

**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**  
**8:30 A.M. ON MONDAY, OCTOBER 28, 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 September 30, October 11 and October 17 Meeting Minutes**
7. **Communications**
8. **September Monthly Financial Report for Land Information Office**
9. **September Monthly Financial Report for Register of Deeds – Staci Hoffman**
10. **October 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 Salvage Yard Licensing**
14. **Discussion and Possible Action on Classification of Event Venues Not Utilizing Adaptive Reuse of Barns**
15. **Discussion and Possible Action on Petitions Presented in Public Hearing on October 17, 2019:**

**R4180A-19 – John & Michelle Mehring:** Rezone 0.186 acre of PIN 024-0516-3342-001 (18.46 Acres) at **N252 County Road H** in the Town of Palmyra. This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

**CU2003-19 – John & Michelle Mehring:** Conditional use to allow a residence in a proposed A-2 zone at **N252 County Road H** on PIN 024-0516-3342-001 (1.46 Acres) in the Town of Palmyra. This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

**R4181A-19 – Ronald Zimmerman/Delores Zimmerman Trust:** Create a 3-acre lot around the home and buildings at **N5739 County Road P** from part of PIN 008-0715-2443-000 (40 Acres) in the Town of Farmington. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**R4182A-19 – Kathy Zimmerman/Jamey & Jenny Butteris Property:** Create a 1.3-acre lot on PIN 032-0815-2133-001 (21.11 Acres) along **Airport Road** in the Town of Watertown. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**R4183A-19 – Robert Burns/Anita Burns Trust Property:** Create a 2-acre building site along **Old 26 Road** in the Town of Koshkonong from PIN 016-0514-1941-000 (27.27 Acres). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**R4184A-19 – Robert Burns/Anita Burns Trust Property:** Rezone approximately 20 acres of PIN 016-0514-1941-000 (27.27 Acres) near **Old 26 Road** in the Town of Koshkonong to Natural Resource. This is in accordance with Sec. 11.04(f)12 of the Jefferson County Zoning Ordinance.

**R4185A-19 – Robert Burns/Anita Burns Trust Property:** Create a 4-acre building site from part of PIN 016-0514-1944-000 (52.804 Acres) along **State Road 26** in the Town of Koshkonong. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**R4186A-19 – Robert Burns/Anita Burns Trust Property:** Rezone approximately 12 acres of PINs 016-0514-1941-000 (27.27 Acres) and 016-0514-1944-000 (52.804 Acres) in the Town of Koshkonong to Natural Resource. This is in accordance with Sec. 11.04(f)12 of the Jefferson County Zoning Ordinance.

**R4187A-19 – Chandler White:** Create a 1.454-acre Community zone at **N7008 Rock Lake Rd**, Town of Lake Mills on PIN 018-0713-0233-030 (1.454 Acres). This is in accordance with Sec. 11.04(f)9 of the Jefferson County Zoning Ordinance.

**CU2004-19 – Chandler White:** Conditional use to allow a lawn care/landscaping business in the proposed Community zone at **N7008 Rock Lake Rd**, Town of Lake Mills, on PIN 018-0713-0233-030 (1.454 Acres). This is in accordance with Sec. 11.04(f)9 of the Jefferson County Zoning Ordinance.

**R4188A-19 – Edward & Chrissy Gaggioli:** Create a 2.1-acre Business zone at **N416 Twinkling Star Rd** in the Town of Koshkonong from PIN 016-0514-3623-001 (2 Acres). This is in accordance with Sec. 11.04(f)3 of the Jefferson County Zoning Ordinance.

**CU2009-19 – Edward & Chrissy Gaggioli:** Conditional use to allow an eating/drinking place at **N416 Twinkling Star Rd** in a proposed Business zone, Town of Koshkonong, from PIN 016-0514-3623-001 (2 Acres). This is in accordance with Sec. 11.04(f)3 of the Jefferson County Zoning Ordinance.

**CU2005-19 – National Management:** Conditional use for personal storage warehousing in an A-2, Agribusiness zone at **N6147 County Road Y**, Town of Farmington, on PIN 008-0715-1833-002 (1.98 Acres) This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

**CU2006-19 – Erik Potter:** Conditional for a retail sporting goods business in an existing Industrial zone. The site is in the Town of Koshkonong, on PIN 016-0514-0313-011 (2.36 Acres) at **N2290 Rock River Rd**. This is in accordance with Sec. 11.04(f)4 of the Jefferson County Zoning Ordinance.

**CU2007-19 – David Ringelstetter:** Conditional use to allow an extensive on-site storage structure in a Residential R-2 zone at **W6240 Front Rd**, Town of Milford, on PIN 020-0714-0913-003 (0.86 Acre). This is in accordance with Sec. 11.04(f)2 of the Jefferson County Zoning Ordinance.

**CU2008-19 – Richard Wrench Trust:** Conditional use to allow for an extensive on-site storage structure at **N7126 Erb-Wrench Ln**, Town of Milford, on PIN 020-0714-0123-001 (1.475 Acres) in a Residential R-2 zone. This is in accordance with Sec. 11.04(f)2 of the Jefferson County Zoning Ordinance.

#### **16. Possible Future Agenda Items**

#### **17. Upcoming Meeting Dates**

**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**

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

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

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

#### **18. 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.jeffersoncountymi.gov](http://www.jeffersoncountymi.gov).**

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

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

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

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

The meeting was called to order by Supervisor Nass at 8:32 a.m.

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

All Committee members were present except Supervisor Foelker. Also present were staff members Staci Hoffman, Matt Zangl, Sarah Higgins, and Lindsey Schreiner. Guests included Rosemary Olson, Ryan Cardinal, Lindsay Jilek, Alexis Weigand, Kathy Kalvaitis, Walt Christensen and Frankie Fuller,

**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/Poulson 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)**  
None.

**6. Approval of August 15, August 26, September 13 and September 19 Meeting Minutes**

Motion by Supervisors Jaeckel/Poulson to approve the August 15 minutes as presented. Motion passed 4-0.

Motion by Supervisors Jaeckel/Poulson to approve the August 26 minutes as presented. Motion passed 4-0.

Motion by Supervisors Jaeckel/Poulson to approve the September 13 minutes as presented. Motion passed 4-0.

Motion by Supervisors Jaeckel/Poulson to approve the September 19 minutes as presented. Motion passed 4-0.

**7. Communications**

Zangl informed Committee members that the new van used for site inspections has arrived.

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

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

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

Hoffman presented the Financial Report. See in binder.

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

Zangl presented the Financial Report. See in binder.

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

Zangl informed Committee members that results from surveyors and interviews are being processed. He informed them that there will be a steering committee meeting taking place tomorrow, October 1<sup>st</sup>, at 1:00 p.m.

**12. Discussion on Solar Energy Facilities**

Zangl reported that Solar Farm proposed in the Town of Jefferson/Oakland has applied with the PSC. There will be a Notice of Hearing taking place on November 6<sup>th</sup> at 6:00 p.m.

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.**

Zangl explained that the property owner is seeking to move the southern property line to incorporate a gazebo next to the pond on the A-3 zone. Motion by Jaeckel/Poulson to approve of the requested land swap. Motion passed 4-0. Reasons provided were that the land swap proposed is to include the structure and septic system on the A-3 zone while keeping total A-3 acres the same.

