

**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, SEPTEMBER 24, 2018

1. Call to Order
2. Roll Call (Establish a Quorum)
3. Certification of Compliance with 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 23, August 28, September 14 and September 20, 2018 Meeting Minutes
7. Communications
8. August Monthly Financial Report for Register of Deeds Office-Staci Hoffman
9. August Monthly Financial Report for Land Information Office-Andy Erdman
10. September Monthly Financial Report for Zoning-Matt Zangl
11. Discussion on Solar Farm Permitting Process
12. Discussion and Possible Action on the Draft Jefferson County Land Information Plan for 2019-2021-Andy Erdman
13. Discussion and Possible Action on Proposed US Geological Survey 3D Elevation Program Grant and Ranging (LiDAR) terrain mapping project for 2019- Andy Erdman
14. Discussion and Possible Action on Authorization for Change to CU1438-06, Involving a New Sand Storage Area for Hoard's Dairyman Farm, Town of Koshkonong on PIN 016-0614-3422-000 – Mark Watkins
15. Discussion and Possible Action on Request by Lloyd Marks to Replace the Home at N9198 Gopher Hill Road, PIN Town of Ixonia, at 300 Feet from its Existing Location
16. Discussion and Possible Action on Advisory Resolution for Climate Coalition
17. Discussion and Possible Action on Petitions Presented in Public Hearing on September 20, 2018:

**R4091A-18 – Brenda Spies/Paul & Pamela Neis Property:** Rezone all of PIN 032-0815-1733-000 (11.1 Acres) on **Jefferson Road** in the Town of Watertown. The request is in accordance with Sec. 11.04(f)9 of the Jefferson County Zoning Ordinance.

**CU1953-18 – Brenda Spies/Paul & Pamela Neis Property:** Conditional use to allow for transportation services, a trucking operation, on PIN 032-0815-1733-000 (11.1 Acres) on **Jefferson Road**. This Town of Watertown property is being proposed for a Community zone. The request is in accordance with Sec. 11.04(f)9 of the Jefferson County Zoning Ordinance.

**CU1954-18 – Brenda Spies/Paul & Pamela Neis Property:** Conditional use to allow for home occupations on 032-0815-1733-000 (11.1 Acres), **Jefferson Road** in the Town of Watertown. Occupations requested are lawn care, snowplowing, U-Haul rentals and Amsoil distribution. The request is in a proposed Community zone in accordance with Sec. 11.04(f)9 of the Jefferson County Zoning Ordinance.

**R4092A-18 – George Jaeckel/Jaeckel Land LLC Property:** Request to create a 5-acre lot around the home at **W5738 Edgewater Road** in the Town of Koshkonong from parts of PINS 016-0514-0311-002 (4.61 Acres), 016-0614-3443-014 (33.738 Acres), 016-0614-3444-000 (3.9 Acres) and 016-0614-3444-001 (4 Acres). The request is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**R4093A-18 – Samuel Meyers:** Rezone 7 acres of PIN 010-0615-3331-000 (21.765 Acres) near **W3930 State Road 106** in the Town of Hebron. The request is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

**CU1955-18 – Samuel Meyers:** Conditional use to allow storage of contractor's equipment in a proposed A-2 zone near **W3930 State Road 106**, on PINs 010-0615-3331-000 (21.765 Acres) and 010-0615-3334-002 (10.986 Acres). The site is in the Town of Hebron. The request is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

**R4094A-18 – Samuel Meyers:** Create a 2-acre A-3 zone around the home at **W3930 State Road 106**, part of PINs 010-0615-3331-000 (21.765 Acres) and 010-0615-3334-002 (10.986 Acres) in the Town of Hebron. The request is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

**R4095A-18 – Brian Statz:** Rezone 4 acres of PIN 014-0615-1131-000 (40 Acres) around the home and buildings at **N4259 County Road D** in the Town of Jefferson. The request is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**R4096A-18 – Brian Statz:** Create a 5.2-acre farm consolidation lot around the home and buildings at **N6638 Kroghville Road** in the Town of Lake Mills from part of PIN 018-0713-0843-000 (27.8 Acres). Create a new 2.1-acre building site. The request is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**R4097A-18 – Brian Statz:** Create a 5.8-acre N zone from PIN 018-0713-0843-000 (27.8 Acres) adjacent to the proposed A-3 zone on **Kroghville Road**, Town of Lake Mills. The request is in accordance with Sec. 11.04(f)12 of the Jefferson County Zoning Ordinance.

**R4098A-18 – John R Schultz:** Rezone approximately 0.5 acre of PIN 018-0713-0344-027 (2 Acres) for it to be absorbed into adjoining A-1 zoned property under the same ownership. The property is at **W8132 County Road B** in the Town of Lake Mills. The request is in accordance with Sec. 11.04(f)6 of the Jefferson County Zoning Ordinance.

**R4099A-18 – Robert Pizur/AA Fundraiser LLC Property:** Rezone 1.935 acres of PIN 016-0514-1511-025 (2.5 Acres) at **N1611 US Highway 12** in the Town of Koshkonong. This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

**CU1956-18 – Robert Pizur/AA Fundraiser LLC Property:** Conditional use to allow for mini-warehousing in a proposed A-2 zone at **N1611 US Highway 12**, Town of Koshkonong on PIN 016-0514-1511-025 (2.5 Acres). This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

**CU1957 – 18 – Dianna & Wade Woelfle:** Conditional use to allow three dogs in a Residential R-2 zone at **N1626 South Main St**, Town of Koshkonong on PIN 016-0514-1611-035 (0.699 Ac). This is in accordance with Sec. 11.04(f)2 of the Jefferson County Zoning Ordinance.

**CU1958-18 – Ed Spiegelhoff:** Allow a conditional home occupation plumbing business at **N7085 North Shore Rd** in the Town of Lake Mills, on PIN 018-0713-0231-002 (3.830 Acres). This is in accordance with Sec. 11.04(f)5 of the Jefferson County Zoning Ordinance, proposed in an A-T, Agricultural Transition zone.

**CU1959-18 – Carolyn & Chris Gosdeck:** Conditional use to allow canoe and kayak rentals in a Community zone at **N6980 Kasten Rd** in the Town of Milford, on PIN 020-0714-0434-007 (6.148 Acres). Also allow an extensive on-site storage structure 40' X 60' at this location. This is in accordance with Sec. 11.04(f)9 of the Jefferson County Zoning Ordinance.

**R410T-18 – Jefferson County Zoning:** This is a proposal to amend the shoreland provisions of the Jefferson County Zoning Ordinance by creating Sec. 11.10(k)7 and bringing the Ordinance into compliance with Wisconsin Administrative Code Chapter 115.

**18 Possible Future Agenda Items**

**19. Upcoming Meeting Dates**

**October 12, 8:00 a.m. – Site Inspections Beginning in Courthouse Room 203**

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

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

**November 9, 8:00 a.m. – Site Inspections Beginning in Courthouse Room 203**

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

**November 26, 8:30 a.m. – Decision Meeting in Courthouse Room 203**

**20. Adjourn**

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

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

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

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

**NOTICE OF PUBLIC HEARING**  
**JEFFERSON COUNTY PLANNING AND ZONING COMMITTEE**

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

**SUBJECT:** Map Amendments to the Jefferson County Zoning Ordinance and Requests for Conditional Use Permits

**DATE:** Thursday, August 23, 2018

**TIME:** 7:00 p.m. (Courthouse doors will open at 6:30)

**PLACE:** Room 205, Jefferson County Courthouse, 311 S. Center Ave., Jefferson, WI

**1. Call to Order**

The meeting was called to order by Chairman Steve Nass at 7:00 p.m.

**2. Roll Call**

All Committee members were present at 7:00 p.m. Also present were Matt Zangl, Sarah Higgins, and Lindsey Schreiner of the Zoning Department.

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

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

**4. Approval of Agenda**

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

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

Nass explained the evening's proceedings.

**6. Public Hearing**

Zangl read aloud the following notice:

**NOTICE IS HEREBY GIVEN** that the Jefferson County Planning and Zoning Committee will conduct a public hearing at 7 p.m. on Thursday, August 23, 2018, in Room 205 of the Jefferson County Courthouse, Jefferson, Wisconsin. A hearing will be given to anyone interested in the proposals. **PETITIONERS, OR THEIR REPRESENTATIVES, SHALL BE PRESENT.** Matters to be heard are petitions to amend the official zoning map of Jefferson County and applications for conditional use permits. A map of the properties affected may be obtained from the Zoning Department. Individual files, which include staff finding of fact, are available for viewing between the hours of 8 a.m. and 4:30 p.m., Monday through Friday, excepting holidays. If you have questions regarding these matters, please contact Zoning at 920-674-7131.

**FROM BUSINESS TO A-3, AGRICULTURAL/RURAL RESIDENTIAL**

**R4080A-18 – Peter R Dempsey:** Rezone PIN 014-0614-1413-002 (1.13 Acre) at **N3964 County Road K** in the Town of Jefferson. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**PETITIONER:** Sherry Dempsey from N3964 County Road K presented herself as the petitioner for this rezone. She stated that they would like this land to be rezoned because it is currently zoned Business and they would like to build a garage big enough for both of their vehicles. Because the parcel is currently zoned Business, they are limited to only 500 square feet, which is not big enough to put both vehicles in.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**QUESTIONS FROM COMMITTEE:** None.

**STAFF:** Given by Zangl and in the file. He also stated that one question for the Committee would be if a final certified survey map will be recorded.

**TOWN:** Approved and in the file.

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

**R4081A-18 – City of Waterloo/Gary & Diane Skalitzky Properties:** Rezone PIN 030-0813-1722-001 (1 Acre) and approximately one acre of PIN 030-0813-1722-000 (38.970 Acres) to create a 2-acre lot for local utility use. The site is in the Town of Waterloo on **County Road O**. This is in accordance with Sec.11.04(f)7 of the Jefferson County Zoning Ordinance.

**PETITIONER:** Barry Sorenson, representing Waterloo Utilities from 575 Commercial Ave, Waterloo, WI presented himself as the petitioner for this rezone. He stated that there was a substation there previously and they are looking to put another substation there. He said they need the extra property to put their substation there.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**QUESTIONS FROM COMMITTEE:** None.

**STAFF:** Given by Zangl and in the file.

**TOWN:** Approved and in the file.

**R4082A-18 – James & Melissa Thoma/Cedar Home Farms Property:** Rezone approximately 1.2392 Acres of PIN 008-0715-3512-000 (39.25 Acres) for a rural business zone to allow for storage of contractor's equipment on **County Road D** in the Town of Farmington. This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

**PETITIONER:** James Thoma from N4815 Parkview Dr, Helenville, WI presented himself as the petitioner for this rezone. He stated that he is looking to run have a home base for his business (T&H Builders). He stated that right now it is located right across from where they are looking to move it, and his dad is running it from there. He would like to have this rezone in order to move his business to this parcel and run it from there, and then build a home and move there.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**QUESTIONS FROM COMMITTEE:** None.

**STAFF:** Given by Zangl and in the file. Zangl also asked what his thoughts are with the A-2 zone and if intends to sell it separately. Zangl then inquired about the access to County Road D and asked for the reasoning regarding the 66 ft strip. The petitioner replied by stating the 66 ft strip along County Road D was proposed after speaking with Ken Rosenow because he can't let Ken run his big equipment in the small rectangle area behind the next lot. Thoma also stated that he intends to build 2 buildings on the A-2 lot; one for a shop and one for cold storage.

**TOWN:** Approved and in the file.

## CONDITIONAL USE APPLICATION

**CU1952-18 – James & Melissa Thoma/Cedar Home Farms Property:** Conditional use to allow storage of contractor's equipment and materials in a proposed A-2 zone on **County Road D**, Town of Farmington. The site is part of PIN 008-0715-3512-000 (39.25 Acres), and the request is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

**PETITIONER:** James Thoma from N4815 Parkview Rd, Helenville, WI presented himself as the petitioner for this conditional use. He stated he didn't have anything else to add that wasn't already explained in the petitioner prior regarding the rezone.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**QUESTIONS FROM COMMITTEE:** None.

**STAFF:** Given by Zangl and in the file. Zangl then asked for a brief explanation of the business, including how often people are there, the number of employees he has, and what the hours of operation are. Thoma stated that the hours of operation would be 7 a.m. to 6 p.m., Monday through Friday. Thoma also said that it's usually just him there working, but every once in a while he may have an employee there to help with making cabinets in the shop or pre-build cabinets in the shop and then haul them out. He said that nothing would be outside, other than possibly a fork lift every once in a while, but it would then be put away in the shop. Zangl then asked if most work takes place off-site. Thoma said that was correct, and that this was just a home base site for his truck, trailer, etc. Zangl then asked about a future proposal for another building. Thoma said that right now he is just looking to build a shop, but eventually he might build an out building as he moves from his dad's to his place. Zangl also asked if Thomas left himself enough room on the lot to accommodate the second shop. Thoma stated that he does have it drawn up, and that it was done by Thomas Holland and it does show a second storage building on the proposal.

**TOWN:** Approved and in the file. The town also noted that there is to be no outside storage.

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

**R4083A-18 – James & Melissa Thoma/Cedar Home Farms Property:** Create a 1.4442-acre building site along **County Road D** in the Town of Farmington from part of PIN 008-0715-3512-000 (39.25 Acres). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**PETITIONER:** James Thoma from N4815 Parkview Dr, Helenville, WI presented himself as the petitioner for this rezone. He stated that he would like to build a home here so he can be close to his business.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**QUESTIONS FROM COMMITTEE:** None.

**STAFF:** Given by Zangl and in the file. Zangl also stated that the Committee will have to make a decision on whether the lot is considered prime or non-prime. That decision would determine whether or not it could be a 1-acre or 2-acre lot. Zangl also stated that since this would be the last A-3 zone split from the parent parcel, an affidavit of zoning restrictions would apply. He then explained that the access point would be off of Bakertown Rd and it will split the access and driveway off of Bakertown for the A-3 and A-2 lots, so they would share an access point.

**TOWN:** Approved and in the file.

**R4084A-18 – Randall V Mitchell:** Create a 1.14-acre building site from part of PIN 012-0816-3221-000 (67.6 Acres) near **N7661 County Road E** in the Town of Ixonia. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**PETITIONER:** Randal Mitchell from N7661 County Road E, Watertown, WI presented himself as the petitioner for this rezone. He stated that he would like to create a lot for his niece and her husband so they can build a house just north of the homestead farm buildings.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**QUESTIONS FROM COMMITTEE:** None.

**STAFF:** Given by Zangl and in the file. Zangl also made the comment that they would have to maintain a 20 ft setback from any of the buildings from any of the new property lines. He also stated that highway approval was signed off on and in the file. He reminded the petitioner that if they do any work in the right of way they will need a highway permit from the Highway Department. He also mentioned that the 1.14 acre (the portion over 1 acre) is to sneak the lot back past the buildings so they can maintain the 20 ft setback and meet the minimum lot size of 150 x 200.

**TOWN:** Approved and in the file.

**R4085A-18 – Kruwell Farms LLC:** Create two, 2.1-acre lots, one around each of the two homes at **W7496 Mud Lake Road** and also create a new 1-acre building site, also on **Mud Lake Road**. These are part of PINs 018-0713-2534-000 (33.33 Acres) and 018-0713-2543-001 (26.666 Acres) in the Town of Lake Mills. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**PETITIONER:** Tom Stade from W5289 Bockmann Ln, Jefferson, WI presented himself as the petitioner for this rezone on behalf of Kruwell Farms. He stated they'd like to create a 2.1-acre lot around the ranch home that's there and a farm consolidation around the existing pre 70's farm house. He said then they would like to add a 1-acre lot east of the ranch home. He stated that they are requesting a consolidation of parcels of record from tax parcel 31-1 which is its own parcel of record. Furthermore, the existing buildings have 60 acres in their parcel of record so they're proposing using the 2 available prime splits to create lot 2, and then requesting a farm consolidation of lot 1. He stated that the existing farm house on lot 1 does have a septic system, and its drain field goes in front of the home on lot 2. Because of this they are proposing a septic agreement between the lots that would last the lifetime of septic system. After that septic system fails, then lot 1 would need to get its own septic system. He also stated that they did have the existing septic system inspected, and that it did pass to support both of these homes for the time being. He had the septic inspection report with him, which was then given to Zangl.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**QUESTIONS FROM COMMITTEE:** None.

**STAFF:** Given by Zangl and in the file. Zangl asked if there was access for the remaining A-1 portion. Stade stated that there is an access point and it is right across the street from the existing farm buildings at W7509. Zangl then asked how old the house is on lot 1. Stade said that the house is very old. Zangl then also asked how old the house is on lot 2. Stade said that the house

on lot 2 was a newer home, built sometime in the 80's. Zangl then clarified that lot 3 is currently vacant, which Stade confirmed.

**TOWN:** Approved and in the file.

**R4086A-18 – William Stroupe:** Rezone approximately 3 acres of PIN 022-0613-3634-000 (32.127 Acres) to allow a farm consolidation lot around the home and buildings at **N2516 County Road J** in the Town of Oakland. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**PETITIONER:** William Stroupe from W7462 County Road C, Fort Atkinson, WI presented himself as the petitioner for this rezone. He stated that he is looking to simplify things, and that the people that are currently renting there were pre-approved for purchase. He also said that he has some cost-sharing coming in from FSA on some waterway issues so he wants to make sure that new lot lines don't mess with any of that. Stroupe also wants to put in an access driveway north of the house. He stated that he originally wanted to put it in on the south side of the house but there are wetlands there and when Mark Anderson originally looked at it he told him that that wouldn't work. Therefore, they have to go north of the house but he does not want to disturb the hitching post that is there for the church. He said he is keeping all of the land around that.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**QUESTIONS FROM COMMITTEE:** None.

**STAFF:** Given by Zangl and in the file. Zangl asked what year the house was built and Stroupe stated that it's very old. Zangl also stated that he talked with Brian from the Highway Department and that they are in the process of looking into the access. Stroupe should have an answer from Brian in the coming days regarding the access point.

**TOWN:** Approved and in the file.

**R4087A-18 – Elsbeth Fuchs:** Create a 2-acre building site from part of PIN 030-0813-2921-000 (29.5 Acres) near **N8083 Fuchs Lane** in the Town of Waterloo. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**PETITIONER:** Elsbeth Fuchs from N8083 Fuchs Ln, Waterloo, WI presented herself as the petitioner for this rezone. She stated that she would like to build a house for her son with the 2 acres.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**QUESTIONS FROM COMMITTEE:** None.

**STAFF:** Given by Zangl and in the file. Zangl also stated that this could utilize all A-3 splits.

**TOWN:** Approved and in the file.

**R4088A-18 – Gordon Goers:** Rezone approximately 3.013-acres gross of PIN 030-0813-3412-000 (40 Acres) in the Town of Waterloo for a farm consolidation lot at **N7635 Rock Lake Road**. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**PETITIONER:** Gordon Goers from N7726 Rock Lake Rd, Lake Mills, WI presented himself as the petitioner for this rezone. He stated that he, his brother, and sister all own the land and that

they would like to sell the farm and rezone the 3 acres. He said that area is just residential and non-tillable and just consists of the yard, the house and a couple buildings.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**QUESTIONS FROM COMMITTEE:** None.

