPROVED WITH CONDITIONS on a motion by Nass, seconded by David to rezone in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance and create a 1.7-acre farm consolidation lot at **W3811 County Road B** in the Town of Farmington on PIN 008-0715-1613-000 (39.56 Acres). R3999A-17 – Linda Wright/Myrtle E Klug Trust Property. Motion carried on a voice vote with no objection.

APPROVED WITH CONDITIONS on a motion by Jaeckel, seconded by Reese to rezone in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance and create a 1.7-acre vacant building site on **Coffee Road** from part of PIN 008-0715-1641-000 (40 Acres) in the Town of Farmington. R4000A-17- Linda Wright/Myrtle E Klug Trust Property. Motion carried on a voice vote with no objection.

APPROVED WITH CONDITIONS on a motion by David, seconded by Jaeckel to rezone in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance and create a 1-acre vacant building site on **Hilltop Lane** from part of PIN 008-0715-1613-000 (39.56 Acres) in the Town of Farmington. R4001A-17 – Linda Wright/Myrtle E Klug Trust Property. Motion carried on a voice vote with David objecting.

APPROVED WITH CONDITIONS on a motion by Jaeckel, seconded by Reese to rezone in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance and create a 2.5-acre vacant building site on **Ranch Road** from PIN 008-0715-1022-000 (37.5 Acres) in the Town of Farmington. R4002A-17 – Linda Wright/Myrtle E Klug Trust Property. Motion carried on a voice vote with David objecting.

NATURAL RESOURCE ZONE

APPROVED WITH CONDITIONS on a motion by Reese, seconded by Jaeckel to rezone in accordance with Sec. 11.04(f)12 of the Jefferson County Zoning Ordinance and create a 13.5-acre N zone on **Ranch Road** from PINs 008-0715-1022-000 (37.5 Acres) and 008-0715-1023-000 (37.9 Acres). This is in the Town of Farmington. R4003A-17 – Linda Wright/Myrtle E Klug Trust Property. Motion carried on a voice vote with no objection.

CONDITIONAL USE PERMIT APPLICATIONS

APPROVED WITH CONDITIONS on a motion by Jaeckel, seconded by Reese for conditional use in accordance with Sec. 11.04(f)1 Conditional Uses j. to allow an extensive onsite storage structure of 2,000 square feet in a Residential R-1

zone across from **W9633 Lake Drive** on PIN 028-0513-3022-049 (0.129 Acre), Town of Sumner. CU1927-17 – Steven and Catherine Buckwinkler. Motion carried on a voice vote with no objection.

A roll call was taken, with Reese, Nass, Jaeckel, Rinard, David and Zangl signifying attendance.

APPROVED WITH CONDITIONS on a motion by Jaeckel, seconded by David for conditional use in accordance with Sec. 11.04(f)6 Conditional Uses a.3. An ATCP51 regulated livestock facility for more than 150 animal units and 11.05(d)2 to sanction 825 animal units (hogs) on the farm at **W3550 Saucer Dr** in the Town of Watertown, on PINs 032-0815-3431-000 (40 Acres) and 032-0815-3434-000 (40 Acres). This conditional use permit also falls under the standards and requirements of ATCP51 in the A-1, Exclusive Agricultural zone. CU1928-17 – Kevin Horack. Motion carried on a roll call vote with Reese, Nass, Jaeckel, Rinard and Jaeckel voting yes.

14. Possible Future Agenda Items

Tim Esser petitions

Daniel and Nancy Last petition revision

Possible ordinance update for reduced N zone frontage and access per BOA request

15. Upcoming Meeting Dates

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

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

September 25, 8:30 a.m. - Decision Meeting in Courthouse Room 203-Reese and Rinard will be absent

October 13, 8:00 a.m. - Site Inspections Beginning in Courthouse Room 203

October 19, 7:00 p.m. – Public Hearing in Courthouse Room 205

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

16. Adjourn

Motion by Jaeckel, seconded by David to adjourn the meeting. Motion carried on a voice vote, and the meeting adjourned at 9:55 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.

