

**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 NOVEMBER 25, 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 October 28, November 15 and November 21 Meeting Minutes**
7. **Communications**
8. **October Monthly Financial Report for Land Information Office**
9. **October Monthly Financial Report for Register of Deeds – Staci Hoffman**
10. **November Monthly Financial Report for Zoning – Matt Zangl**
11. **Discussion on Jefferson County Comprehensive Plan Update**
12. **Discussion on Solar Energy Facilities**
13. **Discussion on We Energies Request to the PSC to Build a Liquefied Natural Gas Peaking Facility in the Town of Ixonia**
14. **Discussion and Possible Action on Zoning Amendment R4179A-19 and Conditional Use CU2002-19 for Franz and Vickie Weigand at W7755 State Rd 106, Town of Sumner**
15. **Discussion and Possible Action on Salvage Yard Licensing for Mark Nuchell, W1459 US Highway 18, Town of Sullivan**
16. **Discussion and Possible Action on Revising Conditions for the Following A-2 Rezoning Approvals:**  
R4139A-19 – Daniel Buss, N4531 Rome Rd, Town of Jefferson, Approved by County Board 6/11/2019  
R4154A-19 – Toni Whitley, N2385 County Road N, Town of Koshkonong, Approved by County Board 7/9/2019  
R4160A-19 – Randy Braunschweig, N643 Wishing Well Lane, Town of Koshkonong, Approved By County Board 7/9/2019
17. **Discussion and Possible Action on a Resolution to Authorize a Contract with Ayres and Associates, Inc. for 2020 Orthoimagery of Jefferson County and Forwarding it to County Board in December**
18. **Discussion and Possible Action on a Resolution to Amend a Contract with Ayres and Associates, Inc. for LiDAR Digital Terrain Mapping and Forwarding it to County Board in December**
19. **Discussion and Possible Action on Petitions Presented in Public Hearing on November 21, 2019:**

**R4189A-19 – Dan & Cheryl Splinter/LWK Property:** Rezone 1 acre of PIN 012-0816-2731-000 (34.325 Acres) to add it to the existing A-3 zone at N7898 County Road F in the Town of Ixonia. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**R4190A-19 – Karen Gefvert/Carrie Smith Property:** Rezone 4 acres of PIN 022-0613-2532-000 (39.7 Acres) and 022-0613-2533-000 (14.931 Acres) for a new building site on **County Road J**. The property is in the Town of Oakland; this is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**R4191A-19 – Curtis & Cheryl Abel:** Create a 2.2-acre building site on **Rockdale Road**, Town of Sumner, on PIN 028-0513-0622-000 (38.374 Acres). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**R4192A-19 – Hausz Farms LLC:** Create a 1-acre building site north of **N1431 Carcajou Road** from PIN 028-0513-1631-000 (25.86 Acres) in the Town of Sumner. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**R4193A-19 – Hausz Farms LLC:** Rezone to create a 1.53-acre lot around the existing home and buildings at **N1470 Draves Road**, Town of Sumner from part of PIN 028-0513-1632-000 (40.616 Acres). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**R4194A-19 – Hausz Farms LLC:** Create a 1.06-acre vacant building site on **Draves Road** in the Town of Sumner from part of PIN 028-0513-1632-000 (40.616 Acres). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**R4195A-19 – Jeffrey & Susan Schaefer:** Rezone to create a 1.16-acre lot around the existing home at **N9349 Horseshoe Road**, Town of Watertown, from PIN 032-0814-0133-000 (35.02 Acres). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**R4196A-19 – Jeffrey & Susan Schaefer:** Create an 8.77-acre Natural Resource zone near **N9349 Horseshoe Road** in the Town of Watertown from part of PIN 032-0814-0133-000 (35.02 Acres). This is in accordance with Sec. 11.04(f)12 of the Jefferson County Zoning Ordinance.

**R4197A-19 – Peter Wollin:** Rezone to create a 2.1-acre building site on **Gomoll Road** from part of PIN 002-0714-1713-000 (9.439 Acres), Town of Aztalan. This is in accordance with Sec. 11.04(f)2 of the Jefferson County Zoning Ordinance.

**CU2010-19 – Timothy Weber:** Conditional use to allow an extensive on-site storage structure in an R-1 zone at **N1029 Glenn Oaks Road**, Town of Sumner. The site is part of PIN 028-0513-1934-016 (0.537 Acres). This is in accordance with Sec. 11.04(f)1 of the Jefferson County Zoning Ordinance.

**20. Possible Future Agenda Items**

**21. Upcoming Meeting Dates**

**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**

**January 10, 2020, 8:00 a.m. – Site Inspections Beginning in Courthouse Room 203**

**January 16, 7:00 p.m. – Public Hearing in Courthouse Room 205**

**January 27, 8:30 a.m. – Decision Meeting in Courthouse Room 203**

**22. 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.*

**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  
8:30 A.M. ON MONDAY, OCTOBER 28, 2019**

**1. Call to Order**

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

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

Supervisors Nass, Jaeckel, Poulson and Foelker were present. Supervisor Zastrow was absent. Staff in attendance included Ben Wehmeier, Staci Hoffman, Matt Zangl and Deb Magritz. Guests present were Rick Wensch, Nicholl Ostopowicz and Beth Johnson.

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

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

**4. Approval of the Agenda**

Motion by Supervisors Jaeckel/Foelker for approval of the agenda. Motion passed 4-0.

**5. Public Comment (Not to exceed 15 minutes and not to include petitions slated for decision. Members of the public who wish to address the Committee on specific agenda items must register their request at this time)**  
There was no public comment.

**6. Approval of September 30, October 11 and October 17 Meeting Minutes**

Motion by Supervisors Jaeckel/Foelker to approve the September 30 minutes as presented. Motion passed 4-0.

Motion by Supervisors Poulson/Jaeckel to approve the October 11 minutes as presented. Motion passed 4-0.

Motion by Supervisors Foelker/Poulson to approve the October 17 minutes as presented. Motion passed 4-0.

**7. Communications**

Zangl circulated a Town of Sumner memo dated October 22 regarding the Weigand petitions which was sent to Blair Ward, Corporation Counsel, and Zangl's response.

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

The report was sent out in the Committee's packet.

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

Hoffman reported that her office had had a great month. There were a lot of recordings and high transfer fees. She also noted that she has been working with Registers of Deeds on new legislation regarding remote notarization. She will be testifying in about two weeks; it will likely be going to the floor next month.

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

Revenues mirror last years, if not a little better. Currently revenues are \$20,000 out for the year, but we should be able to make the projected budget.

At this point, discussion moved to part of Item 15, specifically CU2005-19 and CU2008-19 to accommodate guests in attendance.

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

**15. Discussion and Possible Action on Petitions Presented in Public Hearing on October 17, 2019:**

**APPROVED WITH CONDITIONS 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.

**APPROVED WITH CONDITIONS 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.

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

Zangl explained the structure for the November 14 Steering Committee meetings. There will be two held, one from 9:00 to 11:15 a.m. and one from 1:00 to 3:15 p.m. Participants are able to choose which of the meetings they will attend.

**12. Discussion on Solar Energy Facilities**

There will be PSC public hearings on November 6 at Fair Park. Meetings will begin at 10:00 a.m. for local government and the public. Two additional meetings, at 2:00 p.m. and 6:00 p.m. will be held for stakeholders and residents.

Discussion moved to another petition from Item 15 to accommodate another guest:

**15. Discussion and Possible Action on Petitions Presented in Public Hearing on October 17, 2019:**

**APPROVED WITH CONDITIONS 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.

**13. Discussion and Possible Action on Salvage Yard Licensing**

Zangl reported that Jack's Auto Ranch was found to be in compliance, but Mark Nuchell's Highway 18 Salvage property is not yet in compliance. His conditional use allows up to six vehicles by the road, but there are more than that currently. He also has vehicles on the adjacent DNR property. Motion by Supervisors Nass/Poulson to approve Jack's Auto Ranch license; motion passed 4-0. Motion by Supervisors Nass/Poulson to send a letter to Mark Nuchell, Highway 18 Salvage asking for cars to be moved off DNR property and only allow six out front. Motion passed 4-0.

**14. Discussion and Possible Action on Classification of Event Venues Not Utilizing Adaptive Reuse of Barns**

Zangl asked how these venues should be classified. There was discussion about using Community zones or Business zones for classification of venues that don't fit the adaptive reuse of barns definition, depending upon the location. The thought was that those fit the definition of eating and drinking places.

**15. Discussion and Possible Action on Petitions Presented in Public Hearing on October 17, 2019:**

**APPROVE WITH CONDITIONS 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.

**APPROVE WITH CONDITIONS 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.

**APPROVE WITH CONDITIONS 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.

**APPROVE WITH CONDITIONS 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.

**APPROVE WITH CONDITIONS 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.

**APPROVE WITH CONDITIONS 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.

**APPROVE WITH CONDITIONS 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.

**APPROVE WITH CONDITIONS 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.

**APPROVE WITH CONDITIONS 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.

**APPROVE WITH CONDITIONS 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.

**APPROVE WITH CONDITIONS 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.

**APPROVE WITH CONDITIONS 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.

**APPROVE WITH CONDITIONS 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.

**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**

Motion by Supervisors Jaeckel/Foelker to adjourn the meeting. Motion carried 4-0, and the meeting adjourned at 9:23 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).**

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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  
8:00 A.M. ON FRIDAY, NOVEMBER 15, 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 a.m. Also present were staff members Lindsey Schreiner, Sarah Elsner and Deb Magritz.

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

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

**4. Approval of the Agenda**

Motion by Supervisors Jaeckel/Foelker to approve the minutes 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)**

There was no public comment.

**6. Communications**

There were no communications.

The Committee left at 8:02 a.m. for the following site inspections:

**7. Site Inspections for Petitions to be Presented in Public Hearing on November 21, 2019:**

**R4189A-19 – Dan & Cheryl Splinter/LWK Property:** Rezone 1 acre of PIN 012-0816-2731-000 (34.325 Acres) to add it to the existing A-3 zone at **N7898 County Road F** in the Town of Ixonia. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**R4195A-19 – Jeffrey & Susan Schaefer:** Rezone to create a 1.16-acre lot around the existing home at **N9349 Horseshoe Road**, Town of Watertown, from PIN 032-0814-0133-000 (35.02 Acres). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**R4196A-19 – Jeffrey & Susan Schaefer:** Create an 8.77-acre Natural Resource zone near **N9349 Horseshoe Road** in the Town of Watertown from part of PIN 032-0814-0133-000 (35.02 Acres). This is in accordance with Sec. 11.04(f)12 of the Jefferson County Zoning Ordinance.

**R4197A-19 – Peter Wollin:** Rezone to create a 2.1-acre building site on **Gomoll Road** from part of PIN 002-0714-1713-000 (9.439 Acres), Town of Aztalan. This is in accordance with Sec. 11.04(f)2 of the Jefferson County Zoning Ordinance.

**R4190A-19 –Karen Gefvert/Carrie Smith Property:** Rezone 4 acres of PIN 022-0613-2532-000 (39.7 Acres) and 022-0613-2533-000 (14.931 Acres) for a new building site on **County Road J**. The property is in the Town of Oakland; this is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**R4191A-19 – Curtis & Cheryl Abel:** Create a 2.2-acre building site on **Rockdale Road**, Town of Sumner, on PIN 028-0513-0622-000 (38.374 Acres). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**CU2010-19 – Timothy Weber:** Conditional use to allow an extensive on-site storage structure in an R-1 zone at **N1029 Glenn Oaks Road**, Town of Sumner. The site is part of PIN 028-0513-1934-016 (0.537 Acres). This is in accordance with Sec. 11.04(f)1 of the Jefferson County Zoning Ordinance.

**R4193A-19 – Hausz Farms LLC:** Rezone to create a 1.53-acre lot around the existing home and buildings at **N1470 Draves Road**, Town of Sumner from part of PIN 028-0513-1632-000 (40.616 Acres). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**R4194A-19 – Hausz Farms LLC:** Create a 1.06-acre vacant building site on **Draves Road** in the Town of Sumner from part of PIN 028-0513-1632-000 (40.616 Acres). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**R4192A-19 – Hausz Farms LLC:** Create a 1-acre building site north of **N1431 Carcajou Road** from PIN 028-0513-1631-000 (25.86 Acres) in the Town of Sumner. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

## **8. Adjourn**

Motion by Supervisors Jaeckel/Poulson to adjourn the meeting. Motion passed 5-0, and the meeting adjourned at 10:40 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).**

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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, November 21, 2019

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

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

**1. Call to Order**

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

**2. Roll Call**

All Committee members were present at 7:00 p.m. Also present were Matt Zangl and Lindsey Schreiner of the Zoning Department.