**STAFF:** Given by Zangl and in the file. Zangl also asked about access for the remaining A-1 land. Goers stated there is access. Zangl then noted that they would need to know if the site would be suitable for a septic system, and the Committee will have to address whether they should approve the lot or condition it upon it passing for septic system. This led Zangl to ask the petitioner if any septic work or a soil test has been done out there. Goers stated that the septic was approved previously. Zangl then asked if the existing home was very old, and Goers confirmed that it is.

**TOWN:** Approved and in the file.

**R4089A-18 – C3 Acres LLC, c/o Peter Newcomb:** Rezone to create a 4-acre building site from part of PIN 016-0514-1513-004 (19.4 Acres) along **County Road K**, a 3-acre farm consolidation lot from PIN 016-0514-1542-000 (38.81 Acres) around the home and buildings at **N1494 County Road K**, and a 2-acre new building site from PIN 016-0514-1543-000 (19.34 Acres), also along **County Road K**. The properties are in the Town of Koshkonong. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**PETITIONER:** Peter Newcomb from N3197 County Road N presented himself as the petitioner for this rezone. He stated that they had this land for sale as a farm for 14 months but it wouldn't sell. He said that they ended up working with zoning, Mark Anderson, and the family to try and find a split that would keep the farm, cropland, and farm house together. He said that they went to the town to streamline the southerly lot for an easement for a farmer to get in there so it's not landlocked. He also added that a lot of thought went into how this could all be properly split.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** Michelle Wood from N1321 County Road K, Fort Atkinson, WI stated that she lives right across from this proposed split. She stated that she is ok with the proposed 3-acre farm consolidation around the home and buildings but she is opposed to creating the 2 building lots. She stated that she thinks additional residents will negatively impact the quiet and beauty that they currently have living there in their rural neighborhood. She went onto say that they use the road a lot for biking and walking and an increase in residents will increase noise and traffic. She also believes that the additional splits will negatively impact of the wildlife habitat that is in the area. She stated that once they starting splitting and building more properties, that will set a negative precedence to additionally split and for more residential development. Shirley Stoller from N1346 County Road K, Fort Atkinson, WI then spoke and stated that she lives directly south of the proposed 2-acre building lot. She stated that she does not want anyone else on that road because it's currently quiet and they use it so much for walking biking, nature, etc. She stated that she is concerned about the amount of driveways on County Road K and inquired how that is handled. Jim Wood from N1321 County Road K, Fort Atkinson, WI then went onto to speak and stated that he has the same reasons for opposing this rezone. He stated his main concern is the amount of traffic that the road may get. Alexander Wood from N1321 County Road K, Fort Atkinson, WI also spoke in opposition for similar reasons that were given prior.

**REBUTTAL:** Peter Newcomb spoke and stated that the farm across the road that was split from the main farm. From there a 80.24-acre parcel with a building lot was split off, a 1-acre building lot split was off, a 25-acre lot of cropland was split off, 5.24 acres of woods were split off, the 3-acre farmstead that the Wood family lives on was split off, and the 19.33-acre cropland and building site was split off from that farm. He also said that his proposal is only talking about 1 house on a 2-acre building lot, with 6-acres of Natural Resource, for a total of 8 acres. He stated



they are using the legal splits and they worked hard with the zoning office to keep the farm together. Shirley Stoller then questioned how many driveways were allowed on County Road K. Nass replied by saying that that issue would be addressed in the staff report.

**QUESTIONS FROM COMMITTEE:** None.

**STAFF:** Given by Zangl and in the file. Zangl also asked how old the existing home is, and if it is pre-1970's. Newcomb said that he believes it was built in 1948. Zangl stated that the Committee does not get to choose whether or not someone gets an access point along the road, and that the Highway Department has jurisdiction over that matter. He went on to say that there's already existing driveways and field accesses they're using. Zangl stated that he talked with Highway Department earlier that week and they did not foresee any problems with the access points. However, there were one or two access points that they missed and forgot to take a look at. They were in the process of reviewing the last couple access points and would have a decision to Committee by their decision meeting the following Tuesday.

**TOWN:** Approved and in the file.

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

**R4090A-18 – C3 Acres LLC, c/o Peter Newcomb:** Create a 31-acre Natural Resource zone from part of PINs 016-0514-1513-004 (19.4 Acres) and 016-0514-1542-000 (38.81 Acres). Create a 6-acre Natural Resource zone from part of PIN 016-0514-1543-000 (19.34 Acres). Both proposals are in the Town of Koshkonong. This is in accordance with Sec. 11.04(f)12 of the Jefferson County Zoning Ordinance.

**PETITIONER:** Peter Newcomb from N3197 County Road N, Jefferson, WI presented himself as the petitioner for this rezone. He stated that these pieces are kind of like the drop-off of the cropland. He reference the preliminary survey that was drawn up and said they are trying to make use of all the cropland and that these pieces had to be attached, so they attached them to the A-3 building lots. He also stated that they will sell this land together; otherwise, there would be no access to those Natural Resource lots. He said that hopefully this would be the best use of this land.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** Michelle Wood from N1321 County Road K, Fort Atkinson, WI asked if the 2-acre lot and the Natural Resource lots are separate. Zangl explained they are not separate. Wood then questioned that they couldn't be sold separately and Zangl confirmed. Shirley Stoller from N1346 County Road K, Fort Atkinson, WI then said she opposed this for the reasons that were previously mentioned by Wood.

**REBUTTAL:** None.

**QUESTIONS FROM COMMITTEE:** None.

**STAFF:** Given by Zangl and in the file.

**TOWN:** Approved and in the file.

**Reese moved to adjourn at 7:39 p.m, and was seconded by Jaeckel.**

**Don Reese, Secretary**

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DRAFT

**Jefferson County  
Planning and Zoning Committee Minutes  
August 28, 2018**

**Committee members:** Nass, Steve (Chair)  
Jaeckel, George (Vice-Chair)  
Reese, Don (Secretary)  
Foelker, Matt  
Poulson, Blane

1. **Call to Order** – Steve Nass called the meeting to order at 8:30 a.m.
2. **Roll Call (Establish a Quorum)** – Planning and Zoning Committee members present were Steve Nass, George Jaeckel, Don Reese, Matt Foelker and Blane Poulson. County Board members Walt Christensen and Lloyd Zastrow were also in attendance. Staff members in attendance were Ben Wehmeier, Blair Ward, Patricia Cicero, Joe Strupp, Andy Erdman, Matt Zangl, Sarah Higgins, Lindsey Schreiner and Deb Magritz.
3. **Certification of Compliance with Open Meetings**  
Supervisor Reese certified compliance with the Open Meetings Law.
4. **Approval of the Agenda**  
A motion was made by Reese/Poulson to move agenda item #13 right after #10.
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 30 and August 20 Meeting Minutes**  
Motion by Reese/Jaekel to approve the July 30 meeting minutes. The motion passed 5-0.  
  
Motion by Reese/Jaekel to approve the August 20 meeting minutes. The motion passed 5-0
7. **Communications**  
It was noted that on Thursday, August 30, a tour of the landfill would be conducted. A new cell is being added to the landfill.
8. **July Monthly Financial Report for Land Information Office-Andy Erdman**  
Erdman reported that revenues are down a little. The County Surveyor's revenues are always a challenge, but the Highway Department is looking at future reconstruction projects which will involve the Surveyor. Wehmeier and Reese noted that the Highway Department will be working on County Road B.
9. **July Monthly Financial Report for Register of Deeds Office-Staci Hoffman**  
Hoffman wasn't able to attend the meeting, but her information had been provided in the Committee packet previously sent out.
10. **August Monthly Financial Report for Zoning-Matt Zangl**

Zangl noted that August revenues were up a couple thousand dollars from August of 2017. Still slightly down for the year compared to 2017 but with more permits coming in.

**13. Discussion on Solar Farm Permitting Process**

Zangl had done some research and passed it on to Ward. Ward began by explaining that state law pre-empts local control in this matter. However, there are three categories of exceptions, which he went on to describe. Conditional use would allow each farm to be evaluated on an individual basis, with normal, reasonable conditions. His interpretation was that no moratoriums would be allowed. Discussion continued regarding how such a use is taxed. It continued with questions about how such a use fits with farmland preservation. This item will be placed on future agendas.

**11. Discussion and Possible Action on Authorization for Change to CU1438-06, Involving Robotic Milking Barn and Manure Transfer Equipment for Hoard's Dairyman Farm, Town of Koshkonong on PIN 016-0614-3422-000-Patricia Cicero, Land and Water Conservation Department**

Zangl briefly explained livestock siting and amendments that can be made. A roll call was taken, with Supervisors Nass, Reese, Jaeckel, Foelker and Poulson signifying attendance. Also noting their attendance were Cicero, Ward and Zangl. Cicero explained the Hoard's proposal for new manure transfer pipes, new barn and robotic milkers. The changes proposed were reviewed by Cicero and the engineer. They have completely reviewed the Hoards' satellite farms as well and explained changes that needed to be made. She directed attention to the Land and Water Conservation Department (LWCD) compliance letter dated August 27, 2018. Cicero recommended acceptance by the Committee of the plan with conditions as proposed in that compliance letter. After brief discussion, a motion was made by Reese/Jaeckel to approve the changes proposed to CU1438-06 for Hoard's Dairyman Farm with the conditions as required by the LWCD. A roll call vote was taken, with Nass, Reese, Jaeckel, Foelker and Poulson all voting aye.

**12. Determination of Completeness for Strausssdale Holsteins LLC, Town of Waterloo, PIN 030-0813-2744-000-Joe Strupp, Land and Water Conservation Department**

A roll call was taken, with Supervisors Nass, Reese, Jaeckel, Foelker and Poulson signifying attendance. Also signifying their attendance were Strupp and Zangl. Strupp explained the process to date and current concerns with the operation. The LWCD review found the application to be complete, and recommended that the Planning and Zoning Committee also find it complete. Motion by Reese/Poulson to accept the recommendation of the LWCD and find the application complete. A roll call vote was taken, and Nass, Reese, Jaeckel, Foelker and Poulson all voted aye.

**14. Discussion and Possible Action on Wisconsin Counties Association Resolutions for 2018**

The Committee members had gotten copies of these resolutions that pertain to land use in their packets. There was brief discussion about each of the resolutions. Motion by Jaeckel/Reese to approve the first resolution for increasing farmland preservation payments and to forward the recommendation to the Executive Committee. Motion passed 5-0.

Motion by Nass/Poulson to approve resolution 8 regarding shoreland zoning and forward it to the Executive Committee. Motion passed 5-0.

Motion by Nass/Poulson to approve resolution 9 regarding substandard lot designation and forward it to the Executive Committee. Motion passed 3-2 with Jaeckel and Foelker opposed.

Motion by Nass/Poulson to take no action on the St. Croix County resolutions because they seem to be specific to St. Croix County. Motion passed 5-0.

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

**15. Discussion and Possible Action on Petitions Presented in Public Hearing on August 23, 2018**

**APPROVED WITH CONDITIONS R4080A-18 – Peter R Dempsey** on a motion by Reese/Foelker to rezone PIN 014-0614-1413-002 (1.13 Acre) at **N3964 County Road K** in the Town of Jefferson. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance. Motion passed 5-0.

**APPROVED WITH CONDITIONS R4081A-18 – City of Waterloo/Gary & Diane Skalitzky Properties** on a motion by Jaeckel/Reese to rezone PIN 030-0813-1722-001 (1 Acre) and approximately one acre of PIN 030-0813-1722-000 (38.970 Acres) to create a 2-acre lot for local utility use. The site is in the Town of Waterloo on **County Road O**. This is in accordance with Sec.11.04(f)7 of the Jefferson County Zoning Ordinance. Motion passed 5-0.

**APPROVED WITH CONDITIONS R4082A-18 – James & Melissa Thoma/Cedar Home Farms Property** on a motion by Jaeckel/Reese to rezone approximately 1.2392 Acres of PIN 008-0715-3512-000 (39.25 Acres) for a rural business zone to allow for storage of contractor's equipment on **Bakertown Rd**, Town of Farmington. This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance. Motion passed 5-0.

**APPROVED WITH CONDITIONS CUI952-18 – James & Melissa Thoma/Cedar Home Farms Property** on a motion by Reese/Jaeckel, a conditional use to allow storage of contractor's equipment and materials in a proposed A-2 zone on **Bakertown Rd**, Town of Farmington. The site is part of PIN 008-0715-3512-000 (39.25 Acres), and the request is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance. Motion passed 5-0.

**APPROVED WITH CONDITIONS R4083A-18 – James & Melissa Thoma/Cedar Home Farms Property** on a motion by Reese/Jaeckel to create a 1.4442-acre building site along **Bakertown Rd** in the Town of Farmington from part of PIN 008-0715-3512-000 (39.25 Acres). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance. Motion passed 5-0.

**APPROVED WITH CONDITIONS R4084A-18 – Randall V Mitchell** on a motion by Reese/Poulson to create a 1.14-acre building site from part of PIN 012-0816-3221-000 (67.6 Acres) near **N7661 County Road E** in the Town of Ixonia. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance. Motion passed 5-0.

**APPROVED WITH CONDITIONS R4085A-18 – Kruwell Farms LLC** on a motion by Nass/Foelker to create two, 2.1-acre lots, one around each of the two homes at **W7496 Mud Lake Road** and also create a new 1-acre building site, also on **Mud Lake Road**. These are part of PINs 018-0713-2534-000 (33.33 Acres) and 018-0713-2543-001 (26.666 Acres) in the Town of Lake Mills. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance. Motion passed 5-0.

**POSTPONED ACTION ON R4086A-18 – William Stroupe** on a motion by Nass/Poulson to rezone approximately 3 acres of PIN 022-0613-3634-000 (32.127 Acres) to allow a farm consolidation lot around the

home and buildings at **N2516 County Road J** in the Town of Oakland. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance. Motion passed 5-0.

**APPROVED WITH CONDITIONS R4087A-18 – Elsbeth Fuchs** on a motion by Reese/Jaeckel to create a 2-acre building site from part of PIN 030-0813-2921-000 (29.5 Acres) near **N8083 Fuchs Lane** in the Town of Waterloo. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance. Motion passed 5-0.

**POSTPONED ACTION ON R4088A-18 – Gordon Goers** on a motion by Reese/Foelker to rezone approximately 3.013-acres gross of PIN 030-0813-3412-000 (40 Acres) in the Town of Waterloo for a farm consolidation lot at **N7635 Rock Lake Road**. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance. Motion passed 5-0.

**APPROVED WITH CONDITIONS R4089A-18 – C3 Acres LLC, c/o Peter Newcomb** on a motion by Nass/Jaeckel to create a 4-acre building site from part of PIN 016-0514-1513-004 (19.4 Acres) along **County Road K**, a 3-acre farm consolidation lot from PIN 016-0514-1542-000 (38.81 Acres) around the home and buildings at **N1494 County Road K**, and a 2-acre new building site from PIN 016-0514-1543-000 (19.34 Acres), also along **County Road K**. The properties are in the Town of Koshkonong. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance. Motion passed 5-0.

**APPROVED WITH CONDITIONS R4090A-18 – C3 Acres LLC, c/o Peter Newcomb** on a motion by Nass/Reese to create a 31-acre Natural Resource zone from part of PINs 016-0514-1513-004 (19.4 Acres) and 016-0514-1542-000 (38.81 Acres). Create a 6-acre Natural Resource zone from part of PIN 016-0514-1543-000 (19.34 Acres). Both proposals are in the Town of Koshkonong. This is in accordance with Sec. 11.04(f)12 of the Jefferson County Zoning Ordinance. Motion passed 5-0.

**16. Possible Future Agenda Items**

Review and Possible Action on an advisory resolution for Climate Coalition  
Solar farms permitting process

**17. Upcoming Meeting Dates**

**September 14, 8:00 a.m. – Site Inspections Beginning in Courthouse Room 203**  
**September 20, 7:00 p.m. – Public Hearing in Courthouse Room 205**  
**September 24, 8:30 a.m. – Decision Meeting in Courthouse Room 203**  
**October 12, 8:00 a.m. – Site Inspections Beginning in Courthouse Room 203**  
**October 18, 7:00 p.m. – Public Hearing in Courthouse Room 205**  
**October 29, 8:30 a.m. – Decision Meeting in Courthouse Room 203**

**18. Adjourn**

Motion by Reese/Jaeckel to adjourn the meeting. Motion passed 5-0, and the meeting adjourned at 10:24 a.m.

Don Reese, Secretary

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

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DRAFT

**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, SEPTEMBER 14, 2018**

**1. Call to Order**

The meeting was called to order by Chairman Nass at 8:04 a.m.

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

All Committee members were present.

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

Reese verified that the meeting was being held in compliance with open meetings requirements. Also present were Sarah Higgins and Lindsey Schreiner of the Zoning Department.

**4. Approval of the Agenda**

Motion by Jaeckel, seconded by Foelker to approve the agenda. Motion passed unanimously on a voice vote. Reese noted that the agenda had been revised by adding a site inspection for John Marks.

**5. Public Comment (Not to exceed 15 minutes and not to include petitions slated for decision. Members of the public who wish to address the Committee on specific agenda items must register their request at this time)**  
None.

**6. Communications**

None.

*The Committee left with Schreiner for the following site inspections:*

**7. Site Inspection for Request by John Marks to Replace the Home at N9198 Gopher Hill Road, Town of Ixonia at More than 100 Feet from its Existing Location**

**8. Site Inspections for Petitions to be Presented in Public Hearing on September 20, 2018:**

**CU1957 – 18 – Dianna & Wade Woelfle:** Conditional use to allow three dogs in a Residential R-2 zone at **N1626 South Main St**, Town of Koshkonong on PIN 016-0514-1611-035 (0.699 Ac). This is in accordance with Sec.11.04(f)2 of the Jefferson County Zoning Ordinance.

**R4099A-18 – Robert Pizur/AA Fundraiser LLC Property:** Rezone 1.935 acres of PIN 016-0514-1511-025 (2.5 Acres) at **N1611 US Highway 12** in the Town of Koshkonong. This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

**CU1956-18 – Robert Pizur/AA Fundraiser LLC Property:** Conditional use to allow for mini-warehousing in a proposed A-2 zone at **N1611 US Highway 12**, Town of Koshkonong on PIN 016-0514-1511-025 (2.5 Acres). This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

**R4092A-18 – George Jaeckel/Jaeckel Land LLC Property:** Request to create a 5-acre lot around the home at **W5738 Edgewater Road** in the Town of Koshkonong from parts of PINS 016-0514-0311-002 (4.61 Acres), 016-0614-3443-014 (33.738 Acres), 016-0614-3444-000 (3.9 Acres) and 016-0614-3444-001 (4 Acres). The request is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.



**R4093A-18 – Samuel Meyers:** Rezone 7 acres of PIN 010-0615-3331-000 (21.765 Acres) near **W3930 State Road 106** in the Town of Hebron. The request is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

**CU1955-18 – Samuel Meyers:** Conditional use to allow storage of contractor's equipment in a proposed A-2 zone near **W3930 State Road 106**, on PINs 010-0615-3331-000 (21.765 Acres) and 010-0615-3334-002 (10.986 Acres). The site is in the Town of Hebron. The request is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

**R4094A-18 – Samuel Meyers:** Create a 2-acre A-3 zone around the home at **W3930 State Road 106**, part of PINs 010-0615-3331-000 (21.765 Acres) and 010-0615-3334-002 (10.986 Acres) in the Town of Hebron. The request is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

**R4095A-18 – Brian Statz:** Rezone 4 acres of PIN 014-0615-1131-000 (40 Acres) around the home and buildings at **N4259 County Road D** in the Town of Jefferson. The request is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**R4091A-18 – Brenda Spies/Paul & Pamela Neis Property:** Rezone all of PIN 032-0815-1733-000 (11.1 Acres) on **Jefferson Road** in the Town of Watertown. The request is in accordance with Sec. 11.04(f)9 of the Jefferson County Zoning Ordinance.

