

AGENDA
JEFFERSON COUNTY PLANNING AND ZONING COMMITTEE
DECISION MEETING

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

SUBJECT: Planning and Zoning Committee Decision Meeting

DATE: April 27, 2020

TIME: Beginning at 8:30 a.m.

PLACE: Room 205 of the Jefferson County Courthouse, 311 S. Center Ave., Jefferson, WI
OR Via Zoom Videoconference

YOU MAY ATTEND THE MEETING VIRTUALLY BY FOLLOWING THESE INSTRUCTIONS:

Join Zoom Meeting
<https://zoom.us/j/98219683097>

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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 February 20, February 24, March 13 and April 23 Meeting Minutes**
7. **Communications**
March 3, 2020 Correspondence from Jefferson County Land and Water Conservation Department to Chwala-T Acres, Town of Aztalan
8. **Discussion and Possible Action on an ATCP51 Amendment for Daybreak Foods Inc., Town of Lake Mills, to allow removal of an existing pullet building south of County Road A and west of Crossman Road, thus changing their odor score. A second change from the original permit is to list Keith Kulow as the contact person. The site is on PIN 018-0713-2731-000 at N5505 Crossman Road.**
9. **February and March Monthly Financial Reports for Register of Deeds – Staci Hoffman**
10. **February and March Monthly Financial Reports for Land Information Office**
11. **March and April Monthly Financial Reports for Zoning – Matt Zangl**

12. **Discussion on Solar Energy Facilities**
13. **Discussion on Jefferson County Comprehensive Plan Update**
14. **Update on Parcel Fabric GIS Data Migration Project**
15. **Discussion and Possible Action on Petition R4214A-20 for Current Investments LLC/Thomas Warzyn, Presented in Public Hearing on February 20 and Subsequently Postponed**
16. **Discussion and Possible Action on Petitions Presented in Public Hearing on April 23, 2020:**

R4221A-20 – Max Reid/Maxwell Reid & Heather Gallitz Property: Create a 1.763-ac Agricultural and Rural Business zone near **W5439 County Rd B** in the Town of Aztalan from part of PIN 002-0714-1443-000 (18.59 Ac). This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

CU2022-20 – Max Reid/Maxwell Reid & Heather Gallitz Property: Conditional use to allow storage and maintenance of a trucking company contractor's equipment at **W5439 County Rd B**, Town of Aztalan. The site is on PIN 002-0714-1443-000 (18.59 Ac) in a proposed A-2 zone. This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

R4228A-20 – Ron & Denise Lovell: Create a new 2-ac building site in the Town of Palmyra on **Tamarack Rd** from part of PIN 024-0516-2711-002 (36.74 Ac). This is in accordance with Sec 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4229A-20 – Ron & Denise Lovell: Create a 13.2-ac Natural Resource zone to be added to a proposed A-3 zone on **Tamarack Rd** from part of PIN 024-0516-2711-002 (36.74 Ac), Town of Palmyra. This is in accordance with Sec 11.04(f)12 of the Jefferson County Zoning Ordinance.

R4230A-20 – Ron & Denise Lovell: Create a new 2-ac building site **immediately north of N832 Tamarack Rd**, Town of Palmyra, from part of PIN 024-0516-2711-002 (36.74 Ac). This is in accordance with Sec 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4231A-20 – Ron & Denise Lovell: Create a 2-ac lot around the existing home at **N830 Tamarack Rd**, Town of Palmyra, from part of PIN 024-0516-2711-002 (36.74 Ac). This is in accordance with Sec 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4222A-20 – Sam Meyers, Petitioner/Samuel & Kenlon Meyers & Jeffrey & Wendy Begovatz Properties: Rezone 0.5 ac of PIN 010-0615-3334-002 (10.277 Ac), currently zoned A-1, and all of PIN 010-0615-3334-003 (0.673 Ac), currently zoned R-2, to create a 1.173-ac lot around the home at **N2551 Strunk Rd** in the Town of Hebron. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4223A-20 – Christopher Mueller: Rezone to create a 2.15-ac building site from part of PIN 008-0715-0232-000 (37.998 Ac) on **Saucer Dr** in the Town of Farmington. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4224A-20 – Christopher Mueller: Rezone to create a 2.05-ac building site on **Saucer Dr** in the Town of Farmington from part of PIN 008-0715-0232-000 (37.998 Ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4225A-20 – Christopher Mueller: Create a 4.55-ac lot around the home and buildings at **N7036 Saucer Dr** in the Town of Farmington from part of PIN 008-0715-0232-000 (37.998 Ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4226A-20 –Helen D Witte Trust: Create a 3.1-ac lot around the home and buildings at **W3060 Gopher Hill Rd**, Town of Watertown from PIN 032-0815-0243-000 (39.730 Ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4232A-20 – Mary Ane Jensen: Create a 1-ac building site **south of N4253 Duck Creek Rd**, Town of Jefferson, from part of PIN 014-0615-1223-000 (40 ac). This is in accordance with Sec 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4233A-20 – Douglas Behm/Jerome Behm LE Property: Create a new 2.2-ac building site around the ag buildings at **N7506 Airport Rd**, Town of Waterloo, on PIN 030-0813-3224-000 (46.29 Ac). This is in accordance with Sec 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4234A-20 – Faye Veith/Jerome Behm LE Property: Create a 2.7-ac lot around the home and buildings at **N7636 Airport Rd**, Town of Waterloo, from part of PIN 030-0813-3222-001(15.5 Ac). This is in accordance with Sec 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4235A-20 – Edward Spiegelhoff: Create a 2.2-ac building site from part of PIN 030-0813-3412-001 (36.942 Ac) **south of N7635 Rock Lake Rd**, Town of Waterloo. This is in accordance with Sec 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4236A-20 – Edward Spiegelhoff: Create a 2.2-ac building site from part of PIN 030-0813-3412-001 (36.942 Ac) **north of N7635 Rock Lake Rd**, Town of Waterloo. This is in accordance with Sec 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4237A-20 - Edward Spiegelhoff: Create a 2.2-ac building site from part of PIN 030-0813-3412-001 (36.942 Ac) **north of N7635 Rock Lake Rd**, Town of Waterloo. This is in accordance with Sec 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4238A-20 – Peggy Schwartz: Create a 1-ac building site from part of PIN 014-0615-1424-000 (19.49 Ac) **south of N3971 County Rd D**, Town of Jefferson. This is in accordance with Sec 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4239A-20 – Peggy Schwartz: Create a 2-ac Natural Resource zone to be added to the proposed A-3 zone south of **N3971 County Rd D**, Town of Jefferson, on PIN 014-0615-1424-000 (19.49 Ac). This is in accordance with Sec 11.04(f)12 of the Jefferson County Zoning Ordinance.

CU2023-20 – Jim Jermain: Allow an extensive on-site storage structure of 1,080 sq ft, 19'6" in height in a Residential R-1 zone at **N4272 Sleepy Hollow Rd**. The site is in the Town of Oakland on PIN 022-0613-0742-050 (6.99 Ac). This is in accordance with Sec. 11.04(f)1 of the Jefferson County Zoning Ordinance.

CU2024-20 – Thomas Lloyd: Allow an extensive on-site storage structure of 576 sq ft, in a Residential R-2 zone at **N475 Viele Rd**. The site is in the Town of Palmyra, on PIN 024-0516-3621-001 (10.84 Ac). This is in accordance with Sec. 11.04(f)2 of the Jefferson County Zoning Ordinance.

CU2026-20 – Gregory & Roberta Rue: Conditional use to allow an extensive on-site storage structure of 2,160 square feet, 35 feet in height in a Residential R-2 zone. The site is at **W5337 W Rapids Rd**, Town of Jefferson, on PIN 014-0614-2311-001 (2.302 Ac). This is in accordance with Sec 11.04(f)2 of the Jefferson County Zoning Ordinance.

CU2027-20 – Curtis & Susan Duchow: Conditional use to allow keeping of dogs as household pets on a non-commercial basis in excess of two at **W1981 Summer Hill Dr**, Town of Sullivan. The site is on PIN 026-0616-1722-001 (0.865 Ac) in a Residential R-1 zone. This is in accordance with Sec 11.04(f)1 of the Jefferson County Zoning Ordinance.

CU2028-20 – Rock Road Companies Inc/Charles & Cathy Naber Property: Conditional use to allow an extension until December 31, 2020 for non-metallic mineral extraction originally approved by CU1627-10 on PIN 016-0514-3121-

000 (45 Ac). The site is at **W7201 Vickerman Rd**, Town of Koshkonong and zoned A-1, Exclusive Agricultural. This is in accordance with Sec 11.04(f)6 and 11.05(c) of the Jefferson County Zoning Ordinance.

CU2029-20 – Marion J Homann: Conditional use to allow a ten-year extension for non-metallic mineral extraction originally approved by CU1623-10 on PIN 030-0813-3643-000 (37.6 Ac). The site is on State Rd 89, Town of Waterloo, in an A-1 Exclusive Agricultural zone. This is in accordance with Sec 11.04(f)6 and 11.05(c) of the Jefferson County Zoning Ordinance.

CU2030-20 – Asphalt Contractors, Inc: Conditional use to allow for a new non-metallic mineral extraction operation in the Town of Oakland on PINs 022-0613-0313-000 (40 Ac) & 022-0613-0341-000(40.04 Ac) owned by Gregory, Paul & Donna Crossman; 022-0613-0314-000 (40 Ac) & 022-0613-0311-000 (36.08 Ac) owned by Mary & Robert Hollenberger; and 022-0613-0321-001 (33.09 Ac), 022-0613-0342-000 (30.5 Ac), 022-0613-0331-001 (2.5 Ac) & 022-00613-0324-000 (37 Ac) owned by Willard & Louida Draeger Trust. The sites are all near **Hope Lake Rd** and zoned A-1, Exclusive Agricultural. This is in accordance with Sec 11.04(f)6 and 11.05(c) of the Jefferson County Zoning Ordinance.

17. Possible Future Agenda Items

18. Upcoming Meeting Dates

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

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

*******, 8:30 a.m. – Decision Meeting in Courthouse Room 203 (to replace Memorial Day, May 25)**

June 12, 8:00 a.m. – Site Inspections Beginning in Courthouse Room 203

June 18, 7:00 p.m. – Public Hearing in Courthouse Room 205

June 29, 8:30 a.m. – Decision Meeting in Courthouse Room 203

19. 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.

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.

NOTICE 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, February 20, 2020
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 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 5-0 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 following notice:

NOTICE IS HEREBY GIVEN that the Jefferson County Planning and Zoning Committee will conduct a public hearing on February 20, 2020, 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 BUSINESS TO A-1, EXCLUSIVE AGRICULTURAL

R4210A-20 – Dan Grunewald: Rezone 2.25 ac of PIN 014-0615-0212-007 (9.362 Ac) to A-1 to add it to an adjoining A-1 zone. The site is on **US Highway 18** in the Town of Jefferson. This is in accordance with Sec. 11.04(f)6 of the Jefferson County Zoning Ord.

PETITIONER: Dan Grunewald (W3047 US Highway 18, Helenville, WI) presented himself as the petitioner for this rezone. Grunewald explained that he owns the horse training facility across the street from this site and would like to add to the adjoining A-1 zone at this location to continue farming it

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None.

STAFF: Given by Zangl and in the file.

TOWN: In favor.

FROM BUSINESS TO A-2, AGRICULTURAL AND RURAL BUSINESS

R4211A-20 – Dan Grunewald: Rezone 0.06 ac of PIN 014-0615-0212-007 (9.362 Ac) to add it to an adjoining A-2 zone. The site is near **W3092/W3094 US Highway 18** in the Town of Jefferson. This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ord.

PETITIONER: Dan Grunewald (W3047 US Highway 18, Helenville, WI) presented himself as the petitioner for this rezone. The rezone is being proposed in order to stay with the current owner and A-2 zone just to the west of the property.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None.

STAFF: Given by Zangl and in the file. Zangl explained this small piece being rezoned is to accommodate the septic for the property.

TOWN: In favor.

FROM BUSINESS TO A-3, AGRICULTURAL/RURAL RESIDENTIAL

R4212A-20 – Dan Grunewald: Create a 2-ac new residential building site from part of PIN 014-0615-0212-007 (9.362 Ac) on **US Highway 18** in the Town of Jefferson. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ord.

