

AGENDA
JEFFERSON COUNTY PLANNING AND ZONING COMMITTEE
DECISION MEETING

Steve Nass, Chair; George Jaeckel, Vice-Chair; Don Reese, Secretary; Matt Foelker, Blane Poulson

ROOM 203, COUNTY COURTHOUSE
311 S. CENTER AVE., JEFFERSON, WI 53549
8:30 A.M. ON MONDAY, JUNE 25, 2018

- 1. Call to Order**
- 2. Roll Call (Establish a Quorum)**
- 3. Certification of Compliance with the Open Meetings Law**
- 4. Approval of the Agenda**
- 5. Public Comment (Not to exceed 15 minutes and not to include petitions slated for decision-members of the public who wish to address the Committee on specific agenda items must register their request at this time)**
- 6. Approval of May 21, June 15 and June 21 Meeting Minutes**
- 7. Communications**
- 8. May Monthly Financial Report for Land Information Office-Andy Erdman**
- 9. May Monthly Financial Report for Register of Deeds Office-Staci Hoffman**
- 10. June Monthly Financial Report for Zoning-Matt Zangl**
- 11. Discussion and Possible Action on a Request for Amendment of CU1826-15 for Katzman Farms Inc., Town of Hebron**
- 12. Discussion and Possible Action on Preliminary Plat Review for Koshkonong Lake Estates, Town of Koshkonong**
- 13. Discussion and Possible Action on a Request by Roy McDaniels for Further Review of His Wedding Venue Proposal**
- 14. Discussion and Possible Action on a Request by Mark and Bonnie Krause to Replace the Existing Home at N3165 County Road K in the Town of Jefferson at More than 100 Feet from its Existing Location**
- 15. Discussion and Possible Action on Petitions Presented in Public Hearing on June 21, 2018:**

R4061A-18 – Bryant Dahnert/Bryant Dahnert, Don Foltz Properties: Rezone all of PIN 016-0514-2022-002 (0.688 Ac) owned by Bryant Dahnert and 0.3 acre of PIN 016-0514-2023-000 (21.14 Ac) owned by Donald R Foltz to create a 1-acre A-3 zoned lot. The site is at **N1205 Garvert Lane** in the

Town of Koshkonong. This is in accordance with Sec. 11.04(f) 8 of the Jefferson County Zoning Ordinance.

R4062A-18 – Richard Knoflicek/Knoflicek, Don Foltz Properties: Rezone all of PIN 016-0514-2023-003 (21.14 Ac) owned by Richard Knoflicek and 0.4 acre of PIN 016-0514-2023-000 (21.14 Ac) owned by Donald R Foltz to create a 1.1-acre A-3 zoned lot. The site is at **N1193 Garvert Lane** in the Town of Koshkonong. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

CU1947-18 – Curt & Mary Peterson/Richard Knoflicek Property: Conditional use for a home occupation to create metal décor and signs in a proposed A-3 zone at **N1193 Garvert Lane**, Town of Koshkonong, on PIN 016-0514-2023-003 (0.688 Ac) and part of PIN 016-514-2023-000 (21.14 Ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4063A-18 – Andrew J Fincutter: Create a 2-acre A-2, Agricultural and Rural Business zone from part of PINs 032-0815-2743-000 (20 Ac) and 032-0815-2744-000 (20 Ac) near **N7780 Little Coffee Road** in the Town of Watertown. This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

CU1948-18 – Andrew J Fincutter: Conditional use for a home occupation/excavation business near **N7780 Little Coffee Road** in the Town of Watertown from part of PINs 032-0815-2743-000 (20 Acres) and 032-0815-2744-000 (20 Ac). This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

R4064A-18 – Deborah Rockwell: Rezone 2 acres of PIN 004-0515-2143-002 (8.29 Acres) for a new building site on **Marshall Road** in the Town of Cold Spring. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4065A-18 – Louis Garbelman: Create a 2.32-acre building site on **County Road B** from part of PINs 006-0716-1321-002 (29.259 Ac) and 006-0716-1324-000 (32.2 Ac) in the Town of Concord. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4066A-18 – James Keller/Clem & Geneva Keller Trust: Create a 1-acre lot around the home at **N5345 Hillside Drive**, Town of Concord, on PIN 006-0716-2933-001 (19.2 Ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4067A-18 – Michael Quinn: Rezone for a new 4-acre building site on **County Road E** in the Town of Sullivan, part of PIN 026-0616-3414-000 (26.88 Ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4068A-18 – Steve Homann/Marvin & Marion Homann Property: Create a new 1.3919-acre building site near **N7379 State Road 89** in the Town of Waterloo from part of PIN 030-0813-3634-000 (29.68 Ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4069A-18 – Brent & Regina Mosher: Rezone to create a new 1.2-ac building site on **Veith Road** from part of PIN 030-0813-3023-001 (10 Ac) in the Town of Waterloo. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4070A-18 – Wilbur Miller: Rezone to reconfigure an existing 4.5-acre A-3 zone, PIN 032-0815-1544-002 (4.51 Ac) by adding 0.8 acre of PIN 032-0815-1544-000 (55.29 Ac) currently zoned A-1 and by rezoning 0.8 ac of the existing A-3 zone to A-1. The site is in the Town of Watertown on **Witte Lane**. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

CU1949-18 – Donald & Barbara Williams: Conditional use to allow an extensive on-site storage structure 20 feet in height in a Residential R-2 zone at **N5493 Indianhead Drive**. The site is in the Town of Aztalan, part of PIN 002-0714-2642-006 (0.57 Ac). This is in accordance with Sec. 11.04(f)2 of the Jefferson County Zoning Ordinance.

16. Possible Future Agenda Items

17. Upcoming Meeting Dates

July 13, 8:00 a.m. – Site Inspections Beginning in Courthouse Room 203

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

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

August 10, 8:00 a.m. – Site Inspections Beginning in Courthouse Room 203

August 16 or August 23, 7:00 p.m. – Public Hearing in Courthouse Room 205

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

18. 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; George Jaeckel, Vice Chair; Don Reese, Secretary; Matt Foelker, Blane Poulson

**ROOM 203, COUNTY COURTHOUSE
311 S. CENTER AVE., JEFFERSON, WI 53549
8:30 A.M. ON MONDAY, MAY 21, 2018**

1. Call to Order

The meeting was called to order by Vice-Chair Jaeckel at 8:30 a.m.

2. Roll Call (Establish a Quorum)

Jaeckel, Reese, Foelker and Poulson were present. Nass was reported to be on his way. Ben Wehmeier, County Administrator; Blair Ward, Corporation Counsel; and Matt Zangl, Sarah Higgins and Deb Magritz from the Zoning Department were also in attendance.

3. Certification of Compliance with Open Meetings

Reese verified that the meeting was being held in compliance with Open Meetings.

4. Approval of the Agenda

No changes were proposed.

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. Introduction of Policy Oversight Department Heads

Zangl noted that Hoffman was on vacation, and Erdman was not present, but if the Committee had any questions about Zoning they should contact him.

7. Approval of April 30, May 11 and May 17 Meeting Minutes

Motion by Reese, seconded by Foelker to approve the April 30 minutes as presented. Motion carried on a voice vote with no objection.

Motion by Reese, seconded by Foelker to approve the May 11 minutes as presented. Motion carried on a voice vote with no objection.

Motion by Reese, seconded by Foelker to approve the May 17 minutes as presented. Motion carried on a voice vote with no objection.

8. Communications

Zangl reported that Lindsey Schreiner, the newest Zoning technician, was beginning work today. She had previously done an internship at UWExt.

9. April Monthly Financial Report for Land Information Office-Andy Erdman

The LIO report was in the Committee's packet.

10. April Monthly Financial Report for Register of Deeds Office – Staci Hoffman

The ROD report was in the Committee's packet.

11. May Monthly Financial Report for Zoning-Matt Zangl

At this point in the month, Zoning revenues were \$10,000 short of those from May 2017. Revenues for the month started strong but slowed; however, there is still time yet in May. In response to Zangl's question about the type of report the Committee preferred, Reese and Jaeckel said they liked the old report better than the Munis report.

Nass arrived at 8:37 a.m.