**CU1953-18 – Brenda Spies/Paul & Pamela Neis Property:** Conditional use to allow for transportation services, a trucking operation, on PIN 032-0815-1733-000 (11.1 Acres) on **Jefferson Road**. This Town of Watertown property is being proposed for a Community zone. The request is in accordance with Sec. 11.04(f)9 of the Jefferson County Zoning Ordinance.

**CU1954-18 – Brenda Spies/Paul & Pamela Neis Property:** Conditional use to allow for home occupations on 032-0815-1733-000 (11.1 Acres), **Jefferson Road** in the Town of Watertown. Occupations requested are lawn care, snowplowing, U-Haul rentals and Amsoil distribution. The request is in a proposed Community zone in accordance with Sec. 11.04(f)9 of the Jefferson County Zoning Ordinance.

**CU1959-18 – Carolyn & Chris Gosdeck:** Conditional use to allow canoe and kayak rentals in a Community zone at **N6980 Kasten Rd** in the Town of Milford, on PIN 020-0714-0434-007 (6.148 Acres). Also allow an extensive on-site storage structure 40' X 60' at this location. This is in accordance with Sec. 11.04(f)9 of the Jefferson County Zoning Ordinance.

**CU1958-18 – Ed Spiegelhoff:** Allow a conditional home occupation plumbing business at **N7085 North Shore Rd** in the Town of Lake Mills, on PIN 018-0713-0231-002 (3.830 Acres). This is in accordance with Sec. 11.04(f)5 of the Jefferson County Zoning Ordinance, proposed in an A-T, Agricultural Transition zone.

**R4098A-18 – John R Schultz:** Rezone approximately 0.5 acre of PIN 018-0713-0344-027 (2 Acres) for it to be absorbed into adjoining A-1 zoned property under the same ownership. The property is at **W8132 County Road B** in the Town of Lake Mills. The request is in accordance with Sec. 11.04(f)6 of the Jefferson County Zoning Ordinance.

**R4096A-18 – Brian Statz:** Create a 5.2-acre farm consolidation lot around the home and buildings at **N6638 Kroghville Road** in the Town of Lake Mills from part of PIN 018-0713-0843-000 (27.8 Acres). Create a new 2.1-acre building site. The request is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**R4097A-18 – Brian Statz:** Create a 5.8-acre N zone from PIN 018-0713-0843-000 (27.8 Acres) adjacent to the proposed A-3 zone on **Kroghville Road**, Town of Lake Mills. The request is in accordance with Sec. 11.04(f)12 of the Jefferson County Zoning Ordinance.

## **9. Adjourn**

Motion by Jaeckel, seconded by Reese to adjourn the meeting. Motion passed unanimously on a voice vote, and the meeting adjourned at 10:54 a.m.

Don Reese, Secretary

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

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Register of Deeds	August 2018			YR to Date	Current Yr. Target
Program/Service Description	2016	2017	2018	Totals	%
Documents Recorded	1,406	1,420	1,218	8,924	70%
Vital Records Filed	195	200	213	1,301	61%
Vital Record Copies	922	986	1,274	9,927	88%
ROD Revenue (Gross Total)	\$ 193,151.65	\$ 198,983.88	\$ 182,451.57	\$1,266,020.44	103%
Transfer Fees	\$ 27,603.78	\$ 28,114.44	\$ 23,911.80	\$ 165,706.80	95%
LIO Fees	\$ 11,080.00	\$ 11,632.00	\$ 10,353.00	\$ 74,884.00	69%
Document Copies	\$ 4,253.00	\$ 4,471.18	\$ 5,112.22	\$ 39,605.16	75%
Laredo	\$ 1,411.75	\$ 1,982.50	\$ 2,875.75	\$ 21,558.00	91%
ROD Revenue to General Fund	\$ 57,682.53	\$ 60,337.12	\$ 50,094.77	\$ 395,443.96	81%
Percentage of Documents eRecorded	43%	45%	52%	53%	88%
Budget Goals Met	Yes	Yes	Yes	Yes	Yes
Back Indexing Real Estate	0	152	1,266	9,146	46%
Redaction of Vital Records	N/A	N/A	507	15,368	100%

**Wisconsin Register of Deeds Association:**

*Working on legislation to require pin numbers on all recorded real estate documents*

*Presenting presentation at WCA Fall conference: Register of Deeds in the New eWorld*

**Wisconsin Electronic Recording Council:**

*Working on possible legislation to require eRecording in all 72 counties; working with DOR, DOT and IRS to eRecord, all counties must use the same recording vendor, the DOT has gone through a procurement process that all RODs should eRecord with Simplifile*

**Wisconsin Counties Association Board of Directors:**

*Board of Directors meeting held, explanation of 2019-2020 legislative agenda, FoxConn presentation and Dark Store Loopholes*

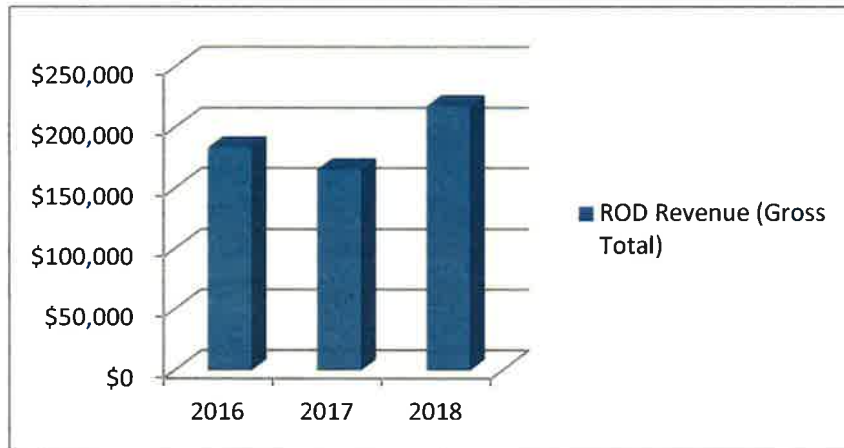
**Wisconsin Historical Records Advisory Board:**

*No new activity this month*

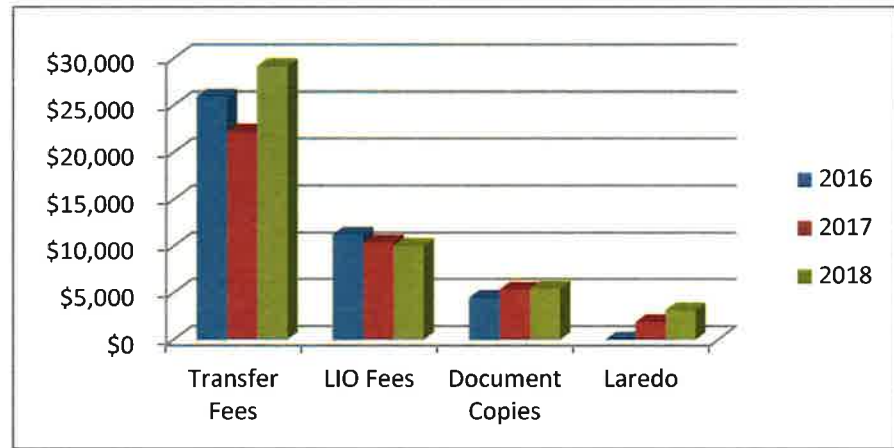
# Register of Deeds Monthly Budget Report

Aug-18

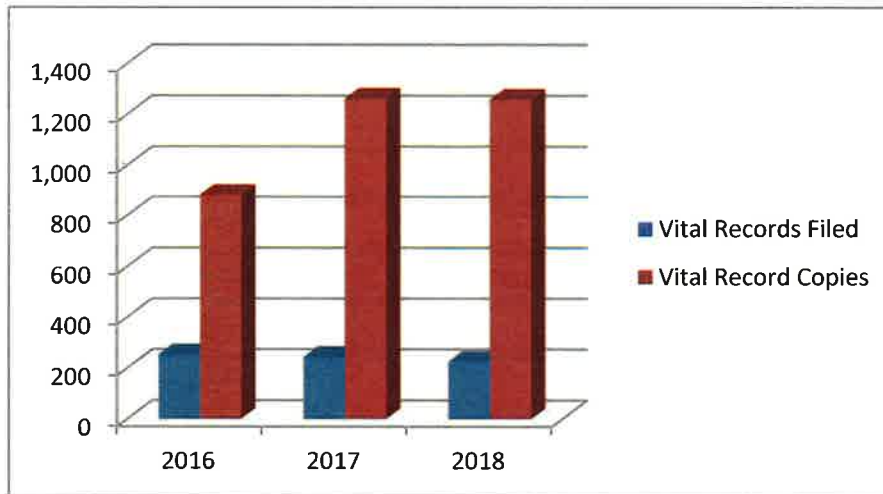
## ROD Total Gross Revenues



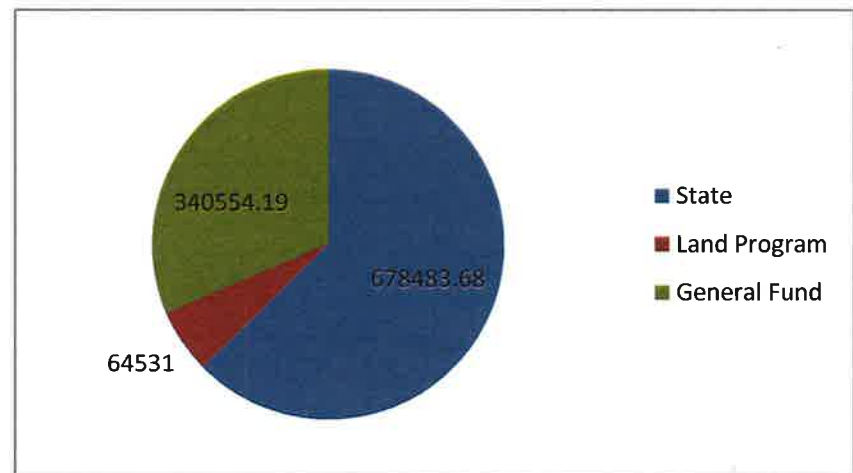
## Land Related Revenue



## Vital Records



## Year to Date Revenue Payout



09/17/2018  
11:10:04

Jefferson County  
FLEXIBLE PERIOD REPORT

PAGE 1  
glflxprt

FROM 2018 08 TO 2018 08

	ORIGINAL APPROP	TRANFRS/ ADJSTMTS	REVISED BUDGET	ACTUALS	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
100 General Fund							
13001 Register Of Deeds							
13001 511110 Salary-Permanent Regular	69,536	0	69,536	802.32	.00	68,733.68	1.2%
13001 511210 Wages-Regular	100,521	0	100,521	1,039.75	.00	99,481.25	1.0%
13001 511220 Wages-Overtime	110	0	110	.00	.00	110.00	.0%
13001 511320 Wages-Vacation Pay	0	0	0	132.82	.00	-132.82	.0%
13001 511330 Wages-Longevity Pay	375	0	375	.00	.00	375.00	.0%
13001 512141 Social Security	12,868	0	12,868	145.35	.00	12,722.65	1.1%
13001 512142 Retirement (Employer)	11,426	0	11,426	132.29	.00	11,293.71	1.2%
13001 512144 Health Insurance	52,607	0	52,607	681.69	.00	51,925.31	1.3%
13001 512145 Life Insurance	103	0	103	.00	.00	103.00	.0%
13001 512150 FSA Contribution	750	0	750	.00	.00	750.00	.0%
13001 512173 Dental Insurance	3,780	0	3,780	97.30	.00	3,682.70	2.6%
13001 531243 Furniture & Furnishings	4,500	0	4,500	.00	.00	4,500.00	.0%
13001 531298 United Parcel Service	10	0	10	.00	.00	10.00	.0%
13001 531311 Postage & Box Rent	3,600	0	3,600	.00	.00	3,600.00	.0%
13001 531312 Office Supplies	4,000	0	4,000	.00	.00	4,000.00	.0%
13001 531313 Printing & Duplicating	100	0	100	.00	.00	100.00	.0%
13001 531314 Small Items Of Equipment	3,066	0	3,066	.00	.00	3,066.00	.0%
13001 531324 Membership Dues	245	0	245	.00	.00	245.00	.0%
13001 532325 Registration	2,095	0	2,095	550.00	.00	1,545.00	26.3%
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	17.21	.00	182.79	8.6%
13001 535242 Maintain Machinery & Equip	36,810	0	36,810	24.40	.00	36,785.60	.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	4,877.10	.00	320,639.90	1.5%
GRAND TOTAL	325,517	0	325,517	4,877.10	.00	320,639.90	1.5%

09/17/2018  
11:10:04

Jefferson County  
FLEXIBLE PERIOD REPORT

PAGE 2  
giflrxpt

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/ 8  
To Yr/Per: 2018/ 8  
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: D

09/17/2018  
11:11:00

Jefferson County  
FLEXIBLE PERIOD REPORT

PAGE 1  
glflxrpt

FROM 2018 08 TO 2018 08

	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	-23,911.80	.00	-151,088.20	13.7%
13001 451301 RE Recording/Filing Fees	-195,000	0	-195,000	-18,195.00	.00	-176,805.00	9.3%
13001 451303 Copy Fees County Portion	-53,000	0	-53,000	-5,112.22	.00	-47,887.78	9.6%
13001 451305 Land Info/Deeds Fee	-23,700	0	-23,700	-2,875.75	.00	-20,824.25	12.1%
13001 451307 Document Review Fees	-50	0	-50	.00	.00	-50.00	.0%
13001 451309 Birth Funds County Portion	-11,000	0	-11,000	-1,114.00	.00	-9,886.00	10.1%
13001 451310 Marriage Fund County Portion	-7,000	0	-7,000	-980.00	.00	-6,020.00	14.0%
13001 451311 Death Fund County Portion	-24,000	0	-24,000	-2,684.00	.00	-21,316.00	11.2%
13001 451316 Divorce Fund County Portion	-100	0	-100	-17.00	.00	-83.00	17.0%
TOTAL Register Of Deeds	-325,517	0	-325,517	-41,278.69	.00	-284,238.31	12.7%
GRAND TOTAL	-325,517	0	-325,517	-41,278.69	.00	-284,238.31	12.7%

09/17/2018  
11:11:00

Jefferson County  
FLEXIBLE PERIOD REPORT

PAGE 2  
glflxrpt

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

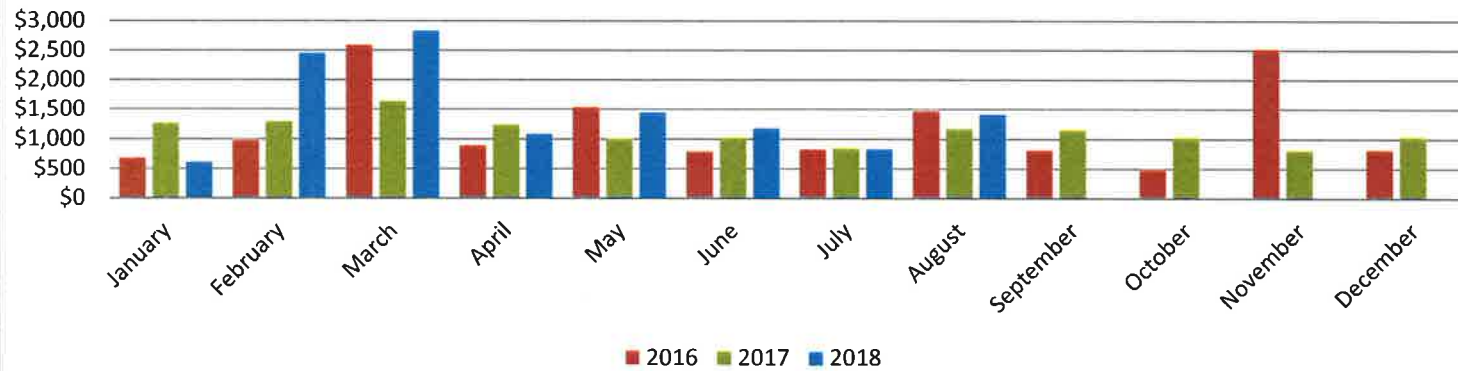
Includes accounts exceeding 0% of budget.  
Print Full or Short description: F  
Print full GL account: N  
Sort by full GL account: N  
Print Revenues-Version headings: N  
Print revenue as credit: Y  
Print revenue budgets as zero: N

From Yr/Per: 2018/ 8  
To Yr/Per: 2018/ 8  
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: D



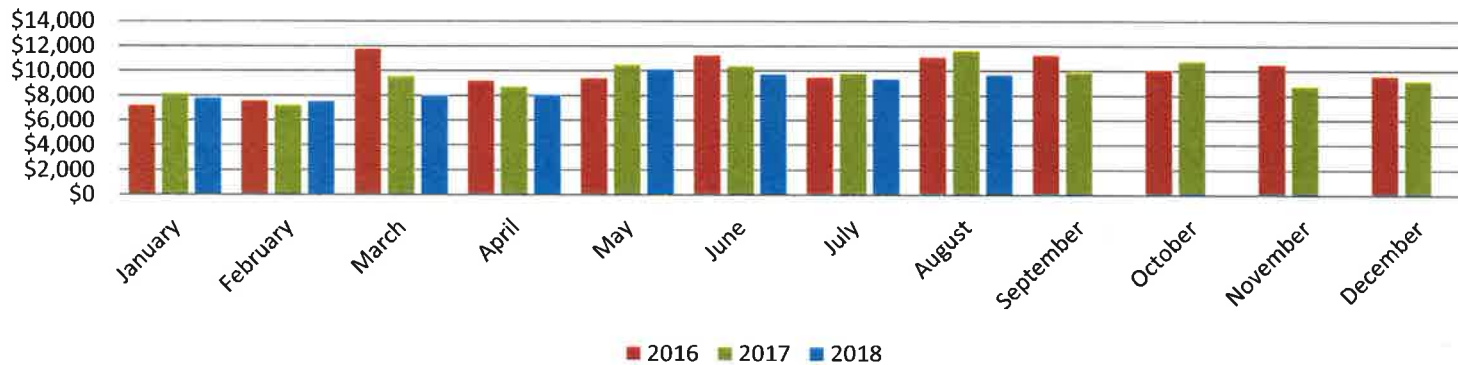
## Land Information Monthly Revenue Report August 2018

