

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, AUGUST 26, 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 July 18, July 22, August 9 and August 15 Meeting Minutes
7. Communications
8. July Monthly Financial Report for Land Information Office
9. July Monthly Financial Report for Register of Deeds – Staci Hoffman
10. August Monthly Financial Report for Zoning – Matt Zangl
11. Discussion on Jefferson County Comprehensive Plan Update
12. Discussion on Solar Energy Facilities
13. Discussion and Possible Action on an Amendment to the Livestock Siting Application for Pond Hill Dairy, N1014 Poeppel Road, Town of Koshkonong on PIN 016-0514-2041-000. This amendment requests to add a livestock housing structure for calves and eliminate existing calf hutches.
14. Discussion and Possible Action on Modification of R4129A-19, Moving the Location of the Previously Approved A-2 Zone for Tim Otterstatter to the West on PIN 032-0815-12-23-000, Town of Watertown. The original petition was presented in public hearing on February 21, 2019 and approved by the County Board on March 18, 2019.
15. Request by Duane Jacobson to Replace the Existing Home at N6577 Gomoll Road, Town of Aztalan at Approximately 265 Feet from the Existing Location on PIN 002-0714-0834-000.
16. Discussion and Possible Action on CU1993-19 for Mark Marsh, N3888 Scheppert Road in the Town of Oakland, Presented in Public Hearing on July 18, 2019 and Subsequently Postponed on July 22, 2019. The site is on PIN 022-0613-1324-000.
17. Discussion and Possible Action on Petitions Presented in Public Hearing on August 15:

R4170A-19 – Ron Zimmerman/Delores Zimmerman Trust Property: Create a 2-acre A-2 zone on South Farmington Road from PIN 008-0715-2434-001 (15 Acres) in the Town of Farmington. This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

CU1999-19 – Ron Zimmerman/Delores Zimmerman Trust Property: Conditional use for storage of non-farm equipment in a proposed A-2 zone on South Farmington Road, Town of Farmington, on PIN 008-0715-2434-001 (15 Acres). This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

R4171A-19 – Laura L Jacobson/Charlie Oestreich Trust Property: Create a new 1-acre building site on **Seavert Lane** from PIN 002-0714-2831-003 (28.226 Acres). The site is in the Town of Aztalan, and the request is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4174A-19 – Laura L Jacobson/Charlie Oestreich Trust Property: Enlarge an existing A-3 zone at **W6380 Seavert Lane** by 1 acre, part of PINs 002-0714-2831-003 (28.226 Acres) and 002-0714-2832-000 (29.674 Acres). The site is in the Town of Aztalan, and the request is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4172A-19 – Philip E Hack: Create a new 2-acre building site on **County Road D** in the Town of Hebron from part of PIN 010-0515-0234-002 (4.492 Acres). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4173A-19 – Thomas W Hooper: Create a 2.98-acre building site on **Pine Drive** from part of PIN 024-0516-1144-000 (40 Acres) in the Town of Palmyra. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

CU2000-19 – Jeff Foerster: Modify the original conditional use issued for planting of nursery stock in order to allow a new 6,000 square foot shed in the existing A-2 zone. The site is at **W7464 Koshkonong Mounds Road**, Town of Koshkonong on PIN 016-0513-2443-001 (10.456 Acres). This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

CU2001-19 – Terry & Patricia Zoller: Conditional use to allow an extensive on-site storage structure of 1,080 square feet, over 15 feet in height in a Residential R-2 zone. The site is at **N7493 Switzke Road**, Town of Watertown, on PIN 032-0815-3332-007 (1.385 Acres). 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

September 13, 8:00 a.m. – Site Inspections Beginning in Courthouse Room 203
September 19, 7:00 p.m. – Public Hearing in Courthouse Room 205
September 30, 8:30 a.m. – Decision Meeting in Courthouse Room 203
October 11, 8:00 a.m. – Site Inspections Beginning in Courthouse Room 203
October 17, 7:00 p.m. – Public Hearing in Courthouse Room 205
October 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.

**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, July 18, 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 Supervisor Jaeckel at 7:00 p.m.

2. Roll Call

All Committee members except for Chairman Nass 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

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

4. Approval of Agenda

Motion by Foelker, seconded by Zastrow to approve the agenda as presented. Motion passed 4-0 on a voice vote.

5. Explanation of Public Hearing Process by Committee Chair

Jaeckel explained the evening 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 on Thursday, July 18, 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 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-3, AGRICULTURAL/RURAL RESIDENTIAL

R4166A-19 – Anfang Properties LLC: Rezone to create two, 2-acre building sites near N5185 County Road P from part of PIN 006-0716-3121-000 (34.8 Acres) in the Town of Concord. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

PETITIONER: Tom Anfang (N4589 Pioneer Dr, Sullivan, WI) presented himself as the petitioner for this rezone. Anfang explained they would like to create 2 buildable lots to have for the future.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None.

STAFF: Given by Zangl and in the file.

TOWN: In favor.

R4167A-19 – Michael Fornecker/Edward V Fornecker Trust Property: Create a 5-acre farm consolidation lot around the home and buildings at **W7091 County Road J** from part of PIN 014-0614-1912-000 (39.78 Acres) in the Town of Jefferson. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

PETITIONER: Mark Anderson (W6141 Star School Rd, Fort Atkinson, WI) presented himself on behalf of the petitioner for this rezone. Anderson explained this is a requested farm consolidation, and they are requesting the maximum of 5 acres to increase for the maximum number of animal units allowed.

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 and about driveway access. The house was built prior to 1976 and there is a 66 foot strip on the west side for access for the rest of the land that has been approved by the Highway Department.

TOWN: In favor.

R4168A-19 – Michael Larson/Milo Larson Trust Property: Create a 1-acre farm consolidation lot around the home and buildings at **W8731 Advent Rd** in the Town of Oakland from part of PIN 022-0613-3331-009 (9.36 Acres). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

PETITIONER: Aaron Larson (53 Shank St, Madison, WI) presented himself on behalf of the petitioner for this rezone. Larson explained the request for a 1-acre farm consolidation around the existing house to separate it from the land on the other side of the road.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None.

STAFF: Given by Zangl and in the file. Zangl asked what year the house was built and if there would be access for the remaining A-1 land. Larson stated the house was built pre-1900 and that there would be access for the remaining A-1 down by County Road A.

TOWN: In favor.

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

R4158A-19 – Mark A Meyer: Rezone PIN 016-0513-3442-002 (0.47 Acre) to A-1 to add it to adjoining A-1 zoned property. The site is in the Town of Koshkonong, near **N278 Pottawatom Trail**. This is in accordance with Sec. 11.04(f)6 of the Jefferson County Zoning Ordinance.

PETITIONER: Mark Meyer (N630 Blackhawk Bluff Dr, Milton, WI) presented himself as the petitioner for this rezone. Mark explained this was to resolve an existing violation of illegally transferred land after putting up a fence along what was presumed to be the property line.

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

R4169A-19 – Mark Marsh: Create a 1-acre A-2 zone from part of PIN 022-0613-1324-000 (13.618 Acres) at **N3888 Scheppert Rd**, in the Town of Oakland. This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

PETITIONER: Mark Marsh (N3888 Scheppert Rd, Fort Atkinson, WI) presented himself as the petitioner for this rezone. Marsh explained the rezone request was to allow for the construction of greenhouses to sell goods from.

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 APPLICATIONS

CU1993-19 – Mark Marsh: Conditional use to allow an aquaponics business in the proposed A-2 zone at **N3888 Scheppert Rd** in the Town of Oakland. The site is part of PIN 022-0613-1324-000 (13.618 Acres). This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

PETITIONER: Mark Marsh (N3888 Scheppert Rd, Fort Atkinson, WI) presented himself as the petitioner for this conditional use. Marsh explained that the proposed conditional use would consist of the growing and sale of lettuce, leafy greens, and fish. These items would also be sold off property to schools, restaurants, etc. Marsh also included the want for the business to be used for educational purposes, and to allow students to have field trips to the property to learn about aquaponics.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: Jaeckel asked about parking. Marsh explained there is an existing driveway with the culvert to the parking lot that can hold 10-15 cars and a school bus.

STAFF: Given by Zangl and in the file. Zangl also asked about hours of operation, public coming to the site, and if there will be any employees. Marsh explained there will be public to the site and they will have 3 employees.

TOWN: In favor.

CU1994-19 – Paul Ulik: Conditional home occupation to allow for a carpet cleaning business and storage of equipment in an A-3, Agricultural/Rural Residential zone at **W2328 Majesta Ct**, in the Town of Ixonia. The site is on PIN 012-0816-1821-003 (1.69 Acres). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

PETITIONER: Attorney Christopher Koppes (138 Hospital Dr, Suite 100, Watertown, WI) and Paul Ulik (W2328 Majesta Ct, Watertown, WI) both appeared on behalf of the petition. Koppes explained that the garage being proposed would be built on the southwest corner of the lot and would be 36' x 54' and 19' in height. The purpose of the garage would be for storage for a carpet cleaning business.

COMMENTS IN FAVOR: Tim Koch (W2322 Majesta Ct, Watertown, WI) spoke in favor of the conditional use if the following conditions were applied: documentation, the desire to see the final proposed plans, a maximum of 2 trucks, no public present to the site or warehousing, no dumpsters or signage, color blend the proposed garage to match the house, and no extremely large commercial trucks (weighing over lbs) present at the site.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None.

STAFF: Given by Zangl and in the file. Zangl asked about signs, lights, public to the site, employees, and hours of operation. Ulik explained there would be no signs or public to the site. The only lighting would be a standard outdoor light. There will only be 2 employees (family members) and another couple that is subcontracted out. There will also be no set hours, as business depends on work load from day to day.

TOWN: In favor.

CU1995-19 – Koenig Structures Unlimited LLC: Conditional use to allow up to four duplexes as multiple dwelling unit structures in a Residential R-2 zone at **N3656 County Road K**. The site is on PIN(s) 014-0614-2312-008 (2 Acres) and 014-0614-2312-009 (1 Acre) in the Town of Jefferson. This is in accordance with Sec. 11.04(f)2 of the Jefferson County Zoning Ordinance.

