

**AGENDA**  
**JEFFERSON COUNTY PLANNING AND ZONING COMMITTEE**  
**DECISION MEETING**

*Steve Nass, Chair; George Jaeckel, Vice-Chair; Blane Poulson, Secretary; Matt Foelker, Lloyd Zastrow*

**ROOM 203, COUNTY COURTHOUSE**  
**311 S. CENTER AVE., JEFFERSON, WI 53549**  
**8:30A.M. ON MONDAY, MARCH 18, 2019**

- 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 February 21, February 25, March 8 and March 14 Meeting Minutes**
- 7. Communications**
- 8. February Monthly Financial Report for Land Information Office – Andy Erdman**
- 9. February Monthly Financial Report for Register of Deeds – Staci Hoffman**
- 10. March Monthly Financial Report for Zoning – Matt Zangl**
- 11. Discussion and Possible Action to Amend CU1912-17 for Cold Spring Egg Farm on PIN 024-0516-1911-000 in the Town of Palmyra for Change in Location of a Layer Barn Affecting Their Odor Score**
- 12. Discussion on Jefferson County Comprehensive Plan Update**
- 13. Discussion on Solar Energy Facilities**
- 14. Discussion and Possible Action on a Request by Bill Zimmermann for Outside Storage in an Industrial Zone, Town of Ixonia, at N8144 Oak Drive on PIN 012-0816-2144-007**
- 15. Discussion and Possible Action on Petition R4111A-19 for ADL Properties LLC, Town of Hebron, Presented in Public Hearing on November 15, 2018 and Postponed by the Planning and Zoning Committee on November 27, 2018**
- 16. Discussion and Possible Action on a Revision to Petition R1852A-96 for August and Joyce Lehmann, Town of Koshkonong, Presented in Public Hearing on December 19, 1996 and Approved by County Board on February 11, 1997**
- 17. Discussion and Possible Action on Petitions Presented in Public Hearing on March 14:**

**R4128A-19 – Karl H Zinser Estate:** Create a 3.748 gross acre lot (including road right-of-way)/3.257 net acre lot (excluding road right-of-way) around the home and buildings at **N9469 West Road** in the Town of Watertown from part of PIN 032-0814-0342-000 (40 Ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance. This petition was initially presented at public hearing on January 17, 2019 and was considered by the Planning and Zoning Committee on January 29, 2019. On February 19,

2019, the County Board of Supervisors granted the request of Petitioner to send this petition back to the Planning and Zoning Committee for further review.

**R4139A-19 – Daniel Buss:** Create a 2.66-acre A-2 zone at **N4531 Rome Rd** in the Town of Jefferson from part of PIN 014-0615-0144-000 (29.53 Ac). This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

**CU1976-19 – Daniel Buss:** Conditional use to allow storage of contractor's equipment for a tree removal operation in a proposed A-2 zone at **N4531 Rome Rd**. The site is on PIN 014-0615-0144-000 (29.53 Ac) in the Town of Jefferson. This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

**R4146A-19 – Ryan & Tara Foust:** Create a 0.265-acre A-2 zone to enlarge the existing adjacent A-2 zone near **N2312 Becker Rd** in the Town of Sumner. This is part of PIN 028-0513-0314-003 (4.243 Ac), and is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

**CU1977-19 – Ryan & Tara Foust:** Conditional use to allow for a concrete contractor's parking area on **Becker Rd**, part of PIN 028-0513-0314-003 (4.243 Ac), Town of Sumner. This is on a proposed A-2 zone, and is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

**R4140A-19 – Mark Krause:** Rezone 2.6 acres of PIN 014-0614-2711-001 (10.408 Ac) to create a lot around the home and buildings at **N3217 County Rd K** in the Town of Jefferson. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**R4141A-19 – Badger Bank/Jon A Witkins Estate:** Create a 2.8-acre lot around the former home site and farm buildings at **N415 Wojtkunski Rd** in the Town of Palmyra from part of PIN 024-0516-3121-000 (19.5 Ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**R4142A-19 – Judith Punzel:** Create a 3-acre lot around the home and buildings at **W9573 Kumlein Road** in the Town of Sumner from part of PIN 028-0513-1821-000 (40 Ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**R4143A-19 – Wileman Farms Inc:** Rezone to create a 3-acre lot around the home and buildings at **W9475 Rockdale Rd** in the Town of Sumner from part of PIN 028-0513-1812-000 (40 Ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**R4147A-19 – Jesse M Topel:** Rezone 3.4 acres of PIN 022-0613-0524-000 (35.959 Ac) for a new building site along **Hope Lake Rd** in the Town of Oakland. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**R4144A-19 – Richard Potthast:** Create a 1.01-acre lot around the home and buildings at **W5526 Curtis Mill Rd** in the Town of Jefferson, part of PIN 014-0614-2634-000 (23.46 Ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**R4145A-19 – Richard Potthast:** Create a 33-acre Natural Resource zone from part of PINs 014-0614-2634 (23.46 Ac), 014-0614-2633-000 (34.1 Ac) and 014-0614-2744-000 (9.06 Ac). The property is between **Curtis Mill and Buena Vista Roads** in the Town of Jefferson. This is in accordance with Sec. 11.04(f)12 of the Jefferson County Zoning Ordinance.

**CU1978-19 – Shirley Kuhl:** Conditional use for a conference center/banquet hall/event facility at **N4716 County Road G**, Town of Jefferson, in an existing A-2 zone. This is on PIN 014-0614-0623-000 (5 Ac) and is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

**CU1979-19 – Timothy J Tiry:** Conditional use to enlarge an existing extensive onsite storage structure in a Residential R-2 zone at **N1851 Parkview Circle**. The site is in the Town of Palmyra, on PIN 024-0516-12343-021 (0.81 Acre). This is in accordance with Sec. 11.04(f)2 of the Jefferson County Zoning Ordinance.

## **18. Possible Future Agenda Items**

## **19. Upcoming Meeting Dates**

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

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

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

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

**May 16, 7:00 p.m. – Public Hearing in Courthouse Room 205**  
**May 20, 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.jeffersoncountywi.gov](http://www.jeffersoncountywi.gov).**

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

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

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



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

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

**SUBJECT:** Map Amendments to the Jefferson County Zoning Ordinance and Requests for Conditional Use Permits  
**DATE:** Thursday, February 21, 2019  
**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**

Nass, Jaeckel, Poulson, Foelker, and Zastrow were all present at 7:00 p.m. Also present were Sarah Higgins and Lindsey Schreiner of the Zoning Department.

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

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

**4. Approval of Agenda**

Motion by Jaeckel, seconded by Poulson 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**

Higgins 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, February 21, 2019, 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.

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

**R4129A-19 – Tim Otterstatter:** Rezone 4.45 acres of PIN 032-0815-1223-000 (20.386 Ac) **between State Road 16 and East Gate Drive** in the Town of Watertown. This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

**PETITIONER:** Tim Otterstatter (N9220 Donald Ln, Watertown, WI 53094) explained that he wants to move his business to this location due to his last location of business undergoing eminent domain. To be compensated for his loss, the State of Wisconsin is requiring him to construct a building. This location would also be closer to his other business location (Wedding Barn). He explained that he originally proposed 2-acres, but the town actually requested a 4.45-acre site in order for the business to run closer to State Road 16. He also mentioned that the land isn't best for farming anyways. Chairman Nass asked that for the record, could Otterstatter explain the nature of his business. Otterstatter answered that he buys and sells contracting equipment in the farming industry.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** Paul Marshall (W2902 East Gate Dr, Watertown, WI 53094) explained that he is an adjacent land owner. Marshall believes Otterstatter's proposed location is not a viable piece of land for a construction business and traffic. He also claimed that the land is being taxed as farm land even though it has not been planted since 2014. He said that water is a large problem on the property. He said that he heard that Otterstatter wants to run a pipe through his land discharging that water. He also explained concerns about a soil test not passing for the site.

Ken Salb (W2855 East Gate Dr, Watertown, WI 53094) also explained his concerns. He claimed that the field in question retains water and he doesn't want that water to back up on his property or others. He provided pictures that were included into the file. Salb posed the question that if Otterstatter would bring in fill, where is the water going to go. He also said he is concerned with the business entrance and whether or not East Gate Drive is built for handling heavy equipment. Lastly, he believes property values around the area will decrease due to industry.

**REBUTTAL:** Otterstatter began by explaining that for the past two years planting was attempted, but yes it was too wet. He confirmed that there is a water problem, and that all water in area flows onto his property. He denied that the property flows onto Salb's land, because he has a picture of a culvert showing that the water flows onto his land from Slab potentially illegally filling wetland on the property. Otterstatter explained that the proposed building is going to be located on the highest portion of the land of which is 1 ½ feet higher than the road. He also plans to install a retention pond. Also, it appears that the other culvert flows towards the river. Otterstatter clarified there is no intentions to install any drain tile or drain any water towards or to Marshall's land. Lastly, he explained that this is basically his only option to where he can build his building and that he understands their water concerns.

**QUESTIONS FROM THE COMMITTEE:** Chairman Nass asked Otterstatter what his plans were for access. Otterstatter answered that it would be from East Gate Drive.

**STAFF REPORT:** Given by Higgins and in file. Higgins asked Otterstatter if there would be access for the remaining A-1 land. He answered yes.

**TOWN:** Approved 1-14-19 subject to wetland delineation and soil test.

### **CONDITIONAL USE PERMIT APPLICATION**

**CU1971-19 – Tim Otterstatter:** Conditional use for farm/construction equipment sales on PIN 032-0815-1223-000 (20.386 Ac) **between State Road 16 and East Gate Drive** in the Town of Watertown. This is in accordance with Sec.11.04(f)7 of the Jefferson County.

**PETITIONER:** Tim Otterstatter (N9220 Donald Ln, Watertown, WI 53094) explained that his business is buying and selling construction and farm equipment. He is requesting this conditional use because he is looking for a big building to keep equipment inside. Hours of operation won't necessarily be from 8am-5pm, but whenever someone wants to come look at a piece of equipment. He explained that he was forced out of his previous business location from the state.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** Paul Marshall (W2902 East Gate Dr, Watertown, WI 53094) said that if the conditional use is granted it will look like a salvage yard.

**REBUTTAL:** Otterstatter said that he takes personal offense to that comment, because he believes he keeps his farm in very good condition. The only reason why the property may seem in disarray is because they are remodeling their home; and that he has received comments that his property looks like a park.