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

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 5-0 on a voice vote.

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

Chairman Nass explained the evening's proceedings.

**6. Public Hearing**

Zangl read aloud the following notice:

**NOTICE IS HEREBY GIVEN** that the Jefferson County Planning and Zoning Committee will conduct a public hearing on November 21, 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, RURAL RESIDENTIAL**

**R4189A-19 – Dan & Cheryl Splinter/LWK Property:** Rezone 1 acre of PIN 012-0816-2731-000 (34.325 Acres) to add it to the existing A-3 zone at **N7898 County Road F** in the Town of Ixonia. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**PETITIONER:** Dan Splinter (N7898 County Road F, Ixonia WI 53036) explained that they put a small shed up for their children's fair animals and that it ended up being a little too close to the property line. Thus, they are trying to gain an acre to meet the required setback for the shed to the property line. He emphasized that considering the slab for the shed is already poured, this would be their only option. His in-laws own the adjoining land that they will be purchasing.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**QUESTIONS FROM COMMITTEE:** None.

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

**TOWN:** Approved 10-14-2019.

**R4190A-19 –Karen Gefvert/Carrie Smith Property:** Rezone 4 acres of PIN 022-0613-2532-000 (39.7 Acres) and 022-0613-2533-000 (14.931 Acres) for a new building site on **County Road J**. The property is in the Town of Oakland; this is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**PETITIONER:** Karen Gefvert (W3064 Hagedorn Rd, Jefferson, WI 53549) explained that she is petitioning for an A-1 to A-3 zoning change for a buildable site. The lot is proposed over non-prime ag land to preserve the remaining prime ag land. Her and her family want to be able to move there and farm.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**QUESTIONS FROM COMMITTEE:** None.

**STAFF REPORT:** Given by Zangl and in the file. Zangl mentioned that the petitioner is working on gaining access approval that will be submitted by Monday, November 25<sup>th</sup>. Zangl asked for an update on the discussion with the drainage district. Gefvert answered that there is a verbal commitment and that they are working on sending approval to gain access over culvert. There will be a larger culvert installed to better serve the whole area. She explained that the culvert improvement will be beneficial to all parties. Zangl asked for the status on the discussion with the adjoining landowner to gain an easement for access. Gefvert answered that there is nothing yet.

**TOWN:** Approved 10-16-2019.

**R4191A-19 – Curtis & Cheryl Abel:** Create a 2.2-acre building site on **Rockdale Road**, Town of Sumner, on PIN 028-0513-0622-000 (38.374 Acres). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**PETITIONER:** Curtis Abel (19 County Road A, Cambridge, WI 53523) explained that he wants to create a buildable lot for his son or themselves if they sell the farm. He mentioned that the Town requested that the access of the driveway be looked into by the building inspector.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**QUESTIONS FROM COMMITTEE:** None.

**STAFF REPORT:** Given by Zangl and in the file. Zangl asked if the greater than 20% slopes were manmade or natural. Abel answered that they were natural.

**TOWN:** Approved 10-12-2019.

**R4192A-19 – Hausz Farms LLC:** Create a 1-acre building site north of N1431 Carcajou Road from PIN 028-0513-1631-000 (25.86 Acres) in the Town of Sumner. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**PETITIONER:** Paul Hausz (69 Hoopen Rd, Cambridge, WI 53523) explained that they are creating this building site to build a retirement home on. They worked with the Town to select the best location for access and least amount of productive farm land to be used.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**QUESTIONS FROM COMMITTEE:** None.

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

**TOWN:** Approved 10-12-2019.

**R4193A-19 – Hausz Farms LLC:** Rezone to create a 1.53-acre lot around the existing home and buildings at N1470 Draves Road, Town of Sumner from part of PIN 028-0513-1632-000 (40.616 Acres). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**PETITIONER:** Paul Hausz (69 Hoopen Rd, Cambridge, WI 53523) explained that they would like to create the lot around the existing home for their children in the future. The request is to split off the existing home and buildings.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**QUESTIONS FROM COMMITTEE:** Chairman Nass asked when the house was built. Hausz answered that it was built in the early 1900's.

**STAFF REPORT:** Given by Zangl and in the file. Zangl asked for the petitioner to explain the Town's conditions. Hausz answered that they were under the impression that Draves Road ended sooner than it does, but it in fact comes up closer to their property. So, the Town requested that the gate, sign, and trees be removed from the area they were placed in. Hausz said that the request has been completed. Zangl clarified with Hausz that the lot excluded the burial site. Zangl asked if there was room for a replacement septic system. Hausz answered yes.

**TOWN:** Approved 10-12-2019 with conditions.

**R4194A-19 – Hausz Farms LLC:** Create a 1.06-acre vacant building site on **Draves Road** in the Town of Sumner from part of PIN 028-0513-1632-000 (40.616 Acres). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**PETITIONER:** Paul Hausz (69 Hoopen Rd, Cambridge, WI 53523) explained that again, they would like to split off the building site to save for one of their children to build a house on. He explained that the least productive farm land is being used and that there is still room for combines to access the field.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**QUESTIONS FROM COMMITTEE:** None.

**STAFF REPORT:** Given by Zangl and in the file. Zangl asked if there would be access to remaining Ag land. Hausz answered yes there is access off Draves Road.

**TOWN:** Approved 10-12-2019 with conditions.

**R4195A-19 – Jeffrey & Susan Schaefer:** Rezone to create a 1.16-acre lot around the existing home at **N9349 Horseshoe Road**, Town of Watertown, from PIN 032-0814-0133-000 (35.02 Acres). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**PETITIONER:** Susan Schaefer (W6162 Navan Road, Watertown, WI 53094) explained that they have purchased this property because it adjoins to their existing farmland. Their interest is in the remaining tillable acres. They'd like to sell off the home as an A-3 zone and the remainder of the woods as a Natural Resource zone. The house was built in the late 1990's, or early 2000's.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**QUESTIONS FROM COMMITTEE:** None.

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

**TOWN:** Approved 10-15-2019.

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

**R4196A-19 – Jeffrey & Susan Schaefer:** Create an 8.77-acre Natural Resource zone near **N9349 Horseshoe Road** in the Town of Watertown from part of PIN 032-0814-0133-000 (35.02 Acres). This is in accordance with Sec. 11.04(f)12 of the Jefferson County Zoning Ordinance.

**PETITIONER:** Susan Schaefer (W6162 Navan Road, Watertown, WI 53094) had nothing to add except that she doesn't want the trees.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**QUESTIONS FROM COMMITTEE:** None.

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

**TOWN:** Approved 10-15-2019.

### **FROM A-T, AG TRANSITION TO R-2, RESIDENTIAL**

**R4197A-19 – Peter Wollin:** Rezone to create a 2.1-acre building site on **Gomoll Road** from part of PIN 002-0714-1713-000 (9.439 Acres), Town of Aztalan. This is in accordance with Sec. 11.04(f)2 of the Jefferson County Zoning Ordinance.

**PETITIONER:** Peter Wollin (N6380 Gomoll Rd, Lake Mills, WI 53551) explained that they'd like to split off a 2.1 acre lot for his step son to build a house on. They had to keep the lot closer to 2 acres, in order to get access up over the hill to see both ways out of the driveway.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**QUESTIONS FROM COMMITTEE:** None.

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

**TOWN:** Approved 10-9-2019.

### **CONDITIONAL USE PERMIT APPLICATIONS**

**CU2010-19 – Timothy Weber:** Conditional use to allow an extensive on-site storage structure in an R-1 zone at **N1029 Glenn Oaks Road**, Town of Sumner. The site is part of PIN 028-0513-1934-016 (0.537 Acres). This is in accordance with Sec. 11.04(f)1 of the Jefferson County Zoning Ordinance.

**PETITIONER:** Tim Weber (N1029 Glenn Oaks Road, Edgerton, WI 53534) explained that he is proposing to expand the existing pole shed for additional personal storage, such as for his boat, UTV, etc.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**QUESTIONS FROM COMMITTEE:** None.

**STAFF REPORT:** Given by Zangl and in the file. Zangl asked what the height of the proposed structure would be. Weber answered that it is an enclosed lean-to, so 10 feet on one end and about 7 feet on the other. Zangl asked if there would be any business use. Weber answered no.

**TOWN:** Approved 10-12-2019.

**Supervisor Jaeckel moved to adjourn at 7:29 p.m., and was seconded by Foelker. Motion passed 5-0 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**

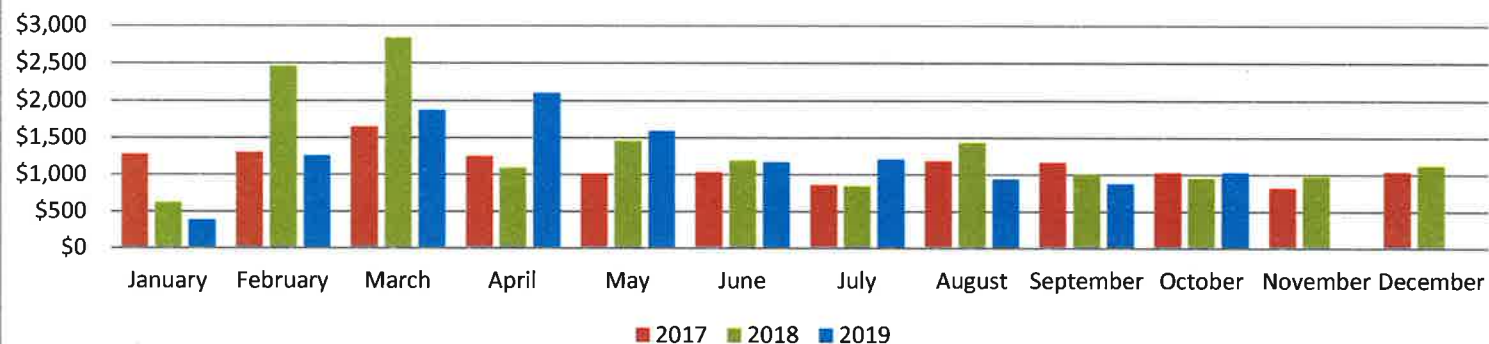
A quorum of any Jefferson County Committee, Board, Commission or other body, including the Jefferson County Board of Supervisors, may be present at this meeting.

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.

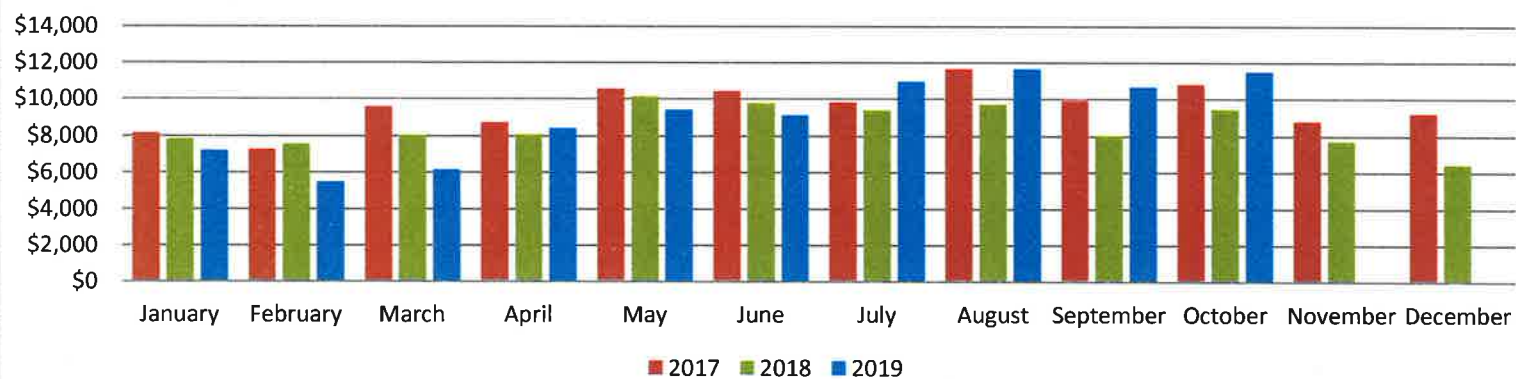
A recording of the meeting will be available from the Zoning Department upon request.