- 12. Discussion and Possible Action on Preparation of Text Amendment to Comply with Act 67**
Zangl gave an overview of Act 67 changes regarding substandard lots, conditional uses and variances. He will soon start the text amendment process. Wehmeier spoke regarding conditional uses and additional conditions that are sometimes placed on approval. Ward weighed in with his opinion about listing possible conditions. Discussion followed. Nass corrected two points on the draft, and said he wants to clean up the A-2 zone. Wehmeier and Ward will discuss the process with Zangl.
- 13. Discussion and Possible Action on Petition R4045A-18 for Kevin Gordon/Nancy Gordon Trust Property, Town of Aztalan, Presented in Public Hearing on March 15 and Postponed for Redesign**
Zangl explained the situation to date for the benefit of new Committee members. Reese reported that the Aztalan Town Chair, Steve Masche, called him and asked for this petition to be held off the meeting. Nass noted that the Township has a different interpretation of the County's Plan; Zangl further explained Plan and Ordinance provisions. Nass stated that the Committee has to look at the County's responsibility and let the Town defend their plan. Motion by Reese, seconded by Jaeckel to approve the petitioner's two-acre redesign. Poulson asked whether the decision was safe procedurally. Wehmeier and Ward responded. No written response was received from the Town. Jaeckel suggested that it be left on the Town's table to handle as it wished, but that the Committee approve the redesign. Motion carried on a voice vote with no objection.
- 14. Request by Jeremy Feutz for a Holding Tank Waiver at W2585 Bakertown Road, Town of Farmington**
Zangl explained that Feutz was issued a conditional use permit in 2009 for his landscaping business. Today Feutz's request is to have a convenience bathroom so as not to have to use the home's bathroom. Nass questioned why a system other than a holding tank was not being considered. Jaeckel wondered how long Feutz would continue to operate his business at this location, to which Feutz answered that he doesn't have any plans to sell it off. Jaeckel went on to ask whether that building could be hooked up to the home's existing system. Zangl suggested that that option might be investigated. Motion by Jaeckel, seconded by Reese for Feutz to check with a plumber to see if a system could be installed, and if not, for the plumber to write a letter to the Committee if there's nothing else that can be done. Motion carried on a voice vote with no objection.
- 15. Discussion and Possible Action on an A-3 Lot Line Adjustment for Jack & Kay Bostwick and Chad & Jennifer Breaker, CSM 2134 Near N6485 Kroghville Road, Town of Lake Mills, With No Net Change in Total Acreage**
A map of the proposed lot line adjustment was shown. Motion by Jaeckel, seconded by Nass to approve the adjustment as presented. Poulson asked about septic location. The Committee determined that a final certified survey map would be required. Motion carried on a voice vote with no objection.
- 16. Discussion and Possible Action on an A-3 Zone and Natural Resource Zone Lot Line Adjustment for Erdman Trust, CSM 5583 Near N3053 State Road 89, Town of Jefferson**
A map of this proposed lot line adjustment was presented. Motion by Reese, seconded by Jaeckel to approve the redesign as presented, with a new final certified survey map required. Motion carried on a voice vote with no objection.
- 17. Discussion and Possible Action on an A-1 Zone Lot Line Adjustment for Rodney Johnson at N8493 County Road E, Town of Watertown**
The Committee considered the proposal, and determined that a redesign could include the shed shown near the rear of the property if so desired, and that the lot's east line could be moved to the field line, allowing up to one acre in size. Motion by Reese, seconded by Poulson to approve; motion carried on a voice vote with no objection.
- 18. Discussion and Possible Action Reducing the 6-Acre A-3 Zone for Rodney Johnson Approved by Zoning Amendment R3782A-17 on August 8, 2017**
Zangl explained that Johnson would like to cut back his A-3 zone approval to 4 acres. Motion by Nass, seconded by Poulson to approve of that redesign, thereby alleviating the need for an affidavit of zoning status to be filed. This would leave potential for one non-prime lot to be created on the property, but only a non-prime lot. Motion carried on a voice vote with no objection. The Committee wanted Johnson to be informed of his new, limited lot creation potential.

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

19. Discussion and Possible Action on Petitions Presented in Public Hearing on May 17, 2018:

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

APPROVE WITH CONDITIONS PINs 012-0816-0831-001 (5.788 Ac) and 012-0816-0824-001 (3 Ac) on a motion by Nass, seconded by Poulson, to bring into conformance an existing church, school, parsonage and teacherage. The sites are at **W1955, W1956, W1949 and W1969 Gopher Hill Road** in the Town of Ixonia. This is in accordance with Sec. 11.04(f)7 or 11.04(f)2 of the Jefferson County Zoning Ordinance. Motion carried on a voice vote with no objection. R4056A-18 – St Paul’s Evangelical Lutheran Church

CONDITIONAL USE PERMIT APPLICATION

APPROVE WITH CONDITIONS a conditional use in a proposed A-2 zone to bring into compliance an existing church, school and parsonage, and to allow conversion of the teacherage for a daycare facility on a motion by Jaeckel, seconded by Reese. The sites are at **W1955, W1956, W1949 and W1969 Gopher Hill Road** in the Town of Ixonia, on PINs 012-0816-0831-001 (5.788 Ac) and 012-0816-0824-001 (3 Ac). This request is in accordance with Sec. 11.04(f)7 or 11.04(f)2 of the Jefferson County Zoning Ordinance. Motion carried on a voice vote with no objection. CU1945-18 – St Paul’s Evangelical Lutheran Church

FROM A-1, EXCLUSIVE AGRICULTURAL AND FROM A-3, AGRICULTURAL/RURAL RESIDENTIAL TO A-2, AGRICULTURAL AND RURAL BUSINESS

APPROVE WITH CONDITIONS to rezone all of PIN 032-0815-2621-000 (16.6 Ac) from A-1 to A-2 and part of PIN 032-0815-2621-002 (1.69 Ac) from A-3 to A-2 on a motion by Reese, seconded by Jaeckel. The site is on **County Road D** in the Town of Watertown. This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance. Motion carried on a voice vote with no objection. R4057A-18 – Ronald C Maas

CONDITIONAL USE PERMIT APPLICATION

APPROVE WITH CONDITIONS a conditional use to create a golf farm/golf course in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance near **N8085 and N8073 County Road D** on a motion by Jaeckel, seconded by Poulson. This is comprised of all of PIN 032-0815-2621-000 (16.6 Ac) and part of 032-0815-2621-002 (1.69 Ac) in the Town of Watertown, in a proposed A-2 zone. Motion carried on a voice vote with no objection. CU1946-18 – Ronald C Maas

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

APPROVE WITH CONDITIONS to create two, 2-acre building sites from part of PINs 032-0815-3322-002 (7.15 Ac) and 032-0815-3324-000 (20 Ac) along **Switzke and Emerald Roads** in the Town of Watertown on a motion by Nass, seconded by Reese. 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. R4058A-18 – Sonja Kruesel/Dennis & Pamela Staude Trust Property

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

APPROVE WITH CONDITIONS to rezone 24 acres, a part of PINs 010-0615-2643-000 (40 Ac) and 010-0615-2642-000 (40 Ac) along the Bark River and near **Hess Lane** in the Town of Hebron on a motion by Nass, seconded by Foelker. This is in accordance with Sec. 11.04(f)12 of the Jefferson County Zoning Ordinance. Motion carried on a voice vote with no objection. R4059A-18 – Thomas Wilson/Lindlland LLC Property

APPROVE WITH CONDITIONS to rezone PINs 026-0616-3033-000 (39.72 Ac) and 026-0616-3034 (40 Ac) near **Hanson Road** in the Town of Sullivan on a motion by Reese, seconded by Jaeckel. This is in accordance with Sec. 11.04(f)12 of the Jefferson County Zoning Ordinance. Motion carried on a voice vote with no objection. R4060A-18 – John & Beverly Hachtel

- 20. Discussion and Possible Decision on Changing Meeting Dates and/or Times**
This topic will be revisited in the fall. For now, site inspection meetings will still begin at 8:00 a.m.
- 21. Possible Future Agenda Items**
Poulson asked about possible ordinances concerning lighting and fences. Zangl noted that there is a State Statute regarding fences and gave explanation of the 75-foot setback from an ordinary high water mark. Nass mentioned that a Town can write an ordinance. Erdman added that the local jurisdiction, whether City or Town, has the local control over fences.
- 22. Upcoming Meeting Dates**
June 15, 8:00 a.m. – Site Inspections Beginning in Courthouse Room 203
June 21, 7:00 p.m. – Public Hearing in Courthouse Room 205-Foelker may be absent
June 25, 8:30 a.m. – Decision Meeting in Courthouse Room 203-Foelker may be absent
July 13, 8:00 a.m. – Site Inspections Beginning in Courthouse Room 203
July 19, 7:00 p.m. – Public Hearing in Courthouse Room 205
July 30, 8:30 a.m. – Decision Meeting in Courthouse Room 203
- 23. Zoning Overview-Discussion Regarding Jefferson County Comprehensive Plan, Jefferson County Agricultural Preservation and Land Use Plan, Jefferson County Zoning Ordinance**
Zangl gave a brief explanation and overview, and noted that DATCP has awarded us a \$30,000 grant for plan updates. Nass noted that the Comprehensive Plan and Ag Preservation Plan will be updated at the same time, and then ordinance rewrite follows. All sixteen Towns are under County Zoning.
- 24. 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 10:28 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.jeffersoncountyi.gov.

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**MINUTES OF THE
JEFFERSON COUNTY PLANNING AND ZONING COMMITTEE
SITE INSPECTION MEETING**

Steve Nass, Chair; George Jaeckel, Vice-Chair; Don Reese, Secretary; Matt Foelker, Blane Poulson

**ROOM 203, COUNTY COURTHOUSE
311 S. CENTER AVE., JEFFERSON, WI 53549
8:00 A.M. ON FRIDAY, JUNE 15, 2018**

1. Call to Order

The meeting was called to order by Chairman Nass at 8:05 a.m.

2. Roll Call (Establish a Quorum)

Poulson was absent, but was on his way. All other Committee members were present. Also present were Matt Zangl, Sarah Higgins, Deb Magritz and Lindsey Schreiner of the Planning and Zoning Department.

3. Certification of Compliance with the Open Meetings Law

Reese verified that the meeting was being held in compliance with the Open Meetings Law.

4. Approval of the Agenda

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

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

There was no public comment.

6. Communications

There were no communications.

The Committee left for the following site inspections.

7. Site Inspection for Request by Mark and Bonnie Krause to Replace the Home at N3165 County Road K at More Than 100 Feet from its Existing Location

8. Site Inspections for Petitions to be Presented in Public Hearing on June 21, 2018:

R4061A-18 – Bryant Dahnert/Bryant Dahnert, Don Foltz Properties: Rezone all of PIN 016-0514-2022-002 (0.688 Ac) owned by Bryant Dahnert and 0.3 acre of PIN 016-0514-2023-000 (21.14 Ac) owned by Donald R Foltz to create a 1-acre A-3 zoned lot. The site is at **N1205 Garvert Lane** in the Town of Koshkonong. This is in accordance with Sec. 11.04(f) 8 of the Jefferson County Zoning Ordinance.

