

AGENDA
JEFFERSON COUNTY PLANNING AND ZONING COMMITTEE
DECISION MEETING

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

SUBJECT: Planning and Zoning Committee Decision Meeting
DATE: August 31, 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:

You are invited to a Zoom meeting.
When: Aug 31, 2020 08:30 AM Central Time (US and Canada)

Register in advance for this meeting:

[https://zoom.us/meeting/register/tJEucOmgpzgsH9bsMnXlbTOyETKeM7icxO9z](https://zoom.us/join/zoom/register/tJEucOmgpzgsH9bsMnXlbTOyETKeM7icxO9z)

After registering, you will receive a confirmation email containing information about joining the meeting.

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 July 16, July 27, August 14 and August 20 Meeting Minutes**
7. **Communications**
8. **July Monthly Financial Report for Register of Deeds – Staci Hoffman**
9. **July Monthly Financial Report for Land Information Office- Matt Zangl**
10. **August Monthly Financial Report for Zoning – Matt Zangl**
11. **Discussion on Solar Energy Facilities**
12. **Discussion on Jefferson County Comprehensive Plan Update**
13. **Discussion and Possible Action on Allowing Landowners to Request to Have Their Names Removed from the Jefferson County Land Records Search Content and Public GIS Viewer Which Identify them as Owners of Record**
14. **Discussion and Possible Action on Request by Brian Pulkrabek for a 0.4 acre lot line adjustment to allow for septic replacement area on an A-3 zoned lot. The request involves PINs 002-0714-2633-000, an A-1 zone, owned by Robert E and Janice L Keuler Trust, and 002-0714-2633-002, the A-3 zone, owned by Desha and Brian Pulkrabek, with no net gain or loss in the area of each property. The site is in the Town of Aztalan, at N5355 County Road N.**
15. **Discussion and Possible Action on a Request by Matthew Sloane for a 0.11-acre lot line adjustment to allow for an existing inground pool to be included on an A-3 zoned lot at W9681 Raether Road. The request involves PINs 018-0713-0623-003, an A-1 zone and 018-0713-0623-000, an A-3 zone, both owned by Steven**

and Julie Saniter, with no net gain or loss in the area of each property. The site is in the Town of Lake Mills.

16. Discussion and Possible Action on a Request to Transfer 0.673 Acre of an A-3 Zoned Lot, PIN 016-0514-2112-000 Owned by the Gary Poeppel Trust to an Adjoining A-3 Zoned Lot at W6338 Star School Road, Owned by Dale and Lori Krasemann on PIN 016-0514-2124-002 in the Town of Koshkonong
17. Discussion and Possible Action on a Request by Jellystone Park for Revision to Conditional Use CU1755-13, originally approved for expanding the campground. The proposal includes removing a pond/water feature, providing a clubhouse with an indoor pool and increasing the number of lots from 135 to 160. The property is in the Town of Koshkonong, on PIN 016-0513-3621-001 at N357 Old 26 Rd.
18. Discussion and Possible Action on a Request by Todd Lueder to Review CU1858-15 to Allow a New Building for the Home Occupation at N1204 Poeppel Road in the Town of Koshkonong, PIN 016-0514-2121-003. The Home Occupation would move to the new building proposed and the existing building would be used for personal residential-type storage.
19. Discussion and Possible Action on Petitions Presented in Public Hearing on August 20:

R4258A-20 – Cyndi Pitzner/Cynthia Pitzner Trust, Ronald & Susan Pitzner Trust Property: Rezone all of PIN 002-0714-2742-000 (40 Ac) for a Natural Resource zone accessed by easement from **Gross Lane** in the Town of Aztalan. This is in accordance with Sec. 11.04(f)12 of the Jefferson County Zoning Ordinance.

R4259A-20 – Pete Gross/Alan & Margaret Foley Property: Create a 3.5-acre lot around the existing home and buildings at **W5410 Urban Drive** in the Town of Aztalan, part of PIN 002-0714-2314-001 (18.725 Ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4260A-20 – Ryan Broedlow/Anthony & Janis Milbrath Property: Create a 4-acre lot around the buildings at **W3367 Sunshine Rd** in the Town of Farmington from part of PIN 008-0715-2741-000 (40 Ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4261A-20 – Richard Riedel: Rezone 3.5 acres around the home and buildings at **N4824 County Road Y** in the Town of Jefferson, part of PIN 014-0614-0111-003 (12 Ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4262A-20 – Gary Jackson: Create two, 1-acre building sites near **W792 Village Line Rd**, Town of Sullivan, from part of PIN 026-0616-0233-000 (38 Ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4263A-20 – James & Janice Northey: Create a new building site at **N3487 Hardscrabble Rd** in the Town of Sullivan, on PIN 026-0616-2442-001 (6.83 Ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4264A-20 – Steven M Sterwald: Create a 2.07-acre building site at the end of **Woelffer Ln**, Town of Waterloo, from part of PINs 030-0813-2712-000 (27.76 Ac) and 030-0813-2712-001 (17.24 Ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

CU2038-20 – Mathew Bennett: Conditional use to allow for construction contractor services/tree care business in a Community zone at **N6334 County Road E** in the Town of Concord on PIN 006-0716-1614-009 (0.87 Ac). This is in accordance with Sec. 11.04(f)9 of the Jefferson County Zoning Ordinance.

CU2045-20 – Matthew Bennett: Conditional use for a 2,400 square foot, 21' 4" high extensive on-site storage structure in a Community zone at **N6334 County Road E** in the Town of Concord on PIN 006-0716-1614-009 (0.87 Ac). This is in accordance with Sec. 11.04(f)9 of the Jefferson County Zoning Ordinance.

CU2039-20 – Raymond & Kelly Boknevit: Conditional use to allow for a 1,200 square foot extensive on-site storage structure in an R-2 zone at **W217 Golden Lake Park Circle**, Town of Concord, on PIN 006-0716-3613-031 (0.885 Ac). This is in accordance with Sec. 11.04(f)2 of the Jefferson County Zoning Ordinance.

CU2040-20 – Alan Maske: Conditional use for an addition to an existing structure, creating a total 1,104 square foot workshop at **W5236 Meirkwood Dr**, Town of Jefferson on PIN 014-0614-1332-007 (0.76 Ac). This is in a Residential R-2 zone, and the request is in accordance with Sec. 11.04(2) of the Jefferson County Zoning Ordinance.

CU2041-20 – Scott Nelson: Conditional use for transportation services (warehouses) in a Community zone at **N5526 State Road 134** in the Town of Lake Mills, on PIN 018-0713-3023-023 (0.57 Ac). This is in accordance with Sec. 11.04(f)9 of the Jefferson County Zoning Ordinance.