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**MINUTES OF THE
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, SEPTEMBER 8, 2017**

1. Call to Order

The meeting was called to order by Vice-Chairman David at 8:04 a.m.

2. Roll Call (Establish a Quorum)

Nass was absent, but all other Committee members were present. Also present 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 Rinard, seconded by Jaeckel to approve the agenda as presented. Motion carried on a voice vote with no objection.

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

There was no public comment.

Nass arrived.

6. Communications

Klotz notified the Committee of a phone call he'd received regarding a proposed cut/kill/meat packing operation in the Town of Watertown, and asked for their opinion on whether it should be considered as a conditional use in the A-1, Exclusive Agricultural zone or a rezoning to A-2, Agricultural and Rural Business with conditional use. The consensus was that it should require rezoning.

Klotz also noted that his budget was being reviewed on Monday by the Finance Committee.

The Committee left for the following site inspections:

7. Site Inspection for Petition Presented in Public Hearing on August 17, 2017 and Subsequently Postponed:

R3997A-17 – Daniel & Nancy Last: Rezone in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance to add 0.5 acre of PIN 032-0815-1544-000 (55.29 Ac) to the adjoining A-3 zoned lot on **Witte Lane** in the Town of Watertown.

8. Site Inspections for Petitions to be Presented in Public Hearing on September 21, 2017:

CU1929-17 – Robert Muchka: Modify conditions of CU1786-14 to allow a third storage structure, 2,800 square feet and over 15 feet in height, at W1336 County Road B, Town of Concord, on PIN 006-0716-1641-001(3.467 Acres). The property is zoned Community; this action is being taken in accordance with Sec. 11.04(f)9 of the Jefferson County Zoning Ordinance.

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R4004A-17 – Lance Dopke/Dopke LLC Property: Create a 3-acre lot around the home at N8471 Witte Lane, Town of Watertown, from PIN 032-0815-2211-000 (18.106 Acres). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

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R3996A-17 & CU1926-17 – Tim Esser: Rezone in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance with conditional use jj. for mini-warehousing/personal storage warehousing on **Newville Road** , PIN 030-0813-2834-003 (4.297 Ac) in the Town of Waterloo.

CU1930-17 – John & Ann Adsit: Conditional use for an extensive on-site storage structure 20 feet in height in a Residential R-1 zone. The site is at W9569 Skogen Road, Town of Oakland, on PIN 022-0613-0721-030 (0.477 Acre). This is in accordance with Sec. 11.04(f)1 of the Jefferson County Zoning Ordinance.

9. Adjourn

Motion by Reese, seconded by Jaeckel to adjourn the meeting. Motion carried on a voice vote with no objection, and the meeting adjourned at 10:08 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.