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

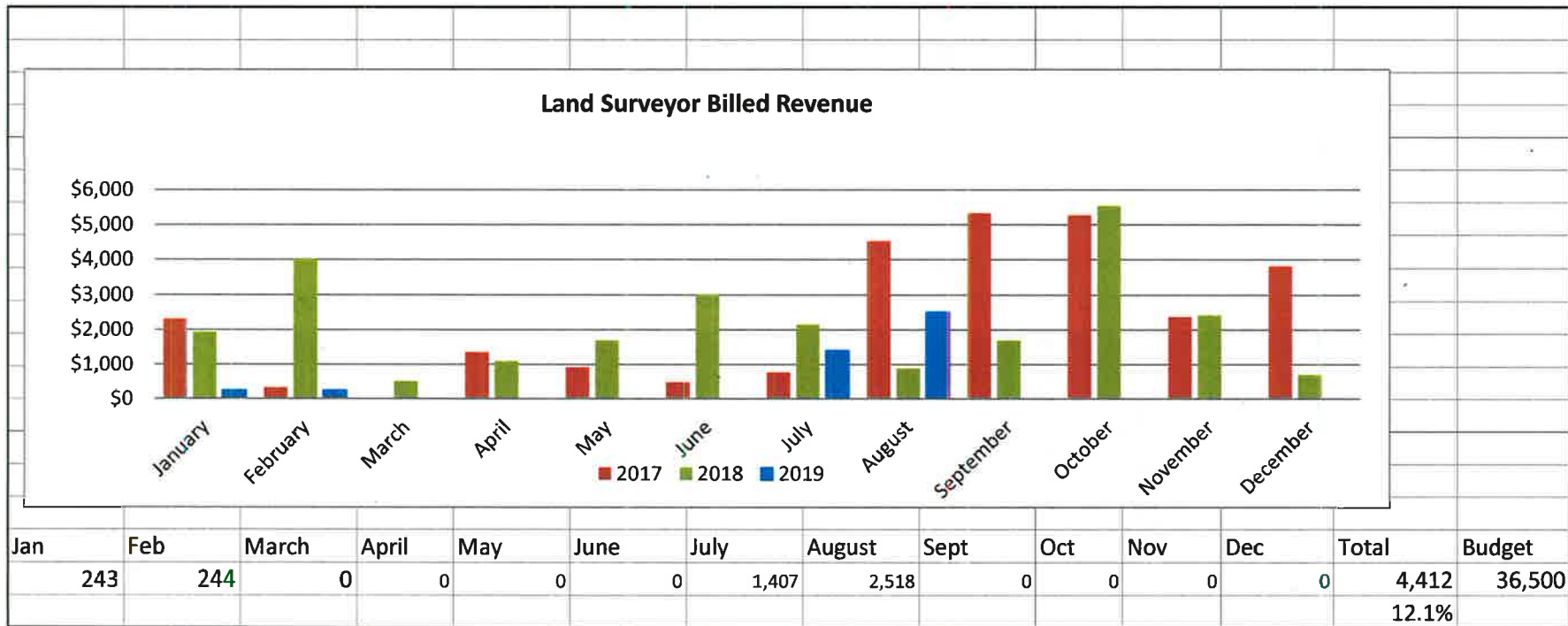
## Land Information Monthly Revenue ReportSeptember 2019



Jan	Feb	March	April	May	June	July	August	Sept	Oct	Nov	Dec	Total	Budget
387	1,259	1,875	2,107	1,594	1,174	1,211	943	882	1,034	0	0	12,466	15,100
												82.6%	

[illegible]

## Land Information Monthly Revenue ReportSeptember 2019





11/06/2019  
13:02:57

Jefferson County  
FLEXIBLE PERIOD REPORT

PAGE 1  
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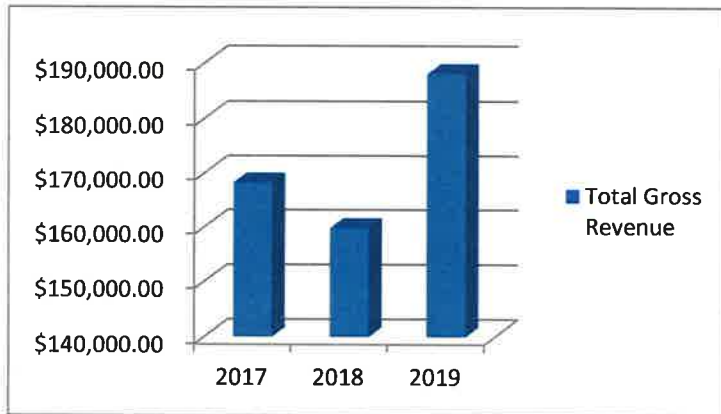
FROM 2019 10 TO 2019 10

	ORIGINAL APPROP	TRANFRS/ ADJSTMTS	REVISED BUDGET	ACTUALS	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
<hr/>							
100 General Fund							
<hr/>							
13001 Register Of Deeds							
<hr/>							
13001 411100 General Property Taxes	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	-24,574.38	.00	-185,425.62	11.7%
13001 451301 RE Recording/Filing Fees	-191,250	0	-191,250	-22,160.00	.00	-169,090.00	11.6%
13001 451303 Copy Fees County Portion	-60,000	0	-60,000	-5,848.78	.00	-54,151.22	9.7%
13001 451305 Land Info/Deeds Fee	-30,100	0	-30,100	-3,306.00	.00	-26,794.00	11.0%
13001 451307 Document Review Fees	-100	0	-100	-50.00	.00	-50.00	50.0%
13001 451309 Birth Funds County Portion	-12,600	0	-12,600	-1,057.00	.00	-11,543.00	8.4%
13001 451310 Marriage Fund County Portion	-8,516	0	-8,516	-1,551.00	.00	-6,965.00	18.2%
13001 451311 Death Fund County Portion	-29,000	0	-29,000	-3,484.00	.00	-25,516.00	12.0%
13001 451316 Divorce Fund County Portion	-100	0	-100	.00	.00	-100.00	.0%
TOTAL Register Of Deeds	-334,968	0	-334,968	-44,806.33	.00	-290,161.67	13.4%
GRAND TOTAL	-334,968	0	-334,968	-44,806.33	.00	-290,161.67	13.4%

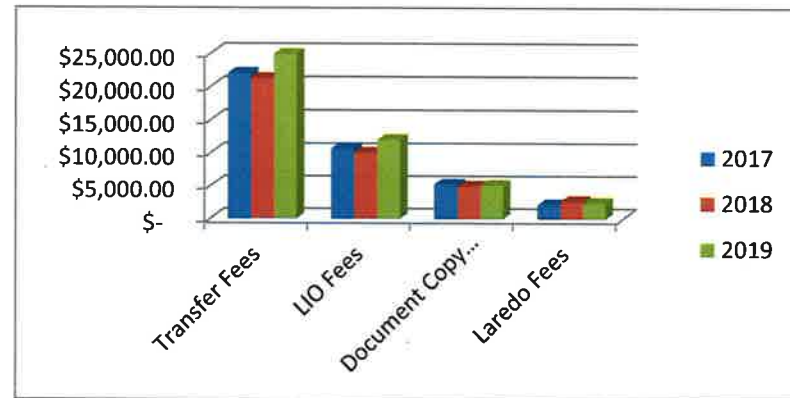
# Register of Deeds Monthly Budget Report

Oct-19

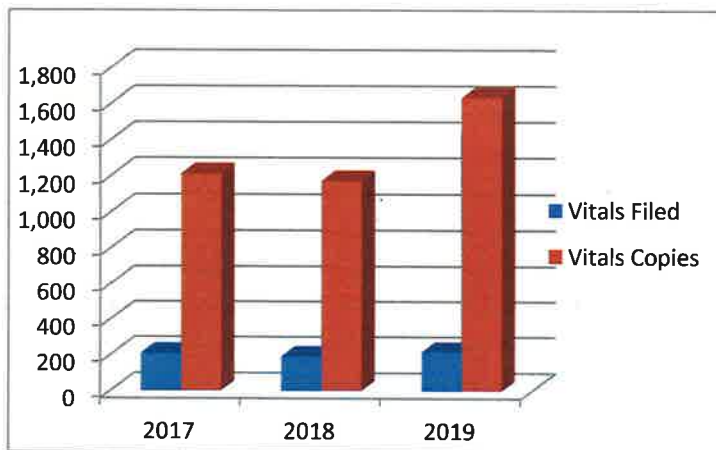
ROD Total Gross Revenues



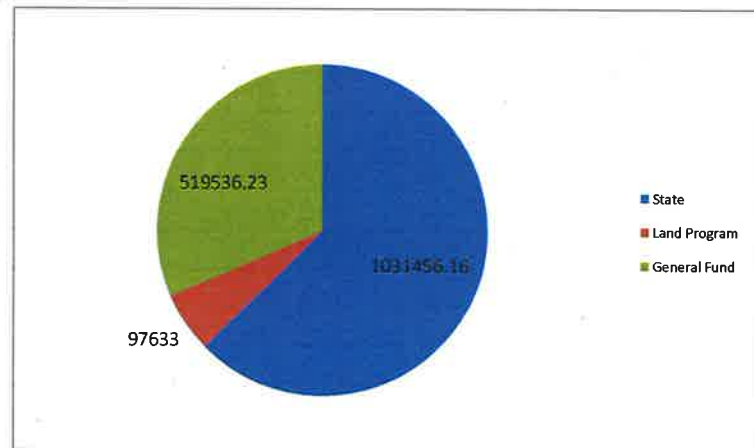
Land Related Revenue



Vital Records



Year to Date Revenue Payout



Register of Deeds	October 2019			YR to Date	Current Yr. Target
Program/Service Description	2017	2018	2019	Totals	%
Documents Recorded	1,363	1,161	1,443	11,499	90%
Vital Records Filed	210	193	217	1,861	88%
Vital Record Copies	1,214	1,175	1,637	12,425	94%
ROD Revenue (Gross Total)	\$ 168,289.92	\$ 159,871.99	\$ 188,059.59	\$1,648,625.39	96%
Transfer Fees	\$ 22,068.06	\$ 21,264.54	\$ 24,965.58	\$ 222,979.26	106%
LIO Fees	\$ 10,760.00	\$ 10,048.00	\$ 12,036.00	\$ 97,633.00	89%
Document Copies	\$ 5,320.82	\$ 4,974.65	\$ 5,135.44	\$ 49,738.72	83%
Laredo	\$ 2,129.00	\$ 2,650.00	\$ 2,412.25	\$ 28,855.25	96%
ROD Revenue to General Fund	\$ 55,429.68	\$ 51,070.49	\$ 60,396.27	\$ 519,536.23	96%
Percentage of Documents eRecorded	49%	45%	65%	63%	63%
Budget Goals Met	Yes	Yes	yes	yes	95%
Back Indexing Real Estate	211	1,209	1,110	16,747	84%

**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:**

*WCA County Ambassador Program (CAP) - lobbied at the Capitol for birth cost recovery, levy limit referendum, canvassing absentee ballots*

*work zone safety, remote notarization and death certificate requirements for termination of decedents interest forms*

**Wisconsin Public Records Board:**

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

11/06/2019  
13:02:05

Jefferson County  
FLEXIBLE PERIOD REPORT

PAGE 1  
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FROM 2019 10 TO 2019 10