PETITIONER: Steve Koenig (1401 Industrial Dr, Jefferson, WI) presented himself as the petitioner for this conditional use. Koenig explained the request was originally for (4) 2 bedroom duplexes, but has since changed to a request for (8) 1 bedroom duplexes instead. It was explained that the mound system on-site is feasible to accommodate 18 bedrooms. The proposed duplexes would be under a condo association.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None.

STAFF: Given by Zangl and in the file. Zangl asked about the parking plan and if a surveyor had done a plot plan for the site yet. Koenig explained there would be a 2 car garage for each unit and there would also be a connecting driveway and private road leading into the grounds from County Road K. Koenig then explained that he was looking for approval for his conditional use before purchasing a plan from a surveyor, along with making the investment for a larger well and septic inspection. Zangl also made mention that if approved, he would like to see it conditioned upon review of the final site plan from the Zoning Department.

TOWN: In favor.

CU1996-19 – Gregory & Sara Heideman: Conditional use to allow for boarding and daycare of cats and up to 12 dogs, and potential future grooming at **W9130 London Rd.** The site is in the Town of Lake Mills on PIN 018-0713-3221-001 (32.732 Acres) and is zoned A-1, Exclusive Agricultural. This is in accordance with Sec. 11.04(f)6 of the Jefferson County Zoning Ordinance.

PETITIONER: Lindsey Kjendlie (W9122 London Rd, Cambridge, WI) presented herself as the petitioner for this conditional use. Kjendlie explained the conditional use for a dog day care and boarding facility that would take place in an existing building 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 asked the petitioner to expand on details of the proposed operation. Kjendlie explained she would be the only employee and that she would be there 24/7 to care for the animals, with drop off/pick up in the morning and/or evenings. Kjendlie also addressed plans for waste disposal.

TOWN: In favor.

CU1998-19 – C Blair & Tracie Kransberger: Conditional use for a 4,000 square foot extensive on-site storage structure near **W9466 Lake Dr**, Town of Sumner. The site is zoned R-1 on PIN 028-0513-1943-054 (1.668 Acre). This is in accordance with Sec. 11.04(f)1 of the Jefferson County Zoning Ordinance.

PETITIONER: Blair Kransberger (W9466 Lake Dr, Edgerton, WI) presented himself as the petitioner for this conditional use. Kransberger explained the proposal for a 40' x 100' pole barn behind the home that would have multiple trees around it.

COMMENTS IN FAVOR: Mark Turner (W4931 Lake Dr, Edgerton, WI) spoke in favor of this petition.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: Jaeckel asked if the structure would be used for personal storage. Kransberger explained it would be used for personal storage of a boat, jet skis, four-wheelers, etc.

STAFF: Given by Zangl and in the file. Zangl also asked if there would be a bathroom in the proposed barn. There will not be a bathroom present.

TOWN: In favor with the condition that the proposed structure does not exceed 22 feet in height.

CU1997-19 – Steven & Debra Magritz: Conditional use for an intensive ag dairy operation allowing up to 400 animal units on PIN(s) 022-0613-1344-000 (37.2 Acres), 022-0613-1341-000 (37.78 Acres), 022-0613-1342-000 (30 Acres), 022-0613-1343-000 (40 Acres) and 022-0613-2411-000 (33.702 Acres). The site is at **N3781 County Road G** in the Town of Oakland, in an A-1, Exclusive Agricultural zone. This is an ATCP51 regulated facility. This is in accordance with Sec. 11.04(f)6 of the Jefferson County Zoning Ordinance.

PETITIONER: Steve Magritz (N3781 County Road G, Fort Atkinson, WI) presented himself as the petitioner for this conditional use. Magritz explained the request for the increase to 400 animal units. Magritz explained this does not mean 400 animals. There would be around 200 milking cows with the young stock to go with it.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: Zastrow asked for a description of the total number of animal units being requested. Magritz explained there would be approximately 210 mature dairy cows, approximately 55 large heifers and then down the line with the younger stock from there.

STAFF: Given by Zangl and in the file.

TOWN: In favor.

CU1991-19 – Glenn & Jody Wolff Trust and J & K Strauss Trust Properties: Conditional use for mineral extraction on PIN(s) 030-0813-2731-000 (54.136 Acre) and 030-0813-2734-000 (20 Acres) owned by the Glenn and Jody Wolff Trust, and PIN 030-0813-2734-001 (20 Acres) owned by the J & K Strauss Trust. The sites are in the Town of Waterloo, near **N7933 State Road 89** and the property is zoned A-1, Exclusive Agricultural. This is in accordance with Sec. 11.04(f)6 of the Jefferson County Zoning Ordinance, Jefferson County Reclamation Ordinance, and Wis. Stats. Chapter NR 135.

A reclamation plan amendment meeting the criteria of NR 135 and Jefferson County Ordinance was received on June 7th, 2019 by the Jefferson County Land & Water Conservation Department. The modification is an amendment to the currently approved plan and incorporates PIN 030-0813-2734-001.

Wisconsin Administrative Code Chapter NR 135.20 and Jefferson County Ordinance require a public hearing for the amendment to the reclamation plan. All reclamation related public testimony shall be considered when reviewing the plan amendment. The plan amendment is available for public viewing in the Land & Water Conservation Department, Room 113 of the Jefferson County Courthouse during normal business hours.

PETITIONER: Glenn Wolff (N7933 State Road 89, Waterloo, WI) presented himself as the petitioner for this conditional use. Wolff explained this is just an expansion to start expanding on the other side of the existing mineral extraction operation. Wolff also added there will only be 5 total areas being excavated from.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None.

STAFF: Given by Zangl and in the file.

TOWN: In favor.

Supervisor Zastrow moved to adjourn at 7:45 p.m., and was seconded by Supervisor Poulson. Motion passed 4-0 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

**MINUTES OF THE
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, JULY 22, 2019**

1. Call to Order

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

2. Roll Call (Establish a Quorum)

Supervisors Nass, Jaeckel and Foelker were present at 8:30 a.m. Also in attendance were staff members Matt Zangl, Sarah Higgins, Deb Magritz, Ben Wehmeier and Staci Hoffman. Anita Martin attended as a guest.

3. Certification of Compliance with Open Meetings Law

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

4. Approval of the Agenda

Motion by Supervisors Jaeckel/Foelker to approve the agenda. Motion passed 3-0.

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 June 20, June 24, July 12 and July 18 Meeting Minutes

Motion by Supervisors Jaeckel/Foelker to approve the June 20 minutes as presented. Motion passed 3-0.

Motion by Supervisors Jaeckel/Foelker to approve the June 24 minutes as presented. Motion passed 3-0.

Motion by Supervisors Foelker/Jaeckel to approve the July 12 minutes as presented. Motion passed 3-0.

The July 18 minutes were not available for review.

7. Communications

There were no communications.

8. June Monthly Financial Report for Land Information Office-Tracy Saxby

Saxby was not available, but the June financial report had been sent out in the Committee meeting packet.

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

Hoffman reported that revenues had picked up a little in June, and should be close to budget.

10. July Monthly Financial Report for Zoning – Matt Zangl

July revenues were good, hopefully we are on our way to making budgeted revenues. Zangl noted that usually August and September are pretty strong months too.

11. Discussion on Jefferson County Comprehensive Plan Update

Zangl reported that regional meetings are finished, and that the deadline for accepting questionnaires has been extended to the end of the month. The Jefferson library has been given additional copies-a lot of people have been going in there to fill out questionnaires. Wehmeier added that meetings with the Townships and municipalities are being set up for August.

12. Discussion on Solar Energy Facilities

Zangl noted that anyone can subscribe to the PSC e-series portal, and showed a list on the screen of what can be accessed.

13. Discussion and Possible Action on Salvage Yard Licensing

Zangl explained that the inspections have been completed, and that only two were not good. The two not in compliance are Highway 18 Auto Salvage run by Mark Nuchell, and Jack's Auto Ranch. Zangl has reached out to them, and Jack's responded that they have hired someone to remove the offending vehicles. Supervisor Nass questioned whether licenses should be withheld; discussion ensued. Motion by Supervisors Nass/Jaeckel to issue temporary licenses, and to review those two sites in three months. Motion passed 3-0.

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

14. Discussion and Possible Action on Petitions Presented in Public Hearing on July 18, 2019:

APPROVED WITH CONDITIONS R4166A-19 – Anfang Properties LLC on a motion by Supervisors Jaeckel/Foelker to rezone to create two, 2-acre building sites **near N5185 County Road P** from part of PIN 006-0716-3121-000 (34.8 Acres) in the Town of Concord. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance. Motion passed 3-0.

APPROVED WITH CONDITIONS R4167A-19 – Michael Fornecker/Edward V Fornecker Trust Property on a motion by Supervisors Jaeckel/Foelker to create a 5-acre farm consolidation lot around the home and buildings at **W7091 County Road J** from part of PIN 014-0614-1912-000 (39.78 Acres) in the Town of Jefferson. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance. Motion passed 3-0.

APPROVED WITH CONDITIONS R4168A-19 – Michael Larson/Milo Larson Trust Property on a motion by Supervisors Jaeckel/Foelker to create a 1-acre farm consolidation lot around the home and buildings at **W8731 Advent Rd** in the Town of Oakland from part of PIN 022-0613-3331-009 (9.36 Acres). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance. Motion passed 3-0.

APPROVED WITH CONDITIONS R4158A-19 – Mark A Meyer on a motion by Supervisors Foelker/Jaeckel to rezone PIN 016-0513-3442-002 (0.47 Acre) to A-1 to add it to adjoining A-1 zoned property. The site is in the Town of Koshkonong, near **N278 Pottawatomi Trail**. This is in accordance with Sec. 11.04(f)6 of the Jefferson County Zoning Ordinance. Motion passed 3-0.

APPROVED WITH CONDITIONS R4169A-19 – Mark Marsh on a motion by Supervisors Jaeckel/Foelker to create a 1-acre A-2 zone from part of PIN 022-0613-1324-000 (13.618 Acres) at **N3888 Scheppert Rd**, in the Town of Oakland. This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance. Motion passed 3-0.

POSTPONED ACTION ON CU1993-19 – Mark Marsh on a motion by Supervisors Nass/Foelker for conditional use to allow an aquaponics business in the proposed A-2 zone at **N3888 Scheppert Rd** in the Town of Oakland. The site is part of PIN 022-0613-1324-000 (13.618 Acres). This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance. Motion passed 3-0.