CU2043-20 – Mary West: Conditional use to have three dogs in a Residential R-2 zone at **N4334 County Road E**, Town of Sullivan, on PIN 026-0616-1123-001 (1.559 Ac). This is in accordance with Sec. 11.04(f)2 of the Jefferson County Zoning Ordinance.

CU2044-20 – Alta Genetics: Conditional use to allow for an ATCP51 expansion for up to 546 animal units at **N8355 and N8395 High Rd** in the Town of Watertown. This property, PIN 032-0815-2014-000 (23.895 Ac) is in A-1, Exclusive Agricultural zone. This is an ATCP51 regulated facility, and the request is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

20. Possible Future Agenda Items

21. Upcoming Meeting Dates

September 11, 8:00 a.m. – Site Inspections Beginning at a Location TBD

September 17, 7:00 p.m. – Public Hearing in Courthouse Room 205

September 28, 8:30 a.m. – Decision Meeting in Courthouse Room 205

October 9, 8:00 a.m. – Site Inspections Beginning at a Location TBD

October 17, 7:00 p.m. – Public Hearing in Courthouse Room 205

October 26, 8:30 a.m. – Decision Meeting in Courthouse Room 203

22. Adjourn

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

George Jaeckel, Chair; Steve Nass, 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, July 16, 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 OR Via Zoom Videoconference

PETITIONERS OR MEMBERS OF THE PUBLIC MAY ATTEND THE MEETING VIRTUALLY BY FOLLOWING THESE INSTRUCTIONS IF THEY CHOOSE NOT TO ATTEND IN PERSON:

Join Zoom Meeting
<https://zoom.us/j/92449767012?pwd=eHBZWWpmaWV2R3RXaW00dE5HeUVnZz09>
09

Meeting ID: 924 4976 7012
Password: 190283

Dial by your location:
+1 301 715 8592 US (Germantown)

- 1. Call to Order**
The meeting was called to order by Chairman Jaeckel at 7 p.m.
- 2. Roll Call**
All Committee members were present at 7 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 Supervisor Poulson and seconded by Supervisor Foelker to approve the agenda as presented. Motion passed 5-0 on a voice vote.
- 5. Explanation of Public Hearing Process by Committee Chair**
Chairman Jaeckel explained the evening's proceedings.
- 6. Public Hearing**
Zangl read aloud the following notice:

NOTICE IS HEREBY GIVEN that the Jefferson County Planning and Zoning Committee will conduct a public hearing on Thursday, July 16, 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 A-1 EXCLUSIVE AGRICULTURAL TO AGRICULTURAL/RURAL RESIDENTIAL A-3

R4248A-20 – Sally Armstrong: Rezone to create an approximately 1.42-acre A-3 zone from part of PIN 006-0716-1841-002 (5.83 Ac) off of **Sunset Rd** in the Town of Concord. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

PETITIONER: Ken Wilkowski (725 Palmyra St, Sullivan, WI) presented himself on behalf of the petitioner for this rezone. The rezoning request is to create a new lot in order to sell it to new owners to build a home.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None.

STAFF: Given by Zangl and in the file. Zangl asked about access for the remaining A-1 land, and there will be access off the road.

TOWN: In favor.

R4249A-20 – Mark and Lisa Groose: Rezone to create a 1.03-acre A-3 zone around the existing home and buildings from part of PIN 006-0716-1332-000 (29.45 Ac) at **W486 Concord Center Dr** in the Town of Concord. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

PETITIONER: Mark Groose (W675 Concord Center Dr, Sullivan, WI) presented himself as the petitioner for this rezone. The pre-existing home on the farm is from the 1840's and the tenants that currently live there would like to buy the home.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None.

STAFF: Given by Zangl and in the file. Zangl asked about access for the remaining A-1 land and there will be access from the road and through the adjoining lot.

TOWN: In favor.

R42450A-20 – Mark and Lisa Groose: Rezone to create a 1.05-acre A-3 zone around the existing home and buildings from part of PIN 006-0716-1431-000 (42.42 Ac) at **W752 Concord Center Dr** in the Town of Concord. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

PETITIONER: Mark Groose (W675 Concord Center Dr, Sullivan, WI) presented himself as the petitioner for this rezone. The pre-existing home on the farm was built in 1971 and the tenants that currently live there would like to buy the home.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None.

STAFF: Given by Zangl and in the file. Zangl asked about access for the remaining A-1 land and there is access.

TOWN: In favor.

R4251A-20 – Benjamin Barnhart/Randall V Mitchell Trust: Rezone to create a 1-acre A-3 zone around the existing home from part of PINs 012-0816-3012-001 (0.40 Ac) and 012-0816-3012-000 (52.13 Ac) at **N8097 County Road E** in the Town of Ixonia. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

PETITIONER: Benjamin Barnhart (N8097 County Road E, Watertown, WI) presented himself as the petitioner for this rezone. The request for the rezoning is to put a mound system in by adding land and giving enough room for a replacement well if it ever goes bad.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None.

STAFF: Given by Zangl and in the file. Zangl also noted that the adding acreage could possibly use up a split from the A-1 land.

TOWN: In favor.

R4252A-20 – James and Susan Schroedl Trust: Rezone to create an approximately 2.5-acre A-3 zone around the existing home and buildings from part of PIN 014-0615-1821-000 (44.14 Ac) at **N4064 County Road Y** in the Town of Jefferson. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

PETITIONER: Jim Schroedl (W4719 F & J Townline Rd, Jefferson, WI) presented himself as the petitioner for this rezone. The request for the rezone is to split off the buildings from the workable land.

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 the house was built 100 years ago.

TOWN: In favor.

R4253A-20 – J&A Buckman Trust: Rezone to create a 6.7-acre A-3 zone around the existing home and buildings from part of PIN 016-0514-0721-000 at **W7170 North Shore Rd** in the Town of Koshkonong. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

PETITIONER: Mark Anderson (W6141 Star School Rd, Fort Atkinson, WI) presented himself as the petitioner for this rezone. The proposed lot would be zoned around the pine tree lines and the drain tile on the land would stay with the 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 would be access for the remaining A-1 land. The house was built approximately 80 years ago and there will be access for the A-1 land.

TOWN: In favor.

R4254A-20 – Kyle and Aubree Berger: Rezone to create an approximately 2-acre A-3 zone for a new residential building site from part of PIN 024-0516-1233-000 at **W414 Pine Dr** in the Town of Palmyra. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

PETITIONER: Kyle Berger (W414 Pine Dr, Palmyra, WI) presented himself as the petitioner for this rezone. The rezone is being requested in order to build a new home.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None.

