

**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, SEPTEMBER 30, 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 August 15, August 26, September 13 and September 19 Meeting Minutes**
7. **Communications**
8. **August Monthly Financial Report for Land Information Office**
9. **August Monthly Financial Report for Register of Deeds – Staci Hoffman**
10. **September 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 a Request by Francis Wisniewski for a Land Swap Between PINs 022-0613-2941-000 Zoned A-1 and 022-0613-2941-001 Zoned A-3. The site is at W8974 County Road C in the Town of Oakland.**
14. **Discussion and Possible Action on Petitions Presented in Public Hearing on September 19, 2019:**

**R4175A-19 – Richard A Dama/Daniel & Diane Malone Property:** Rezone 0.13 acre of PIN 006-0716-1533-000 (11.952 Acres) and transfer it to the adjoining A-3 zoned property at **N6196 County Road F**. The area to be rezoned is in the Town of Sullivan, at **N6190 County Road F**, from the Daniel & Diane Malone property. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**R4176A-19 – Kathleen Kalvaitis:** Create a 2.8-acre lot around the home and buildings at **N324 Poeppel Road**, Town of Koshkonong on PIN 016-0514-3213-002 (9.013 Acres). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**R4177A-19 – Kathleen Kalvaitis:** Create a 2-acre building site on **Sunset Lane** from part of PIN 016-0514-3213-002 (9.013 Acres) in the Town of Koshkonong. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**R4178A-19 – Steven Paape and Fredrick & Jeanette Huebner Property:** Rezone all of PIN 030-0813-3231-001 (1.81 Acre) owned by Paape, and 0.6 acre from PINs 030-0813-3231-000 (39.19 Acres) and 030-0813-3234-000 (17 Acres)

owned by Huebners to create one, 2.4-acre A-3 zone at **N7405 Airport Road** in the Town of Waterloo. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**R4179A-19 – Franz & Vickie Weigand:** Create a 2.67-acre agribusiness zone on PIN 028-0513-0241-000 (40 Acres). The property is in the Town of Sumner at **W7755 State Road 106**. This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

**CU2002-19 – Franz & Vickie Weigand:** Conditional use for an existing waste hauling business at **W7755 State Road 106**, and to allow for a 1.37 million gallon holding tank to contain hauled-in septage and industrial food waste for the purpose of agricultural land application. The site is on PIN 028-0513-0241-000 (40 Acres) in the Town of Sumner in a proposed A-2 zone. This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

**15. Possible Future Agenda Items**

**16. Upcoming Meeting Dates**

**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**

**November 15, 8:00 a.m. – Site Inspections Beginning in Courthouse Room 203**

**November 21, 7:00 p.m. – Public Hearing in Courthouse Room 205**

**November 25, 8:30 a.m. – Decision Meeting in Courthouse Room 203**

**17. 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](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 & Lloyd Zastrow*

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

**DATE:** Thursday, August 15, 2019

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

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

**1. Call to Order**

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

**2. Roll Call**

All Committee members were present at 7:00 p.m. Also present were Lindsey Schreiner 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 Jaeckel, seconded by Foelker to approve the agenda as presented. Motion passed 5-0 on a voice vote.

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

Chairman Nass explained the evening 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 on Thursday, August 15, 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-2, AGRICULTURAL/RURAL  
BUSINESS**

**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.

**PETITIONER:** Ron Zimmerman (425 N Stevens Ave, Jefferson, WI 53549) explained that he is the trustee for the property and that they would like to sell the farm, but zone off 2.00 acres to build a storage shed for family use to store boats, snow blowers, etc.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** Dale Weis (N4930 Probst Ln, Helenville, WI 53137) explained that the only reason he is opposed to the petition is because he doesn't believe an A-2 zone should be used to build a shed for person purposes. In his opinion, he believes many others would want to do the same, and he doesn't want this to start precedence for this type of use in an A-2 zone.

**REBUTTAL:** Zimmerman explained that the only reason why they decided to go this route is that potentially in the future a family member may want to build a house on the lot.

**QUESTIONS FROM THE COMMITTEE:** None.

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

**TOWN:** Approved 7/15/19.

**CONDITIONAL USE PERMIT APPLICATION**

**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.

**PETITIONER:** Ron Zimmerman (425 N Stevens Ave, Jefferson, WI 53549) didn't have anything to add, but he did mention they haven't decided on the size of the proposed structure. They are looking at approximately 30 x 50 feet in size in order to fit several boats, campers, etc.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**QUESTIONS FROM THE COMMITTEE:** None.

**STAFF REPORT:** Given by Higgins and in the file. Higgins verified that there will be no business use of the structure. Zimmerman confirmed.

**TOWN:** Approved 8/12/19.

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

**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.

**PETITIONER:** Gary Jacobson Jr. (W6380 Seavert Ln, Jefferson, WI 53549) explained he'd like to take one split to incorporate it into the existing lot that they own and the other split is to secure land and ensure no one builds around them. The lot would potentially be saved for his kids and Charlie Oestreich would just continue to keep farming it until then.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**QUESTIONS FROM THE COMMITTEE:** None.

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

**TOWN:** Approved 6/12/19.

**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.

**PETITIONER:** Gary Jacobson Jr. (W6380 Seavert Ln, Jefferson, WI 53549) reiterated previous petition.

**COMMENTS IN FAVOR:** Charlie Oestreich (N5921 Popp Rd, Jefferson, WI 53549) was in favor.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**QUESTIONS FROM THE COMMITTEE:** None.

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

**TOWN:** Approved 6/12/19.

**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.

**PETITIONER:** Philip Hack (N2112 County Road D, Fort Atkinson, WI 53538) explained he'd like to separate off the two acres for a family member to build a house on.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**QUESTIONS FROM THE COMMITTEE:** None.

**STAFF REPORT:** Given by Higgins and in the file. Higgins noted that a Soil Evaluation was conducted and the lot was found to be 46.44% prime and 53.61% non-prime.

**TOWN:** Approved 7/8/19.

**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.

**PETITIONER:** Tom Hooper (N1886 Zion Rd, Palmyra, WI 53156) explained that he'd like to create a secondary building site for a family member or for when they retire.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**QUESTIONS FROM THE COMMITTEE:** None.

**STAFF REPORT:** Given by Higgins and in the file. Higgins emphasized no new development on greater than 20% slopes and avoid 100 year floodplain.

**TOWN:** Approved 7/8/19.

### **CONDITIONAL USE PERMIT APPLICATIONS**

**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.

**PETITIONER:** Jeff Foerster ( ) explained that he wants to build a shed for the existing nursery business at the site.

**COMMENTS IN FAVOR:** Dale Weis (N4930 Probst Ln, Helenville, WI 53137) was in favor.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**QUESTIONS FROM THE COMMITTEE:** None.