14. **Discussion and Possible Action on Petitions Presented in Public Hearing on September 19, 2019:**

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

**R4175A-19 – Richard A Dama/Daniel & Diane Malone Property:**

**APPROVED WITH CONDITIONS** on a motion by Supervisors Zastrow/Jaeckel for the request to 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. **Motion passed 4-0.**

**R4176A-19 – Kathleen Kalvaitis:**

**APPROVED WITH CONDITIONS** on a motion by Supervisors Jaeckel/Poulson for the request to 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. **Motion passed 4-0.**

**R4177A-19 – Kathleen Kalvaitis:**

**APPROVED WITH CONDITIONS** on a motion by Supervisors Jaeckel/Poulson for the request to 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. **Motion passed 4-0.**

**R4178A-19 – Steven Paape and Fredrick & Jeanette Huebner Property:**

**APPROVED WITH CONDITIONS** on a motion by Supervisors Jaeckel/Poulson for the request to 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. **Motion passed 4-0.**

**R4179A-19 – Franz & Vickie Weigand:**

**POSTPONED ACTION** on a motion by Supervisors Nass/Zastrow for the request to 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:**

**NO ACTION TAKEN** on the request for the 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**

Motion by Supervisors Jaeckel/Poulson to adjourn the meeting. Motion passed 4-0.

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).**

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

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

**ROOM 203, COUNTY COURTHOUSE**  
**311 S. CENTER AVE., JEFFERSON, WI 53549**  
**8:00 A.M. ON FRIDAY, OCTOBER 11, 2019**

**1. Call to Order**

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

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

All Committee members were in attendance at 8:00. Also present were staff members Matt Zangl, Sarah Elsner, Deb Magritz and Lindsey Schreiner.

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

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

**4. Approval of the Agenda**

Motion by Supervisors Jaeckel/Poulson 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**

There were no communications.

**7. Site Inspections for Petitions to be Presented in Public Hearing on October 17, 2019:**

The Committee left with Elsner for the following site inspections:

**CU2006-19 – Erik Potter:** Conditional for a retail sporting goods business in an existing Industrial zone. The site is in the Town of Koshkonong, on PIN 016-0514-0313-011 (2.36 Acres) at **N2290 Rock River Rd.** This is in accordance with Sec. 11.04(f)4 of the Jefferson County Zoning Ordinance.

**R4183A-19 – Robert Burns/Anita Burns Trust Property:** Create a 2-acre building site along **Old 26 Road** in the Town of Koshkonong from PIN 016-0514-1941-000 (27.27 Acres). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**R4184A-19 – Robert Burns/Anita Burns Trust Property:** Rezone approximately 20 acres of PIN 016-0514-1941-000 (27.27 Acres) near **Old 26 Road** in the Town of Koshkonong to Natural Resource. This is in accordance with Sec. 11.04(f)12 of the Jefferson County Zoning Ordinance.

**R4185A-19 – Robert Burns/Anita Burns Trust Property:** Create a 4-acre building site from part of PIN 016-0514-1944-000 (52.804 Acres) along **State Road 26** in the Town of Koshkonong. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**R4186A-19 – Robert Burns/Anita Burns Trust Property:** Rezone approximately 12 acres of PINs 016-0514-1941-000 (27.27 Acres) and 016-0514-1944-000 (52.804 Acres) in the Town of Koshkonong to Natural Resource. This is in accordance with Sec. 11.04(f)12 of the Jefferson County Zoning Ordinance.

**R4188A-19 – Edward & Chrissy Gaggioli:** Create a 2.1-acre Business zone at **N416 Twinkling Star Rd** in the Town of Koshkonong from PIN 016-0514-3623-001 (2 Acres). This is in accordance with Sec. 11.04(f)3 of the Jefferson County Zoning Ordinance.



**CU2009 -19 – Edward & Chrissy Gaggioli:** Conditional use to allow an eating/drinking place at **N416 Twinkling Star Rd** in a proposed Business zone, Town of Koshkonong, from PIN 016-0514-3623-001 (2 Acres). This is in accordance with Sec. 11.04(f)3 of the Jefferson County Zoning Ordinance.

**R4180A-19 – John & Michelle Mehring:** Rezone 0.186 acre of PIN 024-0516-3342-001 (18.46 Acres) at **N252 County Road H** in the Town of Palmyra. This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

**CU2003-19 – John & Michelle Mehring:** Conditional use to allow a residence in a proposed A-2 zone at **N252 County Road H** on PIN 024-0516-3342-001 (1.46 Acres) in the Town of Palmyra. This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

**R4181A-19 – Ronald Zimmerman/Delores Zimmerman Trust:** Create a 3-acre lot around the home and buildings at **N5739 County Road P** from part of PIN 008-0715-2443-000 (40 Acres) in the Town of Farmington. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**CU2005-19 – National Management:** Conditional use for personal storage warehousing in an A-2, Agribusiness zone at **N6147 County Road Y**, Town of Farmington, on PIN 008-0715-1833-002 (1.98 Acres) This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

**R4182A-19 – Kathy Zimmerman/Jamey & Jenny Butteris Property:** Create a 1.3-acre lot on PIN 032-0815-2133-001 (21.11 Acres) along **Airport Road** in the Town of Watertown. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**CU2008-19 – Richard Wensch Trust:** Conditional use to allow for an extensive on-site storage structure at **N7126 Erb-Wensch Ln**, Town of Milford, on PIN 020-0714-0123-001 (1.475 Acres) in a Residential R-2 zone. This is in accordance with Sec. 11.04(f)2 of the Jefferson County Zoning Ordinance.

**CU2007-19 – David Ringelstetter:** Conditional use to allow an extensive on-site storage structure in a Residential R-2 zone at **W6240 Front Rd**, Town of Milford, on PIN 020-0714-0913-003 (0.86 Acre). This is in accordance with Sec. 11.04(f)2 of the Jefferson County Zoning Ordinance.

**R4187A-19 – Chandler White:** Create a 1.454-acre Community zone at **N7008 Rock Lake Rd**, Town of Lake Mills on PIN 018-0713-0233-030 (1.454 Acres). This is in accordance with Sec. 11.04(f)9 of the Jefferson County Zoning Ordinance.

**CU2004-19 – Chandler White:** Conditional use to allow a lawn care/landscaping business in the proposed Community zone at **N7008 Rock Lake Rd**, Town of Lake Mills, on PIN 018-0713-0233-030 (1.454 Acres). This is in accordance with Sec. 11.04(f)9 of the Jefferson County Zoning Ordinance.

## **8. Adjourn**

Motion by Supervisors Jaeckel/Foelker to adjourn the meeting. Motion passed on a voice vote and the meeting adjourned at 10:55 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.jeffersoncountymi.gov](http://www.jeffersoncountymi.gov).



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**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, October 17, 2019

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

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

**1. Call to Order**

The meeting was called to order by Vice-Chairman Jaeckel at 7:00 p.m.

**2. Roll Call**

All Committee members except for Chairman Nass and Supervisor Poulson were present at 7:00 p.m. Chairman Nass later arrived at 7:30 p.m. Also present were Matt Zangl and Sarah Higgins of the Zoning Department.

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

Supervisor Foelker 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 3-0 on a voice vote.

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

Jaeckel explained the evening's proceedings.