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CONDITIONAL USE PERMIT APPLICATION

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9. Adjourn

Motion by Reese, seconded by Jaeckel to adjourn. The motion carried and the meeting adjourned at 11:35 a.m.

Don Reese, Secretary

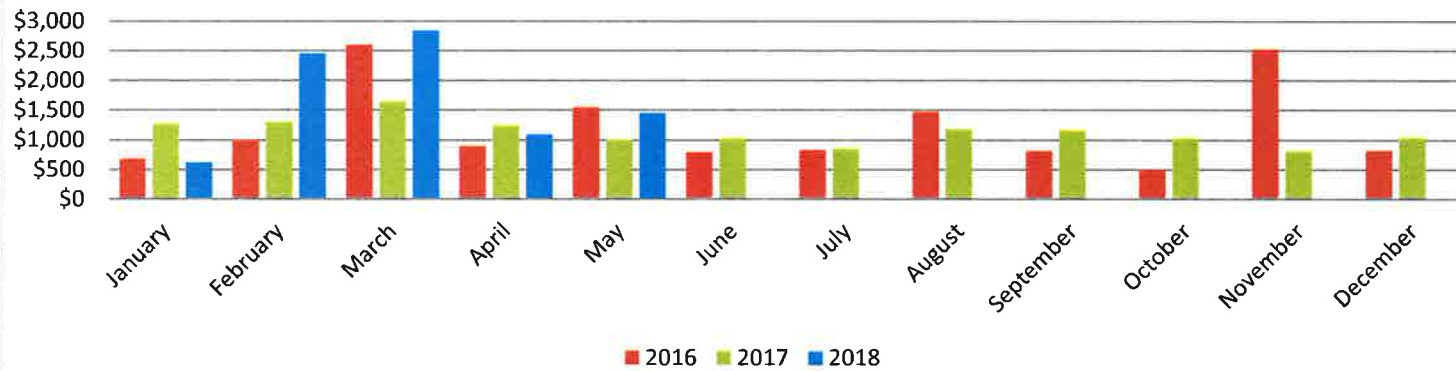
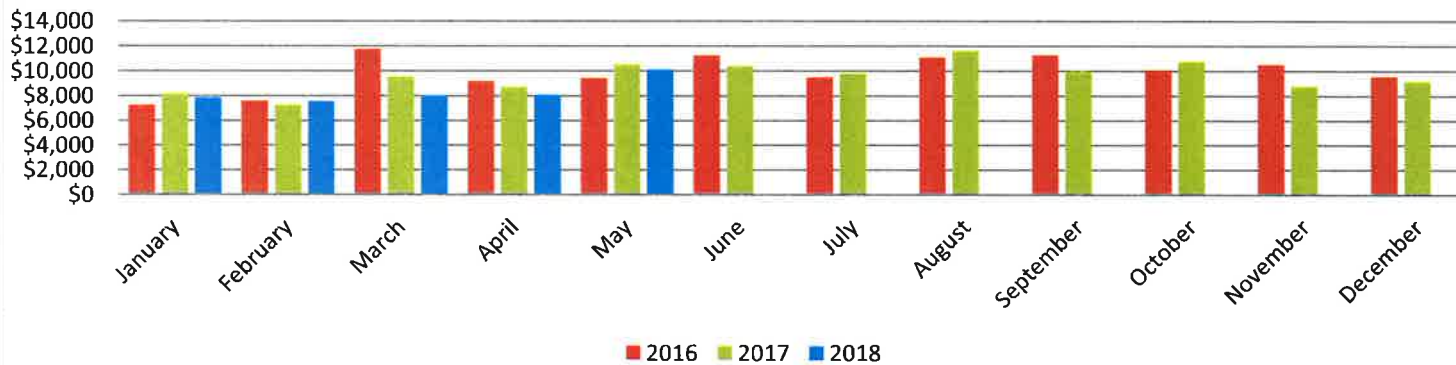
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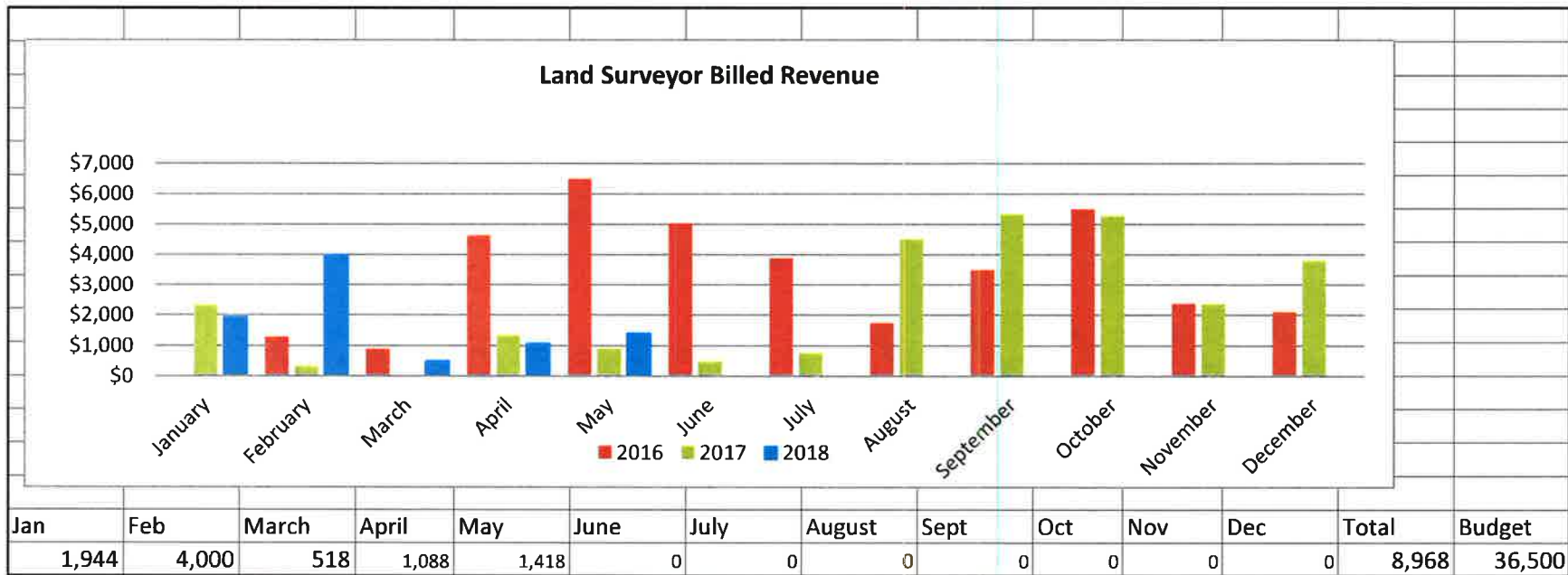
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Land Information Monthly Revenue Report May 2018

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Land Information Monthly Revenue Report May 2018



06/06/2018
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Jefferson County
LAND INFORMATION PROGRAM

PAGE 1
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FROM 2018 01 TO 2018 05

ACCOUNTS FOR: 100 General Fund	ORIGINAL ESTIM REV	ESTIM REV ADJSTMTS	REVISED EST REV	ACTUAL REVENUE	REMAINING REVENUE	PCT COLL
<hr/>						
12501 Real Estate Description						
12501 411100 General Property Taxes	-328,228	0	-328,228	-136,761.65	-191,466.35	41.7%
12501 451006 Real Estate Descrip Charges	-6,900	0	-6,900	-2,879.22	-4,020.78	41.7%
12501 451008 Remote Access Fees	-6,000	0	-6,000	-2,675.00	-3,325.00	44.6%
12501 472011 Other Govt Land Info Charges	-2,000	0	-2,000	-2,931.95	931.95	146.6%
12501 511110 Salary-Permanent Regular	96,632	0	96,632	32,054.47	64,577.53	33.2%
12501 511210 Wages-Regular	122,405	0	122,405	39,866.08	82,538.92	32.6%
12501 511310 Wages-Sick Leave	0	0	0	2,494.15	-2,494.15	.0%
12501 511320 Wages-Vacation Pay	0	0	0	2,319.99	-2,319.99	.0%
12501 511330 Wages-Longevity Pay	1,095	0	1,095	.00	1,095.00	.0%
12501 511340 Wages-Holiday Pay	0	0	0	2,530.21	-2,530.21	.0%
12501 511350 Wages-Miscellaneous (Comp)	0	0	0	116.16	-116.16	.0%
12501 512141 Social Security	16,534	0	16,534	5,698.03	10,835.97	34.5%
12501 512142 Retirement (Employer)	14,749	0	14,749	5,318.60	9,430.40	36.1%
12501 512144 Health Insurance	62,611	0	62,611	21,999.66	40,611.34	35.1%
12501 512145 Life Insurance	137	0	137	45.59	91.41	33.3%
12501 512150 FSA Contribution	850	0	850	850.00	.00	100.0%
12501 512173 Dental Insurance	3,672	0	3,672	1,369.96	2,302.04	37.3%
12501 531243 Furniture & Furnishings	200	0	200	.00	200.00	.0%
12501 531298 United Parcel Service	20	0	20	.00	20.00	.0%
12501 531311 Postage & Box Rent	150	0	150	93.63	56.37	62.4%
12501 531312 Office Supplies	2,400	0	2,400	61.89	2,338.11	2.6%
12501 531313 Printing & Duplicating	150	0	150	24.96	125.04	16.6%
12501 531314 Small Items Of Equipment	75	0	75	.00	75.00	.0%
12501 531324 Membership Dues	60	0	60	60.00	-60.00	200.0%
12501 532325 Registration	250	0	250	.00	250.00	.0%
12501 532332 Mileage	160	0	160	.00	160.00	.0%
12501 532335 Meals	92	0	92	.00	92.00	.0%
12501 532336 Lodging	328	0	328	.00	328.00	.0%
12501 533225 Telephone & Fax	75	0	75	71.34	3.66	95.1%
12501 535242 Maintain Machinery & Equip	1,020	0	1,020	248.48	73.03	92.8%
12501 571004 IP Telephony Allocation	434	0	434	180.85	253.15	41.7%
12501 571005 Duplicating Allocation	269	0	269	112.10	156.90	41.7%
12501 571009 MIS PC Group Allocation	14,968	0	14,968	6,236.65	8,731.35	41.7%
12501 571010 MIS Systems Grp Alloc (ISIS)	2,816	0	2,816	1,173.35	1,642.65	41.7%
12501 591519 Other Insurance	976	0	976	406.80	569.20	41.7%
TOTAL Real Estate Description	0	0	0	-21,914.87	21,156.38	.0%
TOTAL General Fund	0	0	0	-21,914.87	21,156.38	.0%
TOTAL REVENUES	-343,128	0	-343,128	-145,247.82	-197,880.18	
TOTAL EXPENSES	343,128	0	343,128	123,332.95	219,036.56	