	ORIGINAL APPROP	TRANFRS/ ADJSTMTS	REVISED BUDGET	ACTUALS	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
100 General Fund							
13001 Register Of Deeds							
13001 511110 Salary-Permanent Regular	70,230	0	70,230	5,015.39	.00	65,214.61	7.1%
13001 511210 Wages-Regular	106,280	0	106,280	7,201.40	.00	99,078.60	6.8%
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	901.06	.00	12,639.94	6.7%
13001 512142 Retirement (Employer)	11,594	0	11,594	742.76	.00	10,851.24	6.4%
13001 512144 Health Insurance	43,352	0	43,352	2,776.01	.00	40,575.99	6.4%
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	231.39	.00	3,548.61	6.1%
13001 521295 Data Conversion	0	2,500	2,500	2,500.00	.00	.00	100.0%
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	241.84	.00	3,358.16	6.7%
13001 531312 Office Supplies	4,000	0	4,000	.00	.00	4,000.00	.0%
13001 531313 Printing & Duplicating	500	0	500	.00	.00	500.00	.0%
13001 531314 Small Items Of Equipment	3,723	-2,500	1,223	.00	.00	1,223.00	.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	21,073.44	.00	313,894.56	6.3%
GRAND TOTAL	334,968	0	334,968	21,073.44	.00	313,894.56	6.3%

**Jefferson County Planning and Zoning Department**  
**Monthly Ledger Report**  
**11-21-2019**

	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	-1534.7
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	-4178.9
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	24,390.00	25.15		6,300.00	850.00							50.00	31,565.15	26,927.08	4638.07
Sept	15,185.00			8,950.00	800.00							250.00	24,935.00	23,997.00	938
Oct	11,765.00	16.65		6,350.00	500.00								18,631.65	20,469.29	-1837.6
Nov	7,845.00			2,825.00	800.00							25.00	11,470.00	13,050.00	-1580
Dec														11,150.08	-11150.0
Total	149,350.00	820.69	42.00	55,325.00	7,450.00						100.00	375.00	213,087.69	220,622.00	-7534.3

2018 Actual Zoning Deposit: \$219,297.00

2019 Budget Revenues: \$222,600.00

2019 Deposits YTD: \$213,087.69

\$ 9,513 to make Budget Goal

## Matt Zangl

---

**From:** Paul Chellevoid <PChellevoid@srfconsulting.com>  
**Sent:** Monday, November 18, 2019 4:51 PM  
**To:** Matt Zangl; Tammie Jaeger  
**Cc:** Benjamin Wehmeier; Stephanie Falkers; Menno Schukking  
**Subject:** Social Media and Website: Jefferson County Comprehensive Plan and Agricultural Preservation and Land Use Plan  
**Attachments:** Slide1-1.jpg; Slide11-1.jpg

**This Email has originated from outside Jefferson County's Email Domain. Please verify the Sender before opening any links or attachments. - Jefferson County MIS**

---

Tammie,

See below for the content for our first social media/Facebook post.

Please let me know if you have any questions.

Paul

---

**From:** Matt Zangl <mattz@jeffersoncountywi.gov>  
**Sent:** Monday, November 18, 2019 3:41 PM  
**To:** Paul Chellevoid <PChellevoid@srfconsulting.com>  
**Subject:** RE: Social Media and Website: Jefferson County Comprehensive Plan and Agricultural Preservation and Land Use Plan

Paul,

Everything looks good to me. I like the idea of reorganizing the webpage. Feel free to send everything to Tammie!

Matt

---

**From:** Paul Chellevoid [<mailto:PChellevoid@srfconsulting.com>]  
**Sent:** Monday, November 18, 2019 2:05 PM  
**To:** Matt Zangl  
**Subject:** Social Media and Website: Jefferson County Comprehensive Plan and Agricultural Preservation and Land Use Plan

**This Email has originated from outside Jefferson County's Email Domain. Please verify the Sender before opening any links or attachments. - Jefferson County MIS**

---

Matt,  
Before I send to Tammie, I think we should talk through this. Immediately below, please find content for our first social media/Facebook post for the Jefferson County Comprehensive Plan and Agricultural Preservation and Land Use Plan.

### Update on Comprehensive Plan and Agricultural Preservation and Land Use Plan

The project team is making progress on updating the Jefferson County Comprehensive Plan. Following initial public engagement activities/input and the study of existing conditions and socio-economic data, the Jefferson County



Comprehensive Plan team is working with the Steering Committee to develop draft goals and identify issues and opportunities. Our next steps will be to develop focus groups and take a deeper dive into the identified key themes within each of the chapter areas. Focus group meetings and the next set of public meetings will take place in early 2020. More information will be available soon and posted on the project website.

Please follow Jefferson County on social media and visit the project website for updates - We will continue to provide monthly social media updates throughout the project duration. Contact either Paul Chellevoid, consultant project manager, [pchellevoid@srfconsulting.com](mailto:pchellevoid@srfconsulting.com) or Matt Zangl [matt@jeffersoncountywi.gov](mailto:matt@jeffersoncountywi.gov) if you have any questions or comments.

[https://www.jeffersoncountywi.gov/government/comprehensive\\_plan\\_and\\_farm\\_preservation\\_plan.php](https://www.jeffersoncountywi.gov/government/comprehensive_plan_and_farm_preservation_plan.php)

-----

For the website, I wonder if it makes sense to reorganize a little bit. There are a lot of materials on there now, and we may want to organize into bins by moving around some info and adding a few headers. Perhaps we can organize into: Project Updates, Upcoming Events/Next Steps, Past Events, Data

### **Project Updates**

Copy message above with a date 11/18/19.

### **Upcoming Events/Next Steps**

Throughout 2019 and into the first half of 2020, several opportunities for input will be provided through Focus Groups, and the second set of Regional Meetings to be held in the first quarter of 2020. Notifications for these meetings will be shared at this location and be available on social media.

### **Past Events**

#### **Press Release**

- Regional Meetings:
- Regional Meetings Presentation
  - Meeting #1 - June 24, 2019 – Watertown
  - Meeting #2 - June 26, 2019 – Palmyra
  - Meeting #3 - July 10, 2019 – Fort Atkinson
  - Meeting #4 - July 11, 2019 – Lake Mills
  - *Regional Meeting Summary*

#### **Steering Committee Meetings:**

- List of Steering Committee Members
- Steering Committee Meeting #1 - April 10, 2019 - Power Point Presentation
- Steering Committee Meeting #2 - October 1, 2019 - Power Point Presentation
- *Steering Committee Meeting #3 - November 14, 2019 - Power Point Presentation*

#### **Data:**

- Comprehensive Plan (Existing)
- Jefferson County Goals (Existing)
- Agricultural Preservation and Land Use Plan (Existing)
- General Survey Summary
- *Detailed Survey Results*
- Intergovernmental Summary

Items in red, are placeholders and Tammie does not yet have.

I've also included a generic process graphic slide 11-1 if you want to include it. Slide 1-1 could be a landing slide if you need one (use as you see fit). Please review and let me know your thoughts.

**Paul Chellevoid, AICP, GISP**

Associate Planner

SRF Consulting Group

6720 Frank Lloyd Wright Avenue, Suite 100, Middleton, WI 53562

608-298-5405 | [pchellevoid@srfconsulting.com](mailto:pchellevoid@srfconsulting.com)



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## \$370 million We Energies project would build natural gas facilities near Ixonia, Whitewater

By Arthur Thomas - Nov 6, 2019 3:23 pm



WEC Energy Group's Milwaukee corporate headquarters.

We Energies is seeking approval from the Wisconsin Public Service Commission to build liquefied natural gas peaking facilities in Walworth and Jefferson counties at a cost of \$370 million.

The subsidiary of Milwaukee-based **WEC Energy Group** has not selected specific sites for the two plants, but said one would likely be on agricultural areas near Ixonia and the other in Bluff Creek, just southeast of Whitewater.

The plants would take delivery of natural gas via existing pipelines, cool it to -260 degrees to liquefy it and then store it. The utility would then be able to heat the liquefied gas to vaporize it and incorporate it in the distribution system during high demand periods, often in winter. The Ixonia plant would serve the greater Milwaukee area while the Bluff Creek facility would serve southeastern Wisconsin operations.

We Energies plans to begin construction in late 2020 and place the facilities into service in 2023 or 2024.

Gale Klappa, executive chairman of WEC Energy Group, told analysts Wednesday that the need for the company to invest in its natural gas infrastructure became especially clear during the polar vortex in early 2019.

He later added that the company needed to tap into its full array of power generation sources, including solar, wind, natural gas, coal and nuclear to provide power reliably during the cold snap.

"If we hadn't had the full array of capacity ... it would have been a life and death situation," Klappa said.

The proposed plants would be able to provide a supply for up to 10 days in winter. It also provides a supply option for colder than normal days in April when winter supply contracts have expired. The rest of the year the plants would serve as a back-up to planned or unplanned supply issues.

The utility says the plants would eliminate the need to purchase higher priced gas for short-term supply during peak demand and would eliminate the need for additional pipeline capacity. Customers would save more than \$200 million over the current base case, according to the company's estimates.

Building liquefied natural gas peaking facilities would also give the utility control and the PSC oversight of the facilities instead of using interstate pipelines controlled by third parties with federal oversight. We Energies also says the plants would help hedge against volatile natural gas prices and their ability to expand would hedge against the cost of future interstate pipeline expansion.

The utility also argues, in a letter to state regulators, that the plants will have less environmental impact than interstate pipeline expansions.

**Arthur Thomas**

Arthur covers manufacturing for BizTimes. He previously was managing editor at The Waukesha Freeman. He is a graduate of Carroll University and did graduate coursework at Marquette. A native of southeastern Wisconsin, he is also a nationally certified gymnastics judge and enjoys golf on the weekends.

[in](#) [✉](#) [🐦](#) [📞](#)

**BIZ PEOPLE**

**VIEW MORE BIZ PEOPLE**

Mike Armstrong

Brad Quade

Michele Raysich

David Schade

Kyle Haug

Nick Arneson



**We Energies**  
231 W. Michigan St.  
Milwaukee, WI 53203  
www.we-energies.com

Public Service Commission of Wisconsin  
RECEIVED: 11/01/2019 1:56:27 PM

November 1, 2019

Ms. Steffany Powell Coker  
Secretary to the Commission  
Public Service Commission of Wisconsin  
4822 Madison Yards Way  
North Tower - 6th Floor  
Madison, WI 53705-9100

Re: Application of Wisconsin Electric Power Company and Wisconsin Gas LLC for a Certificate of Authority under Wis. Stat. § 196.49 and Wis. Admin. Code § PSC 133.03 to Construct a System of New Liquefied Natural Gas Facilities and Associated Natural Gas Pipelines near Ixonia and Bluff Creek, Wisconsin – Docket No. 5-CG-106

Dear Ms. Powell Coker:

Pursuant to § 196.49, Wis. Stat., and Wis. Admin. Code Chap. PSC 133, Wisconsin Electric Power Company - Gas Operations and Wisconsin Gas LLC (together, "Utilities") hereby request a Certificate of Authority to install and place in service two new liquefied natural gas ("LNG") peaking facilities in southeastern Wisconsin near Ixonia and Bluff Creek.

### **The Need for Additional Natural Gas Deliverability and Supply Resources**

Currently, the Utilities rely predominately on long-term capacity on interstate pipelines and firm contracted gas supplies to provide natural gas service to their customers in southeastern Wisconsin. Their forecasts anticipate increased demand for firm (uninterruptible) natural gas supply and distribution services in the near future and therefore need new infrastructure in order to increase firm deliverability of natural gas to their distribution systems and maintain reliable service to their customers, particularly during periods of peak natural gas demand (normally, the coldest days of the winter).

### **Challenges to Meeting the Utilities' Near-Term Needs**

One alternative to meeting the Utilities' near-term gas deliverability and supply needs is to seek additional pipeline capacity and contracted supplies from the interstate gas market. However, the challenge facing the Utilities today is that the pipeline capacity serving southeastern Wisconsin, primarily on the Guardian and ANR pipeline systems, is fully subscribed for the foreseeable future. Thus, in order to procure additional deliverability and supply the Utilities would need to contract with one or more pipelines for new capacity to be constructed and agree to pay for the expansion(s) over a long term.

### **A Lower Cost Alternative for Customers- LNG Peaking Facilities**

Because the Utilities' forecasted deliverability and supply needs are most critical at periods of peak demand, they can meet those needs at much lower cost than pipeline expansions by constructing new LNG storage facilities that will store natural gas in liquefied form and provide a ready supply of gas—in Wisconsin—on short notice. The Utilities estimate the cost savings to customers to be in excess of \$200 million on a net present value basis under base case assumptions, and lower in cost in *all but one* (out of nearly 500) sensitivities studied.