**QUESTIONS FROM COMMITTEE:** Chairman Nass asked what size building it would be. Otterstatter explained that the state was requiring him to build a 12,000 square foot building, but he only wants a 6,000-9,000 square foot building. Nass asked if the facility will have restrooms. Otterstatter answered that there is intent to install bathrooms, but it depends on if the soil test will pass.

**STAFF REPORT:** Given by Higgins and in the file. Higgins clarified with Otterstatter that hours of operation will basically be daylight. Higgins asked if there will be any outside lights. Otterstatter answered that there will only be ones on the building. Higgins asked if there will be any outside storage. Otterstatter answered that there may be a few things outside from time to time. She asked if there will be any employees. He answered no.

**TOWN:** Approved 1-14-19.

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

**R4130A-19 – Ross Walton:** Create a 2.7-ac A-2 zone on **County Road D** from part of PIN 004-0515-2732-000 (40 Ac) in the Town of Cold Spring. This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

**PETITIONER:** Ross Walton (W3442 Vannoy Dr, Whitewater, WI 53190) explained that he wants to put up a shop with storage next to it for his business, and in a couple years build a house on top of the hill. There will be a gravel area big enough to turn a semi around. There will be a restroom and office area in the shop.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**QUESTIONS FROM COMMITTEE:** None.

**STAFF REPORT:** Given by Higgins and in the file. Higgins asked if he talked to the Highway Department at all yet about access. Walton replied not yet. Higgins brought up some concerns in the file from the Highway Department regarding access and tree screening. She asked if there would be any lighting. Walton answered there will only be lighting on the building.

**TOWN:** Approved 1-10-19.

## **CONDITIONAL USE PERMIT APPLICATION**

**CU1972-19 – Ross Walton:** Conditional use to allow a personal shop for storage and maintenance of contractor's equipment on **County Road D** in the Town of Cold Spring. The site is on PIN 004-0515-2732-000 (40 Ac). This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

**PETITIONER:** Ross Walton (W3442 Vannoy Dr, Whitewater, WI 53190) explained that the proposed shop is for repairing equipment. The hours of operation will be between 7am-7pm. There are just a couple employees, but no full time mechanic. Any outside storage will be equipment sitting there waiting to get worked on.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**QUESTIONS FROM COMMITTEE:** Chairman Nass asked for the number of employees. Walton answered two.

**STAFF REPORT:** Given by Higgins and in the file. Higgins asked if the public would be coming to the site. Walton answered no. Higgins asked if there is a parking plan at all for employees. Walton answered that they would park on proposed gravel area. Higgins clarified that if Walton plans to have bathrooms in the shop he will have to get soil test.

**TOWN:** Approved 1-10-19.

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

**R4131A-19 – Ross Walton:** Rezone 2.7 acres of PIN 004-0515-2733-000 (39.6 Ac) for a lot around the home and buildings at **N510 County Road D**, Town of Cold Spring. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**PETITIONER:** Ross Walton (W3442 Vannoy Dr, Whitewater, WI 53190) explained he would like to put this zone around the existing house and buildings on the property.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**QUESTIONS FROM COMMITTEE:** None.

**STAFF REPORT:** Given by Higgins and in the file. Higgins asked what year the house was built. Walton answered it may be 100 years old. She asked if the existing access be utilized. Walton answered yes.

**TOWN:** Approved 1-10-19.

**R4132A-19 – Ross Walton:** Create a 6-acre building site off of **Vannoy Drive** from part of PIN 004-0515-2732-000 (40 Ac) in the Town of Cold Spring. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**PETITIONER:** Ross Walton (W3442 Vannoy Dr, Whitewater, WI 53190) explained he has the proposal set up this way so the business shop can sit down low and the house to be built can sit up higher.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**QUESTIONS FROM COMMITTEE:** None.

**STAFF REPORT:** Given by Higgins and in the file. Higgins asked if there would be access for the remaining A-1. Walton answered yes. Higgins clarified if this would be approved, an affidavit and soil test would be required.

**TOWN:** Approved 1-10-19.

**R4133A-19 – Concord Wisconsin Properties LLC:** Create a 1.7-ac building site on **Concord Center Dr** in the Town of Concord from PIN 006-0716-1334-005 (15 Ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**PETITIONER:** Richard Reinders (N5915 Willow Glenn Rd, Sullivan, WI 53178) explained that he would like to create this A-3 zone so when the property gets sold it will be available to build on.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**QUESTIONS FROM COMMITTEE:** None.

**STAFF REPORT:** Given by Higgins and in the file. Higgins asked if there would be access for remaining A-1. Reinders answered yes.

**TOWN:** Approved 12-10-18.

**R4134A-19 – Standard Process:** Rezone 4 acres around the home and buildings at **N1974 Koch Rd** in the Town of Palmyra from PIN 024-0516-0723-000 (37.76 Ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**PETITIONER:** Grant Duchac, Excel Engineering (100 Camelot Dr, Fond du Lac, WI 54935) represented Standard Process and explained the proposal is to create a 4-acre building site.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.



**QUESTIONS FROM COMMITTEE:** Chairman Nass asked what the bump-out to the North on the preliminary map was for. Duchac answered that the area is for an accessory garage or shed in the future.

**STAFF REPORT:** Given by Higgins and in the file. Higgins asked if there would be access to the remaining A-1 land. Duchac answered yes.

**TOWN:** Approved 1-14-19.

**R4135A-19 – Larry Rasmussen:** Create a 1.41-acre lot around the home at **N7399 Jungle Ln** in the Town of Waterloo from part of PINs 030-0813-3144-001 (34.711 Ac) and 030-0813-3233-000 (36.2 Ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**PETITIONER:** Larry Rasmussen (N7399 Jungle Ln, Waterloo, WI 53594) explained that he would like to create a 1.41-acre zone around the home and buildings. The home is going to a family member and remainder of the farm is going to another.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**QUESTIONS FROM COMMITTEE:** None.

**STAFF REPORT:** Given by Higgins and in the file. Higgins asked when the original mobile home was established on the property. Rasmussen answered it was mostly likely established when he created the other residency, but the mobile home is removed.

**TOWN:** Approved 1-9-19.

**R4136A-19 – Daniel Weidner/Jeanette V Weidner Trust Property:** Rezone to create a 2.58-acre lot around the buildings at **N4642 Highland Dr** in the Town of Sullivan from PIN 026-0616-0132-000 (40 Ac) and a 3.05-acre new building site to the south from part of PIN 026-0616-0133-000 (37.555 Ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**PETITIONER:** Daniel Weidner (112 S Elm St, Bonduel, WI 54107) explained that he is the soul trustee of the Jeanette V Weidner Trust. His mother passed away and he is trying to settle the estate. He'd like to break the farm down in order to sell it. They are proposing to leave existing agricultural land, but would like to create the A-3 zone around the existing home and buildings. He also explained that he would like to create a 3.0-acre building site inside of the spruce plantation with an access proposed around the topography/inclines of the land. The structure of the lot was created from the advice of the surveyor.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** Randy Hershberg (N4492 Highland Dr, Sullivan, WI 53178) explained that has concerns with the placement of Lot 3 and 4 being in the middle of a 20-acre wood. He asked if someone could purchase the Natural Resource zone separately from the buildable lot and whether or not another house could be built on it. Higgins answered that yes, Lots 3 and 4 would be separate and saleable. Hershberg continued by saying that is what he is opposed to, and that Lot 4 should be push to the north line of the parcel, so Lot 3 could be one open piece. His concern was that someone could potentially build in the Natural Resource Zone. He also commented that cutting down the spruce forest to build a house in the middle of it is not preserving natural resources.

**REBUTTAL:** Weidner answered that the spruce trees were originally planted there to be harvested for lumber. He explained that in the back of Lot 3 is the home of Wisconsin's sugar maple tree and Native American history on the land. The land is used for maple production and lumber. There are about 20 different tree species. He believes the lot is a very valuable piece.

**QUESTIONS FROM COMMITTEE:** Chairman Nass asked what the age of the house is. Weidner answered it was built prior to 1975.

**STAFF REPORT:** Given by Higgins and in the file. Higgins asked Weidner if there would be access for the remaining A-1 land. Weidner answered yes. Higgins posed the question if the whole 2.58-acres would be needed around the home and buildings. Weidner responded yes. Higgins asked if there is access approval for Lot 4. Weidner answered yes. She also noted that Lot 4 is found to be 70% prime and if that is the case, the lot would have to be reduced to 2-acres, thus using all available splits.

**TOWN:** Approved 1-8-19.

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

**R4137A-19 – Daniel Weidner/Jeanette V Weidner Trust Property:** Create a 16.33-acre Natural Resource zone from part of PIN 026-06160133-000 (37.555 Ac) along **Highland Dr** in the Town of Sullivan. This is in accordance with Sec. 11.04(f)12 of the Jefferson County Zoning Ordinance.

**PETITIONER:** Daniel Weidner (112 S Elm St, Bonduel, WI 54107) would like to rezone area from A-1 to Natural Resource. He asked if Lot 4 has to be reduced, then can he move that remaining acre to increase the size of the N zone to 17.33.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** Randy Hershberg (N4492 Highland Dr, Sullivan, WI 53178) would like to reiterate that he doesn't agree with how Lot 3 and 4 are proposed.

**REBUTTAL:** Weidner answered that unfortunately he couldn't ensure what buyers would do in the future with the lots. He claims that the design maintains the farm.

**QUESTIONS FROM COMMITTEE:** None.

**STAFF REPORT:** Given by Higgins and in the file. Higgins noted access would need approval considering lot is separate and salable. Weidner answered that the whole stretch is accessible.

**TOWN:** Approved 1-8-19.

#### **FROM A-3. AGRICULTURAL/RURAL RESIDENTIAL TO A-2, AGRICULTURAL AND RURAL BUSINESS**

**R4138A-19 – Jason Schultz:** Rezone PIN 014-0614-2833-002 (2.149 Ac) on **Hoard Road** in the Town of Jefferson. This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

**PETITIONER:** Jason Schultz (N1777 Friedel Rd, Fort Atkinson, WI 53538) explained that he needs land to be rezoned to provide parking for about 20 people he has employed.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**QUESTIONS FROM COMMITTEE:** None.

