

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, NOVEMBER 26, 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 October 18, October 29, November 9 and November 15, 2018 Meeting Minutes**
- 7. Communications**
- 8. October Monthly Financial Report for Land Information Office – Andy Erdman**
- 9. October Monthly Financial Report for Register of Deeds – Staci Hoffman**
- 10. November Monthly Financial Report for Zoning – Matt Zangl**
- 11. Discussion on Solar Energy Facilities**
- 12. Discussion and Possible Action on County Board Resolution to Approve the Updated Land Information Plan-Andy Erdman**
- 13. Unmanned Aircraft System (UAS) Program Update-Andy Erdman**
- 14. Discussion and Possible Action Recognizing Climate Change and Urging Congress to Levy a Revenue-Neutral Fee on Carbon in Fossil Fuels**
- 15. Discussion and Possible Decision on Request by Steven Ensor to Replace the Home at N8348 County Road A at 130 Feet from its Existing Location**
- 16. Discussion and Possible Action on Petition R4106A-18 for Todd Tesch/Phyllis Salamone Property, Presented in Public Hearing on October 18 and Subsequently Postponed**
- 17. Discussion and Possible Action on Petitions Presented in Public Hearing on November 15:**

R4110A-18 – Krista Crossman & Melissa Hafenstein: Rezone 2.24 acres of PIN 018-0713-0913-000 (43.781 Ac) to create a new A-2 lot at **W8628 County Road B** in the Town of Lake Mills. This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

CU1968-18 – Krista Crossman & Melissa Hafenstein: Conditional use to allow a winery and event facility in a proposed A-2 zone at **W8628 County Road B** in the Town of Lake Mills on PIN 018-0713-0913-000 (43.781 Ac). This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

R4111A-18 – ADL Properties LLC: Rezone to create three new 2.2-acre lots on the north side of **Turner Road** from part of PIN 010-0615-2414-000 (40 Ac) in the Town of Hebron. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4112A-18 – ADL Properties LLC: Rezone to create two new 2.2-ac building sites and a 4.6-acre farm consolidation lot at **W2531 Turner Rd** in the Town of Hebron from part of PIN 010-0615-2414-000 (40 Ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4113A-18 – ADL Properties LLC: Create a 2.2-ac building site and a 2.6-ac farm consolidation lot at **N3435 Grant Ln** in the Town of Sullivan from part of PIN 026-0616-1931-000 (37.635 Ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4114A-18 – Richard & Marcia Bienz: Create a 1.27-ac building site along **Staudt Rd** in the Town of Sullivan from part of PIN 026-0616-0744-001 (18.25 Ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4115A-18 – Serendipity Events LLC: Create a 3-ac farm consolidation lot at **N9038 Setz Ln** in the Town of Waterloo from part of PIN 030-0813-1141-000 (37.787 Ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4116A-18 – Karen Mueller: Rezone one ac of PIN 032-0815-1442-001 (5.56 Ac) for a new building site on **County Road E** in the Town of Watertown. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4117A-18 – Diane Origer: Create a 5.4-ac farm consolidation lot around the home and buildings at **W2905 Pipersville Rd** in the Town of Watertown from part of PINs 032-0815-2522-002 (20 Ac) and 032-0815-2611-000 (38.219 Ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4095A-18 – Brian & Jennifer Statz: Rezone a 4-ac lot around the home and buildings at **N4259 County Road D** in the Town of Jefferson from part of PIN 014-0615-1131-000 (40 Ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4096A-18 – Brian & Jennifer 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 This 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. This is in accordance with Sec. 11.04(f)12 of the Jefferson County Zoning Ordinance.

R4118A-18 – John & Dee Winkelman: Rezone to create a 2.6-ac farm consolidation lot at **N7252 Hillside Dr** in the Town of Concord from part of PIN 006-0716-0521-000 (49.21 Ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4119A-18 – John & Dee Winkelman: Create a 10.2-ac Natural Resource zone on **Hillside Dr** in the Town of Concord from part of PIN 006-0716-0521-000 (49.21 Ac). This is in accordance with Sec. 11.04(f)12 of the Jefferson County Zoning Ordinance.

R4120A-18 – Daniel & Kristia Loeder: Rezone to create a 5.1-ac farm consolidation lot at **N3421 Bente Rd** in the Town of Sullivan from part of PIN 026-0616-1941-000 (39.15 Ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4121A-18 – Daniel & Kristia Loeder: Rezone to create a 38.4-ac Natural Resource zone near **N3421 Bente Rd** from part of PINs 026-0616-1941-000 (39.15 Ac), 026-0616-1943-000 (20 Ac) and 026-0616-1944-000 (40 Ac). This is in accordance with Sec. 11.04(f)12 of the Jefferson County Zoning Ordinance.

CU1969-18 – Strausssdale Holsteins LLC: Conditional use to sanction an intensive agricultural dairy operation at **N7781 Rock Lake Rd and N7823 Springer Rd** in the Town of Waterloo, allowing for 528 animal units on PINs 030-0813-2741-001 (32.4 Ac), 030-0813-2742-001 (12.988 Ac), 030-0813-2743-000 (21 Ac) and 030-0813-2744-000 (23.875 Ac). This is in accordance with Sec. 11.04(f)6 and 11.05(d)2 of the Jefferson County Zoning Ordinance and ATCP51 Wisconsin Administrative Rule.

18. Possible Future Agenda Items

19. Upcoming Meeting Dates

December 14, 2018, 8:00 a.m. – Site Inspections Beginning in Courthouse Room 203

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

December 31, 8:30 a.m. – Decision Meeting in Courthouse Room 203

January 11, 2019, 8:00 a.m. – Site Inspections Beginning in Courthouse Room 203

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

January 28, 8:30 a.m. – Decision Meeting in Courthouse Room 203

20. Adjourn

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

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

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

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

NOTICE OF PUBLIC HEARING
JEFFERSON COUNTY PLANNING AND ZONING COMMITTEE

Steve Nass, Chair; 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, October 18, 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 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 Nass, and seconded by Jaeckel to approve the agenda as presented. Motion passed unanimously 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, October 18, 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 A-1, EXCLUSIVE AGRICULTURAL TO A-2, AGRICULTURAL AND RURAL
BUSINESS**

R4101A-18 – Dan Zastrow/Sara Zastrow-Seubert and Ronald Seubert Property: Rezone 7.16 acre of PINs 030-0813-3614-000 (54.949 Ac) and 030-0813-3614-002 (0.698 Ac) in the Town of Waterloo, and 020-0814-3123-003 (9.032 Ac) in the Town of Milford. The site is at **W7312 Manske Road**. This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

PETITIONER: Dan Zastrow (N5307 Mud Lake Rd, Lake Mills, WI) explained that he would like to rezone to A-2 in order to sell that piece of the property to buyer, whom wants to utilize lot & buildings to run a lawn care company out of.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM THE COMMITTEE: None.

STAFF REPORT: no additional information or questions were discussed other than what was written in the report and put in file. Zangl noted that the extra agricultural land being included in the proposal is to encompass the septic system which is located on western side of property.

TOWN: The Town of Milford approved the petition 8-9-18. The Town of Waterloo approved it 9-12-18.

CONDITIONAL USE PERMIT

CU1960-18 – Dan Zastrow/Sara Zastrow-Seubert and Ronald Seubert Property: Conditional use to allow a landscape/lawn care business in a proposed A-2 zone at **W7312 Manske Road**. The site is in the Towns of Waterloo and Milford, part of PINs 030-0813-3614-000 (54.949 Ac), 030-0813-3614-002 (0.698 Ac) and 020-0814-3123-003 (9.032 Ac). This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

PETITIONER: Dan Zastrow (N5307 Mud Lake Rd, Lake Mills, WI) explained that he is applying for this conditional use for the buyer whom wants to run a landscape and lawn care business at the site.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM THE COMMITTEE:

Nass asked what the hours of operation would be and how many employees would there be.

Chris Jardine (Jardine Lawn Care) responded with standard 9-5 hours and that there will be three employees.

Nass asked if there would rest rooms available on the property. Jardine answered that there is an existing septic system on the property.

Reese asked if the buildings would be utilized for storage and if everything was going to be stored inside. Jardine responded with no outside storage except for potentially under the lean-to.

Nass asked if Jardine would be having any customers come on site. Jardine answered no, the site would only be used for using the equipment and that there would be no parking plan needed.

STAFF REPORT: Zangl asked to clarify start and end of business. Jardine clarified approximately sunrise-sunset. Zangl asked if there would be any expansion in the near future and if the number of employees will change. Jardine answered that the business could grow to five employees. Zangl clarified

that there is a bathroom present. Zangl and Jardine clarified that any bulk storage of wood chips, etc., would be stored under a lean-to or inside storage structures.

TOWN: The Town of Milford approved the petition 8-9-18. The Town of Waterloo approved it 9-12-18.

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

R4102A-18 – S&L Land Company LLC, c/o Jeffery Bartolotta/Richard Smith & Jessican Duncan

Property: Rezone approximately 22 acres of PIN 026-0616-3412-002 (15.043 Ac) and 026-0616-3413-003 (23.251 Ac) on **County Road E** in the Town of Sullivan. This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

PETITIONER: John Kannard (PO Box K, Palmyra, WI) of Southwest Surveying represented Jeff Bartolotta. John explained that non-prime farm land is being used in the proposal to rezone the property and to conduct a firework business. The site would only be used to store the fireworks. Business would be done off site. Some area would be continued to farm and some area would be used for storage structures.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: John Ebbott (W1518 County Road CI, Helenville, WI) stated he was opposed to the petition because he claimed it was making the countryside too industrial. He is concerned about any discharge into Mud Creek and wants to hear a commitment from petitioner that nothing will ever be discharged into the creek. He also expressed concern that the business proposed is an LLC and asked who is reliable for things that go wrong.

REBUTTAL: Jeff Bartolotta (N4828 County Road D, Helenville, WI) expressed that he understands the concerns and that the storage containers all look nice and are approved by the ATF. They are presentable looking and fit into countryside, and there will be nothing manufactured on site and nothing will be discharged into the creek. The business is conducted off site.

QUESTIONS FROM THE COMMITTEE: None.

STAFF REPORT: Zangl questioned if there was access for the remaining A-1 zone. Kannard answered yes. Zangl asked if the proposed 22-acres of the A-2 zone is needed immediately. John Kannard answered that to begin there will be 10 storage containers on site, each of which having a 200' spacing requirement and 300' spacing requirement from a residence. There will be 16-acres needed immediately, and the left over acreage is proposed for future expansion.

TOWN: Approved 9-5-18

CONDITIONAL USE PERMIT

CU1961-18- S&L Land Company LLC, c/o Jeffery Bartolotta/Richard Smith & Jessican Duncan

Property: Conditional use allowing storage of contractor's equipment and materials/storage of fireworks, racks and equipment for the displays. The site is near **County Road E** in the Town of

Sullivan, on PINs 026-0616-3412-002 (15.043 Ac) and 026-0616-3413-003 (23.251 Ac). This is in accordance with Sec. 1104(f)7 of the Jefferson County Zoning Ordinance.

PETITIONER: John Kannard (PO Box K, Palmyra, WI) explained that there is a written business plan available for viewing and that this land location is just for storage of fireworks. The written business plan was turned in and gives hours of operation, etc. Kannard also stated that restrooms for employees will be available at proposed adjacent A-3 lot in home/office location.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: John Ebbott (W1518 County Road CI, Helenville, WI) again stated his concern in regards to liability and who the shareholders are of the LLC. He also asked for a copy of the business plan.

REBUTTAL: Bartolotta (N4828 County Road D, Helenville, WI) responded that the LLC is owned by two individuals and that they are licensed through Wolverine Fireworks. Wolverine Fireworks acts as a corporation and has approximately \$10 million worth of insurance on the property and events. He emphasized that there is more insurance than you could imagine. Nass clarified that the firework company is not the LLC. Nass ask it would be possible if the business plan could be shared. Bartolotta answered absolutely.

QUESTIONS FROM THE COMMITTEE: Nass asked if the other equipment for the Firework Company will be stored inside a building. Bartolotta answered that a 60' x 144' storage structure will store other equipment.

Nass asked for the number of employees. Bartolotta answered that there will be three employees. Nass also questioned if there would be a bathroom on site. Bartolotta responded with the same answer as before (a bathroom would be located on the adjacent A-3 zone).

STAFF REPORT: Zangl asked if the public would be coming on-site. Kannard replied with no and that the displays are only assembled there and then are taken off site. Zangl stated that the petitioners are proposing to build on the adjacent A-3 lot. Zangl/Kannard discussed if this proposal could be considered as storage of contractors equipment, because fireworks are stored there and nothing is manufactured or conducted on site. All business is conducted off site.

TOWN: Approved 9-5-18

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

R4103A-18 – Brian Neumann/HHL Zastrow Homestead LLC Property: Rezone approximately 0.03 acres of PIN 006-0716-0922-000 (32.477 Ac) in the Town of Concord to add it to an existing adjoining A-3 zone at **N6830 County Road E**. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

PETITIONER: Brian Neumann (N6830 County Road E, Oconomowoc, WI) explained he wants to rezone this small sliver of land to combine with his existing A-3 zone for the driveway and proposed building.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM THE COMMITTEE: None.