The proposed LNG storage facilities will take gas delivered by the Utilities' existing pipeline capacity and cool the gas to -260° F to liquefy it and reduce its volume by 600% for storage. Each facility will have the capacity to store 1 billion cubic feet (BCF) of natural gas. When it is needed, the LNG will be heated to vaporize it for injection into the Utilities' distribution systems.

The facilities the Utilities seek to construct are analogous to combustion turbine “peaker” electric generation facilities that are relied upon by electric utilities in Wisconsin. Like CT peaking electric generation capacity, LNG peaking facilities are called upon during peak periods of usage. LNG peaking facilities are different than underground gas storage facilities, like WEC Energy Group's Bluewater facility in Michigan, which are used to store and supply large quantities of baseload supplies of gas that are used to serve customers throughout the winter months. Installing LNG peaking facilities will eliminate the need for the Utilities to contract for higher priced short-term supplies of gas during peak demand periods. They will also avoid the need to acquire additional firm pipeline capacity, which must be contracted for year round, to deliver supplies needed only a few days of the year.

### **Other Long-Term Benefits of LNG Peaking Facilities**

In addition to the significant cost savings to customers, the proposed LNG peaking facilities have a number of attributes that make them the better strategic solution to the Utilities' forecasted deliverability and supply needs:

- *Utility control and PSCW oversight.* The Utilities will have direct control and the Commission will have direct oversight, of the facilities, which is not the case with interstate pipelines owned by third parties and regulated exclusively by the Federal Energy Regulatory Commission.
- *Physical hedge against volatile gas prices.* In addition to their primary reliability function, LNG peaking facilities will also provide the Utilities with a physical hedge against price volatility in the gas market because they can be used to quickly dispatch supply and reduce

Liquefied Natural Gas (LNG) Project Application  
November 1, 2019 – Docket 5-CG-106

the need to purchase gas during high price periods, which would reduce natural gas commodity costs to customers.

- *Expandable.* The proposed facilities will be designed in a manner that will allow expansion of their capacities and thus provide a physical price hedge against future interstate pipeline expansion costs.
- *Environmental attributes.* With smaller physical footprints, the construction and operation of LNG peaking facilities have less environmental impact than interstate pipeline expansions.
- *No regrets solution.* The proposed LNG peaking facilities represent a “no regrets” solution because even if the forecasted increase in firm gas demand does not occur, the Utilities would be able to reduce their reliance on higher priced interstate pipeline capacity over time, while still providing customers with the benefits identified above.

#### **Proposed Cost and Ratemaking**

The proposed LNG peaking facilities have a total estimated cost of \$370 million exclusive of the Utilities’ proposed return on Available Funds Used During Construction of 100% of their Construction Work in Process at their respective weighted average cost of capital. The Utilities will recover their investment in the facilities by including it in rate base and recovering the return on and of the investment in base rates.

The Utilities propose to recover their fixed labor and O&M costs in base rates and their variable O&M costs through their Purchased Gas Adjustment Clauses (“PGAC”). These variable O&M costs include the energy and material costs to vaporize LNG when the facilities are dispatched to serve peak demands and to liquefy gas to refill the storage facilities after they have been dispatched. Recovery of these costs through the Utilities’ PGACs is reasonable and appropriate because these variable O&M costs are dependent on weather and market conditions beyond the Utilities’ control and therefore cannot accurately be forecasted for inclusion in base rates.

#### **Construction Schedule**

Construction is planned to take place from November 2020 through November 2023. The Utilities respectfully request approval of this application no later than October 1, 2020, to allow sufficient time to receive the necessary DNR permits and approvals, to negotiate the necessary property transactions, to complete engineering, and to place initial material orders and complete construction so that the LNG facilities can be placed in service for the 2023/2024 winter heating season.

The attached application provides a detailed discussion of the need for the proposed LNG peaking facilities, the economic analysis of alternatives, and satisfies most of the application filing requirements for natural gas pipeline construction projects. While significant progress has been made to identify, evaluate and secure sites on which the LNG facilities will be constructed, the specific sites

**Liquefied Natural Gas (LNG) Project Application**  
**November 1, 2019 – Docket 5-CG-106**

have not been selected. At such time when the sites are selected and the necessary evaluations have been completed, we will supplement this application.

If you have any questions regarding this application, please do not hesitate to contact Rich Stasik at [richard.stasik@wecenergygroup.com](mailto:richard.stasik@wecenergygroup.com) or (414) 221-3685.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Theodore T. Eidukas". The signature is fluid and cursive, written in a professional style.

**Theodore T. Eidukas**  
**Vice President, State Regulatory Affairs**

**Attachments**

cc: Lindsay Tekler, Department of Natural Resources  
Marilyn Weiss, Department of Agriculture, Trade and Consumer Protection



# Jefferson County

**ZONING AND SANITATION DEPARTMENT**  
COURTHOUSE, 311 S. CENTER ST., JEFFERSON, WI 53549-1701  
ROOM 201 PHONE 920-674-7130 FAX 920-674-7525

October 29, 2019

Mark R Nuchell  
W1459 US Highway 18  
Sullivan, WI 53178

RE: Renewal of Salvage Yard License  
SITE ADDRESS: W1459 US Highway 18  
PIN: 026-0616-0413-002

The Jefferson County Planning and Zoning Committee met on Monday, October 28, 2019 for discussion and possible action on salvage yard licensing. During that discussion, it was decided that an inspection is to be conducted by the Planning and Zoning Office prior to the next decision meeting to investigate and see if your property is in compliance with CU323-89 for your salvage yard and CU841-97 to allow sales of vehicles within an A-2 zone located at W1459 US Highway 18.

CU841-97 is conditioned upon there being no more than six vehicles allowed outside of the fenced yard area. It was also a condition that vehicles shall not be placed within the right-of-way of USH 18 or within the 100 ft wide right-of-way of the DNR trail. The area to be utilized for storing the vehicles for sale shall be placed within the 30' x 50' rectangle that was presented when the Conditional Use was approved.

Please have the property cleaned up and within compliance prior to **November 21, 2019**. The Planning and Zoning Committee will meet on November 25, 2019 to determine whether or not to renew your Conditional Use or to revoke it.

**Please contact me to set up a time so I can conduct an inspection on November 21, 2019 to give a report and recommendation to the Committee, based on my findings.**

If you have any questions or would like to discuss this matter, please feel free to contact me. I look forward to hearing from you.

Thank you,

A handwritten signature in cursive script that reads "Sarah Higgins".

Sarah Higgins  
Jefferson County Planning & Zoning Department  
Zoning/On-site Waste Management Technician  
Email: sarahh@jeffersoncountywi.gov

Phone: 920-674-7133



Hi this is Dan Buss  
N 4531 Rome Rd

Please Reconsider  
the Requirement for Final  
Certified Survey.

It is still on my property  
the Surveyor wants \$5,000  
more to make it certified.

Now there is metal pipe in <sup>on All</sup>  
the ground and I already paid for  
that. <sup>corners</sup>

I want to get the Building  
Put up And \$5000 is more  
money I can use for Building

Thank you DAN Buss

!!  
)

414-303-1415

**DECISION OF THE JEFFERSON COUNTY  
PLANNING & ZONING COMMITTEE/COUNTY BOARD  
ZONING AMENDMENTS**

**I. FINDINGS OF FACT:**

Petition #: R4139A-19 Township: Jefferson  
Site Inspection Date: 3-8-19 Hearing Date: 5-16-19  
Petitioner Name: Daniel L Buss  
Property Owner(s): Daniel L Buss  
Property Location: N4531 Rome Rd

**REZONING REQUEST:**

To create a 2.66-acre A-2 zone from an existing A-1 zone around the buildings (home not included) at N4531 Rome Rd, PIN 014-0615-0144-000.

PARCEL(S) (PIN#): 014-0615-0144-000 (29.53ac)  
\_\_\_\_\_  
\_\_\_\_\_

PARENT PARCEL(S): (See attached map) PARCEL OF RECORD: (See attached map)

TOTAL CONTIGUOUS A-1 ACRES N/A ☐ Less than 50 ☐ More than 50  
PREVIOUS A-3 LOTS CREATED FROM PARENT PARCEL: N/A  
LOTS AVAILABLE: Non Prime N/A or Prime N/A  
LOTS REQUESTED: (1) 2.66-acre A-2 zone

☒ AGRICULTURAL PRESERVATION ☐ LIMITED SERVICE AREA ☐ LONG RANGE URBAN SERVICE AREA  
☒ ENVIRONMENTAL CORRIDOR ☐ 15 YEAR GROWTH AREA ☐ RURAL HAMLET

**SOIL TYPES:** LaB, KfB, KfC2

Class I 0 % Class II 80 % Class III 20 % Class III Non-Prime 0 %  
Class IV 0 % Class V-VII 0 %  
Cropland 0 % Woods 0 % Fallow/Pasture 0 % Existing Yard 100 % Slope 0-20+ %  
☐ FLOODPLAIN ☒ WETLANDS ☐ SHORELAND

ADJACENT LAND USE: A-1 Exclusive Agricultural, A-3 Agricultural/Rural Residential  
\_\_\_\_\_

**COMMENTS/ADDITIONAL INFORMATION RECEIVED AT PUBLIC HEARING:**

- 2018 aerial shows cars/junk  
- Small wetland on property  
- Proposed conditional use  
\_\_\_\_\_  
\_\_\_\_\_

TOWN BOARD RECOMMENDATION 2/4/2019 ☒ Granted ☐ Denied ☐ Tabled ☐ Not Received  
Date

Note: Town Board recommendation does not constitute final county action. See Sec. III Order & Determination (pg. 2)

## II. CONCLUSIONS

BASED UPON THE FINDINGS OF FACT, THE AMENDMENT FILE, SITE INSPECTION, PUBLIC HEARING, ZONING ORDINANCE, AND THE AGRICULTURAL PRESERVATION AND LAND USE PLAN, THE PLANNING & ZONING COMMITTEE CONCLUDES THAT THE PROPOSED ZONING AMENDMENT ☒ **Complies** ☐ **Does Not Comply**

AS A PRIME LOT \_\_\_\_\_ NONPRIME LOT \_\_\_\_\_ LOT COMBINATION \_\_\_\_\_  
FOR THE FOLLOWING REASONS: There is an established business area here, and this  
proposal will help clean up the site.

☐ The Jefferson County Planning and Zoning Committee finds this amendment meets the standards of 91.48 Wisconsin State Statutes and 11.11(c)6 of the Jefferson County Zoning Ordinance.

### DECISION

### III. ORDER & DETERMINATION

### DECISION

Based on the findings of fact conclusions and the record herein, the committee recommends to the Jefferson County Board of Supervisors that the amendment be: ☒ **Granted** ☐ **Denied** ☐ **Postponed**

Motioned by: Steve Nass 2nd by: George Jaeckel Abstained \_\_\_\_\_  
Vote: 5-0 Date: 5/20/2019

**Note:** If postponed, this amendment is not forwarded to the Jefferson County Board of Supervisors for action and may be required to go back to a public hearing.

Based on the Planning and Zoning Committee recommendation the Jefferson County Board of Supervisors:

☒ **Granted** ☐ **Denied** ☐ **Postponed** Date: 6/11/2019

If the requested amendment was granted, it is subject to the following: *(Check all that apply)*

☐ ACCESS APPROVAL BY MAINTAINING AUTHORITY

☐ RECEIPT OF SUITABLE SOIL TEST

☒ RECEIPT OF AND RECORDING OF THE FINAL CSM

☐ EXTRATERRITORIAL PLAT REVIEW

☒ REZONING SHALL BE NULL & VOID & OF NO EFFECT ONE YEAR FROM THE DATE OF COUNTY BOARD APPROVAL UNLESS ALL APPLICABLE CONDITIONS HAVE BEEN COMPLETED BY THAT DATE

☒ OTHER All business-related items shall be moved to the A-2 zone within one year.