PETITIONER: Dan Grunewald (W3047 US Highway 18, Helenville, WI) presented himself as the petitioner for this rezone. Grunewald explained this rezone is to create a residential zone for a new home.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None.

STAFF: Given by Zangl and in the file. Zangl asked Grunewald to discuss his interaction with the DOT regarding access for this proposed lot. Grunewald explained that the DOT would grant access only if the driveway for the proposed lot is directly across from the existing driveway on the south side of the Highway. This decision was based on safety concerns.

TOWN: In favor.

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

R4213A-20 – Jennifer Widowski/Widowski & Walker Property: Create a new 3-ac residential building site from part of PIN 004-0515-2633-000 (26.351 Ac) near **W3224 State Rd 59**, Town of Cold Spring. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ord.

PETITIONER: Mike Widowski (W3224 State Rd 59, Whitewater, WI) presented himself as the petitioner for this rezone. Widowski explained the proposed lot would share driveway access with the existing homestead at that location because the DOT did not want a new driveway created. The location of the proposed lot was placed on the east side of the existing home there to avoid prime land that was located on the west side.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None.

STAFF: Given by Zangl and in the file. Zangl explained that the new lot will take in part of the existing septic for the home located at W3224 State Rd 59, so a septic easement will need to be granted. However, that septic is aged and will most likely need to be replaced in the coming years, so the future replacement site can be in a location that will meet all setbacks.

TOWN: In favor.

R4214A-20 – Thomas Warzyn/Current Investments LLC Property: Create a 4.68-ac lot around the home & buildings at **N4926 North Helenville Rd**, Town of Farmington on PIN 008-0715-3533-000 (35.667 Ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ord.

PETITIONER: Tom Warzyn (N4990 N Helenville Rd, Helenville, WI) presented himself as the petitioner for this rezone. Warzyn explained he would like to split off the 5 acres in order to sell it and leave the rest for farmland.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None.

STAFF: Given by Zangl and in the file. Zangl asked what year the house was built and if there will be access for the remaining A-1 land. The house was built in 1850 and there will be access for the A-1. Zangl also asked why the full 5 acres were being requested, and that the back 2 acres of the proposed lot consist of wetlands. Warzyn stated that the potential buyer would like to have a 5 acre lot.

TOWN: In favor.

R3319A-08 - Seth & Jessica Green and Jean Kincaid Property: Create a 1-ac building site on **County Line Rd**, Town of Koshkonong, from PIN 016-0513-3643-000 (40 Ac). Petition R3319A-08 was recommended for approval by the Planning and Zoning Committee on March 31, 2008 and approved by County Board on April 15, 2008 with the condition that the applicant at that time move the lot to the west property line for better clustering. The current petitioner is asking the Committee to reconsider that modification. This is in accordance with Sec. 11.04(f)8 of the Jefferson Co Zoning Ord.

PETITIONER: Seth Green (282 Koshkonong Dr, Edgerton, WI) presented himself as the petitioner for this rezone. Green explained that the current placement of the lot encompasses larger slopes and there is concern regarding water run-off. Therefore, the new proposed location is being moved more to the middle of the parcel to avoid those issues.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None.

STAFF: Given by Zangl and in the file.

TOWN: In favor.

R4215A-20 – Eric Evenson: Create a 2.89-ac lot around the home & buildings at **N1593 Draves Rd**, Town of Sumner, on PIN 028-0513-1714-000 (38.9 Ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ord.

PETITIONER: Eric Evenson (N2612 Evenson Rd, Cambridge, WI) presented himself as the petitioner for this rezone. Evenson explained he bought the property for farming purposes. In order to satisfy the town's requirements, the mobile home on the property was removed and the septic was abandoned. The other fire number off of Loga Rd was also removed, along with taking the culvert out for the driveway that was off Loga Rd. The only access for the home is now off of Draves Rd. Evenson would like to split the house off to just keep the farmland around it.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None.

STAFF: Given by Zangl and in the file. Zangl asked what year the home was built. The home was built prior to 1975.

TOWN: In favor based off of the satisfaction of following conditions: document exhibiting proof of signatory rights; mobile home to be removed from site; property address W8965 Loga Rd to be permanently eliminated; drive culvert at W8965 Loga to be eliminated; access only off of Draves Rd.

R4216A-20 – Scott Beerbohm: Create a 1.013-ac residential building site from PIN 032-0815-1941-005 (24.96 Ac) in the Town of Watertown along **County Rd Y**. This is in accordance with Sec. 11.08(f)8 of the Jefferson County Zoning Ord.

PETITIONER: Scott Beerbohm (N8498 County Road Y, Watertown, WI) presented himself as the petitioner for this rezone. Beerbohm explained that he bought the property with his daughter and they would like to use the splits available to them for building a building site. The proposed lot is believed to be in the best spot to still allow for farming of the remaining A-1 land.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None.

STAFF: Given by Zangl and in the file.

TOWN: In favor.

R4217A-20 – Scott Beerbohm: Create a 2.33-ac lot around the home & buildings at **N8276 County Rd Y** on PIN 032-0815-1941-005 (24.96 Ac) in the Town of Watertown. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ord.

PETITIONER: Scott Beerbohm (N8498 County Road Y, Watertown, WI) presented himself as the petitioner for this rezone. Beerbohm explained they would like to split the house and buildings off for his daughter own.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None.

STAFF: Given by Zangl and in the file. Zangl asked what year the house was built. The home was built in 1910. Zangl also explained that approval for driveway access was given by the Highway Department, and noted that the home and buildings will need to meet all necessary setbacks when the lot is created.

TOWN: In favor.

R4218A-20 – Dane Hartwig: Create a 2.16-ac lot around the home at **N5599 Switzke Rd**, Town of Farmington, from PIN 008-0715-2911-000 (42 Ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ord.

PETITIONER: Dane Hartwig (N6468 Switzke Rd, Watertown, WI) presented himself as the petitioner for this rezone. Hartwig explained he bought the property in November and now he'd like the farm consolidation for his son to own the homestead site.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None.

STAFF: Given by Zangl and in the file. Zangl asked what year the house was built and if there would access for the remaining A-1 land. The house was built in the 1900's and there will still be access for the A-1 land. Hartwig will continue to farm this land himself.

TOWN: In favor.

R4219A-20 – Dane Hartwig: Create a 1-ac new residential building site **near N5599 Switzke Rd**, Town of Farmington from PIN 008-0715-2911-000 (42 Ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ord.

PETITIONER: Dane Hartwig (N6468 Switzke Rd, Watertown, WI) presented himself as the petitioner for this rezone. Hartwig explained they would like this split for a future site to build on for their other son.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None.

STAFF: Given by Zangl and in the file.

TOWN: In favor.

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

R4220A-20 – Dane Hartwig: Rezone 0.08 ac of PIN 008-0715-1622-002 (1.671 Ac) from A-2 to A-3 to add it to the adjoining A-3 zone at **N6468 Switzke Rd**, Town of Farmington, and rezone 0.08 ac of that same PIN from A-3 to A-2 to add it to the adjoining A-2 zone. This is in accordance with Sec. 11.04(f)7 and 11.04(f)8 of the Jefferson County Zoning Ord.

PETITIONER: Dane Hartwig (N6468 Switzke Rd, Watertown, WI) presented himself as the petitioner for this rezone. Hartwig explained that he plows snow for multiple townships, and this site is where the salt and sand is stored for that purpose. The existing shed was added onto to allow for more storage space, but the addition went over the A-2 zoned boundary by approximately 10 ft. This rezone would correct that issue.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None.

STAFF: Given by Zangl and in the file. Zangl noted that this rezone would then bring the A-2 zone back into compliance.

TOWN: In favor.

CONDITIONAL USE PERMIT APPLICATIONS

CU2018-20 – Dane Hartwig: Allow expansion of previously approved storage of contractor's equipment in the proposed A-2 zone at **N6468 Switzke Rd**, Town of Farmington on PIN 008-0715-1622-002 (1.671 Ac). This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ord.

PETITIONER: Dane Hartwig (N6468 Switzke Rd, Watertown, WI) presented himself as the petitioner for this conditional use. The swapping of land for the A-2 and A-3 zones would bring the existing conditional use back into compliance.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: Supervisor Poulson asked if there would be any outside storage. Hartwig explained there is no outside storage at the site. The site is inspected every year by the State to make sure it is staying in compliance with all necessary requirements.

STAFF: Given by Zangl and in the file. Zangl asked if there would be any other changes to the conditional use, and it was determined there would not be any other changes being made.

TOWN: In favor.

CU2019-20 – Aimee Bloch: Allow keeping of dogs as household pets in excess of two per premises in a Residential R-1 zone at **N3927 Prairie Ridge Ln.** The site is in the Town of Sullivan on PIN 026-0616-1723-011 (1 Ac). This is in accordance with Sec. 11.04(f)1 of the Jefferson County Zoning Ord.

PETITIONER: Aimee Bloch (N3927 Prairie Ridge Ln, Helenville, WI) presented herself as the petitioner for this conditional use. Bloch explained that she has 3 dogs in an area where only 2 are allowed. All dogs are inside and neutered. There is also an invisible fence that goes around the yard area.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None.

STAFF: Given by Zangl and in the file. Zangl asked for the total number of dogs being requested and the type of dogs. Bloch explained she has 3 dogs (2 golden doodles and a lab mix), but she also watches her mother's dog fairly often so she is asking for 4 dogs to be on the safe side. Zangl also asked about the waste disposal. The waste is disposed of near the tree line at the back of the property.

TOWN: In favor.

CU2020-20 – Max Soucy/Strnad Trust Property: Allow a conditional home occupation for personal training at **N9602 Doepke Rd,** on PIN 030-0813-0321-000 (40.233 Ac) in the Town of Waterloo. The property is zoned A-1, Exclusive Agricultural. This is in accordance with Sec. 11.04(f)6 of the Jefferson County Zoning Ord.

PETITIONER: Max Soucy (N9602 Doepke Rd, Waterloo, WI) presented himself as the petitioner for this conditional use. Soucy explained that he rents this space from the owners (STRNAD Trust) in order to operate a training facility. However, Soucy is working to move from the small space to a training studio to accommodate the clientele he currently has. The town granted this home occupation through the end of 2020.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None.

STAFF: Given by Zangl and in the file. Zangl asked if the end of 2020 would be enough time for the transition of facilities. Soucy thought that should be enough time as he is trying to move quickly because of the growing number of clients.

TOWN: In favor.

CONDITIONAL USE PERMIT APPLICATION & NR135 NON-METALLIC MINING RECLAMATION APPLICATION

CU2021-20 – Deer Track Park Landfill/Donald Reinders Property: Allow for mineral extraction and processing on PIN 008-0715-0711-009 (4.965 Ac) in the Town of Farmington. The site is near **N6813 Waldmann Ln** in an A-2, Agricultural and Rural Business zone. This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ord.

A reclamation plan and permit application meeting the criteria of NR 135 and Jefferson County Ordinance was received on December 13, 2019 by the Jefferson County Land & Water Conservation Department.

Wisconsin Administrative Code Chapter NR 135.20 and Jefferson County Ordinance allows for a public informational hearing regarding the reclamation plan. All reclamation related public testimony shall be considered upon final review of the plan. The plan is available for public viewing in the Land & Water Conservation Department, Room 113 of the Jefferson County Courthouse during normal business hours.

PETITIONER: Don Smith (N6756 Waldmann Ln, Watertown, WI) presented himself as the petitioner for this conditional use. Smith explained the conditional use is needed in order to mine clay from the property to use at Deer Track Park Landfill for liners/covers. A reclamation plan was also submitted to the Jefferson County LWCD. This site is located directly across the street from the landfill.

COMMENTS IN FAVOR: Donald Reinders (N6309 Ziebell Rd, Jefferson, WI) spoke in favor of this petition.

COMMENTS OPPOSED: Mark, a resident at N6961 Waldmann Ln spoke in opposition of this petition. He questioned the end date of the project and the depth of the extraction. There was concern about the depth being 800 ft, and the contamination of wells and groundwater. There were also safety concerns for the site.