**6. Public Hearing**

Zangl read aloud the following notice:

**NOTICE IS HEREBY GIVEN** that the Jefferson County Planning and Zoning Committee will conduct a public hearing on October 17, 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 INDUSTRIAL TO A-2, AGRICULTURAL AND RURAL BUSINESS**

**R4180A-19 – John & Michelle Mehring:** Rezone 0.186 acre of PIN 024-0516-3342-001 (18.46 Acres) at **N252 County Road H** in the Town of Palmyra. This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

**CONDITIONAL USE PERMIT APPLICATION**

**CU2003-19 – John & Michelle Mehring:** Conditional use to allow a residence in a proposed A-2 zone at **N252 County Road H** on PIN 024-0516-3342-001 (1.46 Acres) in the Town of Palmyra. This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

**PETITIONER:** John Mehring (714 S Third St, Palmyra, WI) presented himself as the petitioner for the rezone. Mehring explained that the property has an existing home and buildings, and that the home is non-conforming. Mehring would like to demolish the existing home and move the living quarters to the second floor of another existing building to allow for a caretaker to live there to oversee the operations of a proposed storage unit facility.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**QUESTIONS FROM COMMITTEE:** None.

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

**TOWN:** In favor.

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

**R4181A-19 – Ronald Zimmerman/Delores Zimmerman Trust:** Create a 3-acre lot around the home and buildings at **N5739 County Road P** from part of PIN 008-0715-2443-000 (40 Acres) in the Town of Farmington. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**PETITIONER:** Ron Zimmerman (425 N Stevens Ave, Jefferson, WI) presented himself as the petitioner for the rezone. Zimmerman explained he'd like to rezone around the existing home and buildings, and sell the remaining farmland to the neighbor. The request for 3 acres is so that the lot can be squared off; only approximately 0.5 acres of that is farmland.

**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 home was built. Zimmerman stated it is well over 100 years old.

**TOWN:** In favor.

**R4182A-19 – Kathy Zimmerman/Jamey & Jenny Butteris Property:** Create a 1.3-acre lot on PIN 032-0815-2133-001 (21.11 Acres) along **Airport Road** in the Town of Watertown. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**PETITIONER:** Jamey Butteris (2 Rutgers Way, Mauldin, South Carolina) presented himself as the petitioner for the rezone. Butteris explained he wanted to create a residential lot to build a home.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**QUESTIONS FROM COMMITTEE:** None.

**STAFF:** Given by Zangl and in the file. Zangl also explained that there were conditions placed by the City of Watertown since the property is a part of extraterritorial review. There are also mapped wetlands near the proposed lot.

**TOWN:** In favor.

**R4183A-19 – Robert Burns/Anita Burns Trust Property:** Create a 2-acre building site along **Old 26 Road** in the Town of Koshkonong from PIN 016-0514-1941-000 (27.27 Acres). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**PETITIONER:** Pete Gross (N5921 Jefferson Rd, Johnson Creek, WI) presented himself on behalf of the petitioner for the rezone. Pete explained they would like to do a consolidation of 'non-prime' lots. He also explained that there is access for the proposed A-3 zone. There was an access point prior to the highway coming in that was dedicated to the Town and that's the access point that would be used.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**QUESTIONS FROM COMMITTEE:** None.

**STAFF:** Given by Zangl and in the file. Zangl also further explained that access for the lot would need to be granted from the Town.

**TOWN:** In favor.

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

**R4184A-19 – Robert Burns/Anita Burns Trust Property:** Rezone approximately 20 acres of PIN 016-0514-1941-000 (27.27 Acres) near **Old 26 Road** in the Town of Koshkonong to Natural Resource. This is in accordance with Sec. 11.04(f)12 of the Jefferson County Zoning Ordinance.

**PETITIONER:** Pete Gross (N5921 Jefferson Rd, Johnson Creek, WI) presented himself on behalf of the petitioner for the rezone. Gross explained they'd like to take the wooded area and attach it to the proposed A-3 lot.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**QUESTIONS FROM COMMITTEE:** None.

**STAFF:** Given by Zangl and in the file. Zangl explained the Natural Resource zone cannot be sold separately from the proposed A-3 without its own access.

**TOWN:** In favor.

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

**R4185A-19 – Robert Burns/Anita Burns Trust Property:** Create a 4-acre building site from part of PIN 016-0514-1944-000 (52.804 Acres) along **State Road 26** in the Town of Koshkonong. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

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

**R4186A-19 – Robert Burns/Anita Burns Trust Property:** Rezone approximately 12 acres of PINs 016-0514-1941-000 (27.27 Acres) and 016-0514-1944-000 (52.804 Acres) in the Town of Koshkonong to Natural Resource. This is in accordance with Sec. 11.04(f)12 of the Jefferson County Zoning Ordinance.

**PETITIONER:** Pete Gross (N5921 Jefferson Rd, Johnson Creek, WI) presented himself on behalf of the petitioner for the rezone. Pete explained the proposed A-3 lot would be considered non-prime and the proposed Natural Resource zone would be attached to it. Pete stated he understood that the NR zone must be attached and cannot be sold separately, unless to an adjacent land owner.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**QUESTIONS FROM COMMITTEE:** None.

**STAFF:** Given by Zangl and in the file. Zangl explained that access will be allowed through an existing access point that was allowed when Hwy 26 was redone. The DOT would require a permit to solidify the access once development happens.

**TOWN:** In favor.

## FROM N, NATURAL RESOURCE TO C, COMMUNITY

**R4187A-19 – Chandler White:** Create a 1.454-acre Community zone at **N7008 Rock Lake Rd**, Town of Lake Mills on PIN 018-0713-0233-030 (1.454 Acres). This is in accordance with Sec. 11.04(f)9 of the Jefferson County Zoning Ordinance.

**PETITIONER:** Chandler White (N6959 Rock Lake Rd, Unit 2, Lake Mills, WI) presented himself as the petitioner for this rezone. White explained the rezone request was to allow for a landscaping business and to use for storage of equipment.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**QUESTIONS FROM COMMITTEE:** None.

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

**TOWN:** In favor.

## CONDITIONAL USE PERMIT APPLICATION

**CU2004-19 – Chandler White:** Conditional use to allow a lawn care/landscaping business in the proposed Community zone at **N7008 Rock Lake Rd**, Town of Lake Mills, on PIN 018-0713-0233-030 (1.454 Acres). This is in accordance with Sec. 11.04(f)9 of the Jefferson County Zoning Ordinance.

**PETITIONER:** Chandler White (N6959 Rock Lake Rd, Unit 2, Lake Mills, WI) presented himself as the petitioner for this conditional use. White explained the request for a landscaping business. There will also be a chain link fence that will be put up along Rock Lake Rd and storage on the east side of the property for gravel, rock, etc.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**QUESTIONS FROM COMMITTEE:** Supervisor Jaeckel asked about the hours of operation and the number of employees expected for the business. White stated the hours of operation would be 7am-7pm Monday through Friday and that 5 employees would be working there.

**STAFF:** Given by Zangl and in the file. Zangl asked about any outside lighting. White explained there would just be lighting in front of the building over the doors. Zangl also asked about the storage and any signs. White stated there would be about 7 bins of storage and a sign in the future. Zangl then asked if public would come to the site and if there would be a desire for any more employees. White stated public would not be present at the site and that there would be possibly 1-2 more employees in the future.

**TOWN:** In favor.

#### **FROM A-T, AGRICULTURAL TRANSITION TO B, BUSINESS**

**R4188A-19 – Edward & Chrissy Gaggioli:** Create a 2.1-acre Business zone at **N416 Twinkling Star Rd** in the Town of Koshkonong from PIN 016-0514-3623-001 (2 Acres). This is in accordance with Sec. 11.04(f)3 of the Jefferson County Zoning Ordinance.