**STAFF REPORT:** Given by Higgins and in the file.

**TOWN:** Approved 1-7-19.

## CONDITIONAL USE PERMIT APPLICATIONS

**CU1973 -19 – Jason Schultz:** Allow rural business parking on PIN 014-0614-2833-002 (2.149 Ac) on **Hoard Road** in the Town of Jefferson in a proposed A-2 zone. This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

**PETITIONER:** Jason Schultz (N1777 Friedel Rd, Fort Atkinson, WI 53538) did not add any comments other than he needs the conditional use to be expanded for the parking lot for his business.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**QUESTIONS FROM COMMITTEE:** None.

**STAFF REPORT:** Given by Higgins and in the file. Higgins clarified with Schultz that the hours of operations and conditional use would stay the same as the original.

**TOWN:** Approved 1-7-19.

**CU1974-19 – Ammat LLC:** Allow an event center in an existing Business zone at **N7755 State Road 89**. The site is in the Town of Waterloo on PIN 030-0813-2634-002 (6.007 Ac). This is in accordance with Sec. 11.04(f)3 of the Jefferson County Zoning Ordinance.

**PETITIONER:** Vicki Funseth, Madison Commercial Real Estate, LLC (5609 Medical Circle, Madison, WI 53719) represented Ammat LLC. She explained that they would like to update the conditional use for an additional metal building that will be big enough for weddings and other events. She said that the mobile home on the property will be removed.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**QUESTIONS FROM COMMITTEE:** None.

**STAFF REPORT:** Given by Higgins and in the file. Higgins asked what the hours of operation would be. Petitioner answered that the hours will be determined by events held. The latest it would be open would be music until 1 am. It will also be open for different community events during the weekdays. Higgins asked if there was any intent to increase parking. Petitioner answered no, they will use what is there but there is land available for more parking. Higgins asked if the new building would be hooked up to the existing septic. Petitioner answered that are two septs on the property and it is being looked into. Higgins asked if they have been in contact with anyone to get the septic inspected. Petitioner answered yes.

**TOWN:** Approved 1-9-19 with the condition that there will be no music playing between the hours of 12am-8am. Petitioner added that the building will be fully enclosed and insulated and that the music playing until 1 am should not be an issue.

**CU1975-19 – Chad Fredrick:** Allow an extensive on-site storage structure of up to 1,400 square feet, 16 feet in height at **W3091 County Rd CW**. The site is in a Residential R-2 zone in the Town of Watertown on PIN 032-0815-0212-009 (0.850 Ac). This is in accordance with Sec. 11.04(f)2 of the Jefferson County Zoning Ordinance.

**PETITIONER:** Chad Fredrick (W3091 County Road CW, Watertown, WI 53094) explained that the building is to replace his formal building that caught fire.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**QUESTIONS FROM COMMITTEE:** None.

**STAFF REPORT:** Given by Higgins and in the file. Higgins asked if there would be any business use. Fredrick answered it would be all personal storage. He clarified that he would actually like to increase the height of the building to 17 feet. Higgins asked if he planned to put any bathrooms in the structure. Fredrick answered no.

**TOWN:** Approved 1-14-19. Town asked that three trees be planted on east side of property for screen.

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**Supervisor Jaeckel moved to adjourn at 8:09 p.m., and was seconded by Supervisor Poulson. 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 Poulson, Planning & Zoning Committee Secretary**

**AGENDA**  
**JEFFERSON COUNTY PLANNING AND ZONING COMMITTEE**  
**DECISION MEETING**

*Steve Nass, Chair; George Jaeckel, Vice-Chair; Blane Poulson, Secretary; Matt Foelker, Lloyd Zastrow*

**ROOM 203, COUNTY COURTHOUSE**  
**311 S. CENTER AVE., JEFFERSON, WI 53549**  
**8:30A.M. ON MONDAY, FEBRUARY 25<sup>TH</sup>, 2019**

**1. Call to Order**

The meeting was called to order by Supervisor Nass at 8:00 a.m.

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

Supervisors present at 8:00 were Nass, Zastrow, Jaeckel, Foelker and Poulson. Staff members present included Ben Wehmeier, Blair Ward, Andy Erdman, Matt Zangl, Sarah Higgins, Lindsey Schreiner and Deb Magritz.

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

Poulson verified compliance with the Open Meetings Law.

**4. Approval of the Agenda**

Motion by Supervisors Jaeckel/Poulson to approve the agenda. Motion passed 5-0.

**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 January 29, February 15 and February 21 Meeting Minutes**

Motion by Supervisors Foelker/Jaeckel to approve the January 29 meeting minutes. Motion passed 5-0.

Motion by Supervisors Jaeckel/Foelker to approve the February 15 meeting minutes. Motion passed 5-0.

The minutes for February 21 were not available for review.

**7. Communications**

There were no communications.

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

Erdman reported that there had been a pretty slow start to the year. Real estate transfers were slow, though January and February are typically slow months.

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

Hoffman was not present, though she had provided her report earlier and the information was sent out in the Committee packet.

**10. February Monthly Financial Report for Zoning – Matt Zangl**

Zangl said that Zoning revenues were \$3,000 short from 2018, and that January 2019 ended similarly to January of 2018.

**11. Discussion on Solar Energy Facilities**

There has been no application to the PSC as far as staff knows. Ward reported that, in conversations between staff and Ranger Power on January 30, it appeared that they were more than willing to accommodate the County's requests. Wehmeier added that local counsel is working to draft items up based upon that meeting.

**12. Discussion on Jefferson County Comprehensive Plan Update**

Zangl reported that SRF gave an informative presentation to County Board. Next will come the public engagement process and Steering Committee selection.

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

**13. Discussion and Possible Action on Petitions Presented in Public Hearing on February 21:**

**APPROVE WITH CONDITIONS** R4129A-19 on a motion by Supervisors Jaeckel/Zastrow for Tim Otterstatter to rezone 4.45 acres of PIN 032-0815-1223-000 (20.386 Ac) **between State Road 16 and East Gate Drive** in the Town of Watertown. This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance. Motion passed 5-0.

**APPROVE WITH CONDITIONS** CU1971-19 on a motion by Supervisors Zastrow/Jaeckel for Tim Otterstatter, allowing a conditional use for farm/construction equipment sales on PIN 032-0815-1223-000 (20.386 Ac) **between State Road 16 and East Gate Drive** in the Town of Watertown. This is in accordance with Sec. 11.04(f)7 of the Jefferson County. Motion passed 5-0.

**APPROVE WITH CONDITIONS** R4130A-19 on a motion by Supervisors Jaeckel/Foelker for Ross Walton to create a 2.7-ac A-2 zone on **County Road D** from part of PIN 004-0515-2732-000 (40 Ac) in the Town of Cold Spring. This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance. Motion passed 5-0.

**APPROVE WITH CONDITIONS** CU1972-19 on a motion by Supervisors Zastrow/Jaeckel for Ross Walton allowing a conditional use for storage and maintenance of contractor's equipment on **County Road D** in the Town of Cold Spring. The site is on PIN 004-0515-2732-000 (40 Ac). This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance. Motion passed 5-0.

**APPROVE WITH CONDITIONS** R4131A-19 on a motion by Supervisors Jaeckel/Foelker for Ross Walton to rezone 2.7 acres of PIN 004-0515-2733-000 (39.6 Ac) to create a lot around the home and buildings at **N510 County Road D**, Town of Cold Spring. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance. Motion passed 5-0.

**APPROVE WITH CONDITIONS** R4132A-19 on a motion by Supervisors Foelker/Jaeckel for Ross Walton to create a 6-acre building site off of **Vannoy Drive** from part of PIN 004-0515-2732-000 (40 Ac) in the Town of Cold Spring. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance. Motion passed 5-0.

**APPROVE WITH CONDITIONS** R4133A-19 on a motion by Supervisors Zastrow/Jaeckel for Concord Wisconsin Properties LLC to create a 1.7-ac building site on **Concord Center Dr** in the Town of Concord from PIN 006-0716-1334-005 (15 Ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance. Motion passed 5-0.

**APPROVE WITH CONDITIONS** R4134A-19 on a motion by Supervisors Foelker/Jaeckel for Standard Process to rezone 4 acres around the home and buildings at **N1974 Koch Rd** in the Town of Palmyra from PIN 024-0516-0723-000 (37.76 Ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance. Motion passed 5-0.

**APPROVE WITH CONDITIONS** R4135A-19 on a motion by Supervisors Foelker/Jaeckel for Larry Rasmussen to create a 1.41-acre lot around the home at **N7399 Jungle Ln** in the Town of Waterloo from part of PINs 030-0813-3144-001 (34.711 Ac) and 030-0813-3233-000 (36.2 Ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance. Motion passed 5-0.

**APPROVE WITH CONDITIONS** R4136A-19 on a motion by Supervisors Jaeckel/Foelker for Daniel Weidner/Jeanette V Weidner Trust Property to rezone to create a 2-acre lot around the buildings at **N4642 Highland Dr** in the Town of Sullivan from PIN 026-0616-0132-000 (40 Ac) and a 3.05-acre new building site to the south from part of PIN 026-0616-0133-000 (37.555 Ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance. Motion passed 5-0.

**APPROVE WITH CONDITIONS** R4137A-19 on a motion by Supervisors Jaeckel/Foelker for Daniel Weidner/Jeanette V Weidner Trust Property to create a 17.33-acre Natural Resource zone from part of PIN 026-0616-0133-000 (37.555 Ac) along **Highland Dr** in the Town of Sullivan. This is in accordance with Sec. 11.04(f)12 of the Jefferson County Zoning Ordinance. Motion passed 5-0.

**APPROVE WITH CONDITIONS** R4138A-19 on a motion by Supervisors Jaeckel/Foelker for Jason Schultz to rezone PIN 014-0614-2833-002 (2.149 Ac) on **Hoard Road** in the Town of Jefferson. This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance. Motion passed 5-0.

**APPROVE WITH CONDITIONS** CU1973 -19 on a motion by Supervisors Jaeckel/Foelker for Jason Schultz, allowing rural business parking on PIN 014-0614-2833-002 (2.149 Ac) on **Hoard Road** in the Town of Jefferson in a proposed A-2 zone. This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance. Motion passed 5-0.