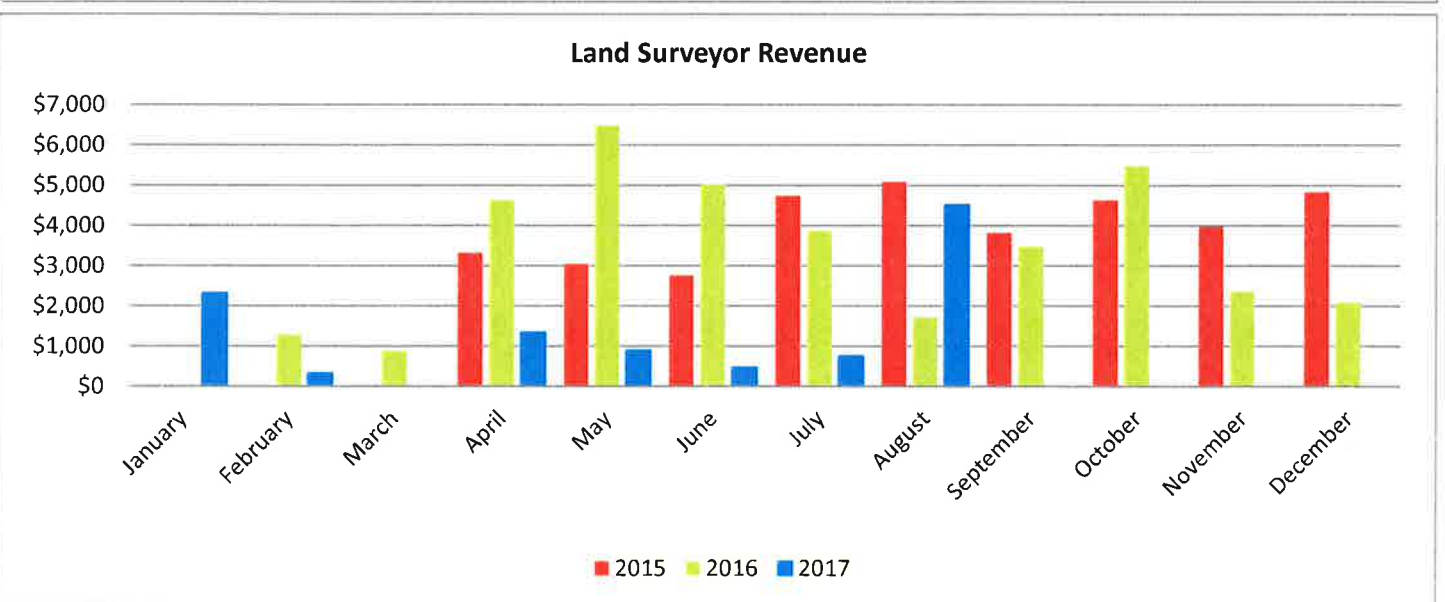
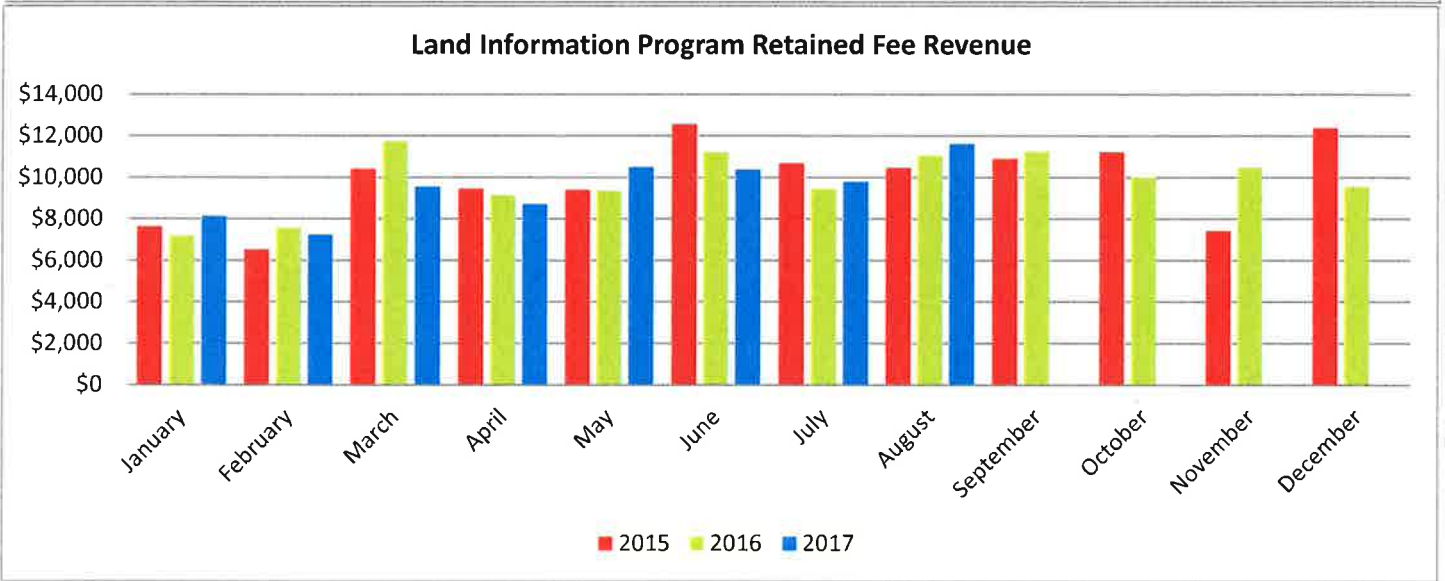
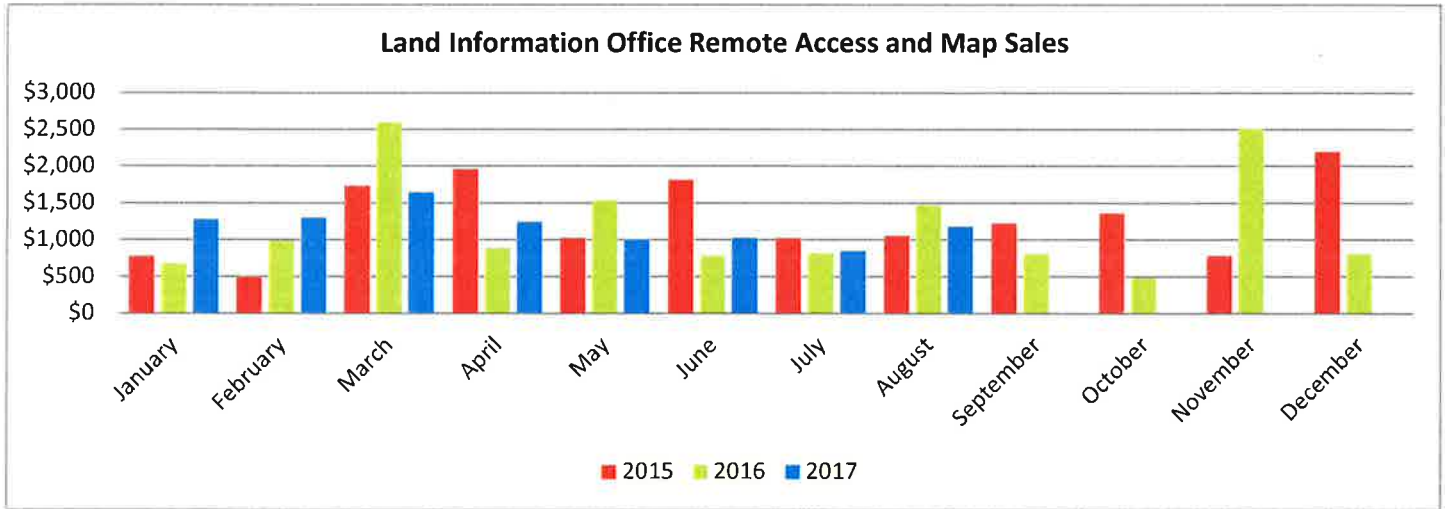
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Land Information Monthly Revenue Report