REBUTTAL: Smith explained the extraction process would not begin for approximately another 2 ½ years. The extraction duration would be most likely be started and completed within one summer season. There is a likelihood that the extraction could be done in just one event, possibly two at most. The extraction hole will also be only 30 ft in depth. The 800 ft depth on the plans is actual elevation in regards to sea level. That depth is well above groundwater level, so there would be no concerns regarding wells. All necessary setbacks will be maintained during the extraction as well. The steepest slope will only be at a 3:1 grade and after the excavation is complete, the hole will be filled in with water to create a pond. Vegetation will then be planted.

QUESTIONS FROM COMMITTEE: Chairman Nass asked if there would be any construction fencing around the site. Smith explained there are no plans for that right now, but it is something they could do if wanted. The equipment left there during the night would be secure. There will also be no steep banks, and the duration of the excavation will be done in a short season.

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 Foelker. Motion passed 5-0 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.jeffersoncountymi.gov

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

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

**ROOM 203, COUNTY COURTHOUSE
311 S. CENTER AVE., JEFFERSON, WI 53549
8:30 A.M. ON MONDAY, FEBRUARY 24, 2020**

1. **Call to Order**
The meeting was called to order by Supervisor Jaeckel at 8:30 a.m.
2. **Roll Call (Establish a Quorum)**
Supervisors Zastrow, Jaeckel, Foelker and Poulson were present at 8:30. Nass will be arriving a little later. Also present were staff members Ben Wehmeier, Matt Zangl, Sarah Higgins, Deb Magritz and Lindsey Schreiner. Guests in attendance included Donald Reinders, Don Smith, Dean Kelley and Frankie Fuller.
3. **Certification of Compliance with Open Meetings Law**
Poulson verified that the meeting was being held in compliance with Open Meetings.
4. **Approval of the Agenda**
No changes were proposed.
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)**
No public comment.
6. **Approval of January 28, February 14 and February 20 Meeting Minutes**
Motion by Supervisors Foelker/Poulson to approve the January 28 meeting minutes. Motion passed 4-0.

Motion by Supervisors Foelker/Poulson to approve the February 14 meeting minutes. Motion passed 4-0.

The February 20 meeting minutes were not ready.
7. **Communications**
There were no communications.
8. **January Monthly Financial Report for Register of Deeds – Staci Hoffman**
The report was in the Committee's packet. Hoffman reported that her Office had a great month, the best in four years.
9. **January Monthly Financial Report for Land Information Office**
This report was also in the Committee's packet, and Zangl noted that January was a busy month both for Land Information and for Zoning.
10. **February Monthly Financial Report for Zoning – Matt Zangl**
Zangl reported that Zoning Department receipts were just under \$12,000 for January, and just under \$7,000 for February. We may be in the winter slow down period. He expects March revenues to pick up.
11. **Discussion on Solar Energy Facilities**
The Badger Solar project has been approved. Wehmeier noted that another project is possible in the northeast corner of the County. That was apparently already downsized, though no one has filed with the PSC to date.
12. **Discussion on Jefferson County Comprehensive Plan Update**
Zangl said that one more focus group meeting is scheduled for the first part of March, then regional meetings will take place in late March. So far, good information has been received from the focus groups, with common themes of outreach and education. Wehmeier added that a Young Professionals group was created for that segment of the population, and with Student Government Day coming up, that group will be polled for their ideas. Wehmeier also noted that a Superintendents' focus meeting will gather feedback from what that group sees for the future. In summary, Zangl said that this will be a busy summer with the plan updates. He hopes to have a completed plan going to County Board this fall.

Supervisor Nass arrived at 8:41 a.m.

13. Discussion and Possible Action on Amending the Agricultural Preservation and Land Use Plan and Comprehensive Plan to at the Request of the Town of Oakland to Include PINs 022-0613-0544-000, 022-0613-0433-000 and 022-0613-0434-000 within their Fifteen-Year Growth Area

Zangl explained that he'd been approached by a Town of Oakland Plan Commission member about a year ago, asking about amending the Plan to allow for potential subdivision development. The Town approached him again more recently because they would like to proceed prior to the anticipated Plan updates. The Town Board has sent a letter and resolution requesting that the County update our Plan to incorporate these parcels, thereby allowing rezoning and subdivision plat review. The property in question is in the sewer district, but not in the 15-year growth area. Zangl showed current Agricultural Preservation and Land Use Plan provisions regarding amendments and explained. The first step would be for County Board or Planning and Zoning Committee to begin the amendment process. Next would be to develop a public participation plan and send it to County Board. From there, a public hearing before the Planning and Zoning Committee would be held, and a decision sent to County Board. A County Board approval would update the map, and allow the divider and Town to proceed with a rezoning and subdivision plat. Per the Town's plans and ordinances, they are currently at their limit for expansion. The Town has been working with the developer, but it is not known how much input has been received from the public. Nass asked what the rush is? Is sewer available? What is the impact of residential development on the wetlands? Jaeckel offered his ideas about the process at least showing the developer that the Town and County are willing to consider his request. Zangl offered tentative timelines, with the public participation plan possibly going to County Board in May or June if the process begins now. Motion by Supervisors Jaeckel/ Foelker to go ahead with whatever steps are necessary to proceed with the Plan amendment. Motion passed 5-0.

14. Discussion and Possible Action on a Public Participation Plan to Amend the Agricultural Preservation and Land Use Plan and Comprehensive Plan at the Request of the Town of Oakland, and to Forward to County Board

Zangl reiterated that two public hearings would be conducted for the public participation plan. The first would be with the Planning and Zoning Committee, and second with the County Board. He listed notice requirements. Motion by Supervisors Jaeckel/Poulson to approve proceeding. Motion passed 5-0.

15. Discussion and Possible Action on a Request by Bridget Reese and Madison Audubon Society for an Even Exchange of 0.156 Acre Between the A-3 Zone at N8200 County Road G, PIN 030-0813-2434-002, and the Adjoining A-1 Zone on PIN 030-0813-2443-001

Zangl explained the request and showed the proposed division. Discussion determined that this would not change the land use of either property. Motion by Supervisors Jaeckel/Foelker to approve. Motion passed 5-0.

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

16. Discussion and Possible Action on Revised Petition R4199A-19 for Dennis Stair, Town of Concord, Presented in Public Hearing on December 19, 2019 and Subsequently Postponed. Motion by Supervisors Poulson/Jaeckel to approve the revision the Committee requested, with conditions. Motion passed 5-0.

17. Discussion and Possible Action on Petitions Presented in Public Hearing on February 20, 2020:

APPROVE WITH CONDITIONS R4210A-20 on a motion by Supervisors Poulson/Jaeckel for Dan Grunewald to rezone 2.25 ac of PIN 014-0615-0212-007 (9.362 Ac) to A-1 and add it to an adjoining A-1 zone. The site is on **US Highway 18** in the Town of Jefferson. This is in accordance with Sec. 11.04(f)6 of the Jefferson County Zoning Ord. Motion passed 5-0.

APPROVE WITH CONDITIONS R4211A-20 on a motion by Supervisors Jaeckel/Poulson for Dan Grunewald to rezone 0.06 ac of PIN 014-0615-0212-007 (9.362 Ac) and add it to an adjoining A-2 zone. The site is near **W3092/W3094 US Highway 18** in the Town of Jefferson. This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ord. Motion passed 5-0.

APPROVE WITH CONDITIONS R4212A-20 on a motion by Supervisors Jaeckel/Poulson for Dan Grunewald to create a 2-ac new residential building site from part of PIN 014-0615-0212-007 (9.362 Ac) on **US Highway 18** in the Town of Jefferson. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ord. Motion passed 5-0.

APPROVE WITH CONDITIONS R4213A-20 on a motion by Supervisors Jaeckel/Nass for Jennifer Widowski/Widowski & Walker Property to create a new 3-ac residential building site from part of PIN 004-0515-2633-000 (26.351 Ac) near **W3224 State Rd 59**, Town of Cold Spring. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ord. Motion passed 5-0.

POSTPONE ACTION ON R4214A-20 on a motion by Supervisors Jaeckel/Nass for Thomas Warzyn/Current Investments LLC Property to create a 4.68-ac lot around the home & buildings at **N4926 North Helenville Rd**, Town of Farmington on PIN 008-0715-3533-000 (35.667 Ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ord. Motion passed 5-0.

APPROVE WITH CONDITIONS R3319A-08 on a motion by Supervisors Foelker/Poulson for Seth & Jessica Green and Jean Kincaid Property to create a 1-ac building site on **County Line Rd**, Town of Koshkonong, from PIN 016-0513-3643-000 (40 Ac). Petition R3319A-08 was recommended for approval by the Planning and Zoning Committee on March 31, 2008 and approved by County Board on April 15, 2008 with the condition that the applicant at that time move the lot to the west property line for better clustering. The current petitioner is asking the Committee to reconsider that modification. This is in accordance with Sec. 11.04(f)8 of the Jefferson Co Zoning Ord. Motion passed 5-0.

APPROVE WITH CONDITIONS R4215A-20 on a motion by Supervisors Jaeckel/Foelker for Eric Evenson to create a 2.89-ac lot around the home & buildings at **N1593 Draves Rd**, Town of Sumner, on PIN 028-0513-1714-000 (38.9 Ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ord. Motion passed 5-0.

APPROVE WITH CONDITIONS R4216A-20 on a motion by Supervisors Jaeckel/Foelker for Scott Beerbohm to create a 1.013-ac residential building site from PIN 032-0815-1941-005 (24.96 Ac) in the Town of Watertown along **County Rd Y**. This is in accordance with Sec. 11.08(f)8 of the Jefferson Co Zoning Ord. Motion passed 5-0.

APPROVE WITH CONDITIONS R4217A-20 on a motion by Supervisors Jaeckel/Foelker for Scott Beerbohm to create a 2.33-ac lot around the home & buildings at **N8276 County Rd Y** on PIN 032-0815-1941-005 (24.96 Ac) in the Town of Watertown. This is in accordance with Sec. 11.08(f)8 of the Jefferson County Zoning Ord. Motion passed 5-0.

APPROVE WITH CONDITIONS R4218A-20 on a motion by Supervisors Foelker/Jaeckel for Dane Hartwig to create a 2.16-ac lot around the home at **N5599 Switzke Rd**, Town of Farmington, from PIN 008-0715-2911-000 (42 Ac). This is in accordance with Sec. 11.08(f)8 of the Jefferson County Zoning Ord. Motion passed 5-0.

APPROVE WITH CONDITIONS R4219A-20 on a motion by Supervisors Jaeckel/Foelker for Dane Hartwig to create a 1-ac new residential building site **near N5599 Switzke Rd**, Town of Farmington from PIN 008-0715-2911-000 (42 Ac). This is in accordance with Sec. 11.08(f)8 of the Jefferson County Zoning Ord.

APPROVE WITH CONDITIONS R4220A-20 on a motion by Supervisors Jaeckel/Foelker for Dane Hartwig to rezone 0.08 ac of PIN 008-0715-1622-002 (1.671 Ac) from A-2 to A-3 to add it to the adjoining A-3 zone at **N6468 Switzke Rd**, Town of Farmington, and rezone 0.08 ac of that same PIN from A-3 to A-2 to add it to the adjoining A-2 zone. This is in accordance with Sec. 11.04(f)7 and 11.04(f)8 of the Jefferson Co Zoning Ord. Motion passed 5-0.

APPROVE WITH CONDITIONS CU2018-20 on a motion by Supervisors Jaeckel/Foelker for Dane Hartwig to allow expansion of previously approved storage of contractor's equipment in the proposed A-2 zone at **N6468 Switzke Rd**, Town of Farmington on PIN 008-0715-1622-002 (1.671 Ac). This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ord. Motion passed 5-0.

APPROVE WITH CONDITIONS CU2019-20 on a motion by Supervisors Jaeckel/Foelker for Aimee Bloch to allow keeping of dogs as household pets in excess of two per premises in a Residential R-1 zone at **N3927 Prairie Ridge Ln**. The site is in the Town of Sullivan on PIN 026-0616-1723-011 (1 Ac). This is in accordance with Sec. 11.04(f)1 of the Jefferson County Zoning Ord. Motion passed 5-0.