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Jefferson County
LAND INFORMATION PROGRAM

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FROM 2018 01 TO 2018 05

ACCOUNTS FOR: 100 General Fund	ORIGINAL ESTIM REV	ESTIM REV ADJSTMTS	REVISED EST REV	ACTUAL REVENUE	REMAINING REVENUE	PCT COLL
<hr/>						
12502 Assessment Of Property						
12502 411100 General Property Taxes	-5,721	0	-5,721	-2,383.75	-3,337.25	41.7%
12502 531312 Office Supplies	3,200	0	3,200	.00	3,200.00	.0%
12502 531313 Printing & Duplicating	1,000	0	1,000	48.54	951.46	4.9%
12502 535242 Maintain Machinery & Equip	800	0	800	750.00	50.00	93.8%
12502 571005 Duplicating Allocation	721	0	721	300.40	420.60	41.7%
TOTAL Assessment Of Property	0	0	0	-1,284.81	1,284.81	.0%
TOTAL General Fund	0	0	0	-1,284.81	1,284.81	.0%
TOTAL REVENUES	-5,721	0	-5,721	-2,383.75	-3,337.25	
TOTAL EXPENSES	5,721	0	5,721	1,098.94	4,622.06	

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Jefferson County
LAND INFORMATION PROGRAM

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FROM 2018 01 TO 2018 05

ACCOUNTS FOR: 100 General Fund	ORIGINAL ESTIM REV	ESTIM REV ADJSTMTS	REVISED EST REV	ACTUAL REVENUE	REMAINING REVENUE	PCT COLL
12503 Land Information Program						
12503 421001 State Aid	-51,000	0	-51,000	-26,000.00	-25,000.00	51.0%
12503 451305 Land Info/Deeds Fee	-117,442	0	-117,442	-41,696.00	-75,746.00	35.5%
12503 514151 Per Diem	220	0	220	.00	220.00	.0%
12503 521219 Other Professional Serv	85,000	0	85,000	.00	85,000.00	.0%
12503 521219 25301 Other Professional Serv	0	0	0	18,231.00	-35,408.85	.0%
12503 521219 25303 Other Professional Serv	0	0	0	14,664.45	-14,664.45	.0%
12503 521219 25313 Other Professional Serv	0	0	0	4,698.84	-6,098.84	.0%
12503 521220 Consultant	12,500	0	12,500	3,117.50	9,382.50	24.9%
12503 521220 25310 Consultant	0	0	0	3,004.50	-3,316.50	.0%
12503 521296 Computer Support	32,877	0	32,877	15,100.00	17,777.00	45.9%
12503 521296 25308 Computer Support	0	0	0	12,619.00	-30,529.00	.0%
12503 531303 Computer Equipmt & Software	9,800	0	9,800	4,993.83	4,806.17	51.0%
12503 531303 25309 Computer Equipmt & Soft	0	0	0	.00	-3,962.50	.0%
12503 531312 Office Supplies	100	0	100	.00	100.00	.0%
12503 531313 Printing & Duplicating	50	0	50	.00	50.00	.0%
12503 531324 Membership Dues	200	0	200	.00	200.00	.0%
12503 531324 25312 Membership Dues	0	0	0	145.00	-145.00	.0%
12503 532325 Registration	1,675	0	1,675	.00	1,675.00	.0%
12503 532325 25312 Registration	0	0	0	1,505.00	-2,305.00	.0%
12503 532332 Mileage	250	0	250	53.42	196.58	21.4%
12503 532335 Meals	60	0	60	14.66	45.34	24.4%
12503 532336 Lodging	820	0	820	.00	820.00	.0%
12503 532336 25312 Lodging	0	0	0	246.00	-246.00	.0%
12503 571005 Duplicating Allocation	765	0	765	10.00	755.00	1.3%
12503 594810 Capital Equipment	11,000	0	11,000	.00	11,000.00	.0%
12503 594818 Capital Computer	0	0	0	9,200.00	-9,200.00	.0%
12503 594819 Capital Other Equipment	31,100	0	31,100	.00	31,100.00	.0%
12503 594819 25305 Capital Other Equipment	0	0	0	7,240.82	-37,753.32	.0%
12503 594820 Capital Other	20,000	0	20,000	.00	20,000.00	.0%
12503 594950 Operating Reserve	62,293	66,579	128,872	.00	128,871.88	.0%
12503 699992 Balance Forward Prior Year	-100,268	-66,579	-166,847	.00	-166,846.88	.0%
TOTAL Land Information Program	0	0	0	27,148.02	-99,222.87	.0%
TOTAL General Fund	0	0	0	27,148.02	-99,222.87	.0%
TOTAL REVENUES	-268,710	-66,579	-335,289	-67,696.00	-267,592.88	
TOTAL EXPENSES	268,710	66,579	335,289	94,844.02	168,370.01	

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LAND INFORMATION PROGRAM

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FROM 2018 01 TO 2018 05

ACCOUNTS FOR:	ORIGINAL	ESTIM REV	REVISED	ACTUAL	REMAINING	PCT
100 General Fund	ESTIM REV	ADJSTMTS	EST REV	REVENUE	REVENUE	COLL
<hr/>						
12505 Surveyor						
12505 411100 General Property Taxes	-42,924	0	-42,924	-17,885.00	-25,039.00	41.7%
12505 451409 Subpoenaed/Witness Fees	0	0	0	-16.00	16.00	.0%
12505 474175 Highway Billed	-36,500	0	-36,500	-1,944.50	-34,555.50	5.3%
12505 511110 Salary-Permanent Regular	62,601	0	62,601	20,501.56	42,099.44	32.7%
12505 511310 Wages-Sick Leave	0	0	0	577.95	-577.95	.0%
12505 511320 Wages-Vacation Pay	0	0	0	947.21	-947.21	.0%
12505 511340 Wages-Holiday Pay	0	0	0	716.88	-716.88	.0%
12505 511350 Wages-Miscellaneous (Comp)	0	0	0	97.73	-97.73	.0%
12505 512141 Social Security	4,789	0	4,789	1,747.36	3,041.64	36.5%
12505 512142 Retirement (Employer)	4,194	0	4,194	1,530.39	2,663.61	36.5%
12505 512145 Life Insurance	17	0	17	5.68	11.32	33.4%
12505 512173 Dental Insurance	1,080	0	1,080	405.00	675.00	37.5%
12505 531312 Office Supplies	150	0	150	14.92	135.08	9.9%
12505 531313 Printing & Duplicating	40	0	40	7.26	32.74	18.2%
12505 531314 Small Items Of Equipment	500	0	500	9.88	490.12	2.0%
12505 531324 Membership Dues	352	0	352	320.00	32.00	90.9%
12505 531349 Other Operating Expenses	1,645	0	1,645	26.81	1,618.19	1.6%
12505 531351 Gas/Diesel	700	0	700	80.23	619.77	11.5%
12505 532335 Meals	32	0	32	.00	32.00	.0%
12505 532336 Lodging	246	0	246	.00	246.00	.0%
12505 533225 Telephone & Fax	15	0	15	6.81	8.19	45.4%
12505 533236 Wireless Internet	492	0	492	200.05	291.95	40.7%
12505 535242 Maintain Machinery & Equip	150	0	150	210.40	-60.40	140.3%
12505 571004 IP Telephony Allocation	109	0	109	45.40	63.60	41.7%
12505 571005 Duplicating Allocation	37	0	37	15.40	21.60	41.6%
12505 571009 MIS PC Group Allocation	832	0	832	346.65	485.35	41.7%
12505 571010 MIS Systems Grp Alloc(ISIS)	828	0	828	345.00	483.00	41.7%
12505 591519 Other Insurance	615	0	615	256.15	358.85	41.7%
TOTAL Surveyor	0	0	0	8,569.22	-8,569.22	.0%
TOTAL General Fund	0	0	0	8,569.22	-8,569.22	.0%
TOTAL REVENUES	-79,424	0	-79,424	-19,845.50	-59,578.50	
TOTAL EXPENSES	79,424	0	79,424	28,414.72	51,009.28	