STAFF: Given by Zangl and in the file.

TOWN: In favor.

R4255A-20 – Dorothy Sindberg/Keith Sindberg: Rezone to create a 2.39-acre A-3 zone around the existing home and buildings from part of PIN 026-0616-0131-001 at **N4625 Indian Point Rd** in the Town of Sullivan. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

PETITIONER: Mark Sindberg (N7761 Winter Ln, Oconomowoc, WI) presented himself as the petitioner for this rezone. Sindberg explained the rezone request was to liquefy the property in order for the family's brother to stay in the existing home.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: Jarrod Thomas (N4645 Indian Point Rd, Sullivan, WI) spoke in opposition of the rezone. Thomas questioned the extra acreage and what would be done with it.

REBUTTAL: Sindberg explained that the extra acreage would be considered an outlet and cannot be built on.

QUESTIONS FROM COMMITTEE: None.

STAFF: Given by Zangl and in the file. Zangl asked what year the house was built and it was built in the late 1800's.

TOWN: In favor.

R4256A-20 – Dorothy Sindberg/Keith Sindberg: Rezone to create an approximately 1.94-acre A-3 zone for a new residential building site from part of PIN 026-0616-0131-001 at **N4625 Indian Point Rd** in the Town of Sullivan. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

PETITIONER: Mark Sindberg (N7761 Winter Ln, Oconomowoc, WI) presented himself as the petitioner for this rezone. The rezone request is to create a new lot and an outlot that will remain A-1.

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 outlot cannot be sold separately and it will be decided in the final zoning process which lot it will go with.

TOWN: In favor.

R4257A-20 – Dorothy Sindberg/Keith Sindberg: Rezone to create an approximately 1.88-acre A-3 zone for a new residential building site from part of PIN 026-0616-0131-001 at **N4625 Indian Point Rd** in the Town of Sullivan. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

PETITIONER: Mark Sindberg (N7761 Winter Ln, Oconomowoc, WI) presented himself as the petitioner for this rezone. The rezone request is to create a new lot and an outlot that will remain A-1.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None.

STAFF: Given by Zangl and in the file.

TOWN: In favor.

CONDITIONAL USE PERMIT APPLICATIONS

CU2034-20 – Daniel and Joann Russler: Conditional use to allow for a conditional home occupation for a civic association in a Community zone at **W3308 US Highway 18** in the Town of Jefferson. The site is on PIN 014-0615-0314-008 (0.42 Ac). This is in accordance with Sec. 11.04(f)9 of the Jefferson County Zoning Ordinance.

PETITIONER: Dan Russler (W3308 US Highway 18, Helenville, WI) presented himself as the petitioner for this conditional use. The conditional use is a request for managing a clubhouse.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: Supervisor Jaeckel asked about a parking plan. Russler explained there will be 5 additional parking spots and community parking. There will only be about 4-7 people present at a time.

STAFF: Given by Zangl and in the file. Zangl asked about the number of people, times of operation, and a further description of what the clubhouse will be for. There will be 4-7 people at a time, sometimes more if there is a fundraiser. The clubhouse will be open mainly in the morning and it will be a membership-only club that will have fees for membership.

TOWN: In favor.

CU2035-20 – Jay Settersten: Conditional use to allow for an extensive on-site storage structure that is 1,440 sq. ft. and 25 ft. in height in an R-1 zone at **N4354 Beach Dr** in the Town of Oakland. The site is on PIN 022-0613-0813-020 (0.726 Ac). This is in accordance with Sec. 11.04(f)1 of the Jefferson County Zoning Ordinance.

PETITIONER: Jay Settersten (N4354 Beach Dr, Cambridge, WI) presented himself as the petitioner for this conditional use. The request is to build a garage because there is not one on the property at this time. The structure will be used for the storage of 2 vehicles, a trailer, and fishing boat. The height of the structure will be built to match the height of the home. There will also not be any alterations needed to the driveway for the structure.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None.

STAFF: Given by Zangl and in the file. Zangl asked about the proposed size and if there will be any lighting and bathrooms. The proposed structure will be 1440 sq. ft., there will be 1 or 2 lights on the front with a possible motion light, and no bathrooms.

TOWN: In favor.

CU2036-20 – Matthew and Angela Reich: Conditional use to allow for a home occupation for a bread making business in an A-1 zone at **N8094 Little Coffee Rd** in the Town of Watertown. The site is on PIN 032-0815-2712-000. This is in accordance with Sec. 11.04(f)6 of the Jefferson County Zoning Ordinance.

PETITIONER: Matthew Reich (N8094 Little Coffee Rd, Watertown, WI) presented himself as the petitioner for this conditional use. The proposed home occupation is for an existing business that they are looking to move to get out of the kitchen for more space.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None.

STAFF: Given by Zangl and in the file. Zangl asked about the hours of operation, if the public will be present at the site, the proposed size, and the plans for the septic. The business hours will be 6 am – 12 am at the latest, and no work will take place over night. There will also be no public to the site – as they sell at farmers markets only. The proposed garage for the business will be 700 sq. ft. in size. The structure also requires a bathroom to be a certified bakery so a new mound and holding tank with DNR and state approvals will be installed on the property.

TOWN: In favor.

CU2037-20 – Wade and Jennifer Staude: Conditional use to allow for an extensive on-site storage structure that exceeds is 35 ft. in height in an R-2 zone at **W6276 Apple Ln** in the Town of Koshkonong. The site is on PIN 016-0514-1612-007. This is in accordance with Sec. 11.04(f)2 of the Jefferson County Zoning Ordinance.

PETITIONER: No petitioner was present for this conditional use.

COMMENTS IN FAVOR: N/A

COMMENTS OPPOSED: N/A

REBUTTAL: N/A

QUESTIONS FROM COMMITTEE: N/A

STAFF: N/A

TOWN: N/A

7. Adjourn

Supervisor Poulson moved to adjourn at 7:38 p.m. and was seconded by Supervisor Zastrow. 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.

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A recording of the meeting will be available from the Zoning Department upon request. Further information about Zoning can be found at www.jeffersoncountywi.gov

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

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

SUBJECT: Planning and Zoning Committee Decision Meeting
DATE: July 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/93131452214?pwd=Y2dZenpFMUNKc1lxUzVJU1pCOEIJdz09>

Meeting ID: 931 3145 2214

Passcode: 997572

Dial by your location

+1-301-715-8592

1. Call to Order

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

2. Roll Call (Establish a Quorum)

All Committee members were present. Also in attendance were staff members Joe Strupp of the Land and Water Conservation Department, and Matt Zangl, Deb Magritz and Brett Scherer from the Planning and Zoning Department.