STAFF REPORT: no additional information or questions were discussed other than what was written in the report and put in file.

TOWN: Approved 8-13-18.

R4104A-18 – Ronald E Hahm/David Hahm Properties: Rezone PIN 012-0816-2523-001 (3.245 Ac) owned by David Hahm to sanction the addition of 0.25 acres from 012-0816-2523-000 owned by the Ronald & Anne Hahm Trust. The properties are in the Town of Ixonia, at **W443 Madison Ave.** This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

PETITIONER: Petitioner was not present for public hearing.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM THE COMMITTEE: None.

STAFF REPORT: None.

TOWN: None.

R4105A-18 – Jim Baker & Nancy Aguire deBaker/Juan & Leah Zalapa Property: Rezone approximately 1 acre of PIN 014-0614-1824-000 (40 Ac) for a new building site near **N3942 County Road G** in the Town of Jefferson. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

PETITIONER: Juan Zalapa (N4932 County Road G, Fort Atkinson, WI) explained that he is the new property owner and that they would like to rezone the property in order to obtain a building site for his parents/parent-in-law to build a home on and live close to him and his wife.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM THE COMMITTEE: None.

STAFF REPORT: Zangl asked to clarify if the highway department has approved access. Zalapa answered that the department is still working on the proposed access.

TOWN: Approved 9-12-18.

R4106A-18 – Todd Tesch/Phyllis Salamone Property: Create a 1.05-ac building site on **County Road A** in the Town of Sumner from part of PIN 028-0513-0424-001 (35 Ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

PETITIONER: Todd Tesch (714 Riverside Drive, Fort Atkinson, WI) explained that he plans to buy the property and desires to rezone the area in order to build a home on the property.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: Susan Teubert (N2373 County Road A, Fort Atkinson) explained her concern about natural water runoff rushing over the proposed driveway site. She also questioned if a soil test had past for the site.

REBUTTAL: Tesch responded that he was told by his builders that the location of proposed access near fence line was most likely the best site, but driveway access is yet to be approved. There has been no soil test done yet.

QUESTIONS FROM THE COMMITTEE: None.

STAFF REPORT: Zangl asked to clarify if there was access approval for driveway. Tesch answered not yet. Zangl clarified that there has not been a soil test conducted for the property and if approved, the petition will be conditioned upon a soil test. Zangl stated that there has been no previous approval for a residential lot. Zangl explained Teubert's drainage concern.

TOWN: Approved 9-11-18.

R4107A-18 – Gary & Jessica Hellenbrand: Rezone 2.3 acres of PIN 030-0813-3131-000 (40 Acres) around the home at **N7477 County Road O** in the Town of Waterloo. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

PETITIONER: Gary Hellenbrand (W9005 Hope Lake Rd, Cambridge, WI) explained that he wants to create the A-3 zone around the home and buildings while using minimal farm land as possible in lot.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM THE COMMITTEE: None.

STAFF REPORT: Zangl questioned if there will be access for the remaining agricultural land. Hellenbrand answered yes there is an existing access. Zangl asked when the home was built. Hellenbrand answered that it was built sometime in the late 1800's. Zangl asked for the committee if this

will use an A-3 split. Yes, it may potentially use a split because the remaining acreage of the parcel is under 35-acres.

TOWN: Approved 9-18-18.

FROM A-1 TO N, NATURAL RESOURCE

R4108A-18 – Eggert Acres LLC: Create a 15-acre Natural Resource zone from part of PIN 020-0814-2041-000 (40 Ac) near **West Rd** in the Town of Milford. This is in accordance with Sec. 11.04(f)12 of the Jefferson County Zoning Ordinance.

PETITIONER: Charlie Eggert (N7816 Island Road, Waterloo, WI) explained that the natural resource zone is to be created for an interested buyer who wants to purchase for hunting land.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM THE COMMITTEE: None.

STAFF REPORT: no additional information or questions were discussed other than what was written in the report and put in file. Zangl emphasized it will be sold to an adjoining neighbor and no one else because it does not have access to a public road.

TOWN: Approved 9-13-18.

FROM A-T, AGRICULTURAL TRANSITION TO R-1, RESIDENTIAL

R4109A-18 – Mark Reinecke: Rezone to create two, 1.8-ac R-1 lots near **N1108 Olson Rd** in the Town of Sumner from part of PIN 028-0513-1942-000 (12.3 Ac). This is in accordance with Sec. 11.04(f)1 of the Jefferson County Zoning Ordinance.

PETITIONER: Mark Reinecke (9952 Bluebonnet Dr, Machesney Park, IL) explained that he only owns a small farming operation and does not need this remaining agricultural land, thus wanting to rezone it to residential in order to sell part of it.

COMMENTS IN FAVOR: Blair Kransberger (W9466 Lake Dr, Edgerton, WI) is in favor of this rezone because he would like to purchase land to put storage building on and his children may eventually build on property.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM THE COMMITTEE: None.

STAFF REPORT: no additional information or questions were discussed other than what was written in the report and put in file. Zangl noted that lot two cannot be sold separately because it does not have frontage/access to a public road.

TOWN: Approved 9-10-18.

CONDITIONAL USE PERMIT APPLICATIONS

CU1962-18 – Kenneth & Sue Havlovick: Request for an addition/modification to CU1777-14 and CU1269-04 which created an extensive on-site storage structure in a Residential R-2 zone. The site is in the Town of Cold Spring on PIN 004-0515-2833-001 (1.259 Ac) at **N516 Fremont Rd.** This is in accordance with Sec. 11.04(f)2 of the Jefferson County Zoning Ordinance.

PETITIONER: Ken Havlovick (N516 Fremont Rd, Whitewater, WI) explained that he is requesting the conditional use to put an addition on an existing building and that the extra land is also needed to accommodate a door update as well.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM THE COMMITTEE: None.

STAFF REPORT: Zangl clarified with Havlovick that the addition will be 8 feet in height and that there will be no bathrooms in building with no business or habitable use.

TOWN: Approved 8-16-18.

CU1963-18 – John Hoffmann: Request for modification to CU1388-06 which allowed for storage of non-farm equipment in an A-2, Agricultural and Rural Business zone at **W2712 State Road 59.** This site is in the Town of Cold Spring on PIN 004-0515-2534-000 (2.439 Ac), and is requested in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

PETITIONER: John Hoffmann (N460 Woodward Rd, Whitewater, WI) explained he would like to build the addition for the existing building for additional storage.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM THE COMMITTEE: None.

STAFF REPORT: no additional information or questions were discussed other than what was written in the report and put in file.

TOWN: Approved 9-13-18.

CU1964-18 – Jeremy Furrer/WEPCO Property: Conditional use for business services, including audio/video, security and smart home installation on PIN 010-0515-0222-001 (1.16 Ac) in the Town of Hebron. The site is along **N2457 County Road D** in a Community zone. This is in accordance with Sec. 11.04(f)9 of the Jefferson County Zoning Ordinance.

PETITIONER: Jeremy Furrer (1124 Charles St, Fort Atkinson, WI) explained that his plan is to build a shop (40' x 80') to conduct his audio/video, security, and smart home installation business out of. There are currently five employees and some business vehicles will be stored there inside. Start time is around 7 am and return at approximately 5pm.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM THE COMMITTEE: None.

STAFF REPORT: Zangl asked how many employees will there be, will there be any signs and bathrooms, and will any cars be stored inside. Furrer answered that there will be five employees and most of them will drive the work vehicles at home at night. However, if they are brought back to shop, they will be stored inside. Furrer explained there will be a restroom present in building for the employees. There will be no signs. The soil test is on file.

TOWN: Approved 9-10-18.

CU1965-18 – Glenn & MaryAnn Manke: Conditional use to allow for outside storage in an A-2 zone at **N8460 Pleasant Valley Road**. The site is in the Town of Watertown on PIN 032-0815-2422-009 (7.84 Ac). This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

PETITIONER: MaryAnn (N8460 Pleasant Valley Road, Watertown, WI) explained that they would like to correct their conditional use to allow outside storage for minimal machinery parked outside their shed. There is an existing fence and they do not agree with the Town's condition to install a gate to be closed at 8pm every night.

COMMENTS IN FAVOR: Dale Hardtke (N8413 County Road E, Watertown, WI) explained that Glen keeps his property in pristine condition and is very organized. He is in favor of the petition.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM THE COMMITTEE: None.

STAFF REPORT: Zangl explained that petitioners are here to update the existing conditional use to allow for the outside storage that is currently there. The original approval was in 1990.

TOWN: Approved 9-10-18. The town approved the condition under the recommendation that there be a gate installed and that it should close at 8 pm every night. The fence would also have to be extended to 6' tall.

CU1967-18 – Jacob Wegner: Conditional use to allow two additional duplexes in a Residential R-2 zone at **W3266/W3268 Oak Hill Rd**, Town of Watertown. The site is part of PIN 032-0815-0222-007 (3.003 Ac). This is in accordance with Sec. 11.04(f)2 of the Jefferson County Zoning Ordinance.

PETITIONER: Jacob Wegner (W3268 Oakhill Rd, Watertown, WI) requested to be allowed to build two additional duplexes on the property.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: John Donaghy (W3238 Oak Hill Rd, Watertown, WI) explained that he is opposed to living next to commercial-type properties and that there are no other rentals in the area, nor does he want any to be built. He believes that the existing duplex was built by the previous owners for their parents to live next to them and not for commercial use.

Kenneth Zindars (N9589 Dreamfield Drive, Watertown, WI) explained that he believed to be living in a residential area and desires to keep it that way. He believes that there would be too much traffic in and out of the area and that it doesn't belong.

Kyle Nelson (N9555 Dreamfield Dr, Watertown, WI) explained that he chose to live in this area because of the neighborhood's quiet and calm demeanor. He is against apartment-type living structures. He believes these duplexes would lower home value, and thus would want to see lower taxes and a reassessment of the home.

Nathan Opps (N3256 Oak Hill Rd, Watertown, WI) explained that he is about to close on the property near Wegner's and would not have purchased the home if he knew there was going to be duplexes built and if he knew more renters were going to be in the area.

Kathy Preston (W3290 Oak Hill Rd, Watertown, WI) explained that she has been living in the area for 45 years and believes it is a beautiful area without more duplexes.

REBUTTAL: Wegner responded that the property was originally set up back in 1997 to have five residences per acre and for more duplexes to be built. He is choosing to build only two more duplexes.

QUESTIONS FROM THE COMMITTEE: None.

STAFF REPORT: Zangl answered a question asked during comments opposed, regarding property taxes, and that the city's assessor would have to be contacted for any assessment questions. Zangl discussed the previous conditional use and plan unit of development. Zangl asked for the number of

bedrooms per duplex. Wegner replied that there would be two bedrooms on each side. Zangl posed the question of whether or not this proposal is a planned unit development and how it may fit into the zoning ordinance. He announced that there was a petition turned that contains signatures of those opposed to the duplexes, and letters also turned in from those opposed.

TOWN: Approved 9-10-18.

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

Individuals requiring special accommodations for attendance at the meeting should contact the County Administrator at 920-674-7101 24 hours prior to the meeting so that appropriate arrangements can be made. A recording of the meeting will be available from the Zoning Department upon request. Further information about Zoning can be found at www.jeffersoncountywi.gov

Chairman Nass called for Hahm one last time, and no response.

Supervisor Reese moved to adjourn at 8:10 p.m., and was seconded by Supervisor Jaeckel. Motion passed unanimously on a voice vote.

Minutes prepared by: *Lindsey Schreiner*
 Zoning/On-Site Waste Management Technician
 Jefferson County Planning and Zoning Department

Supervisor Reese, Planning & Zoning Committee Secretary

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

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

**ROOM 203, COUNTY COURTHOUSE
311 S. CENTER AVE., JEFFERSON, WI 53549
8:30 A.M. ON MONDAY, OCTOBER 29, 2018**

1. Call to Order

The meeting was called to order by Supervisor Reese at 8:30 a.m.

2. Roll Call (Establish a Quorum)

Present at 8:30 a.m. were Planning and Zoning Committee members Reese, Poulson and Foelker. Staff in attendance was Andy Erdman, Matt Zangl and Deb Magritz.

3. Certification of Compliance with Open Meetings Law

Zangl verified compliance with the Open Meetings Law.

4. Approval of the Agenda

Supervisor Nass arrived during this agenda item discussion.

It was requested that the Committee move action on CU1967-18, R4102A-18 and CU1961-18 up in order to immediately after agenda item 10. Motion by Reese/Poulson to make that change; motion passed 4-0.

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 September 20, September 24, October 12 and October 18 Meeting Minutes

Motion by Reese/Poulson to approve the September 20 minutes as printed. Motion passed 4-0.

Motion by Reese/Foelker to approve the September 24 minutes as printed. Motion passed 4-0.

Motion by Reese/Foelker to approve the October 12 minutes as printed. Motion passed 4-0.

The October 18 minutes were not available for approval.

7. Communications

Zangl and staff are working through floodplain property inspections. The deadline for completion is November 9- an extension may or may not be needed.