**STAFF REPORT:** Given by Higgins and in the file. Higgins asked a few questions to confirm nothing would be changing from the original approved condition use:  
Hours of operation? Foerster answered that they would remain the same.  
Bathrooms in proposed shed? Foerster answered no.  
Would the public be coming on-site? Foerster answered no.  
Any outside storage? Foerster answered no, that is why they want to build the new shed.  
Number of employees? Foerster answered 2.  
Any outside lighting? Foerster answered yes, the Town is requesting that he installs some.

**TOWN:** Approved 7/11/19.

**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.

**PETITIONER:** Patricia Zoller (N7493 Switzke Rd, Watertown, WI 53094) explained they'd like to build a 36 ft x 30 ft garage, of which will be over 1,000 square feet and 15 feet in height.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**QUESTIONS FROM THE COMMITTEE:** None.

**STAFF REPORT:** Given by Higgins and in the file. Higgins confirmed with Zoller that there will be no business use. Higgins asked if there will be any outside lighting. Zoller answered possibly a yard light. Higgins asked if there will be any bathrooms in the shed. Zoller answered no.

**TOWN:** Approved 7/8/19.

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**Supervisor Jaeckel moved to adjourn at 7:21 p.m., and was seconded by Supervisor Foelker. Motion passed 5-0 on a voice vote.**

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

**Supervisor Poulson, Planning & Zoning Committee Secretary**

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# **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, AUGUST 26, 2019**

**1. Call to Order**

The meeting was called to order by Supervisor Nass at 8:31 a.m.

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

All Committee members were present at 8:31. Also present were staff members Joe Strupp, Matt Zangl, Sarah Higgins, Deb Magritz and Lindsey Schreiner. Guests included Frankie Fuller, Tim Otterstatter and Cathy and Ron Zimmerman,

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

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

**4. Approval of the Agenda**

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

Frankie Fuller advocated for protecting small farms, and not letting CAFOs buy them up. If there's anything this Committee can do to help that, it would be greatly appreciated.

**6. Approval of July 18, July 22, August 9 and August 15 Meeting Minutes**

Motion by Supervisors Jaeckel/Foelker to approve the July 18 meeting minutes as presented. Motion passed 5-0.

Motion by Supervisors Jaeckel/Poulson to approve the July 22 meeting minutes as presented. Motion passed 5-0.

Motion by Supervisors Foelker/Jaeckel to approve the August 9 meeting minutes as presented. Motion passed 4-0, with Poulson abstaining.

The August 15 meeting minutes were not available for review.

**7. Communications**

There were no communications to report.

**8. July Monthly Financial Report for Land Information Office**

The information was in the Committee's packet, sent out prior to the meeting.

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

The information was in the Committee's packet, sent out prior to the meeting.

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

Zangl reported that the month of June ended well, about \$5,000 up from the previous year's revenues at that point. The month of August started out well, with expectations to meet or exceed last year's revenues. There were some big projects, including a new cell tower on Highway G and eight new homes going in the Sullivan mobile home court which helped out revenues for the month.

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

Foelker asked in which room the Town of Hebron intergovernmental interview would be held, and Zangl responded that it would either be Room 202 or 203. The meetings begin on August 27. He hoped that staff would be seeing a lot of the Committee members or their Town representatives at these meetings.

**12. Discussion on Solar Energy Facilities**

Zangl reported that there was nothing really new on solar farms recently-it's been pretty quiet. He said he imagined that there was something being done, just not anything that involves Zoning right now. The one in Ixonia has been pretty quiet, and the Jefferson one is working through the PSC permitting process. Zastrow noted that one property owner near the Ixonia site is not allowing it to go through his property, so the next option is to tunnel under the Rock River, which has slowed things down.

**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.**

Strupp explained that DNR required the calf hutches to be eliminated, wanting all animals to be under roof. This requires an amendment to Pond Hill's conditional use, and changes the odor score by six points. A roll call was taken, with Supervisors Poulson, Foelker, Jaeckel, Nass and Zastrow signifying attendance. A roll call vote was taken, with Supervisors Poulson, Foelker, Jaeckel, Nass and Zastrow voting in favor of the amendment.

**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.**

Zangl explained that earlier this year an A-2 zone with conditional use was approved for Otterstatter on this PIN. DNR personnel came to the property and identified a wetland in the proposed A-2 zone area. Zangl listed options available to Otterstatter: the Committee could accept the change requested by Otterstatter; require Otterstatter to go back to public hearing for the request; or not allow a change in location which would require wetland fill. Motion by Supervisors Foelker/Poulson to approve of the requested change moving the A 2 zone to the west. Motion passed 5-0.

**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.**

The Committee had received a plot plan in their packets. They discussed the fact that the area for new home was already disturbed, and the old farmhouse would be coming down. Motion by Supervisors Nass/Poulson to approve the request to replace the home approximately 265 feet from its existing location. Motion passed 5-0.

**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.**

Marsh had submitted a parking plan for his proposed operation, and that was passed around to the Committee members as well as having been sent in their packets. Motion by Supervisors Foelker/Jaekel to approve of the conditional use as presented in public hearing. Motion passed 5-0.

**17. Discussion and Possible Action on Petitions Presented in Public Hearing on August 15:**

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

**DENIED** on a motion by Supervisors Jaekel/Foelker the request to 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 proposed in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance. R4170A-19 – Ron Zimmerman/Delores Zimmerman Trust Property. Motion passed 5-0.

**NO ACTION TAKEN** on the request for conditional use to allow 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 proposed in

accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance. CU1999-19 – Ron Zimmerman/Delores Zimmerman Trust Property

**APPROVED WITH CONDITIONS** on a motion by Supervisors Jaeckel/Foelker the request to 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 proposal is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance. R4171A-19 – Laura L Jacobson/Charlie Oestreich Trust Property. Motion passed 5-0.

**APPROVED WITH CONDITIONS** on a motion by Supervisors Zastrow/Jaeckel the request to 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 proposal is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance. R4174A-19 – Laura L Jacobson/Charlie Oestreich Trust Property. Motion passed 5-0.

**APPROVED WITH CONDITIONS** on a motion by Supervisors Foelker/Jaeckel the request to 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. R4172A-19 – Philip E Hack. Motion passed 5-0.

**APPROVED WITH CONDITIONS** on a motion by Supervisors Jaeckel/Foelker the request to 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. R4173A-19 – Thomas W Hooper. Motion passed 5-0.