3. Certification of Compliance with Open Meetings Law

Poulson verified compliance with Open Meetings.

4. Approval of the Agenda

Motion by Supervisors Poulson/Foelker to approve the agenda. Motion passed 5-0.

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

There was no public comment.

6. Approval of June 29, July 10 and July 16 Meeting Minutes

Motion by Supervisors Foelker/Poulson to approve the June 29 meeting minutes as presented. Motion passed 5-0.

Motion by Supervisors Foelker/Poulson to approve the July 10 meeting minutes as presented. Motion passed 5-0.

The July 16 meeting minutes were not ready for review.

7. Communications

There were no communications.

8. June Monthly Financial Report for Register of Deeds – Staci Hoffman

Hoffman reported that her office revenues were doing well. Transfer fees are at an okay level, but recording fees are already at 70% of the total annual budgeted.

9. June Monthly Financial Report for Land Information Office – Matt Zangl

Zangl commented that Land Information Office revenues are on average compared to past years.

10. **July Monthly Financial Report for Zoning – Matt Zangl**
June and July revenues are on average compared to 2019. Septic permitting has been very busy. Fewer new home permits have been issued, but there are more of the other types of permits.
11. **Discussion on Solar Energy Facilities**
Construction on the Ranger Power project is planned for July, 2021. Badger Solar will be working on a conditional use and want to apply for it this fall.
12. **Discussion on Jefferson County Comprehensive Plan Update**
 - a. **July Regional Meetings**
Regional meetings began last week.
 - b. **Upcoming Meetings**
In-person meetings will be held on July 28 and 29 with an open house and a handful of activities.
13. **Discussion and Possible Action of Determination of Completeness for Alta Genetics USA Inc. for 546 animal units and to construct new buildings including a new manure storage facility and to abandon an existing manure storage facility as determined complete by the Land and Water Conservation Department. This is an ATCP 51 Regulated Facility.**
A roll call was taken, with Supervisors Jaeckel, Poulson, Foelker, Nass and Zastrow signifying attendance. Zangl explained that Alta Genetics is making its way through livestock siting. Strupp pointed out the proposed barn location and the old building to be abandoned. Motion by Supervisors Poulson/Foelker to accept the application as complete and forward it to public hearing. A roll call vote was taken, with Supervisors Poulson, Foelker, Zastrow, Jaeckel and Nass in favor.
14. **Discussion and Possible Action on Salvage Yard Licensing**
Salvage yard licenses expire at the end of July. Zangl noted that a remnant of cars remain out of compliance at Jack's Auto Ranch, and also Auto Truck and Salvage has a couple of vehicles sitting at the front of the property. Zangl recommended approval of each of the licenses, while keeping an eye on the two sites listed. Motion by Supervisors Foelker/Poulson to approve the licenses. Motion passed 5-0.
15. **Discussion and Possible Action on 2021 Planning and Zoning Department Budget**
Zangl reported that he kept projected revenues pretty even. Soil test and septic permit revenues were bumped up and a total of \$162,000 was projected for land use permits. Revenue from the landfill has come down slightly over the past couple of years.
16. **Discussion and Possible Action on the 2021 Land Information Department Budget**
Zangl noted that a lot of the Land Information Department budget mirrors the Register of Deeds revenues.
17. **Discussion on Classification of Prime vs. Non-prime Soil as it relates to A-3 Zone Determinations**
Zangl explained that site inspections along with the soil survey comprise a good way of making prime versus non-prime classification. This led to further discussion. Zangl will bring this up to the consultants working on the plan updates.
18. **Discussion and Possible Action on Petitions Presented in Public Hearing on July 16:**

APPROVE WITH CONDITIONS R4248A-20 – Sally Armstrong on a motion by Supervisors Zastrow/Foelker to create an approximately 1.42-acre A-3 zone from part of PIN 006-0716-1841-002 (5.83 Ac) off of **Sunset Rd** in the Town of Concord. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance. Motion passed 5-0.

APPROVE WITH CONDITIONS R4249A-20 – Mark and Lisa Groose on a motion by Supervisors Jaeckel/Foelker to create a 1.03-acre A-3 zone around the existing home and buildings from part of PIN 006-0716-1332-000 (29.45 Ac) at **W486 Concord Center Dr** in the Town of Concord. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance. Motion passed 5-0.

APPROVE WITH CONDITIONS R42450A-20 – Mark and Lisa Groose on a motion by Supervisors Jaeckel/Foelker to create a 1.05-acre A-3 zone around the existing home and buildings from part of PIN 006-0716-1431-000 (42.42 Ac) at **W752 Concord Center Dr** in the Town of Concord. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance. Motion passed 5-0.

APPROVE WITH CONDITIONS R4251A-20 – Benjamin Barnhart/Randall V Mitchell Trust on a motion by Supervisors Poulson/Foelker to create a 1-acre A-3 zone around the existing home from part of PINs 012-0816-3012-001 (0.40 Ac) and 012-0816-3012-000 (52.13 Ac) at **N8097 County Road E** 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 R4252A-20 – James and Susan Schroedl Trust on a motion by Supervisors Jaeckel/Poulson to create an approximately 2.5-acre A-3 zone around the existing home and buildings from part of PIN 014-0615-1821-000 (44.14 Ac) at **N4064 County Road Y** in the Town of Jefferson. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance. Motion passed 5-0.

APPROVE WITH CONDITIONS R4253A-20 – J&A Buckman Trust on a motion by Supervisors Nass/Foelker to create a 6.7-acre A-3 zone around the existing home and buildings from part of PIN 016-0514-0721-000 at **W7170 North Shore Rd** in the Town of Koshkonong. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance. Motion passed 5-0.

APPROVE WITH CONDITIONS R4254A-20 – Kyle and Aubree Berger on a motion by Supervisors Poulson/Foelker to create an approximately 2-acre A-3 zone for a new residential building site from part of PIN 024-0516-1233-000 at **W414 Pine Dr** in the Town of Palmyra. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance. Motion passed 5-0.

APPROVE WITH CONDITIONS R4255A-20 – Dorothy Sindberg/Keith Sindberg on a motion by Supervisors Jaeckel/Foelker to create a 2.39-acre A-3 zone around the existing home and buildings from part of PIN 026-0616-0131-001 at **N4625 Indian Point Rd** in the Town of Sullivan. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance. Motion passed 5-0.

APPROVE WITH CONDITIONS R4256A-20 – Dorothy Sindberg/Keith Sindberg on a motion by Supervisors Poulson/Foelker to create an approximately 1.94-acre A-3 zone for a new residential building site from part of PIN 026-0616-0131-001 at **N4625 Indian Point Rd** in the Town of Sullivan. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance. Motion passed 5-0.

