

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

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

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

- 1. Call to Order**
- 2. Roll Call (Establish a Quorum)**
- 3. Certification of Compliance with Open Meetings Law**
- 4. Approval of the Agenda**
- 5. Public Comment (Not to exceed 15 minutes and not to include petitions slated for decision. Members of the public who wish to address the Committee on specific agenda items must register their request at this time)**
- 6. Approval of November 25, December 13 and December 19 Meeting Minutes**
- 7. Communications**
- 8. November Monthly Financial Report for Register of Deeds – Staci Hoffman**
- 9. November Monthly Financial Report for Land Information Office**
- 10. December Monthly Financial Report for Zoning – Matt Zangl**
- 11. Discussion and Possible Action on an ATCP 51 Amendment for TAG Lane Farms, Town of Ixonia, to Construct a Calf Hutch Runoff Facility and Waste Transfer at N8934 River Valley Road, PINs 012-0816-1132-000 and 012-0816-1133-001**
- 12. Discussion on Jefferson County Comprehensive Plan Update**
- 13. Discussion on Solar Energy Facilities**
- 14. Decision and Possible Action on a Reconfiguration of the R-2 and A-1 zones on Old 26 Road, Town of Koshkonong, on PIN 016-0513-2542-000. This is owned by the C&G Bumbard Trust.**
- 15. Discussion and Possible Action on Petitions Presented in Public Hearing on December 19, 2019:**

**R4198A-19 – Dennis Stair:** Create a 1.15-ac building site on **Bakertown Rd** in the Town of Concord from part of PIN 006-0716-3024-000 (24 Acres). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**R4199A-19 – Dennis Stair:** Create a 4.26-ac lot around the home and buildings at **W2336 Bakertown Rd** in the Town of Concord from part of PIN 006-0716-3024-000 (24 Acres). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**R4200A-19 – Shirley Wagi/Lucht-View LLC Property:** Rezone to create a 2-acre building site on **Ehlert Rd**, Town of Hebron, from part of PIN 010-0515-1221-000 (36.009 Ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**R4201A-19 – Jonathan W Schrock:** Rezone to create a 3.969-acre lot around the home and buildings at **W1715 Gopher Hill Rd** in the Town of Ixonia from PIN 012-0816-0841-000 (17.993 Ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**R4202A-19 – Steve & Leanne Lehmann:** Rezone all of PIN 028-0513-1142-004 (1.148 Ac) around the home and buildings at **W7847 High Ridge Rd** in the Town of Sumner. This is in accordance with Sec. 11.04(f)2 of the Jefferson County Zoning Ordinance.

**CU2011-19 – Steve and Leanne Lehmann:** Conditional use to allow an extensive on-site storage structure in a proposed R-2 zone at **W7847 High Ridge Rd**, Town of Sumner, on PIN 028-0513-1142-004 (1.148 Ac) This is in accordance with Sec. 11.04(f)2 of the Jefferson County Zoning Ordinance.

**CU2012-19 – Laura Dexter:** Conditional use for up to six dogs in an A-1 zone at **W6044 Gehler Rd**, Town of Aztalan. The site is part of PIN 002-0714-2233-002 (2 Ac) and is zoned A-1. This is in accordance with Sec. 11.04(f)6 of the Jefferson County Zoning Ordinance.

**CU2013-19 – Torry & Roxanne Butler:** Conditional home occupation for a percussion drumstick manufacturing business at **N6367 County Road E**, Town of Concord. The site is on PIN 006-0716-1614-001 (1.44 Ac) and is in a Community zone. This is in accordance with Sec. 11.04(f)9 of the Jefferson County Zoning Ordinance.

**CU2014-19 – Torry & Roxanne Butler:** Conditional use to allow further expansion of the extensive on-site storage structure housing a window washing service and percussion drumstick manufacturing at **N6367 County Road E**, Town of Concord. The site is on PIN 006-0716-1614-001 (1.44 Ac) and is in a Community zone. This is in accordance with Sec. 11.04(f)9 of the Jefferson County Zoning Ordinance.

**CU2015-19 – Patrick Baudhuin:** Conditional use for an extensive on-site storage structure at **N4768 Indian Point Rd**, Town of Sullivan. The site is on PIN 026-0616-0114-000 (4.304 Ac) and is zoned Residential R-2. 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**

**January 10, 2020 at 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**

**February 14, 8:00 a.m. – Site Inspections Beginning in Courthouse Room 203**

**February 20, 7:00 p.m. – Public Hearing in Courthouse Room 205**

**February 24, 8:30 a.m. – Decision Meeting in Courthouse Room 203**

**18. Adjourn**

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

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

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

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

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

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

**ROOM 203, COUNTY COURTHOUSE  
311 S. CENTER AVE., JEFFERSON, WI 53549  
8:30 A.M. ON NOVEMBER 25, 2019**

**1. Call to Order**

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

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

Present at 8:30 were Supervisors Jaeckel, Poulson, Foelker and Zastrow. Also present were staff members Ben Wehmeier, Blair Ward, Staci Hoffman, Matt Zangl, Sarah Higgins, Lindsey Schreiner and Deb Magritz. Guests in attendance included Franz Weigand, Vickie Weigand, Rose Mary Olson, Lindsay Jilek, Randy Jilek, Lexie Weigand, Glendan Rewoldt, Steve Mode, Ryan Cardinal, Sandy Hynes, Cindy Hamre Incha and Frankie Fuller.

**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 Poulson/Foelker to approve the agenda as presented. Motion passed 5-0.

**5. Public Comment (Not to exceed 15 minutes and not to include petitions slated for decision. Members of the public who wish to address the Committee on specific agenda items must register their request at this time)**

Fuller announced that Carl Korthmacher would be speaking at the Fort Atkinson Club on November 26 about the landscape of the Glacial Heritage Area.

**6. Approval of October 28, November 15 and November 21 Meeting Minutes**

Motion by Supervisors Poulson/Foelker to approve the October 28 minutes. Motion passed 5-0.

Motion by Supervisors Poulson/Foelker to approve the November 15 minutes. Motion passed 5-0.

Motion by Supervisors Poulson/Foelker to approve the November 21 minutes. Motion passed 5-0.

**7. Communications**

There were no communications.

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

This information was included in the Committee packet.

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

Hoffman reported that 2019 was a good year, and that her office had met budgeted revenues. Recordings at this point are 400 documents short of 2018, and the Office has been recording approximately 1,200 documents per month.

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

Zangl explained that the Zoning Department should easily make its budget goal for 2019. Approximately \$9,500 in revenues is needed according to the report presented, and \$1,200 came in after the report was printed.

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

Zangl noted that the County website has been updated to make it more user-friendly with plan information. The website and Facebook will be updated on the 15<sup>th</sup> of each month with current information. He added that focus groups will be created early next year.