APPROVED WITH CONDITIONS CU1994-19 – Paul Ulik on a motion by Supervisors Foelker/Jaeckel for a conditional home occupation to allow for a carpet cleaning business and storage of equipment in an A-3, Agricultural/Rural Residential zone at **W2328 Majesta Ct**, in the Town of Ixonia. The site is on PIN 012-0816-1821-003 (1.69 Acres). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance. Motion passed 3-0.

POSTPONED ACTION ON CU1995-19 – Koenig Structures Unlimited LLC on a motion by Supervisors Nass/Foelker for conditional use to allow up to four duplexes as multiple dwelling unit structures in a Residential R-2 zone at **N3656 County Road K**. This was changed by the petitioner at hearing to request eight, one bedroom unit duplexes. The site is on PIN(s) 014-0614-2312-008 (2 Acres) and 014-0614-2312-009 (1 Acre) in the Town of Jefferson. This is in accordance with Sec. 11.04(f)2 of the Jefferson County Zoning Ordinance. Motion passed 3-0.

APPROVED WITH CONDITIONS CU1996-19 – Gregory & Sara Heideman on a motion by Supervisors Jaeckel/Foelker for conditional use to allow for boarding and daycare of cats and up to 20 dogs, and potential future grooming at **W9130 London Rd**. The site is in the Town of Lake Mills on PIN 018-0713-3221-001 (32.732 Acres) and is zoned A-1, Exclusive Agricultural. This is in accordance with Sec. 11.04(f)6 of the Jefferson County Zoning Ordinance. Motion passed 3-0.

APPROVED WITH CONDITIONS CU1998-19 – C Blair & Tracie Kransberger on a motion by Supervisors Nass/Jaeckel for conditional use for a 4,000 square foot extensive on-site storage structure near **W9466 Lake Dr**, Town of Sumner. The site is zoned R-1 on PIN 028-0513-1943-054 (1.668 Acre). This is in accordance with Sec. 11.04(f)1 of the Jefferson County Zoning Ordinance. Motion passed 3-0.

APPROVED WITH CONDITIONS CU1997-19 – Steven & Debra Magritz on a motion by Supervisors Foelker/Nass for conditional use for an intensive ag dairy operation allowing up to 400 animal units on PIN(s) 022-0613-1344-000 (37.2 Acres), 022-0613-1341-000 (37.78 Acres), 022-0613-1342-000 (30 Acres), 022-0613-1343-000 (40 Acres) and 022-0613-2411-000 (33.702 Acres).

Acres). The site is at **N3781 County Road G** in the Town of Oakland, in an A-1, Exclusive Agricultural zone. This is an ATCP51 regulated facility, and is in accordance with Sec. 11.04(f)6 of the Jefferson County Zoning Ordinance. Motion passed 2-0, with Jaeckel abstaining.

APPROVED WITH CONDITIONS CU1991-19 – Glenn & Jody Wolff Trust and J & K Strauss Trust Properties on a motion by Supervisors Foelker/Jaeckel to allow conditional use for mineral extraction on PIN(s) 030-0813-2731-000 (54.136 Acre) and 030-0813-2734-000 (20 Acres) owned by the Glenn and Jody Wolff Trust, and PIN 030-0813-2734-001 (20 Acres) owned by the J & K Strauss Trust. The sites are in the Town of Waterloo, near **N7933 State Road 89** and the property is zoned A-1, Exclusive Agricultural. This is in accordance with Sec. 11.04(f)6 of the Jefferson County Zoning Ordinance, Jefferson County Reclamation Ordinance, and Wis. Stats. Chapter NR 135. Motion passed 3-0.

15. Possible Future Agenda Items

16. Upcoming Meeting Dates

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

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

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

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

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

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

17. Adjourn

Motion by Supervisors Jaeckel/Foelker to adjourn. Motion passed 3-0, and the meeting adjourned at 9:15 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.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.

MINUTES
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, AUGUST 9, 2019

1. Call to Order

The meeting was called to order by Supervisor Nass at 8:03 a.m.

2. Roll Call (Establish a Quorum)

Supervisors Nass, Jaeckel, Foelker and Zastrow were in attendance. Supervisor Poulson was absent and excused. Staff present included Sarah Higgins, Deb Magritz and Lindsey Schreiner.

3. Certification of Compliance with Open Meetings Law

The meeting was held in compliance with Open Meetings Law.

4. Approval of the Agenda

Motion by Supervisors Jaeckel/Foelker to approve the agenda as presented. 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. Communications

Higgins commented that there's been progress on the Comprehensive Plan, and that meetings are being set up with all the municipalities

7. Site Inspections for Petitions to be Presented in Public Hearing on August 15, 2019:

R4171A-19 – Laura L Jacobson/Charlie Oestreich Trust Property: Create a new 1-acre building site on **Seavert Lane** from PIN 002-0714-2831-003 (28.226 Acres). The site is in the Town of Aztalan, and the request is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4174A-19 – Laura L Jacobson/Charlie Oestreich Trust Property: Enlarge an existing A-3 zone at **W6380 Seavert Lane** by 1 acre, part of PINs 002-0714-2831-003 (28.226 Acres) and 002-0714-2832-000 (29.674 Acres). The site is in the Town of Aztalan, and the request is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

CU2001-19 – Terry & Patricia Zoller: Conditional use to allow an extensive on-site storage structure of 1,080 square feet, over 15 feet in height in a Residential R-2 zone. The site is at **N7493 Switzke Road**, Town of Watertown, on PIN 032-0815-3332-007 (1.385 Acres). This is in accordance with Sec. 11.04(f)2 of the Jefferson County Zoning Ordinance.

R4170A-19 – Ron Zimmerman/Delores Zimmerman Trust Property: Create a 2-acre A-2 zone on **South Farmington Road** from PIN 008-0715-2434-001 (15 Acres) in the Town of Farmington. This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

CU1999-19 – Ron Zimmerman/Delores Zimmerman Trust Property: Conditional use for storage of non-farm equipment in a proposed A-2 zone on **South Farmington Road**, Town of Farmington, on PIN 008-0715-2434-001 (15 Acres). This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

R4173A-19 – Thomas W Hooper: Create a 2.98-acre building site on **Pine Drive** from part of PIN 024-0516-1144-000 (40 Acres) in the Town of Palmyra. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4172A-19 – Philip E Hack: Create a new 2-acre building site on **County Road D** in the Town of Hebron from part of PIN 010-0515-0234-002 (4.492 Acres). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

CU2000-19 – Jeff Foerster/Krizan Trust Property: Modify the original conditional use issued for planting of nursery stock in order to allow a new 6,000 square foot shed in the existing A-2 zone. The site is at **W7464 Koshkonong Mounds Road**, Town of Koshkonong on PIN 016-0513-2443-001 (10.456 Acres). This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

8. Adjourn

Motion by Supervisors Foelker/Zastrow to adjourn the meeting. Motion carried 4-0, and the meeting adjourned at 10:43 a.m.

Blane Poulson, Secretary

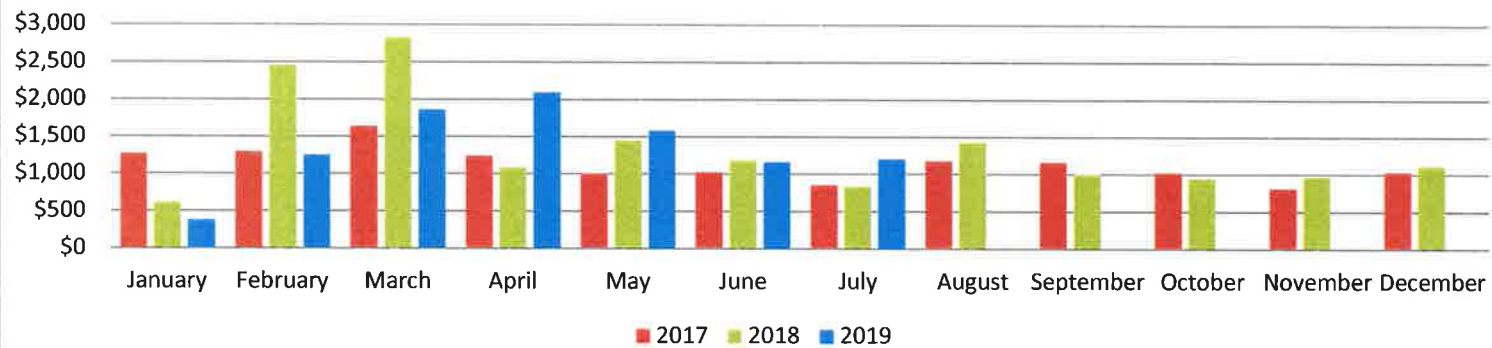
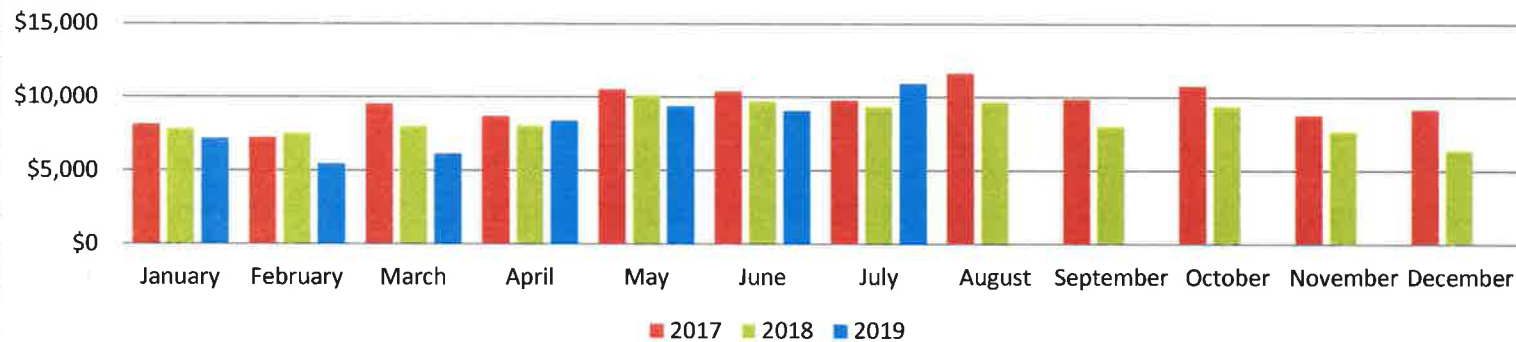
If you have questions regarding the petitions, please contact the Zoning Department at 920-674-7131. Petition files referenced on this agenda may be viewed in Courthouse Room 201 between the hours of 8:00 a.m. and 4:30 p.m., Monday through Friday, excluding holidays. Materials covering other agenda items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