**PETITIONER:** Edward Gaggioli (3008 Graydon Ave, East Troy, WI) presented himself as the petitioner for this rezone. Gaggioli explained wanting to return the existing building back to its prior use as a restaurant/bar. The hours would be 11am-9pm Monday through Friday, 11am-11pm Friday and Saturday, and 9am-2pm on Sundays. This would also require some remodeling of the existing structure.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**QUESTIONS FROM COMMITTEE:** None.

**STAFF:** Given by Zangl and in the file. Zangl also explained the meaning of a non-conforming business and because the business was not operational for more than 12 months, a rezone and conditional use are now needed for this property in order to run a business.

**TOWN:** In favor.

#### **CONDITIONAL USE PERMIT APPLICATIONS**

**CU2009 -19 – Edward & Chrissy Gaggioli:** Conditional use to allow an eating/drinking place at **N416 Twinkling Star Rd** in a proposed Business zone, Town of Koshkonong, from PIN 016-0514-3623-001 (2 Acres). This is in accordance with Sec. 11.04(f)3 of the Jefferson County Zoning Ordinance.



**PETITIONER:** Edward Gaggioli (3008 Graydon Ave, East Troy, WI) presented himself as the petitioner for this rezone. Gaggioli explained wanting to return the existing building back to its prior use as a restaurant/bar. The hours would be 11am-9pm Monday through Friday, 11am-11pm Friday and Saturday, and 9am-2pm on Sundays. This would also require some remodeling of the existing structure.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**QUESTIONS FROM COMMITTEE:** None.

**STAFF:** Given by Zangl and in the file. Zangl asked about any signs and outside lighting. Gaggioli explained there will be a sign in the same spot as the sign that was there before, and the only lighting will be what's already there. Zangl also asked about the living space in the upstairs of the building and if that was planning to be utilized. Gaggioli stated that will be used for office storage.

**TOWN:** In favor.

**CU2005-19 – National Management:** Conditional use for personal storage warehousing in an A-2, Agribusiness zone at **N6147 County Road Y**, Town of Farmington, on PIN 008-0715-1833-002 (1.98 Acres) This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

**PETITIONER:** David Byczek (333 Bishops Way, Suite 141, Brookfield, WI) presented himself as the petitioner for this conditional use. David explained plans for the business such as moving one of the existing buildings and adding another. There will also be outside storage available on the back side of 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 about outside storage in the back 12 spaces. David explained those spaces would be for boats, RV's, etc. There are also currently 3 buildings there with plans to add another. They are redoing the gravel roads in there, but will not pave them. There will also be evergreens for screening along the road. There is 24 hour access with a punch code for customers, and security lighting will be added to the back side. It is also required to maintain at least a 75 ft setback from the nearby wetland on the north property line.

**TOWN:** In favor.

**CU2006-19 – Erik Potter:** Conditional use for a retail sporting goods business in an existing Industrial zone. The site is in the Town of Koshkonong, on PIN 016-0514-0313-011 (2.36 Acres) at **N2290 Rock River Rd**. This is in accordance with Sec. 11.04(f)4 of the Jefferson County Zoning Ordinance.

**PETITIONER:** Brian Huser (400 Ramesh Ave, Fort Atkinson, WI) presented himself as the petitioner for this conditional use. Brian explained the conditional use was needed to continue the existing bait and tackle store at this location. They would also like to sell portable utility sheds from there.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**QUESTIONS FROM COMMITTEE:** Chairman asked if there were any issues with the conditions placed by the town. Brian answered there are no issues with the conditions.

**STAFF:** Given by Zangl and in the file. Zangl asked about the hours of operation. The hours of operation would be 7 days a week: 5am-6pm Monday through Thursday, 5am-6pm Friday and Saturday, and 5:30am-4pm on Sundays. There is also already a parking area established and an existing sign that is being used. Zangl also explained the history of the property, and that there has always been a business there. Zangl also explained that the property is located within the floodplain and that any fill on-site would need to be removed or permitted.

**TOWN:** In favor with the conditions that the business is closed when the road is closed.

**CU2007-19 – David Ringelstetter:** Conditional use to allow an extensive on-site storage structure in a Residential R-2 zone at **W6240 Front Rd**, Town of Milford, on PIN 020-0714-0913-003 (0.86 Acre). This is in accordance with Sec. 11.04(f)2 of the Jefferson County Zoning Ordinance.

**PETITIONER:** David Ringelstetter (W6240 Front Rd, Johnson Creek, WI) presented himself as the petitioner for the conditional use. Ringelstetter explained he would like to add an addition to his existing garage to allow for storage of collector vehicles.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**QUESTIONS FROM COMMITTEE:** None.

**STAFF:** Given by Zangl and in the file. Zangl asked about bathrooms, the current size and the proposed size. There will be no bathrooms in the structure. The existing structure is 24' x 40' and the petitioner would like to make a 24' x 24' addition to it.

**TOWN:** In favor.

**CU2008-19 – Richard Wrench Trust:** Conditional use to allow for an extensive on-site storage structure at **N7126 Erb-Wrench Ln**, Town of Milford, on PIN 020-0714-0123-001 (1.475 Acres) in a Residential R-2 zone. This is in accordance with Sec. 11.04(f)2 of the Jefferson County Zoning Ordinance.

**PETITIONER:** Richard Wrench (N7018 Erb Wrench Ln, Johnson Creek, WI) presented himself as the petitioner for the conditional use. Wrench stated he would like to build a two car garage for the property because there is currently no garage there for the renter of the home.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**QUESTIONS FROM COMMITTEE:** None.

**STAFF:** Given by Zangl and in the file. Zangl also asked if there would be a bathroom in the shed and what the size would be. There will be no bathrooms and the size of the proposed structure would be 24' x 30' and 17' in height.

**TOWN:** In favor.

**Supervisor Foelker moved to adjourn at 7:43 p.m., and was seconded by Chairman Nass. 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**