**12. Discussion on Solar Energy Facilities**

Work continues on a Joint Development Agreement, Zangl reported. The PSC is putting together a decision matrix for commissioners. There should be decisions in early 2020.

**13. Discussion on We Energies Request to the PSC to Build a Liquefied Natural Gas Peaking Facility in the Town of Ixonia**

A web article and application was included in the Committee packet. Zangl gave explanation, and noted that no sites have been selected yet. It was noted that this is proposed as a storage facility, not a power plant. Wehmeier also mentioned that this is planned as a three- to five-year project.

**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**

Zangl explained the process for this rezoning and conditional use to date, and noted that the Town stands by its original denial. Ward went on to explain options for the Committee at this point. Supervisor Nass asked if the proposal met County ordinance allowances, and Zangl replied that he believed they did. He reported that the A-2 zone allows this use; an engineer provided information that this is already regulated by DNR and all those DNR standards must be followed. Application has minimized odor effects as much as possible. Spreading on agricultural fields has been approved in the past and is currently approved by DNR and must remain in compliance. The proposed storage tank has also been approved by DNR.

Motion by Supervisors Poulson/Foelker to approve the rezoning as presented. Motion passed 5-0.

Motion by Supervisors Jaeckel/Zastrow to approved the conditional use as presented. Motion passed 5-0.

**15. Discussion and Possible Action on Salvage Yard Licensing for Mark Nuchell, W1459 US Highway 18, Town of Sullivan**

Sarah Higgins went to inspect this salvage yard on November 21, 2019, and found it to be in compliance. Motion by Supervisors Jaeckel/Foelker to approve the license for Mark Nuchell at W1459 US Highway 18. Motion passed 5-0.

**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

Zangl explained that a condition of approval for each of the three A-2 zones called for a final certified survey map. The cost of completing the final map is upwards of \$6,000. In each case, the preliminary map would be sufficient for mapping purposes. Motion by Supervisors Jaeckel/Poulson to allow these three rezonings to A-2 without a final certified survey map. Motion passed 5-0.

**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**

It was explained that the County had signed a letter of intent to work with Wisconsin Counties Consortium, and this project was included in the Plan. Motion by Supervisors Foelker/Poulson to authorize a contract with Ayres and Associates Inc for 2020 Orthoimagery, and to forward it to County Board. Motion passed 5-0.

**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**

This project is for topography on the GIS system, and for additional services always intended to be used. Motion by Supervisors Jaeckel/Foelker to approve; motion passed 5-0.

Ward and Hoffman left the meeting.

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

**19. Discussion and Possible Action on Petitions Presented in Public Hearing on November 21, 2019:**

**APPROVE WITH CONDITIONS** R4189A-19 – Dan & Cheryl Splinter/LWK Property on a motion by Supervisors Foelker/Jaeckel. 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. Motion passed 5-0.

**APPROVE WITH CONDITIONS** R4190A-19 –Karen Gefvert/Carrie Smith Property on a motion by Supervisors Jaeckel/Poulson. 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. Motion passed 5-0.

**APPROVE WITH CONDITIONS R4191A-19** – Curtis & Cheryl Abel on a motion by Supervisors Poulson/Foelker. 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. Motion passed 5-0.

**APPROVE WITH CONDITIONS R4192A-19** – Hausz Farms LLC on a motion by Supervisors Poulson/Foelker. 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. Motion passed 5-0.

**APPROVE WITH CONDITIONS R4193A-19** – Hausz Farms LLC on a motion by Supervisors Jaeckel/Foelker. 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. Motion passed 5-0.

**APPROVE WITH CONDITIONS R4194A-19** – Hausz Farms LLC on a motion by Supervisors Foelker/Jaeckel. 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. Motion passed 5-0.

**APPROVE WITH CONDITIONS R4195A-19** – Jeffrey & Susan Schaefer on a motion by Supervisors Jaeckel/Foelker. 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. Motion passed 5-0.

**APPROVE WITH CONDITIONS R4196A-19** – Jeffrey & Susan Schaefer on a motion by Supervisors Jaeckel/Poulson. 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. Motion passed 5-0.

**APPROVE WITH CONDITIONS R4197A-19** – Peter Wollin on a motion by Supervisors Poulson/Foelker. 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. Motion passed 5-0.

**APPROVE WITH CONDITIONS CU2010-19** – Timothy Weber on a motion by Supervisors Jaeckel/Foelker. 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. Motion passed 5-0.

**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**

Motion by Supervisors Jaeckel/Foelker to adjourn. Motion passed 5-0, and the meeting adjourned at 9:13 a.m.

Blane Poulson, Secretary

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

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  
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, DECEMBER 13, 2019**

**1. Call to Order**

The meeting was called to order by Supervisor Nass at 8:05 a.m.

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

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

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

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

**4. Approval of the Agenda**

Motion by Supervisors Zastrow/Poulson to approve the agenda as presented. Motion carried 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**

Higgins pointed out the forms in front of each Supervisor, and asked them to note anyone they consider well-suited for a focus group.

The Committee left with Higgins at 8:10 a.m. for the following site inspections:

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

**CU2012-19 – Laura Dexter:** Conditional use for up to six dogs in an A-1 zone at **W6044 Gehler Rd**, Town of Aztalan. The site is part of PIN 002-0714-2233-002 (2 Ac) and is zoned A-1. This is in accordance with Sec. 11.04(f)6 of the Jefferson County Zoning Ordinance.

**R4198A-19 – Dennis Stair:** Create a 1.15-ac building site on **Bakertown Rd** in the Town of Concord from part of PIN 006-0716-3024-000 (24 Acres). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**R4199A-19 – Dennis Stair:** Create a 4.26-ac lot around the home and buildings at **W2336 Bakertown Rd** in the Town of Concord from part of PIN 006-0716-3024-000 (24 Acres). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**CU2013-19 – Torry & Roxanne Butler:** Conditional home occupation for a percussion drumstick manufacturing business at **N6367 County Road E**, Town of Concord. The site is on PIN 006-0716-1614-001 (1.44 Ac) and is in a Community zone. This is in accordance with Sec. 11.04(f)9 of the Jefferson County Zoning Ordinance.

**CU2014-19 – Torry & Roxanne Butler:** Conditional use to allow further expansion of the extensive on-site storage structure housing a window washing service and percussion drumstick manufacturing at **N6367 County Road E**, Town of Concord. The site is on PIN 006-0716-1614-001 (1.44 Ac) and is in a Community zone. This is in accordance with Sec. 11.04(f)9 of the Jefferson County Zoning Ordinance.

**R4201A-19 – Jonathan W Schrock:** Rezone to create a 3.969-acre lot around the home and buildings at **W1715 Gopher Hill Rd** in the Town of Ixonia from PIN 012-0816-0841-000 (17.993 Ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**CU2015-19 – Patrick Baudhuin:** Conditional use for an extensive on-site storage structure at **N4768 Indian Point Rd**, Town of Sullivan. The site is on PIN 026-0616-0114-000 (4.304 Ac) and is zoned Residential R-2. This is in accordance with Sec. 11.04(f)2 of the Jefferson County Zoning Ordinance.