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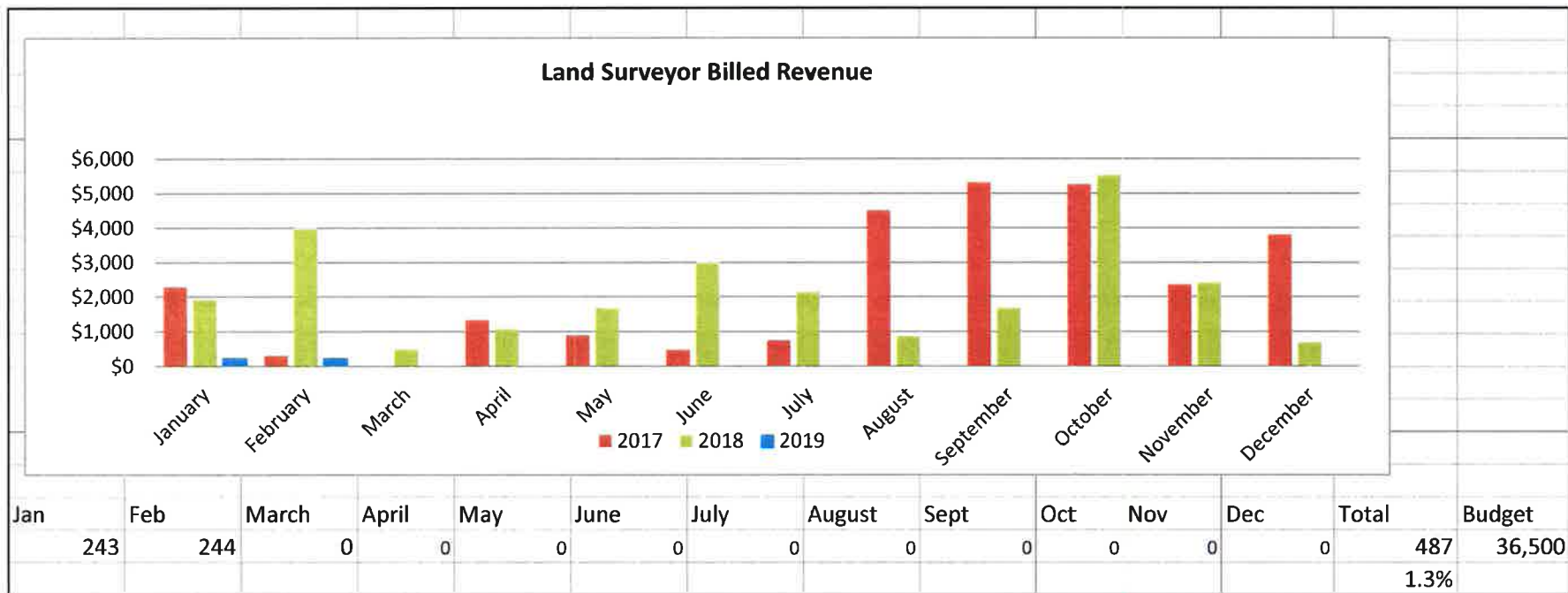
Individuals requiring special accommodations for attendance at the meeting should contact the County Administrator at 920-674-7101 at least 24 hours prior to the meeting so that appropriate arrangements can be made.

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

Land Information Monthly Revenue Report June 2019

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Land Information Monthly Revenue Report June 2019



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Jefferson County
FLEXIBLE PERIOD REPORT

PAGE 1
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FROM 2019 07 TO 2019 07

	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	5,981.46	.00	64,248.54	8.5%
13001 511210 Wages-Regular	106,280	0	106,280	8,714.85	.00	97,565.15	8.2%
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	1,084.34	.00	12,456.66	8.0%
13001 512142 Retirement (Employer)	11,594	0	11,594	879.63	.00	10,714.37	7.6%
13001 512144 Health Insurance	43,352	0	43,352	3,310.74	.00	40,041.26	7.6%
13001 512145 Life Insurance	137	0	137	10.35	.00	126.65	7.6%
13001 512150 FSA Contribution	7,000	0	7,000	.00	.00	7,000.00	.0%
13001 512173 Dental Insurance	3,780	0	3,780	327.96	.00	3,452.04	8.7%
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	.00	.00	4,000.00	.0%
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 533225 Telephone & Fax	0	0	0	15.79	.00	-15.79	.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	39.33	.00	432.67	8.3%
13001 571005 Duplicating Allocation	37	0	37	3.08	.00	33.92	8.3%
13001 571009 MIS PC Group Allocation	12,308	0	12,308	1,025.67	.00	11,282.33	8.3%
13001 571010 MIS Systems Grp Alloc(ISIS)	2,636	0	2,636	219.67	.00	2,416.33	8.3%
13001 591519 Other Insurance	1,081	0	1,081	90.06	.00	990.94	8.3%
TOTAL Register Of Deeds	334,968	0	334,968	21,702.93	.00	313,265.07	6.5%
GRAND TOTAL	334,968	0	334,968	21,702.93	.00	313,265.07	6.5%

Register of Deeds	July 2019			Output Measures	YR to Date	Current Yr. Target
Program/Service Description	2017	2018	2019	Totals	%	
Documents Recorded	1,277	1,164	1,354	7,218	57%	
Vital Records Filed	219	209	210	1,192	55%	
Vital Record Copies	1,101	1,353	1,256	8,367	63%	
ROD Revenue (Gross Total)	\$ 183,953.60	\$ 181,894.85	\$ 214,148.49	\$1,047,121.72	62%	
Transfer Fees	\$ 26,478.12	\$ 25,411.20	\$ 30,689.58	\$ 140,152.56	67%	
LIO Fees	\$ 9,808.00	\$ 10,083.00	\$ 11,449.00	\$ 61,645.00	56%	
Document Copies	\$ 4,155.75	\$ 5,087.10	\$ 6,613.84	\$ 35,196.33	59%	
Laredo	\$ 2,104.25	\$ 3,013.75	\$ 2,797.75	\$ 20,433.75	68%	
ROD Revenue to General Fund	\$ 55,333.12	\$ 56,403.05	\$ 65,274.17	\$ 334,271.64	62%	
Percentage of Documents eRecorded	40%	54%	58%	58%	58%	
Budget Goals Met	Yes	Yes	No	No	-3%	
Back Indexing Real Estate	217	1,203	1,117	11,490	57%	

Wisconsin Register of Deeds Association:

Working on legislation regarding death certificates and termination documents - AB327

Working on legislation regarding electronic signatures & remote notarization- AB293/SB317

WRDA Help Desk

Wisconsin Counties Association Board of Directors:

Nothing new to report

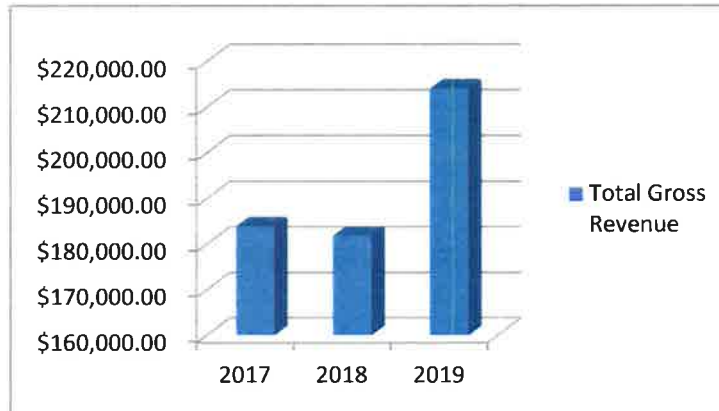
Wisconsin Public Records Board:

Discussed applications from counties and municipalities for record destruction and retention

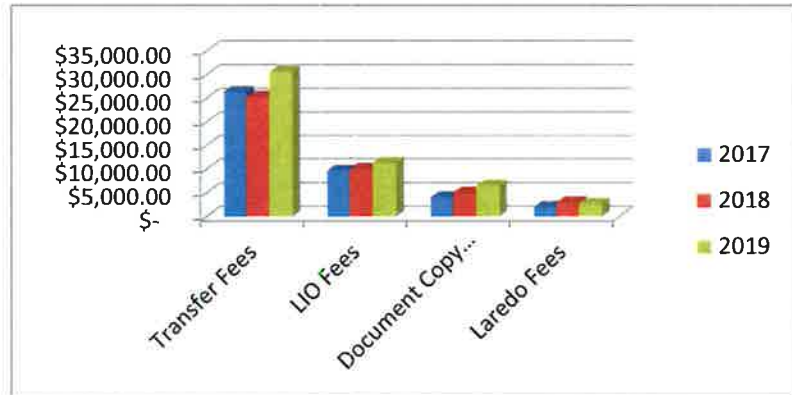
Register of Deeds Monthly Budget Report

Jul-19

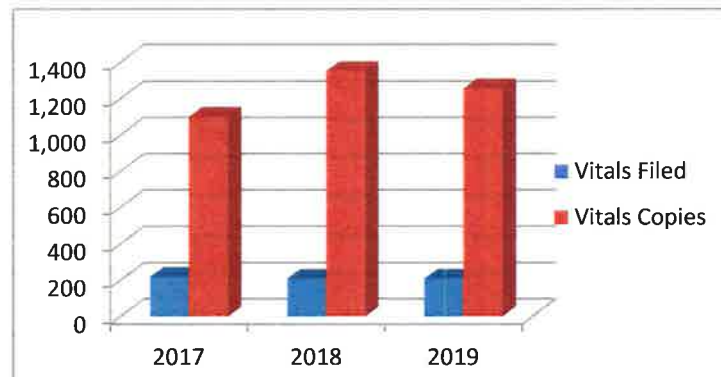
ROD Total Gross Revenues



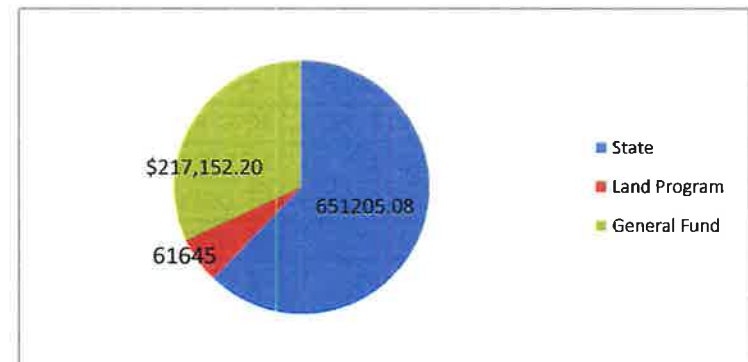
Land Related Revenue



Vital Records



Year to Date Revenue Payout



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Jefferson County
FLEXIBLE PERIOD REPORT