APPROVE WITH CONDITIONS R4257A-20 – Dorothy Sindberg/Keith Sindberg on a motion by Supervisors Poulson/Foelker to create an approximately 1.88-acre A-3 zone for a new residential building site from part of PIN 026-0616-0131-001 at **N4625 Indian Point Rd** in the Town of Sullivan. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance. Motion passed 5-0.

APPROVE WITH CONDITIONS CU2034-20 – Daniel and Joann Russler on a motion by Supervisors Jaeckel/Foelker for conditional use to allow a conditional home occupation for a civic association in a Community zone at **W3308 US Highway 18**, Town of Jefferson. The site is on PIN 014-0615-0314-008 (0.42 Ac). This is in accordance with Sec. 11.04(f)9 of the Jefferson County Zoning Ordinance. Motion passed 5-0.

APPROVE WITH CONDITIONS CU2035-20 – Jay Settersten on a motion by Supervisors Jaeckel/Foelker for conditional use to allow an extensive on-site storage structure that is 1,440 sq. ft. and 25 ft. in height at **N4354 Beach Dr**, Town of Oakland. The site is in an R-1 zone on PIN 022-0613-0813-020 (0.726 Ac). This is in accordance with Sec. 11.04(f)1 of the Jefferson County Zoning Ordinance. Motion passed 5-0.

APPROVE WITH CONDITIONS CU2036-20 – Matthew and Angela Reich on a motion by Supervisors Jaeckel/Foelker for conditional use to allow a home occupation/bread making business in an A-1 zone at **N8094**

Little Coffee Rd, Town of Watertown. The site is on PIN 032-0815-2712-000. This is in accordance with Sec. 11.04(f)6 of the Jefferson County Zoning Ordinance. Motion passed 5-0.

PETITIONER DID NOT ATTEND PUBLIC HEARING-NO ACTION WAS TAKEN. CU2037-20 – Wade and Jennifer Staudé: Conditional use to allow for an extensive on-site storage structure that exceeds is 35 ft. in height in an R-2 zone at **W6276 Apple Ln** in the Town of Koshkonong. The site is on PIN 016-0514-1612-007. This is in accordance with Sec. 11.04(f)2 of the Jefferson County Zoning Ordinance.

19. Possible Future Agenda Items

20. Upcoming Meeting Dates

August 14, 8:00 a.m. – Site Inspections Beginning ???
August 20, 7:00 p.m. – Public Hearing in Courthouse Room 205
August 31, 8:30 a.m. – Decision Meeting in Courthouse Room 205
September 11, 8:00 a.m. – Site Inspections Beginning ???
September 17, 7:00 p.m. – Public Hearing in Courthouse Room 205
September 28, 8:30 a.m. – Decision Meeting in Courthouse Room 205

21. Adjourn

Motion by Supervisors Nass/Poulson to adjourn the meeting. Motion passed 5-0, and the meeting adjourned at 9:25 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.

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
JEFFERSON COUNTY PLANNING AND ZONING COMMITTEE
SITE INSPECTION MEETING

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

The Committee will meet at Jefferson County Fair Park, 503 North Jackson Ave, Jefferson to call the meeting to order and address agenda items 1. through 6. They will then drive personal vehicles to view the sites listed in item 7. No discussion or action on the petitions will take place during this meeting.

1. **Call to Order at:**

Jefferson County Fair Park
503 North Jackson Ave, Jefferson, WI
@ 8:00 am
Friday, August 14, 2020

The meeting was called to order by Supervisor Jaeckel at 8:04 a.m.

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

Supervisors Jaeckel, Nass, Poulson, Foelker and Zastrow were in attendance. Also in attendance were staff members Matt Zangl and Brett Scherer.

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

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

4. **Approval of the Agenda**

Motion by Supervisors Foelker/Poulson to approve the agenda, but to bypass several of the sites. Motion passed 5-0.

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

There was no public comment.

6. **Communications**

There were no communications.

7. **Site Inspections for Petitions to be Presented in Public Hearing on August 20, 2020:**

The Committee left for several of the following site inspections.

R4258A-20 – Cyndi Pitzner/Cynthia Pitzner Trust, Ronald & Susan Pitzner Trust Property: Rezone all of PIN 002-0714-2742-000 (40 Ac) for a Natural Resource zone accessed by easement from **Gross Lane** in the Town of Aztalan. This is in accordance with Sec. 11.04(f)12 of the Jefferson County Zoning Ordinance.

R4259A-20 – Pete Gross/Alan & Margaret Foley Property: Create a 3.5-acre lot around the existing home and buildings at **W5410 Urban Drive** in the Town of Aztalan, part of PIN 002-0714-2314-001 (18.725 Ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

CU2041-20 – Scott Nelson: Conditional use for transportation services (warehouses) in a Community zone at **N5526 State Road 134** in the Town of Lake Mills, on PIN 018-0713-3023-023 (0.57 Ac). This is in accordance with Sec. 11.04(f)9 of the Jefferson County Zoning Ordinance.

R4264A-20 – Steven M Sterwald: Create a 2.07-acre building site at the end of **Woelffer Ln**, Town of Waterloo, from part of PINs 030-0813-2712-000 (27.76 Ac) and 030-0813-2712-001 (17.24 Ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

CU2042-20 – Jacob Schepp: Conditional use for an 864 square foot, 18 foot high extensive on-site storage structure in a Community zone at **W7075 Main St**, Town of Milford, on PIN 020-0814-0613-008 (0.308 Ac). This is in accordance with Sec. 11.04(f)9 of the Jefferson County Zoning Ordinance.

CU2044-20 – Alta Genetics: Conditional use to allow for an ATCP51 expansion for up to 546 animal units at **N8355 and N8395 High Rd** in the Town of Watertown. This property, PIN 032-0815-2014-000 (23.895 Ac) is in A-1, Exclusive Agricultural zone. This is an ATCP51 regulated facility, and the request is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

CU2038-20 – Mathew Bennett: Conditional use to allow for construction contractor services/tree care business in a Community zone at **N6334 County Road E** in the Town of Concord on PIN 006-0716-1614-009 (0.87 Ac). This is in accordance with Sec. 11.04(f)9 of the Jefferson County Zoning Ordinance.

CU2045-20 – Matthew Bennet: Conditional use for a 2,400 square foot, 21' 4" high extensive on-site storage structure in a Community zone at **N6334 County Road E** in the Town of Concord on PIN 006-0716-1614-009 (0.87 Ac). This is in accordance with Sec. 11.04(f)9 of the Jefferson County Zoning Ordinance.