**R4200A-19 – Shirley Wagi/Lucht-View LLC Property:** Rezone to create a 2-acre building site on **Ehlert Rd**, Town of Hebron, from part of PIN 010-0515-1221-000 (36.009 Ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**R4202A-19 – Steve & Leanne Lehmann:** Rezone all of PIN 028-0513-1142-004 (1.148 Ac) around the home and buildings at **W7847 High Ridge Rd** in the Town of Sumner. This is in accordance with Sec. 11.04(f)2 of the Jefferson County Zoning Ordinance.

**CU2011-19 – Steve and Leanne Lehmann:** Conditional use to allow an extensive on-site storage structure in a proposed R-2 zone at **W7847 High Ridge Rd**, Town of Sumner, on PIN 028-0513-1142-004 (1.148 Ac) This is in accordance with Sec. 11.04(f)2 of the Jefferson County Zoning Ordinance.

**8. Adjourn**

Motion by Supervisors Foelker/Poulson to adjourn the meeting. Motion carried 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).**

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

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

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

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

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

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

**DATE:** Thursday, December 19, 2019

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

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

**1. Call to Order**

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

**2. Roll Call**

All Committee members except for Supervisor Foelker were present at 7:00 p.m. Also present were Matt Zangl and Sarah Higgins of the Zoning Department.

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

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

**4. Approval of Agenda**

Motion by Jaeckel and seconded by Poulson to approve the agenda as presented. Motion passed 4-0 on a voice vote.

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

Nass explained the evening's proceedings.

**6. Public Hearing**

Zangl read aloud the follow notice:

**NOTICE IS HEREBY GIVEN** that the Jefferson County Planning and Zoning Committee will conduct a public hearing on December 19, 2019, in Room 205 of the Jefferson County Courthouse, Jefferson, Wisconsin. Members of the public will be allowed to be heard regarding any petition under consideration by the Planning and Zoning Committee. **PETITIONERS, OR THEIR REPRESENTATIVES, SHALL BE PRESENT.** Matters to be heard are petitions to amend the official zoning map of Jefferson County and applications for conditional use permits. A map of the properties affected may be obtained from the Zoning Department. Individual files, which include staff finding of fact, are available for viewing between the hours of 8 a.m. and 4:30 p.m., Monday through Friday, excepting holidays. If you have questions regarding these matters, please contact Zoning at 920-674-7131.

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

**R4198A-19 – Dennis Stair:** Create a 1.15-ac building site on **Bakertown Rd** in the Town of Concord from part of PIN 006-0716-3024-000 (24 Acres). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.



**PETITIONER:** Dennis Stair (W2336 Bakertown Dr, Sullivan, WI) presented himself as the petitioner for this rezone. Stair explained he would like to create the 1-acre building site on the 24-acre parcel south of Bakertown Dr to build a new home after selling his current home on the north side of the road. The current home is too big for his liking and would like a new building site for a smaller home.

**COMMENTS IN FAVOR:** Robert Lorier (W273 N875 Robby Ln, Waukesha, WI) stated he was neutral on the subject. Lorier expressed that he is in favor of agricultural preservation but may also desire potential future splits for himself. Lorier is for preservation of farm land but doesn't have any objections to the proposal at this point.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**QUESTIONS FROM COMMITTEE:** None.

**STAFF:** Given by Zangl and in the file. Zangl asked if there would still be access for the remaining A-1, and there is access. Zangl asked if Stair had considered shifting the lot to the western boundary line. Stair explained the reason for the lot being proposed where it's at is due to access. The view can be dangerous elsewhere due to a knoll in the road.

**TOWN:** In favor.

**R4199A-19 – Dennis Stair:** Create a 4.26-ac lot around the home and buildings at **W2336 Bakertown Rd** in the Town of Concord from part of PIN 006-0716-3024-000 (24 Acres). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**PETITIONER:** Dennis Stair (W2336 Bakertown Rd, Sullivan, WI) presented himself as the petitioner for this rezone. Stair explained the proposal for an approximately 4-acre lot to include the home and buildings on the lot. Stair said that the land to the north is low and holds water in the spring and summer. It has been grassland and would like to include it for with the home to allow future owners to have livestock if desired. Having 4 acres also allows for more flexibility for a potential buyer.

**COMMENTS IN FAVOR:** Robert Lorier (W273 N875 Robby Ln, Waukesha, WI) spoke in favor of this petition. Lorier stated it made sense and thought having the larger parcel would be nice with the home site. Lorier did ask about the 66 ft area between the proposed lot line and western lot line butting up to his property. Lorier questioned the access to the east and the need for the 66 ft access on the west.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** Stair explained that the 66 ft strip on the west side is a right-of-way to keep options open for access to the remaining A-1 land.

**QUESTIONS FROM COMMITTEE:** Nass asked the age of the home. Stair explained the original home was built in the 1930's and then it was torn down and rebuilt in the 2000's.

**STAFF:** Given by Zangl and in the file. Zangl explained that there were questions regarding whether the septic was included on the proposed lot. Stair explained the surveyor went out to map the septic and update the survey to include the location of the septic, and verify it was out of the proposed 66 ft right-of-way area.

**TOWN:** In favor.

**R4200A-19 – Shirley Wagi/Lucht-View LLC Property:** Rezone to create a 2-acre building site on **Ehlert Rd**, Town of Hebron, from part of PIN 010-0515-1221-000 (36.009 Ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**PETITIONER:** Shirley Wagi (W3559 Lower Hebron Rd, Fort Atkinson, WI) presented herself as the petitioner for this rezone. Wagi explained that this land has been owned by them for 20 years and this is the last parcel left as everything else has been sold. It is clustered to 3 other homes and Mark Anderson worked with zoning to draw up the CSM. The idea is to sell off the whole parcel if possible along with 16 acres of woods and about 18 acres of workable land.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**QUESTIONS FROM COMMITTEE:** None.

**STAFF:** Given by Zangl and in the file. Zangl explained there are currently 76 contiguous A-1 acres after a piece was recently sold off from the original 115 acres. Zangl asked if there was still access for the remaining A-1, and there is access. Zangl also discussed a prior split, but that it was considered a farm consolidation.

**TOWN:** In favor.

**R4201A-19 – Jonathan W Schrock:** Rezone to create a 3.969-acre lot around the home and buildings at **W1715 Gopher Hill Rd** in the Town of Ixonia from PIN 012-0816-0841-000 (17.993 Ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**PETITIONER:** Jonathan Schrock (702 Western Meadows Dr, Watertown, WI) presented himself as the petitioner for this rezone. Schrock explained there is a large 5 bedroom home on the property that they are selling to a family. In order to sell the property, they would like to separate the home and buildings from the rest of the A-1 property in order to sell.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**QUESTIONS FROM COMMITTEE:** Nass asked what year the house was built. The house was built in the 1800's.