PAGE 1
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FROM 2019 07 TO 2019 07

	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	17,224.83	.00	189,473.17	8.3%
13001 412300 RE Transfer Fee County Portio	-210,000	0	-210,000	-34,657.60	.00	-175,342.40	16.5%
13001 451301 RE Recording/Filing Fees	-191,250	0	-191,250	-20,565.00	.00	-170,685.00	10.8%
13001 451303 Copy Fees County Portion	-60,000	0	-60,000	-6,410.34	.00	-53,589.66	10.7%
13001 451305 Land Info/Deeds Fee	-30,100	0	-30,100	-2,980.75	.00	-27,119.25	9.9%
13001 451307 Document Review Fees	-100	0	-100	.00	.00	-100.00	.0%
13001 451309 Birth Funds County Portion	-12,600	0	-12,600	-1,207.00	.00	-11,393.00	9.6%
13001 451310 Marriage Fund County Portion	-8,516	0	-8,516	-1,188.00	.00	-7,328.00	14.0%
13001 451311 Death Fund County Portion	-29,000	0	-29,000	-2,624.00	.00	-26,376.00	9.0%
13001 451316 Divorce Fund County Portion	-100	0	-100	.00	.00	-100.00	.0%
TOTAL Register Of Deeds	-334,968	0	-334,968	-52,407.86	.00	-282,560.14	15.6%
GRAND TOTAL	-334,968	0	-334,968	-52,407.86	.00	-282,560.14	15.6%

Jefferson County Planning and Zoning Department
Monthly Ledger Report
08-23-2019

	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	9,500.00	83.86		2,200.00	50.00							50.00	11,833.86	16,012.83	-4178.97
Apr	20,955.00	7.25		4,650.00	650.00								26,262.25	24,865.34	1396.91
May	15,545.00	13.00	42.00	6,025.00	1,550.00								23,175.00	19,972.36	3202.64
June	18,450.00	12.15		7,600.00	850.00						100.00		27,012.15	27,572.38	-560.23
July	11,935.00	10.59		8,050.00	650.00								20,645.59	15,781.81	4863.78
Aug	19,790.00	25.15		4,875.00	700.00								25,390.15	26,927.08	-1536.93
Sept														23,997.00	-23997
Oct														20,469.29	-20469.29
Nov														13,050.00	-13050
Dec														11,150.08	-11150.08
Total	109,955.00	804.04	42.00	35,775.00	5,200.00						100.00	50.00	151,876.04	220,622.00	-68745.96

2018 Actual Zoning Deposit:\$219,297.00

2019 Budget Revenues: \$222,600.00

2019 Deposits YTD:\$151,876.04

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



MEMORANDUM

TO: Jefferson County Zoning Department & Committee
COPY: Keith Moritz, Pond Hill Dairy, Ltd.
Jason Hoesly, H&M Custom Ag Services
DATE: August 5th, 2019
SUBJECT: Livestock Siting Amendment CU1724-13

The Land and Water Conservation Department (LWCD) has reviewed the site map and worksheets and submitted by Pond Hill Dairy, Ltd. submitted on July 25th, 2019, and August 4th, 2019 for a Livestock Siting Application Amendment. They previously submitted a complete Livestock Siting Application in 2013; obtaining a conditional use permit for 1,669 animal units. The Application was amended earlier in 2019 to include a new livestock housing structure for heifers. The current amendment is to add a livestock housing structure for calves and eliminate existing calf hutches. The animal units will remain at 1,699.

The Planning and Zoning Department and the Land and Water Conservation Department requested that Pond Hill Dairy, Ltd. revise the following parts of their Livestock Siting Application because they would or could change with the proposed livestock housing facility:

- Worksheet 1, Animal Units (to confirm that their animal numbers did not increase)
- Worksheet 2, Odor Management
- Updated Site Map

After reviewing the map, and worksheets the Land and Water Conservation Department recommends the Zoning Committee finds the amendment submission to be complete. Questions regarding the review of the map and worksheets should be directed to the LWCD at 920-674-7110.

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

arm-lwr- 11/04 January 2006



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

Worksheet 1 - Animal Units

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

To complete this worksheet:

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

	Livestock Type	Animal Unit Factor	Animal Units For Proposed Facility
Example - Milking & Dry Cows			1.4 x 800 = 1120 AU
Dairy	Milking and Dry Cows	1.4	1.4 x 850 = 1190
	Heifers (800 lbs. to 1200 lbs.)	1.1	1.1 x 150 = 165
Cattle	Heifers (400 lbs. to 800 lbs.)	0.6	0.6 x 500 = 300
	Calves (up to 400 lbs.)	0.2	0.2 x 220 = 44
Beef	Steers or Cows (600 lbs. to market)	1.0	1.0 x =
	Calves (under 600 lbs.)	0.5	0.5 x =
	Bulls (each)	1.4	1.4 x =
Swine	Pigs (55 lbs. to market)	0.4	0.4 x =
	Pigs (up to 55 lbs.)	0.1	0.1 x =
	Sows (each)	0.4	0.4 x =
	Boars (each)	0.5	0.5 x =
Poultry	Layers (each)	0.01	0.01 x =
	Broilers (each)	0.005	0.005 x =
	Broilers - continuous overflow watering	0.01	0.01 x =
	Layers or Broilers - liquid manure system	0.033	0.033 x =
	Ducks - wet lot (each)	0.2	0.2 x =
	Ducks - dry lot (each)	0.01	0.01 x =
	Turkeys (each)	0.018	0.018 x =
Sheep (each)		0.1	0.1 x =
Goats (each)		0.1	0.1 x =
Total Animal Units for Which Applicant Requests Approval			= 1669

Signature of Applicant or Authorized Representative

Date

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

Arm--[wr-- 11/04 January 2006



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

Worksheet 2 – Odor Management

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

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

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

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

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

TO COMPLETE THIS WORKSHEET, FOLLOW THESE STEPS:

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

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

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

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

$$\boxed{839} + \boxed{80} - \boxed{180} = \boxed{739}$$

Box 1
Separation Score
(from Step 2)

Box 2
Management Score
(from Step 3)

Box 3
Predicted Odor
(from Step 1)

Box 4
Odor Score

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

Keth M...
Signature of Applicant or Authorized Representative

8-2-19
Date

1. Animal Housing

ID	Manure Management	Generation number	Occupied Area (Fl. ²)	Dist. to Nearest Neighbor (Fl.)	Control Practice	Reduction Factor	Control Practice	Reduction Factor	Control Practice	Reduction Factor	Predicted Odor
1A	Freestall - Dairy - Scrape (incl. Beef and Heifers on forage ration)	4	72,000	1,270	None	1	None	1	None	1	29
1B	Freestall - Dairy - Scrape (incl. Beef and Heifers on forage ration)	4	35,700	1,480	None	1	None	1	None	1	14
1C	Bedded Pack - Dairy and Beef	2	28,000	2,650	None	1	None	1	None	1	6
1D	Bedded Pack - Dairy and Beef	2	16,500	1,210	None	1	None	1	None	1	3
1E											
1F											
1G											
1H											
1I											
1J											
1K											
1L											

2. Waste Storage

ID	Storage type	Generation number	Surface Area (Fl. ²)	Dist. to Nearest Neighbor (Fl.)	Control Practice	Reduction Factor	Control Practice	Reduction Factor	Control Practice	Reduction Factor	Predicted Odor
2A	Liquid storage - Long term (pit and tank) Open anaerobic	13	36,000	1,725	None	1	None	1	None	1	47
2B	Liquid storage - Long term (pit and tank) Open anaerobic	13	62,000	1,875	None	1	None	1	None	1	81
2C											
2D											
2E											
2F											

3. Animal Lots

ID	Lot type	Generation number	Surface Area (Fl. ²)	Dist. to Nearest Neighbor (Fl.)	Control Practice	Reduction Factor	Control Practice	Reduction Factor	Control Practice	Reduction Factor	Predicted Odor
3A											
3B											

4. Separation Distance

Weighted Distance to Neighbor	1,722
Direction of Nearest Neighbor	North
Adjusted Weighted Distance	1,722
Density (neighbors within 1,300 ft.)	Low