**Land Information Office Remote Access and Map Sales**



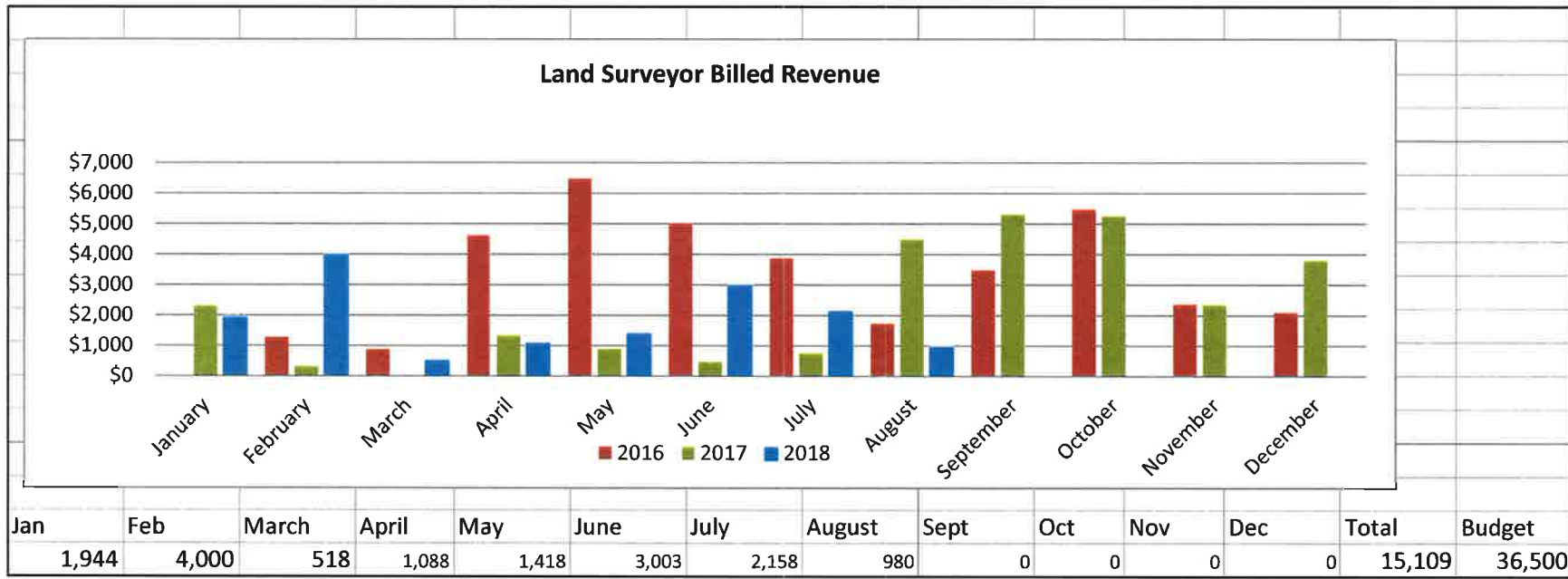
Jan	Feb	March	April	May	June	July	August	Sept	Oct	Nov	Dec	Total	Budget
1,148	2,414	2,844	1,096	1,459	1,194	849	1,432	0	0	0	0	12,436	14,900

**Land Information Program Retained Fee Revenue**



Jan	Feb	March	April	May	June	July	August	Sept	Oct	Nov	Dec	Total	Budget
9040	6720	8040	8,080	10,144	9,776	9,402	9,721	0	0	0	0	70923	117442

## Land Information Monthly Revenue Report August 2018



## Jefferson County Planning and Zoning Department

Enter Year:

PDF: [Excel](#)

Enter 2017 Actual Zoning Deposit:

Enter 2018 Budget Revenues:

MTH	Other Permits/LU 7101.432099	Private Parties Copies/Maps 7101.451002	Municipal Copies/Printing 7101.472003	Private Sewage System (County) 7101.432002	Soil Testing Fee 7101.458010	Farmland Qualifying Acreage Schedule 7101.458015	Farmland Agreement App 7101.458014	Farmland Preservation Fee/ Certs 7101.458001	Septic Replacement Fee/ Wis Fund 7101.458002	Zoning Ordinance Forfeitures 7101.441002	Wisconsin Fund Grants 7102.421001	Refunds	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	21,675.00	97.38		5,000.00	800.00							330.00	27,572.38	29,870.26	-2297.88
July	12,065.00	91.81		2,875.00	750.00							250.00	15,781.81	20,784.29	-5002.48
Aug	15,370.00	7.08		10,800.00	800.00								26,977.08	18,226.44	8750.64
Sept	11,465.00	1.00		6,700.00	400.00								18,566.00	29,100.00	-10534
Oct														22,445.90	-22445.9
Nov														17,601.00	-17601
Dec														21,685.00	-21685
Total	121,085.00	1,082.88	3.75	42,100.00	6,300.00							1,760.00	170,571.63	242,297.29	-71725.66

2017 Actual Zoning Deposit: \$240,846.96

2018 Budget Revenues: \$222,190.00

2018 Deposits YTD: \$170,571.63

# Jefferson County Land Information Plan 2019-2021

**\*\*Wisconsin Land Information Program**  
Wisconsin Department of Administration  
101 East Wilson Street, 9th Floor  
Madison, WI 53703  
(608) 267-3369  
[www.doa.wi.gov/WLIP](http://www.doa.wi.gov/WLIP)

Version: 2018-09-20

Approved/Adopted by Land Information Council on: 2018-09-13

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# EXECUTIVE SUMMARY

**About this Document.** This document is a Land Information Plan for Jefferson County prepared by the Land Information Officer (LIO) and the Jefferson County Land Information Council. Under state statute 59.72(3)(b), a “**countywide plan for land records modernization**” is required for participation in the Wisconsin Land Information Program (WLIP). The purpose of this document is twofold: 1) to meet WLIP funding eligibility requirements necessary for receiving grants and retaining fees for land information, and 2) to plan for county land records modernization in order to improve the efficiency of government and provide improved government services to businesses and county residents.

**WLIP Background.** The WLIP, administered by the Wisconsin Department of Administration, is funded by document recording fees collected by Register of Deeds at the county-level. In 2017, Jefferson County was awarded \$51,000 in WLIP grants and retained a total of \$115,464 in local Register of Deeds document recording fees for land information.

This plan lays out how funds from grants and retained fees will be prioritized. However, as county budgets are determined on an annual basis with County Board approval, this plan provides estimated figures that are subject to change and are designed to serve planning purposes only.

**Land Information in Jefferson County.** Land information is central to county operations, as many essential services rely on accurate and up-to-date geospatial data and land records. A countywide Land Information System supports economic development, property ownership, property assessment, outdoor recreation, taxation, regulation, emergency planning and response, and a host of other citizen services. The Jefferson County Land Information system integrates and enables efficient access to information that describes the physical characteristics of land, as well as the property boundaries and rights attributable to landowners.

**Three-Year Mission Statement.** In the next three years, Jefferson County’s Land Information Office strives to facilitate gains in governmental efficiencies by broadening the utilization of GIS and other technologies across county government for improved responsiveness to meet the land records needs of county residents and businesses.

**Land Information Office Projects.** To realize this mission, in the next three years, the Jefferson County Land Information Office will focus on the following projects:

## Jefferson County Land Information Projects: 2019-2021

Project #1	Rural Parcel Map Improvement
Project #2	Back Indexing of Documents in Register of Deeds
Project #3	Develop Activity Focused GIS Websites
Project #4	Mobile GIS and Data Collection
Project #5	GIS Analysis of Human Services Client and Incident Locations
Project #6	Convert Parcel Map Data to the ESRI Parcel Fabric Data Model
Project #7	Update Land Use Inventory
Project #8	Update County Terrain Model using LiDAR
Project #9	Map County Park Assets for Facility Management
Project #10	Mobile Reporting of Septic Tank Pumping Maintenance
Project #11	Extract Building Footprints County-wide
Project #12	Link Parcel Identification Number to Legal Description and Address in Register of Deed system.
Project #13	Update 6 Inch Pixel Orthoimagery

The remainder of this document provides more details on Jefferson County and the WLIP, summarizes current and future land information projects, and reviews the county’s status in completion and maintenance of the map data layers known as Foundational Elements.

# 1 INTRODUCTION

In 1989, a public funding mechanism was created whereby a portion of county Register of Deeds document recording fees collected from real estate transactions would be devoted to land information through a new program called the Wisconsin Land Information Program (WLIP). The purpose of the Land Information Plan is to meet WLIP requirements and aid in county planning for land records modernization.

## The WLIP and the Land Information Plan Requirement

In order to participate in the WLIP, counties must meet certain requirements:

- Update the County's Land Information Plan at least every three years
- Meet with the county Land Information Council to review expenditures, policies, and priorities of the land information office at least once per year
- Report on expenditure activities each year
- Submit detailed applications for WLIP grants
- Complete the annual WLIP survey
- Subscribe to DOA's land information listserv
- Coordinate the sharing of parcel/tax roll data with the Department of Administration in a searchable format determined by DOA under s. 59.72(2)(a)

## LAND INFORMATION

Any physical, legal, economic or environmental information or characteristics concerning land, water, groundwater, subsurface resources or air in this state.

'Land information' includes information relating to topography, soil, soil erosion, geology, minerals, vegetation, land cover, wildlife, associated natural resources, land ownership, land use, land use controls and restrictions, jurisdictional boundaries, tax assessment, land value, land survey records and references, geodetic control networks, aerial photographs, maps, planimetric data, remote sensing data, historic and prehistoric sites and economic projections.

– Wis. Stats. section 59.72(1)(a)

Any grants received and fees retained for land information through the WLIP must be spent consistent with the county Land Information Plan.

## Act 20 and the Statewide Parcel Map Initiative

A major development for the WLIP occurred in 2013 through the state budget bill, known as Act 20. It directed the Department of Administration (DOA) to create a statewide digital parcel map in coordination with counties.

Act 20 also provided more revenue for WLIP grants, specifically for the improvement of local parcel datasets. The WLIP is dedicated to helping counties meet the goals of Act 20 and has made funding available to counties in the form of Strategic Initiative grants to be prioritized for the purposes of parcel/tax roll dataset improvement.

For Strategic Initiative grant eligibility, counties are required to apply WLIP funding toward achieving certain statewide objectives, specified in the form of "benchmarks." Benchmarks for parcel data—standards or achievement levels on data quality or completeness—were determined through a participatory planning process. Current benchmarks are detailed in the WLIP grant application, as will be future benchmarks.

## WLIP Benchmarks (For 2016-2018 Grant Years)

- Benchmark 1 & 2 – Parcel and Zoning Data Submission/Extended Parcel Attribute Set Submission
- Benchmark 3 – Completion of County Parcel Fabric
- Benchmark 4 – Completion and Integration of PLSS



More information on how Jefferson County is meeting these benchmarks appears in the Foundational Elements section of this plan document.

## **County Land Information System History and Context**

The Jefferson County Board of Supervisors formed the Land Information Office by Resolution 90-22 on June 12, 1990. The statutory Land Information Office duties include coordinating land information projects, developing a County-wide Land Information Plan, and reviewing and recommending projects from local units of government for Wisconsin Land Information Board grants. Resolution 90-22 also established a Land Information Advisory Committee which up until recently guided the development and implementation of the County-wide Land Information System.

The 2009 Wisconsin Act 314 required counties to form a Land Information Council to remain eligible for participation in the Land Record Modernization Program. Pursuant to Wisconsin Statute 59.72 (3m) the County Board formed the Jefferson County Land Information Council with the adoption of Ordinance 2010-09 on July 13, 2010. The Land Information Council shall review the priorities, needs, policies, and expenditures of the Land Information Office and advise the County on matters affecting the Land Information Office.

The Land Information Council works in an advisory capacity to the Jefferson County Planning and Zoning Committee and the County Board of Supervisors. Land Information Office submits policies developed by the Council to the Planning and Zoning Committee and County Board for official action.

The Jefferson County Board of Supervisors first adopted a Land Information Plan in 1992. The County revised the plan in 2000, 2005, 2011 and 2016. The Land Information Council must approve final Land Information Plan and document that approval in the final submission of the plan to DOA. County board approval of plans is encouraged but not required.

Jefferson County has accomplished many of the goals and objectives outlined in 1992, 2000, 2005, 2011 and 2016 Land Information Plans. Notable projects completed included: County High Precision Geodetic Control Network, Digital Parcel Mapping, Digital Soils Survey, Digital Zoning Mapping, Digital Land Use Mapping, Zoning Permit Tracking, Document Imaging of Register of Deeds and many other land records, Public Access Interface to Geographic Information System (GIS) Layers. In most recent years, Light Detection and Ranging (LiDAR) Terrain Mapping, updates to Land Records Search and Interactive GIS websites. In the past 3 years, 8 modernization projects identified in the 2016 Land Information Plans were completed or nearly completed.

## **County Land Information Plan Process**

County Plan Information Plans were initially updated every five years. However, as a result of Act 20, counties must update and submit their plans to DOA for approval every three years. The 2019-2021 plan, completed at the end of 2018, is the second post-Act 20 required update.

### **Plan Participants and Contact Information**

Another requirement for participation in the WLIP is the county Land Information Council, established by legislation in 2010. The council is tasked with reviewing the priorities, needs, policies, and expenditures of a land information office and advising the county on matters affecting that office.

According to s. 59.72(3m), Wis. Stats., the county Land Information Council is to include:

- Register of Deeds
- Treasurer
- Real Property Lister or designee
- Member of the County Board
- Representative of the Land Information Office
- A realtor or member of the Realtors Association employed within the county



- A public safety or emergency communications representative employed within the county
- County surveyor or a registered professional land surveyor employed within the county
- Other members of the board or public that the board designates

The land information council must have a role in the development of the county land information plan, and DOA requires county Land Information Councils to approve final plans.

This plan was prepared by the county LIO, the Jefferson County Land Information Council, and others as listed below.

Jefferson County Land Information Council and Plan Workgroup				
Name	Title	Affiliation	Email	Phone
*Staci Hoffman	Register of Deeds	Jefferson County Register of Deeds Office	stacih@jeffersoncountywi.gov	920-674-7235
*John Jensen	Treasurer	Jefferson County Treasurer Office	johnj@jeffersoncountywi.gov	920-674-7250
*Tracy Saxby	Real Property Lister	Jefferson County Land Information Office	tracys@jeffersoncountywi.gov	920-674-7254
*Steve Nass	County Board Member	Jefferson County Board	steven@jeffersoncountywi.gov	920-648-8513
*Andy Erdman	Director/Land Information Officer	Jefferson County Land Information Office	andye@jeffersoncountywi.gov	920-674-7254
*Joanne Larson	Realtor Representative	Wayne Hayes Real Estate	waynehayesre@compufort.com	920-723-0199
*Todd Lindert	Communications Supervisor	Jefferson County Sheriff's Office	toddli@jeffersoncountywi.gov	920-674-7310
*Jim Morrow	County Surveyor	Jefferson County Land Information Office	jimm@jeffersoncountywi.gov	920-674-7254
*Matt Zangl	Director	Jefferson County Planning and Zoning Department	mattz@jeffersoncountywi.gov	920-674-7130
*Mark Watkins	Director	Jefferson County Land and Water Conservation Department	markw@jeffersoncountywi.gov	920-674-7110
*John Rageth	Information Technology Manager	Jefferson County Management Information Systems	johnr@jeffersoncountywi.gov	920-674-2303
Donna Haugom	Director	Jefferson County Emergency Management	donnah@jeffersoncountywi.gov	920-674-7450
Kathi Cauley	Director	Jefferson County Human Services	kathic@jeffersoncountywi.gov	920-674-3105
William Kern	Highway Commissioner	Jefferson County Highway Department	billk@jeffersoncountywi.gov	920-674-7390
Brian Udovich	Highway Operations Manager	Jefferson County Highway Department	brianu@jeffersoncountywi.gov	920-674-7390
Derek Anderson	GIS Engineering Technician	Jefferson County Highway Department	dereka@jeffersoncountywi.gov	920-674-7184
Joe Nehmer	Parks Director	Jefferson County Parks Department	joen@jeffersoncountywi.gov	920-674-7261
Mary Nimm	Program Assistant	Jefferson County Parks Department	maryn@jeffersoncountywi.gov	920-674-7452
Kevin Wiesmann	Parks Supervisor	Jefferson County Parks Department	kevinw@jeffersoncountywi.gov	920-674-7540
Roger Kylmanen	Fair Park Supervisor	Jefferson County Fair Park	rogerk@jeffersoncountywi.gov	920-674-7479
Gerald Kokkonen	GIS & Land Use Specialist	Jefferson County Land and Water Conservation	geraldk@jeffersoncountywi.gov	920-674-7117

\*Land Information Council Members designated by the plus symbol

# 2 FOUNDATIONAL ELEMENTS

Counties must have a land information plan that addresses development of specific datasets or map layer groupings historically referred to as the WLIP Foundational Elements. Foundational Elements incorporate nationally-recognized "Framework Data" elements, the major map data themes that serve as the backbone required to conduct most mapping and geospatial analysis.

In the past, Foundational Elements were selected by the former Wisconsin Land Information Board under the guiding idea that program success is dependent upon a focus for program activities. Thus, this plan places priority on certain elements, which must be addressed in order for a County Land Information plan to be approved. Beyond the county's use for planning purposes, Foundational Element information is of value to state agencies and the WLIP to understand progress in completion and maintenance of these key map data layers.

## FOUNDATIONAL ELEMENTS

PLSS  
Parcel Mapping  
LiDAR and Other Elevation Data  
Orthoimagery  
Address Points and Street Centerlines  
Land Use  
Zoning  
Administrative Boundaries  
Other Layers

### Foundational Element Name

#### Layer Name

##### Layer Status

• List either "**Maintenance phase**" for dynamic layers that are complete but regularly updated, "**Layer complete**" for static layers that will not be updated, or give **percentage** of dataset that is complete, **and elaborate**. Special instructions are included in some cases, as some layers have additional required information. Layer status can also include: year of acquisition, format, resolution, coordinate system/datum, and any other relevant information.

##### Custodian

• **Custodial responsibility** – which office or position is responsible for the layer?

##### Maintenance

• **Update cycle/frequency and plan to maintain currency** for the dataset over time, as well as archival plans for historical copies of datasets where appropriate.

##### Standards

• **List any standards the dataset adheres to.** State whether and in what timeframe the county plans to meet any state, federal, professional, or other standards in the future.