**STAFF:** Given by Zangl and in the file. Zangl asked if there was access for the remaining A-1 onto Gopher Hill, and there is access to Gopher Hill. Zangl addressed a concern regarding only approximately 17 ft of access for the lot but there was an agreement with the neighbor to allow for the 66 ft of frontage and access to the road.

**TOWN:** In favor.

## **FROM WATERFRONT TO RESIDENTIAL R-2**

**R4202A-19 – Steve & Leanne Lehmann:** Rezone all of PIN 028-0513-1142-004 (1.148 Ac) around the home and buildings at **W7847 High Ridge Rd** in the Town of Sumner. This is in accordance with Sec. 11.04(f)2 of the Jefferson County Zoning Ordinance.

**PETITIONER:** Steve Lehmann (729 Lexington Blvd, Fort Atkinson, WI) presented himself as the petitioner for this rezone. The reason for the rezone is to allow for the following conditional use for an extensive on-site storage, which isn't allowed on a property zoned Waterfront.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**QUESTIONS FROM COMMITTEE:** Nass asked if the structure would be just for personal use. The structure will just be for personal use.

**STAFF:** Given by Zangl and in the file. Zangl also mentioned that the DNR was notified since this is a property located in the floodplain and there were no concerns from the DNR other than regards to building outside the floodplain or meeting all rules and regulations if built in the floodplain.

**TOWN:** In favor.

### **CONDITIONAL USE PERMIT APPLICATIONS**

**CU2011-19 – Steve and Leanne Lehmann:** Conditional use to allow an extensive on-site storage structure in a proposed R-2 zone at **W7847 High Ridge Rd**, Town of Sumner, on PIN 028-0513-1142-004 (1.148 Ac) This is in accordance with Sec. 11.04(f)2 of the Jefferson County Zoning Ordinance.

**PETITIONER:** Steve Lehmann (729 Lexington Blvd, Fort Atkinson, WI) presented himself as the petitioner for this conditional use. Lehmann explained the plans to tear down the existing garage and replace it with the proposed structure. The proposed location is outside of the floodplain as shown in a survey done by Mark Anderson.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**QUESTIONS FROM COMMITTEE:** Nass asked if there would be any habitable use in the garage, and the petitioner stated no.

**STAFF:** Given by Zangl and in the file. Zangl asked about the size of the proposed structure. The proposed structure will be 38 ft deep by 57 ft and not to exceed 20 ft in height (it will be approximately 19 ft 6 inches in height.) The setback will also remain the same as it is now with the existing structure. It was also discussed that the structure will be a 2 story garage but will not have a bathroom and will not be used for business. Zangl also noted that if approved, it should be conditioned upon the petitioner receiving the permit to build the garage within an appropriate timeframe as determined by the Committee.

**TOWN:** In favor.

**CU2012-19 – Laura Dexter:** Conditional use for up to six dogs in an A-1 zone at **W6044 Gehler Rd**, Town of Aztalan. The site is part of PIN 002-0714-2233-002 (2 Ac) and is zoned A-1. This is in accordance with Sec. 11.04(f)6 of the Jefferson County Zoning Ordinance.

**PETITIONER:** Laura Dexter (W6044 Gehler Rd, Jefferson, WI) presented herself as the petitioner for this conditional use. Dexter she does a lot of dog rescue for senior dogs. Dexter has a medical background that she uses to help dogs that need surgery, rehab, injections, medications, etc. Dexter previously lived in an urban area and believes there is more room for rescue dogs in a rural area, especially if allowed to keep 1-2 more dogs that what is currently allowed. There are no kennels, dog runs, dog houses, etc. outside. The dogs are only let out to

go to the bathroom and run around as needed. There is no breeding, showing, or selling as Dexter is only looking to do rescue type work. There was also mention of a petition signed by neighbors in support of this endeavor.

**COMMENTS IN FAVOR:** Karen Glasser (W6102 Gehler Rd, Jefferson, WI) spoke in favor of this petition. Glasser stated she lives close to Laura and believes that the dogs don't cause any problems. They have had no issues with noise, odors, or run away dogs. Glasser stated there is a large attractive fence around the yard that the dogs stay in and the property is also well taken care of. There is no breeding or selling occurring. Glasser stated she believes Dexter should we receive approval. Theresa Schuette (W5844 Gehler Rd, Jefferson, WI) also spoke in favor of this petition. Schuette stated she often walks by the property and there have never been any issues.

**COMMENTS OPPOSED:** Jo Christianson (W6002 Gehler Rd, Jefferson, WI) spoke in opposition of this petition for several different reasons. Christianson brought up the denial of the petition at the Town level. Christianson explained the Town's comprehensive plan was used for denial. It was asked that the Committee uphold the Town's decision. Christianson also brought up setting precedence for other dog owners in the area, and problems from the past. Christianson also questioned the conditional use staying with the property and not the owner, and possibility of revocation. Christianson also asked what would happen if Dexter would to go over her limit again.

**REBUTTAL:** Dexter explained that at one time she had 5 dogs at her property but is currently in compliance as she only now has 3 dogs. Dexter also questioned a proposal that was approved by the town in the past for a site that had 75 dogs.

**QUESTIONS FROM COMMITTEE:** Nass questioned the disposal of medical waste from the dogs. Dexter explained the vet's office supplies what is needed to properly dispose of any medical waste.

**STAFF:** Given by Zangl and in the file. Zangl asked if there are up to 6 total dogs being proposed, and Dexter said yes. Zangl also asked about dog waste removal. Dexter explained she has a service that comes and scoops the property and takes the waste away to dispose of it.

**TOWN:** Not in favor. Mike Burow (W6064 Riess Rd, Jefferson, WI) was present and gave further explanation regarding the Town's denial. Burow explained that Dexter lives in what is considered to be a clustered area and the current application is non-compliant with their Comprehensive Plan. The Town believes this would not be a good fit and it was voted down 3-0 by the Planning Commission and 2-0 by the Town Board. Burow also explained the situation from the conditional use for the 75 dogs approved in 2005 and that it was prior to the establishment of their comprehensive plan, and the operation was shut down.

**CU2013-19 – Torry & Roxanne Butler:** Conditional home occupation for a percussion drumstick manufacturing business at **N6367 County Road E**, Town of Concord. The site is on PIN 006-0716-1614-001 (1.44 Ac) and is in a Community zone. This is in accordance with Sec. 11.04(f)9 of the Jefferson County Zoning Ordinance.

**PETITIONER:** Roxanne Butler (N6367 County Road E, Oconomowoc, WI) presented herself as the petitioner for this conditional use. Butler explained they would like to operate their business as they phase out their window washing business.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**QUESTIONS FROM COMMITTEE:** Nass asked what the drumsticks are made of. Butler explained they are made of hickory.