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

The report was sent out in the Committee packets. The results are similar to those of last month-still behind a bit in County Surveyor revenues. He has been working on County Highway Department projects in October. Erdman is hoping the Surveyor will get a lot of field work done in November.

9. September Monthly Financial Report for Register of Deeds – Staci Hoffman

Reese noted that the report was sent out in the Committee packets.

10. October Monthly Financial Report for Zoning – Matt Zangl

Zangl reported that Zoning revenues are about \$7,000 short from 2017, especially from the septic system field-permits are down and soil test filings fees are down also. It looks like Zoning is close to breaking even on revenues budgeted.

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

17. Discussion and Possible Action on Petitions Presented in Public Hearing on October 18:

APPROVE WITH CONDITIONS CU1967-18 - Jacob Wegner on a motion by Reese/Foelker. Conditional use to allow two additional duplexes in a Residential R-2 zone at **W3266/W3268 Oak Hill Rd**, Town of Watertown. The site is part of PIN 032-0815-0222-007 (3.003 Ac). This is in accordance with Sec. 11.04(f)2 of the Jefferson County Zoning Ordinance. Motion passed 4-0.

APPROVE WITH CONDITIONS R4102A-18 – S&L Land Company LLC, c/o Jeffery Bartolotta/Richard Smith & Jessica Duncan Property on a motion by Reese/Foelker. Rezone approximately 22 acres of PIN 026-0616-3412-002 (15.043 Ac) and 026-0616-3413-003 (23.251 Ac) on **County Road E** in the Town of Sullivan. This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance. Motion passed 4-0.

APPROVE WITH CONDITIONS CU1961-18- S&L Land Company LLC, c/o Jeffery Bartolotta/Richard Smith & Jessica Duncan Property on a motion by Reese/Foelker. Conditional use allowing storage of contractor's equipment and materials/storage of fireworks, racks and equipment for the displays. The site is near **County Road E** in the Town of Sullivan, on PINs 026-0616-3412-002 (15.043 Ac) and 026-0616-3413-003 (23.251 Ac). This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance. Motion passed 4-0.

11. Discussion on Solar Energy Facilities

- **Resolution from the Town of Concord**

The resolution was handed out, and was also included in the packet. A Manitowoc County Corporation Counsel memo took a firm stance, saying that the County cannot do anything to regulate. His opinion was that it was only regulated by the State. This has made Iowa County slow down and take a hard look. Nass replied that these materials should be reviewed by our County Administrator and Corporation Counsel and that he doesn't want to lose local control. He thinks it sets a precedent against our land use plan.

12. Discussion Regarding Entering into a Contract with SRF Consulting Group Inc to Update the Jefferson County Comprehensive Plan and Agricultural Preservation and Land Use Plan

Zangl reported that requests for proposals were sent out. Consultants from SRF were interviewed and did a good job. Staff recommendation is to go with this firm. SRF has offices in Madison and Milwaukee, know the area very well and were happy to put in the optional items requested. Their base price is under \$90,000. Optional services brought the final total to \$125,493. There is an approximate two-year timeline, which can be moved up if things go well. Motion by Nass/Foelker to approve the RFP for SRF to update the County Comprehensive and Agricultural Preservation and Land Use Plan. Motion passed 4-0.

13. Discussion and Possible Action Recognizing Climate Change and Urging Congress to Levy a Revenue-Neutral Fee on Carbon in Fossil Fuels

Nass explained, and urged the Committee to take some time to review the document.

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

14. APPROVE WITH CONDITIONS the request to modify approval for R3393A-09, Steven & Jody Knoebel, County Road D, Town of Farmington on a motion by Nass/Reese. Motion passed 4-0.

17. Discussion and Possible Action on Petitions Presented in Public Hearing on October 18:

APPROVE WITH CONDITIONS CU1963-18 for John Hoffmann on a motion by Reese/Poulson. Request for modification to CU1388-06 which allowed for storage of non-farm equipment in an A-2, Agricultural and Rural Business zone at **W2712 State Road 59**. This site is in the Town of Cold Spring on PIN 004-0515-2534-000 (2.439 Ac), and is requested in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance. Motion passed 4-0.

15. APPROVE WITH CONDITIONS Petition R4086A-18 for Bill Stroupe on a motion by Nass/Poulson, presented in public hearing on August 23 and subsequently postponed. Motion passed 4-0.

16. **APPROVE WITH CONDITIONS** Petition R4088A-18 for Gordon Goers on a motion by Nass/Poulson, presented in public hearing on August 23 and subsequently postponed. Motion passed 4-0.

17. **Discussion and Possible Action on Petitions Presented in Public Hearing on October 18:**

APPROVE WITH CONDITIONS R4101A-18 - Dan Zastrow/Sara Zastrow-Seubert and Ronald Seubert Property on a motion by Nass/Foelker. Rezone 7.16 acre of PINs 030-0813-3614-000 (54.949 Ac) and 030-0813-3614-002 (0.698 Ac) in the Town of Waterloo, and 020-0814-3123-003 (9.032 Ac) in the Town of Milford. The site is at **W7312 Manske Road**. This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance. Motion passed 4-0.

APPROVE WITH CONDITIONS CU1960-18– Dan Zastrow/Sara Zastrow-Seubert and Ronald Seubert Property on a motion by Reese/Foelker. Conditional use to allow a landscape/lawn care business in a proposed A-2 zone at **W7312 Manske Road**. The site is in the Towns of Waterloo and Milford, part of PINs 030-0813-3614-000 (54.949 Ac), 030-0813-3614-002 (0.698 Ac) and 020-0814-3123-003 (9.032 Ac). This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance. Motion passed 4-0.

APPROVE WITH CONDITIONS R4103A-18 – Brian Neumann/HHL Zastrow Homestead LLC Property on a motion by Reese/Nass to rezone approximately 0.03 acres of PIN 006-0716-0922-000 (32.477 Ac) in the Town of Concord to add it to an existing adjoining A-3 zone at **N6830 County Road E**. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance. Motion passed 4-0.

POSTPONE ACTION ON R4104A-18 – Ronald E Hahm/David Hahm Properties because the petitioner did not appear at public hearing. Rezone PIN 012-0816-2523-001 (3.245 Ac) owned by David Hahm to sanction the addition of 0.25 acres from 012-0816-2523-000 owned by the Ronald & Anne Hahm Trust. The properties are in the Town of Ixonia, at **W443 Madison Ave**. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

APPROVE WITH CONDITIONS R4105A-18 – Jim Baker & Nancy Aguire deBaker/Juan & Leah Zalapa Property on a motion by Nass/Reese. Rezone approximately 1 acre of PIN 014-0614-1824-000 (40 Ac) for a new building site near **N3942 County Road G** in the Town of Jefferson. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance. Motion passed 4-0.

POSTPONE ACTION ON R4106A-18 – Todd Tesch/Phyllis Salamone Property on a motion by Nass/Reese. Create a 1.05-ac building site on **County Road A** in the Town of Sumner from part of PIN 028-0513-0424-001 (35 Ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance. Motion to postpone passed 4-0.

APPROVE WITH CONDITIONS R4107A-18 – Gary & Jessica Hellenbrand on a motion by Nass/Poulson. Rezone 2.3 acres of PIN 030-0813-3131-000 (40 Acres) around the home at **N7477 County Road O** in the Town of Waterloo. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance. Motion passed 4-0.

APPROVE WITH CONDITIONS R4108A-18 – Eggert Acres LLC on a motion by Reese/Poulson. Create a 15-acre Natural Resource zone from part of PIN 020-0814-2041-000 (40 Ac) near **West Rd**, Town of Milford. This is in accordance with Sec. 11.04(f)12 of the Jefferson County Zoning Ordinance. Motion passed 4-0.

APPROVE WITH CONDITIONS R4109A-18 – Mark Reinecke on a motion by Reese/Foelker. Rezone to create two, 1.8-ac R-1 lots near **N1108 Olson Rd** in the Town of Sumner from part of PIN 028-0513-1942-000 (12.3 Ac). This is in accordance with Sec. 11.04(f)1 of the Jefferson County Zoning Ordinance. Motion passed 4-0.

APPROVE WITH CONDITIONS CU1962-18 – Kenneth & Sue Havlovick on a motion by Reese/Foelker. Request for an addition/modification to CU1777-14 and CU1269-04 which created an extensive on-site storage structure in a Residential R-2 zone. The site is in the Town of Cold Spring on PIN 004-0515-2833-001 (1.259 Ac) at **N516 Fremont Rd**. This is in accordance with Sec. 11.04(f)2 of the Jefferson County Zoning Ordinance. Motion passed 4-0.

APPROVE WITH CONDITIONS CU1964-18 – Jeremy Furrer/WEPCO Property on a motion by Reese/Poulson. Conditional use for business services, including audio/video, security and smart home installation on PIN 010-0515-0222-001 (1.16 Ac) in the Town of Hebron. The site is along **N2457 County Road D** in a Community zone. This is in accordance with Sec. 11.04(f)9 of the Jefferson County Zoning Ordinance. Motion passed 4-0.

APPROVE WITH CONDITIONS CU1965-18 – Glenn & MaryAnn Manke on a motion by Reese/Foelker. Conditional use to allow for outside storage in an A-2 zone at **N8460 Pleasant Valley Road**. The site is in the Town of Watertown on PIN 032-0815-2422-009 (7.84 Ac). This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance. Motion passed 4-0.

18. Possible Future Agenda Items

19. Upcoming Meeting Dates

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

December 14, 8:00 a.m. – Site Inspections Beginning in Courthouse Room 203

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

December 31, 8:30 a.m. – Decision Meeting in Courthouse Room 203

20. Adjourn

Motion by Reese/Poulson to adjourn the meeting. Motion passed 4-0, and the meeting adjourned at 10:02 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.

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

Individuals requiring special accommodations for attendance at the meeting should contact the County Administrator at 920-674-7101 at least 24 hours prior to the meeting so that appropriate arrangements can be made. *A digital recording of the meeting will be available in the Zoning Department upon request.*

**MINUTES OF THE
JEFFERSON COUNTY PLANNING AND ZONING COMMITTEE
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, NOVEMBER 9, 2018**

1. Call to Order

The meeting was called to order by Supervisor Jaeckel at 8:02 a.m.

2. Roll Call (Establish a Quorum)

Committee member present at 8:02 were Supervisors Jaeckel, Reese, Foelker and Poulson. Zoning Department staff in attendance included Sarah Higgins, Lindsey Schreiner and Deb Magritz.

3. Certification of Compliance with Open Meetings Law

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

4. Approval of the Agenda

No changes were proposed.

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

There was no public comment.

6. Communications

There were no communications.

Supervisor Nass arrived at 8:03.

The Committee left for the following site inspections with Schreiner at 8:05.

7. Site Inspection for Request by Steven Ensor to Replace an Existing Home at N8348 County Road A, Town of Milford at 130 Feet from its Existing Location

8. Site Inspections for Petitions to be Presented in Public Hearing on November 15, 2018:

R4110A-18 – Krista Crossman & Melissa Hafenstein: Rezone 2.24 acres of PIN 018-0713-0913-000 (43.781 Ac) to create a new A-2 lot at **W8628 County Road B** in the Town of Lake Mills. This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

CU1968-18 – Krista Crossman & Melissa Hafenstein: Conditional use to allow a winery and event facility in a proposed A-2 zone at **W8628 County Road B** in the Town of Lake Mills on PIN 018-0713-0913-000 (43.781 Ac). This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

CU1969-18 – Straussdale Holsteins LLC: Conditional use to sanction an intensive agricultural dairy operation at **N7781 Rock Lake Rd and N7823 Springer Rd** in the Town of Waterloo, allowing for 528 animal units on PINs 030-0813-2741-001 (32.4 Ac), 030-0813-2742-001 (12.988 Ac), 030-0813-2743-000 (21 Ac) and 030-0813-2744-000 (23.875 Ac). This is in accordance with Sec. 11.04(f)6 and 11.05(d)2 of the Jefferson County Zoning Ordinance and ATCP51 Wisconsin Administrative Rule.

R4115A-18 – Serendipity Events LLC: Create a 3-ac farm consolidation lot at **N9038 Setz Ln** in the Town of Waterloo from part of PIN 030-0813-1141-000 (37.787 Ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4116A-18 – Karen Mueller: Rezone one ac of PIN 032-0815-1442-001 (5.56 Ac) for a new building site on **County Road E** in the Town of Watertown. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4117A-18 – Diane Origer: Create a 5.4-ac farm consolidation lot around the home and buildings at **W2905 Pipersville Rd** in the Town of Watertown from part of PINs 032-0815-2522-002 (20 Ac) and 032-0815-2611-000 (38.219 Ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4118A-18 – John & Dee Winkelman: Rezone to create a 2.6-ac farm consolidation lot at **N7252 Hillside Dr** in the Town of Concord from part of PIN 006-0716-0521-000 (49.21 Ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4119A-18 – John & Dee Winkelman: Create a 10.2-ac Natural Resource zone on **Hillside Dr** in the Town of Concord from part of PIN 006-0716-0521-000 (49.21 Ac). This is in accordance with Sec. 11.04(f)12 of the Jefferson County Zoning Ordinance.