# PLSS

## Public Land Survey System Monuments

### Layer Status

PLSS Layer Status	Status/Comments
Number of PLSS corners (selection, ¼, meander) <b>set in original government survey</b> that can be remonumented in your county	Approximately 2,100 Many of the meander corners are permanently inundated by surface water or otherwise inaccessible.
Number and percent of PLSS corners capable of being remonumented in your county that <b>have been remonumented</b>	1912 or 91%
Number and percent of remonumented PLSS corners with survey grade coordinates (see below for definition) <ul style="list-style-type: none"> <li><b>SURVEY GRADE</b> – coordinates collected under the direction of a Professional Land Surveyor, in a coordinate system allowed by 236.18(2), and obtained by means, methods and equipment capable of repeatable 2 centimeter or better precision</li> <li><b>SUB-METER</b> – point precision of 1 meter or better</li> <li><b>APPROXIMATE</b> – point precision within 5 meters or coordinates derived from public records or other relevant information</li> </ul>	Approximately 1015 - 53%
Number and percent of survey grade PLSS corners integrated into county digital parcel layer	Approximately 1015 - 53%
Number and percent of non-survey grade PLSS corners integrated into county digital parcel layer	Approximately 897 - 47%
Tie sheets available online?	Yes
Percentage of remonumented PLSS corners that have <b>tie sheets available online</b> (whether or not they have corresponding coordinate values)	91%
Percentage of remonumented PLSS corners that have tie sheets available online (whether or not they have corresponding coordinate values) <b>and a corresponding URL path/hyperlink value</b> in the PLSS geodatabase	91%
PLSS corners believed to be remonumented based on filed tie-sheets or surveys, but do not have coordinate values	0
Approximate number of PLSS corners believed to be lost or obliterated	189
Which system(s) for <b>corner point identification/ numbering</b> does the county employ (e.g., the Romportl point numbering system known as Wisconsin Corner Point Identification System, the BLM Point ID Standard, or other corner point ID system)?	The county uses a corner numbering system that is based on the rural address system grid. The system increases from the lowest number of 101 at the southeast corner of the county to the northwest corner of the county numbered 9797. Each section corner has a unique number.
Does the county contain any <b>non-PLSS areas</b> (e.g., river frontage long lots, French land claims, private claims, farm lots, French long lots, etc.) or any special situations regarding PLSS data for tribal lands?	No
Total number of PLSS corners along each bordering county	220
Number and percent of PLSS corners remonumented along each county boundary	220
Number and percent of remonumented PLSS corners along each county boundary with survey grade coordinates	Approximately 115 – 52%
In what ways does your county collaborate with or plan to collaborate with neighboring counties for PLSS updates on shared county borders?	Jefferson County has collaborated with all adjoining counties to maintain PLSS corners and will do so in the future

### Custodian

- Jefferson County employs a full time Professional Land Surveyor to maintain the PLSS system monuments and records

### Maintenance

- The goal of the County Surveyor is to perform maintenance on 100 PLSS corner monuments a year and add survey grade coordinates where needed.

### Standards

- Statutory Standards for PLSS Corner Remonumentation
- s. 59.74, Wis. Stats. Perpetuation of section corners, landmarks.
- s. 60.84, Wis. Stats. Monuments.
- ch. A-E 7.08, Wis. Admin. Code, U.S. public land survey monument record.
- ch. A-E 7.06, Wis. Admin. Code, Measurements.
- s. 236.15, Wis. Stats. Surveying requirement.
- SURVEY GRADE standard from Wisconsin County Surveyor's Association:
- **SURVEY GRADE** – coordinates collected under the direction of a Professional Land Surveyor, in a coordinate system allowed by 236.18(2), and obtained by means, methods and equipment capable of repeatable 2 centimeter or better precision
- **SUB-METER** – point precision of 1 meter or better
- **APPROXIMATE** – point precision within 5 meters or coordinates derived from public records or other relevant information

## Other Geodetic Control and Control Networks

e.g., HARN, Height Mod., etc.

### Layer Status

- The Jefferson County installed a High Precision Geodetic Control Network in 1993 as a tri-county project with Dodge and Rock Counties under the guidance of the Wisconsin Department of Transportation (WDOT). The countywide network consists of 47 stations and 47 azimuth stations. Digital data is reported in State Plane Coordinate System, NAD83(91). WDOT conducted a Height Modernization Project adding vertical orthometric height data to about half of these stations in 2003 stations. Additional vertical control monuments were installed along level lines throughout the county.

### Custodian

- WDOT has assumed custodial responsibility for the maintenance of the 47 original network stations set in 1993 in addition to the WHMP vertical stations added in 2003. The county assumes custodial responsibility for the 47 azimuth stations.

### Maintenance

- The County Surveyor performs brush cutting and signage when using control stations.

### Standards

- Jefferson County adheres to Standards for Geodetic Reference Systems (FGDC/FGCC standards and specifications) and Wisconsin Statutes Chapter 236.18.

## Parcel Mapping

### Parcel Geometries

#### Layer Status

- The digital parcel maps are referenced to the PLSS and are suitable for assisting with land title boundary or survey line determination. However, the parcel maps are not a substitute for a legal land survey or a guarantee of title. Two conversion methodologies were used to develop the digital parcel maps from 1990 to 1995. Coordinate Geometry (COGO) input of surveys and subdivisions plats to construct the parcel boundaries over planimetric base maps was used in the Cities and Villages areas. Hand drawn maps were by digitizing and rectifying to the Public Land Survey Corner control for the rural areas. The parcel maps are compliant with WLIA Digital Parcel Mapping Standards. A parcel map improvement project to improve the accuracy of the rural parcel maps using surveys and PLSS coordinates should be completed in 2019.
- The parcel map data is stored and maintained in an ESRI Enterprise Geodatabase in State Plane Coordinate System, South Zone, NAD 83(91) projection.
- Parcel polygons are linked to the IBM db2 property ownership, assessment and tax database through a parcel number based on PLSS Township, Range, Section and 16<sup>th</sup> Section.

- ESRI Web App Builder for ArcGIS was implemented to provide access to parcel data. Symbiont Inc. implemented the site and did some customization of tools that are not yet available in the standard toolset for Web App Builder.
- Jefferson County is planning migration to the ESRI Parcel Fabric Data Model, and/or ESRI's Local Government Information Model in 2019 or 2020.

Parcel data can be accessed through the Land Records Search website. Property can be looked up by parcel number or address on the following site.

<https://jeffersoncountyapps.jeffersoncountywi.gov/jclrs/LIO/parcelResults.php>

#### **Custodian**

- The Jefferson County Land Information Office is the legal custodian of the parcel data.

#### **Maintenance**

- Parcel mapping updates done by the Cartographer on a weekly basis for new lots and other property changes recorded in the Register of Deeds Office.

#### **Standards and Documentation**

- Metadata for the spatial components of the parcel mapping have been compiled in Federal Geographic Data Committee (FGDC) compliant format.
- A Data Dictionary for all attributes linked to the Property Ownership, Assessment and Tax system data have a dictionary in human-readable form for all information required by s. 59.72(2)(a).

### **Assessment/Tax Roll Data**

#### **Layer Status**

- Jefferson County maintains a custom Property Ownership, Assessment and Tax Roll data on a IBM DB2 database. The County purchased programs developed by Marathon County in 1995. Management Information System Analysts have made numerous custom up-grades and changes required by state law to these programs over the past 23 years.

#### **Custodian**

- Land Information Office and County Treasurer.
- The Land Information Office Real Property Lister (RPL) and Administrative Assistant maintain the property ownership and upload the assessment data from local assessors on a daily basis. Special assessments, charges and taxes are computed in the fall of each year from levy from information supplied by local clerks and treasurers.

#### **Standards**

- s70.09 Wis. Stats. Official real property lister; forms for officers
- s. 73.03(2a), Wis. Stats. Department of Revenue (DOR) – Powers and duties defined.
- Wisconsin Department of Revenue Property Assessment Manual and attendant DOR standards
- s. 59.72(2)(a), Wis. Stats. Act 20 attributes are present in this data.
- s. 59.72(2)(a), Wis. Stats. Select fields are downloaded from the Property Ownership, Assessment and Tax Roll data to the GIS.
- DOR XML format standard requested by DOR for assessment/tax roll data

#### **Maintenance**

- Maintenance of the Searchable Format standard: To maintain the Searchable Format standard, the County has developed a software program to export and convert fields from the assessment and tax database into a table that can be joined to the parcel mapping polygons.
- Searchable Format Workflow: The searchable format conversion program is run when all of the land splits, combinations and deletions have been completed by the Real Property Lister.

## Non-Assessment/Tax Information Tied to Parcels

e.g., Permits, Easements, Non-Metallic Mining, Brownfields, Restrictive Covenants

### Layer Status

- The County Planning and Zoning Department maintains an IBM DB2 database on Private Onsite Waste Systems, Land Use Permits, Rezoning, Variance, Conditional Use and Violation based on parcels in the Property Ownership, Assessment and Tax system. Scanned Images of these records are also stored in the County's FileDirector Document Imaging System. These records all have the potential to link to the parcel geodatabase via the parcel identification number.

### Custodian

- The Planning and Zoning Department is the legal custodian of these records.

### Maintenance

- The databases are updated after the process for the issuance has been completed and the file is complete

### Standards

- Standard database maintenance procedures.

## ROD Real Estate Document Indexing and Imaging

### Layer Status

- **Grantor/Grantee Index.** Recorded Document reference information is stored in Fidlar's Laredo system beginning with data from January of 1987. Scanned and indexed Grantee/Grantor books used before 1987 dating back to 1838 are stored in the FileDirector Document Imaging System.
- **Tract Index.** The Jefferson County Tract Index is based on the Public Land Survey System 16th section, government lot or recorded subdivision plat or certified survey map lot and block. The Tract Index started in 2009 currently contains document information back to 2005. The tract includes legal descriptions and is parcel PIN-based for documents from 1997 to current. Document previous to 1997 are based on legal description only; Fidar does offer a program that will create the pin number for documents previous to the 1997 parcel ordinance based on the legal description for a fee that will be requested in the next Land Records Modernization budget. All documents with a legal description are included in the tract index.
- **Imaging.** Recorded documents are stored in the Fidar Avid Imaging System. All recorded documents dating back to 1838 (the first recordings) are contained in the imaging system. They are searchable by document number or volume and page where early recordings did not use document numbers, tract and parcel identification numbers where applicable.
- **ROD Recorded Documents Software/App and Vendor name.** Jefferson County utilizes Fidar Technologies software:
  - AVID – county recording software
  - Laredo – subscription based software provides index and images
  - Tapestry – online single access software
  - Monarch – subscription based software provides electronic data, used by title plants and the county to transfer data to the land information system

### Custodian

- County Register of Deeds

### Maintenance

- The Register of Deeds office scans indexes and receives paper and electronic recorded documents daily. All images are backed up monthly onto a portable hard drive.

### Standards

- s. 59.43, Wis. Stats. Register of Deeds; duties, fees, deputies.
- ch. 706, Wis. Stats. Conveyances of real property; Recording; Titles.



## LiDAR and Other Elevation Data

### LiDAR

#### Layer Status

- Most recent acquisition year: 2012
- **Accuracy:** Survey grade elevations were taken in the project area in five different types of land cover. These elevations were compared with the LiDAR terrain elevation. Root Mean Square Error (RMSE) results: Overall - 0.4824.
- **Post spacing:** The horizontal spacing is a minimum of 1 point per square meter.
- **Contractor's standard, etc.:** The dataset was developed to generate contours meeting the National Map Accuracy Standards for the scale 1:600. Test points will fall on the correct side of the contours developed from this DTM for ninety percent of all points.
- **Next planned acquisition year:** 2019 or 2020 dependent on funding.

#### Custodian

- Jefferson County

#### Maintenance

- Future acquisition

#### Standards

- ASPRS class II Standards.

### LiDAR Derivatives

**e.g., Bare-Earth Digital Terrain Model (DTM), Bare-Earth Elevation Contours, Bare-Earth Digital Elevation Model (DEM), Digital Surface Model (DSM), etc.**

#### Layer Status

- Digital elevation model from 2012 LiDAR project
- 2 foot contours from 2012 LiDAR project
- Bare earth points from 2012 LiDAR project
- Full LiDAR point cloud from 2012 LiDAR project

#### Custodian

- Jefferson County

#### Maintenance

- Update frequency 7 to 10 years

#### Standards

- The project was undertaken to create a digital terrain model of Jefferson County capable of mapping 2 foot contour intervals

### Other Types of Elevation Data

#### Layer Status

- 2004 LiDAR for the north half of the county
- 2005 for the south half of the county along with 2 foot contours and Triangular Irregular Network (TIN)

#### Custodian

- Land Information Office

#### Maintenance

- Update frequency 8 to 10 years

#### Standards

- The project was undertaken to create a digital terrain model of Jefferson County capable of mapping 2 foot contour intervals

## Orthoimagery

### Orthoimagery

#### Layer Status

- Most recent acquisition year: 2015
- **Resolution:** 6 inch pixel
- Next planned acquisition year: 2020
- WROC participation in 2020: Unsure about participation

#### Custodian

- Land Information Office

#### Maintenance

- Update Frequency 4 to 5 years

#### Standards

- American Society for Photogrammetry and Remote Sensing Accuracy Standards (ASPRS) for Class 1, large scale maps at 1" = 100'.

### Historic Orthoimagery

#### Layer Status

- 2018 Color 6 inch pixel developed areas and 9 inch pixel rural areas – not certified
- 2015 Color 6 inch pixel
- 2010 Color 1 foot pixel,
- 2005 Black and White 6 inch pixel for South half of County
- 2005 Black and White 6 inch pixel for North half of County,
- 2000 Black and White 1 foot pixel
- 1996 Black and White 1 foot pixel

#### Custodian

- Land Information Office

#### Maintenance

- Static

#### Standards

- 1996, 2000 and 2010 - ASPRS standards for 1 inch = 200 feet mapping scale.
- 2004, 2005 and 2015 ASPRS for Class 1, large scale maps at 1 inch = 100 feet
- 2018 Not certified

### Other Types of Imagery

e.g., **Oblique Imagery, Satellite Imagery, Infra-red, etc.**

#### Layer Status

- April 2018 Oblique Pictometry 625 community (9 inch pixel) and sectors county-wide and 114 neighborhood (6 Inch pixel) sectors in developed areas of the county.
- April 2008 Oblique Pictometry 625 community (12 inch pixel) and sectors county-wide and 107 neighborhood (5 Inch pixel) sectors in developed areas of the county.

#### Custodian

- Land Informaiton Office

#### Maintenance

- 5 to 10 year intervals

#### Standards

- Proprietary - Pictometry International Incorporated



## Address Points and Street Centerlines

### Address Point Data

#### Layer Status

- An address point layer for each principal structure is in the enterprise geodatabase. The address points are joined to the address database maintain in the Property Ownership, Assessment and Tax system by parcel identification number and suffix to accommodate parcels with multiple addresses.

#### Custodian

- Land Information Office

#### Maintenance

- Weekly

#### Standards

- US Postal Addressing Standards Publication 28

### Building Footprints

#### Layer Status

- Building Footprints were compiled in 1994 for cities of Fort Atkinson, Jefferson, Lake Mills, and Waterloo and the Villages of Johnson Creek, Palmyra and Sullivan.

#### Custodian

- Land Information Office

#### Maintenance

- Next LiDAR extraction from point cloud

#### Standards

- Manual of Photogrammetry 4th Addition as published by the American Society of Photogrammetry and Remote Sensing Horizontal plus or minus 2.5 feet

### Other Types of Address Information

#### e.g., Address Ranges

#### Layer Status

- Address points for Modular Home Park Units

#### Custodian

- Land Information Office

#### Maintenance

- Minimal Changes

#### Standards

- US Postal Addressing Standards Publication 28

### Street Centerlines

#### Layer Status

- Street Centerlines for all public roads and private roads with addressing such as modular home parks

#### Custodian

- Land Information Office

#### Maintenance

- As needed

#### Standards

- US Postal Addressing Standards Publication 28

## Rights of Way

### Layer Status

- Ingress and egress right of ways are contained in the parcel database

### Custodian

- Land Information Office

### Maintenance

- As need

### Standards

- Alignment with parcel geometries

## Trails

### e.g., Recreational Trails

### Layer Status

- Off Road Bike and Pedestrian Trails and suggested on road bike routes

### Custodian

- Land Information Office

### Maintenance

- As needed

### Standards

- Sufficient spatial accuracy for general guide maps and brochures purposes

## Land Use

### Current Land Use

### Layer Status

- 2008 Land Use Inventory for 16 Townships in Jefferson County

### Custodian

- Land Information Office

### Maintenance

- Update Frequency is 8 to 10 years as needed for general planning purposes in conjunction with updated orthoimagery. Update of the Land Use Inventory will begin in 2018.

### Standards

- American Planning Association Land Based Classification Standard

### Future Land Use

### Layer Status

- Urban Service Areas, Limited Urban Service Area, 15 Year Growth Areas and Farmland Preservation Areas

### Custodian

- Land Information Office

### Maintenance

- Updates with the Comprehensive and Farmland Preservation Plans

### Standards

- s. 66.1001, Wis. Stats. Comprehensive planning.
- Land Use and Farmland Preservation Plan

## **Zoning**

### **County General Zoning**

#### **Layer Status**

- The County does maintain a GIS representation of county general zoning boundaries - all 16 Towns

#### **Custodian**

- Planning and Zoning Department

#### **Maintenance**

- Daily – by and large county re-zonings take effect when the Certified Survey Map is recorded in the Register of Deeds

#### **Standards**

- Jefferson County Zoning Ordinance No. 11

### **Shoreland Zoning**

#### **Layer Status**

- The County does maintain a GIS representation of county shoreland zoning boundaries

### **Farmland Preservation Zoning**

#### **Layer Status**

- The County does maintain a GIS representation of County Farmland Preservation Zoning boundaries
- Year of certification:

#### **Custodian**

- Planning and Zoning Department

#### **Maintenance**

- Weekly

#### **Standards**

- Farmland Preservation Plan

### **Floodplain Zoning**

#### **Layer Status**

- The County does maintain GIS representation of floodplain zoning boundaries.
- The County's Floodplain Zoning GIS data is the same as/identical to the FEMA map 2015
- Limited Boundary Adjustment/Fill in Flood Fringe 2015
- Letters of Maps Amendments
- Flood Insurance Study Reach Elevations 2015
- Flood Storage Areas 2015

#### **Custodian**

- FEMA and Planning and Zoning

#### **Maintenance**

- DNR, FEMA and when LOMAs are received from FEMA

#### **Standards**

- FEMA Floodplain Mapping Standards

### **Airport Protection**

#### **Layer Status**

- None mapped

### **Municipal Zoning Information Maintained by the County**

e.g., Town, City and Village, Shoreland, Floodplain, Airport Protection, Extra-Territorial, Temporary Zoning for Annexed Territory, and/or Zoning Pursuant to a Cooperative Plan

**Layer Status**

- Municipal Zoning is maintained for the Villages of Johnson Creek, Palmyra and Sullivan

**Custodian**

- Village

**Maintenance**

- Yearly or when new maps are needed

**Standards**

- Municipal Ordinance

## Administrative Boundaries

### Civil Division Boundaries

e.g., Towns, City, Villages, etc.

**Layer Status**

- Municipal Boundaries county-wide

**Custodian**

- Land Information Office

**Maintenance**

- Updated when annexations or detachments are recorded

**Standards**

- Spatial alignment to parcel layer

### School Districts

**Layer Status**

- Progress toward completion/maintenance phase: Complete
- Relation to parcels: Spatial
- Attributes linked to parcels: Boundaries only

**Custodian**

- Land Information Office

**Maintenance**

- Boundary changes are updated when notified by the Wisconsin Department of Public Instruction

**Standards**

- Spatial alignment to parcel layer

### Election Boundaries

e.g., Voting Districts, Precincts, Wards, Polling Places, etc.

**Layer Status**

- Voting Wards - complete
- Supervisory District Boundaries - complete

**Custodian**

- Land Information Office

**Maintenance**

- Adjustments to when annexations and detachments are recorded

**Standards**

- Spatial alignment to parcel layer

## Utility Districts

e.g., Water, Sanitary, Electric, etc.