5. Management

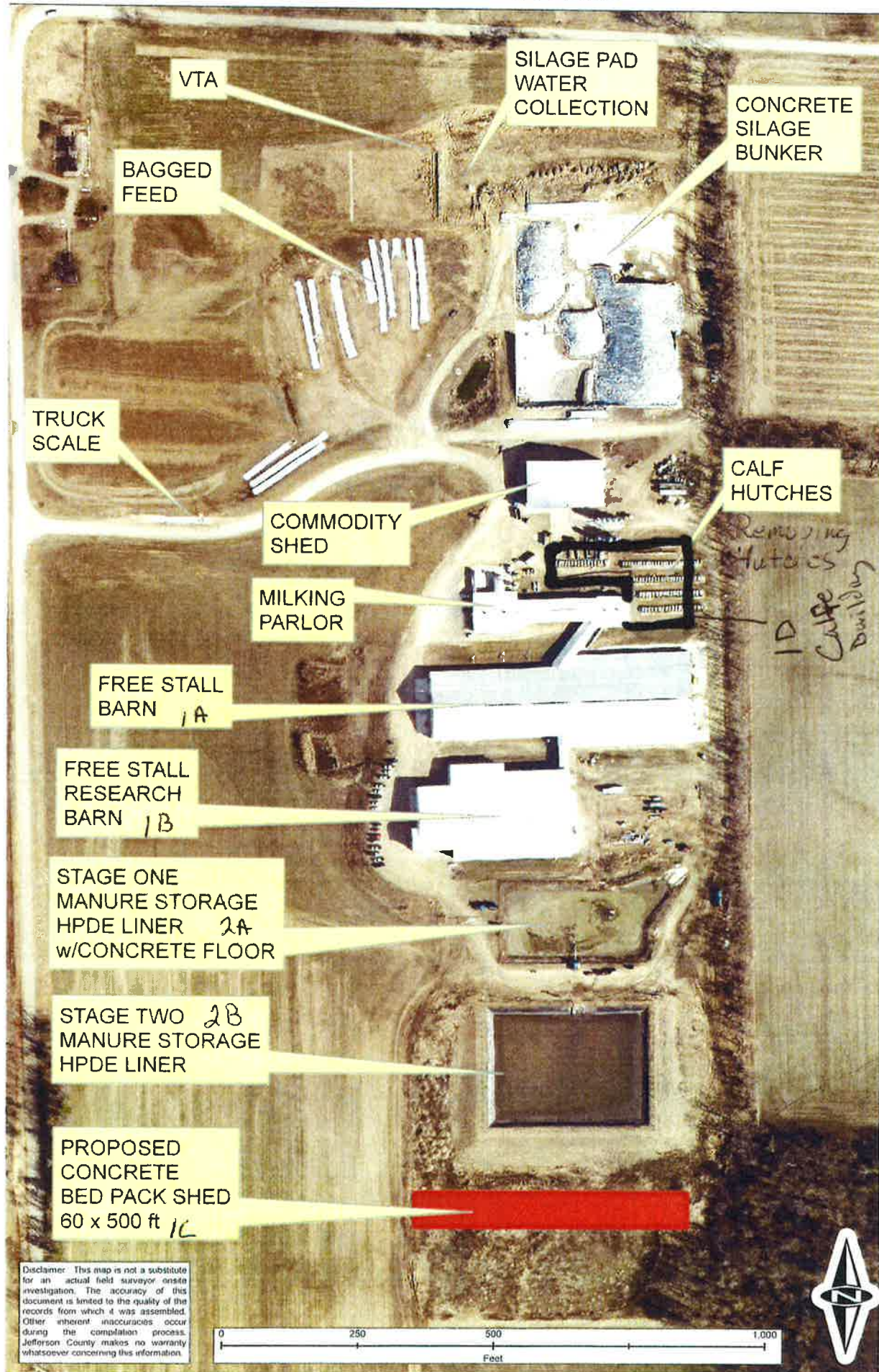
Basic Management Plans	Required
Advanced Odor Management Plan?	No

Total Predicted Odor 180

Separation Score 839
Basic Management Score 80
Advanced Management Score 0
Odor Score 739

POND HILL DAIRY - Facilities Mapping

FARM #1 1014 POEPPPEL RD



TOWN OF Watertown

DATE: August 12, 2019

TO: Jefferson County Planning and Zoning Committee

RE: Jefferson County Zoning Petition Number _____

Filed By Tim Otterstatter

The Town of Watertown, having considered the above described petition

for which a Town meeting was held on August 12, 2019,

finds no problem with relocation of
proposed building from east side of
property to west side.

When the Town submits this form to the Zoning Department, the petition can be scheduled for the next available Jefferson County Planning and Zoning Committee public hearing.

Signed Richard Ginter, Town Chair

Attest James Shendall, Town Clerk

Earlier this year Jefferson County Zoning approved a zoning change for parcel # 032-0815-1223-000. I have attached a map that shows what was approved. Also, the request to move that zoning change.

Reason for change. The town of Watertown requested a wetland delineation. The expert that I hired came to the property on 8/7/2019. After he looked over the parcel. He determined that there are some wetlands. I attached a picture showing the wetlands. It everything that is not planted with soybeans.

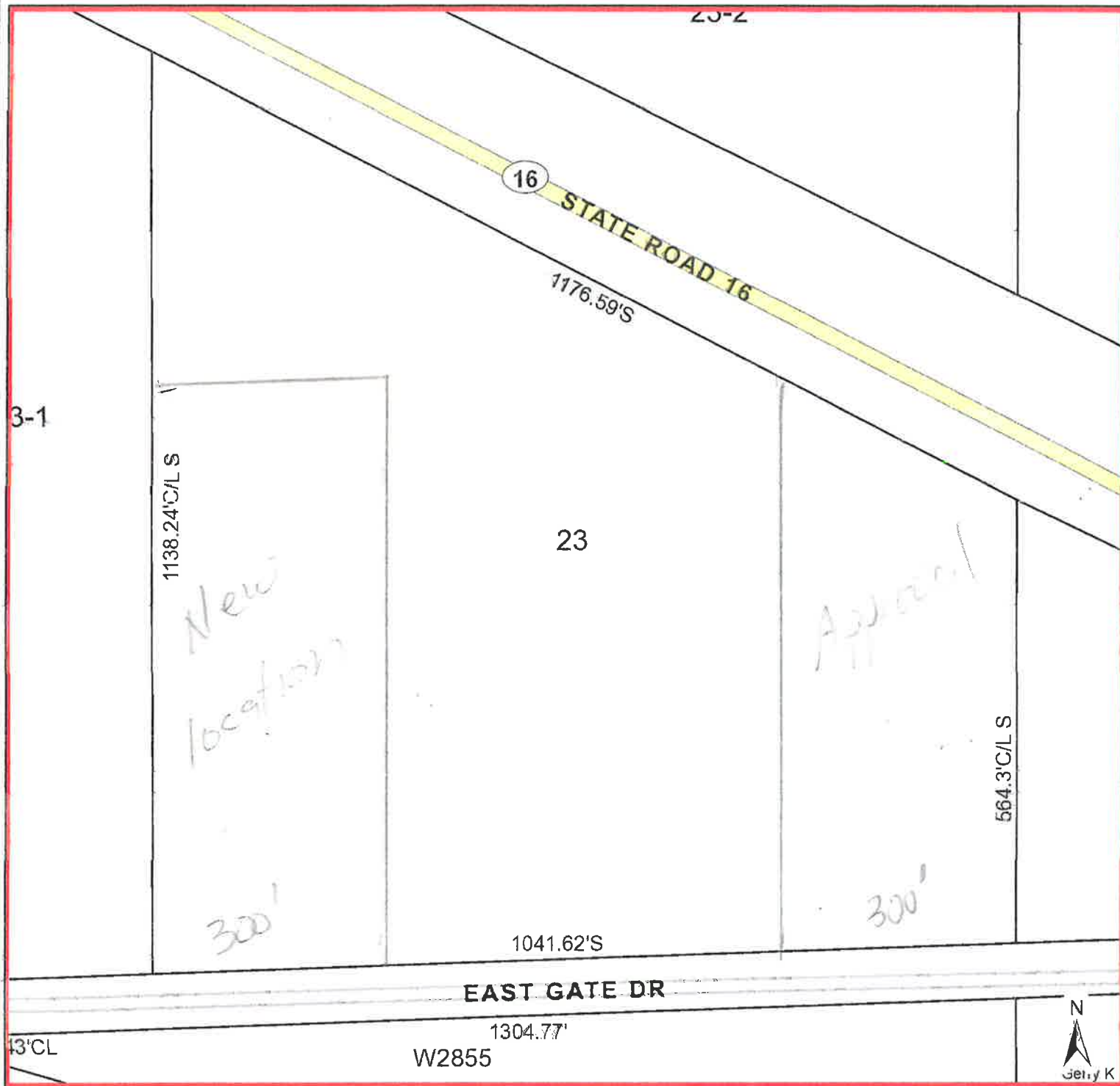
With some further discussion. He said that the DNR will allow me to fill in wetland. It would be under 10000 square feet. But the first question that they will ask. Is there any other place that the building could be moved to? His answer to that question is yes. Move the building to the west side of the property. There are no wetlands in that area. It is much higher. I have attached a picture to show that also.

So that is why I am requesting to move the approved zoning change. To the west side of the property. See the attached drawing.