R4114A-18 – Richard & Marcia Bienz: Create a 1.27-ac building site along **Staupe Rd** in the Town of Sullivan from part of PIN 026-0616-0744-001 (18.25 Ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4120A-18 – Daniel & Kristia Loeder: Rezone to create a 5.1-ac farm consolidation lot at **N3421 Bente Rd** in the Town of Sullivan from part of PIN 026-0616-1941-000 (39.15 Ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4121A-18 – Daniel & Kristia Loeder: Rezone to create a 38.4-ac Natural Resource zone near **N3421 Bente Rd** from part of PINs 026-0616-1941-000 (39.15 Ac), 026-0616-1943-000 (20 Ac) and 026-0616-1944-000 (40 Ac). This is in accordance with Sec. 11.04(f)12 of the Jefferson County Zoning Ordinance.

R4113A-18 – ADL Properties LLC: Create a 2.2-ac building site and a 2.6-ac farm consolidation lot at **N3435 Grant Ln** in the Town of Sullivan from part of PIN 026-0616-1931-000 (37.635 Ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4111A-18 – ADL Properties LLC: Rezone to create three new 2.2-acre lots on the north side of **Turner Road** from part of PIN 010-0615-2414-000 (40 Ac) in the Town of Hebron. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4112A-18 – ADL Properties LLC: Rezone to create two new 2.2-ac building sites and a 4.6-acre farm consolidation lot at **W2531 Turner Rd** in the Town of Hebron from part of PIN 010-0615-2414-000 (40 Ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4095A-18 – Brian & Jennifer Statz: Rezone a 4-ac lot around the home and buildings at **N4259 County Road D** in the Town of Jefferson from part of PIN 014-0615-1131-000 (40 Ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4096A-18 – Brian & Jennifer 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 This 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. This is in accordance with Sec. 11.04(f)12 of the Jefferson County Zoning Ordinance.

9. Adjourn

Motion by Supervisors Reese/Jaeckel to adjourn the meeting. Motion carried 5-0; the meeting adjourned at 10:40 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.jeffersoncountynywi.gov.

A quorum of any Jefferson County Committee, Board, Commission or other body, including the Jefferson County Board of Supervisors, may be present at this meeting. Individuals requiring special accommodations for attendance at the meeting should contact the County Administrator at 920-674-7101 at least 24 hours prior to the meeting so that appropriate arrangements can be made.

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

MINUTES OF 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, November 15, 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 and Sarah Higgins 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 Reese, seconded by Jaeckel to approve the agenda as presented. Motion carried on a voice vote with no objection.

5. Explanation of Public Hearing Process by Committee Chair

Chairman 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, November 15, 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 A-1, EXCLUSIVE AGRICULTURAL TO A-2, AGRICULTURAL AND RURAL BUSINESS

R4110A-18 – Krista Crossman & Melissa Hafenstein: Rezone 2.24 acres of PIN 018-0713-0913-000 (43.781 Ac) to create a new A-2 lot at **W8628 County Road B** in the Town of Lake Mills. This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

PETITIONER: Krista Crossman (W8628 County Road B, Lake Mills, WI) and Melissa Hafenstein (N7239 Rock Lake Rd, Lake Mills, WI) presented themselves as the petitioners for this rezone. They stated they would like to upgrade their barn for a place to process and make wine. The barn would be used for a winery, tasting room, and small event space.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None.

STAFF: Given by Zangl and in the file.

TOWN: In favor.

CONDITIONAL USE PERMIT APPLICATION

CU1968-18 – Krista Crossman & Melissa Hafenstein: Conditional use to allow a winery and event facility in a proposed A-2 zone at **W8628 County Road B** in the Town of Lake Mills on PIN 018-0713-0913-000 (43.781 Ac). This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

PETITIONER: Krista Crossman (W8628 County Road B, Lake Mills, WI) and Melissa Hafenstein (N7239 Rock Lake Rd, Lake Mills, WI) presented themselves as the petitioners for this conditional use. The conditional use permit is needed in order to run a winery, tasting room, and small event space. The hours of the winery would be Thursday, Friday, and Saturday from 1pm – 6pm and one Sunday per month. If an event is scheduled, the wine tasting room would be closed for the event.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: Chairman Nass asked how late events would run. Patrons would be out by midnight.

STAFF: Given by Zangl and in the file. Zangl asked if there are plans for bathrooms in the barn. It was explained that a new septic would be installed for the bathrooms. Zangl stated it would be a 300 person capacity for the barn. Zangl also clarified that food would be catered in. It was also mentioned that there is a parking plan for 59 parking spots.

TOWN: In favor.

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

R4111A-18 – ADL Properties LLC: Rezone to create three new 2.2-acre lots on the north side of **Turner Road** from part of PIN 010-0615-2414-000 (40 Ac) in the Town of Hebron. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

PETITIONER: Loren Lindl (N2751 Haas Rd, Jefferson, WI) presented himself as the petitioner for this rezone. The land was purchased with 2 farmsteads and he would like a farm consolidation for both farmsteads. This would be maxing out on the amount of buildable lots. It was explained that the plans are clustered and all have good road access.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: Randall Berendt (N3492 Cushman Rd, Jefferson, WI) spoke in opposition of the rezone. He explained that this would be a lot of change on Turner Rd and was concerned about such a big impact on a small area.

REBUTTAL: Lindl explained that there is no intent to build here in the near future; this is being done while asking for the farm consolidation just to get it all done at the same time.

QUESTIONS FROM COMMITTEE: None.

STAFF: Given by Zangl and in the file. Zangl stated that it would be up to the Committee to determine whether the land would be classified as prime or non-prime soils because of a close determination. Zangl explained an affidavit would be required if this were approved because all of the available splits would be used. Zangl then explained that a part of the lot had a 20% slope, and anything over 20% cannot be built on.

TOWN: In favor.

R4112A-18 – ADL Properties LLC: Rezone to create two new 2.2-ac building sites and a 4.6-acre farm consolidation lot at **W2531 Turner Rd** in the Town of Hebron from part of PIN 010-0615-2414-000 (40 Ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

PETITIONER: Loren Lindl (N2751 Haas Rd, Jefferson, WI) presented himself as the petitioner for this rezone. Lindl explained petition for splits and farm consolidation.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: Randall Berendt (N3492 Cushman Rd, Jefferson, WI) spoke in opposition of the rezone for the same reasons as previously stated.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None.

STAFF: Given by Zangl and in the file. Zangl also asked what year the house on the property was built. To the best of Lindl's knowledge, the house was built around 1905.

TOWN: In favor.

R4113A-18 – ADL Properties LLC: Create a 2.2-ac building site and a 2.6-ac farm consolidation lot at **N3435 Grant Ln** in the Town of Sullivan from part of PIN 026-0616-1931-000 (37.635 Ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

PETITIONER: Loren Lindl (N2751 Haas Rd, Jefferson, WI) presented himself as the petitioner for this rezone. Lindl explained this is the petition for the farmstead and building site in the town of Sullivan because this farm is situated in two different townships.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: Randall Berendt (N3492 Cushman Rd, Jefferson, WI) spoke in opposition of the rezone for the same reasons as previously stated.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None.

STAFF: Given by Zangl and in the file. Zangl asked what year the house on the property was built. Lindl was unsure of the exact year the house was built, but it was prior to 1970. Lindl also explained that a reason for the requested lot size was to accommodate for enough room for the septic system to be replaced on the property.

TOWN: In favor.

R4114A-18 – Richard & Marcia Bienz: Create a 1.27-ac building site along **Staude Rd** in the Town of Sullivan from part of PIN 026-0616-0744-001 (18.25 Ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

PETITIONER: Richard and Marcia Bienz (2665 N 130th St, Brookfield, WI) presented themselves as the petitioners for this rezone. They would like to create a homestead hobby farm as their retirement home, and it is the intent to maintain the agricultural integrity of the area.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None.

STAFF: Given by Zangl and in the file. Zangl asked if the remaining A-1 land would still have access. Petitioner explained there would still be access right onto the road. Zangl asked petitioner to explain how the plans were drawn up and ideas for clustering. Petitioner explained the driveway would be up the western side of the property, and it was the idea to stay away from building on prime agricultural area of the land. Zangl also mentioned this would be the last available A-3 lot on this property.

TOWN: In favor.

R4115A-18 – Serendipity Events LLC: Create a 3-ac farm consolidation lot at **N9038 Setz Ln** in the Town of Waterloo from part of PIN 030-0813-1141-000 (37.787 Ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

PETITIONER: Mike Mosher (N9038 Setz Ln, Waterloo, WI) presented himself as the petitioner for this rezone. It was explained that he is requesting a farm consolidation around the home, barns and other buildings, and an additional acre included. The remaining 37 acres would be sold off to current renter of that land.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: Peter Rusch (N9043 Setz Ln, Waterloo, WI) spoke in opposition of this rezone. It was suggested that the proposal be changed to 2-acres instead of 3, and that the existing Conditional Use Permit for the bed & breakfast business be terminated.

REBUTTAL: Mosher explained that 3 acres were proposed in order to accommodate the 66' frontage requirement along Setz Ln. The proposed lot was extended to the south for full frontage and also to give extra room to accommodate a new septic system in the near future. There are no intentions of starting up the bed & breakfast operation again, as that conditional use was used by the previous owner of the property. Barn weddings were being run at the property, but that operation has since stopped. There may also be a want for a pole barn to be built on the 3-acres in the future.

QUESTIONS FROM COMMITTEE: Chairman Nass asked what year the house was built. The petitioner stated the home was built in 1894.

STAFF: Given by Zangl and in the file. Zangl asked if there would be access for the remaining A-1 acres. Mosher stated there would be 2 access points to the east and 1 to the south. Zangl also went onto explain that in order for a property to qualify for a farm consolidation, there must be at least 35 acres of contiguous A-1 land left. A surveyor recently worked with this rezone and came up with a proposed plan that accommodated the requested 3-acre A-3 lot, along with keeping 35 acres of contiguous A-1 land. Zangl also stated it would be up to the committee on whether or not they choose to still honor the Conditional Use Permit issued in 2014 for the bed & breakfast. Zangl asked the petitioner if they still wanted the existing Conditional Use. The petitioners stated they would have no need for it.

TOWN: In favor.

R4116A-18 – Karen Mueller: Rezone one ac of PIN 032-0815-1442-001 (5.56 Ac) for a new building site on **County Road E** in the Town of Watertown. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

PETITIONER: Randal Mueller (N8635 County Road E, Watertown, WI) presented himself as the petitioner for this rezone. Mueller explained that his brother originally bought the property for their mother who had passed away, and now the intent is to split and sell the property.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None.

STAFF: Given by Zangl and in the file. Zangl asked if the petitioner has worked with the Highway Department for access. Mueller explained there is an existing culvert for field access that can be used, and is thought to be the safest point to enter onto Hwy E.

TOWN: In favor.

R4117A-18 – Diane Origer: Create a 5.4-ac farm consolidation lot around the home and buildings at **W2905 Pipersville Rd** in the Town of Watertown from part of PINs 032-0815-2522-002 (20 Ac) and 032-0815-2611-000 (38.219 Ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

PETITIONER: Diane Origer (W2905 Pipersville Rd, Watertown, WI) presented herself as the petitioner for this rezone. She explained she would like to parcel off the buildings and farmland to sell it to her son. There are a lot of buildings which is why the full 5-acres were requested. There is also no problem with access to the fields.

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. Origer stated it was built in 1862. Zangl also stated that there is a septic permit on file for the existing home, and that the remaining A-1 acreage does have access.

TOWN: In favor.

R4095A-18 – Brian & Jennifer Statz: Rezone a 4-ac lot around the home and buildings at **N4259 County Road D** in the Town of Jefferson from part of PIN 014-0615-1131-000 (40 Ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

PETITIONER: Brian Statz (W3450 Markert Rd, Helenville, WI) presented himself as the petitioner for this rezone. Statz explained this is his old home, and they still own the land around it. They would like to split the land around the home and sell it off later.

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. Statz stated it was built in the 1920's. Zangl then asked if there would be access for the remaining A-1 land, and Statz said yes.

TOWN: In favor.

R4096A-18 – Brian & Jennifer 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 This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

PETITIONER: Brian Statz (W3450 Markert Rd, Helenville, WI) presented himself as the petitioner for this rezone. Statz would like to split the buildings off and put the second proposed lot behind the proposed farm consolidation lot.

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. Statz stated the home was built in the 1920's.

TOWN: In favor.

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

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. This is in accordance with Sec. 11.04(f)12 of the Jefferson County Zoning Ordinance.

PETITIONER: Brian Statz (W3450 Markert Rd, Helenville, WI) presented himself as the petitioner for this rezone. Statz explained this lot would connect the adjoining A-3 lot through the woods.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None.

STAFF: Given by Zangl and in the file.

TOWN: In favor.

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

R4118A-18 – John & Dee Winkelman: Rezone to create a 2.6-ac farm consolidation lot at **N7252 Hillside Dr** in the Town of Concord from part of PIN 006-0716-0521-000 (49.21 Ac). This is in accordance with Sec 11.04(f)8 of the Jefferson County Zoning Ordinance.