**APPROVED WITH CONDITIONS** on a motion by Supervisors Jaeckel/Foelker a modification of 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. CU2000-19 – Jeff Foerster. Motion passed 5-0.

**APPROVED WITH CONDITIONS** on a motion by Supervisors Zastrow/Jaeckel a conditional use permit 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. CU2001-19 – Terry & Patricia Zoller. Motion passed 5-0.

**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**

Motion by Supervisors Jaeckel/Foelker to adjourn the meeting. Motion passed 5-0, and the meeting adjourned at 9:07 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.

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**MINUTES OF THE  
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, SEPTEMBER 13, 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)**

All Committee members were present at 8:00. Also attending were Sarah Elsner, Lindsey Schreiner and Deb Magritz of the Planning and Zoning Department.

**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 Supervisor Poulson, seconded by Supervisor Jaeckel 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. Communications**

Elsner noted that the Comprehensive Plan Intergovernmental meetings went well. A lot of good feedback was given. She went on to say that the Steering Committee will hold its first meeting on October 1.

**7. Site Inspections for Petitions to be Presented in Public Hearing on September 19, 2019**

The Committee left with Schreiner on the following site inspections:

**R4175A-19 – Richard A Dama/Daniel & Diane Malone Property:** Rezone 0.13 acre of PIN 006-0716-1533-000 (11.952 Acres) and transfer it to the adjoining A-3 zoned property at **N6196 County Road F**. The area to be rezoned is in the Town of Sullivan, at **N6190 County Road F**, from the Daniel & Diane Malone property. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**R4178A-19 – Steven Paape and Fredrick & Jeanette Huebner Property:** Rezone all of PIN 030-0813-3231-001 (1.81 Acre) owned by Paape, and 0.6 acre from PINs 030-0813-3231-000 (39.19 Acres) and 030-0813-3234-000 (17 Acres) owned by Huebners to create one, 2.4-acre A-3 zone at **N7405 Airport Road** in the Town of Waterloo. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**R4179A-19 – Franz & Vickie Weigand:** Create a 2.67-acre agribusiness zone on PIN 028-0513-0241-000 (40 Acres). The property is in the Town of Sumner at **W7755 State Road 106**. This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

**CU2002-19 – Franz & Vickie Weigand:** Conditional use for an existing waste hauling business at **W7755 State Road 106**, and to allow for a 1.37 million gallon holding tank to contain hauled-in septage and industrial food waste for the purpose of agricultural land application. The site is on PIN 028-0513-0241-000 (40 Acres) in the Town of Sumner in a proposed A-2 zone. This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

**R4176A-19 – Kathleen Kalvaitis:** Create a 2.8-acre lot around the home and buildings at **N324 Poeppel Road**, Town of Koshkonong on PIN 016-0514-3213-002 (9.013 Acres). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**R4177A-19 – Kathleen Kalvaitis:** Create a 2-acre building site on **Sunset Lane** from part of PIN 016-0514-3213-002 (9.013 Acres) in the Town of Koshkonong. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**8. Adjourn**

Motion by Supervisors Jaeckel/Foelker to adjourn the meeting. Motion passed 5-0 and the meeting adjourned at 9:59 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.*

**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, September 19, 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 Nass at 7:00 p.m.

**2. Roll Call**

All committee members were present except for Supervisor Foelker. Also present were Matt Zangl and Lindsey Schreiner of the Jefferson County 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 Jaeckel, seconded by Poulson to approve the agenda as presented. Motion passed 4-0 on a voice vote.

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

Chairman Nass 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 September 19, 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**

**R4175A-19 – Richard A Dama/Daniel & Diane Malone Property:** Rezone 0.13 acre of PIN 006-0716-1533-000 (11.952 Acres) and transfer it to the adjoining A-3 zoned property at **N6196 County Road F**. The area to be rezoned is in the Town of Sullivan, at **N6190 County Road F**, from the Daniel & Diane Malone property. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**PETITIONER:**

Richard Dama (N6196 County Road F, Sullivan, WI 53178) explained that he wants to transfer a little bit of property from Dan because from years of improvements on his property, such as his flag pole/landscape, things have gotten too close to the property line. He noted that Dan is more than happy to sell it.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**QUESTIONS FROM COMMITTEE:** None.

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

**TOWN:** Approved 8-21-19.

**R4176A-19 – Kathleen Kalvaitis:** Create a 2.8-acre lot around the home and buildings at **N324 Poeppel Road**, Town of Koshkonong on PIN 016-0514-3213-002 (9.013 Acres). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**PETITIONER:** Kathy Kalvaitis (N324 Poeppel Rd, Fort Atkinson, WI 53538) explained that her daughter is going to be building on the property being rezoned, and the house is a 2.8 acre zone so there is enough room for a replacement septic system and to square up the property lines. This would be a way to keep family close.

**COMMENTS IN FAVOR:** Jenny Kalvaitis (N324 Poeppel Rd, Fort Atkinson, WI 53538) explained that she is Kathy's daughter who wants to build on the lot and she would also be maintaining the remaining ag land.

**COMMENTS OPPOSED:** Charles Griffith (N331 Poeppel Rd, Fort Atkinson, WI 53538) shared that there was a similar proposal in 2009 and it was tabled due to flooding concerns. He explained that they are downhill neighbors and was wondering if they would consider installing a retention pond.

David Keller (N347 Poeppel Rd, Fort Atkinson, WI 53538) agreed with Mr. Griffith's claims. He also explained that new homes built within the past two years are making the area lose its rural atmosphere.

**REBUTTAL:** Kathy Kalvaitis explained that the new lot will be at the top of the hill and that water wouldn't run down Sunset Lane, rather it would be going down into their ag field. They have no intention of putting asphalt in; it would be a gravel driveway. She also explained they will be mindful of run-off from the lot, but it is not going in that direction. Jenny Kalvaitis stated that she values the rural neighborhood and is planting around 25 trees.

**QUESTIONS FROM COMMITTEE:** None.

**STAFF REPORT:** Given by Zangl and in the file. Zangl confirmed with Kathy Kalvaitis that the home was built in 1974.

**TOWN:** Approved 8-15-19.

**R4177A-19 – Kathleen Kalvaitis:** Create a 2-acre building site on **Sunset Lane** from part of PIN 016-0514-3213-002 (9.013 Acres) in the Town of Koshkonong. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**PETITIONER:** Kathy Kalvaitis (N324 Poeppel Rd, Fort Atkinson, WI 53538) explained where the building site would be located. She emphasized that water run-off could easily be directed towards their farm fields.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** Those opposed explained they'd like to move their concerns regarding the building site to this petition.