**APPROVE WITH CONDITIONS** CU1974-19 on a motion by Supervisors Foelker/Zastrow for Ammat LLC, allowing an event center in an existing Business zone at **N7755 State Road 89**. The site is in the Town of Waterloo on PIN 030-0813-2634-002 (6.007 Ac). This is in accordance with Sec. 11.04(f)3 of the Jefferson County Zoning Ordinance. Motion passed 5-0.

**APPROVE WITH CONDITIONS** CU1975-19 on a motion by Supervisors Jaeckel/Poulson for Chad Fredrick, allowing an extensive on-site storage structure of up to 1,400 square feet, 17 feet in height at **W3091 County Rd CW**. The site is in a Residential R-2 zone in the Town of Watertown on PIN 032-0815-0212-009 (0.850 Ac). This is in accordance with Sec. 11.04(f)2 of the Jefferson County Zoning Ordinance. Motion passed 5-0.

**14. Possible Future Agenda Items**

**15. Upcoming Meeting Dates**

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

**March 14, 7:00 p.m. – Public Hearing in Courthouse Room 205**

**March 18, 8:30 a.m. – Decision Meeting in Courthouse Room 203**

**April 12, 8:00 a.m. – Site Inspections Beginning in Courthouse Room 203-Nass will be absent**

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

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

**16. Adjourn**

Motion by Supervisor Jaeckel/Foelker to adjourn the meeting. Motion passed 5-0, and the meeting adjourned at 9:21 a.m.

Blane Poulson, Secretary

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

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

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

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





**AGENDA**  
**JEFFERSON COUNTY PLANNING AND ZONING COMMITTEE**  
**SITE INSPECTION MEETING**

*Steve Nass, Chair; George Jaeckel, Vice-Chair; Blane Poulson, Secretary; Matt Foelker, Lloyd Zastrow*

**ROOM 203, COUNTY COURTHOUSE**  
**311 S. CENTER AVE., JEFFERSON, WI 53549**  
**8:00A.M. ON FRIDAY, MARCH 8, 2019**

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. **Communications**
7. **Discussion and Possible Action on Amendment for CU1674-11-Scott Schneider/Dean's Eggs Inc/Nature's Link Farm in the Town of Aztalan at N5358 State Road 89. This amendment will allow for manure drying in an existing structure and two new waste storage structures at the above address, and will include the property at W6178 County Road B under this conditional use.**
8. **Site Inspections for Petitions to be Presented in Public Hearing on March 15 and Decision Meeting on March 18, 2019:**

**R4144A-19 – Richard Potthast:** Create a 1.01-acre lot around the home and buildings at **W5526 Curtis Mill Rd** in the Town of Jefferson, part of PIN 014-0614-2634-000 (23.46 Ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**R4145A-19 – Richard Potthast:** Create a 33-acre Natural Resource zone from part of PINs 014-0614-2634 (23.46 Ac), 014-0614-2633-000 (34.1 Ac) and 014-0614-2744-000 (9.06 Ac). The property is between **Curtis Mill and Buena Vista Roads** in the Town of Jefferson. This is in accordance with Sec. 11.04(f)12 of the Jefferson County Zoning Ordinance.

**R4141A-19 – Badger Bank/Jon A Witkins Estate:** Create a 2.8-acre lot around the former home site and farm buildings at **N415 Wojtkunski Rd** in the Town of Palmyra from part of PIN 024-0516-3121-000 (19.5 Ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**CU1979-19 – Timothy J Tiry:** Conditional use to enlarge an existing extensive onsite storage structure in a Residential R-2 zone at **N1851 Parkview Circle**. The site is in the Town of Palmyra, on PIN 024-0516-12343-021 (0.81 Acre). This is in accordance with Sec. 11.04(f)2 of the Jefferson County Zoning Ordinance.

**R4139A-19 – Daniel Buss:** Create a 2.66-acre A-2 zone at **N4531 Rome Rd** in the Town of Jefferson from part of PIN 014-0615-0144-000 (29.53 Ac). This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

**CU1976-19 – Daniel Buss:** Conditional use to allow storage of contractor's equipment for a tree removal operation in a proposed A-2 zone at **N4531 Rome Rd**. The site is on PIN 014-0615-0144-000 (29.53 Ac) in the Town of Jefferson. This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

Site inspection at **N8144 Oak Drive** on PIN 012-0816-2144-007 regarding a request by Bill Zimmermann for outside storage in an Industrial zone, Town of Ixonia **(This item does not require public hearing, but will be put on**

## **the Committee's March 18 decision meeting agenda)**

**R4128A-19 – Karl H Zinser Estate:** Create a 3.748 gross acre lot (including road right-of-way)/3.257 net acre lot (excluding road right-of-way) around the home and buildings at **N9469 West Road** in the Town of Watertown from part of PIN 032-0814-0342-000 (40 Ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance. This petition was initially presented at public hearing on January 17, 2019 and was considered by the Planning and Zoning Committee on January 29, 2019. On February 19, 2019, the County Board of Supervisors granted the request of Petitioner to send this petition back to the Planning and Zoning Committee for further review.

**CU1978-19 – Shirley Kuhl:** Conditional use for a conference center/banquet hall/event facility at **N4716 County Road G**, Town of Jefferson, in an existing A-2 zone. This is on PIN 014-0614-0623-000 (5 Ac) and is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

**R4147A-19 – Jesse M Topel:** Rezone 3.4 acres of PIN 022-0613-0524-000 (35.959 Ac) for a new building site along **Hope Lake Rd** in the Town of Oakland. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance

**R4142A-19 – Judith Punzel:** Create a 3-acre lot around the home and buildings at **W9573 Kumlein Road** in the Town of Sumner from part of PIN 028-0513-1821-000 (40 Ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**R4143A-19 – Wileman Farms Inc:** Rezone to create a 3-acre lot around the home and buildings at **W9475 Rockdale Rd** in the Town of Sumner from part of PIN 028-0513-1812-000 (40 Ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**R4146A-19 – Ryan & Tara Foust:** Create a 0.265-acre A-2 zone to enlarge the existing adjacent A-2 zone near **N2312 Becker Rd** in the Town of Sumner. This is part of PIN 028-0513-0314-003 (4.243 Ac), and is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

**CU1977-19 – Ryan & Tara Foust:** Conditional use to allow for a concrete contractor's parking area on **Becker Rd**, part of PIN 028-0513-0314-003 (4.243 Ac), Town of Sumner. This in on a proposed A-2 zone, and is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

**R4140A-19 – Mark Krause:** Rezone 2.6 acres of PIN 014-0614-2711-001 (10.408 Ac) to create a lot around the home and buildings at **N3217 County Rd K** in the Town of Jefferson. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

## **9. Adjourn**

**Blane Poulson, 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.jeffersoncountyiwi.gov](http://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.*

**STAFF MINUTES OF PUBLIC HEARING  
JEFFERSON COUNTY PLANNING AND ZONING COMMITTEE**

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

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

**DATE:** Thursday, March 14, 2019

**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 Vice-Chairman George Jaeckel at 7:00 p.m.

**2. Roll Call**

All Committee members except Chairman Steve Nass and Lloyd Zastrow 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**

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

**4. Approval of Agenda**

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

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

Vice-Chairman Jaeckel 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 7:00 p.m. on Thursday, March 14, 2019, in Room 205 of the Jefferson County Courthouse, Jefferson, Wisconsin. Members of the public will be allowed to be heard regarding any petition under consideration by the Planning and Zoning Committee. **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 findings of fact, are available for viewing between the hours of 8:00 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**

**R4139A-19 – Daniel Buss:** Create a 2.66-acre A-2 zone at **N4531 Rome Rd** in the Town of Jefferson from part of PIN 014-0615-0144-000 (29.53 Ac). This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

**PETITIONER:** Petitioner was not present for the public hearing.

**COMMENTS IN FAVOR:** N/A

**COMMENTS OPPOSED:** N/A

**REBUTTAL:** N/A

**QUESTIONS FROM COMMITTEE:** N/A

**STAFF:** N/A

**TOWN:** In favor.

### **CONDITIONAL USE PERMIT APPLICATION**

**CU1976-19 – Daniel Buss:** Conditional use to allow storage of contractor's equipment for a tree removal operation in a proposed A-2 zone at **N4531 Rome Rd.** The site is on PIN 014-0615-0144-000 (29.53 Ac) in the Town of Jefferson. This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

**PETITIONER:** Petitioner was not present for the public hearing.

**COMMENTS IN FAVOR:** N/A

**COMMENTS OPPOSED:** N/A

**REBUTTAL:** N/A

**QUESTIONS FROM COMMITTEE:** N/A

**STAFF:** N/A

**TOWN:** In favor.

### **FROM A-3, AGRICULTURAL/RURAL RESIDENTIAL TO A-2, AGRICULTURAL AND RURAL BUSINESS**

**R4146A-19 – Ryan & Tara Foust:** Create a 0.265-acre A-2 zone to enlarge the existing adjacent A-2 zone near **N2312 Becker Rd** in the Town of Sumner. This is part of PIN 028-0513-0314-003 (4.243 Ac), and is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

**PETITIONER:** Jimmy Shanks (N2315 Becker Rd, Fort Atkinson) spoke on behalf of Ryan and Tara Foust. Shanks explained that the Fousts want the additional A-2 land added onto the existing to allow for more room to park their trailers.

**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**

**CU1977-19 – Ryan & Tara Foust:** Conditional use to allow for a concrete contractor's parking area on **Becker Rd**, part of PIN 028-0513-0314-003 (4.243 Ac), Town of Sumner. This is on a proposed A-2 zone, and is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

**PETITIONER:** Jimmy Shanks (N2315 Becker Rd, Fort Atkinson) spoke on behalf of Ryan and Tara Foust for this conditional use petition. Shanks explained that the Fousts want the additional A-2 land added onto the existing to allow for more room to park their trailers. Shanks also explained they are not using the whole area, just using an area that is about the size of the width of a car.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**QUESTIONS FROM COMMITTEE:** None.

**STAFF:** Given by Zangl and in the file. Zangl noted the Foust's are not asking for anything additional that hasn't already been approved on their original conditional use permit for this property.

**TOWN:** In favor.

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

**R4140A-19 – Mark Krause:** Rezone 2.6 acres of PIN 014-0614-2711-001 (10.408 Ac) to create a lot around the home and buildings at **N3217 County Rd K** in the Town of Jefferson. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**PETITIONER:** Elizabeth Krause (N3217 County Road K, Jefferson) spoke on behalf of Mark Krause for this rezone petition. Krause explained that her parents own the home and the land and they would like to split off the home and buildings to sell to their daughter.