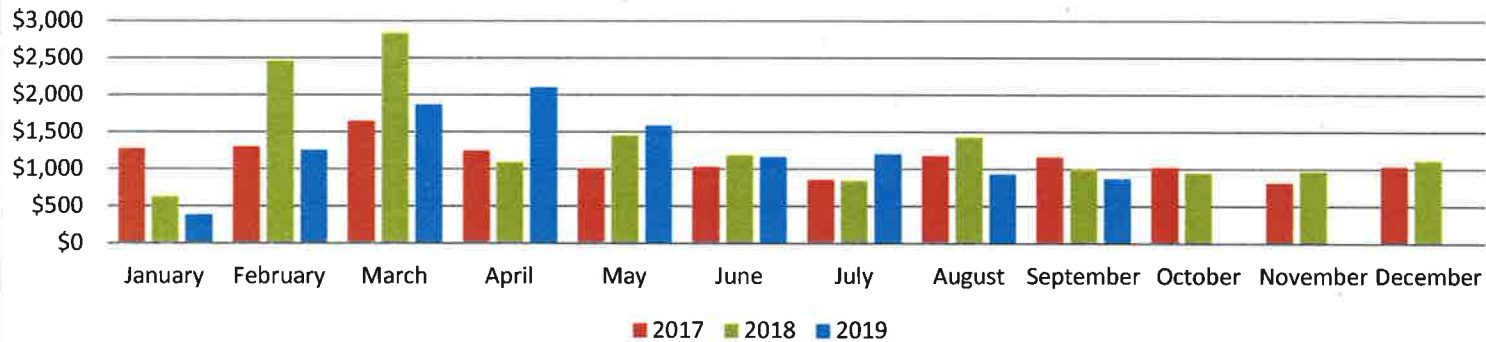
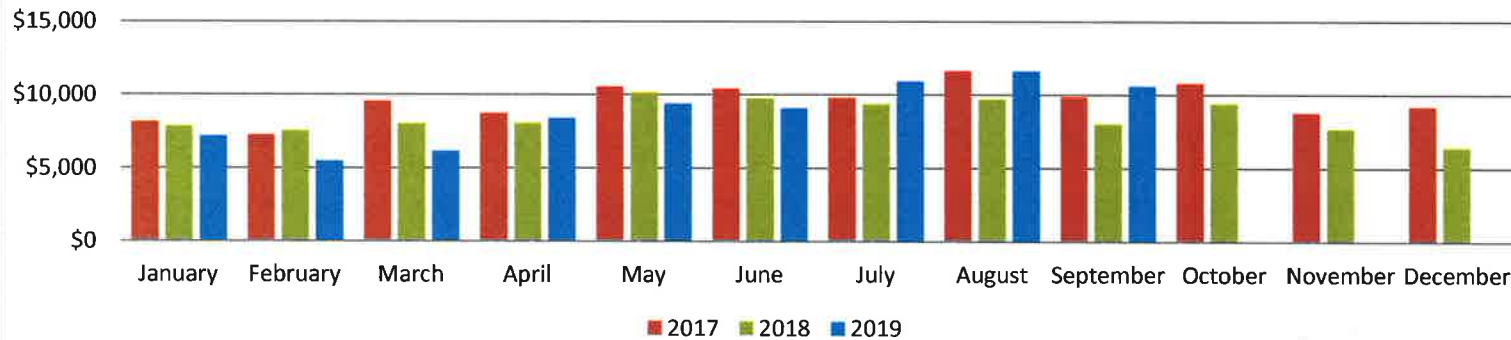
A quorum of any Jefferson County Committee, Board, Commission or other body, including the Jefferson County Board of Supervisors, may be present at this meeting.

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.

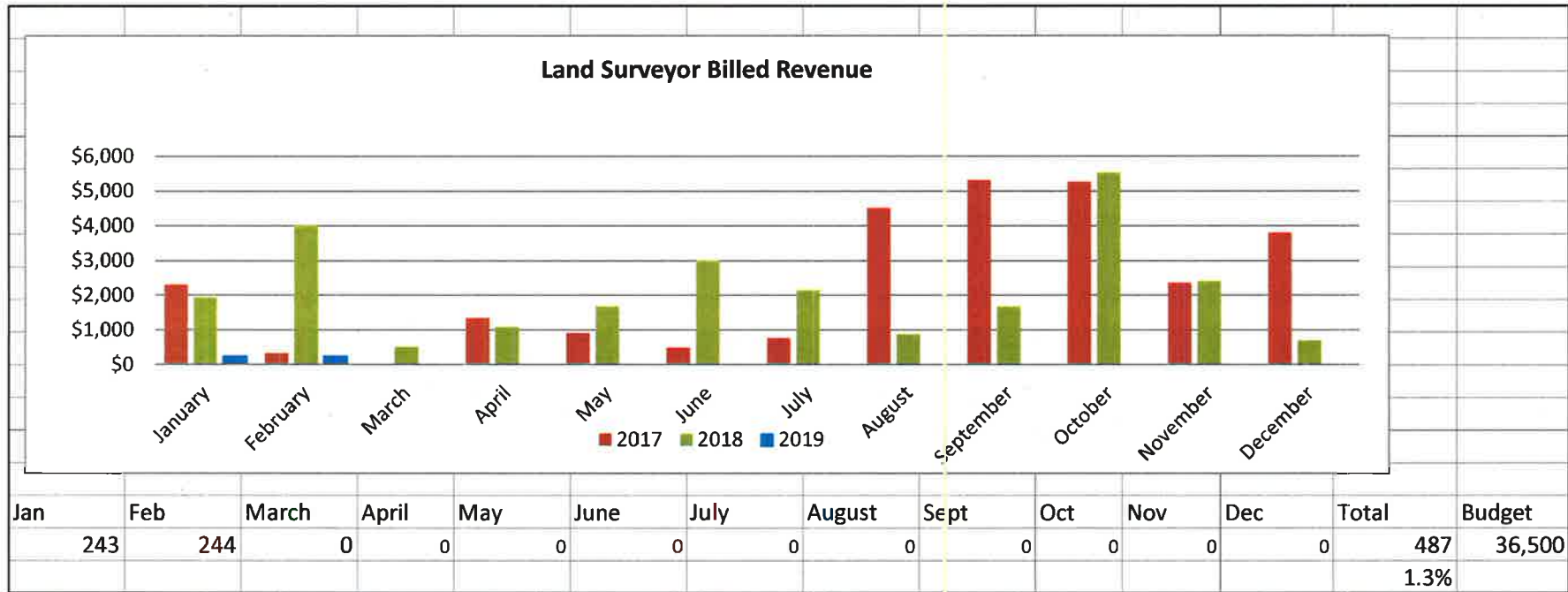
Further information about Zoning can be found at [www.jeffersoncountywi.gov](http://www.jeffersoncountywi.gov)

## Land Information Monthly Revenue ReportSeptember 2019

[illegible]

Jan	Feb	March	April	May	June	July	August	Sept	Oct	Nov	Dec	Total	Budget
7,216	5,496	6,168	8,432	9,440	9,128	10,968	11,672	10,656	0	0	0	79,176	112,000
												70.7%	

## Land Information Monthly Revenue ReportSeptember 2019



10/10/2019  
11:29:57

Jefferson County  
FLEXIBLE PERIOD REPORT

PAGE 1  
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FROM 2019 09 TO 2019 09

	ORIGINAL APPROP	TRANFRS/ ADJSTMTS	REVISED BUDGET	ACTUALS	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
100 General Fund							
13001 Register Of Deeds							
13001 511110 Salary-Permanent Regular	70,230	0	70,230	5,401.60	.00	64,828.40	7.7%
13001 511210 Wages-Regular	106,280	0	106,280	8,107.97	.00	98,172.03	7.6%
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	997.40	.00	12,543.60	7.4%
13001 512142 Retirement (Employer)	11,594	0	11,594	799.96	.00	10,794.04	6.9%
13001 512144 Health Insurance	43,352	0	43,352	2,989.78	.00	40,362.22	6.9%
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	270.00	.00	3,510.00	7.1%
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	.70	.00	3,999.30	.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	23.54	.00	-23.54	.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	141.95	.00	939.05	13.1%
TOTAL Register Of Deeds	334,968	0	334,968	20,031.00	.00	314,937.00	6.0%
GRAND TOTAL	334,968	0	334,968	20,031.00	.00	314,937.00	6.0%