**STAFF:** Given by Zangl and in the file. Zangl asked about public coming to the site. No public would come to the site because they do not sell from that location. Everything is made and then shipped out. Zangl also asked about lighting and any employees. Butler explained there are no employees and there is no outside lighting other than the existing light above the shop. Zangl also asked about a timeline for phasing out the window washing business. The window washing business will be phased out within 5 years.

**TOWN:** In favor.

**CU2014-19 – Torry & Roxanne Butler:** Conditional use to allow further expansion of the extensive on-site storage structure housing a window washing service and percussion drumstick manufacturing at **N6367 County Road E**, Town of Concord. The site is on PIN 006-0716-1614-001 (1.44 Ac) and is in a Community zone. This is in accordance with Sec. 11.04(f)9 of the Jefferson County Zoning Ordinance.

**PETITIONER:** Roxanne Butler (N6367 County Road E, Oconomowoc, WI) presented herself as the petitioner for this conditional use. There will be a 20 ft x 30 ft canopy addition on the south end and a 38 ft x 16 ft addition on the back of the already existing structure.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**QUESTIONS FROM COMMITTEE:** None.

**STAFF:** Given by Zangl and in the file. Zangl asked for more explanation on the size of the additions and then the total size of the structure. The additions for the canopy will be 16 ft by 38 ft deep and the back addition will be 20 ft x 30 ft. The total size of the extensive on-site storage structure will be 3800 sq ft and will be 16 ft in height. Zangl also asked about bathrooms and the use of the structure. There will be no bathrooms in the structure and it will be used for the manufacturing and storage of drumsticks.

**TOWN:** In favor.

**CU2015-19 – Patrick Baudhuin:** Conditional use for an extensive on-site storage structure at **N4768 Indian Point Rd**, Town of Sullivan. The site is on PIN 026-0616-0114-000 (4.304 Ac) and is zoned Residential R-2. This is in accordance with Sec. 11.04(f)2 of the Jefferson County Zoning Ordinance.

**PETITIONER:** Patrick Baudhuin (N4768 Indian Point Rd, Sullivan, WI) presented himself as the petitioner for this conditional use. Baudhuin explained the request for a 28 ft x 64 ft addition to the existing structure. There will be no business use, no bathrooms, and the structure will only be used for only personal use.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**QUESTIONS FROM COMMITTEE:** None.

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

**TOWN:** In favor.

**Supervisor Jaeckel moved to adjourn at 7:43 p.m., and was seconded by Supervisor Poulson. Motion passed 4-0 on a voice vote.**

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

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

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

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

A recording of the meeting will be available from the Zoning Department upon request. Further information about Zoning can be found at [www.jeffersoncountywi.gov](http://www.jeffersoncountywi.gov)

Register of Deeds	November 2019			Output Measures	YR to Date	Current Yr. Target
Program/Service Description	2017	2018	2019	Totals	%	
Documents Recorded	1,363	1,161	1,443	12,669	99%	
Vital Records Filed	210	193	217	2,005	95%	
Vital Record Copies	1,214	1,175	1,637	13,707	103%	
ROD Revenue (Gross Total)	\$ 134,478.95	\$ 137,709.82	\$ 153,854.56	\$1,805,641.56	106%	
Transfer Fees	\$ 17,483.04	\$ 19,343.04	\$ 18,420.00	\$ 244,484.58	116%	
LIO Fees	\$ 8,776.00	\$ 8,102.00	\$ 9,824.00	\$ 108,082.00	99%	
Document Copies	\$ 4,126.75	\$ 5,754.29	\$ 6,936.01	\$ 56,674.73	94%	
Laredo	\$ 2,138.00	\$ 2,594.25	\$ 2,806.00	\$ 31,661.25	105%	
ROD Revenue to General Fund	\$ 44,211.79	\$ 45,970.58	\$ 54,484.33	\$ 574,020.56	106%	
Percentage of Documents eRecorded	55%	54%	63%	63%	63%	
Budget Goals Met	Yes	Yes	Yes	Yes	106%	
Back Indexing Real Estate	1,363	1,727	1,366	18,113	91%	

**Wisconsin Register of Deeds Association:**

*Working on legislation regarding death certificates and termination documents - AB327*

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

*WRDA Help Desk*

**Wisconsin Counties Association Board of Directors:**

*No activity this month*

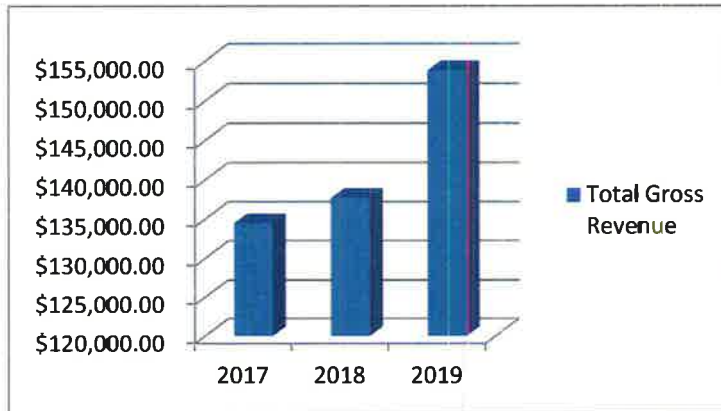
**Wisconsin Public Records Board:**

*Reviewed and approved 152 public records requests, we are taking a closer look at the retention policy for facility cameras and will recommend a formal policy at the next quarterly meeting*

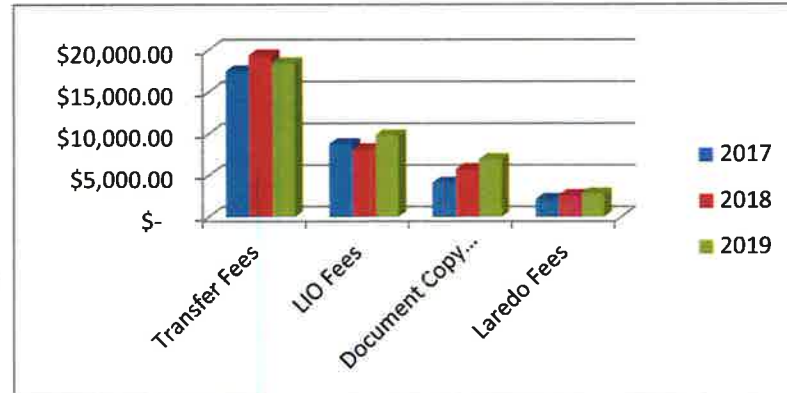
# Register of Deeds Monthly Budget Report