January - August 2017



Work Page | Zoning Receipt | Solid Waste | Receipt Look-up | Reporting

Jefferson County Planning and Zoning Department

Enter Year:

PDF: Excel:

Enter 2016 Actual Zoning Deposit:

Enter 2017 Budget Revenues:

| Month | Other Permits/LU 7101.432099 | Private Parties Copies/Maps 7101.451002 | Municipal Copies/Printing 7101.472003 | Private Sewage System (County) 7101.432002 | Soil Testing Fee 7101.458010 | Farmland Qualifying Acreage Schedule 7101.458015 | Farmland Agreement App 7101.458014 | Farmland Preservation Fee/Certs 7101.458001 | Septic Replacement Fee/Wis Fund 7101.458002 | Zoning Ordinance Forfeitures 7101.441002 | Wisconsin Fund Grants 7102.421001 | Refunds | 2017 Totals | 2016 Totals | 2016-2017 Difference |
|-------|---------------------------------|---|---|---|------------------------------------|--|---|--|--|---|---|----------|----------------|----------------|-------------------------|
| Jan | 8,655.00 | 419.58 | | 1,575.00 | 500.00 | | | | | | | | 11,149.58 | 8,387.05 | 2,762.53 |
| Feb | 7,710.00 | 263.50 | | 2,750.00 | 150.00 | | | | | | | | 10,873.50 | 16,026.12 | -5,152.62 |
| Mar | 11,135.00 | 26.73 | | 2,950.00 | 450.00 | | | | | | | 375.00 | 14,561.73 | 15,042.16 | -480.43 |
| Apr | 18,035.00 | 107.76 | | 4,325.00 | 250.00 | | | | | | | 250.00 | 22,717.76 | 42,933.19 | -20,215.43 |
| May | 17,440.00 | 16.83 | | 5,025.00 | 800.00 | | | | | | | | 23,281.83 | 18,897.09 | 4,384.74 |
| June | 22,410.00 | 10.26 | | 6,750.00 | 700.00 | | | | | | | 450.00 | 29,870.26 | 20,248.87 | 9,621.39 |
| July | 14,425.00 | 9.29 | | 5,950.00 | 400.00 | | | | | | | | 20,784.29 | 17,995.86 | 2,788.43 |
| Aug | 12,990.00 | 11.44 | | 4,125.00 | 1,100.00 | | | | | | | | 18,226.44 | 22,735.79 | -4,509.35 |
| Sept | 18,275.00 | 80.00 | | 4,725.00 | 250.00 | | | | | | | | 23,330.00 | 22,428.79 | 901.21 |
| Oct | | | | | | | | | | | | | | 20,888.54 | -20,888.54 |
| Nov | | | | | | | | | | | | | | 16,778.26 | -16,778.26 |
| Dec | | | | | | | | | | | | | | 12,725.00 | -12,725.00 |
| Total | 131,075.00 | 945.39 | | 38,175.00 | 4,600.00 | | | | | | | 1,075.00 | 174,795.39 | 235,086.72 | -60,291.33 |

2016 Actual Zoning Deposit: \$235,083.72

2017 Budget Revenues: \$198,018.00

2017 Deposits YTD: \$174,795.39

Jeff Simes

From: Matthew Reel, PGA <mreel@kmccgolf.com>
Sent: Tuesday, September 19, 2017 11:26 AM
To: Jeff Simes
Subject: Koshkonong Mounds - Holding Tank Variance Letter (2)
Attachments: New - Mounds Holding tank variance letter.docx; Mounds Holding tank variance letter.docx; Tee Renovation 2.0.xlsx

Hello Jeff,

We are circling back on our seasonal holding tank. I believe you've been in touch with Lindsay at Valia Excavating, Vince Kent from Abendroth Water, and Peter Newcomb representing Koshkonong Mounds Resort Inc. I'm resending hard copies of both the original variance letter dated June 3, 2016 and a new variance letter dated today, as well as including them to this email.

Please let us know what further steps we need to take to get this project off the ground. Thank you!

Matthew P. Reel, PGA

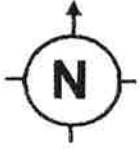
General Manager / Head PGA Golf Professional
Koshkonong Mounds C.C. & The Lake View Restaurant
*Golf Digest - "4 Stars America's Best Places to Play"
*Best Wedding Destinations - "The Knot"
*Tourism Counts Award Winner - "State of WI - E-ICC"

W7670 Koshkonong Mounds Rd
PO Box 88 - Fort Atkinson, WI 53538
920-728-2929
www.kmccgolf.com

"Life isn't about surviving the storm, it's about how you choose to dance in the rain!"