**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. Krause explained she wasn't sure but it was prior to 1970.

**TOWN:** In favor.

**R4141A-19 – Badger Bank/Jon A Witkins Estate:** Create a 2.8-acre lot around the former home site and farm buildings at **N415 Wojtkunski Rd** in the Town of Palmyra from part of PIN 024-0516-3121-000 (19.5 Ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**PETITIONER:** Ann Herdendorf from Badger Bank (220 Grant St, Fort Atkinson) spoke on behalf of the petitioner. Herdendorf explained that there used to be a home here, and they would like to split off the existing home site from the tillable acreage.

**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 previous home at the site was built. Herdendorf stated the house was torn down in August of 2018.

**TOWN:** In favor.

**R4142A-19 – Judith Punzel:** Create a 3-acre lot around the home and buildings at **W9573 Kumlein Road** in the Town of Sumner from part of PIN 028-0513-1821-000 (40 Ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**PETITIONER:** Judith Punzel (1208 Camanche Ct, Fort Atkinson) presented herself as the petitioner for this rezone. She explained she would like to split off the home, buildings, and a little bit of the land to sell to her neighbor. She explained that a small amount of land would be sold with it in order to allow for enough room for a tractor to get around on the property.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**QUESTIONS FROM COMMITTEE:** None.

**STAFF:** Given by Zangl and in the file. Zangl also asked what year the house was built. Punzel said the original home was built in the 1860's. Zangl then asked if there would be access for the remaining A-1 land and Punzel said yes.

**TOWN:** In favor.

**R4143A-19 – Wileman Farms Inc:** Rezone to create a 3-acre lot around the home and buildings at **W9475 Rockdale Rd** in the Town of Sumner from part of PIN 028-0513-1812-000 (40 Ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**PETITIONER:** Doug Wileman (399 County Road X, Edgerton) presented himself as the petitioner for this rezone. Wileman explained that he does not utilize the buildings on the property anymore, so he'd like to rezone the land around the home and buildings to sell off, and retain the separate A-1 land.

**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. Wileman said the original house was built in the 1800's. Zangl then asked if there would be access for the remaining A-1 land to a public road and Wileman answered that it does.

**TOWN:** In favor.

**R4147A-19 – Jesse M Topel:** Rezone 3.4 acres of PIN 022-0613-0524-000 (35.959 Ac) for a new building site along **Hope Lake Rd** in the Town of Oakland. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**PETITIONER:** Jesse Topel (1349 Topel St, Lake Mills) presented himself as the petitioner for this rezone. Topel explained he would like to rezone the property in order to build a home.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**QUESTIONS FROM COMMITTEE:** None.

**STAFF:** Given by Zangl and in the file. Zangl also explained that the County's GIS breakdown of the soils determined the proposed lot was about 60% prime and 40% non-prime so it would be up to the Committee to determine whether or not the lot is considered prime or non-prime. If determined to be prime, the request would

need to be cut down to 1 acre instead of 3.4 acres. Zangl then asked if there would still be access for the remaining A-1 land and Topel explained there would be access.

**TOWN:** In favor.

**R4144A-19 – Richard Potthast:** Create a 1.01-acre lot around the home and buildings at **W5526 Curtis Mill Rd** in the Town of Jefferson, part of PIN 014-0614-2634-000 (23.46 Ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

*Zangl explained that Potthast recently requested to up the A-3 acreage from 1.01-acre to 1.92-acres, and that this affected the Town's decision but that will be addressed.*

**PETITIONER:** Richard Potthast (W6494 Stewart Rd, Poynette) presented himself as the petitioner for this rezone. Potthast explained he has a farmer interested in buying the cropland, so he'd like to split off the house and proposed natural resource lot from the A-1 land.

**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. Potthast responded that the house was built in the late 1800's. Zangl also explained that there is just enough room on the lot to have the house and the potential for a detached garage to stay out of the floodplain.

**TOWN:** In favor.

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

**R4145A-19 – Richard Potthast:** Create a 33-acre Natural Resource zone from part of PINs 014-0614-2634 (23.46 Ac), 014-0614-2633-000 (34.1 Ac) and 014-0614-2744-000 (9.06 Ac). The property is between **Curtis Mill and Buena Vista Roads** in the Town of Jefferson. This is in accordance with Sec. 11.04(f)12 of the Jefferson County Zoning Ordinance.

**PETITIONER:** Richard Potthast (W6494 Stewart Rd, Poynette) presented himself as the petitioner for this rezone. Potthast explained he would like to rezone what is a primarily wetland area on the property to be a natural resource zone.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**QUESTIONS FROM COMMITTEE:** None.



**STAFF:** Given by Zangl and in the file. Zangl explained this proposal fits the natural resource description because of the woods on the property in this proposed lot area. Zangl asked about proposed access for the proposed natural resource lot. Potthast explained the access would be joined with the house lot. Zangl went onto explain that if sold off separately in the future, the natural resource zone would need frontage and access to the road for approved access. Zangl also noted the proposed natural resource zone is primarily floodplain and wetland.

**TOWN:** In favor.

*Zangl explained the County reached out to the town to see if they wanted to take action on the revised proposal, but have not yet gotten a response from them regarding the changes.*

### **CONDITIONAL USE PERMIT APPLICATIONS**

**CU1978-19 – Shirley Kuhl:** Conditional use for a conference center/banquet hall/event facility at **N4716 County Road G**, Town of Jefferson, in an existing A-2 zone. This is on PIN 014-0614-0623-000 (5 Ac) and is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

**PETITIONER:** Brian Hafenstein (N4716 County Road G, Lake Mills) presented himself as the petitioner for this conditional use. Hafenstein explained that they bought this property 6 years ago and since then have renovated the barn. In that process, there became a growing interest to use the barn as an event facility for weddings, funerals, parties, etc. Hafenstein explained they would host no more than 12 events per year.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**QUESTIONS FROM COMMITTEE:** None.

**STAFF:** Given by Zangl and in the file. Zangl asked Hafenstein to better explain his proposal. Hafenstein brought forth poster boards that contained pictures of the property and further explained his proposed use. Hafenstein explained that there is a gravel area that can be used for parking which would fit 294 cars and another parking area in front of the barn that would fit 22 more cars for a total of 316 cars. Hafenstein also mentioned there is a ramp leading into the barn that was ADA approved. Hafenstein has also contacted the Jefferson building inspector, who has been involved with inspecting the barn. Hafenstein stated they are looking into using Port-a-Johns for the time being, but may look later into getting bathrooms in the barn, which would require a hook up to a septic system. Hafenstein stated there is a separate septic system from the house that is located on the property that could possibly be used for this purpose. Zangl stated if this were to happen an inspection of that septic would be needed. Hafenstein also explained that the barn can fit seat 294 people. Hafenstein also stated that the electric in the barn has been installed per commercial code and that they have applied for state approval and are currently waiting to hear back from them. Zangl explained that the building inspector can issue a temporary approval until the state gives their approval.

**TOWN:** In favor.

**CU1979-19 – Timothy J Tiry:** Conditional use to enlarge an existing extensive onsite storage structure in a Residential R-2 zone at **N1851 Parkview Circle**. The site is in the Town of Palmyra, on PIN 024-0516-12343-021 (0.81 Acre). This is in accordance with Sec. 11.04(f)2 of the Jefferson County Zoning Ordinance.

**PETITIONER:** Timothy Tiry (N1851 Parkview Circle, Palmyra) presented himself as the petitioner for this rezone. Tiry explained there is an existing detached garage on the property and he would like to build an addition onto it for more storage space.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**QUESTIONS FROM COMMITTEE:** None.

**STAFF:** Given by Zangl and in the file. Zangl asked what the approximate size of the proposed addition would be. Tiry said the addition would be 1000 sq ft. Zangl then asked what would be stored and if there would be any outside storage. Tiry explained addition would be used for storage of automobiles and there would be no outside storage. Zangl also asked if there would be any bathrooms in the garage, and Tiry answered no.

**TOWN:** In favor.

## **SECOND HEARING TO ALLOW SUBMITTAL OF ADDITIONAL INFORMATION**

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

**R4128A-19 – Karl H Zinser Estate:** Create a 3.748 gross acre lot (including road right-of-way)/3.257 net acre lot (excluding road right-of-way) around the home and buildings at **N9469 West Road** in the Town of Watertown from part of PIN 032-0814-0342-000 (40 Ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance. This petition was initially presented at public hearing on January 17, 2019 and was considered by the Planning and Zoning Committee on January 29, 2019. On February 19, 2019, the County Board of Supervisors granted the request of Petitioner to send this petition back to the Planning and Zoning Committee for further review.

**PETITIONER:** Attorney Chris Koppes (117 N 2<sup>nd</sup> St, Watertown) spoke on behalf of this petition. ***Koppes passed out papers to the Committee for their review.*** Koppes explained that the estate originally submitted a petition to create lot 1 in order to allow a family member of estate to live on a portion of farm while the remainder of the land was sold by a real estate agent. Koppes then explained that the lot was later subsequently sold to an educational charity. Koppes also explained there is limited amount of space from the West Road right-of-way that allows for limited opportunity to put a replacement residence there if ever desired. Koppes went onto explain the limitations for septic placement requirements. It was also mentioned that the amount of A-1 tillable land would not at all be reduce from the request of the A-3 lot. Koppes stated they are looking for the best use and best value for the lot.

**COMMENTS IN FAVOR:** Stan Jones (W6520 County Road J, Clyman) stated he used to represent this estate and property and has tried to conserve as much farm land as possible, and this would keep the integrity of the property. Jones then added that he contacted a CST whom recommended there would be a small area of suitable soil for a replacement septic on the property.

**COMMENTS OPPOSED:** Dennis Stilling (N5315 Harvey Rd, Jefferson) stated he was opposed to the size of the lot being requested. Stilling went onto explain he owns property to the north of the proposed lot. Stilling explained there were originally 14 agricultural buildings on the property and now there are only 10. Stilling also explained the process of when he purchased the farm land around the proposed lot.

**REBUTTAL:** Attorney Koppes stated that Stilling's argument brings up nothing with respect to the appropriateness of lot 1 to be rezoned according to the ordinance.