Nov-19

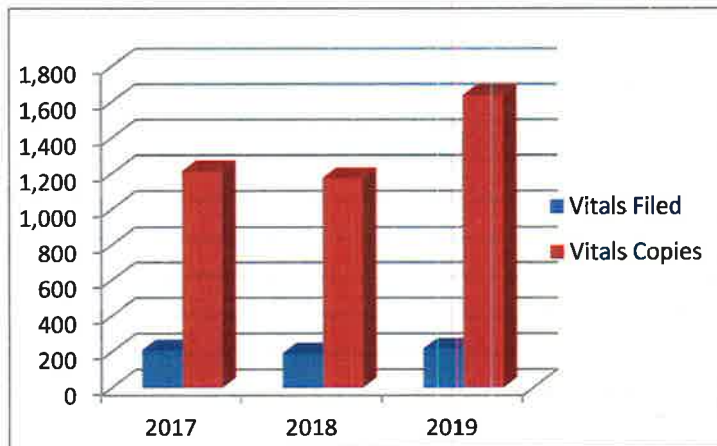
ROD Total Gross Revenues



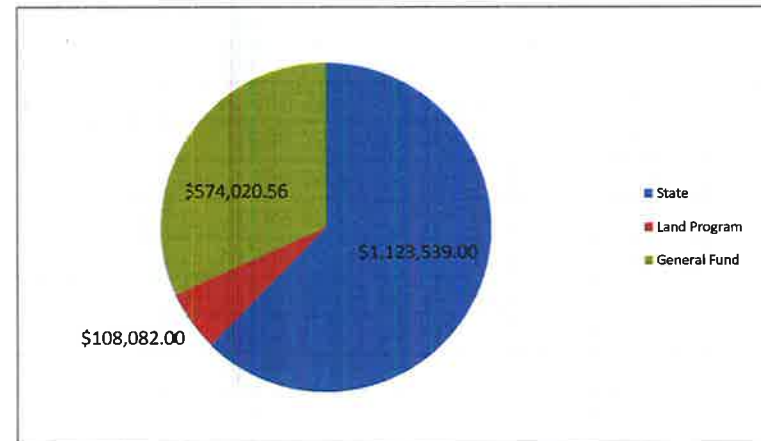
Land Related Revenue



Vital Records



Year to Date Revenue Payout





12/16/2019  
10:55:03

Jefferson County  
FLEXIBLE PERIOD REPORT

PAGE 1  
gflxrpt

FROM 2019 11 TO 2019 11

	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	-21,505.32	.00	-188,494.68	10.2%
13001 451301 RE Recording/Filing Fees	-191,250	0	-191,250	-18,420.00	.00	-172,830.00	9.6%
13001 451303 Copy Fees County Portion	-60,000	0	-60,000	-6,936.01	.00	-53,063.99	11.6%
13001 451305 Land Info/Deeds Fee	-30,100	0	-30,100	-2,806.00	.00	-27,294.00	9.3%
13001 451307 Document Review Fees	-100	0	-100	.00	.00	-100.00	.0%
13001 451309 Birth Funds County Portion	-12,600	0	-12,600	-853.00	.00	-11,747.00	6.8%
13001 451310 Marriage Fund County Portion	-8,516	0	-8,516	-852.00	.00	-7,664.00	10.0%
13001 451311 Death Fund County Portion	-29,000	0	-29,000	-3,112.00	.00	-25,888.00	10.7%
13001 451316 Divorce Fund County Portion	-100	0	-100	.00	.00	-100.00	.0%
TOTAL Register Of Deeds	-334,968	0	-334,968	-37,259.50	.00	-297,708.50	11.1%
GRAND TOTAL	-334,968	0	-334,968	-37,259.50	.00	-297,708.50	11.1%

12/16/2019  
10:54:07

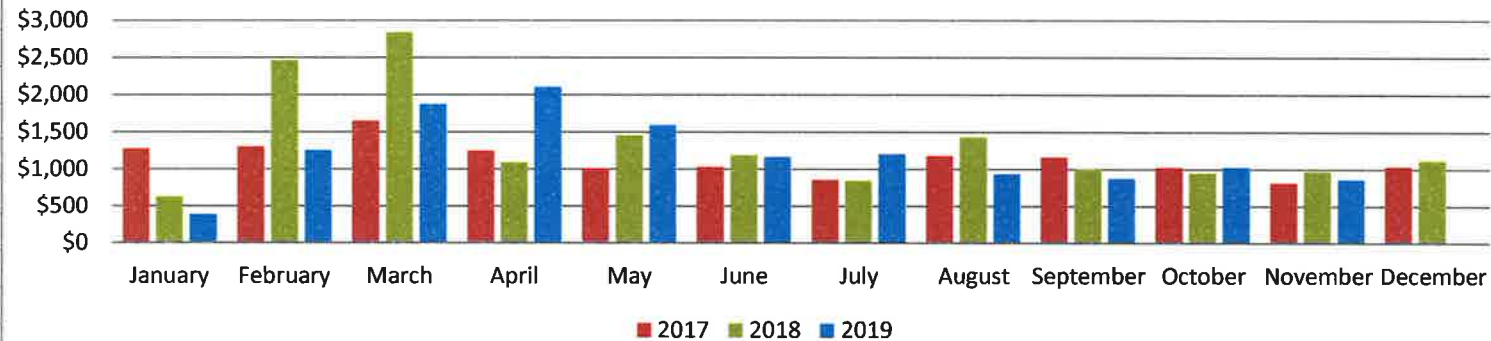
Jefferson County  
FLEXIBLE PERIOD REPORT