☐ FILING OF AFFIDAVIT OF ZONING STATUS ON REMAINING LANDS  
(SEE ATTACHED INSTRUCTION SHEET)

DATE: 6/12/19 SIGNATURE: [Signature]

PATH: Q:\AE\DI\ANST\148676\9-SURVEY\92-CAD\10-C3D\ANST 148676 REZONE.DWG

**DECISION OF THE JEFFERSON COUNTY  
PLANNING & ZONING COMMITTEE/COUNTY BOARD  
ZONING AMENDMENTS  
I. FINDINGS OF FACT:**

Petition #: R4154A-19 Township: Koshkonong  
Site Inspection Date: 5-10-19 Hearing Date: 5-16-19  
Petitioner Name: Toni Whitley  
Property Owner(s): Daniel L Whitley  
Property Location: N2385 County Road N, Fort Atkinson, WI 53538

**REZONING REQUEST:**

To create a 1.707-acre A-2 zone around the business (home not included) at N2385 County Road N,  
PIN 016-0514-0112-002.

PARCEL(S) (PIN#): 016-0514-0112-002 (3 ac)  
\_\_\_\_\_  
\_\_\_\_\_

PARENT PARCEL(S):(See attached map) PARCEL OF RECORD:(See attached map)

TOTAL CONTIGUOUS A-1 ACRES N/A ☐ Less than 50 ☐ More than 50

PREVIOUS A-3 LOTS CREATED FROM PARENT PARCEL: N/A

LOTS AVAILABLE: Non Prime N/A or Prime N/A

LOTS REQUESTED: (1) 1.707-acre A-2 zone

☒ AGRICULTURAL PRESERVATION ☐ LIMITED SERVICE AREA ☐ LONG RANGE URBAN SERVICE AREA  
☐ ENVIRONMENTAL CORRIDOR ☐ 15 YEAR GROWTH AREA ☐ RURAL HAMLET

**SOIL TYPES:** AzA, KfC2, KfB

Class I 0 % Class II 90 % Class III 10 % Class III Non-Prime 0 %

Class IV 0 % Class V-VII 0 %

Cropland 0 % Woods 0 % Fallow/Pasture 50 % Existing Yard 50 % Slope 0-20 %

☐ FLOODPLAIN ☐ WETLANDS ☐ SHORELAND

ADJACENT LAND USE: A-1 Exclusive Agricultural & A-3 Agricultural/Rural Residential  
\_\_\_\_\_

**COMMENTS/ADDITIONAL INFORMATION RECEIVED AT PUBLIC HEARING:**

-Proposed Conditional Use  
-2018 aerial shows outside storage  
-Will the proposed A-2 zone include all of where the business will take place? Yes, with 1.707-ac  
revision submitted 6-20-19  
-Not a separate and saleable lot as proposed

TOWN BOARD RECOMMENDATION 4-10-19 ☒ Granted ☐ Denied ☐ Tabled ☐ Not Received  
Date

**Note:** Town Board recommendation does not constitute final county action. See Sec. III Order & Determination (pg. 2)

## II. CONCLUSIONS

BASED UPON THE FINDINGS OF FACT, THE AMENDMENT FILE, SITE INSPECTION, PUBLIC HEARING, ZONING ORDINANCE, AND THE AGRICULTURAL PRESERVATION AND LAND USE PLAN, THE PLANNING & ZONING COMMITTEE CONCLUDES THAT THE PROPOSED ZONING AMENDMENT ☒ **Complies** ☐ **Does Not Comply**

AS A PRIME LOT \_\_\_\_\_ NON-PRIME LOT \_\_\_\_\_ LOT COMBINATION \_\_\_\_\_ FARM CONSOLIDATION \_\_\_\_\_

FOR THE FOLLOWING REASONS: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

☒ The Jefferson County Planning and Zoning Committee finds this amendment meets the standards of 91.48 Wisconsin State Statutes and 11.11(c)6 of the Jefferson County Zoning Ordinance.

### DECISION

### III. ORDER & DETERMINATION

### DECISION

Based on the findings of fact conclusions and the record herein, the committee recommends to the Jefferson County Board of Supervisors that the amendment be: ☒ **Granted** ☐ **Denied** ☐ **Postponed**

Motioned by: Matt Foelker 2nd by: George Jaeckel Abstained \_\_\_\_\_

Vote: 5-0 in favor Date: 6-24-19

**Note:** If postponed, this amendment is not forwarded to the Jefferson County Board of Supervisors for action and may be required to go back to a public hearing.

Based on the Planning and Zoning Committee recommendation the Jefferson County Board of Supervisors:

☒ **Granted** ☐ **Denied** ☐ **Postponed** Date: 7-9-19

If the requested amendment was granted, it is subject to the following: *(Check all that apply)*

- ☐ ACCESS APPROVAL BY MAINTAINING AUTHORITY
- ☐ RECEIPT OF SUITABLE SOIL TEST
- ☒ RECEIPT OF AND RECORDING OF THE FINAL CSM
- ☒ EXTRATERRITORIAL PLAT REVIEW
- ☒ REZONING SHALL BE NULL & VOID & OF NO EFFECT ONE YEAR FROM THE DATE OF COUNTY BOARD APPROVAL UNLESS ALL APPLICABLE CONDITIONS HAVE BEEN COMPLETED BY THAT DATE
- ☐ OTHER \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

☐ FILING OF AFFIDAVIT OF ZONING STATUS ON REMAINING LANDS  
*(SEE ATTACHED INSTRUCTION SHEET)*

DATE: 7/12/19

SIGNATURE: 





**DECISION OF THE JEFFERSON COUNTY  
PLANNING & ZONING COMMITTEE/COUNTY BOARD  
ZONING AMENDMENTS**

**I. FINDINGS OF FACT:**

Petition #: R4160A-19 Township: Koshkonong  
Site Inspection Date: 6/14/2019 Hearing Date: 6/20/2019  
Petitioner Name: Randy L Braunschweig  
Property Owner(s): Randy L Braunschweig and Jennifer L Miles  
Property Location: N643 Wishing Well Ln

**REZONING REQUEST:**

To create a 0.6-acre A-2 zone from part of an existing R-2 zone at N643 Wishing Well Ln.

PARCEL(S) (PIN#): 016-0513-2532-001 (6.00 ac)

PARENT PARCEL(S): *(See attached map)* PARCEL OF RECORD: *(See attached map)*

TOTAL CONTIGUOUS A-1 ACRES N/A ☐ Less than 50 ☐ More than 50

PREVIOUS A-3 LOTS CREATED FROM PARENT PARCEL: \_\_\_\_\_

LOTS AVAILABLE: Non Prime \_\_\_\_\_ or Prime \_\_\_\_\_

LOTS REQUESTED: (1) 0.6-acre A-2 lot

☐ AGRICULTURAL PRESERVATION ☐ LIMITED SERVICE AREA ☐ LONG RANGE URBAN SERVICE AREA  
☐ ENVIRONMENTAL CORRIDOR ☒ 15 YEAR GROWTH AREA ☐ RURAL HAMLET

**SOIL TYPES: KeC2**

Class I 0 % Class II 0 % Class III 0 % Class III Non-Prime 100 %

Class IV 0 % Class V-VII 0 %

Cropland 0 % Woods 0 % Fallow/Pasture 0 % Existing Yard 100 % Slope 0-20 %

☐ FLOODPLAIN ☐ WETLANDS ☐ SHORELAND

ADJACENT LAND USE: R-2, Residential-Unsewered

**COMMENTS/ADDITIONAL INFORMATION RECEIVED AT PUBLIC HEARING:**

This proposal has existing road access.

TOWN BOARD RECOMMENDATION 5/8/2019 ☒ Granted ☐ Denied ☐ Tabled ☐ Not Received  
Date

**Note:** Town Board recommendation does not constitute final county action. See Sec. III Order & Determination (pg. 2)



## II. CONCLUSIONS

BASED UPON THE FINDINGS OF FACT, THE AMENDMENT FILE, SITE INSPECTION, PUBLIC HEARING, ZONING ORDINANCE, AND THE AGRICULTURAL PRESERVATION AND LAND USE PLAN, THE PLANNING & ZONING COMMITTEE CONCLUDES THAT THE PROPOSED ZONING AMENDMENT ☒ **Complies** ☐ **Does Not Comply**

AS A PRIME LOT \_\_\_\_\_ NONPRIME LOT \_\_\_\_\_ LOT COMBINATION \_\_\_\_\_  
FOR THE FOLLOWING REASONS: This business is in a rural area, and requires  
rezoning to A-2 because it doesn't meet home occupation definitions.

☐ The Jefferson County Planning and Zoning Committee finds this amendment meets the standards of 91.48 Wisconsin State Statutes and 11.11(c)6 of the Jefferson County Zoning Ordinance.

## DECISION

## III. ORDER & DETERMINATION

## DECISION

Based on the findings of fact conclusions and the record herein, the committee recommends to the Jefferson County Board of Supervisors that the amendment be: ☒ **Granted** ☐ **Denied** ☐ **Postponed**

Motioned by: George Jaeckel 2nd by: Matt Foelker Abstained \_\_\_\_\_  
Vote: 5-0 in favor Date: 6/24/2019

Note: If postponed, this amendment is not forwarded to the Jefferson County Board of Supervisors for action and may be required to go back to a public hearing.

Based on the Planning and Zoning Committee recommendation the Jefferson County Board of Supervisors:

☒ **Granted** ☐ **Denied** ☐ **Postponed** Date: 7/9/2019

If the requested amendment was granted, it is subject to the following: *(Check all that apply)*

☐ ACCESS APPROVAL BY MAINTAINING AUTHORITY

☐ RECEIPT OF SUITABLE SOIL TEST

☒ RECEIPT OF AND RECORDING OF THE FINAL CSM

☒ EXTRATERRITORIAL PLAT REVIEW

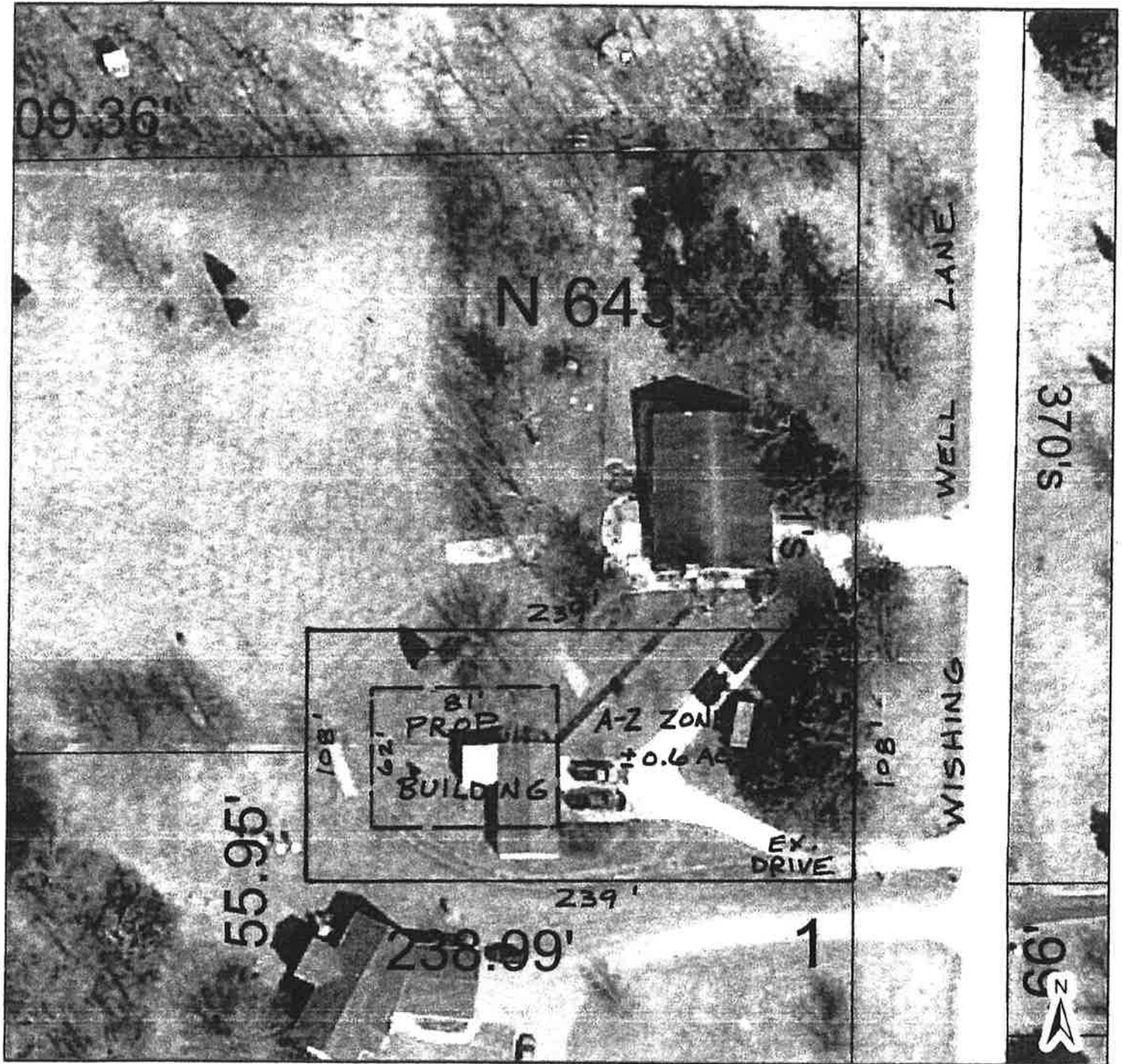
☒ REZONING SHALL BE NULL & VOID & OF NO EFFECT ONE YEAR FROM THE DATE OF COUNTY BOARD APPROVAL UNLESS ALL APPLICABLE CONDITIONS HAVE BEEN COMPLETED BY THAT DATE