HOLDING TANK SITE PLAN



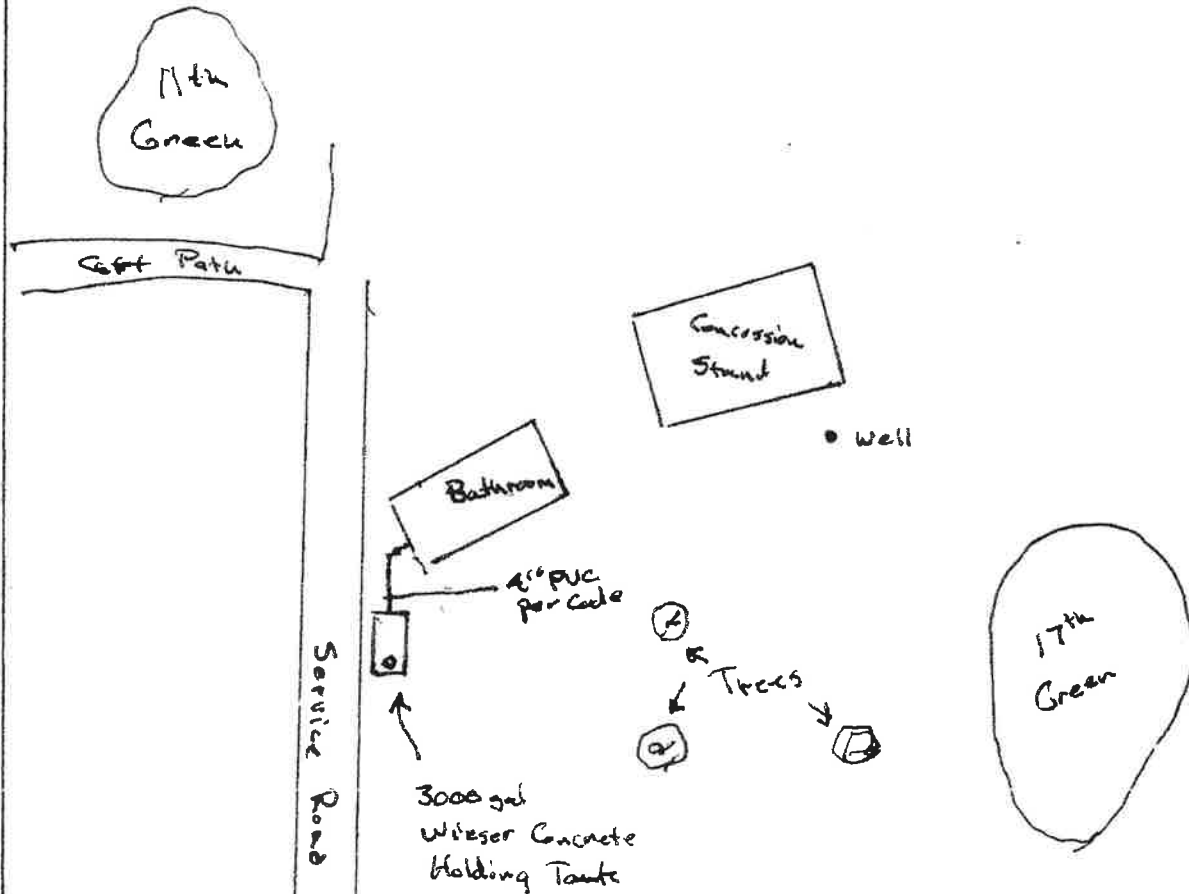
Project: Koshkonong Mounds Country Club

Legal Description: SW1/4, NW1/4 Sec 25 T5N,R13E

Subdivision Name: _____

Scale: 1" = 40 ft

Parcel ID: _____ Lot No.: _____



Transaction I.D.: 016-0513-2523-000

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Koshkonong Lake Road



Jefferson County Zoning Department
320 S. Main Street
Jefferson, WI 53549
Attn: Jeff Simes

September 18, 2017

Dear Zoning Board,

I am writing on behalf of the Koskonong Mounds Golf Course to request a variance in the septic code to install a 2,000 gallon holding tank to service a seasonal concession stand located at the far end of the golf course accessible off of the corner of Wishing well road and Koskonong Lake Road

In 2011 a concession stand was built by contractors in memory of a Jefferson County golfer at the Koskonong Mounds golf course to service the members, students, families and companies who come to play and watch golf. This stand was built using Brick construction by professional contractors according to all building codes.

Currently the course uses Porta Potty's which many times are unsanitary, vandalized, moved, tipped over, and a real problem for the course and it's neighbors. When the new building was constructed, Mark the Plumber, Abendroth Water, and Duntley Water Works pre-plumbed the facility for future well water usage, and bathroom addition so it would be pre-done when the time or budgets allowed.