Register of Deeds	September 2019			Output Measures	YR to Date	Current Yr. Target
Program/Service Description	2017	2018	2019	Totals	%	
Documents Recorded	1,206	1,006	14,381	10,056	79%	
Vital Records Filed	221	197	255	1,644	77%	
Vital Record Copies	974	958	1,201	10,788	81%	
ROD Revenue (Gross Total)	\$ 172,051.92	\$ 138,345.45	\$ 215,997.49	\$1,460,565.80	85%	
Transfer Fees	\$ 24,130.92	\$ 18,477.18	\$ 30,700.14	\$ 198,013.68	94%	
LIO Fees	\$ 9,856.00	\$ 8,673.00	\$ 11,632.00	\$ 85,597.00	78%	
Document Copies	\$ 5,320.82	\$ 4,716.55	\$ 5,573.76	\$ 44,603.28	74%	
Laredo	\$ 2,251.50	\$ 2,749.00	\$ 2,817.75	\$ 26,443.00	88%	
ROD Revenue to General Fund	\$ 53,771.24	\$ 44,713.73	\$ 63,872.65	\$ 459,139.96	85%	
Percentage of Documents eRecorded	49%	50%	61%	61%	61%	
Budget Goals Met	Yes	Yes	yes	yes	85%	
Back Indexing Real Estate	211	1,209	1,110	14,160	71%	

**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 on statewide marriage license issuance*

**Wisconsin Counties Association Board of Directors:**

*Attended WCA conference in WI Dells, sessions included: Becoming a Debt Free County, Roles and Responsibilities of Elected & Appointed Officials, County Redistricting, Digital Counties Update, & Public Employee Engagement*

*Took part in a Day in the Life of a County Employee video*

**Wisconsin Public Records Board:**

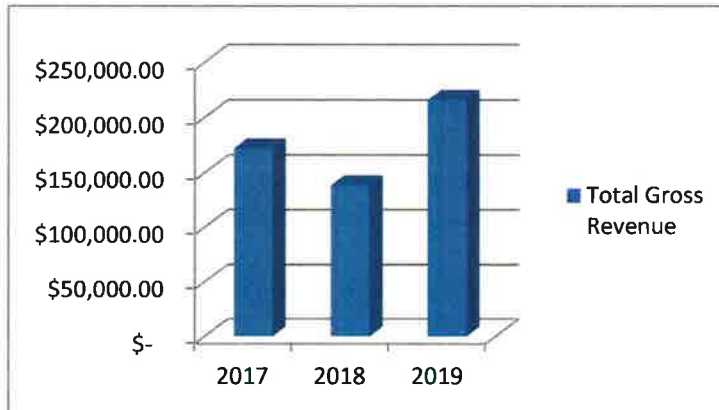
*Continued discussions regarding county and municipality's record destruction and retention*



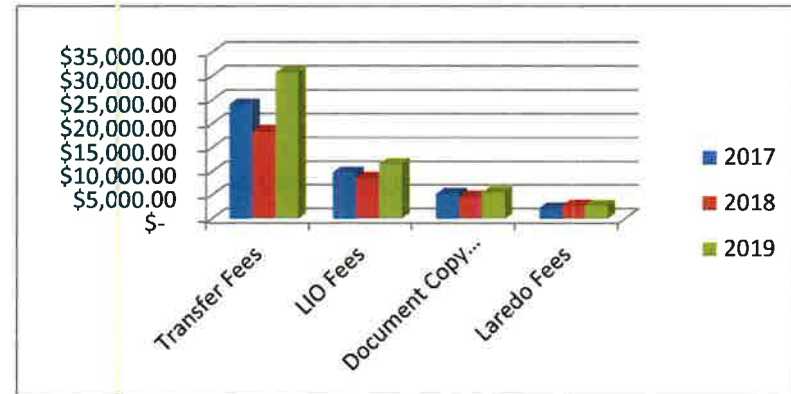
# Register of Deeds Monthly Budget Report

Sep-19

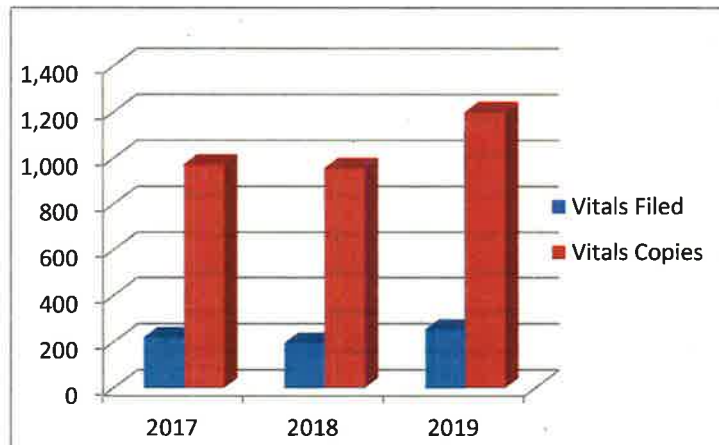
ROD Total Gross Revenues



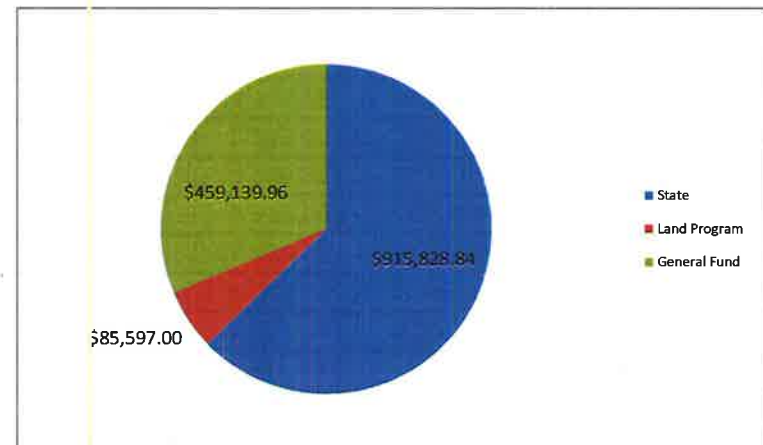
Land Related Revenue



Vital Records



Year to Date Revenue Payout



10/10/2019  
11:26:40

Jefferson County  
FLEXIBLE PERIOD REPORT

PAGE 1  
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FROM 2019 09 TO 2019 09

	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	-30,700.14	.00	-179,299.86	14.6%
13001 451301 RE Recording/Filing Fees	-191,250	0	-191,250	-19,980.00	.00	-171,270.00	10.4%
13001 451303 Copy Fees County Portion	-60,000	0	-60,000	-5,573.76	.00	-54,426.24	9.3%
13001 451305 Land Info/Deeds Fee	-30,100	0	-30,100	-2,817.75	.00	-27,282.25	9.4%
13001 451307 Document Review Fees	-100	0	-100	.00	.00	-100.00	.0%
13001 451309 Birth Funds County Portion	-12,600	0	-12,600	-1,140.00	.00	-11,460.00	9.0%
13001 451310 Marriage Fund County Portion	-8,516	0	-8,516	-1,310.00	.00	-7,206.00	15.4%
13001 451311 Death Fund County Portion	-29,000	0	-29,000	-2,351.00	.00	-26,649.00	8.1%
13001 451316 Divorce Fund County Portion	-100	0	-100	.00	.00	-100.00	.0%
TOTAL Register Of Deeds	-334,968	0	-334,968	-46,647.82	.00	-288,320.18	13.9%
GRAND TOTAL	-334,968	0	-334,968	-46,647.82	.00	-288,320.18	13.9%