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Jefferson County
FLEXIBLE PERIOD REPORT

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FROM 2018 05 TO 2018 05

	ORIGINAL APPROP	TRANFRS/ ADJSTMTS	REVISED BUDGET	ACTUALS	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
<hr/>							
100 General Fund							
<hr/>							
13001 Register Of Deeds							
<hr/>							
13001 511110 Salary-Permanent Regular	69,536	0	69,536	5,081.36	.00	64,454.64	7.3%
13001 511210 Wages-Regular	100,521	0	100,521	6,577.71	.00	93,943.29	6.5%
13001 511220 Wages-Overtime	110	0	110	.00	.00	110.00	.0%
13001 511310 Wages-Sick Leave	0	0	0	222.94	.00	-222.94	.0%
13001 511320 Wages-Vacation Pay	0	0	0	176.72	.00	-176.72	.0%
13001 511330 Wages-Longevity Pay	375	0	375	.00	.00	375.00	.0%
13001 511350 Wages-Miscellaneous (Comp)	0	0	0	100.76	.00	-100.76	.0%
13001 512141 Social Security	12,868	0	12,868	895.38	.00	11,972.62	7.0%
13001 512142 Retirement (Employer)	11,426	0	11,426	814.66	.00	10,611.34	7.1%
13001 512144 Health Insurance	52,607	0	52,607	4,141.25	.00	48,465.75	7.9%
13001 512145 Life Insurance	103	0	103	11.44	.00	91.56	11.1%
13001 512150 FSA Contribution	750	0	750	.00	.00	750.00	.0%
13001 512173 Dental Insurance	3,780	0	3,780	281.33	.00	3,498.67	7.4%
13001 531243 Furniture & Furnishings	4,500	0	4,500	294.00	.00	4,206.00	6.5%
13001 531298 United Parcel Service	10	0	10	.00	.00	10.00	.0%
13001 531311 Postage & Box Rent	3,600	0	3,600	304.88	.00	3,295.12	8.5%
13001 531312 Office Supplies	4,000	0	4,000	75.25	.00	3,924.75	1.9%
13001 531313 Printing & Duplicating	100	0	100	.00	.00	100.00	.0%
13001 531314 Small Items Of Equipment	3,066	0	3,066	157.49	.00	2,908.51	5.1%
13001 531324 Membership Dues	245	0	245	.00	.00	245.00	.0%
13001 532325 Registration	2,095	0	2,095	.00	.00	2,095.00	.0%
13001 532332 Mileage	890	0	890	.00	.00	890.00	.0%
13001 532335 Meals	157	0	157	.00	.00	157.00	.0%
13001 532336 Lodging	2,220	0	2,220	.00	.00	2,220.00	.0%
13001 532339 Other Travel & Tolls	500	0	500	.00	.00	500.00	.0%
13001 533225 Telephone & Fax	200	0	200	8.83	.00	191.17	4.4%
13001 535242 Maintain Machinery & Equip	36,810	0	36,810	23.81	.00	36,786.19	.1%
13001 571004 IP Telephony Allocation	543	0	543	45.25	.00	497.75	8.3%
13001 571005 Duplicating Allocation	102	0	102	8.50	.00	93.50	8.3%
13001 571009 MIS PC Group Allocation	10,810	0	10,810	900.83	.00	9,909.17	8.3%
13001 571010 MIS Systems Grp Alloc (ISIS)	2,899	0	2,899	241.58	.00	2,657.42	8.3%
13001 591519 Other Insurance	694	0	694	57.81	.00	636.19	8.3%
TOTAL Register Of Deeds	325,517	0	325,517	20,421.78	.00	305,095.22	6.3%
GRAND TOTAL	325,517	0	325,517	20,421.78	.00	305,095.22	6.3%

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Jefferson County
FLEXIBLE PERIOD REPORT

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REPORT OPTIONS

	Field #	Total	Page Break
Sequence 1	1	N	N
Sequence 2	9	Y	Y
Sequence 3	0	N	N
Sequence 4	0	N	N

Report title:

FLEXIBLE PERIOD REPORT

Includes accounts exceeding 0% of budget.
 Print Full or Short description: F
 Print full GL account: N
 Sort by full GL account: N
 Print Revenues-Version headings: N
 Print revenue as credit: Y
 Print revenue budgets as zero: N

From Yr/Per: 2018/ 5
 To Yr/Per: 2018/ 5
 Budget Year: 2018
 Print totals only: N
 Format type: 1
 Double space: N
 Suppress zero bal accts: Y
 Amounts/totals exceed 999 million dollars: N
 Roll projects to object: N
 Print journal detail: N
 From Yr/Per: 2017/ 1
 To Yr/Per: 2017/12
 Include budget entries: Y
 Incl encumb/liq entries: Y
 Sort by JE # or PO #: J
 Detail format option: 1
 Multiyear view:

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Jefferson County
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FROM 2018 05 TO 2018 05

	ORIGINAL APPROP	TRANFRS/ ADJSTMTS	REVISED BUDGET	ACTUALS	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
<hr/>							
100 General Fund							
<hr/>							
13001 Register Of Deeds							
<hr/>							
13001 411100 General Property Taxes	163,333	0	163,333	13,611.08	.00	149,721.92	8.3%
13001 412300 RE Transfer Fee County Portio	-175,000	0	-175,000	-28,891.68	.00	-146,108.32	16.5%
13001 451301 RE Recording/Filing Fees	-195,000	0	-195,000	-19,070.00	.00	-175,930.00	9.8%
13001 451303 Copy Fees County Portion	-53,000	0	-53,000	-5,051.57	.00	-47,948.43	9.5%
13001 451305 Land Info/Deeds Fee	-23,700	0	-23,700	-2,190.25	.00	-21,509.75	9.2%
13001 451307 Document Review Fees	-50	0	-50	-50.00	.00	.00	100.0%
13001 451309 Birth Funds County Portion	-11,000	0	-11,000	-1,071.00	.00	-9,929.00	9.7%
13001 451310 Marriage Fund County Portion	-7,000	0	-7,000	-584.00	.00	-6,416.00	8.3%
13001 451311 Death Fund County Portion	-24,000	0	-24,000	-2,364.00	.00	-21,636.00	9.9%
13001 451316 Divorce Fund County Portion	-100	0	-100	.00	.00	-100.00	.0%
TOTAL Register Of Deeds	-325,517	0	-325,517	-45,661.42	.00	-279,855.58	14.0%
GRAND TOTAL	-325,517	0	-325,517	-45,661.42	.00	-279,855.58	14.0%

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Jefferson County
FLEXIBLE PERIOD REPORT

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REPORT OPTIONS

	Field #	Total	Page Break
Sequence 1	1	N	N
Sequence 2	9	Y	Y
Sequence 3	0	N	N
Sequence 4	0	N	N

Report title:

FLEXIBLE PERIOD REPORT

Includes accounts exceeding 0% of budget.
 Print Full or Short description: F
 Print full GL account: N
 Sort by full GL account: N
 Print Revenues-Version headings: N
 Print revenue as credit: Y
 Print revenue budgets as zero: N

From Yr/Per: 2018/ 5
 To Yr/Per: 2018/ 5
 Budget Year: 2018
 Print totals only: N
 Format type: 1
 Double space: N
 Suppress zero bal accts: Y
 Amounts/totals exceed 999 million dollars: N
 Roll projects to object: N
 Print journal detail: N
 From Yr/Per: 2017/ 1
 To Yr/Per: 2017/12
 Include budget entries: Y
 Incl encumb/liq entries: Y
 Sort by JE # or PO #: J
 Detail format option: 1
 Multiyear view:

Jefferson County Planning and Zoning Department

Enter Year: submit

PDF: Excel:

Enter 2017 Actual Zoning Deposit: submit

Enter 2018 Budget Revenues: submit

MTH	Other Permits/LU 7101.432099	Private Parties Copies/Maps 7101.451002	Municipal Copies/Printing 7101.472003	Private Sewage System (County) 7101.432002	Soil Testing Fee 7101.458010	Farmland Qualifying Acreage Schedule 7101.458015	Farmland Agreement App 7101.458014	Farmland Preservation Fee/ Certs 7101.458001	Septic Replacement Fee/ Wis Fund 7101.458002	Zoning Ordinance Forfeitures 7101.441002	Wisconsin Fund Grants 7102.421001	Refunds	2018 Totals	2017 Totals	2017-2018 Difference
Jan	6,535.00	518.33		2,475.00	200.00							55.00	9,728.33	11,149.58	-1421.25
Feb	9,170.00	275.50		1,550.00	100.00							500.00	11,095.50	10,873.50	222
Mar	12,375.00	37.83		3,150.00	450.00							50.00	16,012.83	14,561.73	1451.1
Apr	17,960.00	30.34		5,775.00	1,100.00							575.00	24,865.34	22,717.76	2147.58
May	14,470.00	23.61	3.75	3,775.00	1,700.00								19,972.36	23,281.83	-3309.47
June	13,160.00	97.38		4,950.00	550.00								18,757.38	29,870.26	-11112.88
July														20,784.29	-20784.29
Aug														18,226.44	-18226.44
Sept														29,100.00	-29100
Oct														22,445.90	-22445.9
Nov														17,601.00	-17601
Dec														21,685.00	-21685
Total	73,670.00	982.99	3.75	21,675.00	4,100.00							1,180.00	100,431.74	242,297.29	-141865.55

2017 Actual Zoning Deposit: \$240,846.96

2018 Budget Revenues: \$222,190.00

\$100,431.74

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



MEMORANDUM

TO: Katzman Farms, Inc.
CC: Zoning Department; Naomi Bernstein, Frontier-Servco FS
FROM: Land and Water Conservation Department
DATE: June 14th, 2018
SUBJECT: Amendment of Livestock Siting Application for CU 1826

Katzman Farms, Inc. submitted complete Livestock Siting Applications in 2014 and 2015; obtaining conditional use permits for 2,630 animal units in 2014 and 4,766 animal units (1,650 Milking & Dry Cows, 324 Heifers, and 2,100 Steers) in 2015. This amendment is to add an addition to one livestock housing facility and conversion from a bedded pack to a freestall facility, as well as manure transfer from the newly expanded and converted barn without increasing animal numbers.