PETITIONER: Tom Stade (W5289 Bockmann Ln, Jefferson, WI) presented himself as the petitioner for this rezone on behalf of John and Dee Winkelman. Stade explained that they would like to split the property off around the home and sheds, and that the house was built pre-1970's.

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 is access for the remaining A-1 land, and there is access to the south. Zangl also stated there is a septic permit on file for the home.

TOWN: In favor.

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

R4119A-18 – John & Dee Winkelman: Create a 10.2-ac Natural Resource zone on **Hillside Dr** in the Town of Concord from part of PIN 006-0716-0521-000 (49.21 Ac). This is in accordance with Sec. 11.04(f)12 of the Jefferson County Zoning Ordinance.

PETITIONER: Tom Stade (W5289 Bockmann Ln, Jefferson, WI) presented himself as the petitioner for this rezone on behalf of John and Dee Winkelman. This land is all wetland woods, and they would like to split it off to sell it to someone for recreational use.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None.

STAFF: Given by Zangl and in the file.

TOWN: In favor.

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

R4120A-18 – Daniel & Kristia Loeder: Rezone to create a 5.1-ac farm consolidation lot at N3421 Bente Rd on the Town of Sullivan from part of PIN 026-0616-1941-000 (39.15 Ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

PETITIONER: Daniel Loeder (4410 Buckley Ridge Cir, Cottage Grove, WI) presented himself as the petitioner for this rezone. Loeder explained they bought the property and would like the farm consolidation around the home and buildings, and then sell off the remaining land around it. There are no intentions of creating additional lots.

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. Loeder stated it was built between 1880 and 1890. Zangl asked about access for the remaining A-1 land, and there is access for it.

TOWN: In favor.

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

R4121A-18 – Daniel & Kristia Loeder: Rezone to create a 38.4-ac Natural Resource zone near N3421 Bente Rd from part of PINs 026-0616-1941-000 (39.15 Ac), 026-0616-1943-000 (20 Ac) and 026-0616-1944-000 (40 Ac). This is in accordance with Sec. 11.04(f)12 of the Jefferson County Zoning Ordinance.

PETITIONER: Daniel Loeder (4410 Buckley Ridge Cir, Cottage Grove, WI) presented himself as the petitioner for this rezone. Loeder explained this land is primarily woods and swampland, and is not tillable. The land would be best used for recreational use.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None.

STAFF: Given by Zangl and in the file.

TOWN: In favor.

CONDITIONAL USE PERMIT APPLICATION

CU1969-18 – Straussdale Holsteins LLC: Conditional use to sanction an intensive agricultural dairy operation at **N7781 Rock Lake Rd and N7823 Springer Rd** in the Town of Waterloo, allowing for 528 animal units on PINs 030-0813-2741-001 (32.4 Ac), 030-0813-2742-001 (12.988 Ac), 030-0813-2743-000 (21 Ac) and 030-0813-2744-000 (23.875 Ac). This is in accordance with Sec. 11.04(f)6 and 11.05(d)2 of the Jefferson County Zoning Ordinance and ATCP51 Wisconsin Administrative Rule.

PETITIONER: Jim Strauss (N7781 Rock Lake Rd, Lake Mills, WI) presented himself as the petitioner for this conditional use. Strauss explained there will be no more expansion or building; they just want to maintain the number of cattle they already have.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None.

STAFF: Given by Zangl and in the file. Joe Strupp from Jefferson County Land and Water Conservation Department explained that no more animals have been recently added, and this is to bring this farm into compliance. The petitioners have filled out all necessary application materials and submitted all plans. Their application was recommended complete to the Zoning Committee by the Land and Water Conservation Department. The Committee accepted the completeness on August 28, 2018.

Because this petition involves ATCP51, a verbal role call was taken and all members of the Committee were present.

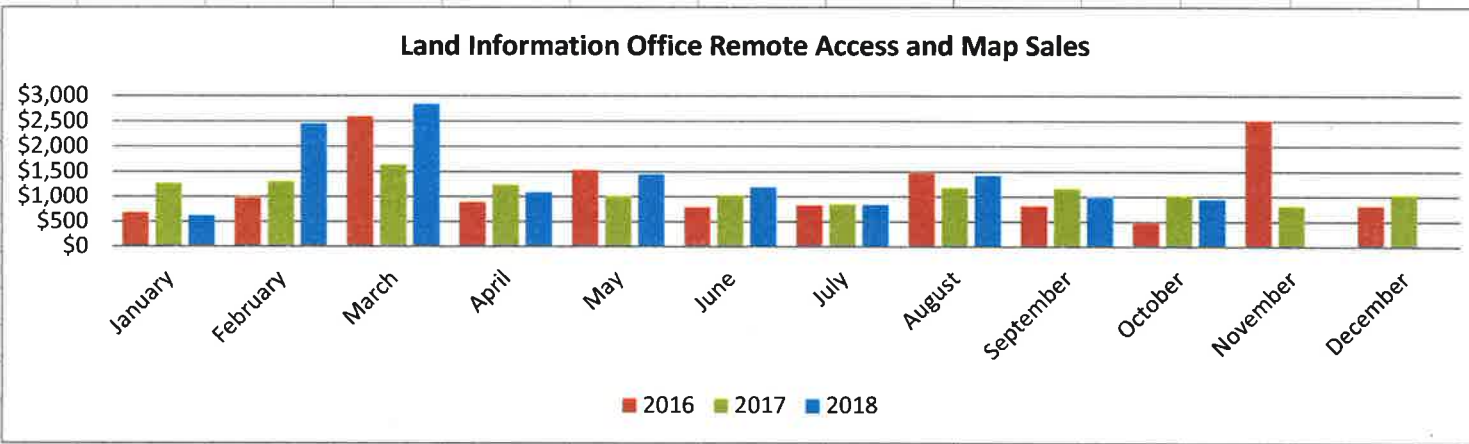
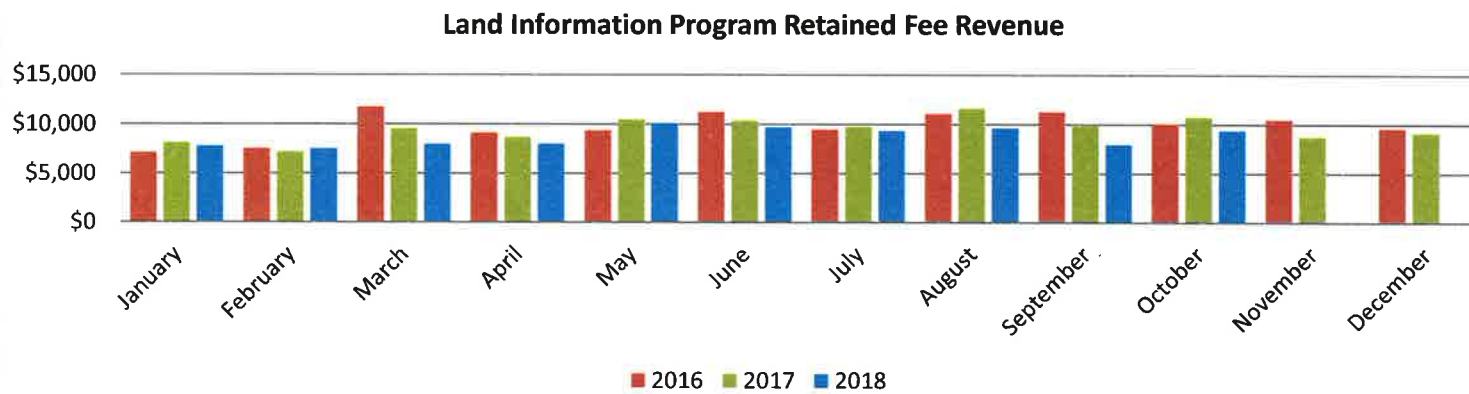
TOWN: In favor.

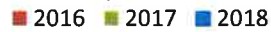
Supervisor Reese moved to adjourn at 7:47 p.m., and was seconded by Supervisor Jaeckel. Motion passed unanimously on a voice vote.

Minutes prepared by: *Sarah Higgins*
Zoning/On-Site Waste Management Technician
Jefferson County Planning and Zoning Department

Supervisor Reese, Planning & Zoning Committee Secretary

Land Information Monthly Revenue Report October 2018

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Jefferson County
FLEXIBLE PERIOD REPORT

PAGE 1
glflxrpt

FROM 2018 10 TO 2018 10

	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	2,674.40	.00	66,861.60	3.8%
13001 511210 Wages-Regular	100,521	0	100,521	3,554.06	.00	96,966.94	3.5%
13001 511220 Wages-Overtime	110	0	110	.00	.00	110.00	.0%
13001 511320 Wages-Vacation Pay	0	0	0	64.80	.00	-64.80	.0%
13001 511330 Wages-Longevity Pay	375	0	375	.00	.00	375.00	.0%
13001 511380 Wages-Bereavement	0	0	0	181.20	.00	-181.20	.0%
13001 512141 Social Security	12,868	0	12,868	476.95	.00	12,391.05	3.7%
13001 512142 Retirement (Employer)	11,426	0	11,426	433.77	.00	10,992.23	3.8%
13001 512144 Health Insurance	52,607	0	52,607	2,186.82	.00	50,420.18	4.2%
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	314.41	.00	3,465.59	8.3%
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	310.95	.00	3,289.05	8.6%
13001 531312 Office Supplies	4,000	0	4,000	37.34	.00	3,962.66	.9%
13001 531313 Printing & Duplicating	100	0	100	40.88	.00	59.12	40.9%
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	.00	.00	2,095.00	.0%
13001 532332 Mileage	890	0	890	.00	.00	890.00	.0%
13001 532335 Meals	157	0	157	.00	.00	157.00	.0%
13001 532336 Lodging	2,220	0	2,220	.00	.00	2,220.00	.0%
13001 532339 Other Travel & Tolls	500	0	500	.00	.00	500.00	.0%
13001 533225 Telephone & Fax	200	0	200	9.35	.00	190.65	4.7%
13001 535242 Maintain Machinery & Equip	36,810	0	36,810	.00	.00	36,810.00	.0%
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	81.58	.00	612.42	11.8%
TOTAL Register Of Deeds	325,517	0	325,517	11,562.67	.00	313,954.33	3.6%
GRAND TOTAL	325,517	0	325,517	11,562.67	.00	313,954.33	3.6%

11/14/2018
16:22:58

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: 2018/10
To Yr/Per: 2018/10
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

11/14/2018
16:24:03

Jefferson County
FLEXIBLE PERIOD REPORT

PAGE 1
glflxrpt

FROM 2018 10 TO 2018 10

	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	-21,264.54	.00	-153,735.46	12.2%
13001 451301 RE Recording/Filing Fees	-195,000	0	-195,000	-17,715.00	.00	-177,285.00	9.1%
13001 451303 Copy Fees County Portion	-53,000	0	-53,000	-4,974.65	.00	-48,025.35	9.4%
13001 451305 Land Info/Deeds Fee	-23,700	0	-23,700	-2,650.00	.00	-21,050.00	11.2%
13001 451307 Document Review Fees	-50	0	-50	.00	.00	-50.00	.0%
13001 451309 Birth Funds County Portion	-11,000	0	-11,000	-1,024.00	.00	-9,976.00	9.3%
13001 451310 Marriage Fund County Portion	-7,000	0	-7,000	-1,213.00	.00	-5,787.00	17.3%
13001 451311 Death Fund County Portion	-24,000	0	-24,000	-2,229.00	.00	-21,771.00	9.3%
13001 451316 Divorce Fund County Portion	-100	0	-100	.00	.00	-100.00	.0%
TOTAL Register Of Deeds	-325,517	0	-325,517	-37,459.11	.00	-288,057.89	11.5%
GRAND TOTAL	-325,517	0	-325,517	-37,459.11	.00	-288,057.89	11.5%

11/14/2018
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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: 2018/10
 To Yr/Per: 2018/10
 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

Register of Deeds	Oct 2018			YR to Date	Current Yr Target
Program/Service Description	2016	2017	2018	Totals	%
Documents Recorded	1,395	1,206	1,005	11,090	87%
Vital Records Filed	239	221	197	1,301	87%
Vital Record Copies	921	1,101	1,353	12,060	110%
ROD Revenue (Gross Total)	\$ 162,803.25	\$ 171,901.92	\$ 138,345.45	\$1,400,904.92	131%
Transfer Fees	\$ 21,920.40	\$ 24,130.92	\$ 21,264.54	\$ 205,448.52	117%
LIO Fees	\$ 11,272.00	\$ 9,856.00	\$ 10,048.00	\$ 93,605.00	86%
Document Copies	\$ 3,137.25	\$ 5,320.82	\$ 4,974.65	\$ 49,296.36	93%
Laredo	\$ 1,125.00	\$ 2,151.50	\$ 2,650.00	\$ 26,957.00	114%
ROD Revenue to General Fund	\$ 50,548.65	\$ 53,621.24	\$ 51,070.19	\$ 491,227.88	100%
Percentage of Documents eRecorded	38%	49%	56%	53%	53%
Budget Goals Met	Yes	Yes	Yes	Yes	Yes
Back Indexing Real Estate	211	1,962	1,209	10,355	52%
Redaction of Vital Records	N/A	N/A	507	15,368	100%