**REBUTTAL:** None.

**QUESTIONS FROM COMMITTEE:** None.

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

**TOWN:** Approved 8-15-19.

**R4178A-19 – Steven Paape and Fredrick & Jeanette Huebner Property:** Rezone all of PIN 030-0813-3231-001 (1.81 Acre) owned by Paape, and 0.6 acre from PINs 030-0813-3231-000 (39.19 Acres) and 030-0813-3234-000 (17 Acres) owned by Huebners to create one, 2.4-acre A-3 zone at **N7405 Airport Road** in the Town of Waterloo. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**PETITIONER:** Steve Paape (N7405 Airport Rd, Waterloo, WI 53594) explained that he is looking to buy adjacent property to fix the water issues on his land that have been on-going since he purchased the property.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**QUESTIONS FROM COMMITTEE:** None.

**STAFF REPORT:** Given by Zangl and in the file. Zangl asked the petitioner if the owner of the A-1 zone was okay with the use of a split from purchasing this land. Paape was unaware and will call to confirm. Zangl asked if this lot creation will leave enough room for a future replacement septic system site on the property. Paape answered that there would be room to the west.

**TOWN:** Approved 8-14-19.

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

**R4179A-19 – Franz & Vickie Weigand:** Create a 2.67-acre agribusiness zone on PIN 028-0513-0241-000 (40 Acres). The property is in the Town of Sumner at **W7755 State Road 106**. This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

**PETITIONER:** Attorney David Westrick (93 N Main Street, Fort Atkinson, WI 53538) represented Franz & Vickie Weigand and explained that this is a third generation farming operation and on the side they have a septic hauling business. He explained that they would like the ability to haul year long and store septage on the property when they are unable to apply it immediately thereafter.

**COMMENTS IN FAVOR:** Franz Weigand (W7898 Poutsch Rd, Fort Atkinson, WI 53538) explained that he runs a third generation farm and he wants to preserve rural America while keeping his small business running. The City of Fort Atkinson informed him that as the city increases, it will be less and less likely that they will be able to accept waste from septic haulers. That means local haulers would have to haul it out to places such as Madison.

Lindsay Jilek (N2376 Schwemmer Rd, Fort Atkinson, WI 53538) was also in favor. She is Franz Weigand's daughter and her and her husband work for the company. She explained that she'd like to keep her small family business and be able to pass it down to her kids. She explained that this is how they make their living and this is a way to keep family close.

Ryan Cardinal (Cardinal Engineering LLC, 201 Broad Street, Lake Geneva, WI 53147) presented a power point that explained the business plan and processes that will take place in the A-2 Zone. He also explained the process of applying

waste as fertilizer to the surrounding fields owned by Weigand. He noted the amount of state regulation and requirements such soil testing, etc. for the approval to apply septage on farm fields (**See file for presentation**).

**COMMENTS OPPOSED:** Rosemary Olson (N1557 Joyce Rd, Fort Atkinson, WI 53538) claimed that Cardinal's presentation was a whole different presentation than what was given at the Town level. She was opposed to the smell that is produced from the waste application on the land and believes human waste does not belong in the soil.

Joanne Armstrong (W8002 State Road 106, Fort Atkinson, WI 53538) congratulated Weigand for improving parts of the plan, but still expressed concerns about the smell and water safety. She also expressed concerns of what people put in their septic systems and how that may potentially affect the land once it is applied. Her concerns were mostly related to health issues rather than the smell itself.

Bruce Steffes (W7586 State Road 106, Fort Atkinson, WI 53538) expressed that his main concern was the smell from the sewage and how embarrassing it is. He stated that he is a major tax payer, and that the application of human waste on the surrounding fields lowers his property value. He did state that he understands this waste has to go somewhere and that Weigand does have proper permitting for it.

**REBUTTAL:** Westrick explained waste being spread on the fields is not really up for debate, as that is already permitted and regulated by the DNR. What would be changing however, is that the septage cake from the Fort Atkinson treatment plant would not be applied to the land anymore and that is what produces the most concerning smell. Instead they would disk in the waste they collect from their septic hauling business and when weather and time of year does not allow them to apply is when they would temporarily store the waste in the proposed holding tank.

**QUESTIONS FROM COMMITTEE:** Chairman Nass noted that this portion of the hearing was intended for the proposed A-2 Zone, not the Conditional Use.

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

**TOWN:** Denied 7-15-19. (**See file for reasons**).

## **CONDITIONAL USE PERMIT APPLICATION**

**CU2002-19 – Franz & Vickie Weigand:** Conditional use for an existing waste hauling business at **W7755 State Road 106**, and to allow for a 1.37 million gallon holding tank to contain hauled-in septage and industrial food waste for the purpose of agricultural land application. The site is on PIN 028-0513-0241-000 (40 Acres) in the Town of Sumner in a proposed A-2 zone. This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

### **PETITIONER:**

David Westrick (93 N Main Street, Fort Atkinson, WI 53538) reiterated what was presented in petition for the proposed A-2 zone. He added that on July 17<sup>th</sup>, 2019 the DNR conditionally approved the holding tank plans and explained how many specifications and regulations the project would require.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**QUESTIONS FROM COMMITTEE:** Chairman Nass noted that the Township has veto power over the rezone, and encouraged the petitioners to take any new information or plans to the Town.

**STAFF REPORT:** Given by Zangl and in the file. Zangl noted that this petition would be bringing the current business operation into compliance. Zangl asked the petitioner the following questions:

- Number of employees? Weigand answered 4.
- Will there be any signs for the business? Jilek answered that they already have one.
- Outside storage? Weigand answered that everything will mainly be stored inside.
- Hours of operation? Jilek answered 8am-5pm Monday-Sunday except occasional emergencies.
- Outside lighting? Weigand answered yes, there is currently outside lighting.
- Will the public be coming on-site? Jilek answered that the only people that come to the property would be the DNR for audits.
- Will industrial waste be included? Cardinal explained that the DNR permit covers both approval for septage and industrial waste in one permit, but it is mainly for septage. He explained that industrial waste would include food grade waste.