APPROVE WITH CONDITIONS CU2020-20 on a motion by Supervisors Nass/Jaeckel for Max Soucy/Strnad Trust Property and allow a conditional home occupation for personal training at **N9602 Doepke Rd**, on PIN 030-0813-0321-000 (40.233 Ac) in the Town of Waterloo. The property is zoned A-1, Exclusive Agricultural. This is in accordance with Sec. 11.04(f)6 of the Jefferson County Zoning Ord. Motion passed 6-0.

APPROVE WITH CONDITIONS CU2021-20 on a motion by Supervisors Jaeckel/Foelker for Deer Track Park Landfill/Donald Reinders Property to allow for mineral extraction and processing on PIN 008-0715-0711-009 (4.965 Ac) in the Town of Farmington. The site is near **N6813 Waldmann Ln** in an A-2, Agricultural and Rural Business zone. This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ord. Motion passed 5-0.

18. Possible Future Agenda Items

19. Upcoming Meeting Dates

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

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

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

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

April 16, 7:00 p.m. – Public Hearing in Courthouse Room 205
April 27, 8:30 a.m. – Decision Meeting in Courthouse Room 203

20. Adjourn

Motion by Supervisors Foelker/Poulson to adjourn the meeting. Motion passed 5-0, and the meeting adjourned at 9:40 a.m.

Supervisor Blane Poulson, Secretary

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

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

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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, MARCH 13, 2020**

1. Call to Order

The meeting was called to order by Supervisor Jaeckel at 8:07 a.m.

2. Roll Call (Establish a Quorum)

Committee members present at 8:07 included Supervisors Poulson, Foelker and Jaeckel. Also present were staff members Matt Zangl and Deb Magritz.

3. Certification of Compliance with Open Meetings Law

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

4. Approval of the Agenda

No changes were proposed to 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)

There was no public comment.

6. Communications

Zangl noted that today's findings of fact are in draft form. He also said that Krupinski's variance was denied yesterday, but Krupinski hasn't given official notification of withdrawing his rezoning and conditional use petition.

Nass arrived at 8:09 a.m.

The Committee left at 8:10 for the following inspections:

7. Site Inspections for Petitions to be Presented in Public Hearing on March 26, 2020:

R4227A-20 – William Krupinski: Rezone all of PIN 014-0614-1414-003 (0.6 Ac) at **N3989 County Rd N** in the Town of Jefferson. This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

CU2025-20 – William Krupinski: Conditional use to allow a campground in a proposed A-2 zone at **N3989 County Rd N**, Town of Jefferson. This is on PIN 014-0614-1414-003 (0.6 Ac), and is in accordance with Sec. 11.04(f)7 and 11.05(f) of the Jefferson County Zoning Ordinance.

R4222A-20 – Sam Meyers, Petitioner/Samuel & Kenlon Meyers & Jeffrey & Wendy Begovatz Properties: Rezone 0.5 ac of PIN 010-0615-3334-002 (10.277 Ac), currently zoned A-1, and all of PIN 010-0615-3334-003 (0.673 Ac), currently zoned R-2, to create a 1.173-ac lot around the home at **N2551 Strunk Rd** in the Town of Hebron. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

CU2024-20 – Thomas Lloyd: Allow an extensive on-site storage structure of 576 sq ft, in a Residential R-2 zone at **N475 Viele Rd**. The site is in the Town of Palmyra, on PIN 024-0516-3621-001 (10.84 Ac). This is in accordance with Sec. 11.04(f)2 of the Jefferson County Zoning Ordinance.

R4226A-20 –Helen D Witte Trust: Create a 3.1-ac lot around the home and buildings at **W3060 Gopher Hill Rd**, Town of Watertown from PIN 032-0815-0243-000 (39.730 Ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4223A-20 – Christopher Mueller: Rezone to create a 2.15-ac building site from part of PIN 008-0715-0232-000 (37.998 Ac) on **Saucer Dr** in the Town of Farmington. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4224A-20 – Christopher Mueller: Rezone to create a 2.05-ac building site on **Saucer Dr** in the Town of Farmington from part of PIN 008-0715-0232-000 (37.998 Ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4225A-20 – Christopher Mueller: Create a 4.55-ac lot around the home and buildings at **N7036 Saucer Dr** in the Town of Farmington from part of PIN 008-0715-0232-000 (37.998 Ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4221A-20 – Max Reid/Maxwell Reid & Heather Gallitz Property: Create a 1.763-ac Agricultural and Rural Business zone near **W5439 County Rd B** in the Town of Aztalan from part of PIN 002-0714-1443-000 (18.59 Ac). This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

CU2022-20 – Max Reid/Maxwell Reid & Heather Gallitz Property: Conditional use to allow storage and maintenance of a trucking company contractor's equipment at **W5439 County Rd B**, Town of Aztalan. The site is on PIN 002-0714-1443-000 (18.59 Ac) in a proposed A-2 zone. This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

CU2023-20 – Jim Jermain: Allow an extensive on-site storage structure of 1,080 sq ft, 19'6" in height in a Residential R-1 zone at **N4272 Sleepy Hollow Rd**. The site is in the Town of Oakland on PIN 022-0613-0742-050 (6.99 Ac). This is in accordance with Sec. 11.04(f)1 of the Jefferson County Zoning Ordinance.

8. Adjourn

Motion by Supervisors Jaeckel/Poulson to adjourn the meeting. Motion passed 4-0, and the meeting adjourned at 10:34 a.m.

Blane Poulson, Secretary

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

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

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



Jefferson County Land and Water Conservation Department

Courthouse, 311 S Center Avenue, Room 113

Jefferson, WI 53549-1701

920-674-7110

March 3, 2020

Chwala-T Acres
Jeremy Chwala
N5114 Dewey Rd
Jefferson WI 53549

Dear Jeremy:

Recently staff from the Jefferson County Land and Water Conservation Department reviewed your 2020 nutrient management plan (NMP) and found some issue that need to be addressed.

The first thing we look at for any plan is the 590 checklist. Several of the questions regarding nutrient application requirements were checked no. This means that your plan does not meet the Soil and Water Quality Standards set forth in State Statute.

In the narrative, it states there were over-applications of nitrogen and phosphorus last year on fields with excessively high soil test phosphorus levels due to both manure and commercial fertilizer applications. Additionally there were over-applications of fall manure from the Pit Solids source. In reviewing your 2019 NMP, it appears that the same type of problems occurred.

Both the Farmland Preservation Program and Livestock Siting law require that a NMP be followed to ensure surface and ground water protection. Your crop consultant writes your plan based on information provided by you. The plan is based on UW recommendations. Over-applications are potentially damaging to the environment and do not make economic sense.

We will review your 2021 plan next year. We expect that you will closely adhered to this plan. **Failure to follow your NMP will result in issuance of a non-compliance for the Farmland Preservation Program which will make you ineligible for the tax credit. Failure to follow your NMP also may result in revocation of your conditional use permit for livestock siting.**

My staff and I would be happy to meet with you to discuss the situation. If you have any questions concerning this letter or would like to set up an appointment, please contact me at 920-674-7121.

Sincerely,

Patricia Cicero
Interim Director

cc: Jefferson County Planning and Zoning Department and Committee



Jefferson County

PLANNING AND ZONING DEPARTMENT
COURTHOUSE, 311 S. MAIN ST., JEFFERSON, WI 53549
ROOM 201 PHONE 920-674-7130 FAX 920-674-7525

TO: Daybreak Foods Inc.
Keith Kulow

DATE: March 24, 2020

RE: Livestock Siting Amendment March 2020

On March 5, 2020, the Planning and Zoning Department and Committee was notified by the Land and Water Conservation Department (LWCD) that your application to amend the current livestock siting approval and conditional use permit (CU1943-18) was found to be complete. The amendment request does not change the maximum number of animal units of 27,500. The amendment request is to allow for the removal of an existing pullet building and update the contact person to Keith Kulow.

Jefferson County considers a request of this nature to not be “substantial” and therefore, does not require the applicant to attend a public hearing on the matter. Instead, the Planning and Zoning Committee will typically review the request, amended worksheets and LWCD determination of completeness and provide a decision on the request.

Daybreak Foods Inc.’s amendment was originally scheduled to be heard by the Planning and Zoning Committee on March 30, 2020. Due to COVID – 19, the Committee’s meeting for March 30 has been postponed until April 27, 2020.

Due to the reasons listed below, Daybreak Foods Inc. may continue with its plans to remove the existing structures as proposed in the amendment. The Planning and Zoning Committee will review the amendment at the next Committee Decision meeting, tentatively scheduled for April 27, 2020.

- Daybreak Foods Inc. currently operates under Conditional Use Permit CU1943-18 and is approved for up to 27,500 animal units. The proposed amendment does not change the number of animal units.
- The amendment and supporting documents have been reviewed by the Land and Water Conservation Department and have been determined to be complete, based on ATCP 51. LWCD performs the technical review for the Planning and Zoning Committee.
- The proposed amendment is not substantial, as defined in ATCP 51, and does not require a public hearing. The proposed amendment includes removing an existing pullet building,

which is included in the Odor Management Worksheet. The proposed amendment changes the contact person for Daybreak Foods Inc.

- The March 24, 2020 Planning and Zoning Committee meeting is canceled because of COVID – 19, rather than reasons of the applicant or the County.

It is the County's goal to not allow COVID – 19 to affect the operation of businesses, residents, landowners and contractors in Jefferson County.

Please contact me with any questions.

Thank you,

A handwritten signature in black ink, appearing to read "Matt Zangl". The signature is stylized with a large, looped "Z" and "A".

Matt Zangl
Director of Planning and Zoning
Jefferson County

cc: Land and Water Conservation Department



Jefferson County Land and Water Conservation Department
Courthouse, 311 S Center Avenue, Room 113
Jefferson, WI 53549-1701
920-674-7110

MEMORANDUM

TO: Zoning and Planning Committee
CC: Zoning and Planning Department
Keith Kulow, Daybreak Foods Inc.
Resource Engineering Associates, Inc.
FROM: Land and Water Conservation Department
DATE: May 5, 2020
SUBJECT: Livestock Siting Amendment Materials

The Land and Water Conservation Department (LWCD) has reviewed the map, application and worksheets submitted on February 24, 2020 and March 4, 2020 by Daybreak Foods Inc. for an amendment to their livestock siting materials associated with their Conditional Use Permit (CU1943-18).

After reviewing the information, the Land and Water Conservation Department has determined that all of the materials are complete. We request that the Zoning and Planning Committee accept these materials as an amendment to Daybreak Foods Inc. Conditional Use Permit.

Summary of Farm and Changes

Daybreak Farm Inc. received approval for their Conditional Use Permit on March 26, 2018. The maximum animal numbers approved with that permit will remain the same: 2,750,000 chickens which is 27,500 animal units.