### Layer Status

- Sanitary Districts Complete

### Custodian

- Land Information Office

### Maintenance

- As changes are recorded

### Standards

- Spatial alignment to parcel layer

## Public Safety

e.g., Fire/Police Districts, Emergency Service Districts, 911 Call Center Service Areas, Public Safety Answering Points, Healthcare Facilities

### Layer Status

- Fire, EMS and Police Districts – complete
- Police and Fire Stations - Complete

### Custodian

- Land Information Office

### Maintenance

- Updates as notified by Municipalities

### Standards

- Spatial alignment with parcel data

## Lake Districts

### Layer Status

- Lake Districts - Complete

### Custodian

- Land Information Office

### Maintenance

- As amendments are recorded

### Standards

- Spatial alignment with parcel data

## Native American Lands

### Layer Status

- none

## Other Administrative Districts

e.g., County Forest Land, Parks/Open Space, etc.

### Layer Status

- Light Districts - Complete

### Custodian

- Land Information Office

### Maintenance

- Static

**Standards**

- Alignment with parcel data

## Other Layers

### Hydrography Maintained by County or Value-Added

e.g., Hydrography maintained separately from DNR or value-added, such as adjusted to orthos

**Layer Status**

- Hydrography - extracted surface water break lines from 2004/2005 LiDAR project

**Custodian**

- Land Information Office

**Maintenance**

- Static

**Standards**

- National Map Accuracy Standards for the scale 1:600

### Cell Phone Towers

**Layer Status**

- Cell towers - complete

**Custodian**

- Land Information Office

**Maintenance**

- As notified by Planning and Zoning

**Standards**

- General location based on orthoimagery

### Bridges and Culverts

**Layer Status**

- County Highway – Complete
- County Highway - Bridges

**Custodian**

- Highway Department

**Maintenance**

- Updated during inspections

**Standards**

- Standard database procedures, sub-meter positional accuracy

### Land Information – Other Layers

e.g., Pipelines, Railroads, Non-Metallic Mining, Sinkholes, Manure Storage Facilities, etc.

**Land Information - Layer Status**

- Railroads are mapped in the parcel layer and in a separate standalone feature class

**Custodian**

- Land Information Office

**Maintenance**

- Updates as tracks are changes

**Standards**

- Spatial alignment to parcel data

## Highway Department - Other Layers

### Layer Status – Facilities on County Trunk Highways

- Maintenance Sections,
- Signs
- Invasive Species Spraying
- Beam Guard
- Road Centerlines
- Pavement Age & PASER Rating
- Segment ID
- Pavement & Shoulder Width
- Advisory Curves
- Speed Limits
- Passing zones
- Utility Permits
- Driveway/Work in Right-of-way Permits
- Retaining Walls

### Custodian

- County Highway Department

### Maintenance

- Features are updated after reconstruction or maintenance
- Invasive Species, signs, culverts, advisory Curves, beam guard, passing zones, retaining walls, pavement, shoulder width and speed limits are updated with mobile data collection

### Standards

- Standard database procedures, sub-meter positional accuracy for most features

# 3 LAND INFORMATION SYSTEM

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The WLIP seeks to enable Land Information Systems that are both modernized and integrated. Integration entails the coordination of land records to ensure that land information can be shared, distributed, and used within and between government at all levels, the private sector, and citizens.

One integration requirement is listed under s. 16.967(7)(a)(1), Wis. Stats., which states that counties may apply for grants for:

- The design, development, and implementation of a Land Information System that contains and integrates, at a minimum, property and ownership records with boundary information, including a parcel identifier referenced to the U.S. public land survey; tax and assessment information; soil surveys, if available; wetlands identified by the department of natural resources; a modern geodetic reference system; current zoning restrictions; and restrictive covenants.

This chapter describes the design of the County Land Information System, with focus on how data related to land features and data describing land rights are integrated and made publicly available.

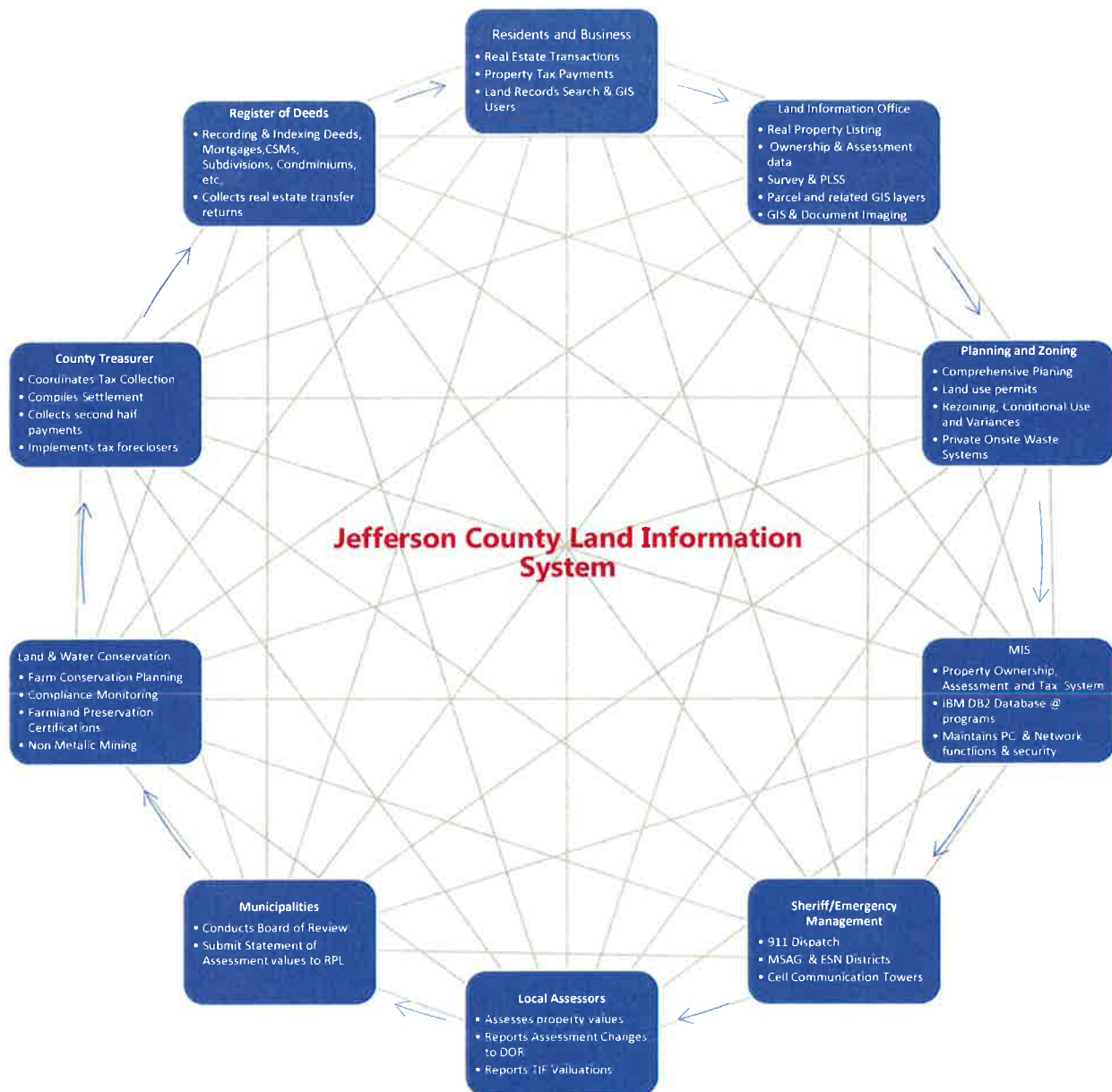
## **Current Land Information System**

### **Diagram of County Land Information System**

The following entities have major roles in the use and management of land information:

- Residents and Businesses
- Management Information Systems
- Land Information Office
- Register of Deeds
- County Treasurer
- Sheriff/Emergency Management
- Planning and Zoning
- Municipalities
- Local Assessors





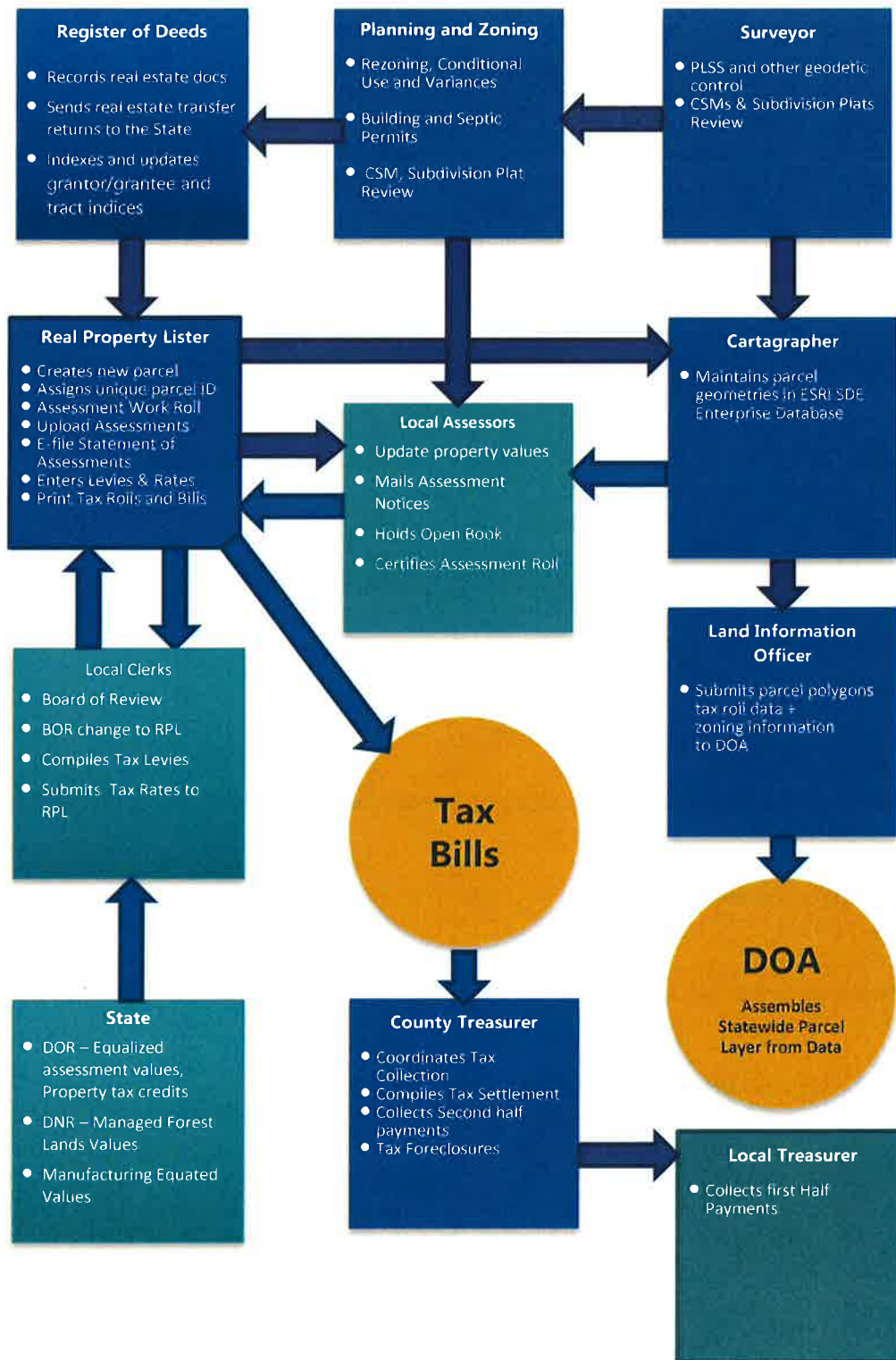
**Figure 1. Jefferson County Land Information System**

### County Parcel Data Workflow Diagram

The workflow diagram for GIS parcel and property assessment and tax workflow depicts:

- Major components of parcel data, referenced by s. 59.72(2)(a), including:
- parcel polygons, 2) tax roll data, and 3) zoning information
- Integration of parcel polygons with other data/attributes, if applicable
- Departments/offices/staff involved with the creation and maintenance of parcel data

**Figure 2. GIS Parcel and Property Assessment and Tax Workflow**



## Technology Architecture and Database Design

This section refers to the hardware, software, and systems that the county uses to develop and operate computer systems and communication networks for the transmission of land information data.

### Hardware

- The County Management Information Systems (MIS) Department maintains HP servers running in a virtual windows environment process GIS, Fidar Register of Deeds, FileDirector and public access websites. IBMi hardware is used to process property assessment, tax and land use permitting programs. A Nimble storage area network (SAN) is used to store data in multiple locations. Unitrends backup hardware is utilized as a strategy for continuity of operations. All major county facilities are connected through a fiber optics network. A large format scanner/copier/printer is located in the Land Information office. Two mid-size plotters are located in Land and Water Conservation.

### Software

- ESRI Desktop, ArcGIS Server, ArcGIS Web App Builder, ArcGIS online software and SQL databases are the main software components county GIS systems. Fidar Technologies software AVID, Laredo and Tapestry are used in the Register of Deeds Office. FileDirector software is used for storage of larger volume document outside of the Register of Deeds recorded documents.

### Website Development/Hosting

- The Land Records Search site for general public access to property ownership, assessment, permits, petitions, and taxes was developed by MIS Systems Analysts and is hosted by the county.
- The county GIS site was developed in ArcGIS Web App Builder by a contracting with Symbiont as GIS consultant out of West Allis Wisconsin. The website is hosted and maintained by the county GIS staff.

### Metadata and Data Dictionary Practices

#### Metadata Creation

- **Metadata creation and maintenance process:** Metadata has been compiled on most major layers and is updated as time allows.

#### Metadata Software

- **Metadata software:** Metadata for map layers is created with ArcCatalog and stored within the geodatabase

#### Metadata Policy

- **Metadata Policy:** Metadata has been compiled on most major layers and is updated as time allows.

### Municipal Data Integration Process

- Local assessors submit assessed values for uploading to the IBM DB2 database for municipality. Assessors provide summaries for review and verification of the upload process. Tax bill information is exported to local Treasurer for first half collection. First half payments are uploaded to the county system for settlement and collection of second half payment. The City of Watertown is the only municipality that collects all payments through the end of July.

## Public Access and Website Information

### Public Access and Website Information (URLs)

#### Public Access and Website Information

##### GIS Webmapping Application(s) Link - URL

<https://jeffarcgis.jeffersoncountywi.gov/apps/PublicGISmr/>

##### GIS Download Link - URL

No download site available. Data requests can be made to the Land Information Office

##### Real Property Lister Link - URL

[https://jeffersoncountyapps.jeffersoncountywi.gov/jclrs/LIO/LIO\\_Search.php](https://jeffersoncountyapps.jeffersoncountywi.gov/jclrs/LIO/LIO_Search.php)

##### Register of Deeds Link - URL

<https://tapestry.fidlar.com/Tapestry2/>

#### Single Landing Page/Portal for All Land Records Data

##### URL

[http://www.jeffersoncountywi.gov/departments/land\\_information/land\\_records\\_online.php](http://www.jeffersoncountywi.gov/departments/land_information/land_records_online.php)

## Data Sharing

### Data Availability to Public

#### Data Sharing Policy

- The Land Information Office has a fee schedule for making copies of GIS data and other custom services.

#### Open Records Compliance

- The fee and service charges are consistent with the Wisconsin's Open Records Law

### Data Sharing Restrictions and Government-to-Government Data Sharing

#### Data Sharing Restrictions

- Jefferson County does not restrict use or license data provided under the fee schedule

#### Government-to-Government Data Sharing

- Jefferson County has a standing policy of sharing data with other government entities and some non-profits at no charge. Parties receiving this data are required to implement a data sharing agreement that puts some restrictions on the redistribution of data provided under fee waivers.

### Training and Education

- Jefferson County is a group member of the Wisconsin Land Information Association and sends three to five staff to the annual conference each year. County Departments are active members of educational organizations such as Land Information Officers Network, Register of Deed Association, County Code Administrators, Wisconsin Real Property Lister Association, County Land Water Conservationist Association and County Treasurer Association.

# 4 CURRENT & FUTURE PROJECTS

This chapter lists the current and future Land Information Projects the county is currently undertaking or intends to pursue over its planning horizon. A project is defined as a temporary effort that is carefully planned to achieve a particular aim. Projects can be thought of as the *means* to achieving the County's mission for its Land Information System.

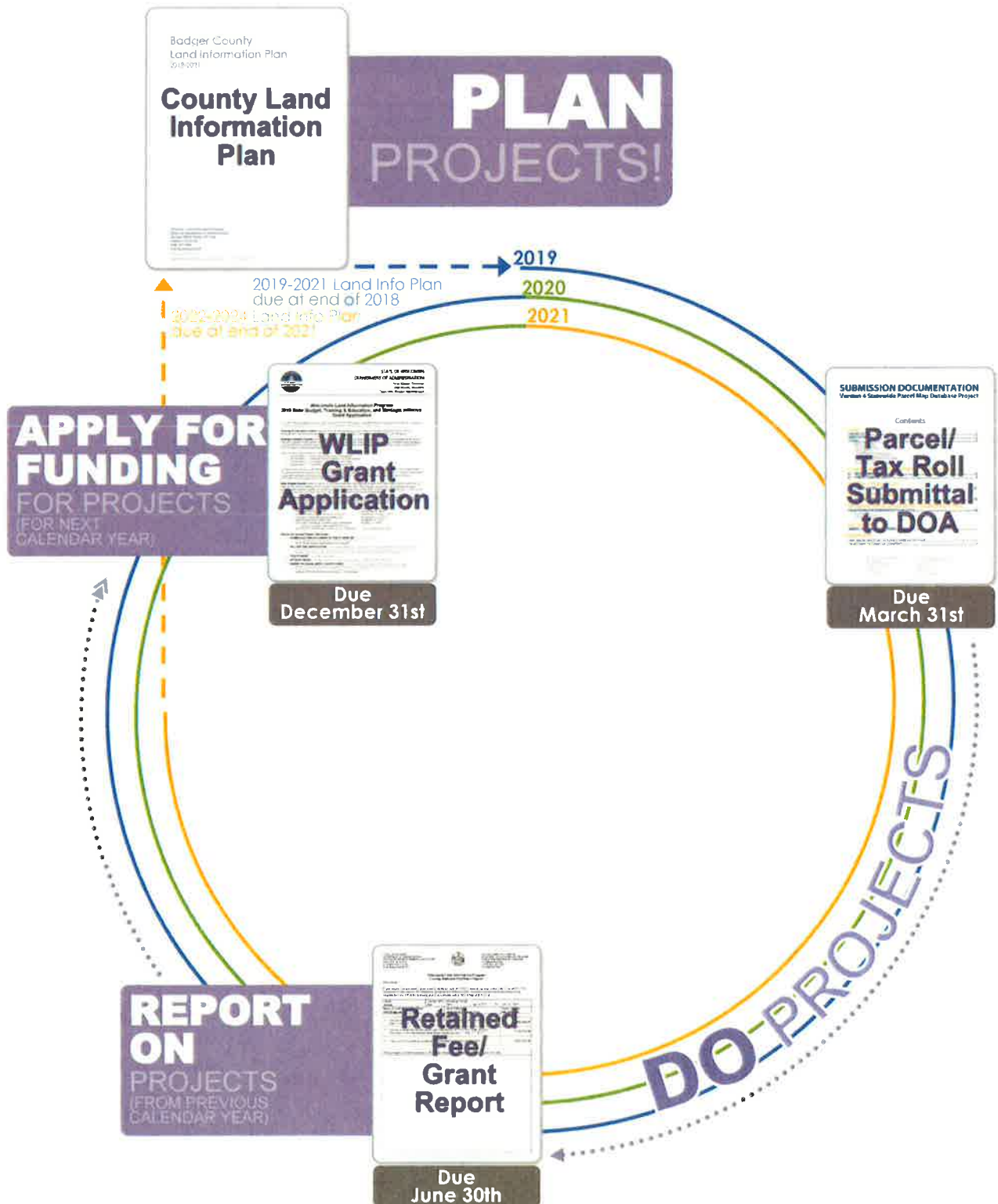


Figure 3. The WLIP Land Information Plan/Grant Project Cycle



## **Project #1: Rural Parcel Map Improvement**

### **Project Description/Goal**

- Use new property surveys subdivision plats and deed information to improve the spatial accuracy of rural parcel mapping and related map layers. Three consecutive strategic initiative grants have funded contracting.
- Land Info Spending Category: Parcel Mapping

### **Business Drivers**

- Improved spatial accuracy of rural parcel maps will provide clearer picture of property ownership

### **Objectives/Measure of Success**

- Current maps sometimes cause some false impressions of property boundaries for some public users with limited knowledge of their accuracy. A successful project provides more accurate information for assessors and end users. New survey and lots will be easier to add in more accurately mapped areas.