Wisconsin Register of Deeds Association:

WRDA Fall Conference

Working on legislation regarding electronic signatures

Help Desk program established

Wisconsin Electronic Recording Council:

Collaborating with PRIA on interstate notarization recognition

Updating Chapter Adm 12

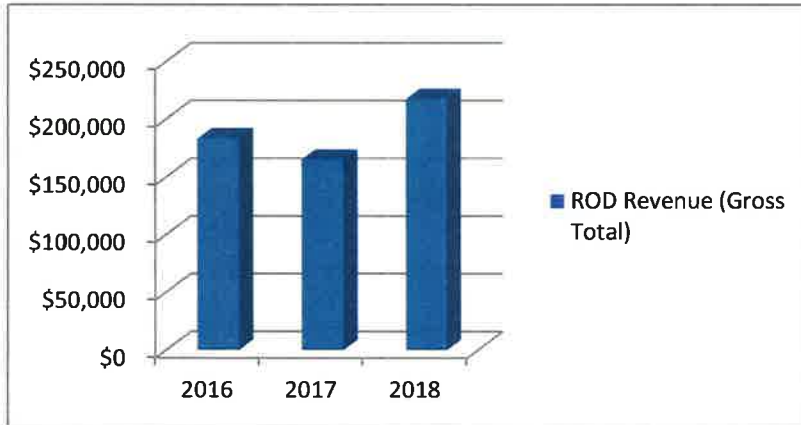
Wisconsin Historical Records Advisory Board:

Board meeting to discuss possible grant opportunities

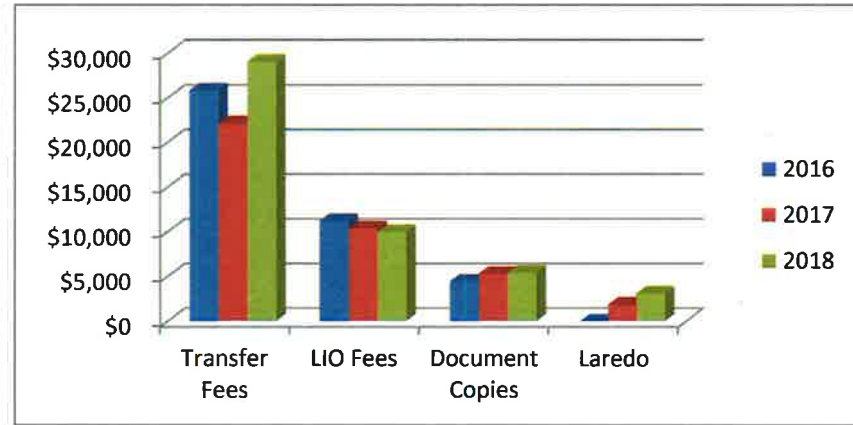
Register of Deeds Monthly Budget Report

Oct 2018

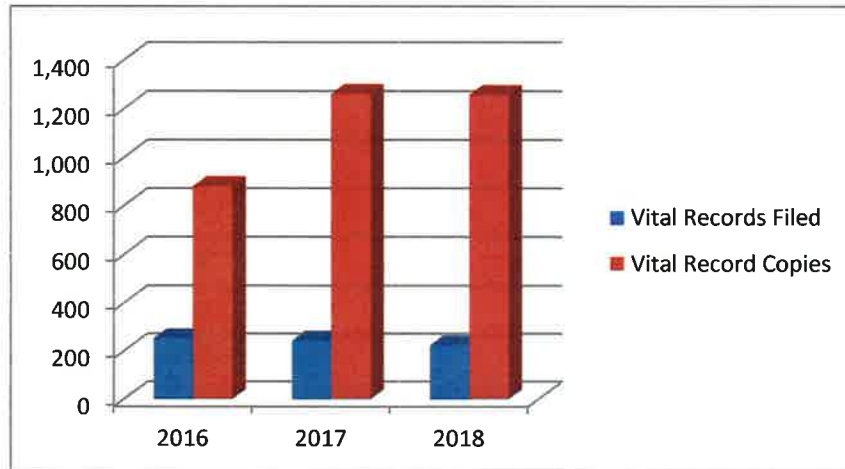
ROD Total Gross Revenues



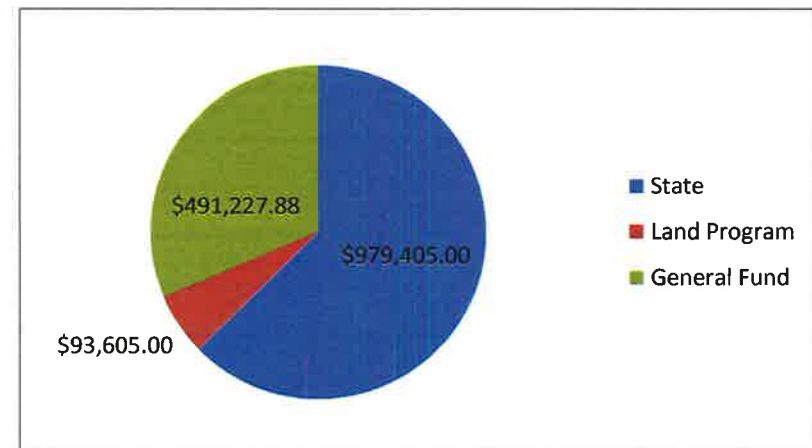
Land Related Revenue



Vital Records



Year to Date Revenue Payout



Jefferson County Planning and Zoning Department
Monthly Ledger Report
11-21-2018

	OP	PPC	MC	PSS(STF	FQAS	FAA	FPFC	SRFWF	ZOF	WFG	Refunds	2018 Totals	2017 Total	Diff
MTH	7101.432099	7101.451002	7101.472003	7101.432002	7101.458010	7101.458015	7101.458014	7101.458001	7101.458002	7101.441002	7102.421001				
Jan	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							475.00	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	15,320.00	7.08		10,800.00	800.00							50.00	26,927.08	18,226.44	8700.64
Sept	15,870.00	2.00		7,875.00	700.00								24,447.00	29,100.00	-4653
Oct	15,335.00	4.29	5.00	4,825.00	300.00								20,469.29	22,445.90	-1976.61
Nov	8,695.00			2,000.00	700.00								11,395.00	17,601.00	-6206
Dec														21,685.00	-21685
Total	149,470.00	1,088.17	8.75	50,100.00	7,600.00							1,710.00	208,266.92	242,297.29	-34030.37

2017 Actual Zoning Deposit:\$240,846.96

2018 Budget Revenues: \$222,190.00

2018 Deposits YTD:\$208,266.92

RESOLUTION NO. 20 -

Approving the 2018 update of the Jefferson County Land Information Plan

Executive Summary

The Land Information Plan for Jefferson County was prepared by the Land Information Office and the Land Information Council. Input from numerous County Departments was used to develop the plan. Wisconsin law requires "a countywide plan for land records modernization" in order to make counties eligible to participate in the Wisconsin Land Information Program. The purpose of a county Land Information Plan is twofold: 1) to meet Wisconsin Land Information Program funding eligibility requirements necessary for receiving grants and retaining fees for land information services, and 2) to plan for county land information modernization in order to provide improved government services to county residents and businesses. The Wisconsin Land Information Program receives \$7.00 for each document recorded by the Jefferson County Register of Deeds which is used to fund Wisconsin Land Information Program grants and program administration. The county land information program receives \$8.00 for each document recorded by the Jefferson County Register of Deeds. In 2017 the county retained \$115,346 from recording fees and received \$51,000 in Wisconsin Land Information Program grants. This updated plan provides an estimate of how funds from grants and retained fees will be utilized. The Planning and Zoning Committee met on November 26, 2018, and recommended forwarding this resolution to the County Board to approve the 2018 update of the Jefferson County Land Information Plan.

WHEREAS, the Executive Summary is incorporated into this resolution, and

WHEREAS, the updated Jefferson County Land Information Plan conforms to the Wisconsin Department of Administration Uniform Instructions for Preparing County Land Information Plans, and

WHEREAS, the Land Information Council and the Planning and Zoning Committee have approved the updated Jefferson County Land Information Plan which is incorporated herein by reference, and

WHEREAS, adopting the updated Land Information Plan will keep Jefferson County in compliance with Wisconsin Land Information Program requirements.

NOW, THEREFORE BE IT RESOLVED that the updated 2018 Jefferson County Land Information Plan, incorporated herein by reference, is hereby approved.

BE IT FURTHER RESOLVED that the Land Information Council is authorized to make minor technical changes as needed.

Fiscal Note: The updated plan was produced and will be implemented by county staff. No additional tax levy dollars will be used.

Ayes_____ Noes_____ Abstain_____ Absent_____ Vacant_____

Requested by
Planning and Zoning Committee

12/11/2018

Andy Erdman: 11/19/2018

REVIEWED: Administrator____; Corp. Counsel ____; Finance Director ____

DRAFT

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

Version: 2018-11-19

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

CONTENTS

EXECUTIVE SUMMARY	3
1 INTRODUCTION	4
2 FOUNDATIONAL ELEMENTS	7
PLSS	8
Parcel Mapping.....	9
LiDAR and Other Elevation Data	12
Orthoimagery.....	13
Address Points and Street Centerlines.....	14
Land Use	15
Zoning.....	16
Administrative Boundaries.....	17
Other Layers.....	19
3 LAND INFORMATION SYSTEM.....	21
Public Access and Website Information	25
4 CURRENT & FUTURE PROJECTS	26
Project #1: Rural Parcel Map Improvement.....	27
Project #2: Back Indexing of Documents in Register of Deeds	27
Project #3: Develop Activity Focused GIS Websites.....	28
Project #4: Mobile GIS and Data Collection	28
Project #5: GIS Analysis of Human Services Client and Incident Locations	29
Project #6: Convert Parcel Map Data to ESRI Parcel Fabric Data Model	29
Project #7: Update Land Use Inventory	29
Project #8: Update County Terrain Model with LiDAR	30
Project #9: Map County Park Assets for Facility Management	30
Project #10: Mobile Reporting of Septic Tank Pumping Maintenance	31
Project #11: Extract Building Footprints County-wide	31
Project # 12: Link Parcel Identification Number to Legal Description and Address in Register of Deed system.....	32
Project # 13: Update 6 Inch Pixel Orthoimagery	32
Completed Projects 2016 - 2018	33
Other Long Term Projects Identified by County Departments.....	35

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	todd1@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

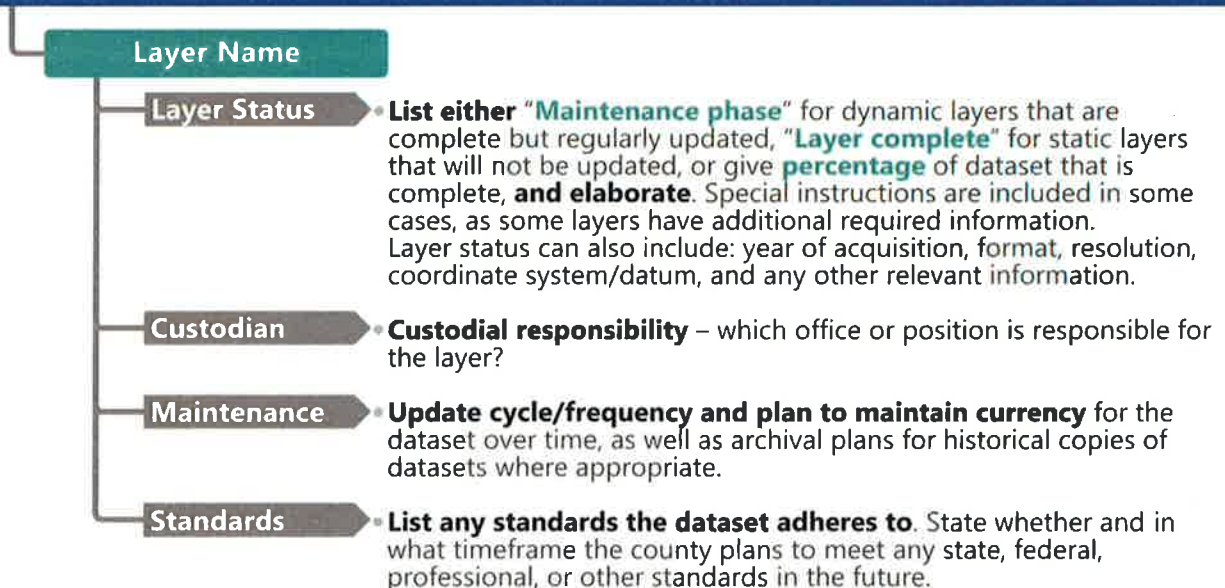
Counties must have a land information plan that addresses development of specific datasets or map layer groupings historically referred to as the WLIP Foundational Elements. Foundational Elements incorporate nationally-recognized "Framework Data" elements, the major map data themes that serve as the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



PLSS

Public Land Survey System Monuments

Layer Status

PLSS Layer Status

	Status/Comments
Number of PLSS corners (selection, ¼, meander) set in original government survey 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 have been remonumented	1912 or 91%
Number and percent of remonumented PLSS corners with survey grade coordinates (see below for definition) <ul style="list-style-type: none"> 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 	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 tie sheets available online (whether or not they have corresponding coordinate values)	https://jeffarcgis.jeffersoncountywi.gov/apps/PublicGISmr/
Percentage of remonumented PLSS corners that have tie sheets available online (whether or not they have corresponding coordinate values) and a corresponding URL path/hyperlink value 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 corner point identification/ numbering 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 non-PLSS areas (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 16th 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>

- Unique URL path for each parcel record:
There is a unique path to parcel related data for every parcel that is stored in the parcel polygons. The following information is available from this path: owners, site address, billing address, acres brief legal, assessed value, taxes, special assessments, tax credits, school district, technical college district special districts, transfer document reference, sale dates and sale amounts. The unique URL to the additional parcel data is in the LRSURL field i.e.
<https://jeffersoncountyapps.jeffersoncountywi.gov/jclrs/LIO/parcelInfo.php?pnmun=241&pntown=06&pnrang=14&pnsect=12&pnqtr=21&pnid=017>

Custodian

- The Jefferson County Land Information Office is the legal custodian of the parcel data
- Maintenance
 - Maintenance of the Searchable Format standard:
Parcel data is maintained in the same format it was before the statewide parcel searchable format was developed. Parcel polygons are exported from the enterprise geodatabase to a standalone geodatabase when all parcel land divisions and combinations have been updated to Jan 1st. The tax roll database is exported and run through a conversion program to create the searchable format when that database has been updated to Jan 1st. The standalone parcel polygon data is joined to the converted tax roll data and exported for upload to the statewide parcel dataset.
 - Searchable Format Workflow:
The county maintains parcel/tax roll data in such a way that **requires significant reformatting every year** by in-house staff
 - 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 County maintains parcel/tax roll data in such a way that requires significant formatting every year to be done by the county staff in-house. A searchable format conversion program is run when all of the land splits, combinations and deletions have been completed by the Real Property Lister. This table exported by the conversion program.