Thank you,

Tim Otterstatter

Jefferson County Land Information



Parcels

Parcels

Municipal Boundaries

Parcel Lines

Property Boundary



Old Lot/Meander Lines



Rail Right of Ways



Road Right of Ways



Section Lines



Surface Water



Map Hooks



Tax Parcels



Streams and Ditches





NEW LOCATION



NEW LOCATION



WETLAND



WETLAND

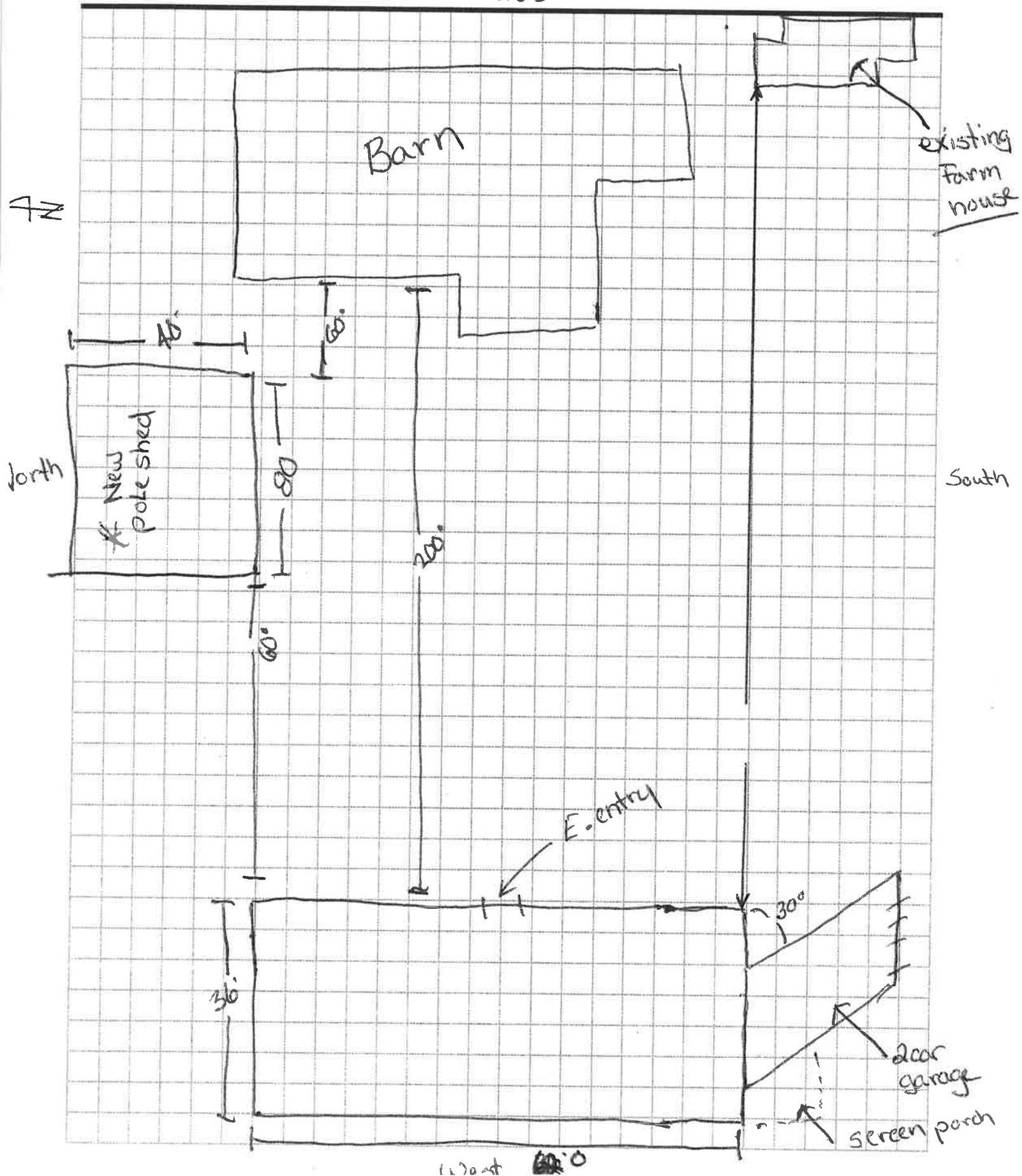
Jefferson county zoning

I have been working on plans to replace our house at N6577 Bomoll Rd, Lake Mills W; 53551. it is in need of numerous repairs. and at a cost that is extremely high. We have a builder, and plan. and would like to move forward with it, in the near future. we would like to remain living in the old farm house, with the new house is being built. We would like to set the new house two hundred feet west of our barn. 200ft. west would be the east wall of New house - setting north and south. it would be a ranch type home with attached two car garage on south end. garage to be set at 30° to the house. Also would like to build a pole shed. to replace machine shed that recently fell in. what steps do I need. to make these requests happen. I have added a drawing on second page. thank you

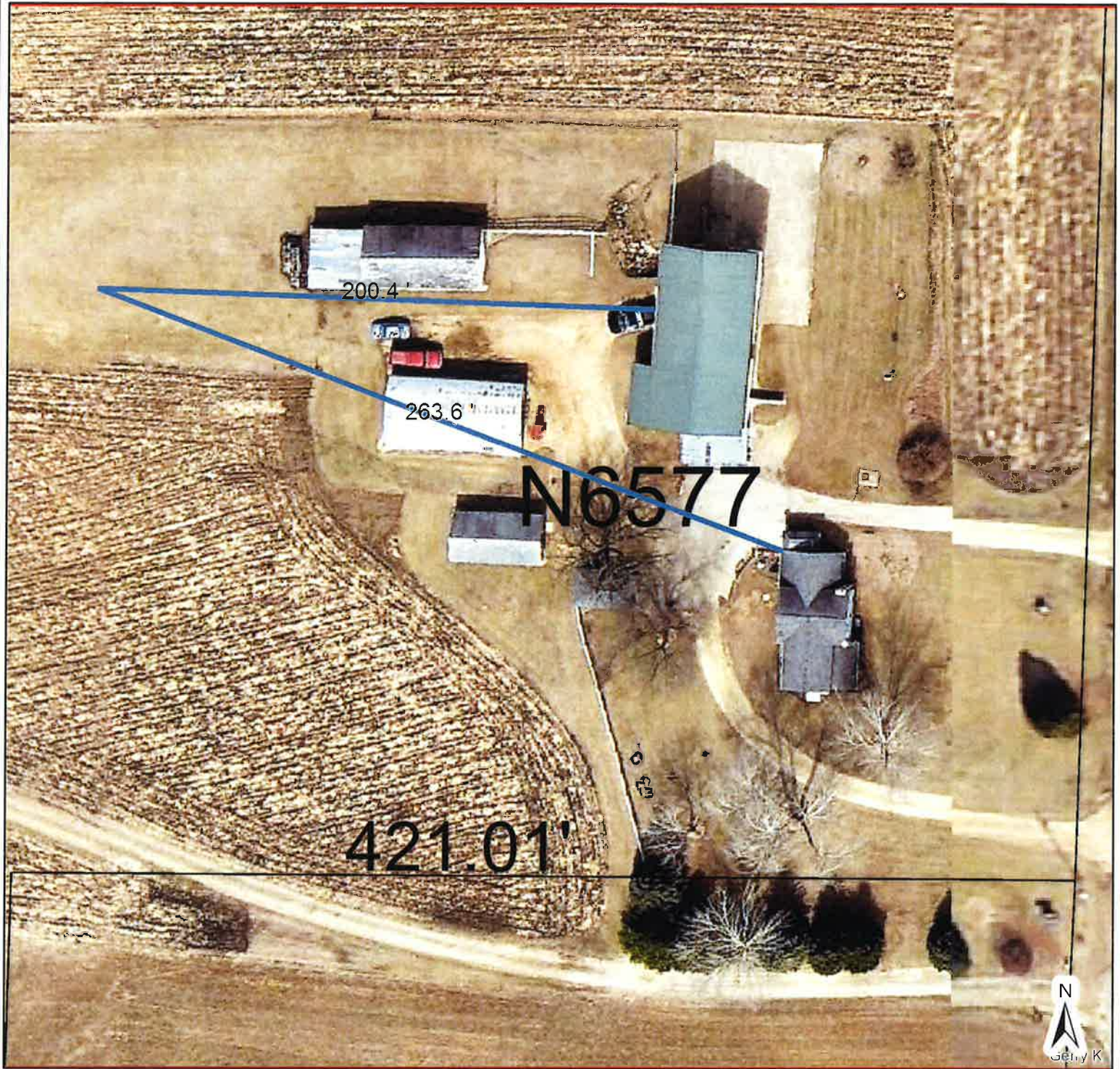
Duane Johnson
CEL phone 920-650-1215

reason for house location is -

- 1) To live in old house, until new house is complete.
- 2) elevation is higher, - (water table seems to be rising)
- 3) view of our farm. To see OAK grove. hickory, and ponds



Jefferson County Land Information



Parcel Boundary

- Parcel Boundary
- Municipal Boundaries

Parcel Lines

- Property Boundary

Old Lot/Meander Lines

Rail Right of Ways

Road Right of Ways

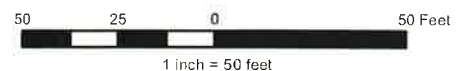
Section Lines

Surface Water

Map Hooks

Tax Parcels

Streams and Ditches



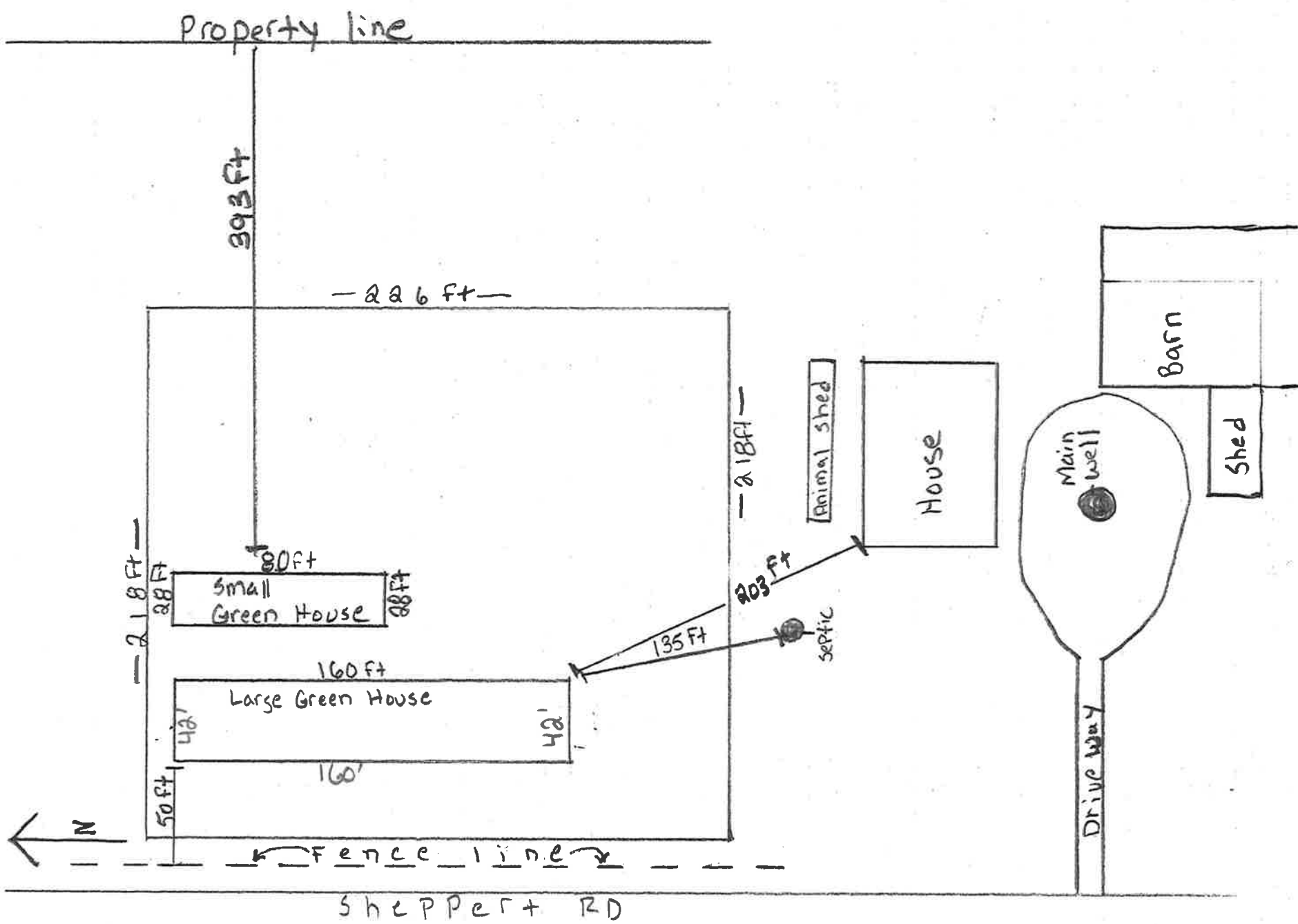
Jefferson County Geographic Information System