PAGE 1  
glflxrpt

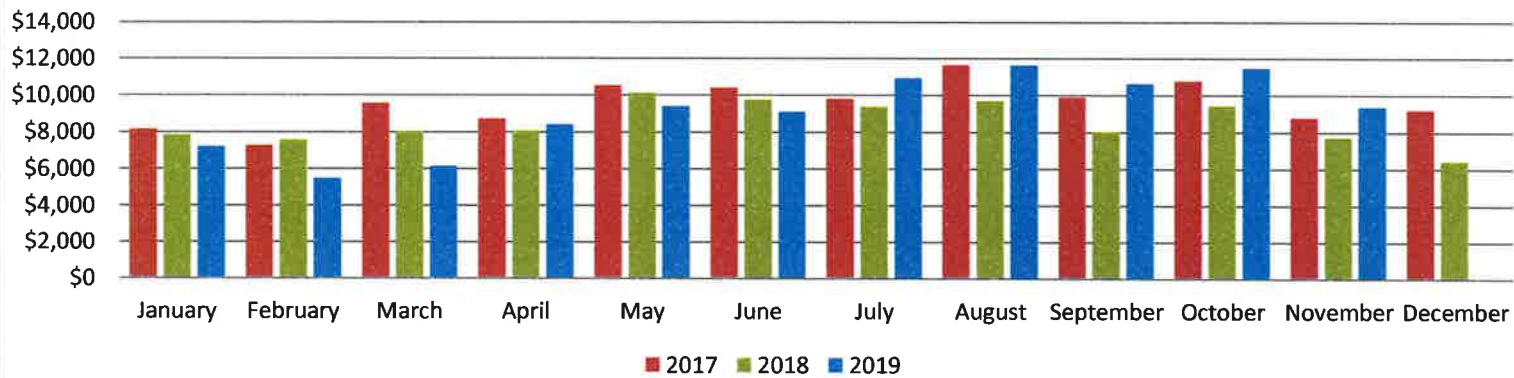
FROM 2019 11 TO 2019 11

	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	5,787.54	.00	64,442.46	8.2%
13001 511210 Wages-Regular	106,280	0	106,280	8,692.19	.00	97,587.81	8.2%
13001 511220 Wages-Overtime	116	0	116	.00	.00	116.00	.0%
13001 511330 Wages-Longevity Pay	375	0	375	375.00	.00	.00	100.0%
13001 512141 Social Security	13,541	0	13,541	1,090.39	.00	12,450.61	8.1%
13001 512142 Retirement (Employer)	11,594	0	11,594	881.68	.00	10,712.32	7.6%
13001 512144 Health Insurance	43,352	0	43,352	3,275.22	.00	40,076.78	7.6%
13001 512145 Life Insurance	137	0	137	10.35	.00	126.65	7.6%
13001 512150 FSA Contribution	7,000	0	7,000	.00	.00	7,000.00	.0%
13001 512173 Dental Insurance	3,780	0	3,780	308.58	.00	3,471.42	8.2%
13001 531303 Computer Equipmt & Software	2,500	0	2,500	.00	.00	2,500.00	.0%
13001 531311 Postage & Box Rent	3,600	0	3,600	.00	.00	3,600.00	.0%
13001 531312 Office Supplies	4,000	0	4,000	.00	.00	4,000.00	.0%
13001 531313 Printing & Duplicating	500	0	500	.00	.00	500.00	.0%
13001 531314 Small Items Of Equipment	3,723	0	3,723	.00	.00	3,723.00	.0%
13001 531324 Membership Dues	270	0	270	.00	.00	270.00	.0%
13001 531326 Advertising	150	0	150	.00	.00	150.00	.0%
13001 532325 Registration	1,830	0	1,830	.00	.00	1,830.00	.0%
13001 532332 Mileage	979	0	979	.00	.00	979.00	.0%
13001 532335 Meals	157	0	157	.00	.00	157.00	.0%
13001 532336 Lodging	2,470	0	2,470	.00	.00	2,470.00	.0%
13001 532339 Other Travel & Tolls	500	0	500	.00	.00	500.00	.0%
13001 533225 Telephone & Fax	0	0	0	23.55	.00	-23.55	.0%
13001 535242 Maintain Machinery & Equip	41,350	0	41,350	20.42	.00	41,329.58	.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	21,894.62	.00	313,073.38	6.5%
GRAND TOTAL	334,968	0	334,968	21,894.62	.00	313,073.38	6.5%

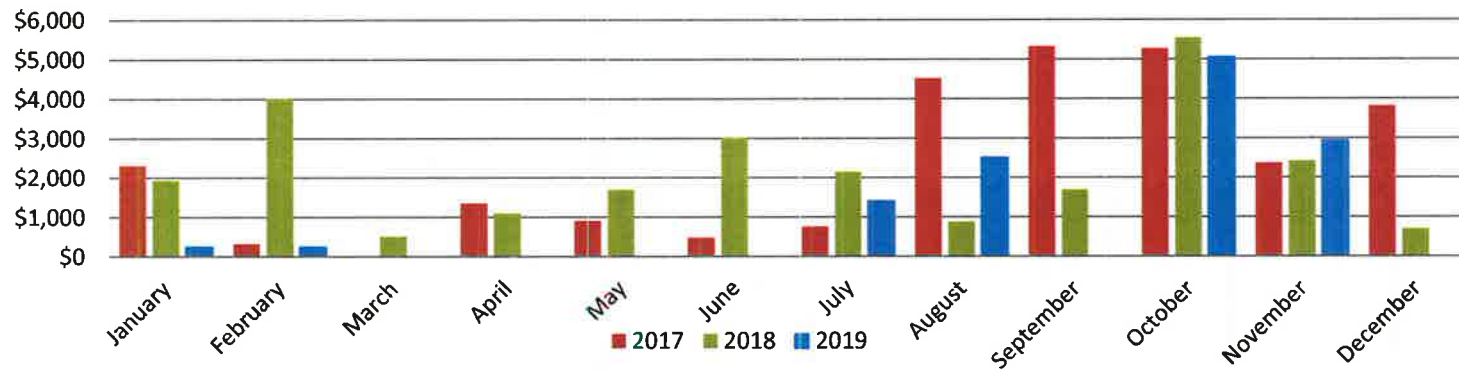
## Land Information Monthly Revenue ReportSeptember 2019



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	868	0	13,334	15,100
												88.3%	

[illegible]

## Land Information Monthly Revenue ReportSeptember 2019

[illegible]

**Jefferson County Planning and Zoning Department**  
**Monthly Ledger Report**  
**12-27-2019**

	OP	PPC	MC	PSS (	STF	FQAS	FAA	PPFC	SRFWF	ZOF	WFG	Refunds	2019 Totals	2018 Total	Diff
MTH	7101.432099	7101.451002	7101.472003	7101.432002	7101.458010	7101.458015	7101.458014	7101.458001	7101.458002	7101.441002	7102.421001				
Jan	5,925.00	243.54		1,475.00	550.00								8,193.54	9,728.33	-1534.79
Feb	7,855.00	408.50		900.00	200.00								9,363.50	11,095.50	-1732
Mar	9,500.00	83.86		2,200.00	50.00							50.00	11,833.86	16,012.83	-4178.97
Apr	20,955.00	7.25		4,650.00	650.00								26,262.25	24,865.34	1396.91
May	15,545.00	13.00	42.00	6,025.00	1,550.00								23,175.00	19,972.36	3202.64
June	18,450.00	12.15		7,600.00	850.00						100.00		27,012.15	27,572.38	-560.23
July	11,935.00	10.59		8,050.00	650.00								20,645.59	15,781.81	4863.78
Aug	24,390.00	25.15		6,300.00	850.00							50.00	31,565.15	26,927.08	4638.07
Sept	14,735.00			8,950.00	800.00							700.00	24,485.00	23,997.00	488
Oct	11,765.00	16.65		6,350.00	500.00								18,631.65	20,469.29	-1837.64
Nov	10,145.00	4.00		3,625.00	800.00							25.00	14,574.00	13,050.00	1524
Dec	8,365.00			2,425.00	500.00								11,290.00	11,150.08	139.92
Total	159,565.00	824.69	42.00	58,550.00	7,950.00						100.00	825.00	227,031.69	220,622.00	6409.69

2018 Actual Zoning Deposit:\$219,297.00

2019 Budget Revenues: \$222,600.00

2019 Deposits YTD:\$227,031.69

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



#### MEMORANDUM

TO: Tag Lane Dairy  
CC: Planning and Zoning Department  
FROM: Land and Water Conservation Department  
DATE: December 17, 2019  
SUBJECT: Amendment of Livestock Siting Application for CU1511

Tag Lane Dairy went through the livestock siting process in 2008 obtaining a conditional use permit (CU1511) for 2865 animal units (AU). They amended their permit in 2015 in order to build new livestock housing facilities and manure stacking pads without increasing animal units. Also the animal lots associated with the 1F (Hospital Barn/ Old Barn) and 1E (Dry Cow Barn) have been covered and are now integrated into the square footage of the respective barns. Another amendment in 2017 added four new waste transfers and an update to the manure storage plans for the second phase of the original storage facility, as well as 3 new heifer barns (replacing older facilities) without increasing animal numbers.