10/10/2019  
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**Jefferson County**  
**FLEXIBLE PERIOD REPORT**

**PAGE 2**  
**glflxrpt**

**REPORT OPTIONS**

	Field #	Total	Page Break
Sequence 1	1	N	N
Sequence 2	9	Y	Y
Sequence 3	0	N	N
Sequence 4	0	N	N

Report title:

FLEXIBLE PERIOD REPORT

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

From Yr/Per: 2019/ 9  
 To Yr/Per: 2019/ 9  
 Budget Year: 2019  
 Print totals only: N  
 Format type: 1  
 Double space: N  
 Suppress zero bal accts: Y  
 Amounts/totals exceed 999 million dollars: N  
 Roll projects to object: N  
 Print journal detail: N  
 From Yr/Per: 2017/ 1  
 To Yr/Per: 2017/12  
 Include budget entries: Y  
 Incl encumb/liq entries: Y  
 Sort by JE # or PO #: J  
 Detail format option: 1  
 Multiyear view: D

**Jefferson County Planning and Zoning Department**  
**Monthly Ledger Report**  
**10-25-2019**

	OP	PPC	MC	PSS(	STF	FQAS	FAA	FPFC	SRFWF	ZOF	WFG	Refunds	2019 Totals	2018 Total	Diff
MTD	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	15,435.00			8,950.00	800.00								25,185.00	23,997.00	1188
Oct	9,825.00	8.36		5,225.00	450.00								15,508.36	20,469.29	-4960.93
Nov														13,050.00	-13050
Dec														11,150.08	-11150.08
Total	139,865.00	812.40	42.00	51,375.00	6,600.00						100.00	50.00	198,794.40	220,622.00	-21827.6

2018 Actual Zoning Deposit:\$219,297.00

2019 Budget Revenues: \$222,600.00

2019 Deposits YTD:\$198,794.40

## Classifying “Event Facilities” not using a pre-1970 barn

Potential zoning options:

A-2 Zone with a tie to a pre-1970 barn:

These conditional uses are associated with adaptive reuse of barns as defined in the ordinance. Existing pre-1970 barns with a limitation for additions of no more than 25 percent of the existing footprint and no more than 25 percent replacement, modification or repair of existing structural members. However, as part of the conditional use process the Planning and Zoning Committee may consider replacement, modification or repair of the existing barn that exceeds this limitation if it meets the purpose and intent of this section. In addition, the limitations of Section 11.09 still apply. (11.09 is the non-conforming section limiting addition to structures that do not meet setbacks).

Business and Industrial Zones classifications are based off of the Standard Industrial Classification Manual (i.e. what is business services, personal services, and transportation services). The Standard Industrial Classification Manual does not classify event facility, banquet hall, etc.

Business Zone:

Principal Use: Business services, Personal Services Establishments

Conditional Use: Eating and Drinking Places

Community Zone:

Conditional Use: Eating and Drinking Places, Personal Service Establishments

Example: Property owner wishes to run an event facility (weddings, birthday parties, company gathers) on their property. Property is currently zoned A-1 with all new buildings. The property near a city and could be rezoned to Business or Community. As part of the potential business, the owner would like to offer some recreational activities such as horseback riding or canoeing.

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English

Español

## Major Group 72: Personal Services

This major group includes establishments primarily engaged in providing services generally to individuals, such as laundries, drycleaning plants, portrait photographic studios, and beauty and barber shops. Also included are establishments operating as industrial launderers and those primarily engaged in providing linen supply services to commercial and business establishments.

### Industry Group 721: Laundry, Cleaning, And Garment Services

- 7211 Power Laundries, Family and Commercial
- 7212 Garment Pressing, and Agents for Laundries and Drycleaners
- 7213 Linen Supply
- 7215 Coin-Operated Laundries and Drycleaning
- 7216 Drycleaning Plants, Except Rug Cleaning
- 7217 Carpet and Upholstery Cleaning
- 7218 Industrial Launderers
- 7219 Laundry and Garment Services, Not Elsewhere Classified

### Industry Group 722: Photographic Studios, Portrait

- 7221 Photographic Studios, Portrait

### Industry Group 723: Beauty Shops

- 7231 Beauty Shops

### Industry Group 724: Barber Shops

- 7241 Barber Shops

### Industry Group 725: Shoe Repair Shops And Shoeshine Parlors

- 7251 Shoe Repair Shops and Shoeshine Parlors

### Industry Group 726: Funeral Service And Crematories

- 7261 Funeral Service and Crematories

### Industry Group 729: Miscellaneous Personal Services

- 7291 Tax Return Preparation Services
- 7299 Miscellaneous Personal Services, Not Elsewhere Classified

[SIC Search](#)

[Division Structure](#)

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U.S. Office of Special Counsel

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Frequently Asked Questions  
A - Z Index  
Freedom of Information Act  
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Freedom of Information Act  
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Disclaimers  
Important Website Notices  
Plug-Ins Used by DOL  
Accessibility Statement



Q SEARCH OSHA

OSHA ▾ STANDARDS ▾ TOPICS ▾ HELP AND RESOURCES ▾ [Contact Us](#) [FAQ](#) [A to Z Index](#)

English

Español

## Description for 7299: Miscellaneous Personal Services, Not Elsewhere Classified

Division I: Services | Major Group 72: Personal Services

Industry Group 729: Miscellaneous Personal Services

### 7299 Miscellaneous Personal Services, Not Elsewhere Classified

Establishments primarily engaged in providing personal services, not elsewhere classified. Establishments primarily engaged in operating physical fitness facilities, including health fitness spas and reducing salons, are classified in Major Group 70 if they provide lodging and in Industry 7991 if they do not, and those renting medical equipment are classified in Industry 7352.

- Babysitting bureaus
- Bartering services for individuals
- Birth certificate agencies
- Blood pressure testing, coin-operated
- Buyers' clubs
- Car title and tag service
- Checkroom concessions or services
- Clothing rental, except industrial launderers and linen supply
- Coin-operated service machine operation: scales, shoeshine, lockers,
- College clearinghouses
- Comfort station operation
- Computer photography or portraits
- Consumer buying service
- Costume rental
- Dating service
- Debt counseling or adjustment service to individuals
- Depilatory salons
- Diet workshops
- Dress suit rental
- Electrolysis (hair removal)
- Escort service
- Genealogical investigation service
- Hair removal (electrolysis)
- Hair weaving or replacement service
- Locker rental, except cold storage
- Marriage bureaus
- Massage parlors
- Porter service
- Quilting for individuals
- Rest room operation
- Scalp treatment service
- Shopping service for individuals
- Steam baths
- Tanning salons

- Tattoo parlors
- Turkish baths
- Tuxedo rental
- Valet parking
- Wardrobe service, except theatrical
- Wedding chapels, privately operated

[SIC Search](#)   [Division Structure](#)   [Major Group Structure](#)

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Frequently Asked Questions  
A - Z Index  
Freedom of Information Act  
Read the OSHA Newsletter  
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OSHA Publications  
Office of Inspector General

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Important Website Notices  
Plug-Ins Used by DOL  
Accessibility Statement

Q SEARCH OSHA

OSHA ▾ STANDARDS ▾ TOPICS ▾ HELP AND RESOURCES ▾ [Contact Us](#) [FAQ](#) [A to Z Index](#)

English

Español

## Major Group 58: Eating And Drinking Places

This major group includes retail establishments selling prepared foods and drinks for consumption on the premises; and also lunch counters and refreshment stands selling prepared foods and drinks for immediate consumption. Restaurants, lunch counters, and drinking places operated as a subordinate service facility by other establishments are not included in this industry, unless they are operated as leased departments by outside operators. Thus, restaurants and lunch counters operated by hotels are classified in Services, Major Group 70; those operated by department stores in Major Group 53. Bars and restaurants owned by and operated for members of civic, social, and fraternal associations only are classified in Industry 8641. Mobile food and dairy wagons are classified in Industry 5963.