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

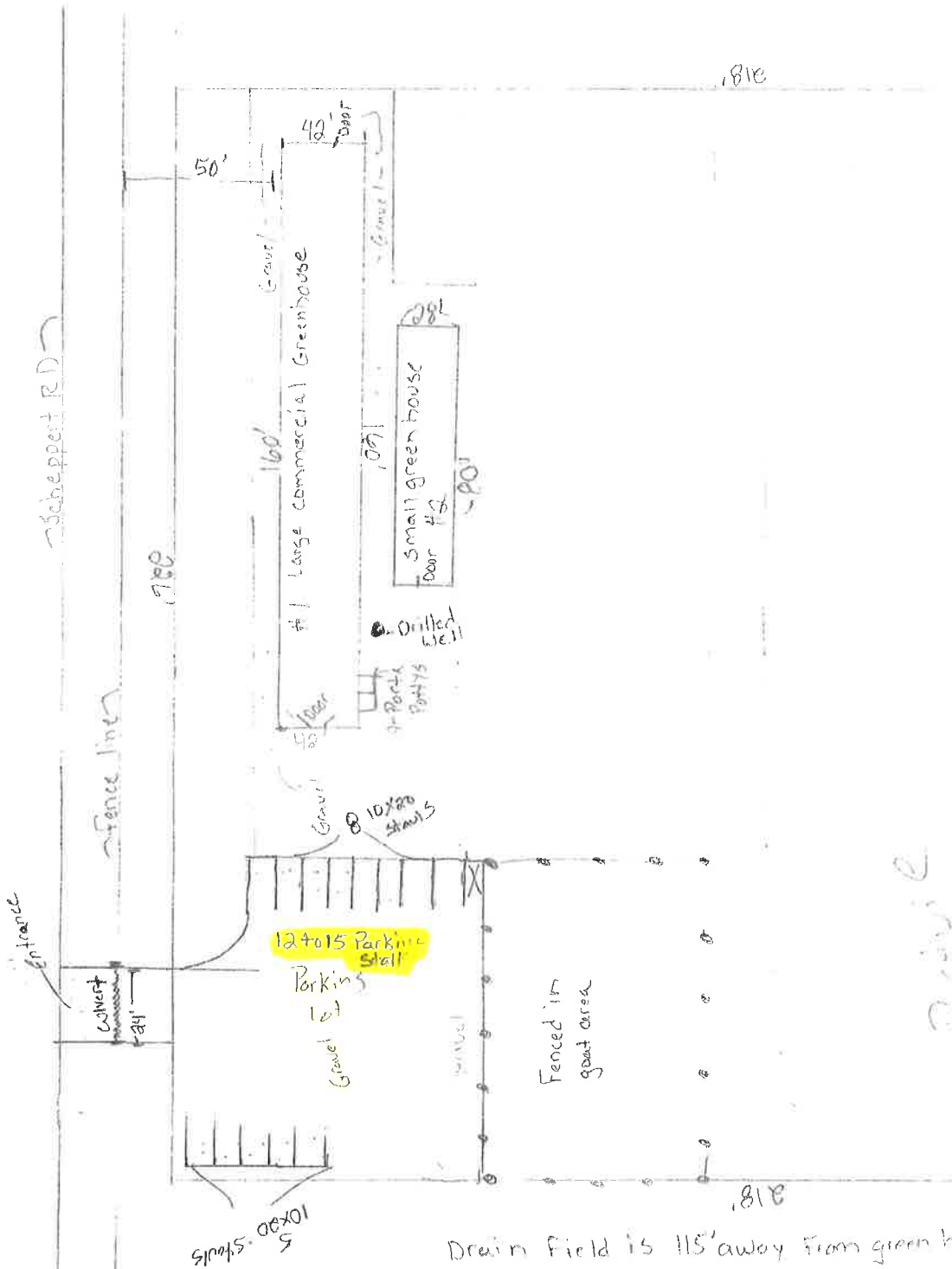
Printed on: August 20, 2019

Author: Public User

Clark Marsh plot Map
13888 Scheppert Rd
Fort Atkinson, WI



AUG 13 2019



Possible
Drain field

Possible
Drain field

septic

PLB67



022-0613-1324-000

State and County
Permit Application
for Private Domestic Sewage Systems

State Permit # 22171
County Permit # 4199
County JEFFERSON

*DENOTES STATE APPROVAL REQUIRED

Date Approval Received from State if Required _____ State Plan I.D. # _____

A. OWNER OF PROPERTY _____

Mailing Address: _____

B. LOCATION: James Gerard Rt. 1, JEFFERSON, Wis.
Subdivision Name, _____ nearest road, lake or landmark Blk# _____ City _____
Village _____ Township Oakland

C. TYPE OF OCCUPANCY: *Commercial _____ *Industrial _____ *Other (specify) _____ *Variance _____
Single family X Duplex _____ No. of Bedrooms three No. of Persons four

D. TYPE OF APPLIANCES: Dishwasher YES NO Food Waste Grinder YES NO # of Bathrooms 1
Automatic Washer YES NO Other (specify) _____

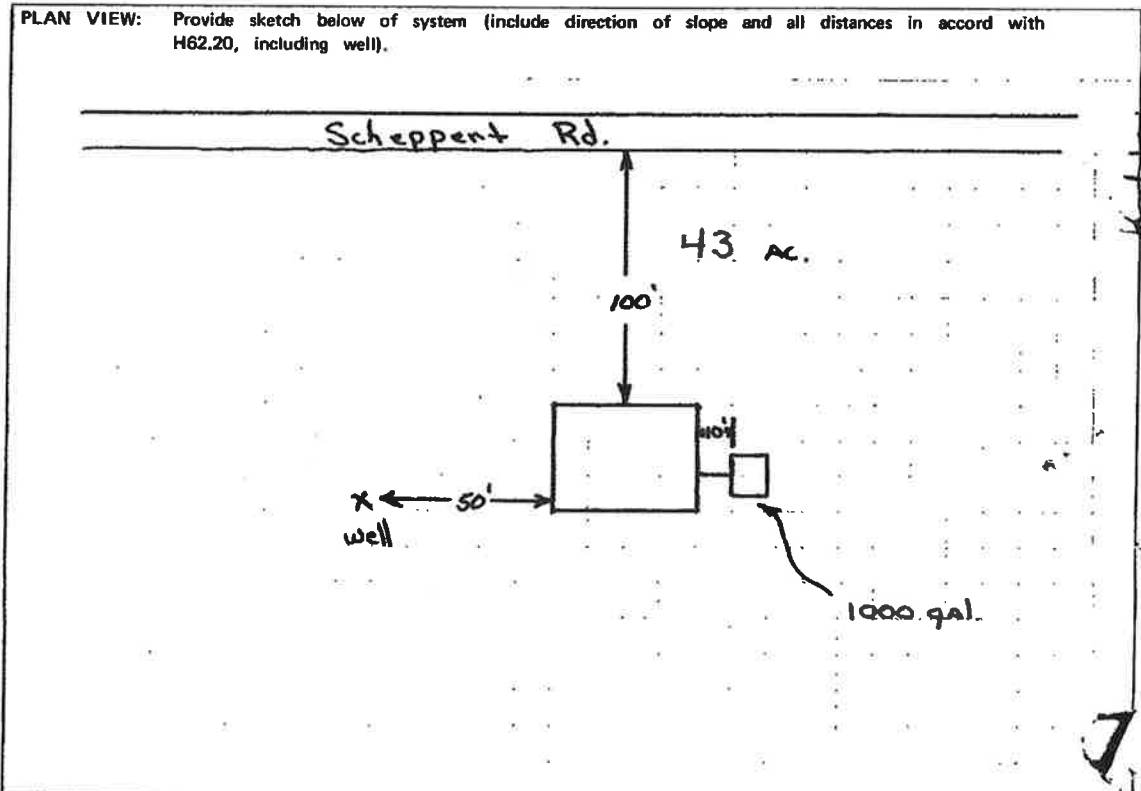
E. SEPTIC TANK CAPACITY 1000 Total gallons _____ No. of tanks one
*Holding tank capacity _____ Total gallons _____ No. of tanks _____
New Installation _____ Addition _____ Replacement X Prefab Concrete X
*Poured in Place _____ Steel _____ Other (specify) _____

F. EFFLUENT DISPOSAL SYSTEM: Percolation Rate 1) _____ 2) _____ 3) _____ Total Absorb Area _____ sq. ft.
New _____ Addition _____ Replacement _____ *Fill System _____
Seepage Trench: No. Lin. Feet _____ Width _____ Depth _____ Tile Depth _____ No. of Trenches _____
Seepage Bed: Length _____ Width _____ Depth _____ Tile Depth _____ No. of Lines _____
Seepage Pit: Inside diameter _____ Liquid Depth _____ Tile Size _____
Percent slope of land _____ Distance from critical slope _____

I, the undersigned, do hereby certify that the information I have reported is in accord with Section H62.20, Wisconsin Administrative Code, and that I have sized the effluent disposal system from the EH-115 prepared by the Certified Soil Tester,

NAME _____ C.S.T. # _____ and other information _____
obtained from _____ (owner/builder).
Plumber's Signature Thomas A. Seibert MR/MPRSW# 3099 Phone # 563-8555
Plumber's Address Rt. 1, Fort Atkinson

PLAN VIEW: Provide sketch below of system (include direction of slope and all distances in accord with H62.20, including well).



Do Not Write in Space Below - FOR DEPARTMENT USE ONLY

Date of Application 5-1-79 Fees Paid: State 10.00 County JEFFERSON Date 5-1-79Permit Issued/Rejected (date) 5-1-79 Issuing Agent Name W.O. Hoffmann

Inspection Yes _____ No _____ Valid# _____ Date Rec'd _____

1. county (white copy)

3. owner (green copy)

DIVISION OF HEALTH, P.O. BOX 309, MADISON, WI 53701

2. state (pink copy)

4. plumber (canary copy)

Revised Date 6/1/76