**QUESTIONS FROM COMMITTEE:** None.

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

**TOWN:** In favor.

**Supervisor Poulson moved to adjourn at 7:48 p.m., and was seconded by Supervisor Foelker. 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 Poulson, Planning & Zoning Committee Secretary**

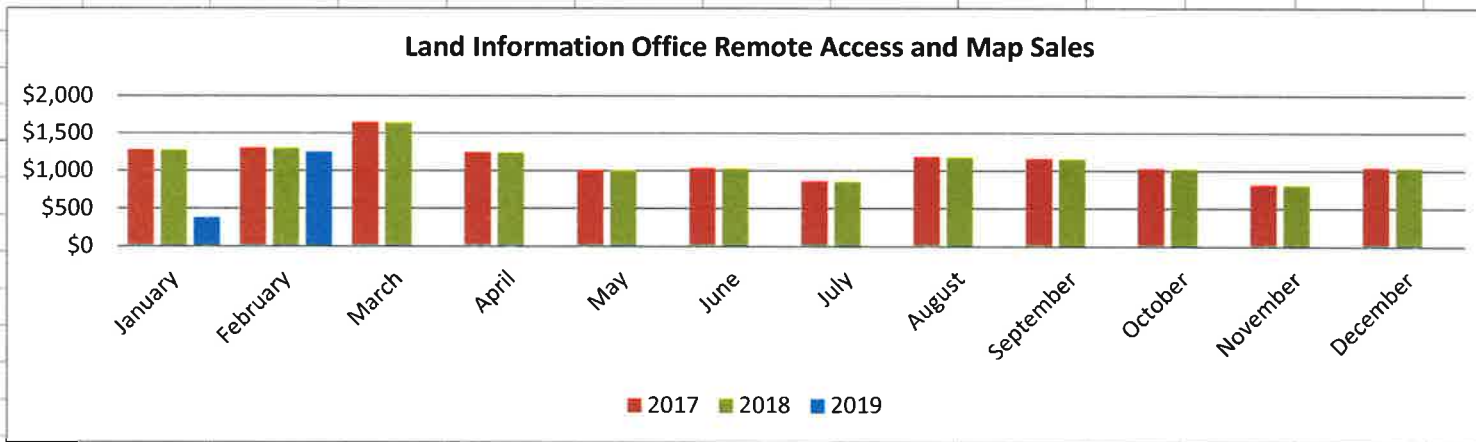
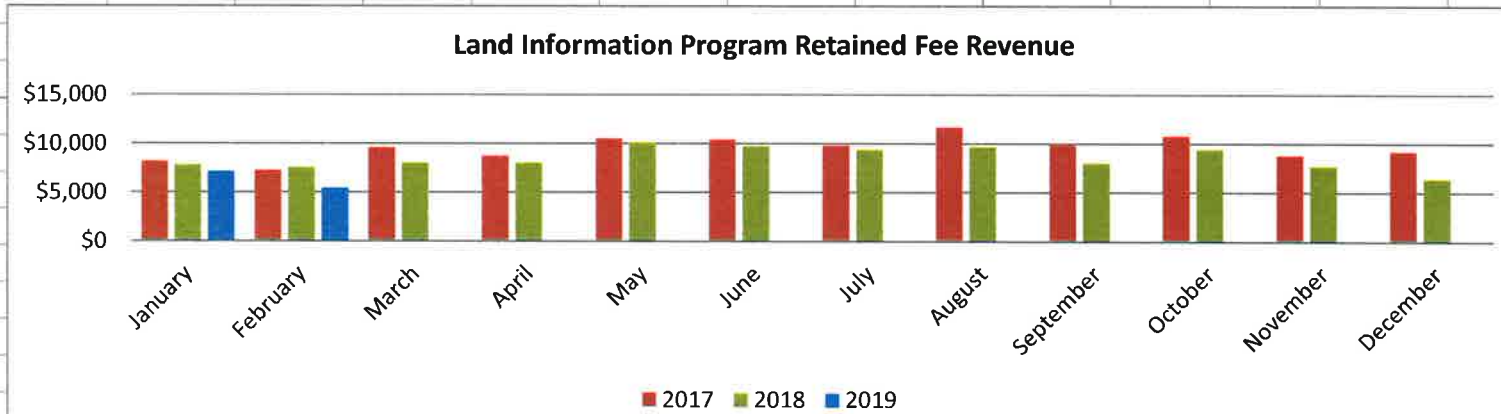
A quorum of any Jefferson County Committee, Board, Commission or other body, including the Jefferson County Board of Supervisors, may be present at this meeting.

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

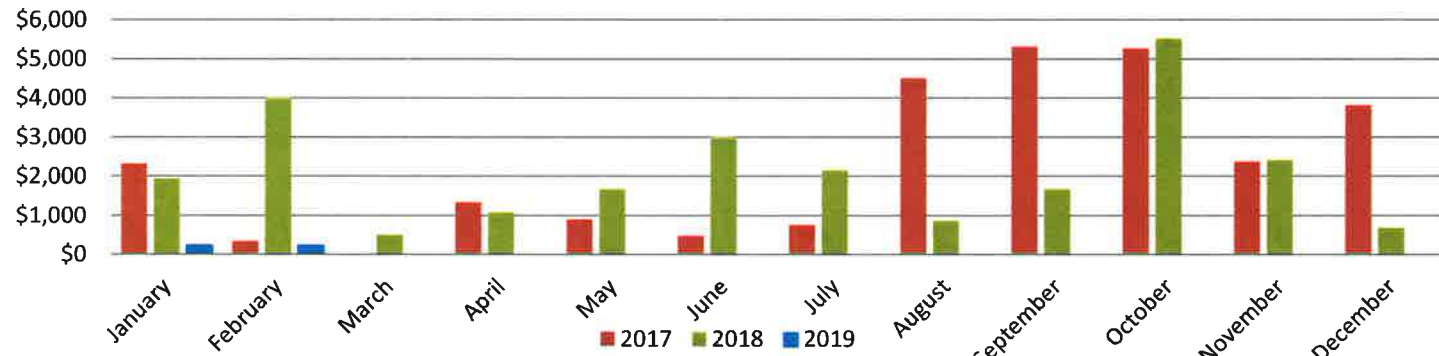
A recording of the meeting will be available from the Zoning Department upon request.

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

## Land Information Monthly Revenue Report February 2019

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## Land Information Monthly Revenue Report February 2019

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Jefferson County  
FLEXIBLE PERIOD REPORT

PAGE 1  
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FROM 2019 02 TO 2019 02

	ORIGINAL APPROP	TRANFRS/ ADJSTMTS	REVISED BUDGET	ACTUALS	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
100 General Fund							
13001 Register Of Deeds							
13001 511110 Salary-Permanent Regular	70,230	0	70,230	5,401.60	.00	64,828.40	7.7%
13001 511210 Wages-Regular	106,280	0	106,280	7,916.62	.00	98,363.38	7.4%
13001 511220 Wages-Overtime	116	0	116	.00	.00	116.00	.0%
13001 511330 Wages-Longevity Pay	375	0	375	.00	.00	375.00	.0%
13001 512141 Social Security	13,541	0	13,541	998.52	.00	12,542.48	7.4%
13001 512142 Retirement (Employer)	11,594	0	11,594	872.33	.00	10,721.67	7.5%
13001 512144 Health Insurance	43,352	0	43,352	2,416.33	.00	40,935.67	5.6%
13001 512145 Life Insurance	137	0	137	11.27	.00	125.73	8.2%
13001 512150 FSA Contribution	7,000	0	7,000	.00	.00	7,000.00	.0%
13001 512173 Dental Insurance	3,780	0	3,780	317.56	.00	3,462.44	8.4%
13001 531303 Computer Equipmt & Software	2,500	0	2,500	.00	.00	2,500.00	.0%
13001 531311 Postage & Box Rent	3,600	0	3,600	.00	.00	3,600.00	.0%
13001 531312 Office Supplies	4,000	0	4,000	19.63	.00	3,980.37	.5%
13001 531313 Printing & Duplicating	500	0	500	.00	.00	500.00	.0%
13001 531314 Small Items Of Equipment	3,723	0	3,723	.00	.00	3,723.00	.0%
13001 531324 Membership Dues	270	0	270	.00	.00	270.00	.0%
13001 531326 Advertising	150	0	150	.00	.00	150.00	.0%
13001 532325 Registration	1,830	0	1,830	.00	.00	1,830.00	.0%
13001 532332 Mileage	979	0	979	.00	.00	979.00	.0%
13001 532335 Meals	157	0	157	.00	.00	157.00	.0%
13001 532336 Lodging	2,470	0	2,470	.00	.00	2,470.00	.0%
13001 532339 Other Travel & Tolls	500	0	500	.00	.00	500.00	.0%
13001 535242 Maintain Machinery & Equip	41,350	0	41,350	.00	.00	41,350.00	.0%
13001 571004 IP Telephony Allocation	472	0	472	.00	.00	472.00	.0%
13001 571005 Duplicating Allocation	37	0	37	.00	.00	37.00	.0%
13001 571009 MIS PC Group Allocation	12,308	0	12,308	.00	.00	12,308.00	.0%
13001 571010 MIS Systems Grp Alloc(ISIS)	2,636	0	2,636	.00	.00	2,636.00	.0%
13001 591519 Other Insurance	1,081	0	1,081	.00	.00	1,081.00	.0%
TOTAL Register Of Deeds	334,968	0	334,968	17,953.86	.00	317,014.14	5.4%
GRAND TOTAL	334,968	0	334,968	17,953.86	.00	317,014.14	5.4%

Register of Deeds	Feb 2019	Output Measures			YR to Date	Current Yr. Target
Program/Service Description	2017	2018	2019	Totals	%	
Documents Recorded	914	939	719	1,649	8%	
Vital Records Filed	169	176	137	294	8%	
Vital Record Copies	1,006	1,084	1,080	2,328	18%	
ROD Revenue (Gross Total)	\$ 95,121.20	\$ 106,243.32	\$ 106,020.62	\$ 228,005.48	14%	
Transfer Fees	\$ 11,609.34	\$ 12,633.18	\$ 13,197.54	\$ 28,552.20	14%	
LIO Fees	\$ 7,258.00	\$ 8,193.00	\$ 6,360.00	\$ 14,392.00	13%	
Document Copies	\$ 1,748.50	\$ 5,086.25	\$ 4,946.92	\$ 60,101.04	16%	
Laredo	\$ 2,253.00	\$ 2,742.25	\$ 2,815.00	\$ 5,790.00	19%	
ROD Revenue to General Fund	\$ 31,097.84	\$ 24,815.60	\$ 35,402.46	\$ 77,171.68	14%	
Percentage of Documents eRecorded	41%	52%	54%	54%	8%	
Budget Goals Met	Yes	No	No	No	No	
Back Indexing Real Estate	2,745	605	1,966	3,187	16%	