**TOWN:** Denied 7-15-19. (See file for reasons).

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**Supervisor Jaeckel moved to adjourn at 8:00 p.m., and was seconded by Supervisor**

**Poulson. Motion passed 4-0 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**

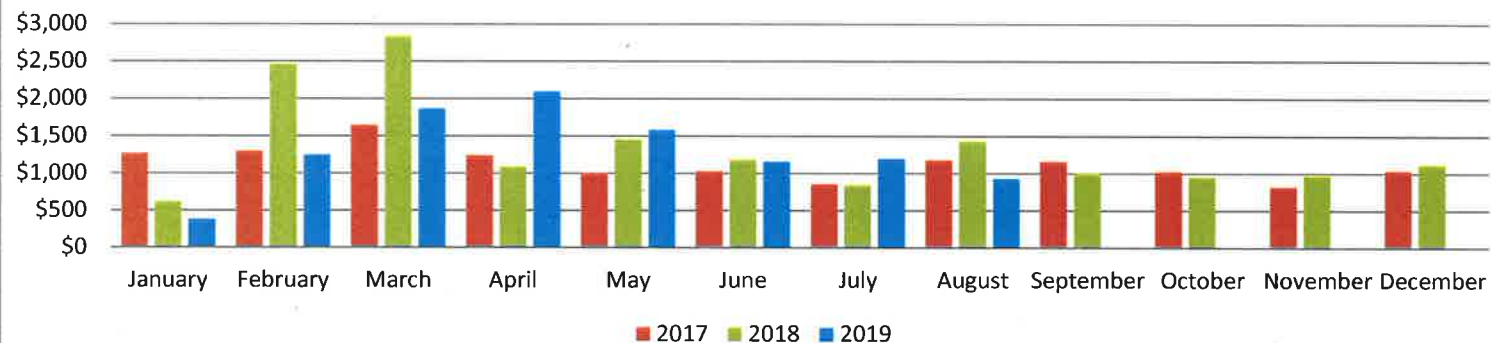
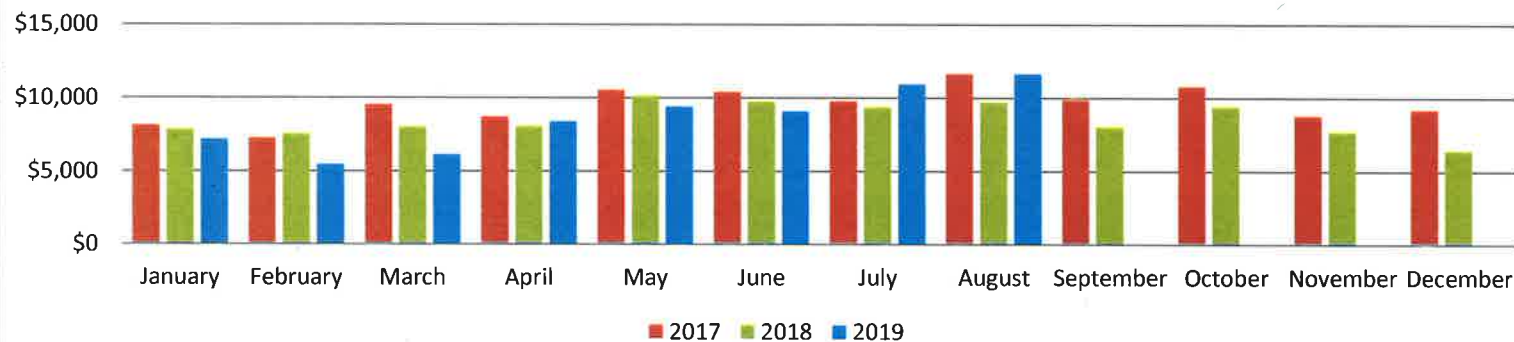
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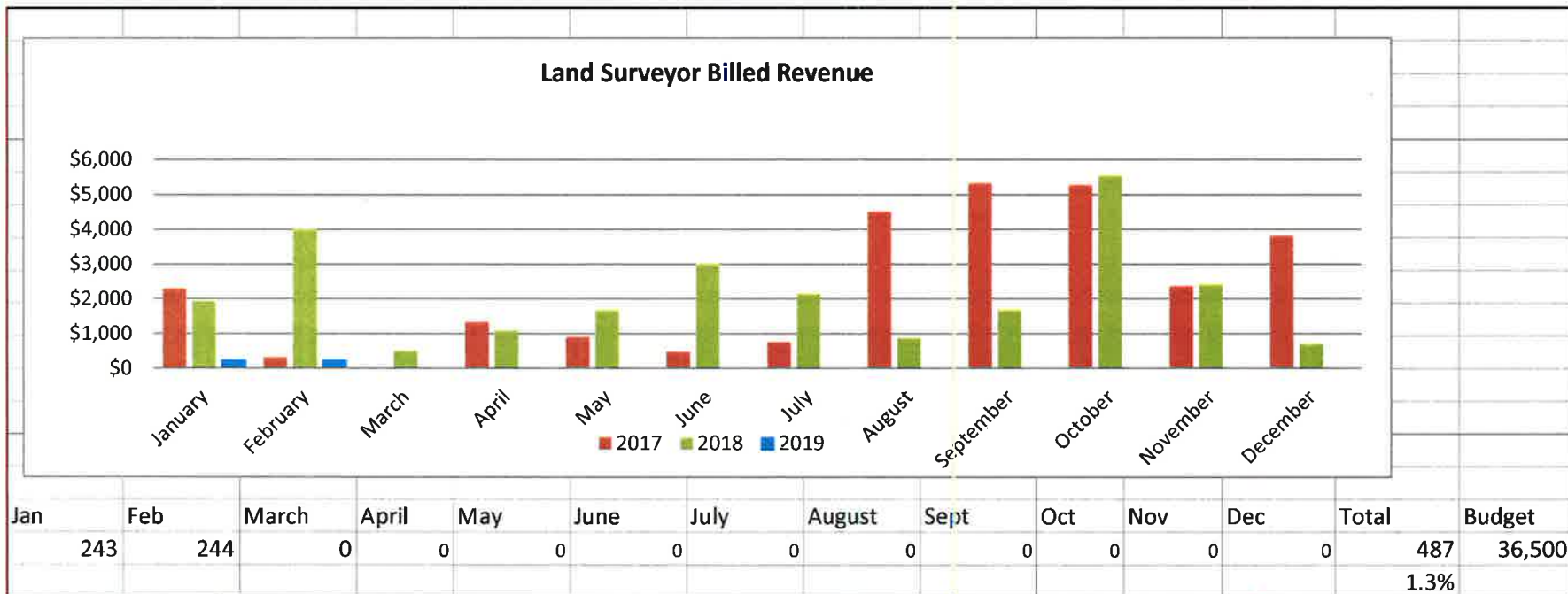
A recording of the meeting will be available from the Zoning Department upon request.