There are several hardships that we would like to present to you that support the request for a holding tank.

- It is over 1000 yards to the nearest connection to the properties current septic system, and this is not possible without a pumping station due to uphill terrain.
- The removal of trees, fairways, and overall agricultural disruption to a beautiful course would make this a great hardship.
- Due to the fact this is a golf course, the proposed holding tank area does not lend itself to a septic field or a mound system where others would drive golf carts and heavy vehicles over, and the possibility of golfers hitting on top or on the side of a mound and damaging it.
- Presently there is no hand washing available at the concession stand, therefore food service is unable to be offered. A holding tank would allow for this.

- The total cost to install a field or mound system would prohibit this facility to offering nice sanitary bathrooms, leaving no option but to continue to struggle with Port Potty's
- Due to constant vandalism porta potty's are tipped over, moved, stolen. Many times the mess is left behind or scraped into the surface soil and ground. Bathrooms that can be locked and waste into a holding tank will eliminate the usage of porta potty's

Presently the location does lend itself well for the installation of a holding tank.

- This is a seasonal sport usage application. The golf course opens in May (sometimes April) and closes in October. The tanks would then be drained, water lines blown out and shut down.
- We already have a service road that is blacktop to this location for the concession stand and the current porta potty's, and this road is located within the code of 25 feet. The tank would not be obstructing or presenting any danger to the students, or staff.
- It will only provide services to the members, public players, high school golf teams, and area tournaments. Many of these events are large events which draw in many outside spectators for tourism.
- The maximum number of people that have the potential to use this facility at one time would be 200 people.
- This system will be permitted and Installed by Vailia Septic of Fort Atkinson

It is my hope that I have provided you with enough information to approve the request for the variance and installation of a holding tank at Koshkonong Mounds Golf Course.

Please feel free to contact me with any questions that you might have.

Sincerely,

Matthew Reel, PGA

General Manager / Director of Golf
Koshkonong Mounds Resort Inc.
mreel@kmccgolf.com

Vince M. Kent

President
Abendroth Water Inc.
WQA Certified Water Specialist
WQA Certified Installer
State of Wisconsin Master Plumber
vince@abendrothwater.com

Golf Course - Prioritized Tee Renovation List

- #1 Forward Tee (Red)
< Expansion / Symetry / Shaping >
- #2 Middle Tee (Gold)
< Expansion / Symetry / Shaping >
- #3 Back Tees
< Expansion / Symetry / Shaping / Rock removal / Leveling >
- #4 Forward Tee (Red)
< Expansion / Symetry / Shaping >
- #5 Forward / Middle Tee (Red / Gold)
< Expansion / Symetry / Shaping >
- #6 Forward Tee
< Expansion / Build / Symetry / Shaping >
- #7 Forward / Middle Tee (Red / Gold)
< Expansion / Symetry / Shaping >
- #8 Forward / Middle Tee (Red / Gold)
< Expansion / Symetry / Shaping >
- #9 Back Tees
< Expansion / Symetry / Shaping >
- #10 Forward / Middle Tee (Red / Gold)
< Expansion / Build / Symetry / Shaping >
- #11 Forward / Middle Tee (Red / Gold)
< Expansion / Build / Symetry / Shaping >
- #12 Forward / Middle Tee (Red / Gold)
< Expansion / Build / Symetry / Shaping >
- #13 Middle Tee (Gold)
< Expansion / Build / Symetry / Shaping >
- #14 Forward / Middle Tee (Red / Gold)
< Mowing / Symetry / Shaping >
- #15 Forward Tee Build
< Expansion / Build / Symetry / Shaping >
- #16 Forward / Middle Tee (Red / Gold)
< Correct Yardages / Expansion / Build / Symetry / Shaping >

#17 Forward / Middle Tee (Red / Gold)
< *Expansion / Symetry / Shaping* >

#18 Forward / Middle Tee (Red / Gold)
< *Expansion / Symetry / Shaping* >