**Wisconsin Register of Deeds Association:**

*Working on legislation regarding Condominiums*

*Working on legislation regarding electronic signatures & remote notarization*

*WRDA Help Desk*

*PRIA Conference - South Carolina, industry standards, new technologies - blockchain, eRecording, eNotary, cyber security, pin driven counties, GIS integration, document rejection*

**Wisconsin Electronic Recording Council:**

*Collaborating with PRIA on interstate notarization recognition*

*Updating Chapter Adm 12*

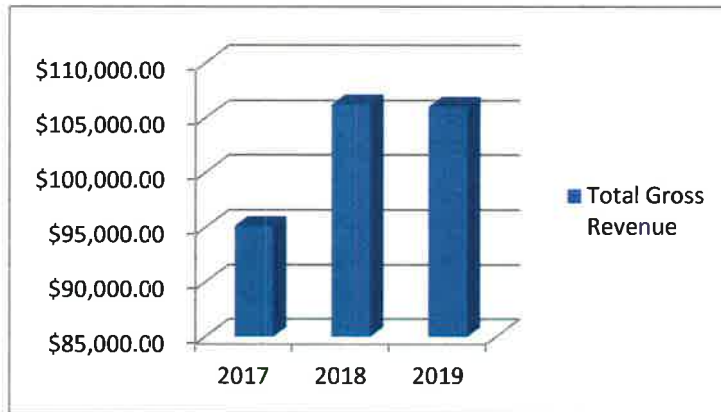
**Wisconsin Counties Association Board of Directors:**

*WCA Legislative Exchange - introduction to new Department Secretary's, probable budget timeline, WCA legislative initiatives*

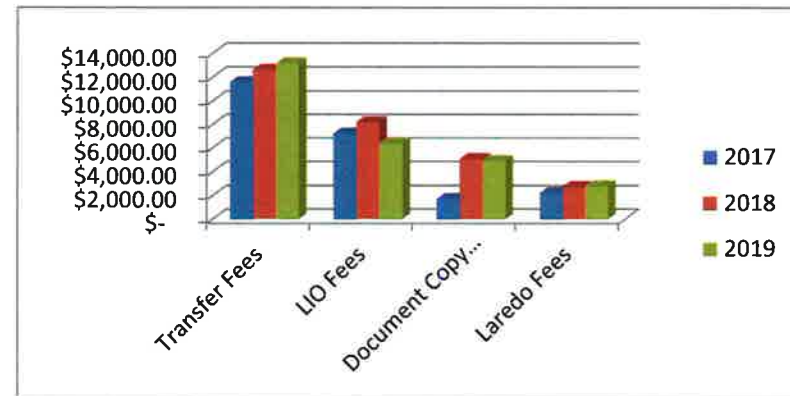
# Register of Deeds Monthly Budget Report

Feb-19

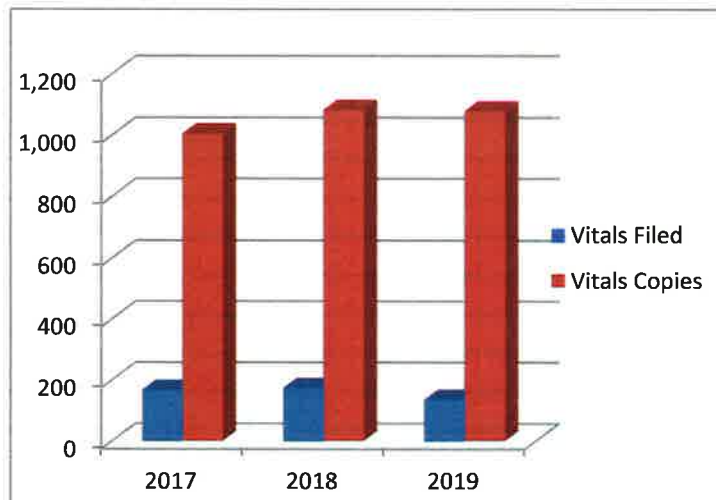
ROD Total Gross Revenues



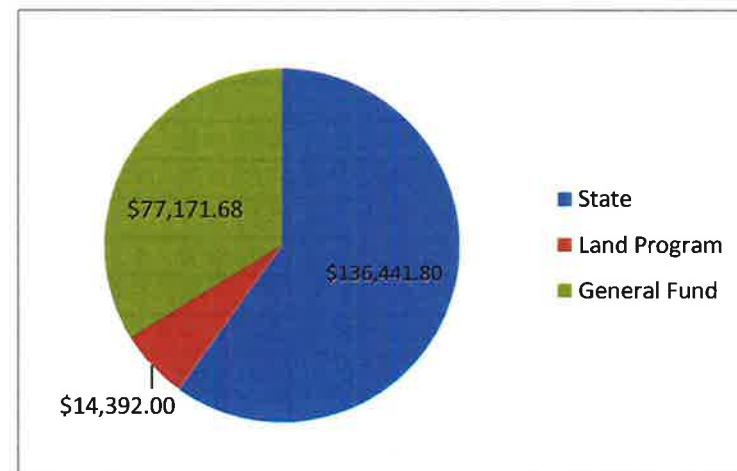
Land Related Revenue



Vital Records



Year to Date Revenue Payout





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Jefferson County  
FLEXIBLE PERIOD REPORT

PAGE 1  
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FROM 2019 02 TO 2019 02

	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	206,698	0	206,698	.00	.00	206,698.00	.0%
13001 412300 RE Transfer Fee County Portio	-210,000	0	-210,000	-13,197.54	.00	-196,802.46	6.3%
13001 451301 RE Recording/Filing Fees	-191,250	0	-191,250	-10,215.00	.00	-181,035.00	5.3%
13001 451303 Copy Fees County Portion	-60,000	0	-60,000	-4,946.92	.00	-55,053.08	8.2%
13001 451305 Land Info/Deeds Fee	-30,100	0	-30,100	-2,815.00	.00	-27,285.00	9.4%
13001 451307 Document Review Fees	-100	0	-100	.00	.00	-100.00	.0%
13001 451309 Birth Funds County Portion	-12,600	0	-12,600	-1,016.00	.00	-11,584.00	8.1%
13001 451310 Marriage Fund County Portion	-8,516	0	-8,516	-671.00	.00	-7,845.00	7.9%
13001 451311 Death Fund County Portion	-29,000	0	-29,000	-2,541.00	.00	-26,459.00	8.8%
13001 451316 Divorce Fund County Portion	-100	0	-100	.00	.00	-100.00	.0%
TOTAL Register Of Deeds	-334,968	0	-334,968	-35,402.46	.00	-299,565.54	10.6%
GRAND TOTAL	-334,968	0	-334,968	-35,402.46	.00	-299,565.54	10.6%

**Jefferson County Planning and Zoning Department**  
**Monthly Ledger Report**  
**03-15-2019**

	OP	PPC	MC	PSS(	STF	FQAS	FAA	FPFC	SRFWF	ZOF	WFG	Refunds	2019 Totals	2018 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	5,925.00	243.54		1,475.00	550.00								8,193.54	9,728.33	-1534.79
Feb	7,855.00	408.50		900.00	200.00								9,363.50	11,095.50	-1732
Mar	4,375.00	2.36		1,075.00									5,452.36	16,012.83	-10560.47
Apr														24,865.34	-24865.34
May														19,972.36	-19972.36
June														27,572.38	-27572.38
July														15,781.81	-15781.81
Aug														26,927.08	-26927.08
Sept														23,997.00	-23997
Oct														20,469.29	-20469.29
Nov														13,050.00	-13050
Dec														11,150.08	-11150.08
Total	18,155.00	654.40		3,450.00	750.00								23,009.40	220,622.00	-197612.6

2018 Actual Zoning Deposit:\$219,297.00

2019 Budget Revenues: \$222,600.00

2019 Deposits YTD:\$23,009.40

**From:** Nancy Zastrow <nancyz@townofixonia.com>  
**Sent:** Thursday, February 28, 2019 8:22 AM  
**To:** Deb Magritz; Matt Zangl  
**Cc:** perry@townofixonia.com  
**Subject:** AA Storage Site Plan

Deb & Matt:

Plan Commission met last evening and tabled action on the site plan for AA Storage. I am not sure of the details, but it sounds like they want more information. There are some perimeters within the covenant of the Industrial Park, so I am not sure if that is where more info is needed. I have cc's Chairman Goetsch on the e-mail, he may be able to provide you more info, but for now, the town has tabled action.

Thanks, Nancy

Nancy J. Zastrow, Clerk/Treasurer  
Town of Ixonia  
W1195 Marietta Avenue  
PO Box 109  
Ixonia, WI 53036  
[nancyz@townofixonia.com](mailto:nancyz@townofixonia.com)  
920-261-1588

Deb Magritz

---

**From:** Billy Zimmermann <zimmermannbilly@yahoo.com>  
**Sent:** Tuesday, February 12, 2019 12:59 PM  
**To:** Deb Magritz  
**Subject:** RE: Zoning and Land Use permit application

I would like to use the empty space for outside storage for boats, RVs, trailers, vehicles, etc. Anything that can be stored outside basically. I would imagine I will need some type of stone put down before storing. Just a material like gravel or something similar to be put down. No lighting and no fencing.