This amendment is to construct a calf hutch runoff facility and waste transfer. Berms will be constructed around the hutches and a collection area constructed. A waste transfer pipe will take the runoff from the collection area to Waste Storage 2A. Animal units will remain the same (2865 AU).

The Planning and Zoning Department and the Land and Water Conservation Department requested that Tag Lane Dairy revise the following parts of their livestock siting application because they would or could change with the proposed project:

- Worksheet 1, Animal Units
- Worksheet 3, Waste and Nutrient Management
- Worksheet 4, Waste Storage Facilities
- Worksheet 5, Runoff Management

Plans and Construction specifications for the proposed project, as well as DNR approvals were previously submitted.

**The Land and Water Conservation Department has reviewed the amended application materials and finds them to be complete.**

#### Other Items

- The Land and Water Conservation Department must be notified prior to construction commencing on the Calf hutch Runoff Facility and associated waste transfer system.

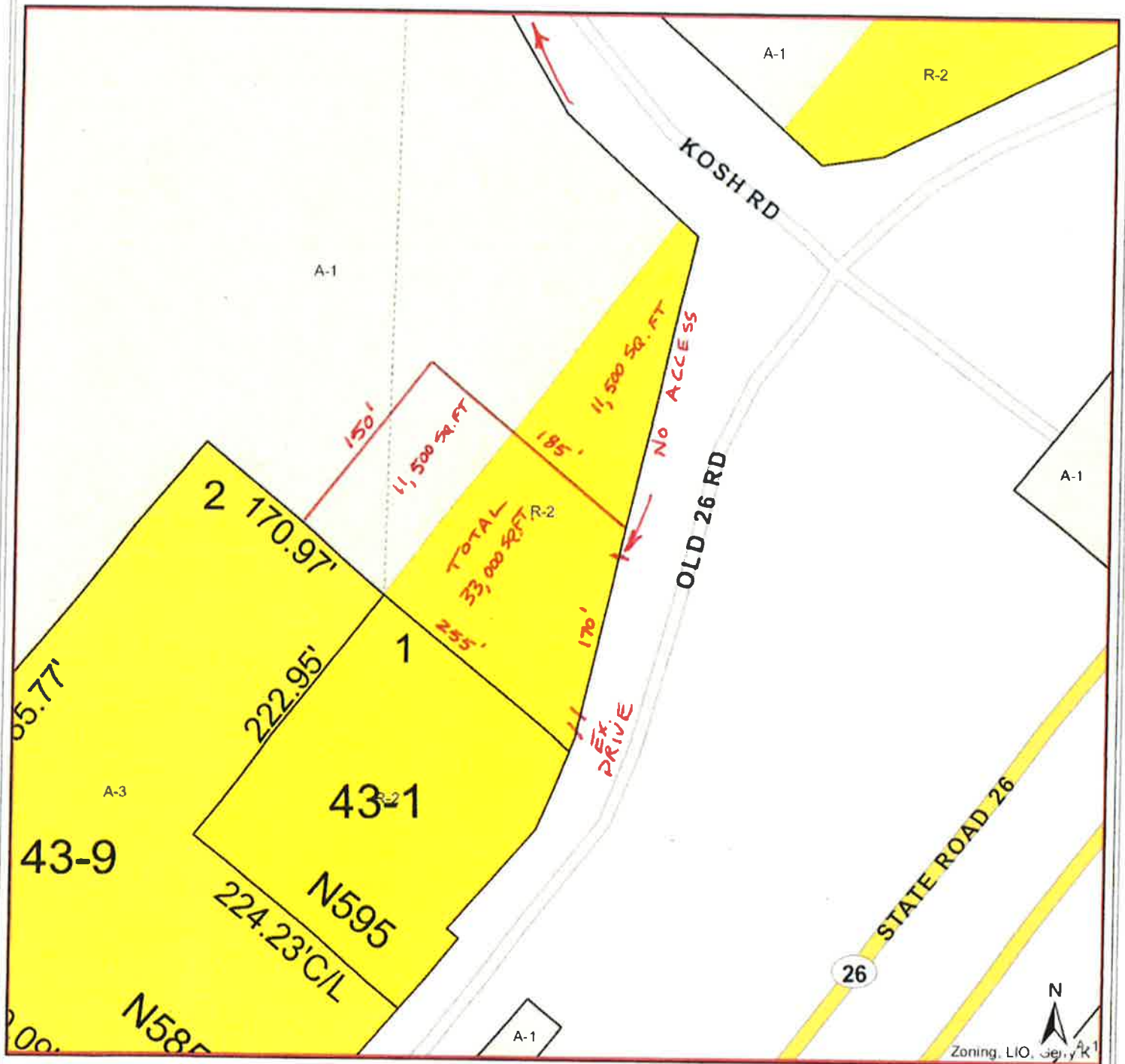
### **Other Items**

- Per the Livestock Siting Law [ATCP 51.8 (2)] **within 2 years** the livestock operator must begin populating the approved facility and **begin construction on every new or expanded livestock housing structure, as well as every new or expanded waste storage structure, proposed in the application.**
- Any changes to your operation that would change the information provided in this Livestock Siting Application or Worksheets once the Conditional Use Permit has been issued will require either a new application to be filed or an amendment to your current Livestock Siting Application.

**Any portions of the application that are in need of an update can be picked up at the LWCD office.** Questions regarding the completeness determination should be directed to Joe Strupp of the Land and Water Conservation Department at 920-674-7483.



# Jefferson County Land Information



## Parcels

Parcels

Municipal Boundaries

## Parcel Lines

Property Boundary

Old Lot/Meander Lines

Rail Right of Ways

Road Right of Ways

Section Lines

Surface Water

Map Hooks

Tax Parcels

Streams and Ditches

Preliminary Surveys

Extraterritorial Zoning

## County Conservation Easements

JEFFERSON COUNTY

DATCP/JEFFERSON CO



Scuppernon Ag-Enterprise Area (AEA)

12-16-19



Jefferson County Geographic Information System

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

Printed on: November 23, 2019

Author: Public User