The Planning and Zoning Department and the Land and Water Conservation Department requested that Katzman Farms, Inc. revise the following parts of their livestock siting application because they would or could change with the proposed livestock housing facility:

- Worksheet 1, Animal Units (to confirm that their animal numbers did not increase)
- Worksheet 2, Odor Management
- Worksheet 4, Waste Storage and appropriate designs
- Updated Site Maps
- Nutrient management Plan

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

If there are any questions on the review of the livestock siting worksheets, you can contact Joe Strupp at 920-674-7483.

Unofficial Text (See Printed Volume). Current through date and Register shown on Title Page.

arm-lwr- 11/04 January 2006

**Wisconsin Department of Agriculture, Trade and Consumer Protection**

2811 Agriculture Drive, PO Box 8911, Madison WI 53708-8911

Phone: (608) 224-4622 or (608) 224-4500

Worksheet 1 – Animal Units

Instructions: Use this worksheet to determine the number of *animal units* for which you request approval. You may request approval for a number that is large enough to accommodate current and potential future expansions. If the local government approves the requested number of *animal units*, that is the maximum number that you may keep for 90 days or more in any 12-month period. You may not exceed that number without additional approval.

To complete this worksheet:

1. Identify each type of *livestock* that you might keep at the proposed facility. Enter the maximum number of animals of each type that you might keep for at least 90 days in any 12-month period.
2. Multiply the number of animals of each type by the relevant Animal Unit Factor to obtain *animal units* of each type.
3. Sum the *animal units* for all *livestock* types to obtain the Total *Animal Units* for which you request approval.

	Livestock Type	Animal Unit Factor	Animal Units For Proposed Facility		
<i>Example – Milking & Dry Cows</i>			1.4 x	800	= 1120 AU
Dairy	Milking and Dry Cows	1.4	1.4 x	1,650	= 2,130
	Heifers (800 lbs. to 1200 lbs.)	1.1	1.1 x	324	= 356
Cattle	Heifers (400 lbs. to 800 lbs.)	0.6	0.6 x		=
	Calves (up to 400 lbs.)	0.2	0.2 x		=
Beef	Steers or Cows (600 lbs. to market)	1.0	1.0 x	2,100	= 2,100
	Calves (under 600 lbs.)	0.5	0.5 x		=
	Bulls (each)	1.4	1.4 x		=
Swine	Pigs (55 lbs. to market)	0.4	0.4 x		=
	Pigs (up to 55 lbs.)	0.1	0.1 x		=
	Sows (each)	0.4	0.4 x		=
	Boars (each)	0.5	0.5 x		=
Poultry	Layers (each)	0.01	0.01 x		=
	Broilers (each)	0.005	0.005 x		=
	Broilers – continuous overflow watering	0.01	0.01 x		=
	Layers or Broilers – liquid manure system	0.033	0.033 x		=
	Ducks – wet lot (each)	0.2	0.2 x		=
	Ducks – dry lot (each)	0.01	0.01 x		=
	Turkeys (each)	0.018	0.018 x		=
Sheep (each)		0.1	0.1 x		=
Goats (each)		0.1	0.1 x		=
Total Animal Units for Which Applicant Requests Approval			= 4,766		

Chad M. Goh
Signature of Applicant or Authorized Representative

3/28/18
Date

Unofficial Text (See Printed Volume). Current through date and Register shown on Title Page.

Arm-lwr- 11/04 January 2006



Wisconsin Department of Agriculture, Trade and Consumer Protection
 2811 Agriculture Drive, PO Box 8911, Madison WI 53708-8911
 Phone: (608) 224-4622 or (608) 224-4500

Worksheet 2 – Odor Management

Instructions: This worksheet addresses odor from *livestock structures*. You are NOT required to complete this worksheet if any of the following apply (check box if applicable):

- ☐ I am requesting approval for a *new livestock facility* with fewer than 500 *animal units*.
- ☐ I am requesting approval for an *expanded livestock facility* with fewer than 1,000 *animal units*.
- ☐ All *livestock structures* will be at least 2500 ft. from the nearest affected neighbor.

If you checked any of the above boxes, just sign below and submit this page with your application. If you did NOT check any of the above boxes, you must complete this worksheet to calculate the odor score (Box 4) for your proposed *livestock facility*. To meet the odor management standard, you must have a total odor score of 500 or more.

If *livestock structures* are located in *clusters* that are separated by more than 750 feet, you may elect to complete a separate worksheet for each *cluster*. If you choose that option, each *cluster* must meet the odor management standard.

A complete worksheet must include Tables A and B. You may use a convenient automated spreadsheet in place of Tables A and B if you prefer (submit spreadsheet output instead of tables, results will be identical). However, you must still sign and submit this signature page. The spreadsheet is available at the DATCP website, <http://www.datcp.state.wi.us>.

TO COMPLETE THIS WORKSHEET, FOLLOW THESE STEPS:

Step 1: Complete Table A to determine the Predicted Odor from your *livestock structures*. Enter the Predicted Odor in Box 3 below (NOT Box 1).

Step 2: Complete Table B to determine your Separation Score. Enter your Separation Score in Box 1 below. (NOT Box 2).

Step 3: Enter your management credits in Box 2 (maximum 100 points). All applicants may enter 80 points for completing required incident response and employee training plans (described on page A-3). Applicants completing an optional odor management plan (described on page A-3), may add an additional 20 points. Applicants determine plan contents, as long as the plan addresses the required topics.

Step 4: Add Box 1 and Box 2. Subtract Box 3 and enter the total in Box 4. This is your Odor Score.

730	+	80	-	240	=	570
Box 1 Separation Score (from Step 2)		Box 2 Management Score (from Step 3)		Box 3 Predicted Odor (from Step 1)		Box 4 Odor Score


A local government must approve a *livestock facility* with an odor score of 500 or more (Box 4). You may add odor control practices to increase your odor score to 500 or more. A local government may approve, but is not required to approve, a *livestock facility* with an odor score less than 500 but not less than 470.

Signature of Applicant or Authorized Representative

Date

Unofficial Text (See Printed Volume). Current through date and Register shown on Title Page.

Arm-lwr- 11/04 January 2006



Wisconsin Department of Agriculture, Trade and Consumer Protection
 2811 Agriculture Drive, PO Box 8911, Madison WI 53708-8911
 Phone: (608) 224-4622 or (608) 224-4500

Worksheet 4 – Waste Storage Facilities

Instructions: This worksheet must be signed by a registered professional engineer or *certified agricultural engineering practitioner*. This worksheet must identify every *waste storage facility* in the proposed *livestock facility* (including storage structures and transfer systems).

You are NOT required to complete this worksheet if you already hold a *WPDES permit* for the proposed *livestock facility* (for the same or greater number of *animal units*). Simply check the following box, sign at the bottom of this page, and include a copy of the *WPDES permit* with your application.

☒ I enclose a copy of my *WPDES permit* in place of Worksheet 4.

New or Substantially Altered Facilities: Design specifications for the following *new or substantially altered waste storage facilities* comply with *NRCS Technical Guide Standards 313* (November, 2004) and *634* (November, 2004). [Identify each facility and attach design specifications for each facility.]

Existing Facilities Retained: The following *waste storage facilities* will continue in use without being *substantially altered*. Each facility meets one of the following:

☐ The facility (list each facility _____) was constructed of concrete or steel or both, was constructed within the last 10 years according to then-existing *NRCS technical standards*, and shows no apparent signs of structural failure or significant leakage.

☐ The facility (list each facility _____) was constructed within the last 3 years according to then-existing *NRCS technical standards*, and shows no apparent signs of structural failure or significant leakage.

☐ The facility (list each facility _____) was constructed to *NRCS technical standards* that existed at the time of construction, is in good condition and repair and shows no apparent signs of structural failure or significant leakage.

☐ The facility (list each facility _____) is in good condition and repair, shows no apparent signs of structural failure or significant leakage, and is located on a site at which the soils and separation distances to groundwater comply with *NRCS Technical Guide Manure Storage Facility Standard 313*, Table 1 (November, 2004).

☐ The facility (list each facility _____) is in good condition and repair, shows no apparent signs of structural failure or significant leakage, is located entirely above ground, and is located on a site at which the soils comply with *NRCS Technical Guide Manure Storage Facility Standard 313*, Table 5 (November, 2004).

Facilities To Be Abandoned: The following *waste storage facilities* will be closed according to a closure plan that complies with *NRCS Technical Guide Standard 360* (June, 2001). [Attach closure plan for each facility.]

Total Storage Capacity: The *waste storage facilities* in the proposed *livestock facility* have a combined useable storage capacity of _____ gallons or tons (cannot include required "freeboard" in useable capacity).