### Industry Group 581: Eating And Drinking Places

- 5812 Eating Places
- 5813 Drinking Places (alcoholic Beverages)

[SIC Search](#) [Division Structure](#)

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Frequently Asked Questions  
[A - Z Index](#)  
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[Freedom of Information Act](#)  
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[Important Website Notices](#)  
[Plug-Ins Used by DOL](#)  
[Accessibility Statement](#)

Q SEARCH OSHA

OSHA ▾ STANDARDS ▾ TOPICS ▾ HELP AND RESOURCES ▾ [Contact Us](#) [FAQ](#) [A to Z Index](#)

English

Español

## Description for 5812: Eating Places

Division G: Retail Trade | Major Group 58: Eating And Drinking Places

Industry Group 581: Eating And Drinking Places

### 5812 Eating Places

Establishments primarily engaged in the retail sale of prepared food and drinks for on-premise or immediate consumption. Caterers and industrial and institutional food service establishments are also included in this industry.

- Automats (eating places)
- Beaneries
- Box lunch stands
- Buffets (eating places)
- Cafes
- Cafeterias
- Carry-out restaurants
- Caterers
- Coffee shops
- Commissary restaurants
- Concession stands, prepared food (e.g., in airports and sports arenas)
- Contract feeding
- Dairy bars
- Diners (eating places)
- Dining rooms
- Dinner theaters
- Drive-in restaurants
- Fast food restaurants
- Food bars
- Food service, institutional
- Frozen custard stands
- Grills (eating places)
- Hamburger stands
- Hot dog (frankfurter) stands
- Ice cream stands
- Industrial feeding
- Lunch bars
- Lunch counters
- Luncheonettes
- Lunchrooms
- Oyster bars
- Pizza parlors
- Pizzerias
- Refreshment stands
- Restaurants

- Restaurants, carry-out
- Restaurants, fast food
- Sandwich bars or shops
- Snack shops
- Soda fountains
- Soft drink stands
- Submarine sandwich shops
- Tea rooms
- Theaters, dinner

[SIC Search](#)

[Division Structure](#)

[Major Group Structure](#)

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No Fear Act Data  
U.S. Office of Special Counsel

### OCCUPATIONAL SAFETY AND HEALTH

Frequently Asked Questions  
A - Z Index  
Freedom of Information Act  
Read the OSHA Newsletter  
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OSHA Publications  
Office of Inspector General

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Freedom of Information Act  
Privacy & Security Statement  
Disclaimers  
Important Website Notices  
Plug-Ins Used by DOL  
Accessibility Statement

Q SEARCH OSHA

OSHA ▾ STANDARDS ▾ TOPICS ▾ HELP AND RESOURCES ▾ [Contact Us](#) [FAQ](#) [A to Z Index](#)

English

Español

## Description for 5813: Drinking Places (alcoholic Beverages)

Division G: Retail Trade | Major Group 58: Eating And Drinking Places

Industry Group 581: Eating And Drinking Places

### 5813 Drinking Places (alcoholic Beverages)

Establishments primarily engaged in the retail sale of alcoholic drinks, such as beer, ale, wine, and liquor, for consumption on the premises. The sale of food frequently accounts for a substantial portion of the receipts of these establishments.

- Bars (alcoholic beverage drinking places)
- Beer gardens (drinking places)
- Beer parlors (tap rooms)
- Beer taverns
- Beer, wine, and liquors: sale for on-premise consumption
- Bottle clubs (drinking places)
- Cabarets
- Cocktail lounges
- Discotheques, alcoholic beverage
- Drinking places, alcoholic beverages
- Night clubs
- Saloons (drinking places)
- Tap rooms (drinking places)
- Taverns (drinking places)
- Wine bars

[SIC Search](#) [Division Structure](#) [Major Group Structure](#)

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[No Fear Act Data](#)  
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[Frequently Asked Questions](#)  
[A - Z Index](#)  
[Freedom of Information Act](#)  
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[Disclaimers](#)  
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[Plug-Ins Used by DOL](#)  
[Accessibility Statement](#)



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OSHA ▾ STANDARDS ▾ TOPICS ▾ HELP AND RESOURCES ▾ [Contact Us](#) [FAQ](#) [A to Z Index](#)

English

Español

## Major Group 73: Business Services

This major group includes establishments primarily engaged in rendering services, not elsewhere classified, to business establishments on a contract or fee basis, such as advertising, credit reporting, collection of claims, mailing, reproduction, stenographic, news syndicates, computer programming, photocopying, duplicating, data processing, services to buildings, and help supply services. Establishments primarily engaged in providing engineering, accounting, research, management, and related services are classified in Major Group 87. Establishments which provide specialized services closely allied to activities covered in other divisions are classified in such divisions.

### Industry Group 731: Advertising

- 7311 Advertising Agencies
- 7312 Outdoor Advertising Services
- 7313 Radio, Television, and Publishers' Advertising Representatives
- 7319 Advertising, Not Elsewhere Classified

### Industry Group 732: Consumer Credit Reporting Agencies, Mercantile

- 7322 Adjustment and Collection Services
- 7323 Credit Reporting Services

### Industry Group 733: Mailing, Reproduction, Commercial Art And Photography, and Stenographic Services

- 7331 Direct Mail Advertising Services
- 7334 Photocopying and Duplicating Services
- 7335 Commercial Photography
- 7336 Commercial Art and Graphic Design
- 7338 Secretarial and Court Reporting Services

### Industry Group 734: Services To Dwellings And Other Buildings

- 7342 Disinfecting and Pest Control Services
- 7349 Building Cleaning and Maintenance Services, Not Elsewhere

### Industry Group 735: Miscellaneous Equipment Rental And Leasing

- 7352 Medical Equipment Rental and Leasing
- 7353 Heavy Construction Equipment Rental and Leasing
- 7359 Equipment Rental and Leasing, Not Elsewhere Classified

### Industry Group 736: Personnel Supply Services

- 7361 Employment Agencies
- 7363 Help Supply Services

### Industry Group 737: Computer Programming, Data Processing, And Other Computer-Related Services

- 7371 Computer Programming Services
- 7372 Prepackaged Software
- 7373 Computer Integrated Systems Design
- 7374 Computer Processing and Data Preparation and Processing Services
- 7375 Information Retrieval Services
- 7376 Computer Facilities Management Services
- 7377 Computer Rental and Leasing
- 7378 Computer Maintenance and Repair
- 7379 Computer Related Services, Not Elsewhere Classified

**Industry Group 738: Miscellaneous Business Services**

- 7381 Detective, Guard, and Armored Car Services
- 7382 Security Systems Services
- 7383 News Syndicates
- 7384 Photofinishing Laboratories
- 7389 Business Services, Not Elsewhere Classified

[SIC Search](#)

[Division Structure](#)

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Frequently Asked Questions  
A - Z Index  
Freedom of Information Act  
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