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

## Land Information Monthly Revenue Report 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 08 TO 2019 08

	ORIGINAL APPROP	TRANFRS/ ADJSTMTS	REVISED BUDGET	ACTUALS	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
<hr/>							
100 General Fund							
<hr/>							
13001 Register Of Deeds							
<hr/>							
13001 511110 Salary-Permanent Regular	70,230	0	70,230	5,980.38	.00	64,249.62	8.5%
13001 511210 Wages-Regular	106,280	0	106,280	9,013.83	.00	97,266.17	8.5%
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	1,107.10	.00	12,433.90	8.2%
13001 512142 Retirement (Employer)	11,594	0	11,594	887.87	.00	10,706.13	7.7%
13001 512144 Health Insurance	43,352	0	43,352	1,815.24	.00	41,536.76	4.2%
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	57.87	.00	3,722.13	1.5%
13001 531243 Furniture & Furnishings	0	0	0	179.00	.00	-179.00	.0%
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	268.47	.00	3,331.53	7.5%
13001 531312 Office Supplies	4,000	0	4,000	.91	.00	3,999.09	.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	100.00	.00	1,730.00	5.5%
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	23.71	.00	-23.71	.0%
13001 535242 Maintain Machinery & Equip	41,350	0	41,350	14.89	.00	41,335.11	.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	141.95	.00	939.05	13.1%
TOTAL Register Of Deeds	334,968	0	334,968	20,889.32	.00	314,078.68	6.2%
GRAND TOTAL	334,968	0	334,968	20,889.32	.00	314,078.68	6.2%

Register of Deeds	August 2019			Output Measures	YR to Date	Current Yr. Target
Program/Service Description	2017	2018	2019	Totals	%	
Documents Recorded	1,420	1,218	1,457	8,675	68%	
Vital Records Filed	200	213	197	1,389	65%	
Vital Record Copies	968	1,274	1,220	9,587	72%	
ROD Revenue (Gross Total)	\$ 198,983.88	\$ 182,451.57	\$ 197,446.59	\$1,244,568.31	73%	
Transfer Fees	\$ 26,478.12	\$ 25,411.20	\$ 30,689.58	\$ 167,313.54	80%	
LIO Fees	\$ 9,808.00	\$ 10,083.00	\$ 11,449.00	\$ 73,965.00	68%	
Document Copies	\$ 4,155.75	\$ 5,087.10	\$ 6,613.84	\$ 39,029.52	65%	
Laredo	\$ 2,104.25	\$ 3,013.75	\$ 2,797.75	\$ 23,625.25	78%	
ROD Revenue to General Fund	\$ 60,337.12	\$ 54,889.77	\$ 60,995.67	\$ 395,267.31	73%	
Percentage of Documents eRecorded	45%	52%	62%	58%	58%	
Budget Goals Met	Yes	Yes	No	No	-3%	
Back Indexing Real Estate	152	1,209	1,560	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*

*Working with Propy, a company that is implementing blockchain technology to process loans and record documents*

**Wisconsin Counties Association Board of Directors:**

*Board meeting in Green Bay, discussed Sauk County's retirement community, a redistricting handbook will be out later this year*

*71 of the 72 counties have joined the Opioid lawsuit, Polk County did not, 1st court case in October 2019 - Ohio, settlement anticipated in 2021 or 2022. New York, Arkansas, and Wisconsin are leading the way, legislators will meet 3-4 times before February cutoff*

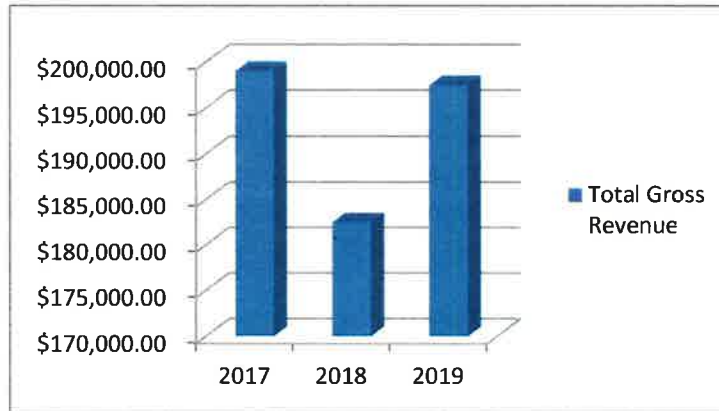
**Wisconsin Public Records Board:**

*Discussed applications from counties and municipalities for record destruction and retention*

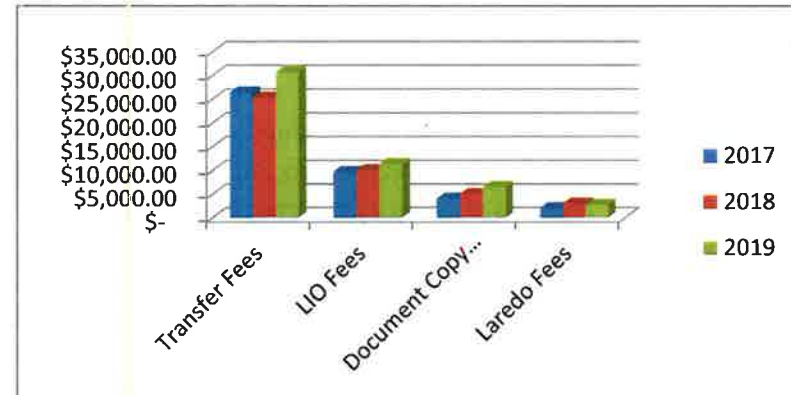
# Register of Deeds Monthly Budget Report

Aug-19

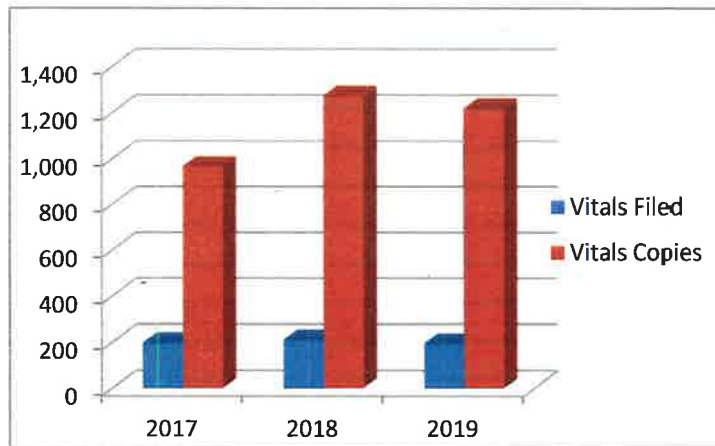
ROD Total Gross Revenues



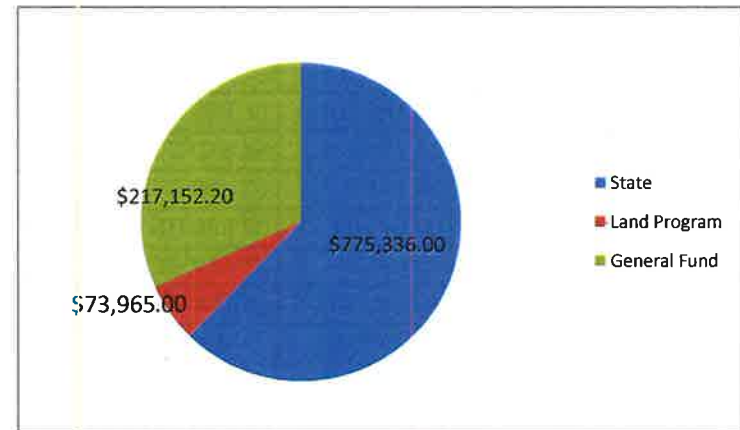
Land Related Revenue



Vital Records



Year to Date Revenue Payout





09/16/2019  
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Jefferson County  
FLEXIBLE PERIOD REPORT