Naomi Bernstein, PE WI-40793-006

Print Name of Engineer (include WI License No.) or *Certified Agricultural Engineering Practitioner*


Signature of Engineer or Practitioner

3/28/18

Date

Insight FS 814 Lewellen St. Marshall, WI 53559

Name of Firm and Address

JEFFERSON COUNTY

ZONING AND LAND USE PERMIT APPLICATION

☐ Mail Permit

☒ Call for PICK-UP

Katy Katzman 262.903.6727

(Contact person) name and phone #

Chad Katzman 262.215.7811

311 S. CENTER AVE., ROOM 201, JEFFERSON, WI 53549-1701

PHONE: (920) 674-7130

FAX: (920) 674-7525

Please use
black or blue ink

I. OWNERS
(all)

FULL NAME	(Mailing) STREET ADDRESS	CITY / STATE	ZIP	TELEPHONE NO.
Katzman Farms, Inc.	W7889 Reliance Rd.	Whitewater, WI	53190	(262)903-6727

CONTRACTOR

II. PROPERTY DESCRIPTION: TAX PARCEL (PIN #) 010-0515-1121-002 & 010-0515-1122-000 TOWN Hebron
LOT NO. _____ BLOCK _____ SUBDIVISION _____ ACRES 6.65 & 47.52 ZONING DISTRICT A-1
LOT NO. 1 CSM NO. 443-3-228 VOL. _____ PG. _____ PROJECT SITE- FIRE NO. & ROAD W3223 Hoffman Rd.

III. TYPE, SIZE, VALUE, & USE OF PROPOSED STRUCTURE OR IMPROVEMENT

A. **RESIDENTIAL**

NEW STRUCTURE ☐ ADDITION ☐

_____ SINGLE FAMILY RESIDENCE/ No. of Bedrooms _____
_____ MH PARK SINGLE FAMILY ☐ Addition ☐ Accessory
_____ MULTI-FAMILY RESIDENCE
_____ No. of Units _____ No. of Bedrooms _____
_____ GARAGE-ATTACHED
_____ GARAGE-DETACHED
_____ FLOODPLAIN ☐ FF ☐ FW
_____ SHORELAND / WETLAND
_____ OTHER _____

SQ. FT. OF RESIDENCE OR ADDITION _____

SQ. FT. OF GARAGE (ATT. OR DET.) _____

HEIGHT OF PROPOSED STRUCTURE _____

SPECIFY USE _____

VALUE OF CONSTRUCTION _____

B. **NON-RESIDENTIAL**

NEW STRUCTURE ☐ ADDITION ☒

☒ AGRICULTURAL
_____ INDUSTRIAL
_____ BUSINESS
_____ CAMPGROUND
_____ SHORELAND / WETLAND
_____ FLOODPLAIN ☐ FF ☐ FW
_____ OTHER _____

SQ. FT. OF NEW STRUCTURE OR ADDITION
2,500 sq.ft.

HT. OF PROPOSED STRUCTURE 18.5'

SPECIFY USE Dry Cow housing

VALUE OF CONSTRUCTION \$150,000

★ CHECK WITH TOWN FOR ADMINISTRATIVE
AND / OR BUILDING PERMIT REQUIREMENTS!

OTHER DETAILS: Animal units
5 Haythesome Bedded Pack
70 Free stalls

SANITARY PERMIT NO. _____

NUMBER OF BEDROOMS _____

PUBLIC SEWER _____

NON-CONFORM. STRUCTURE / USE _____

FLOODPLAIN _____

SHORELAND / WETLAND _____

INSPECTION DATE: _____

ACCESS APPROVAL REQUIRED: _____

TOWN, COUNTY, OR STATE ☒ Y ☐ N

IV. ★ PLOT PLAN (SKETCH) REQUIRED TO BE ATTACHED - NO LARGER THAN 11" x 17". PLOT PLAN SKETCH SHALL INCLUDE THE FOLLOWING:

ALL EXISTING STRUCTURES AND THE LOCATION OF THE NEW STRUCTURE OR ADDITION INCLUDING DISTANCES FROM THE CENTERLINE AND RIGHT-OF-WAY OF THE ROAD, SIDE AND REAR LOT LINES, NAVIGABLE WATERS, SEPTIC TANK & FIELD, WELL, DRIVEWAY ACCESS. GIVE ALL DIMENSIONS. BE SURE TO INCLUDE DECKS PROPOSED FOR NEW HOMES.

★ FAILURE TO INCLUDE A PLOT PLAN AND ALL OF THE ABOVE MENTIONED ITEMS WILL DELAY ISSUANCE OF THIS PERMIT! PERMIT FEE MUST ACCOMPANY APPLICATION.

V. ACKNOWLEDGEMENTS

- YOU ARE RESPONSIBLE FOR COMPLYING WITH STATE AND FEDERAL LAWS CONCERNING CONSTRUCTION NEAR OR ON WETLANDS, LAKES, AND STREAMS. WETLANDS THAT ARE NOT ASSOCIATED WITH OPEN WATER CAN BE DIFFICULT TO IDENTIFY. FAILURE TO COMPLY MAY RESULT IN REMOVAL OR MODIFICATION OF CONSTRUCTION THAT VIOLATES THE LAW OR OTHER PENALTIES OR COSTS. FOR MORE INFORMATION, VISIT THE DEPARTMENT OF NATURAL RESOURCES WETLANDS IDENTIFICATION WEB PAGE OR CONTACT A DEPARTMENT OF NATURAL RESOURCES SERVICE CENTER. (Wis Stats 59.691) <http://dnr.wi.gov/wetlands/mapping.html>
- OWNER - CHECK FOR APPLICABLE DEED, PLAT AND TOWN RESTRICTIONS & PERMIT REQUIREMENTS
- THIS PERMIT MAY BE APPEALED FOR 30 DAYS AFTER PUBLICATION OF ISSUANCE
- THE OWNER OF THIS PARCEL & THE UNDERSIGNED AGREE TO CONFORM TO THE CONDITIONS OF THIS PERMIT AND TO ALL APPLICABLE LAWS OF JEFFERSON COUNTY AND ACKNOWLEDGE THAT YOU HAVE RECEIVED AND READ THE ABOVE NOTICE REGARDING WETLANDS, AS WELL AS ALL NOTICES AND TERMS ABOVE.


Signature of Applicant

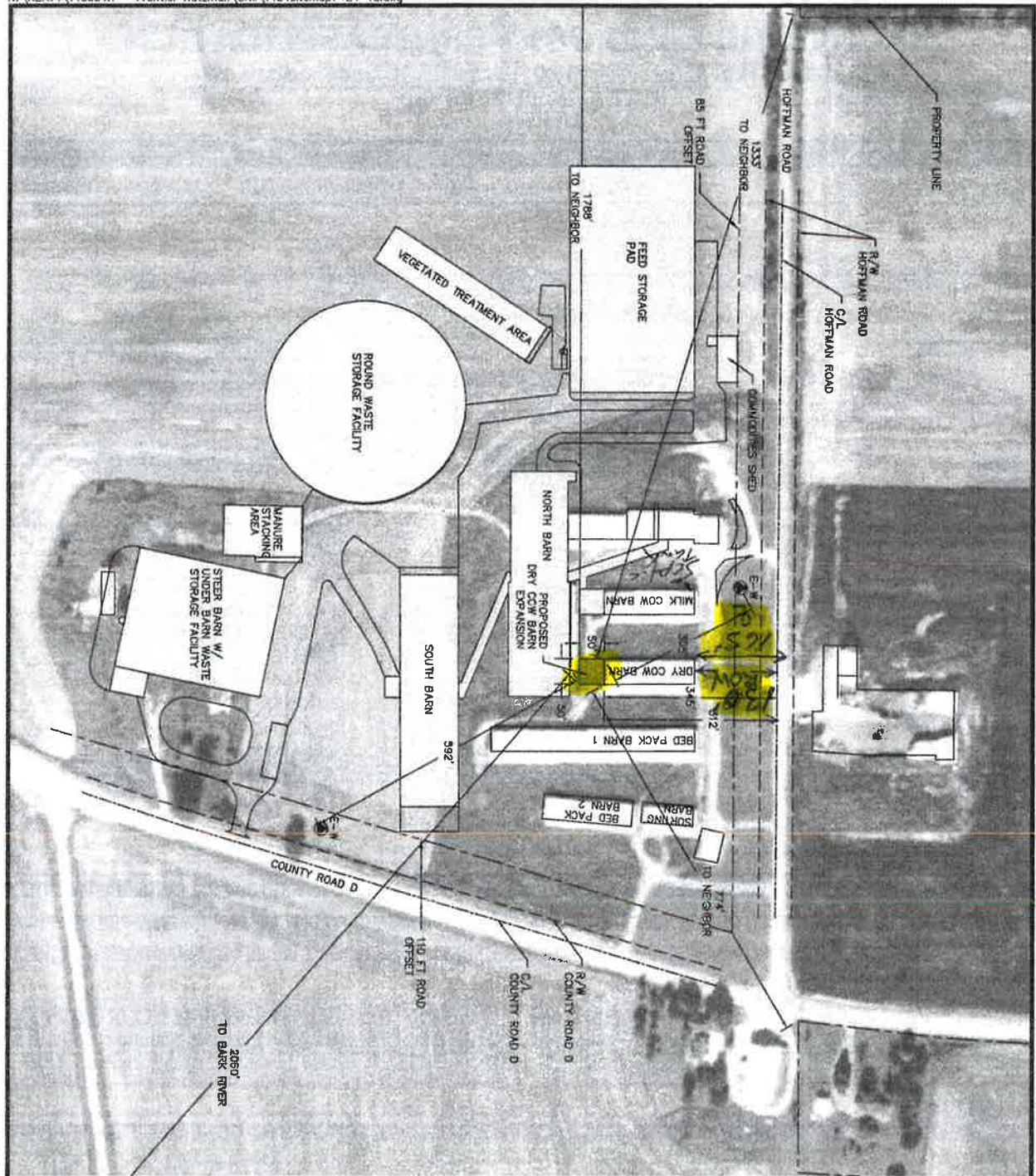
4/27/18
Application Date

THIS PERMIT EXPIRES TWO (2) YEARS AFTER DATE OF ISSUE

PERMIT FEE	APPROVED BY	DATE PERMIT ISSUED
\$ 50 -		

☐ See Attached Conditions of Approval

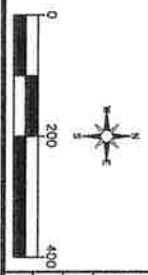
This approval is based upon this application, the attached plot plan and conditions as warranted by Jefferson County ordinances.