Bill  
Sent from Yahoo Mail on Android

On Tue, Feb 12, 2019 at 12:53 PM, Billy Zimmermann  
<[zimmermannbilly@yahoo.com](mailto:zimmermannbilly@yahoo.com)> wrote:

- ☐ Mail Permit  
☐ Call for PICK-UP

# JEFFERSON COUNTY ZONING AND LAND USE PERMIT APPLICATION

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

PHONE: (920) 674-7130

FAX: (920) 674-7525

Please use  
black or blue Ink

(Contact person) name and phone # \_\_\_\_\_

I. OWNERS (all)	FULL NAME	(Mailing) STREET ADDRESS	CITY / STATE	ZIP	TELEPHONE NO.
	William F. Zimmermann Jr	9381 South Deeridge Pass	Oak Creek WI	53154	414-322-2816
CONTRACTOR					

II. PROPERTY DESCRIPTION: TAX PARCEL (PIN #) 012-0816-2144-007 TOWN Select Town

LOT NO. - BLOCK - SUBDIVISION - ACRES 3 ZONING DISTRICT IXonia

LOT NO. 1 CSM NO. 3651 VOL. 16 PG. 315 PROJECT SITE- FIRE NO. & ROAD N8144 Oak Dr. (I)

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

### A. RESIDENTIAL

NEW STRUCTURE ☐ ADDITION ☐

☐ SINGLE FAMILY RESIDENCE/ No. of Bedrooms \_\_\_\_\_

☐ MH PARK SINGLE FAMILY ☐ Addition ☐ Accessory

☐ MULTI-FAMILY RESIDENCE

No. of Units \_\_\_\_\_ No. of Bedrooms \_\_\_\_\_

☐ GARAGE-ATTACHED

☐ GARAGE-DETACHED

☐ FLOODPLAIN ☐ FF ☐ IFW

☐ SHORELAND / WETLAND

☐ OTHER \_\_\_\_\_

SQ. FT. OF RESIDENCE OR ADDITION \_\_\_\_\_

SQ. FT. OF GARAGE (ATT. OR DET.) \_\_\_\_\_

HEIGHT OF PROPOSED STRUCTURE \_\_\_\_\_

SPECIFY USE \_\_\_\_\_

VALUE OF CONSTRUCTION \_\_\_\_\_

### B. NON-RESIDENTIAL

NEW STRUCTURE ☐ ADDITION ☐

☒ AGRICULTURAL

☒ INDUSTRIAL

☐ BUSINESS

☐ CAMPGROUND

☐ SHORELAND / WETLAND

☐ FLOODPLAIN ☐ FF ☐ IFW

☐ OTHER \_\_\_\_\_

SQ. FT. OF NEW STRUCTURE OR ADDITION \_\_\_\_\_

HT. OF PROPOSED STRUCTURE \_\_\_\_\_

SPECIFY USE \_\_\_\_\_

VALUE OF CONSTRUCTION \_\_\_\_\_

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

OTHER DETAILS: Outside Storage  
East and South Sides

SANITARY PERMIT NO. \_\_\_\_\_

NUMBER OF BEDROOMS \_\_\_\_\_

PUBLIC SEWER \_\_\_\_\_

NON-CONFORM. STRUCTURE / USE \_\_\_\_\_

FLOODPLAIN \_\_\_\_\_

SHORELAND / WETLAND \_\_\_\_\_

INSPECTION DATE: \_\_\_\_\_

ACCESS APPROVAL REQUIRED: \_\_\_\_\_

TOWN, COUNTY, OR STATE ☐ Y ☐ N

IV. ★ PLOT PLAN (SKETCH) REQUIRED TO BE ATTACHED - NO LARGER THAN 11" x 17". PLOT PLAN SKETCH SHALL INCLUDE THE FOLLOWING: ALL EXISTING STRUCTURES AND THE LOCATION OF THE NEW STRUCTURE OR ADDITION INCLUDING DISTANCES FROM THE CENTERLINE AND RIGHT-OF-WAY OF THE ROAD, SIDE AND REAR LOT LINES, NAVIGABLE WATERS, SEPTIC TANK & FIELD, WELL, DRIVEWAY ACCESS. GIVE ALL DIMENSIONS. BE SURE TO INCLUDE DECKS PROPOSED FOR NEW HOMES.

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

## V. ACKNOWLEDGEMENTS

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

FEB 15 2019

Signature of Applicant \_\_\_\_\_  
Application Date 2/11/19  
THIS PERMIT EXPIRES TWO (2) YEARS AFTER DATE OF ISSUE

PERMIT FEE	APPROVED BY	DATE PERMIT ISSUED
\$ _____	_____	_____

☐ See Attached Conditions of Approval

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

5:35 AT&T

46°

ON **X** HUNT  
V GATE  
CLAPPER

BEEDE  
TRUST, GARY

DAHLK,  
DONALDR



A Division of land located in the SE 1/4 of the NE 1/4 of Section 24, Township 6 N, Range 15 E, Town of Hebron, Jefferson County, Wisconsin, on Parcel Number 010-0615-2414-000

In addition to the info required by Sec 236.34 of State Statutes, Sec. 15.04(f) of the Jefferson County Land Division/Subdivision Ordinance requires that the following be shown:

Note to Be Placed on Final CSM

Check for subsequent zoning changes with Jefferson County Zoning Department.

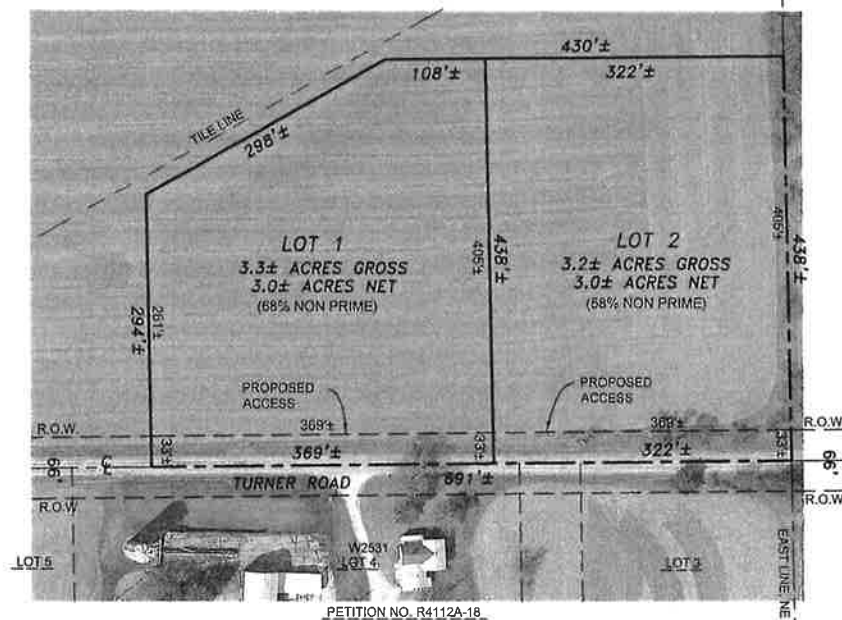
- ☐ Existing buildings, watercourses, drainage ditches and other features pertinent to the proper division.
- ☐ Location of access to a public road, approved by the agency having jurisdiction over the road.
- ☐ All lands reserved for future public acquisition.
- ☐ Date of the map.
- ☐ Graphic Scale.

**NOTE:**  
This map was compiled from public data supplied by the Jefferson County Land Information Department and is not a substitute for an actual field survey and is limited by the quality of the data from which it was assembled. The dimensions are approximate and will vary upon an actual field survey. To be used for planning purposes only.



NE CORNER, NE 1/4  
SECTION 24-6-15

( IN FEET )



PETITION NO. R4112A-18

FEB - 8 2019

SE CORNER, NE 1/4  
SECTION 24-6-15

SHEET 1 OF 1  
DATE: AUGUST 23, 2018  
REVISED: FEBRUARY 5, 2019  
JOB NO: A-218128

# JEFFERSON COUNTY

## PRELIMINARY REVIEW FOR CERTIFIED SURVEY

A division of land located in the SE 1/4 of the SE 1/4 of section 27, township 5 north, range 14 east, town of Koshkonong, Jefferson County, Wisconsin.

Date submitted November 8, 1996

Owner August Lehmann  
W5750 Hoge Road

Address Fort Atkinson, WI 53538

Phone # 563-6016

Surveyor WOODMAN & ASSOCIATES

210 Madison Avenue  
Address Fort Atkinson, WI 53538

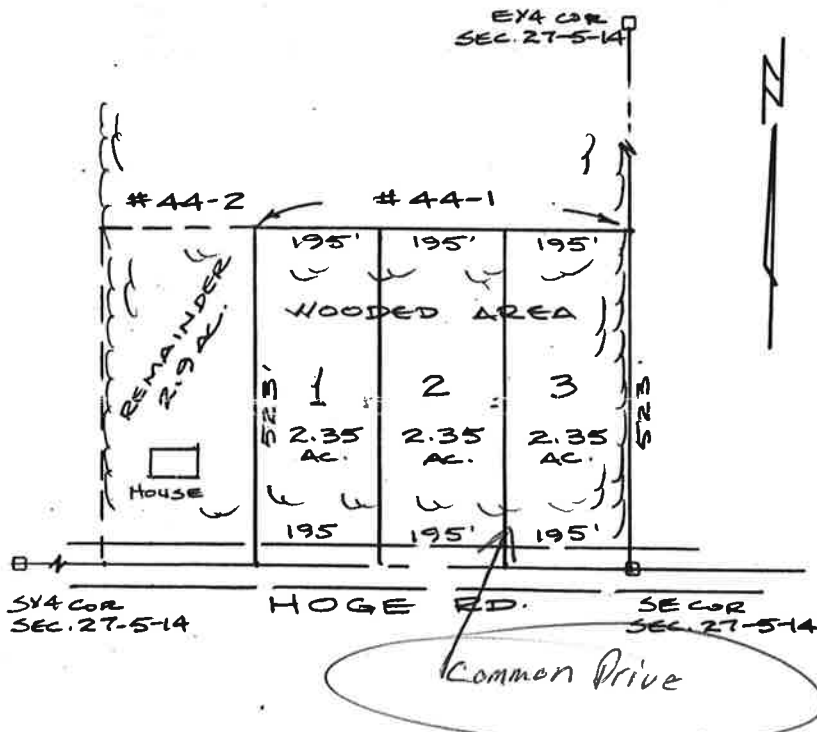
Phone # 563-8162

### Intent and description of parcel to be divided:

Create three (3) lots as residential building sites for children. This land is completely wooded.

### Sketch of proposed division:

SCALE - 1" = 300'



NOTE: Area and dimensions of this proposed lot are approximate only and in most cases will vary from the final survey data.

Town Board approval [Signature]

Date Dec. 11, 1996

Zoning Office approval [Signature]

Date 2-14-97

Submit two copies for each survey to:

Survey Review  
Jefferson County Zoning Administrator  
Courthouse  
Jefferson, Wi. 53549 (Phone 674-2500)

Fee paid \$           

674-7130