CU2039-20 – Raymond & Kelly Boknevit: Conditional use to allow for a 1,200 square foot extensive on-site storage structure in an R-2 zone at **W217 Golden Lake Park Circle**, Town of Concord, on PIN 006-0716-3613-031 (0.885 Ac). This is in accordance with Sec. 11.04(f)2 of the Jefferson County Zoning Ordinance.

R4263A-20 – James & Janice Northey: Create a new building site at **N3487 Hardscrabble Rd** in the Town of Sullivan, on PIN 026-0616-2442-001 (6.83 Ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

CU2043-20 – Mary West: Conditional use to have three dogs in a Residential R-2 zone at **N4334 County Road E**, Town of Sullivan, on PIN 026-0616-1123-001 (1.559 Ac). This is in accordance with Sec. 11.04(f)2 of the Jefferson County Zoning Ordinance.

R4262A-20 – Gary Jackson: Create two, 1-acre building sites near **W792 Village Line Rd**, Town of Sullivan, from part of PIN 026-0616-0233-000 (38 Ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4260A-20 – Ryan Broedlow/Anthony & Janis Milbrath Property: Create a 4-acre lot around the buildings at **W3367 Sunshine Rd** in the Town of Farmington from part of PIN 008-0715-2741-000 (40 Ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4261A-20 – Richard Riedel: Rezone 3.5 acres around the home and buildings at **N4824 County Road Y** in the Town of Jefferson, part of PIN 014-0614-0111-003 (12 Ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

CU2040-20 – Alan Maske: Conditional use for an addition to an existing structure, creating a total 1,104 square foot workshop at **W5236 Meirkwood Dr**, Town of Aztalan on PIN 014-0614-1332-007 (0.76 Ac). This is in a Residential R-2 zone, and the request is in accordance with Sec. 11.04(2) of the Jefferson County Zoning Ordinance.

8. Adjourn

Motion by Foelker/Poulson to adjourn the meeting. Motion passed, 5-0, and the meeting adjourned at 9:53 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.

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

George Jaeckel, Chair; Steve Nass, 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, August 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
OR Via Zoom Videoconference

**PETITIONERS OR MEMBERS OF THE PUBLIC MAY ATTEND THE
MEETING VIRTUALLY BY FOLLOWING THESE INSTRUCTIONS IF THEY
CHOOSE NOT TO ATTEND IN PERSON:**

REGISTRATION IS REQUIRED TO ATTEND VIA ZOOM!

Register in advance for this meeting:

<https://zoom.us/meeting/register/tJAtfu2ppjMjHtBNd5Wqo6oY64dHE1guhlp>

After registering, you will receive a confirmation email containing information about joining the meeting.

1. Call to Order

The meeting was called to order by Chairman Jaeckel at 7p.m.

2. Roll Call

All Committee members were present except Supervisor Poulson at 7 p.m. Also present were Matt Zangl and Brett Scherer of the Zoning Department

3. Certification of Compliance with Open Meetings Law

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

4. Approval of Agenda

Motion to approve the agenda as presented. Motion passed 5-0 on a voice vote.

5. Explanation of Public Hearing Process by Committee Chair

Chairman Jaeckel explained the evenings 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 August 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 A-1, EXCLUSIVE AGRICULTURAL TO N, NATURAL RESOURCE

R4258A-20 – Cyndi Pitzner/Cynthia Pitzner Trust, Ronald & Susan Pitzner Trust

Property: Rezone all of PIN 002-0714-2742-000 (40 Ac) for a Natural Resource zone accessed by easement from **Gross Lane** in the Town of Aztalan. This is in accordance with Sec. 11.04(f)12 of the Jefferson County Zoning Ordinance.

PETITIONER: Cyndi Pitzner (N4337 Kreklow Road, Fort Atkinson, WI) presented herself as the petitioner for this rezone. Pitzner explained she is looking to rezone the 40-acre parcel to be rezoned as a Natural Resource zone. She said the easement was approved by The Board of Adjustment to access the parcel. She said the 40 acres is woodlands and will be used for hunting and outdoor recreation.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None.

STAFF: Given by Zangl and in the file. Zangl said the variance for the easement was approved last week by The Board of Adjustment.

TOWN: In favor.

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

R4259A-20 – Pete Gross/Alan & Margaret Foley Property: Create a 3.5-acre lot around the existing home and buildings at **W5410 Urban Drive** in the Town of Aztalan, part of PIN 002-0714-2314-001 (18.725 Ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

PETITIONER: Peter Gross (W5410 Urban Drive, Johnson Creek, WI) presented himself on behalf of the homeowners for the rezone. Gross said they want to create a 3.5-acre around the existing home and out buildings. He also said there will be 66ft. of frontage for the proposed split and remaining land.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None.

STAFF: Given by Zangl and in the file. Zangl asked when the household was built. Gross said that the house was built before 1978. Zangl also said that there are wetlands and floodplains near.

TOWN: In favor.

R4260A-20 – Ryan Broedlow/Anthony & Janis Milbrath Property: Create a 4-acre lot around the buildings at **W3367 Sunshine Rd** in the Town of Farmington from part of PIN 008-0715-2741-000 (40 Ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

PETITIONER: Ryan Broedlow (W3367 Sunshine Road, Helenville, WI) presented himself as the petitioner for this rezone. Broedlow said they wanted to split off the existing home and buildings. He said 4 acres is what they would need to accommodate the house and buildings.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None.

STAFF: Given by Zangl and in the file. Zangl said there has been no splits and that there is a soil test on file.

TOWN: In favor.

R4261A-20 – Richard Riedel: Rezone 3.5 acres around the home and buildings at **N4824 County Road Y** in the Town of Jefferson, part of PIN 014-0614-0111-003 (12 Ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

PETITIONER: Richard Riedel (N4824 County Road Y, Jefferson, WI) presented himself as the petitioner for this rezone. Riedel is looking to separate the home and existing buildings from the farmland. His neighbor is looking to purchase the remaining A-1 land after the house and existing buildings are split off.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: Supervisor Jaeckel asked the age of the home. Riedel responded it was built in 1896.

STAFF: Given by Zangl and in the file. Zangl asked if the remaining land has 66ft of frontage. Riedel said it will have enough frontage.

TOWN: In favor.

R4262A-20 – Gary Jackson: Create two, 1-acre building sites near **W792 Village Line Rd**, Town of Sullivan, from part of PIN 026-0616-0233-000 (38 Ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

PETITIONER: Gary Jackson (W792 Village Line Road, Sullivan, WI) presented himself as the petitioner for this rezone. Jackson said he is looking to create two 1-acre building sites. He said both sites will easily be accessible from the road.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None.