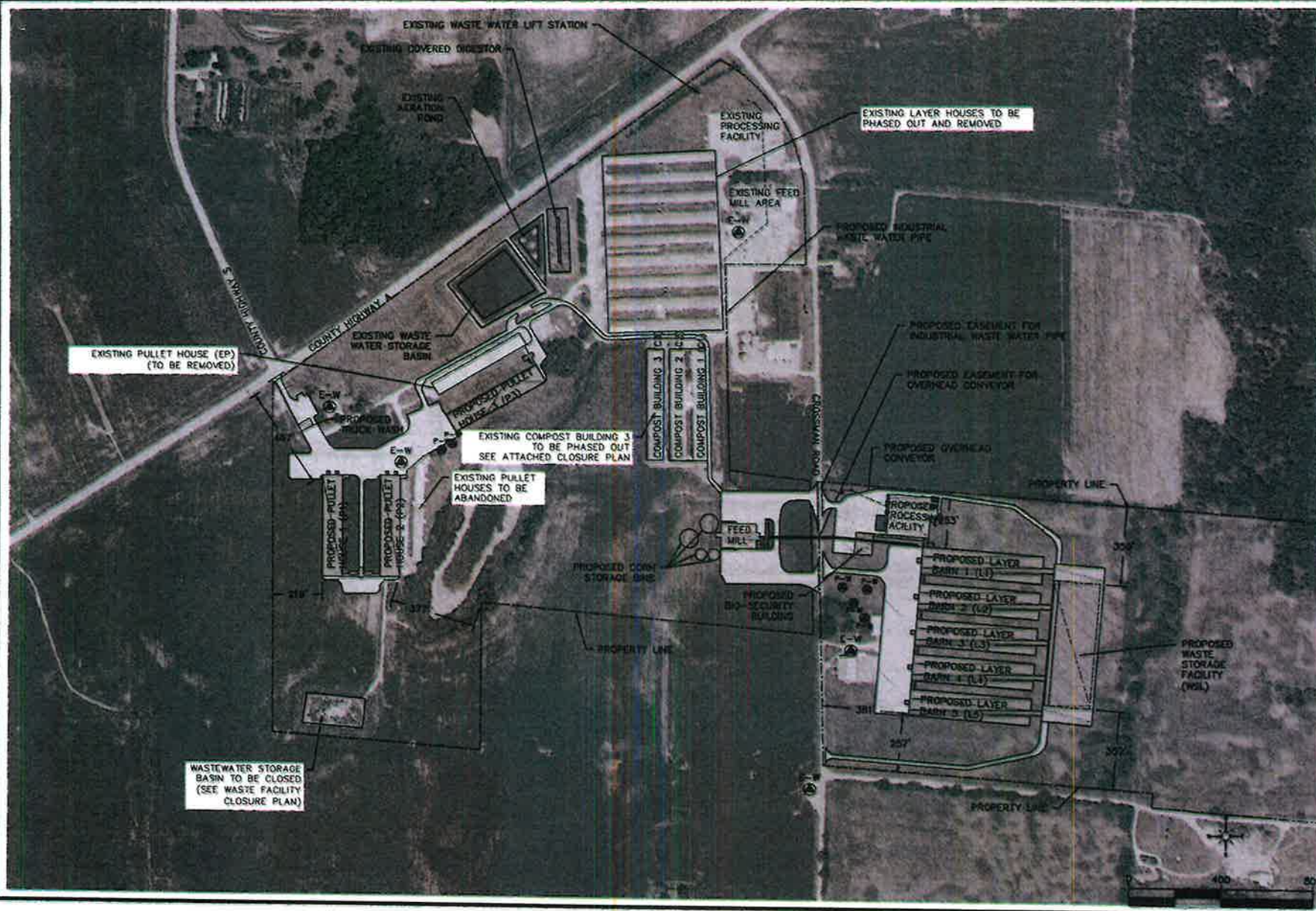
In 2018, the farm had originally planned to keep an existing pullet building located south of County Highway A and west of Crossman Road. They have now decided to take down that building. This change required them to update their odor score to remove that building from the calculations. The other change from the original permit is that the contact person changed to Keith Kulow.

Permit Conditions

All conditions stated in Daybreak Foods Inc. Conditional Use Permit (CU1943-18) remain the same.

Questions regarding the review of the maps, application and worksheets should be directed to the Land and Water Conservation Department at 920-674-7110.

RECEIVED
FEB 24 2020
BY:



REVISIONS
2/12/2020
DATE
DATE
DATE

Resource Engineering Associates, Inc.
2511 Fenwick Road, Suite 100
Madison, Wisconsin 53722-2801
Phone: 608.261.2222
Fax: 608.261.2222
Web: www.rea-inc.com

RESOURCE
ENGINEERING
ASSOCIATES, INC.

PROPOSED SITE LAYOUT
OVERALL SITE LAYOUT
DAYBREAK FOODS, INC.
533 E TYRANENA PARK ROAD
LAKE MILLS, WI 53551

DATE: 12/2/17
PROJECT: AD
DRAWN BY: RHP
CHECKED BY: RHP
SCALE: 1/2" = 100'
1722 Daybreak Siting
1700229 1

C101

03/19/2020
14:24:10

Jefferson County
FLEXIBLE PERIOD REPORT

PAGE 1
glflxrpt

FROM 2020 02 TO 2020 02

	ORIGINAL APPROP	TRANFRS/ ADJUSTMTS	REVISED BUDGET	ACTUALS	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
100 General Fund							
13001 Register Of Deeds							
13001 511110 Salary-Permanent Regular	71,201	0	71,201	5,672.28	.00	65,528.90	8.0%
13001 511210 Wages-Regular	107,014	0	107,014	8,504.47	.00	98,509.93	7.9%
13001 511220 Wages-Overtime	181	0	181	.00	.00	181.11	.0%
13001 511330 Wages-Longevity Pay	375	0	375	.00	.00	375.00	.0%
13001 512141 Social Security	13,264	0	13,264	1,046.98	.00	12,216.53	7.9%
13001 512142 Retirement (Employer)	12,067	0	12,067	866.18	.00	11,200.88	7.2%
13001 512144 Health Insurance	44,739	0	44,739	3,195.70	.00	41,543.36	7.1%
13001 512145 Life Insurance	130	0	130	11.09	.00	119.11	8.5%
13001 512150 FSA Contribution	6,000	0	6,000	.00	.00	6,000.00	.0%
13001 512173 Dental Insurance	3,864	0	3,864	276.00	.00	3,588.00	7.1%
13001 531243 Furniture & Furnishings	8,244	0	8,244	.00	.00	8,244.01	.0%
13001 531303 Computer Equipmt & Software	17,200	0	17,200	.00	.00	17,200.00	.0%
13001 531311 Postage & Box Rent	3,000	0	3,000	.00	.00	3,000.00	.0%
13001 531312 Office Supplies	4,200	0	4,200	703.75	.00	3,496.25	16.8%
13001 531313 Printing & Duplicating	500	0	500	.00	.00	500.00	.0%
13001 531314 Small Items Of Equipment	500	0	500	.00	.00	500.00	.0%
13001 531324 Membership Dues	270	0	270	.00	.00	270.00	.0%
13001 531326 Advertising	100	0	100	.00	.00	100.00	.0%
13001 532325 Registration	1,515	0	1,515	.00	.00	1,515.00	.0%
13001 532332 Mileage	696	0	696	.00	.00	696.00	.0%
13001 532335 Meals	140	0	140	.00	.00	140.00	.0%
13001 532336 Lodging	2,111	0	2,111	.00	.00	2,111.00	.0%
13001 533225 Telephone & Fax	200	0	200	7.90	.00	192.10	4.0%
13001 535242 Maintain Machinery & Equip	43,100	0	43,100	.00	.00	43,100.00	.0%
13001 571004 IP Telephony Allocation	890	0	890	74.17	.00	815.83	8.3%
13001 571005 Duplicating Allocation	55	0	55	4.58	.00	50.42	8.3%
13001 571009 MIS PC Group Allocation	13,739	0	13,739	1,144.92	.00	12,594.08	8.3%
13001 571010 MIS Systems Grp Alloc (ISIS)	2,558	0	2,558	213.17	.00	2,344.83	8.3%
13001 591519 Other Insurance	1,377	0	1,377	114.79	.00	1,262.68	8.3%
TOTAL Register Of Deeds	359,231	0	359,231	21,835.98	.00	337,395.02	6.1%
GRAND TOTAL	359,231	0	359,231	21,835.98	.00	337,395.02	6.1%

Register of Deeds	February 2020			YR to Date	Current Yr. Target
Program/Service Description	2018	2019	2020	Totals	%
Documents Recorded	939	719	1,079	2,213	17%
Vital Records Filed	176	137	188	389	19%
Vital Record Copies	1,084	1,080	1,422	3,238	23%
ROD Revenue (Gross Total)	\$ 106,243.32	\$ 106,020.62	\$ 112,498.29	\$ 250,193.50	24%
Transfer Fees	\$ 12,633.18	\$ 13,197.54	\$ 12,309.54	\$ 28,719.00	14%
LIO Fees	\$ 8,193.00	\$ 6,235.00	\$ 9,174.00	\$ 18,708.00	19%
Document Copies	\$ 5,086.00	\$ 4,946.92	\$ 5,198.48	\$ 10,195.89	18%
Laredo	\$ 2,742.25	\$ 2,815.00	\$ 3,376.75	\$ 5,671.25	18%
ROD Revenue to General Fund	\$ 40,840.35	\$ 41,769.22	\$ 47,603.37	\$ 89,934.14	17%
Percentage of Documents eRecorded	52%	54%	59%	60%	16%
Budget Goals Met	Yes	Yes	Yes	Yes	17%
Back Indexing Real Estate	939	1,966	1,654	3,159	16%

Wisconsin Register of Deeds Association:

Working on legislation regarding death certificates and termination documents - AB327 - passed Assembly scheduled for Senate

Working on legislation regarding electronic signatures & remote notarization- AB293/SB317 - passed Assembly scheduled for Senate

WRDA Help Desk

Register of Deeds Office:

Increased foot traffic because of the Wisconsin Real ID requirements effective October 1, 2020; everyone will need either a WI Real ID or a passport to fly within the United States. Women need not only their birth certificate but also any marriage or divorce papers.

We continue to back index documents as time allows.

Wisconsin Counties Association Board of Directors:

No activity this month

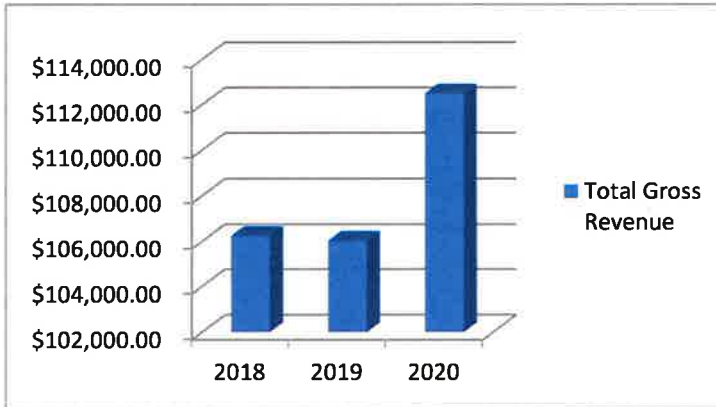
Wisconsin Public Records Board:

No activity this month

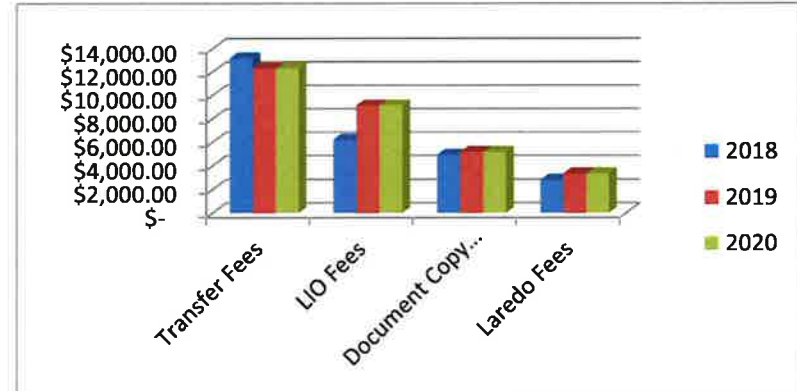
Register of Deeds Monthly Budget Report

Feb-20

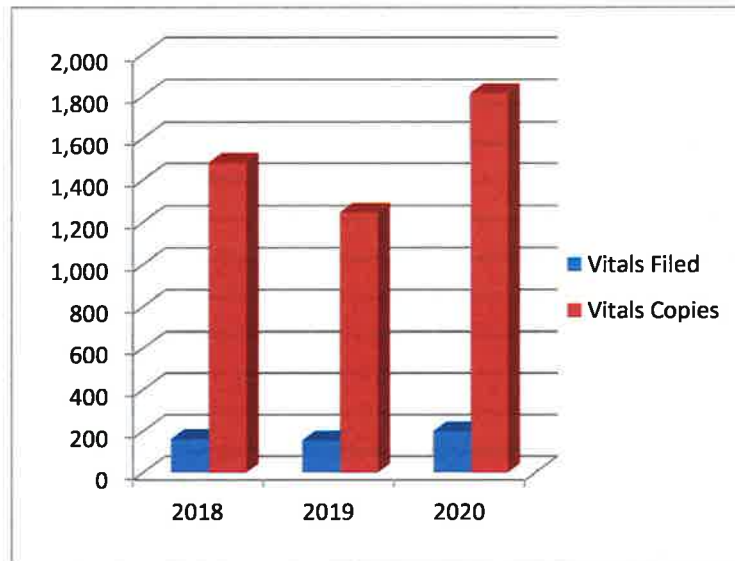
ROD Total Gross Revenues



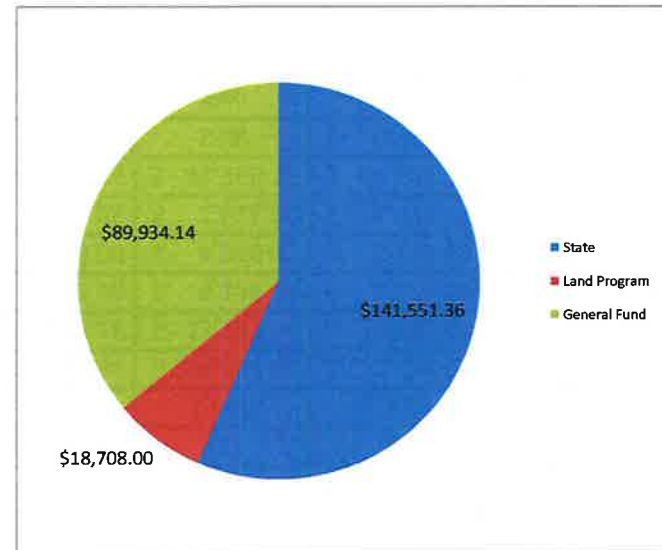
Land Related Revenue



Vital Records



Year to Date Revenue Payout



03/19/2020
13:50:37

Jefferson County
FLEXIBLE PERIOD REPORT

PAGE 1
glflxrpt

FROM 2020 02 TO 2020 02

	ORIGINAL APPROP	TRANFRS/ ADJSTMTS	REVISED BUDGET	ACTUALS	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
100 General Fund							
13001 Register Of Deeds							
13001 411100 General Property Taxes	170,419	0	170,419	.00	.00	170,419.00	.0%
13001 412300 RE Transfer Fee County Portio	-210,000	0	-210,000	-12,309.54	.00	-197,690.46	5.9%
13001 451301 RE Recording/Filing Fees	-176,250	0	-176,250	-15,960.00	.00	-160,290.00	9.1%
13001 451303 Copy Fees County Portion	-57,200	0	-57,200	-5,198.48	.00	-52,001.52	9.1%
13001 451305 Land Info/Deeds Fee	-32,000	0	-32,000	-3,376.75	.00	-28,623.25	10.6%
13001 451307 Document Review Fees	-100	0	-100	.00	.00	-100.00	.0%
13001 451309 Birth Funds County Portion	-13,000	0	-13,000	-1,329.00	.00	-11,671.00	10.2%
13001 451310 Marriage Fund County Portion	-9,000	0	-9,000	-1,239.00	.00	-7,761.00	13.8%
13001 451311 Death Fund County Portion	-32,000	0	-32,000	-2,918.00	.00	-29,082.00	9.1%
13001 451316 Divorce Fund County Portion	-100	0	-100	.00	.00	-100.00	.0%
TOTAL Register Of Deeds	-359,231	0	-359,231	-42,330.77	.00	-316,900.23	11.8%
GRAND TOTAL	-359,231	0	-359,231	-42,330.77	.00	-316,900.23	11.8%

04/20/2020
13:47:47

Jefferson County
FLEXIBLE PERIOD REPORT

PAGE 1
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FROM 2020 03 TO 2020 03

	ORIGINAL APPROP	TRANFRS/ ADJSTMTS	REVISED BUDGET	ACTUALS	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
100 General Fund							
13001 Register Of Deeds							
13001 511110 Salary-Permanent Regular	71,201	0	71,201	6,040.61	.00	65,160.57	8.5%
13001 511210 Wages-Regular	107,014	0	107,014	8,995.29	.00	98,019.11	8.4%
13001 511210 22101 Wages-Regular	0	0	0	119.12	.00	-119.12	.0%
13001 511220 Wages-Overtime	181	0	181	.00	.00	181.11	.0%
13001 511330 Wages-Longevity Pay	375	0	375	.00	.00	375.00	.0%
13001 512141 Social Security	13,264	0	13,264	1,110.72	.00	12,152.79	8.4%
13001 512141 22101 Social Security	0	0	0	8.50	.00	-8.50	.0%
13001 512142 Retirement (Employer)	12,067	0	12,067	916.34	.00	11,150.72	7.6%
13001 512142 22101 Retirement (Employer)	0	0	0	8.04	.00	-8.04	.0%
13001 512144 Health Insurance	44,739	0	44,739	3,365.94	.00	41,373.12	7.5%
13001 512144 22101 Health Insurance	0	0	0	50.22	.00	-50.22	.0%
13001 512145 Life Insurance	130	0	130	10.33	.00	119.87	7.9%
13001 512145 22101 Life Insurance	0	0	0	.02	.00	-.02	.0%
13001 512150 FSA Contribution	6,000	0	6,000	.00	.00	6,000.00	.0%
13001 512173 Dental Insurance	3,864	0	3,864	335.16	.00	3,528.84	8.7%
13001 531243 Furniture & Furnishings	8,244	0	8,244	.00	.00	8,244.01	.0%
13001 531303 Computer Equipmt & Software	17,200	0	17,200	.00	.00	17,200.00	.0%
13001 531311 Postage & Box Rent	3,000	0	3,000	.00	.00	3,000.00	.0%
13001 531312 Office Supplies	4,200	0	4,200	406.54	.00	3,793.46	9.7%
13001 531313 Printing & Duplicating	500	0	500	.00	.00	500.00	.0%
13001 531314 Small Items Of Equipment	500	0	500	.00	.00	500.00	.0%
13001 531324 Membership Dues	270	0	270	.00	.00	270.00	.0%
13001 531326 Advertising	100	0	100	.00	.00	100.00	.0%
13001 532325 Registration	1,515	0	1,515	.00	.00	1,515.00	.0%
13001 532332 Mileage	696	0	696	.00	.00	696.00	.0%
13001 532335 Meals	140	0	140	.00	.00	140.00	.0%
13001 532336 Lodging	2,111	0	2,111	.00	.00	2,111.00	.0%
13001 533225 Telephone & Fax	200	0	200	24.21	.00	175.79	12.1%
13001 535242 Maintain Machinery & Equip	43,100	0	43,100	28,260.75	.00	14,839.25	65.6%
13001 571004 IP Telephony Allocation	890	0	890	74.17	.00	815.83	8.3%
13001 571005 Duplicating Allocation	55	0	55	.00	.00	55.00	.0%
13001 571009 MIS PC Group Allocation	13,739	0	13,739	1,144.92	.00	12,594.08	8.3%
13001 571010 MIS Systems Grp Alloc(ISIS)	2,558	0	2,558	213.17	.00	2,344.83	8.3%
13001 591519 Other Insurance	1,377	0	1,377	.00	.00	1,377.47	.0%
TOTAL Register Of Deeds	359,231	0	359,231	51,084.05	.00	308,146.95	14.2%
GRAND TOTAL	359,231	0	359,231	51,084.05	.00	308,146.95	14.2%

Register of Deeds	March 2020			YR to Date	Current Yr. Target
Program/Service Description	2018	2019	2020	Totals	%
Documents Recorded	989	796	1,265	3,477	27%
Vital Records Filed	174	156	176	565	27%
Vital Record Copies	1,209	1,088	1,217	4,455	31%
ROD Revenue (Gross Total)	\$ 121,919.25	\$ 126,344.28	\$ 165,664.52	\$ 415,858.02	39%
Transfer Fees	\$ 15,071.40	\$ 16,122.18	\$ 20,890.80	\$ 49,609.80	24%
LIO Fees	\$ 8,690.00	\$ 6,843.00	\$ 10,837.00	\$ 29,545.00	29%
Document Copies	\$ 4,586.27	\$ 3,630.47	\$ 7,238.66	\$ 17,434.55	30%
Laredo	\$ 2,180.50	\$ 2,759.75	\$ 2,375.50	\$ 8,046.75	25%
ROD Revenue to General Fund	\$ 42,114.17	\$ 37,865.40	\$ 55,338.50	\$ 143,941.10	27%
Percentage of Documents eRecorded	51%	56%	64%	64%	30%
Budget Goals Met	Yes	Yes	Yes	Yes	27%
	3,602	796	2,428	3,159	16%

Wisconsin Register of Deeds Association:

2019 WI Act 127 bill signed into law - legislation regarding death certificates and termination documents

WI Act 125 bill signed into law - legislation regarding electronic signatures & remote notarization

WRDA Help Desk

Working with USDA, WLTA, Bankers Association and WI State Bar to handle WI Register of Deeds availability to access records during the COVID-19 pandemic - without access to our records and the continued recording of documents the lending institutes would be at a stand still. We have been promoting electronic recording and have moved the new remote notarization law to go into effect immediately. We have also been working with funeral homes to ensure the families have access to vital records. The Real ID has been given a one year extension.

Register of Deeds Office:

We are open to the public and have remained steady with customers until the last week of the month.

All three of my staff have the ability to work from home, two will work from home and myself and one deputy will be in the office.

We continue to back index documents as time allows; with two staff members working from home this will continue to be a focus.

Wisconsin Counties Association Board of Directors:

Board meeting - COVID-19 DHS update, Solid Waste and PFAS

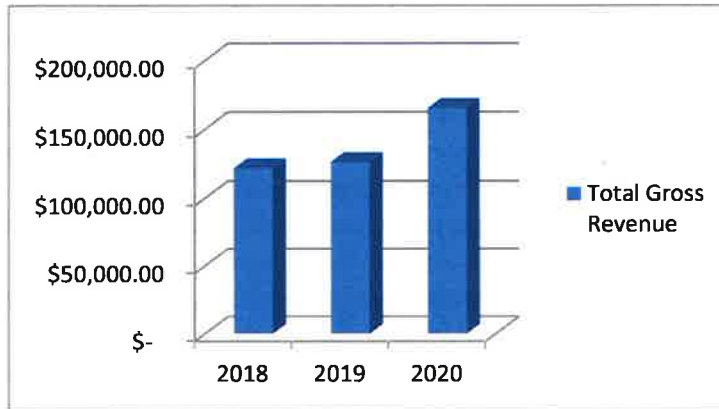
Wisconsin Public Records Board:

No activity this month

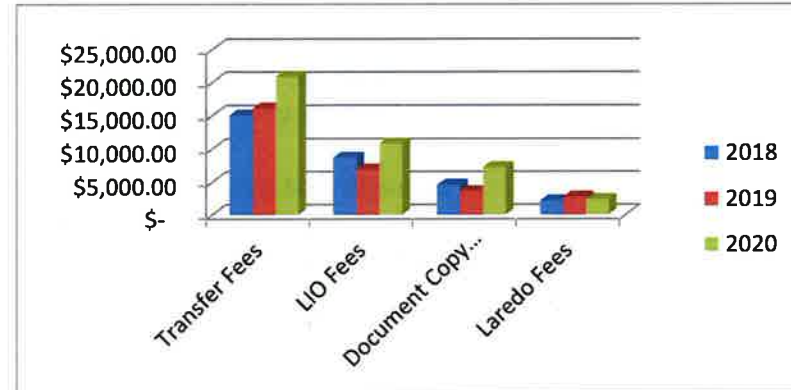
Register of Deeds Monthly Budget Report

Mar-20

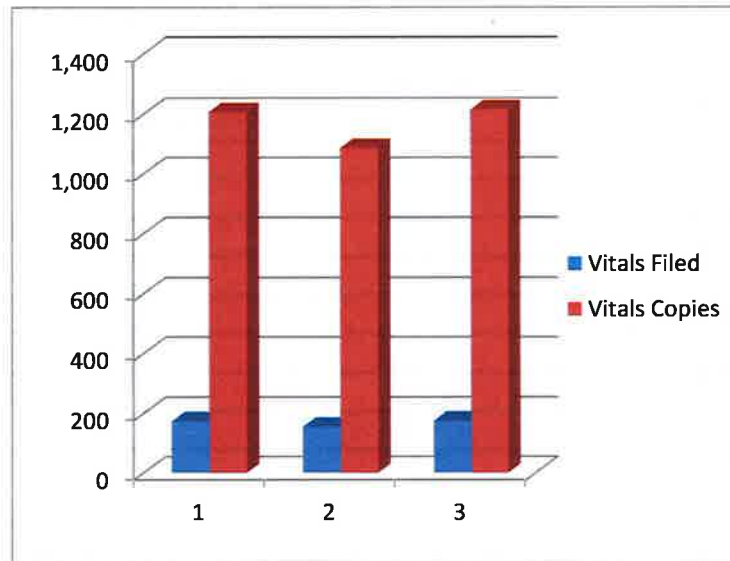
ROD Total Gross Revenues



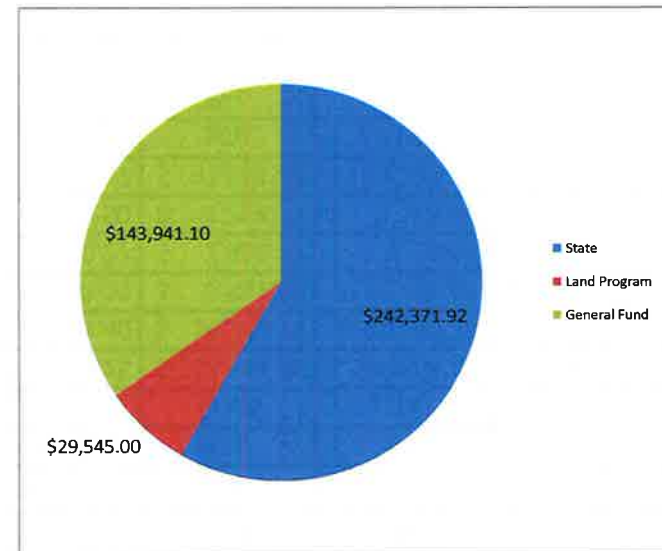
Land Related Revenue



Vital Records



Year to Date Revenue Payout



04/20/2020
13:33:31

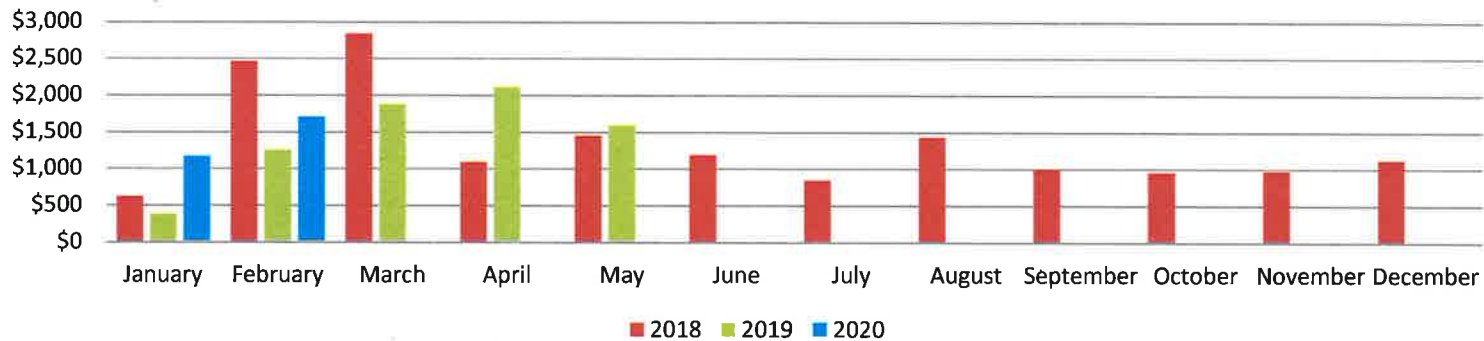
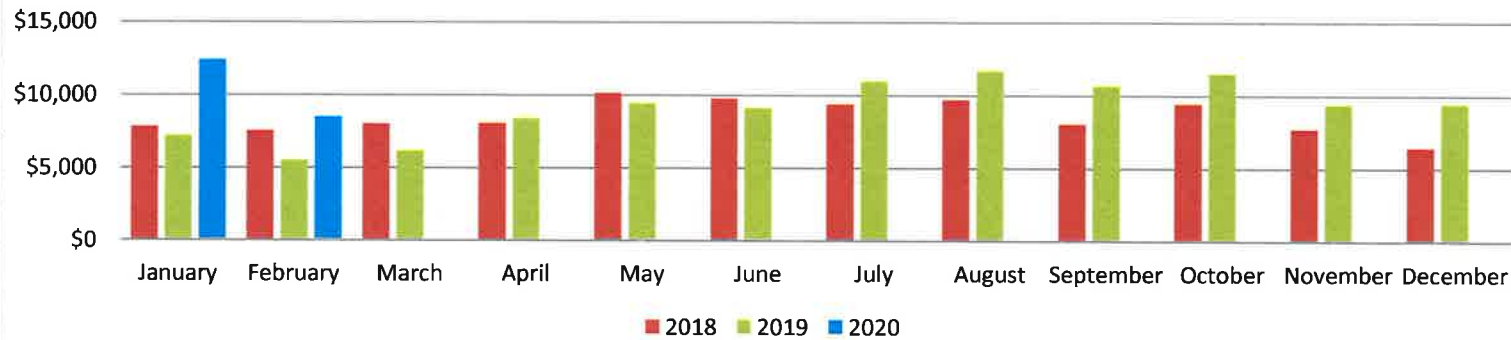
Jefferson County
FLEXIBLE PERIOD REPORT

PAGE 1
glflxrpt

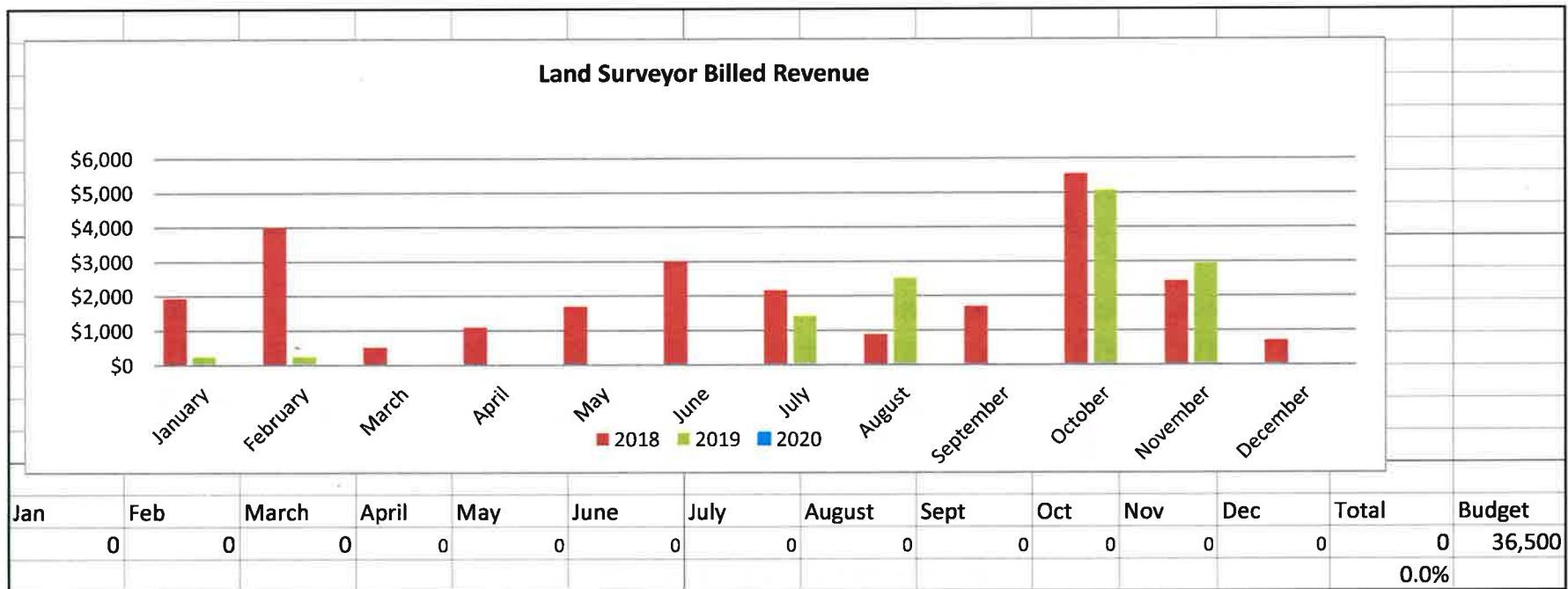
FROM 2020 03 TO 2020 03

	ORIGINAL APPROP	TRANFRS/ ADJSTMTS	REVISED BUDGET	ACTUALS	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
100 General Fund							
13001 Register Of Deeds							
13001 411100 General Property Taxes	170,419	0	170,419	14,201.58	.00	156,217.42	8.3%
13001 412300 RE Transfer Fee County Portio	-210,000	0	-210,000	-20,890.80	.00	-189,109.20	9.9%
13001 451301 RE Recording/Filing Fees	-176,250	0	-176,250	-18,540.00	.00	-157,710.00	10.5%
13001 451303 Copy Fees County Portion	-57,200	0	-57,200	-7,238.66	.00	-49,961.34	12.7%
13001 451305 Land Info/Deeds Fee	-32,000	0	-32,000	-2,375.50	.00	-29,624.50	7.4%
13001 451307 Document Review Fees	-100	0	-100	.00	.00	-100.00	.0%
13001 451309 Birth Funds County Portion	-13,000	0	-13,000	-1,412.00	.00	-11,588.00	10.9%
13001 451310 Marriage Fund County Portion	-9,000	0	-9,000	-974.00	.00	-8,026.00	10.8%
13001 451311 Death Fund County Portion	-32,000	0	-32,000	-2,576.00	.00	-29,424.00	8.1%
13001 451316 Divorce Fund County Portion	-100	0	-100	.00	.00	-100.00	.0%
TOTAL Register Of Deeds	-359,231	0	-359,231	-39,805.38	.00	-319,425.62	11.1%
GRAND TOTAL	-359,231	0	-359,231	-39,805.38	.00	-319,425.62	11.1%

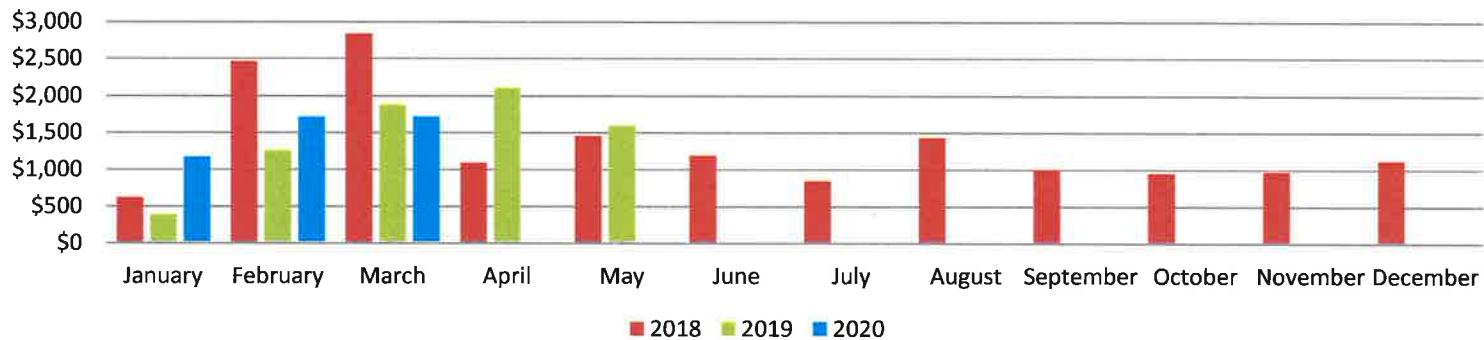
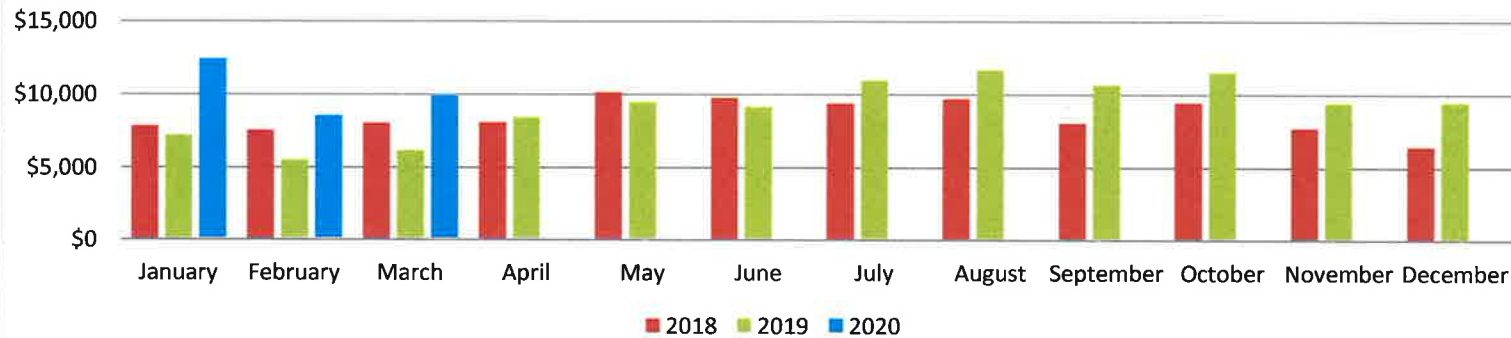
Land Information Monthly Revenue Report February 2020