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; Fidlar 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 Information 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: 2012

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 imperfections

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 changed

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

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

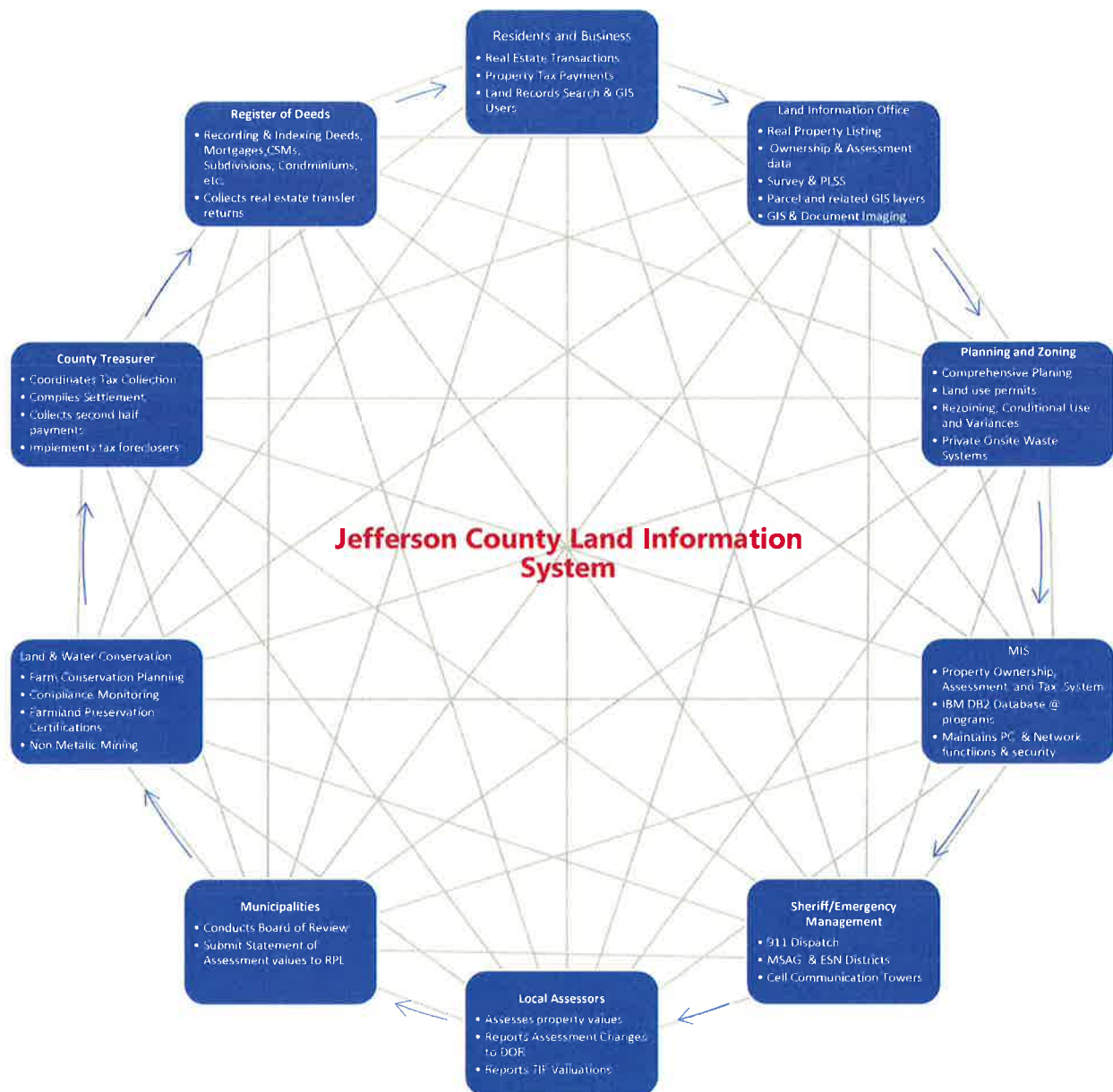


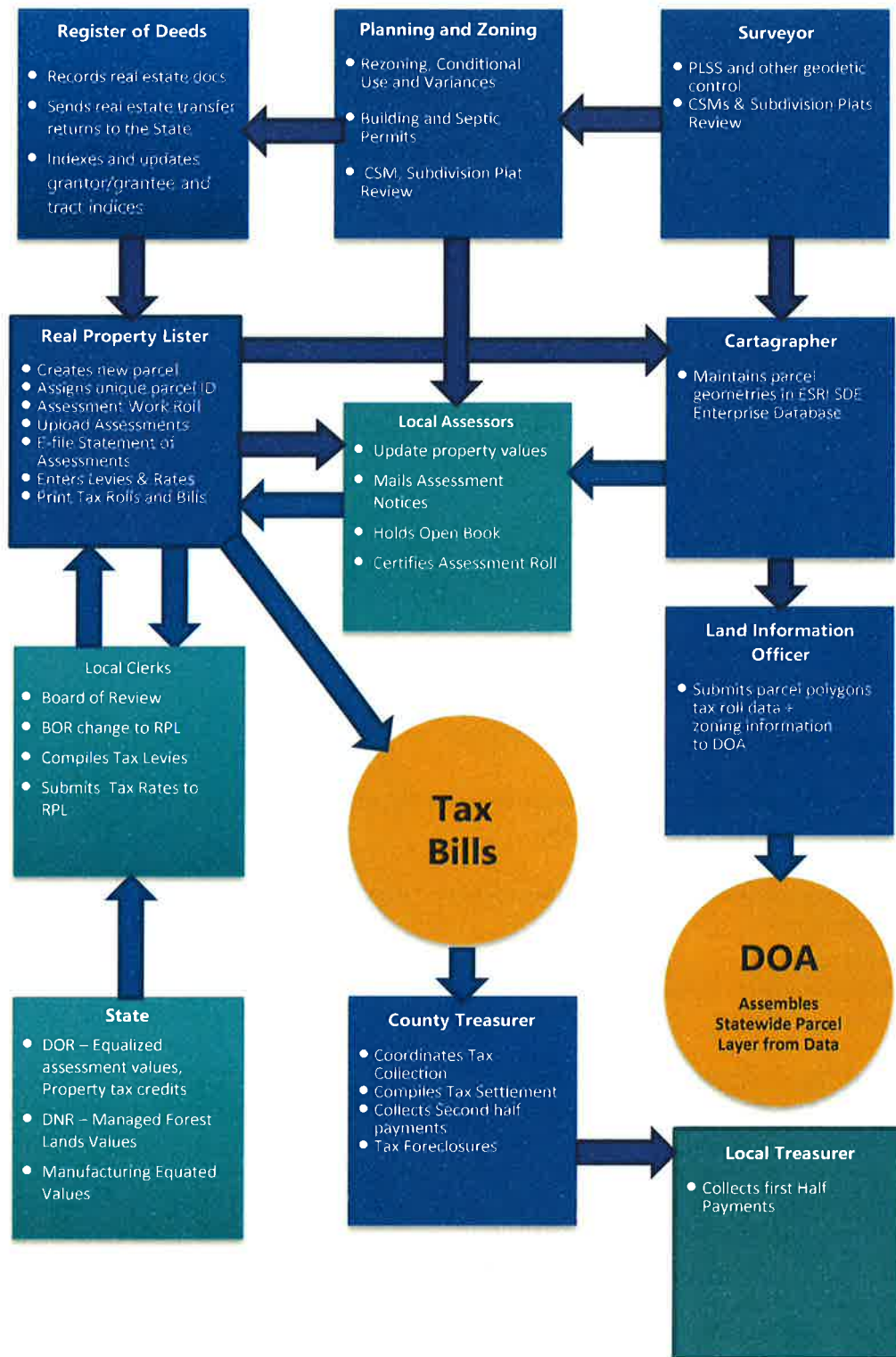
Figure 1. Jefferson County Land Information System

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	GIS Download Link - URL	Real Property Lister Link - URL	Register of Deeds Link - URL
https://jeffarcgis.jeffersoncountywi.gov/apps/PublicGISmr/	No download site available. Data requests can be made to the Land Information Office	https://jeffersoncountyapps.jeffersoncountywi.gov/jclrs/LIO/LIO_Search.php	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

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.

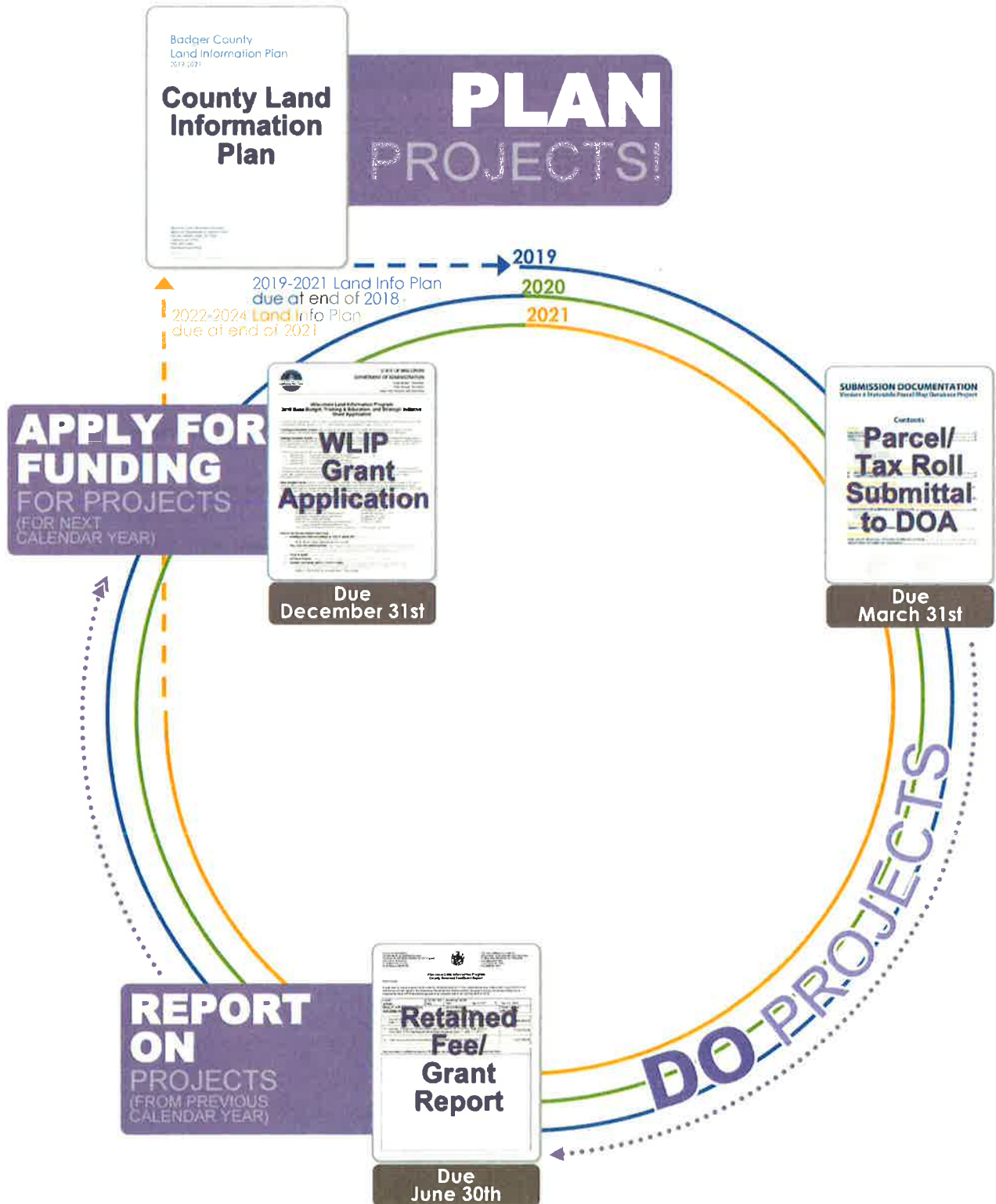


Figure 3. The WLIP Land Information Plan/Grant Project Cycle

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 \$1,800 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