### **Project Timeframes**

- 2019

### **Responsible Parties**

- Land Information Office

### **Estimated Budget Information**

- \$20,000 Budgeted for 2019 Contract - completion 1900 remaining parcels to be done in-house

## **Project #2: Back Indexing of Documents in Register of Deeds**

### **Project Description/Goal**

- Back index recorded documents in grantor/grantee and tract index back to 1955. The computer grantor/grantee index has data going back to 1987. The Register of Deeds Office has been tract indexing prior years as time allows and have completed back to 2005.
- Land Info Spending Category: Other Parcel Work

### **Business Drivers**

- Title searches are required to go back 30 or 60 years in some cases  
Searches through manual indexes are time consuming

### **Objectives/Measure of Success**

- Complete Indexing of recorded documents back 1955

### **Project Timeframes**

- 2018, 2019 and beyond

### **Responsible Parties**

- Indexing Vendor and Register of Deeds; currently contracted with On Q Solutions to back index an additional 230,000 documents. The Register of Deeds staff is working on back indexing the miscellaneous and right of way books to assist in finding easements.
- Estimated Budget Information

### **Estimated Budget Information**

- \$114,841 to index 229682 documents at \$0.50 each – dependent on other project demands

## Project #3: Develop Activity Focused GIS Websites

### Project Description/Goal

- Develop activity focused GIS websites to provide easily accessible information such as outdoor recreation, land and water conservation. These more focused GIS Websites would contain concentrated subject matter that brings information to the end user in a way that is designed to display needs based information
- **Land Info Spending Category:** Website Development/Hosting Services

### Business Drivers

- Provides for a better experience in parks, trails and outdoor recreation. Data is coalesced into a platform where end users can easily find what they need. Affords the opportunity to deliver additional information that may not be noticed in the general GIS Public Viewer

### Objectives/Measure of Success

- Deliver information that is fast easy to use and mobile

### Project Timeframes

- 2019

### Responsible Parties

- Land Information, Parks and Land and Water Conservation Departments.

### Estimated Budget Information

- \$0 – In-house GIS technicians current software

## Project #4: Mobile GIS and Data Collection

### Project Description/Goal

- Expand Utilization of mobile GPS/GIS technology to access, collect and maintain land information during field operations. Eliminate duplication by updating databases directly from the field with phones or tablets. Currently information for many field inspections are handwritten and entered on return to the office. This technology would be used by Planning and Zoning for documenting inspections of private onsite waste treatment systems and investigations of ordinance violations, Land and Water Conservation for compliance inspections on farms and mines and Parks Department for facility management in parks and flood mitigation properties.
- **Land Info Spending Category:** Hardware and Software

### Business Drivers

- Mobile access will reduce time needed for printing and organizing maps and documents. Database updates from the field will eliminate the need for some manual forms (less paper).

### Objectives/Measure of Success

- Reduced hand written data collection and improved access to records. Reduced preparation time for field operations

### Project Timeframes

- 2020

### Responsible Parties

- Land Information, Land and Water Conservation, Planning and Zoning, Parks Departments

### Estimated Budget Information

- \$3,000 in software licensing and \$1,500 in mobile devices

## **Project #5: GIS Analysis of Human Services Client and Incident Locations**

### **Project Description/Goal**

- Implement GIS analysis to improve county resource planning and deployment of county operations. Human Services Department Clients or Incidents will be geocoded to create a spatial location for analysis
- **Land Info Spending Category:** Other Customer Based GIS analysis

### **Business Drivers**

- The geocoded data will provide a better awareness of the distribution of clients and other incidents. Improve management of resources by proximity grouping field service assignments

### **Objectives/Measure of Success**

- Human Service Department managers gain a better understanding of client and incident distribution resulting in improved management and deployment of community services

### **Project Timeframes**

- 2019

### **Responsible Parties**

- Human Services, MIS and Land Information

### **Estimated Budget Information**

- \$0 – In-house GIS technicians, analysts, software and hardware.

## **Project #6: Convert Parcel Map Data to ESRI Parcel Fabric Data Model**

### **Project Description/Goal**

- Convert parcel map data to ESRI Parcel Fabric Data Model

### **Business Drivers**

- The ESRI Parcel Fabric Data Model will increase efficiencies in parcel data maintenance and store archival parcel data for looking backward in time at parcel divisions, combination and annexations.

### **Objectives/Measure of Success**

- Decrease time needed for parcel maintenance and preservation of historical parcel data.

### **Project Timeframes**

- 2019

### **Responsible Parties**

- Land Information Office

### **Estimated Budget Information**

- Consultant assistance with conversion \$22,000

## **Project #7: Update Land Use Inventory**

### **Project Description/Goal**

- Update the 2008 Land Use Inventory using 2018 oblique imagery and orthoimagery

### **Business Drivers**

- Determine land use changes and patterns for update of County Comprehensive Land Use and Farmland Preservation Plan



### Objectives/Measure of Success

- Compare land use classification to 2018 orthoimagery create new updated inventory

### Project Timeframes

- 2019

### Responsible Parties

- Planning and Zoning Department and Land Information Office

### Estimated Budget Information

- \$4,400 contract with UW Whitewater Geography Department

## Project #8: Update County Terrain Model with LiDAR

### Project Description/Goal

- LiDAR flight and data processing to update the 2012 digital terrain model
- **Land Info Spending Category:** LiDAR

### Business Drivers

- The County digital terrain model is used for numerous land information related functions including storm water management, flood mitigation, land development and land use planning, permitting and many others. Developing a terrain model that support mapping 1 foot interval contours would improve accuracy of operations that rely on this data. Higher density LiDAR will allow building outline extraction based point classification.

### Objectives/Measure of Success

- Increased Point density from 1 point per meter to 2 points per meter. The increase in density will provide for creating 1 foot contours and building footprint extraction.

### Project Timeframes

- 2019-2021 dependent on grant funding

### Responsible Parties

- Land Information Office

### Estimated Budget Information

- 3DEP USGS Grant \$67,000, grant match for base product \$67,000 and base product enhancements to contours and hydro break lines \$24,000 contracted costs

## Project #9: Map County Park Assets for Facility Management

### Project Description/Goal

- Map county park facilities including shelters, paved and unpaved trails, bike route signs, kiosks, park signage, benches and managed plantings. Categorize facility condition, projected life cycle or maintenance schedule. Develop a mobile based system for facility inspections and work order assignments. Develop a system to analyze future park facility maintenance and planning.
- Land Info Spending Category: Park Facility Management

### Business Drivers

- Jefferson County partners and donors have made significant investment in parks facilities. A GIS park facility inventory would facilitate paperless system for assignment of work order, facility inspections and future maintenance or replacement needs.

### Objectives/Measure of Success

- Map and categorize all county park facilities

### Project Timeframes

- 2019 - 2021

### Responsible Parties

- Parks Department and Land Information Office

### Estimated Budget Information

- \$6,000 part time of summer help salary

## Project #10: Mobile Reporting of Septic Tank Pumping Maintenance

### Project Description/Goal

- Develop a system for septic tank pumping service providers to report pumping maintenance to the county through a mobile device that is uploaded to the county GIS and IBMi DB2 database.
- **Land Info Spending Category:** Mobile Reporting of Septic Tank Pumping Maintenance

### Business Drivers

- A mobile reporting system would eliminate the need for septic tank pumping service providers to fill out paper forms and mail to Planning and Zoning Department. The system would also save staff time for entering report data database that is used to track septic tank pumping compliance.

### Objectives/Measure of Success

- Elimination of paper forms and database entry by Planning and Zoning Staff

### Project Timeframes

- 2019

### Responsible Parties

- Planning and Zoning Department and Land Information

### Estimated Budget Information

- \$3,000 in software licensing – In-house technicians, software and hardware

## Project #11: Extract Building Footprints County-wide

### Project Description/Goal

- Update building footprints for based on new LiDAR point cloud.
- **Land Info Spending Category:** Other Build footprints mapping

### Business Drivers

- Mapping building footprints county-wide would support a number of county and municipal functions. Building footprints would greatly enhance GIS user experience in being able to visualize where structures and without reference to aerial imagery. Building footprints would also create a historical snapshot of the presence and size structures on the landscape.

### Objectives/Measure of Success

- Collect building footprints county-wide using LiDAR point classifications

### Project Timeframes

- 2020 dependent on LiDAR Update Project

### Responsible Parties

- Land Information Office

### Estimated Budget Information

- \$11,000 Contracted costs

## **Project # 12: Link Parcel Identification Number to Legal Description and Address in Register of Deeds system**

### **Project Description/Goal**

- Implement Fidar Pintegrity to link Parcel Identification Number to legal description and address in Register of Deeds system

### **Business Drivers**

- Increase searching capabilities

### **Objectives/Measure of Success**

- Provide more concise searches by Parcel Identification Number or address in Register of Deeds system

### **Project Timeframes**

- 2020 or 2021

### **Responsible Parties**

- Register of Deeds and Land Information Office

### **Estimated Budget Information**

- \$14,000 Fidar Technologies implementation

## **Project # 13: Update 6 Inch Pixel Orthoimagery**

### **Project Description/Goal**

- 6 inch pixel imagery that meets American Society for Photogrammetry and Remote Sensing Accuracy Standards (ASPRS) for Class 1, large scale maps at 1" = 100'.

### **Business Drivers**

- High accuracy orthoimagery is used by multiple county departments on a daily basis. The imagery is also used by local, state and federal agencies. The more up to date the imagery is the more reliable the information.

### **Objectives/Measure of Success**

- Provide up to date imagery for GIS users

### **Project Timeframes**

- 2020

### **Responsible Parties**

- Land Information Office

### **Estimated Budget Information**

- \$35,000

## Completed Projects 2016 - 2018

- GIS Public Viewer Upgrade for Mobile Users
- Historical Parcel Map Scanning
- Expand Storage Space Land Information Data
- Implement latest GIS and SQL Server software versions
- Mobile GIS and Data Collection – partially completed
- Scan Highway Construction Plans
- GIS Structures Footprint Layer in Floodplain
- Scan Damage Assessment Records
- Implement an Unmanned Aircraft Systems Program
- Integrate Pictometry image data into internal ArcGIS server application
- Scan Drainage District records for active and inactive drains for permanent records retention
- Complete layer for all permanent agriculture or conservation easements
- Develop a Traffic Code GIS speed limits and for no passing zones on county highways

## Estimated Budget Information (All Projects)

### Estimated Budget Information

Project Title		Item	Unit Cost/Cost	Land Info Plan Citations Page # or section ref.	Project Total
1)	Rural Parcel Map Improvement	2161 parcels remapped	\$9.25		\$20,000
2)	Back indexing of documents in Register of Deeds	Index 229,682 documents	\$500		\$114,841
3)	Develop Activity Focused GIS Websites	In-house GIS technicians	\$0		\$0
4)	Mobile GIS and Data Collection	6 Arcgis Online level 2 licenses	\$500		\$3,000
		6 Tablets	\$300		\$1,800
5)	GIS Analysis of Human Services Client and Incident locations	In-house GIS technicians, analysts, software and hardware	\$0		\$0
6)	Convert Parcel Map Data to ESRI Parcel Fabric Data Model	Consultant Costs	\$22,000		\$22,000
7)	Update Land Use Inventory	Contract with UW Whitewater Geography Department	\$4,400		\$4,400
8)	Update County Terrain Model with LiDAR	Consultant Contract	\$158,000		\$158,000
9)	Map County Park Assets for Facility Management	Part time of summer help salary			\$6,000
10)	Mobile Reporting of Septic Tank Pumping Maintenance	5 Arcgis Online licenses	\$500		\$2,500
11)	Extract Building Footprints County-wide	Consultant Costs	\$11,000		\$11,000
12)	Link Parcel Identification Number to Legal Description in Register of Deed system.	Fildar Pintegrity implementation	\$14,000		\$14,000
13)	Update 6 Inch Pixel Orthoimagery	Consultant Costs	\$35,000		\$35,000
<b>GRAND TOTAL</b>					<b>\$392,541</b>

Note. These estimates are provided for planning purposes only. Budget is subject to change.

### Ongoing Costs Not Associated with a Specific Project

- The proposed 2019 Land information training and education budget is \$4,700
- The Proposed 2019 land information allocation for FileDirector Document Imaging Software and hardware support is \$13,100
- The Proposed 2019 Annual Support for ESRI GIS software is \$19,600
- Miscellaneous office supplies, printing and postage \$400
- Total Estimated ongoing costs \$37,800 for 2019

## Other Long Term Projects Identified by County Departments

### Economic Development Consortium

- Collaborate with the cities and villages to make Zoning Map and Ordinance information easily accessible in a consistent manner throughout the county

### Emergency Management

- Develop an interactive web portal for maintaining and displaying the geospatial information in the All Hazards Mitigation Plan and computation of population estimates for hazardous materials (HAZMAT) site planning
- Develop a GIS road closer application to track and alert 911 dispatch, emergency responders and the general public of closers and alternative routes. Utilize recently completed inundation mapping for some areas along Lake Koshkonong and the Rock River
- Develop flood inundation mapping based on stream gauge on Crawfish River near Milford
- Develop GIS projects, routines and recourses that provide Emergency Operations Center (EOC) personnel with geospatial information that provides a clear situational awareness
- Implement routines for integrating critical and special facilities GIS data in the Computer-Aided Management of Emergency Operations (CAMEO) program, Aerial Locations of Hazardous Atmospheres (ALOHA) program and the All Hazards Mitigation Plan
- Create a GIS layer for major pipelines in the county
- Implement an interactive system for updating the flood hazard cost estimates in the All Hazards Mitigation Plan by integrating previous damage assessment data with the 2015 Flood Insurance Rate Maps (FIRM) and the upcoming floodplain restudy of the Rock River

### Fair Park

- Scan and Index Fair Park Architectural and Development Plans
- Develop GIS layer for online camping registration system

### Department: Highway

- Develop a GIS inventory of storm water, curb and gutter and lighting facilities
- Integrate Unmanned Aircraft Systems (UAS) capabilities into stockpile management, construction and mapping operations
- Implement GIS traffic safety analysis that incorporates the state accident database with the accident GIS layer.
- Incorporate town road record index maps into GIS mapping system with road segment links to town road resolution documents
- Develop GIS traffic studies and functional classifications layer
- Develop a rustic roads GIS layer

## Human Services

- Create a Group Housing and Adult Day Care Facilities GIS layer.
- Implement an automated GIS application for routing and scheduling of the volunteer driver program. The program coordinates the transportation needs of elderly/disabled people with about 15 volunteer drivers, part time staff drivers and the veterans van. All drivers have variable availability and home locations

## Land and Water Conservation

- Scan and rectify historical aerial photographs for GIS overlay
- Update non-metallic mining portion of the property assessment and tax system to facilitate data input, permit tracking and data distribution
- Implement program oriented web mapping services for distribution of Land and Water Conservation Program data to internal and external customers
- Integrate National Agriculture Statistics land cover layer into GIS holdings for crop change monitoring
- Correlate surface water data for rivers, lakes, streams, ponds and ditches to the terrain model to identify drainage patterns and watershed boundaries
- Develop metadata for all county-wide map layers maintained for Land and Water Conservation purposes
- Develop an aquatic invasive species inventory GIS layer and distribute this data on a web mapping application
- Reformat/update current NR 151 tracking database to include interface development and Farmland Preservation attributes
- Develop high priority conservation areas by utilizing an updated LiDAR dataset, USDA HUC-12 sub-watersheds and available processing tools
- Attain local geologic data pertaining to areas of thin soils and exposed bed rock for localized nutrient management restrictions
- Create baseline aerial photography utilizing UAV technology of all current NR 135 permitted sites and update over time as needed
- Add to baseline documentation aerial photography utilizing UAS technology of all Conservation Easements where the County is a named holder or responsible for annual monitoring
- Format and Incorporate UAV gathered data with appropriate web map enabled data

## Land Information Office

- Develop a dashboard web page to incorporate Land Record Search, document imaging and GIS capabilities into one web browser application
- Further Develop a multi department UAS program mapping and aerial photography capabilities

## Management Information Systems

- Move appropriate GIS data to cloud based storage

## Parks

- Implement biking and water trail suitability assessment system for roadways and waterways designated for biking and paddling
- Use GIS modeling capabilities to develop a Land Evaluation and Site Assessment (LESA) system to locate and assess potential sites for land and river based parks, natural areas, and land or water trail linkages for outdoor recreation
- Utilize county UAS program aerial photography to develop and promote county parks and outdoor recreation

## Planning and Zoning Department

- Create a City and Village Master Plan GIS layer for land use assessments.
- Develop a flood damage assessment application to integrate GIS, property assessment, Survey and FEMA assessment data from past and future flood events to evaluate substantial flood damage. Facilitate sharing of damage assessment data for ongoing mitigation efforts. Scan and link previous flood damage assessment paper records to damage assessment system.
- Develop database and GIS application for rezoning, conditional use and variance petitions to streamline workflows of applications, map compilation and finding of the facts to minimize duplication of data entry
- Implement workflow processing for appropriate land records processes that require actions by several county staff and or departments such as land divisions approval, intensive agricultural permits, non-metallic mining and shore land permitting
- Develop a GPS and GIS application to map new and replacement private sanitary sewage system components during the inspection process

## Register of Deeds

- Develop a Tract Index GIS layer to be linked to the tract index and other search programs for quick access to parcel maps and other geospatial data

## Sheriff's Department

- Integrate state accident database with accident mapping GIS layer for geospatial analysis
- Develop crime-mapping analysis that utilizes the Sheriff Department records system databases

## County Treasurer

- Implement remote posting and collection system for taxes collected by local treasurers to improve the accuracy and timeliness of county tax payment records during first payment collection process

■ ■ ■



## Jefferson County – LiDAR Project Profile 2019

### Why LiDAR now?

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LiDAR technology has been used in Wisconsin since the early 2000's for high accuracy topographic mapping. Jefferson County did its last LiDAR project in 2012. The 2019 lidar projects will be the most accurate countywide datasets in Wisconsin due to improved technology and new specifications (0.3-foot vertical accuracy).