[illegible][illegible]

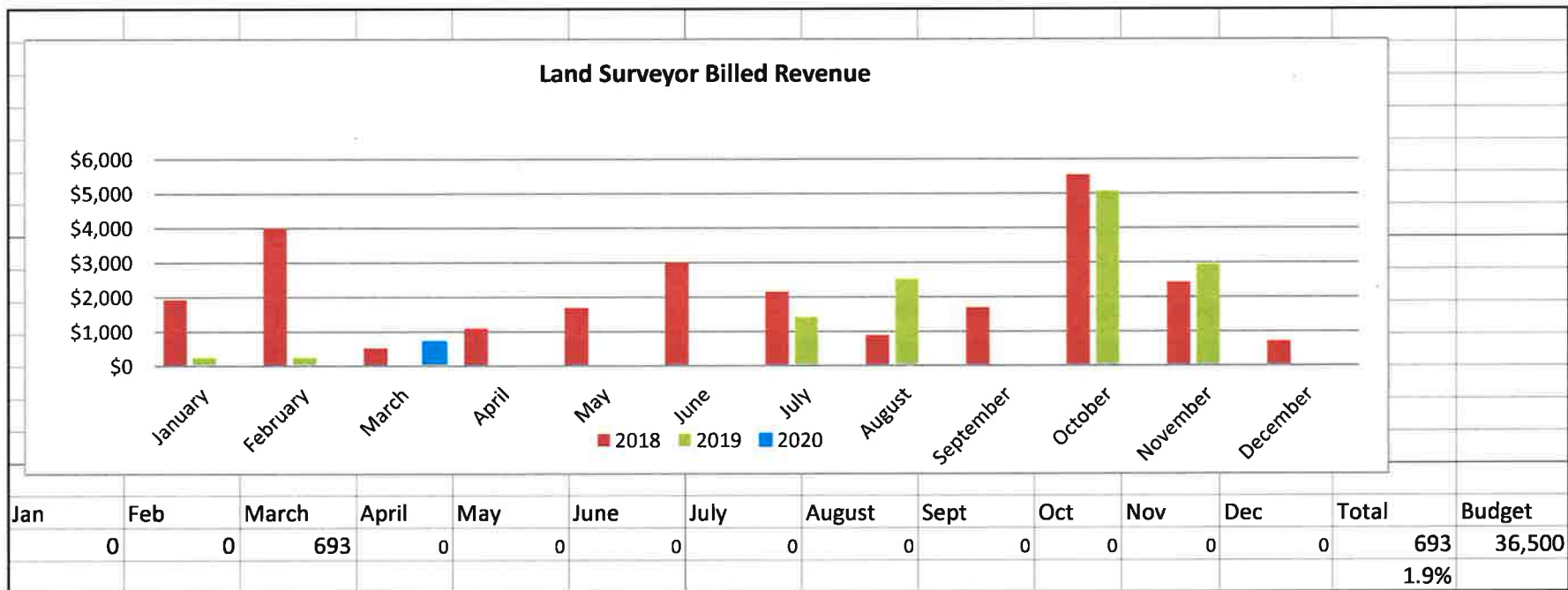
Land Information Monthly Revenue Report February 2020



Land Information Monthly Revenue Report March 2020

[illegible][illegible]

Land Information Monthly Revenue Report March 2020



[Work Page](#) |
 [Zoning Receipt](#) |
 [Solid Waste](#) |
 [Receipt Look-up](#) |
 [Reporting](#)

Jefferson County Planning and Zoning Department

Enter Year:

PDF: Excel:

Enter 2019 Actual Zoning Deposit:

Enter 2020 Budget Revenues:

MTH	Recording Fees 1.239022	Wisconsin Fund Grants 7102.421001	Other Permits/LU 12901.432099	Private Parties Copies/Maps 12901.451002	Municipal Copies/Printing 12901.472003	Private Sewage System (County) 12901.432002	Soil Testing Fee 12901.458010	Farmland Qualifying Acreage Schedule 12901.458015	Farmland Agreement App 12901.458014	Farmland Preservation Fee/ Certs 12901.458001	Septic Replacement Fee/ Wis Fund 12901.458002	Zoning Ordinance Forfeitures 12901.441002	Refunds	2020 Totals	20 Tot
Jan	390.00		7,989.50	701.16		2,475.00	350.00						250.00	11,905.66	8,573.
Feb	420.00		6,615.00	89.44		3,400.00	100.00							10,624.44	9,783.
Mar	540.00		9,790.00			2,950.00	550.00						450.00	13,830.00	11,863.
Apr	690.00		9,290.00	80.50		5,450.00	1,050.00							16,560.50	26,757.
May															24,015.
June															27,852.
July															21,365.
Aug															31,930.
Sept															25,145.
Oct															19,351.
Nov															14,964.
Dec															13,567.
Total	2,040.00		33,684.50	871.10		14,275.00	2,050.00						700.00	52,920.60	235,168.

2019 Actual Zoning Deposit: Please Enter Deposit

2020 Budget Revenues: Please Enter Revenues

2020 Deposits YTD: \$52,920.60

JEFFERSON COUNTY
PRELIMINARY REVIEW FOR CERTIFIED SURVEY

A Division of land located in the SW 1/4 of the SW 1/4 of Section 35, Township 7N, Range 15E
Town of Farmington, Jefferson County, Wisconsin, on Parcel Number 008-0715-3533-000

Owner: CURRENT INVESTMENTS LLC
C/O THOMAS WARZYN
Address: N4926 N.HELENVILLE RD.
HELENVILLE, WI 53137
Phone: 262-844-5475

In addition to the info required by Sec
236.34 of State Statutes, Sec. 15.04(1) of
the Jefferson County Land
Division/Subdivision Ordinance requires that
the following be shown:

Date Submitted: _____
Revised: _____

Surveyor: KW SURVEYING INC.
Address: P.O. BOX 32
SULLIVAN, WI 53178
Phone: 262-593-5800

- ☐ Existing buildings, watercourses, drainage
ditches and other features pertinent to
the proper division.
- ☐ Location of access to a public road,
approved by the agency having jurisdiction
over the road.
- ☐ All lands reserved for future public
acquisition.
- ☐ Date of the map.
- ☐ Graphic Scale.

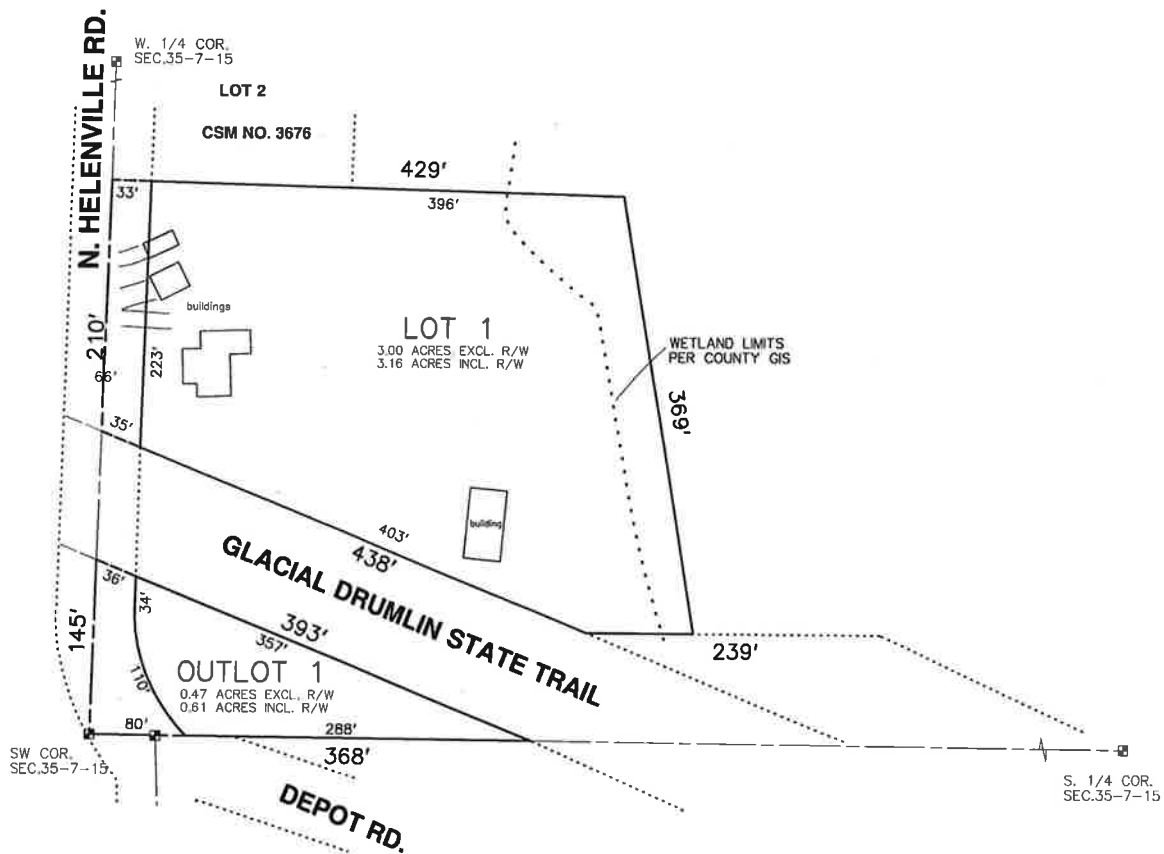
Note to Be Placed on Final CSM

Petition # _____ Zoning _____
Check for subsequent zoning
changes with Jefferson County
Zoning Department.

- ☒ Rezoning
- ☐ Allowed Division within Existing Zone
 - ☐ Farm Consolidation in an existing A-1 Zone
 - ☐ 35+ Acre Lot in A-1 Zone
 - ☐ Survey of Existing Parcel

Intent and Description of Parcel to be Divided:

REZONE FROM A-1 TO A-3



MAR - 4 2020

Town Board Approval _____ Date: _____
(Includes Access Approval If Applicable)
County Highway Approval _____ Date: _____
(If Applicable)
Extraterritorial Approval _____ Date: _____
(If Applicable)
County Surveyor Approval _____ Date: _____
Zoning Office Approval _____ Date: _____



Jefferson County

PLANNING AND ZONING DEPARTMENT
COURTHOUSE, 311 S. CENTER AVE., JEFFERSON, WI 53549
ROOM 201 PHONE 920-674-7130 FAX 920-674-7525

MEMORANDUM

DATE: February 26, 2020

TO: Thomas K Warzyn

FROM: Matt Zangl, Director of Planning and Zoning *MZ 2/26/20*

RE: Postponement of Zoning Amendment R4214A-20

The Jefferson County Planning and Zoning Committee, having considered the above-identified petition to amend the zoning ordinance of Jefferson County, does hereby recommend that the petition in question be postponed for redesign, keeping the A-3 zone out of the wetland area. Please submit a revised preliminary certified survey map showing that change, and we will place the update on the next available Planning and Zoning Committee decision meeting.

Should you have questions regarding this action, please contact our office.

Cc Ken Wilkowski, KW Surveying
Town of Farmington Clerk