PAGE 1  
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FROM 2019 08 TO 2019 08

	ORIGINAL APPROP	TRANFRS/ ADJSTMTS	REVISED BUDGET	ACTUALS	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
<hr/>							
100 General Fund							
<hr/>							
13001 Register Of Deeds							
<hr/>							
13001 411100 General Property Taxes	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	-27,285.06	.00	-182,714.94	13.0%
13001 451301 RE Recording/Filing Fees	-191,250	0	-191,250	-21,385.00	.00	-169,865.00	11.2%
13001 451303 Copy Fees County Portion	-60,000	0	-60,000	-4,257.69	.00	-55,742.31	7.1%
13001 451305 Land Info/Deeds Fee	-30,100	0	-30,100	-3,716.25	.00	-26,383.75	12.3%
13001 451307 Document Review Fees	-100	0	-100	.00	.00	-100.00	.0%
13001 451309 Birth Funds County Portion	-12,600	0	-12,600	-1,189.00	.00	-11,411.00	9.4%
13001 451310 Marriage Fund County Portion	-8,516	0	-8,516	-1,094.00	.00	-7,422.00	12.8%
13001 451311 Death Fund County Portion	-29,000	0	-29,000	-2,304.00	.00	-26,696.00	7.9%
13001 451316 Divorce Fund County Portion	-100	0	-100	.00	.00	-100.00	.0%
TOTAL Register Of Deeds	-334,968	0	-334,968	-44,006.17	.00	-290,961.83	13.1%
GRAND TOTAL	-334,968	0	-334,968	-44,006.17	.00	-290,961.83	13.1%

**Jefferson County Planning and Zoning Department**  
**Monthly Ledger Report**  
**09-26-2019**

	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	24,440.00	25.15		6,300.00	850.00								31,615.15	26,927.08	4688.07
Sept	12,425.00			8,050.00	750.00								21,225.00	23,997.00	-2772
Oct														20,469.29	-20469.29
Nov														13,050.00	-13050
Dec														11,150.08	-11150.08
Total	127,030.00	804.04	42.00	45,250.00	6,100.00						100.00	50.00	179,326.04	220,622.00	-41295.96

2018 Actual Zoning Deposit:\$219,297.00

2019 Budget Revenues: \$222,600.00

2019 Deposits YTD:\$179,326.04

BEING PART OF LOT 1, CSM 4026, AS RECORDED IN VOLUME 19,  
PAGES 249-251 OF JEFFERSON COUNTY RECORDS IN DOC. NO.  
1045447 LOCATED IN PART OF THE SE 1/4 OF THE SE 1/4 AND THE  
NE 1/4 OF THE SE 1/4, SECTION 29, TOWNSHIP 6 NORTH, RANGE 13  
EAST, TOWN OF OAKLAND, JEFFERSON COUNTY, WISCONSIN.

### LEGEND

- 3/4" SOLID IRON REBAR FOUND  
 ○ 3/4" X 18" REBAR SET, WT 1.50 LBS / FT  
 ( ) INDICATES RECORDED AS

DISTANCES ARE MEASURED TO THE  
NEAREST HUNDREDTH OF A FOOT

TOTAL PLATTED AREA = 196, 004 SQ. FT.  
(4.50 ACRES)



SURVEYED FOR:

Francis Wisniewski  
W8976 Counly Road C  
Fort Atkinson, WI 53538

SURVEYED BY:

Snyder & Associates, Inc.  
5010 Voges Road  
Madison, WI 53718  
(608) 838-0444  
[www.snyder-associates.com](http://www.snyder-associates.com)

FN: 119.0284.30  
DATE: 07-03-2019  
REVISIONS:

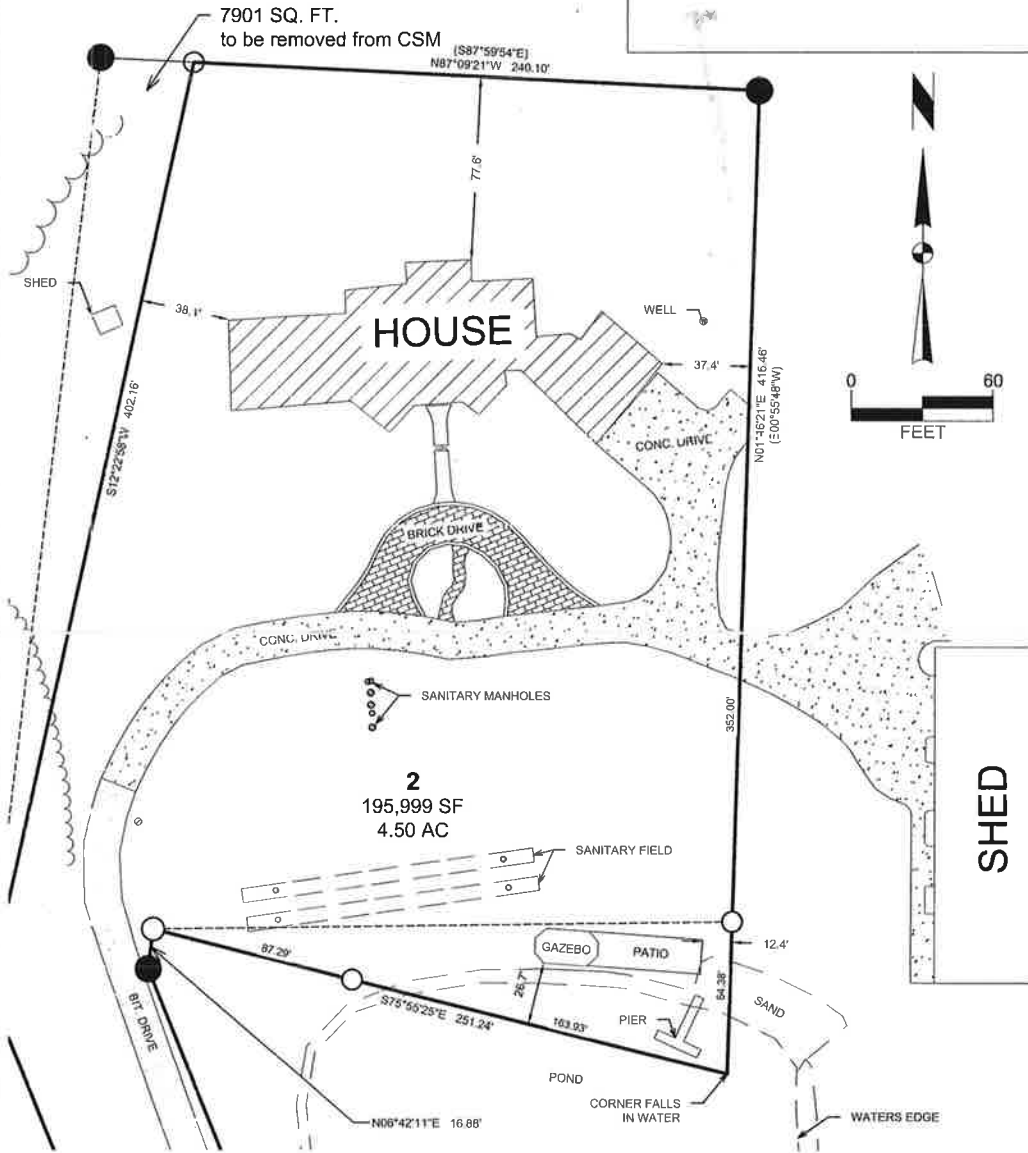
REV1
REV2
REV3

SHEET# 1 of 3

# CERTIFIED SURVEY MAP No.

BEING PART OF LOT 1, CSM 4026, AS RECORDED IN VOLUME 19,  
PAGES 249-251 OF JEFFERSON COUNTY RECORDS IN DOC. NO.  
1045447 LOCATED IN PART OF THE SE 1/4 OF THE SE 1/4 AND THE  
NE 1/4 OF THE SE 1/4, SECTION 29, TOWNSHIP 6 NORTH, RANGE 13  
EAST, TOWN OF OAKLAND, JEFFERSON COUNTY, WISCONSIN.

## DRAFT



SURVEYED FOR:  
Francis Wisniewski  
W8976 County Road C  
Fort Atkinson, WI 53538

SURVEYED BY:  
Snyder & Associates, Inc.  
5010 Voges Road  
Madison, WI 53718  
(608) 838-0444  
www.snyder-associates.com

FN: 119.0284.30  
DATE: 07-03-2019  
REVISIONS:  
REV1  
REV2  
REV3

SHEET# 2 of 3

**CERTIFIED SURVEY MAP No.**

BEING PART OF LOT 1, CSM 4026, AS RECORDED IN VOLUME 19, PAGES 249-251 OF JEFFERSON COUNTY RECORDS IN DOC. NO. 1045447 LOCATED IN PART OF THE SE 1/4 OF THE SE 1/4 AND THE NE 1/4 OF THE SE 1/4, SECTION 29, TOWNSHIP 6 NORTH, RANGE 13 EAST, TOWN OF OAKLAND, JEFFERSON COUNTY, WISCONSIN.

**SURVEYOR'S CERTIFICATE**

I, Eric E. Lindaas, Professional Land Surveyor, hereby certify that in full compliance with the provisions of Chapter 236 of the Wisconsin Statutes and under the direction of Francis Wisniewski, owner of said land, I have surveyed, divided and mapped this Certified Survey Map; that such Certified Survey Map correctly represents all exterior boundaries and the subdivision of the land surveyed; and that this land is more fully described as follows:

Being part of Lot 1, CSM 4026, as recorded in Volume 19, Pages 249-251, as Document Number 1045447, Jefferson County Registry, located in part of the SE 1/4 of the SE 1/4 and the NE 1/4 of the SE 1/4, Section 29, T6N, R13E, Town of Oakland, Jefferson County, Wisconsin, more fully described as follows:

Commencing at the East Quarter Corner of Section 29, Town 6 North, Range 13 East; thence S00°35'01"W along the east line of the Southeast 1/4 Quarter, 1734.08 feet; thence S80°29'53"W, 893.24 feet to the southeast corner of said Lot 1, Certified Survey Map number 4026 being a point of the centerline of C.T.H "C", and the Point of Beginning; thence N01°21'20"E, 791.85 feet; thence N45°48'34"W, 298.65 feet; thence N21°50'49"W, 238.13 feet; thence N06°42'11"E, 16.88 feet; thence S75°56'26"E, 251.22 feet; thence N01°46'21"E, 416.38 feet; thence N87°07'40"W, 240.08 feet; thence S12°22'58"W, 402.28 feet; thence S21°50'49"E, 268.95 feet; thence S45°48'34"E, 283.83 feet; thence S01°21'20"W, 775.69 feet to the centerline of C.T.H. "C"; thence N80°29'53"E, 67.20 feet to the Point of Beginning.

This description contains 196,004 square feet or 4.50 acres more or less, being subject to a right of way for County Trunk Highway "C" across the Southern 33 feet thereof as mapped hereon.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

Signed:

Eric E. Lindaas, P.L.S. No. 2919  
Snyder & Associates, Inc.  
5010 Voges Road  
Madison, WI 53718  
608-838-0444  
ellindaas@snyder-associates.com

**OWNER'S CERTIFICATE**

I, Francis Wisniewski, owner, do hereby certify that I caused the land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on the map hereon. I further certify that this Certified Survey map is required by S236.34 of the State Statutes to be submitted to Jefferson County for approval. Witness the hand and seal of said owner this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

By: \_\_\_\_\_  
Francis Wisniewski

State of Wisconsin )  
                                  )ss.  
County of Jefferson )

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2019, the above named \_\_\_\_\_, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

\_\_\_\_\_  
Notary Public, State of Wisconsin

My Commission expires: \_\_\_\_\_

**JEFFERSON COUNTY ZONING APPROVAL**

Approved for recording per the Jefferson County Zoning Administrators.

By: \_\_\_\_\_ Date: \_\_\_\_\_  
Matt Zangl, Planning and Zoning Director



SURVEYED FOR:  
Francis Wisniewski  
W8976 County Road C  
Fort Atkinson, WI 53538

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REV1  
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REV3

SHEET 3 OF 3