- Unique opportunity for funding new and update lidar projects
- Path is paved
- Recent and sustained success with federal partnerships
- Group of counties with high likelihood of success is formed
- Lidar will be 7 years old since last acquisition

### Opportunity for federal funding

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A group of counties in Wisconsin are planning to submit an application for 3DEP funding to help pay for lidar in 2019. This group is made up of counties that are flying lidar to achieve Quality Level 2 standards (2 ppsm) for the first time. The application for 2019 funding is built on the success of 3DEP funding that we won in 2015, 2016, 2017, and 2018 for Wisconsin county lidar projects.

### The major improvements since 2010

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- Point density improves from 1 ppsm to 2 ppsm
- Vertical accuracy improves from 19 cm to 10 cm RMSEz
- Data supports 1-ft contour interval

### Data Deliverables

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Base QL2 project datasets and reports:

- Raw swath point cloud, LAS format v1.4
- Base classified point cloud (does not include buildings or veg), LAS format
- Hydro flattening breaklines (100-ft streams and 2 acre ponds), ESRI shapefile format
- Bare earth DEM, 32-bit floating point grid
- Contours, auto-generated, ESRI shapefile format
- Vertical accuracy report (NVA and VVA)
- Tile schematic, ESRI shapefile format
- Data acquisition and processing QC reports

Recommended LiDAR enhancements to the base QL2 requirements:

- Improved hydro breaklines (20-ft and wider streams and 2 acre ponds)
- Improved 1-ft contours (topologically cleaned, all types)
- Automated classification of buildings and vegetation
- Bare earth dataset – class 2 points only

Additional Lidar Derivative datasets for consideration:

- 2D building outlines generated from building classified points
- Further improved hydro breaklines (8-ft and wider streams and 1-acre and larger ponds)
- Digital Surface Model (DSM) of first returns
- Intensity imagery raster
- Culvert collection and hydro-enforced DEM

#### Cost Breakdown – pursue 3DEP funding at 50% match

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Jefferson County plus 100 meter buffer is approximately 589 square miles

Base Project to meet QL2 specifications: not-to-exceed \$132,525

Jefferson County share: \$66,262.50

USGS share: \$66,262.50

Recommended LiDAR enhancements to the base QL2 requirements: \$23,800

- Improved hydro breaklines (20-ft and wider streams and 2 acre ponds)
- Improved 1-ft contours (topologically cleaned, all types)
- Automated classification of buildings and vegetation
- Bare earth dataset – class 2 points only

Additional Lidar Derivative datasets:

- 2D building outlines, .shp format: \$10,500
- Further improved hydro breaklines (8-ft streams, 1-acre ponds): TBD based on need
- Digital surface model, .flt format: TBD based on need
- Intensity imagery, .tif format: TBD based on need
- \*Culvert collection and hydro enforced DEM: TBD based on need

\*Culvert collection option requires new lidar and aerial imagery for extraction of culvert lines.

Overall LiDAR project funding source breakdown:

Jefferson County

- Lidar Base Project: \$66,262.50
- Recommended Lidar Enhancements: \$23,800
- Additional Lidar Derivatives: To-be-determined at a later date

USGS

- 3DEP grant - \$66,262.50

Total project fees not-to-exceed: \$156,325

#### Contracting

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The total project cost to the county is \$90,062.50 which includes the lidar base project and the recommended lidar enhancements. Additional lidar derivatives will increase the county project cost. If the grant application is successful, the county would contract with Ayres Associates for the full amount required to complete the project, which is \$156,325. The county would have a partnership agreement with WI DOA – WLIP for the USGS 3DEP match (\$66,262.50).

#### Timeline

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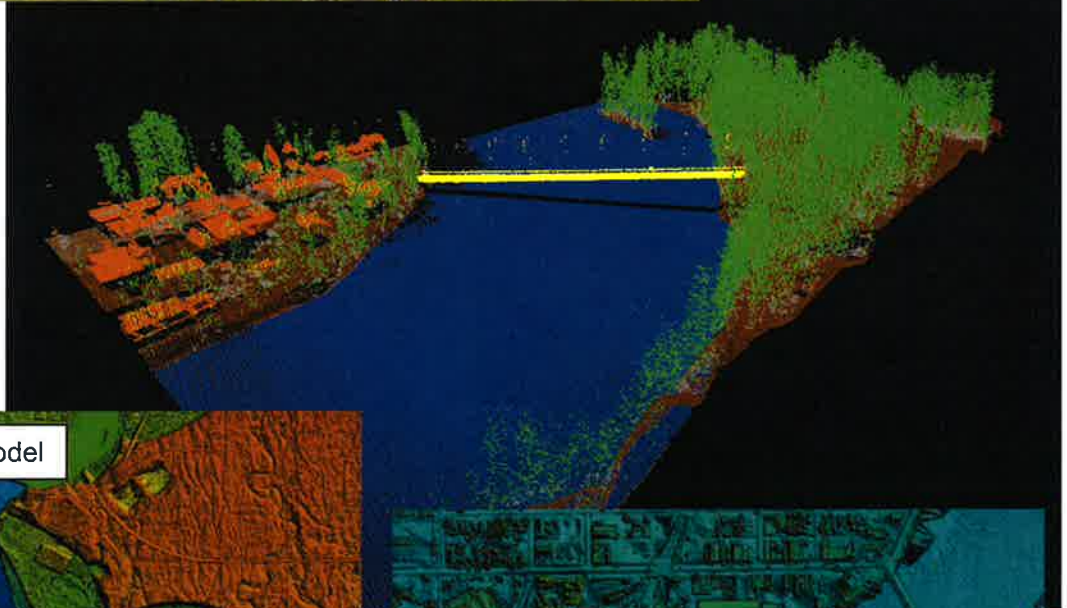
The grant application will be submitted to USGS in October 2018. We will hear if the grant has been awarded in December 2018 or January of 2019. If successful, the next step is to move forward with contracting for the spring 2019 flight. The final datasets will be delivered by March of 2020 at the latest.

## LiDAR Datasets

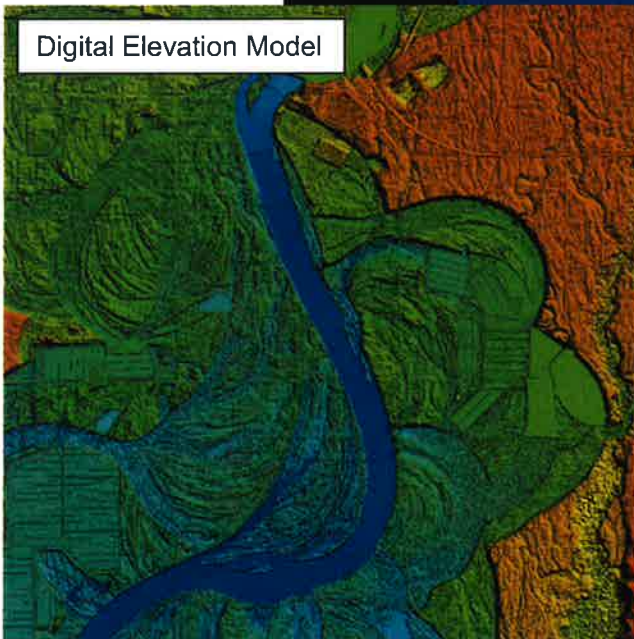
Topographic Contours, 2ft or 1ft



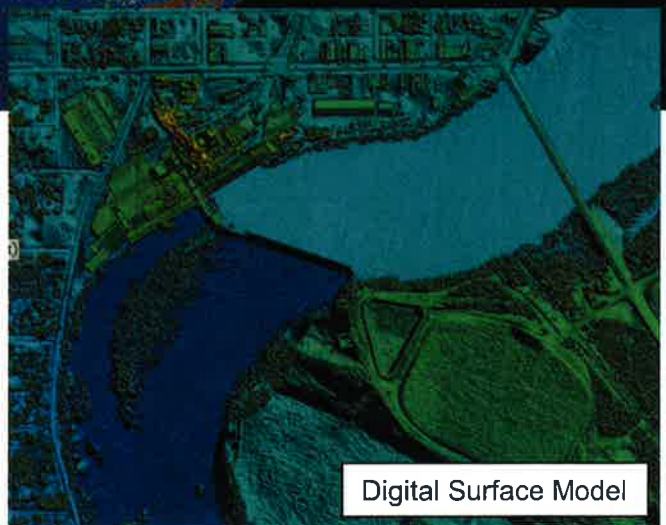
Classified Point Cloud



Digital Elevation Model



Digital Surface Model





# LIDAR-DERIVED BUILDING OUTLINES

0 250 500 1,000 Feet





## **Jefferson County Land and Water Conservation Department**

Courthouse, 311 S Center Avenue, Room 113

Jefferson, WI 53549-1701

920-674-7110

### **MEMORANDUM**

TO: Jefferson County Planning and Zoning Department and Committee  
COPY: Hoards Dairyman Farm  
Resource Engineering Associates, Inc.  
FROM: Patricia Cicero, Land & Water Conservation Department  
DATE: September 18, 2018  
SUBJECT: Livestock Siting Amendment Materials

The Jefferson County Land and Water Conservation Department (LWCD) has reviewed the materials submitted on September 11, 14 and 18 2018 on behalf of Hoards Dairyman Farm for an amendment to their livestock siting materials associated with their Conditional Use Permit (CU1438-06). We have found the material to be complete.

### **Proposed Changes**

Hoards Dairyman Farm is proposing to build a new sand storage area. They will not be increasing animal numbers over their current permit of 903 animal units.

### **Requirements of Current Proposed Changes**

When the Planning and Zoning Committee accepts the current proposed changes, they should require the following:

- The LWCD must be informed of the pre-construction conference and when work will begin on the sand stacking area.
- Per Jefferson County Zoning Ordinance, 11.05 (d) 2. d, the sand stacking area certification "shall be filed at least 10 days prior to population of the facilities."
- Per the Livestock Siting Law, ATCP 51.08(2), within 2 years the livestock operator must begin construction on every new or expanded livestock housing structure, as well as every new or expanded waste storage structure proposed in the application.
- Annual nutrient management plan updates shall be submitted to the Land and Water Conservation Department by September 30th of each year for the following crop year.

After the changes are accepted, any alterations or additions to the operation that changes one of the worksheets or application requires a permit amendment or a full livestock siting application/worksheets depending on the circumstance.

9/6/18

Property Owners:  
Lloyd & Katie Marks

Property Address:  
N9198 Gopher Hill Road  
Ixonia, WI 53036

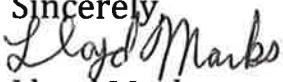
Total Acreage 198

To Matt and Zoning Board,

We are looking to build a new house on our property that would be 300' away from the existing farmhouse that is on the property. The new location is not in prime agriculture farmland. Also the new location is next to an already farm road so it is not in the middle of tillable land.

The farmhouse that we reside in now on the property would be torn down. So there would only be one house on the property.

Sincerely,



Lloyd Marks

[Lloyd@milfordhills.com](mailto:Lloyd@milfordhills.com)

(920)-650-3060

SEP - 6 2018

**GOPHER HILL ROAD**

(60' R-O-W)

EDGE OF PAYMENT

198.8'  
TO CENTERLINE OF GOPHER HILL ROAD

GRAVEL DRIVE

EXISTING  
HOUSE

EXISTING  
BARN

EX. SHED

EX. SHED

EX. SHED

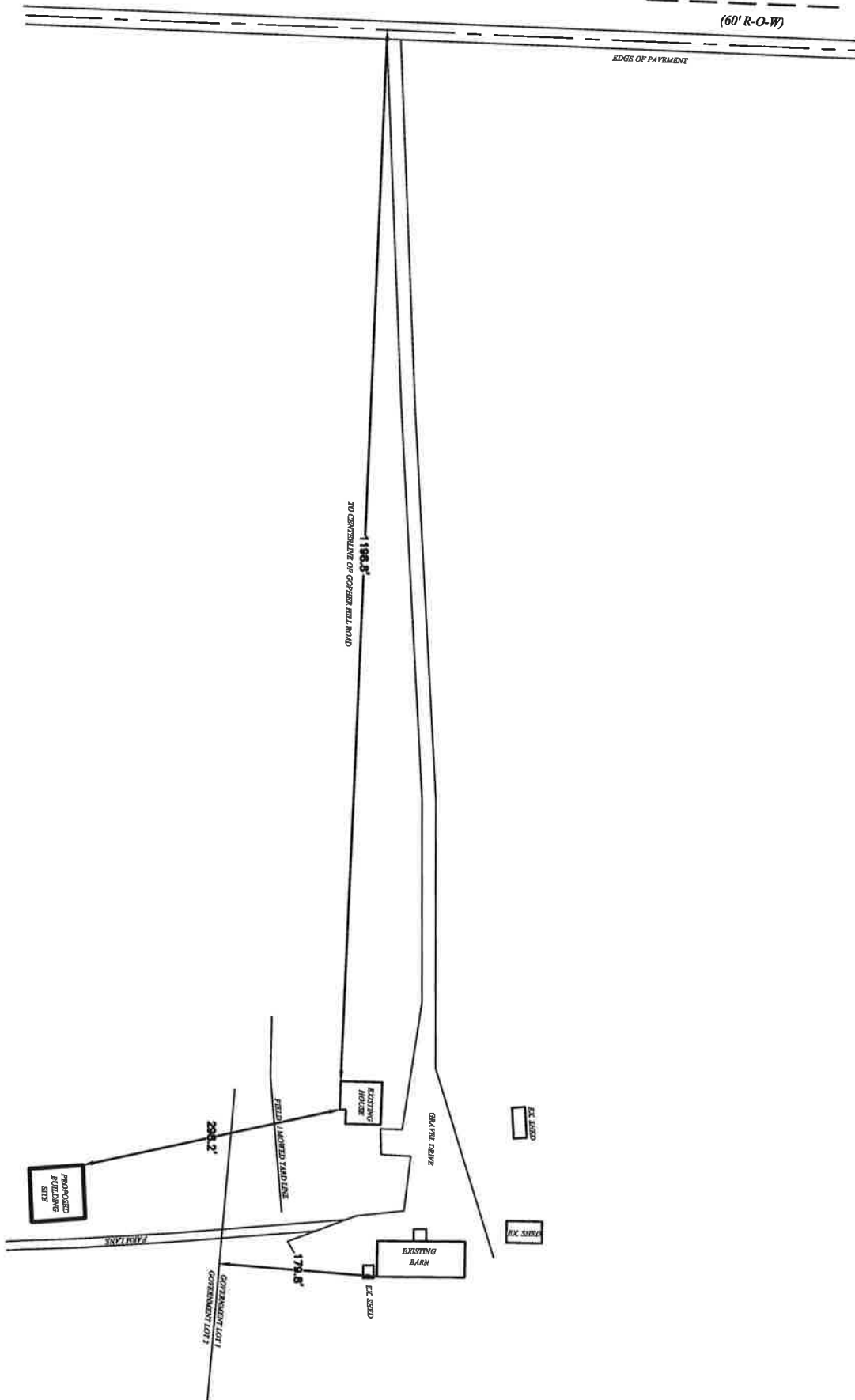
FIELD ADJACENT YARD LINE

288.2'

GOVERNMENT LOT 1  
GOVERNMENT LOT 2

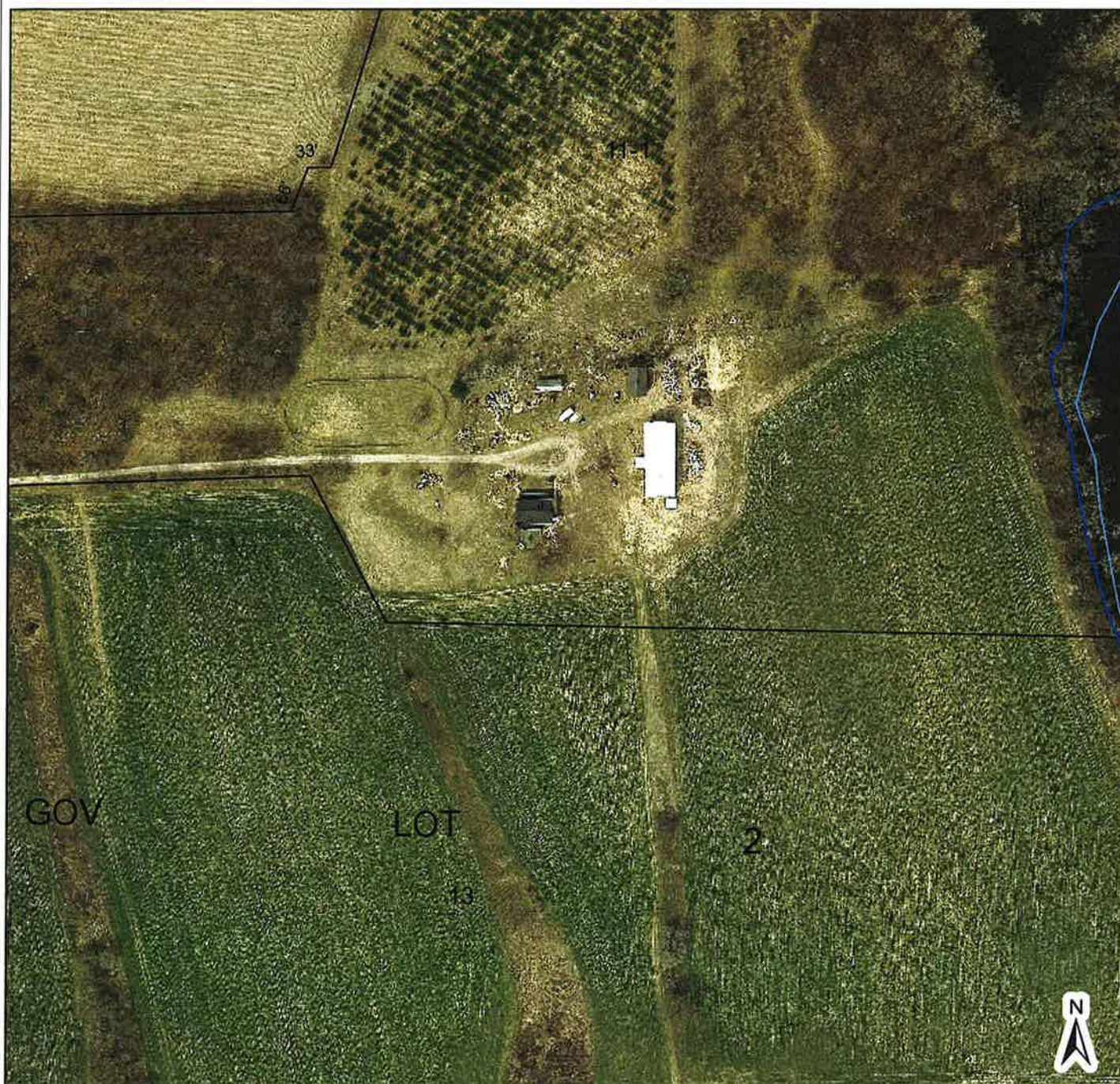
PROPOSED  
BUILDING  
SITE

PAVEMENT





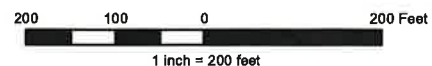
# Jefferson County Land Information



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

Jefferson County Geographic Information System

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



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Author: Public User