☐ OTHER \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

☐ FILING OF AFFIDAVIT OF ZONING STATUS ON REMAINING LANDS  
(SEE ATTACHED INSTRUCTION SHEET)

DATE: 7/12/19 SIGNATURE: Matt Foelker

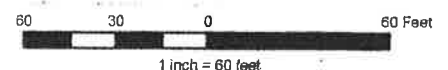
# Jefferson County Land Information



- |                           |                      |                       |
|---------------------------|----------------------|-----------------------|
| — Municipal Boundaries    | — Road Right of Ways | — Streams and Ditches |
| <b>Parcel Lines</b>       | — Section Lines      |                       |
| — Property Boundary       | — Surface Water      |                       |
| --- Old Lot/Meander Lines | — Map Hooks          |                       |
| — Rail Right of Ways      | Tax Parcels          |                       |

APR 22 2019

SHEET 2 OF 2



Printed on: April 4, 2019

## RESOLUTION NO.

### Authorizing contract with Ayres Associates Inc. for Orthoimagery of Jefferson County

#### Executive Summary

Digital aerial photography (orthoimagery) funded by the Land Information Program has been a valuable tool for mapping, planning, zoning, land and water conservation, parks, public safety and other government functions throughout the County. Jefferson County participates in the Wisconsin Regional Orthoimagery Consortium (WROC), which publishes a request for qualifications and then performs a quality-based selection process. After review, it was determined that Ayers Associates Inc, partnering with Quantum Spatial, was the most qualified consultant. WROC has a long history of sponsoring orthoimagery projects, with 2020 being the fifth project on a five year cycle. Counties that participate in WROC receive partner cost sharing to help offset the cost of the project. A goal of the Land Information Plan, adopted September 13, 2018, is to routinely update the County's orthoimagery, with the next update occurring in 2020.

The Land Information Council met on June 19, 2019, and recommended approval of the 2020 Land Information Program Budget, which included funding for a 2020 Orthoimagery Project. The Planning & Zoning Committee met on November 25, 2019, and recommended forwarding this resolution to the County Board for approval to contract with Ayres Associates Inc. for orthoimagery of Jefferson County.

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

WHEREAS, orthoimagery of Jefferson County will provide useful data and imagery that can be used by many County Departments and stakeholders, and

WHEREAS, it has been identified through the Land Information Plan that updating the orthoimagery of the County is an important goal, and

WHEREAS, partnering with the Wisconsin Regional Orthoimagery Consortium provides the County with cost sharing for the project and the selection of a qualified consultant, and

NOW, THEREFORE, BE IT RESOLVED that the Jefferson County Board of Supervisors does hereby authorize the County Administrator to contract with WROC and Ayers Associates Inc., to acquire new orthoimagery which will be flown in the spring of 2020.

*Fiscal Note: The non-tax levy Land Information Program is funded in part by Land Information Program Retained Fees that are collected from recorded documents through the Register of Deeds and a Strategic Initiative Grant. Funds, of up to \$46,560, have been allocated to account number 12503.594819.25305 in the 2020 Land Information Program Budget.*

Ayes \_\_\_\_\_ Noes \_\_\_\_\_ Abstain \_\_\_\_\_ Absent \_\_\_\_\_ Vacant \_\_\_\_\_

Requested by  
Planning and Zoning Committee

11-28-2019

Matt Zangl 11-18-2019

REVIEWED:

DRAFT

May 2, 2019

Andy Erdman, Director  
Jefferson County Land Information Office  
311 S Center Ave. Room 101  
Jefferson, WI 53549



Dear Andy:

Thank you for the opportunity to submit a proposal for orthoimagery for Jefferson County as a part of the Wisconsin Regional Orthoimagery Consortium (WROC). We understand that Jefferson County would like to obtain new 4-band digital orthoimagery to enhance and update the County's GIS base mapping layers and to support its land information needs and the needs of its partners. This letter describes the project approach and fees for 6-inch pixel orthoimagery across the County. The total project area is 582 square miles (county-wide). The Wisconsin-based WROC contracting team of Ayres Associates and Quantum Spatial will provide the following services.

### **Proposed Project Services – Orthoimagery**

---

We understand Jefferson County's need to update its orthoimagery base layer, and its desire to do this as part of WROC 2020. Aerial imagery acquisition, processing, and ortho delivery will occur in 2020. We are proposing a county-wide 6-inch pixel orthoimagery project, with options for 3-inch buy-ups for the municipalities that are interested in higher resolution orthos.

### **Scope of Work**

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The Ayres/Quantum team will provide the County with 4-band orthoimagery at 6-inch pixel resolution across 582 square miles, plus a 500-ft buffer around the County boundary as shown in Exhibit A. The 4-band orthoimagery will be developed from aerial photography that is acquired using a calibrated, digital photogrammetric camera, during leaf-off spring conditions.

The delivered orthoimagery will consist of GeoTIFF tiles based on PLSS quad sections (or other tile format agreed upon). Additionally, we will provide MrSID or alternate format compressed tiles and a project-wide mosaic. The 6-inch orthoimagery will conform to ASPRS Level 2 standards for 1" = 100' scale mapping with an orthoimage ground sample distance (GSD) of less than 6 inches. The orthoimagery will be produced to meet or exceed a horizontal accuracy of 1.4-feet RMSE.

### **Orthoimagery DEM**

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We will use a digital elevation model (DEM) derived from the countywide LiDAR, which is suitable to achieve the stated accuracy standards for 6-inch orthoimagery. Our technicians will carefully review the DEM and make updates where necessary.

### **Ground Control**

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The Ayres/Quantum team will collect airborne GNSS and an inertial measurement unit (IMU) data from equipment that is tightly coupled with the digital camera sensor. In addition, we will perform ground control survey for the project at existing control locations or photo-identifiable points.

### **4-band Orthoimagery**

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As part of our aerial imagery collection, the near-infrared (NIR) band will be captured along with the RGB natural color bands. We have included 4-band stacked GeoTIFF and MrSID files in our standard delivery. These datasets can be viewed in either natural color or color infrared (CIR) band configurations in a

single file, rather than creating multiple datasets. If you are interested separate deliveries of 3-band natural color or CIR datasets, we can provide budget estimates for those additional services.

#### **Orthoimagery Project Deliverables:**

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Deliverable products included in the estimate are as follows:

- Digital ortho tiles in GeoTIFF format
- Project-wide mosaic in MrSID, JPG2, or ECW format
- Ortho tile index in vector format
- Ground control locations in vector format
- Metadata, FGDC compliant

#### **Municipal Buy-up Options:**

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Municipalities have the option to buy up to higher resolution orthos as part of your countywide project. Under this approach, any buy-up areas are extended favorable WROC pricing because the aircraft and sensor system will be in the County for the 6-inch countywide flight. In return, the County gains access to higher resolution orthos over the urban areas or other townships of interest. We can provide WROC unit pricing for municipal buy-up areas upon your request.

#### **Partner Funding:**

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Partner funding assistance to consortium members is proven as an effective way to aid in the funding of WROC projects. Established relationships with partners from previous consortium efforts present the opportunity of continued funding assistance to WROC program members.

Additionally, by starting our WROC 2020 efforts early, our team is successfully securing new partners at the local, regional, and state levels to provide a larger, more diverse group of funding partners. In the end, organizations of all sizes, from the public and private sector will contribute to the funding assistance success of WROC 2020.

#### **Proposed Fees – Orthoimagery Services:**

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The following fee is a not-to-exceed amount that is calculated using WROC unit pricing. These costs do not include cost shares from WROC partners. Partner funding that is secured through WROC will be provided to the County to help reduce the overall cost of this project.

#### **Orthoimagery project**

County-wide 4-band orthos, 6-inch pixel resolution:	\$ 46,560.00
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I hope that we have provided the information you require to proceed with planning for your WROC projects in 2020. In the event that you require additional information or clarification on the proposal details, please feel free to contact me at 608.443.1207.

Sincerely,

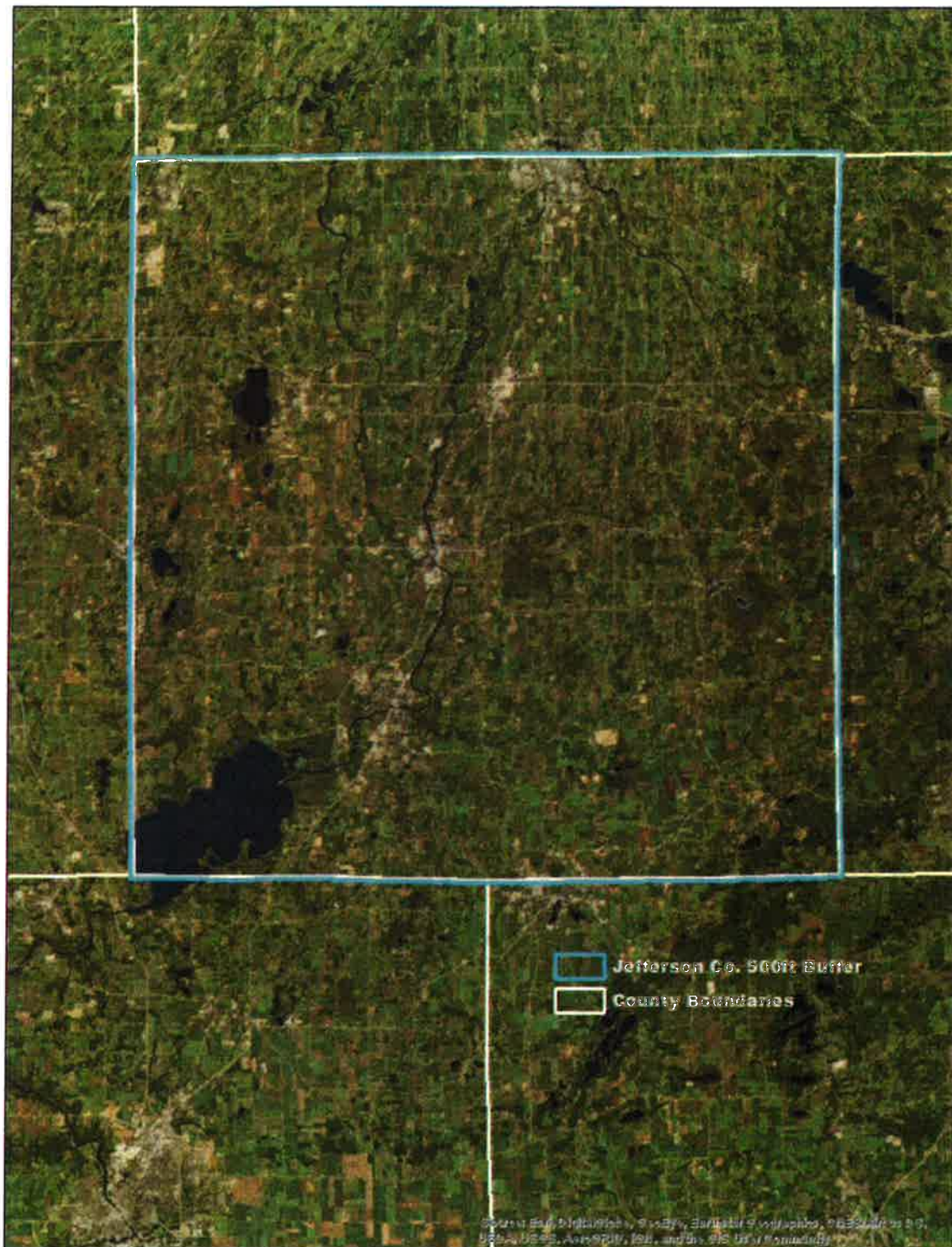


Ayres Associates Inc  
Zachary Nienow, GISP  
Project Manager  
Direct: 608.443.1207



**Exhibit A**

Jefferson County Project Area, 582 square miles





# WROC 2020



Counties • Municipalities • Tribes • Utilities • Federal Agencies • State Agencies • Universities • Private Sector

## What is WROC?

The Wisconsin Regional Orthoimagery Consortium (WROC) is a multi-entity group organized through the North Central Wisconsin Regional Planning Commission. The Consortium has successfully built and now maintains a multi-participant program to acquire updated digital orthoimagery and elevation data on a five-year cycle. As part of the program, the Consortium representatives can provide assistance in coordinating mapping services for those interested in participating. The Consortium is now preparing for projects in 2018-2020 involving both new and past participants from across the state.