LEGEND

E-W
EXISTING WELL

NOTES:
1) DIMENSIONS AND LOCATIONS ARE APPROXIMATE BASED ON LIMITED SITE OBSERVATIONS, AN AERIAL PHOTOGRAPH, AND A TOPOGRAPHIC SURVEY PERFORMED BY REA, INC. PERSONNEL



BUILDING PERMIT MAP - DCB EXPANSION
FACILITY EXPANSION
KATZMAN FARMS, INC.
W3223 HOFFMAN ROAD
FORT ATKINSON, WI 53538



INSIGHT FS
8141 Leellen St.
Marshall, WI 53550
Phone: 608-482-2508
Website: www.insightfs.com

REVISIONS



Jefferson County

ZONING AND SANITATION DEPARTMENT
COURTHOUSE, 311 S. CENTER ST., JEFFERSON, WI 53549-1701
ROOM 201 PHONE 920-674-7130 FAX 920-674-7525

DATE: June 4, 2018

TO: Anderson Land Surveying LLC

FROM: Matt Zangl, Interim Director of Planning and Zoning

RE: Koshkonong Lake Estates Preliminary Plat Review

Handwritten: ZM 6-4-18

The County Surveyor and I reviewed the proposed preliminary plat for *Koshkonong Lake Estates* as prepared by you for Patterson Builders LLC, as dated 02/16/2018, and we have the following review comments concerning this plat:

From the County Surveyor:

- ON MAP* • According to the Plat, Country Club Estates East, there is a 10 foot utility easement adjacent the West line of the property. Please show adjacent easements on plat [Co. Ord. 15.06(b)(3)].
- ON MAP* • According to aerial photography, there is an East-West power line along North line of property. Please locate power poles and power line on or immediately adjacent to property [Co. Ord. 15.06(b)(6)].
- ON MAP* • According to the Plat of Survey, S21-169, there is an East-West underground telephone line along the North line of the property. Please locate utilities on or immediately adjacent to property [Co. Ord. 15.06(b)(3)].
- ON MAP* • In the notes, please include the datum in which elevations on this plat are related [Co. Ord. 15.06(b)(5)].
- ON MAP + ENG PLANS* • Please extend map contours to include the existing street pavement of Koshkonong Mounds road along with centerline elevation spot shots [Co. Ord. 15.06(5)].
- NO EXTENSION* • Indicate the direction and distance of the nearest sewer and water main which might be extended to serve the property along with the size and invert elevation [Co. Ord. 15.06(b)(6)].
- ENG. PLANS* • Please include soil borings [Co. Ord. 15.06(d)]
- ENG. PLANS* • Please include street plans and profiles [Co. Ord. 15.06 (c)].
- WORKING* • Please include any draft covenants [Co. Ord. 15.06 (e)].

(over)

From Zoning:

- ENG. PLANS • Please show soil borings
- ENG. PLANS • Please show required building setbacks
- NOTED R-2 • Please add a note regarding current zoning and checking for subsequent changes
- ENG. PLANS • Storm water plans shall be submitted.
- SEE EMAIL • At the time of final approval, who will be sending the plat to state agencies, including DSPS if needed, and to the local utilities?
- WORKING • Please include the developer's agreement.

Deb Magritz

From: Mark Anderson <andersonlandsurvey@gmail.com>
Sent: Tuesday, June 05, 2018 8:12 AM
To: Matt Zangl; Jim Morrow; Deb Magritz
Subject: Koshkonong Lake Estates Comments
Attachments: Koshkonong Lake Estates Comments.pdf

Matt

Attached is answers to the Comments.
I guess Jim did not review the current revision.

The soil borings and setbacks are shown on the Engineering Plans. They are working on some changes for the Town. I will get you a copy after the final revision. I have noted Zoning as R-2 and listed the setbacks on the map.

We may get final Town approval June 13th for Preliminary and Engineering Plans. But I do not anticipate an approved Developers agreement by then probably Town July meeting.

I guess we should plan on the July Planning and Zoning meeting. Hopefully the Developers Agreement will be done by then and it would give you time to review the Engineering Plans.

I have an extension to June 18. Will I need another extension or am I good since it is submitted?

I will be submitting the Final Plat to the Department of Administration.
WE Energies is working on utility easements and will be shown on the next revision of the Preliminary Plat and Final Plat.
Batterman will be doing Engineering submittals.

If you have any questions please contact me.

Thanks for the review.

Mark

Deb Magritz

From: Matt Zangl
Sent: Wednesday, June 13, 2018 3:32 PM
To: Deb Magritz
Subject: FW: Wedding Venue business - Zoning

From: Roy McDaniels [mailto:roymcdaniels@gmail.com]
Sent: Wednesday, June 13, 2018 3:30 PM
To: Matt Zangl
Subject: Re: Wedding Venue business - Zoning

I've added a few items....

- 100 people capacity
- Outdoor bathrooms (glorified porta potty)
- Dressing areas inside house for Bride and Groom
- Outdoor structure to be built, similar to a roofed open sided structure you would find in a park
- Temporary structures such as tents would be set up the day of the event
- The primary venue would be outside, near the pond
- There would be parking on the property TBD
- All food would be catered in
- This venue would be primarily for a Wedding, not the reception
- Photo session during and after the wedding, as requested
- Drone Photo/Video, as requested

There are still many ideas we have and this is subject to change.

If there is specific information that I am not providing, please reach out for clarification.

On Wed, Jun 13, 2018 at 10:20 AM, Roy McDaniels <roymcdaniels@gmail.com> wrote:
Here are the details of our business "to be"....

- 100 people capacity
- Outdoor bathrooms (glorified porta potty)
- Dressing areas inside house for Bride and Groom
- Outdoor structure to be built, similar to a roofed open sided structure you would find in a park
- Temporary structures such as tents would be set up the day of the event
- The primary venue would be outside, near the pond
- There would be parking on the property TBD
- All food would be catered in
- This venue would be primarily for a Wedding, not the reception

There are still many ideas we have and this is subject to change.

If there is specific information that I am not providing, please reach out for clarification.

Please email me with any questions.

Thanks Much,
Roy McDaniels

920-253-7091

On Mon, Jun 4, 2018 at 10:16 AM, Matt Zangl <mattz@jeffersoncountywi.gov> wrote:

Roy,

The Zoning Ordinance does not allow for a wedding venue as you have proposed. It does allow for a wedding venue in a pre-1970 barn. I believe your property does not have a pre-1970 barn.

I will consult with the Planning and Zoning Committee again to determine what other options they see fit. We do have some new members on the Committee since the last time I talked to them. There is an option for an unspecified use that I will discuss with them.

Can you send me a description of the business you wish to start?

Matt

From: Roy McDaniels [mailto:roymcdaniels@gmail.com]

Sent: Monday, June 04, 2018 9:24 AM

To: Matt Zangl

Subject: Re: Wedding Venue business - Zoning

Good Morning Matt,

What a great weekend, had lots of opportunity to landscape in preparation for our Wedding Venue business.

What can I do to help proceed forward with Zoning approval?

Thanks Much,
Roy McDaniels

June 5, 2018

Zoning & Planning Committee

Jefferson County Court House

320 South Main Street

Jefferson, WI 53549

Re: Request to Build House Beyond 100' Rule From Existing Residence

As property owners at N3165 County Road K in Jefferson, we are requesting to have the County Zoning & Planning Committee consider approval for new construction of a single family home more than 100 feet from the existing residence. The reason to build more than 100 feet from existing home is that there is no room for the well and existing septic on the current location due to the fact that the footprint of a new home would be double the size (with attached garage) and will not fit on that site.

- * The new home will be positioned to follow existing setback rules for County Road K, which is 110 feet from the road centerline.
- * We are working on getting a new septic and will contact someone to tap into the existing well as we understand a new septic needs to go in.
- * The County Highway Department stopped by the building site on 6/5/2018. Derek from the County Highway Department did a visual check of the 450 foot required unobstructed site line. We were told that this driveway site requirement will work and meets that standard.

Thank you.

Sincerely,



Mark & Bonnie Krause

N3217 County Road K

Jefferson, WI 53549

(920) 563-4576

Jefferson County Land Information



Parcel Lines

- Property Boundary
- Old Lot/Meander Lines
- Rail Right of Ways
- Road Right of Ways

- Section Lines
- Surface Water
- Map Hooks
- Tax Parcels
- Streams and Ditches

— = Distance from existing residence to new home

— = Distance from centerline of Hwy. K to east side of new home