STAFF: Given by Zangl and in the file. Zangl said that both sites do not have any wetland areas on them.

TOWN: In favor.

R4263A-20 – James & Janice Northey: Create a new building site at **N3487 Hardscrabble Rd** in the Town of Sullivan, on PIN 026-0616-2442-001 (6.83 Ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

PETITIONER: James & Janice Northey (N3487 Hardscrabble Road, Palmyra, WI) and Paul Northey (569 217 Avenue, Somerset, WI) presented themselves as the petitioners for this rezone. Paul Northey said they are looking to create 1-acre lot for when he retires. He said that the soils are rocky and they are looking to do a prairie restoration.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None.

STAFF: Given by Zangl and in the file. Zangl said staff will do an analysis on the lot before the decision is made.

TOWN: In favor.

R4264A-20 – Steven M Sterwald: Create a 2.07-acre building site at the end of **Woelffer Ln**, Town of Waterloo, from part of PINs 030-0813-2712-000 (27.76 Ac) and 030-0813-2712-001 (17.24 Ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

PETITIONER: Steven Sterwald (W8270 Woelffer Lane, Waterloo, WI) presented himself as the petitioner for this rezone. Sterwald is said he wants to create a 2.07-acre building site for his son to have the ability to build a home. Steven said his son works with him and it would be nice for him to be nearby.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None.

STAFF: Given by Zangl and in the file.

TOWN: In favor.

CONDITIONAL USE PERMIT APPLICATIONS

CU2038-20 – Mathew Bennett: Conditional use to allow for construction contractor services/tree care business in a Community zone at **N6334 County Road E** in the Town of

Concord on PIN 006-0716-1614-009 (0.87 Ac). This is in accordance with Sec. 11.04(f)9 of the Jefferson County Zoning Ordinance.

PETITIONER: Matthew Bennet (N6634 County Road E, Oconomowoc, WI) presented himself as the petitioner for this conditional use. Bennet said he wants to store equipment for his seasonal tree care business. He said no debris will be kept on the property, just vehicles.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None.

STAFF: Given by Zangl and in the file. Zangl asked how many employees. Bennet said 3-5 employees and they will be back before dark. Bennet said no debris will be kept on the property. It is just to be able to park vehicles and equipment. Zangl asked if any signs would be put up. Bennet said no.

TOWN: In favor.

CU2045-20 – Matthew Bennet: Conditional use for a 2,400 square foot, 21' 4" high extensive on-site storage structure in a Community zone at **N6334 County Road E** in the Town of Concord on PIN 006-0716-1614-009 (0.87 Ac). This is in accordance with Sec. 11.04(f)9 of the Jefferson County Zoning Ordinance.

PETITIONER: Matthew Bennett (N6634 County Road E, Oconomowoc, WI) presented himself as the petitioner for this conditional use. Bennet said the purpose would be to keep the equipment and vehicles off the driveway.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None.

STAFF: Given by Zangl and in the file. Zangl asked what the size would be. Bennet said it would be 40 feet by 60 feet with a peak at 24 feet. Zangl asked if there would be bathrooms. Bennet said no. Bennet said they would be getting rid of an old chicken coop and it would be the only out building on the property.

TOWN: In favor.

CU2039-20 – Raymond & Kelly Boknevit: Conditional use to allow for a 1,200 square foot extensive on-site storage structure in an R-2 zone at **W217 Golden Lake Park Circle**, Town of Concord, on PIN 006-0716-3613-031 (0.885 Ac). This is in accordance with Sec. 11.04(f)2 of the Jefferson County Zoning Ordinance.

PETITIONER: Kelly Boknevit (W217 Golden Lake Park Circle, Oconomowoc, WI) presented herself as the petitioner for this conditional use. Boknevit said the existing shed is rotting and they need a bigger outbuilding for storage.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None.

STAFF: Given by Zangl and in the file. Zangl asked the size of the building. Boknevit said it would be 1,200 square feet and 14.6 feet to the peak. Zangl asked if there would be any bathrooms. Boknevit responded no. Zangl asked what would the storage be used for. Boknevit said it will be used to store her husband's collector cars. Zangl asked if there would be outdoor lighting. Boknevit said no.

TOWN: In favor.

CU2040-20 – Alan Maske: Conditional use for an addition to an existing structure, creating a total 1,104 square foot workshop at **W5236 Meirkwood Dr**, Town of Jefferson on PIN 014-0614-1332-007 (0.76 Ac). This is in a Residential R-2 zone, and the request is in accordance with Sec. 11.04(2) of the Jefferson County Zoning Ordinance.

PETITIONER: Alan Maske (W5236 Meirkwood Drive, Jefferson, WI) presented himself as the petitioner for this conditional use. Maske said he was looking to put up a 1,104 square foot workshop and garage.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None.

STAFF: Given by Zangl and in the file. Zangl asked if there would be any bathrooms. Maske said no.

TOWN: In favor.

CU2041-20 – Scott Nelson: Conditional use for transportation services (warehouses) in a Community zone at **N5526 State Road 134** in the Town of Lake Mills, on PIN 018-0713-3023-023 (0.57 Ac). This is in accordance with Sec. 11.04(f)9 of the Jefferson County Zoning Ordinance.

PETITIONER: Scott Nelson (W9665 Ivan Street, Cambridge, WI) presented himself as the petitioner for this conditional use. Nelson said the conditional use is for the ability to have min storage units on the property.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None.

STAFF: Given by Zangl and in the file. Zangl said the variance for the right-of-way setbacks. Zangl asked for an overview of the project. Nelson said they will have 21 units and will be “L” shaped. Boats and recreation vehicles is what they are looking to store for people. Zangl asked about the outdoor lighting. Nelson said they have LED lighting that is faced downward and won’t disrupt neighbors.

TOWN: In favor.

CU2042-20 – Jacob Schepp: Conditional use for an 864 square foot, 18 foot high extensive on-site storage structure in a Community zone at **W7075 Main St**, Town of Milford, on PIN 020-0814-0613-008 (0.308 Ac). This is in accordance with Sec. 11.04(f)9 of the Jefferson County Zoning Ordinance.

PETITIONER: No representative due to variance being denied.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None.

STAFF: None

TOWN: In favor.

CU2043-20 – Mary West: Conditional use to have three dogs in a Residential R-2 zone at **N4334 County Road E**, Town of Sullivan, on PIN 026-0616-1123-001 (1.559 Ac). This is in accordance with Sec. 11.04(f)2 of the Jefferson County Zoning Ordinance.

PETITIONER: Mary West (N4334 County Road E, Sullivan, WI) presented herself as the petitioner for this conditional use. West said she obtained her father's dog after he passed away. The yard is maintained and fenced West said.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None.