- \$2,500 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	Page 27	\$20,000
2)	Back indexing of documents in Register of Deeds	Index 229,682 documents	\$,50	Page 27	\$114,841
3)	Develop Activity Focused GIS Websites	In-house GIS technicians	\$0	Page 28	\$0
4)	Mobile GIS and Data Collection	6 Arcgis Online level 2 licenses	\$500	Page 28	\$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	Page 29	\$0
6)	Convert Parcel Map Data to ESRI Parcel Fabric Data Model	Consultant Costs	\$22,000	Page 29	\$22,000
7)	Update Land Use Inventory	Contract with UW Whitewater Geography Department	\$4,400	Page 29	\$4,400
8)	Update County Terrain Model with LiDAR	Consultant Contract	\$158,000	Page 30	\$158,000
9)	Map County Park Assets for Facility Management	Part time summer help salary	\$6,000	Page 30	\$6,000
10)	Mobile Reporting of Septic Tank Pumping Maintenance	5 Arcgis Online licenses	\$500	Page 31	\$2,500
11)	Extract Building Footprints County-wide	Consultant Costs	\$11,000	Page 31	\$11,000
12)	Link Parcel Identification Number to Legal Description in Register of Deed system.	Fildar Pintegrity implementation	\$14,000	Page 32	\$14,000
13)	Update 6 Inch Pixel Orthoimagery	Consultant Costs	\$35,000	Page 32	\$35,000
GRAND TOTAL					\$392,541

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

Ongoing Costs Not Associated with a Specific Project

- The 2019 Land information training and education budget is \$4,700
- The 2019 land information allocation for FileDirector Document Imaging Software and hardware support is \$13,100
- The 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

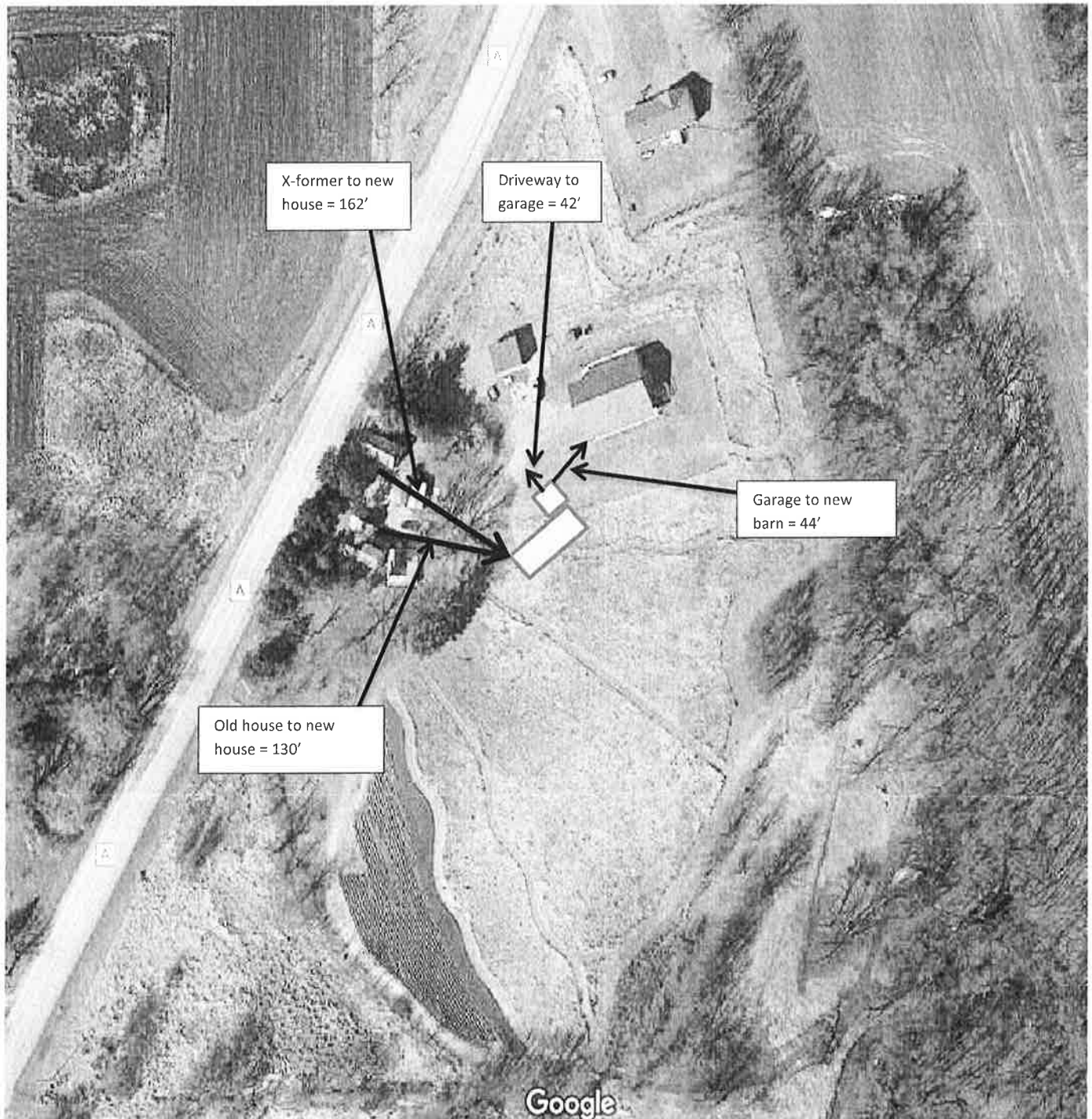
- Integrate state accident database with accident mapping GIS layer for geospatial analysis
- Develop crime-mapping analysis that utilizes the Sheriff Department records system databases

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



Steven & Julie Ann Ensor
N8348 CTH - A



Background

It is estimated that the original home was built between the late 1800's and early 1900's. The original basement is made of field stone and mortar with a concrete floor. This foundation is structurally degraded and is not economical to repair. The addition that was put on in 1973 is also in a condition that is not economical to repair, e.g. water infiltration in to the basement because of inadequate drainage around the foundation. The age of the current septic system is also unknown and the well that provides water to the home is inadequate. The supply line from the current well is also above the frost line which poses operational issues during the winter months. These conditions make it more economical to build a new home, then demo the old home / outbuildings and return that land to agricultural use.

Reasoning for proposed location

- The water table on the property is very high and there are multiple springs that minimize locations where the new house can be built.
- It is the highest elevation on the property.
- It will be close the new buildings that were built in 2016 / 2017.
- It will allow the new well to be used for the house and livestock areas.
- It is within the capabilities of the site electric transformer.
- 95% of the current driveway can be used for access to the new house.
- This location allows for the most land to be returned to agricultural use.

Proposed location

- From the North East corner of the old house to the North West corner of the new house is 130 feet.
- From site transformer to house metering socket location is 162 feet.
- From driveway to garage entrance of new house is 42 feet
- From North East corner of new garage to South West corner of new barn is 44 feet.
- The septic / mound system will be located on the east side of the house.
- The well will be located on the West side of the house. This will allow for the shortest run of electric supply to the pump and underground piping to the house and livestock areas.

If there are any questions please contact

Steven Ensor
N8348 CTH – A
Watertown WI 53094
Cell: 262-818-3816

Deb Magritz

From: Matt Zangl
Sent: Wednesday, November 14, 2018 4:22 PM
To: Deb Magritz
Subject: FW: Tesch Rezoning Request

Place on DM, include in packet and print a copy for Monday morning.

Matt

From: Todd Tesch [mailto:todd.tesch@gmail.com]
Sent: Wednesday, November 14, 2018 4:19 PM
To: Matt Zangl
Cc: Brian Udovich; Deb Magritz; Sarah Higgins; Lindsey Schreiner
Subject: Re: Tesch Rezoning Request

Planning Committee:

It was brought to my attention that after your last meeting there were three items of concern in regards to our proposed lot: 1. driveway location, 2. runoff from the farm field to the north and 3. clustering or preservation of tillable farmland.

1. Driveway location:

I was able to talk to Brian at the highway department about the proposed lot. He stated to me (and emailed Matt) that he has no problem with the driveway being at the south end of the proposed flagpole lot. It will be very close to the current location of a driveway across the road.

2. Runoff from the farm field to the north:

I was very surprised when this was brought up at the public hearing. This topic was not brought up at the town level. The elevation of the property to the north is much higher and the water will run from north to south. When talking to Brian he mentioned that we would be required to put in a culvert at the ditch line and does not see drainage being an issue.

3. Clustering or preservation of tillable farmland.

The main reason that we are requesting a flagpole lot is to build a house as far away from the road as we can. Below I will explain how a flagpole lot is actually better for farmland preservation than a rectangle lot, at least in this instance.

The surveyor stated that the north property line is on the north side of the treeline. That treeline is roughly 20 wide and the proposed flagpole lot would take up 400 feet of the treeline. Which means that the treeline will take up 8,000 square feet, or 18%, of the 43,560 acre lot.

If it were a rectangle lot, the maximum length along the treeline would 290 feet and the width of the lot would need to be 150 feet (minimum measurements). That would equal 5800 square feet, or 13.3%, of treeline in the R-1 lot.

The proposed flagpole lot will actually save 2200 square feet of tillable farmland compared to a rectangular lot.

Thank you for your cooperation and consideration in this matter.

Todd Tesch

On Wed, Oct 31, 2018 at 4:03 PM Matt Zangl <mattz@jeffersoncountywi.gov> wrote:

Thanks Brian.

I think that answers all of my questions and will be helpful for the Committee to make their decision.

Matt

From: Brian Udovich
Sent: Wednesday, October 31, 2018 2:44 PM
To: Matt Zangl
Cc: Deb Magritz; Sarah Higgins; Lindsey Schreiner; 'todd.tesch@gmail.com'
Subject: RE: Tesch Rezoning Request
Importance: High

Matt-

I spoke with Todd this morning about his rezoning request and would like to clarify a few items.

1. The layout of the buildable lot will be fine from an access standpoint. However, the driveway would be safest as far South as possible along the 66' of frontage along CTH A from a sight distance perspective.
2. In terms of the drainage concern that Susan Teubert has, it sounds like she is worried that the proposed driveway(s) would create a dam impeding water from draining to the South. As part of the access permit process, driveway culverts will be required so we do not see drainage being an issue.
3. In addition, Todd and I spoke about the right-of-way being dedicated as part of the process and he had no problem with it.

Please let me know if you should have any other questions or concerns.

Thanks,

Brian

Brian M. Udovich, P.E.

Highway Operations Manager

Jefferson County Highway Department

1425 South Wisconsin Drive

Jefferson, WI 53549

Office: (920) 674-7273

Cell: (920) 723-7273

Fax: (920) 674-7289

brianu@jeffersoncountywi.gov

<http://www.jeffersoncountywi.gov>

*NOTE: Permit applications are now completed online at <http://www.jefferson.wi.roway.net/>.

From: Matt Zangl
Sent: Wednesday, October 31, 2018 9:21 AM
To: Brian Udovich
Cc: Deb Magritz; Sarah Higgins; Lindsey Schreiner
Subject: RE: Tesch Rezoning Request

Brian,

The committee postponed this decision for access onto the Hwy and a few other questions. I believe the owner has reached out to you and left a message.

Will you grant access where the lot is proposed? Does the lot need to be rearranged in order to provide access?

We hope to have this back on the November 26 agenda.

Thanks,

Matt

From: Brian Udovich
Sent: Sunday, October 28, 2018 11:37 PM
To: Matt Zangl
Cc: Deb Magritz; Sarah Higgins; Lindsey Schreiner
Subject: Tesch Rezoning Request

Matt-

We have reviewed the rezoning request by Todd Tesch for parcel 028-0513-0424-001 located along County Trunk Highway A in the Town of Sumner. It appears that the existing parcel is being accessed for agricultural purposes toward the South end of the property. However, there is no formal field access. A driveway permit will be required to install a field entrance (and culvert) for the remnant parcel in the safest location.

As for the buildable lot, the safest location for the driveway (and culvert) will be toward the South end of the property. Again, a driveway permit will be required.

Will the right-of-way associated with the lot(s) be dedicated as part of the process? Also, the landowner to the North (Susan Teubert at N2373 CTH O) seemed to indicate to our technician that she had a concern about drainage. Are you aware of anything in that regard?

Thanks,