## Benefits of participating

WROC encourages a spirit of cooperation within the Wisconsin land information community and uses the expertise of an all-Wisconsin mapping team led by Ayres Associates. It also brings numerous direct benefits to participants:

- Excellent value through:
  - economy of scale
  - partner funding
  - efficiency in implementation
- Data-sharing among members
- Specifications and support
- QA/QC support
- Cloud-based data delivery



## What is digital orthoimagery?

Digital orthoimagery is the foundation for GIS, forming the base layer from which many additional data layers are created. It combines the characteristics of an aerial image with the geometric qualities of a map. This allows GIS and CAD software to accurately measure all visible ground features in their true geographic position and lets users:

- Make accurate distance and area calculations across the entire image mosaic
- Measure the true position of any feature observed in the orthoimage

## What's it used for?

Digital orthoimagery is used throughout Wisconsin for vital purposes such as emergency planning and response, government decision-making, and sound land use policy development.

### A sampling of applications includes:

- Parcel mapping
- Asset management
- Property assessment
- Utility facility mapping
- Environmental monitoring and management
- Impervious surface mapping
- Building permit tracking
- Zoning enforcement
- Emergency response
- Code enforcement
- Municipal growth planning
- Forest management
- Floodplain mapping
- Preliminary engineering design
- Change detection
- Public meeting displays



## Customize your options and detail

To meet the needs of the largest number of potential participants, a variety of imagery options are available through the WROC program. Aerial imagery will be acquired using a 4-band digital mapping camera to provide participants with options for natural color and color infrared at three different pixel resolutions. All orthoimagery will meet or exceed ASPRS accuracy standards at the 95% confidence level.

### Detail Level:

3-inch pixel resolution

6-inch pixel resolution

12-inch pixel resolution

### Map Scale:

1" = 50'

1" = 100'

1" = 200'

### Horizontal Accuracy:

1.2 feet

2.4 feet

4.8 feet

## How much does it cost?

Imagery options for WROC have been unit-priced so that participants can budget for projects years in advance. The following unit prices are not-to-exceed numbers for budgetary purposes. The actual unit prices will likely decrease as participation increases and partner funding is secured. The table includes unit pricing for 3-inch and 6-inch buy-ups within countywide projects.

### Budget Pricing (Not to Exceed Numbers)

Square Miles	Resolution		
	3"	6"	12"
1-19			
20-30	\$850		
31-50	\$700*	\$320	
51-100	\$550	\$320	
101 to 400	\$350	\$220	
401+ (county-wide)	\$210*	\$80	\$55

\* All unit prices apply to contiguous areas only.

- For pricing on projects that fall into the shaded categories, please contact a WROC representative.

\*Unit pricing reduced due to increased participation.

## Additional services

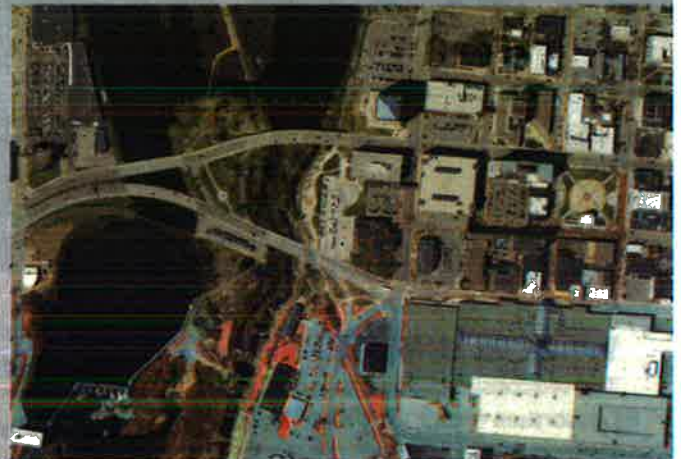
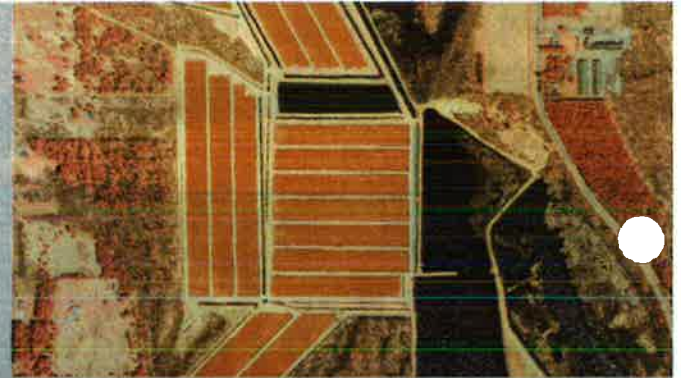
Because each of these services can vary greatly in scope and specifications, costs for additional services will be provided to participants on a project-by-project basis. Additional services include lidar, feature extraction, and planimetric mapping. If you're interested in learning more about additional geospatial services, please reach out to us using the contact information below.

## How can you participate?

Any organization can participate in WROC. For more information, contact one of the following Consortium representatives:

Andrew Faust, GISP  
North Central Wisconsin RPC  
715.849.5510  
afaust@ncwrpc.org

Zach Nienow, GISP  
Ayres Associates  
608.443.1207  
nienowz@ayresassociates.com



For more information, please visit: [ncwrpc.org/WROC2020/](http://ncwrpc.org/WROC2020/)

Revised 2/2019

## RESOLUTION NO.

Amending Contract with Ayres and Associates, Inc. for LiDAR Digital Terrain Mapping

### Executive Summary

Digital terrain modeling, also known as digital elevation modeling, is the practice of creating a digital representation of the topography of the land and is utilized by numerous Jefferson County departments along with local, state and federal agencies for a variety of land related projects and programs. These projects and programs include flood mitigation, land development, conservation planning, park development, transportation planning, ordinance enforcement, and storm water management. Advances in Light Detection and Ranging (LiDAR) technology have resulted in the ability to significantly improve the accuracy of the current digital terrain model that was last updated in 2012 and further expand its uses in Jefferson County. Five Wisconsin counties received grant funding after submitting a joint grant application. Upon approval of this grant, Ayres and Associates offered to provide the necessary updates to Jefferson County's digital terrain model as part of a cooperative group purchase by the five Wisconsin counties receiving grant funding. Jefferson County staff has determined that Ayres and Associates is the best qualified vendor to provide this service to the County. County Board approved resolution number 2018-74 authorizing the County Administrator to enter into a contract with Ayres and Associates, Inc. It has been determined that amending the previous contract with Ayres and Associates, Inc. will provide the County with a cost effective method of obtaining additional data from the 2019 LiDAR data.

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

WHEREAS, the County Board approved the 2020 Land Information Program Budget and Land Information Plan 2019-2021 that includes the additional services from the LiDAR terrain mapping project, and

WHEREAS, approving the contract with Ayres and Associates, Inc. for LiDAR Terrain Mapping will allow Jefferson County to update its digital terrain model to increase accuracy and expand its uses in a variety of land related projects and programs.

NOW, THEREFORE, BE IT RESOLVED that the County Administrator is hereby authorized to enter into a contract with Ayres and Associates, Inc. for additional services related to the 2019 LiDAR Terrain Mapping Project at a cost of \$34,300.

*Fiscal Note: The project will be funded by a USGS 3DEP grant of \$66,243, a Wisconsin Strategic Initiative Grant of \$50,000 and County Land Information Program retained fees of \$16,243. No additional tax levy dollars will be used. Original Fiscal Note from 2018-74 Resolution*

*Fiscal Note: The non-tax levy Land Information Program is funded in part by Land Information Program Retained Fees that are collected from recorded documents through the Register of Deeds and a Strategic Initiative Grant. Funds, of up to \$34,300, have been allocated to account number 12503.594819.25305 in the 2020 Land Information Program Budget.*

Ayes\_\_\_\_\_Noes\_\_\_Abstain\_\_\_\_\_Absent\_\_\_Vacant\_\_\_

Requested by Planning and Zoning Committee  
Matt Zangl 11-20-2019

11-25-2019

DRAFT

The Agreement for Professional Services (Agreement) made as of January 24, 2019, between Jefferson County, Wisconsin (OWNER) and Ayres Associates Inc, 5201 East Terrace Drive, Suite 200, Madison, Wisconsin, (CONSULTANT) is hereby amended as set forth below. All other terms and conditions of the Agreement remain in full force and effect.

## **ARTICLE 1 - SCOPE OF SERVICES**

### **Additional Services**

- 1.1.1.18 Prepare project-wide 1 foot topographic contours from the bare earth surface model and breaklines.
  - a) Create contours from largest blocks of bare earth points that is achievable within the limitations of the lidar processing software.
  - b) Apply OWNER-selected contour smoothing routine from three options provided by CONSULTANT.
  - c) Add index depression and intermediate depression contour types to the contour attributes.
  - d) Run topology tests for contour type and contour location across the entire contour dataset.
  - e) Manually fix contours that do not meet topology rules
- 1.1.1.19 Collect additional hydro breaklines to be used in creation of bare earth Digital Elevation Model (DEM) and 1-foot contours.
  - a) Compile breaklines as double lines for streams that are 20 feet in width or wider.
  - b) Compile breaklines for ponded water bodies that are 2 acres and larger in area.
- 1.1.1.20 Add building and high vegetation classifications to the classified point cloud.
  - a) Use automated routines to classify vegetation points that exist 10 feet or greater above the ground. The high vegetation points will be placed in Class 5 of the classified point cloud.
  - b) Use automated routines to classify building points that exist 10 feet or greater above the ground. The building points will be placed in Class 6 of the classified point cloud.
- 1.1.1.21 Generate bare-earth point datasets from calibrated point cloud
  - a) Export bare earth points to .txt or .las file format.
- 1.1.1.22 Extract two-dimensional (2D) building outlines from classified point cloud
  - a) Use building point classification to extract 2D vectors that geometrically define building rooftops. Only buildings that are classified will be extracted.
  - b) Perform manual editing to clean up areas where vegetation partially obscures building. Editing of building shapes elsewhere will be limited and will be a product of the point density achieved on rooftops throughout the project area
- 1.1.1.23 Deliver the following additional products to OWNER:
  - a) 1 foot interval contours, .shp format.

- b) Bare earth dataset, .txt or .las format
- c) 2D building outlines, .shp format

## **ARTICLE 5 – PAYMENTS**

### **Changes in Compensation for Services**

#### **5.1 COMPENSATION FOR SERVICES**

5.1.1 OWNER shall compensate CONSULTANT for services included in Article 1 in an amount not to exceed \$167,338.00.

5.1.1.2 Additional Services (Articles 1.1.1.18-1.1.1.23).....\$ 34,300.00