STAFF: Given by Zangl and in the file. Zangl asked how many dogs will be on the property. West said three dogs total. Zangl asked what breeds. West said two Cavalier King Spaniels and one German Shepperd mix. Zangl asked what is done with the waste. West said it is collected and thrown in the garbage.

TOWN: In favor.

CU2044-20 – Alta Genetics: Conditional use to allow for an ATCP51 expansion for up to 546 animal units at **N8355 and N8395 High Rd** in the Town of Watertown. This property, PIN 032-0815-2014-000 (23.895 Ac) is in A-1, Exclusive Agricultural zone. This is an ATCP51 regulated facility, and the request is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

PETITIONER: Steven Hopp (N8350 High Road, Watertown, WI) presented himself as the petitioner for this conditional use. Hopp said they are looking to put up a bull barn and production center.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None.

STAFF: Given by Zangl and in the file. Zangl said the variance for reduced setback was granted. Strupp from Jefferson County's Land and Water Conservation Department explained the plans and ATCP51 restrictions.

TOWN: In favor.

7. Adjourn

Supervisor Nass moved to adjourn at 7:40 p.m. and was seconded by Supervisor Foelker. Motion passed 4-0 on a voice vote.

Minutes prepared by: *Brett Scherer*
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

Register of Deeds July 2020 Program/Service Description	Output Measures			YR to Date	Current Yr. Target
	2018	2019	2020	Totals	%
Documents Recorded	1,164	1,354	1,840	10,075	86%
Vital Records Filed	209	210	185	1,056	49%
Vital Record Copies	1,353	1,120	1,432	7,987	56%
ROD Revenue (Gross Total)	\$ 181,894.85	\$ 214,148.49	\$ 238,305.71	\$1,136,855.09	71%
Transfer Fees	\$ 25,411.20	\$ 30,689.58	\$ 32,604.90	\$ 139,435.86	66%
LIO Fees	\$ 10,083.00	\$ 11,449.00	\$ 15,262.00	\$ 84,638.00	84%
Document Copies	\$ 5,087.13	\$ 6,613.84	\$ 6,283.71	\$ 43,371.32	76%
Laredo	\$ 3,013.75	\$ 2,797.75	\$ 2,511.50	\$ 19,784.75	62%
ROD Revenue to General Fund	\$ 56,403.05	\$ 65,274.17	\$ 74,568.11	\$ 389,155.93	73%
Percentage of Documents eRecorded	54%	62%	67%	67%	67%
Budget Goals Met	Yes	Yes	Yes	Yes	73%
Back Indexed	1,203	1,117	2,902	26,210	131%

Wisconsin Register of Deeds Association:

Documents continue to come in at a steady rate all around the state, this has been a record year so far for recordings. July 1st many of the easements people had in place expired, we have been working with stakeholders to help determine best practices for reinstating the easement.

Register of Deeds Office:

Refinancing has remained high, sales are steady

Counter traffic has increased, more people are requesting their vital records for the Real ID

We continue to back index documents as time allows.

Wisconsin Counties Association Board of Directors:

COVID-19 DHS updates weekly

Board meeting to vote on legislation requests, WCA Annual Conference has been cancelled for September

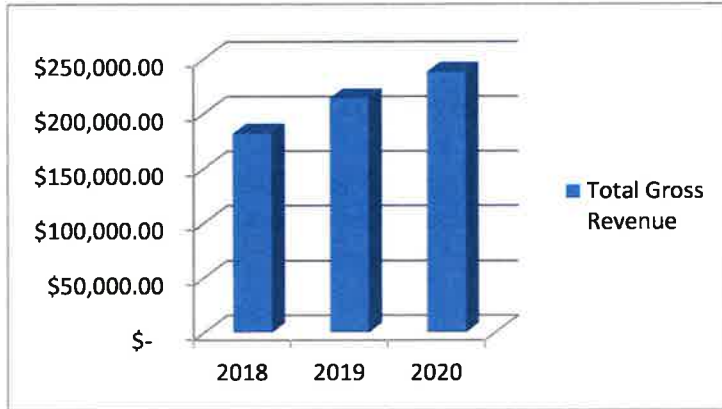
Wisconsin Public Records Board:

Nothing new to report this month

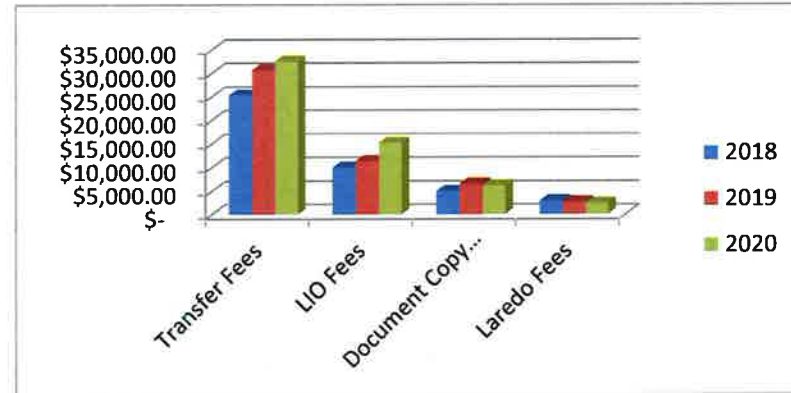
Register of Deeds Monthly Budget Report

Jul-20

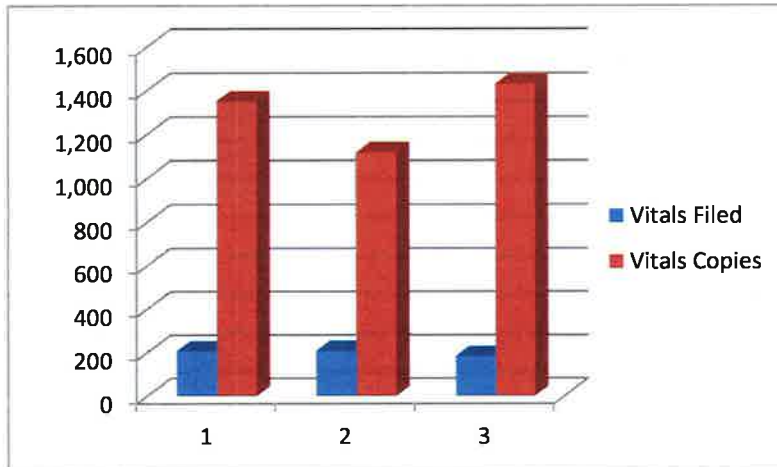
ROD Total Gross Revenues



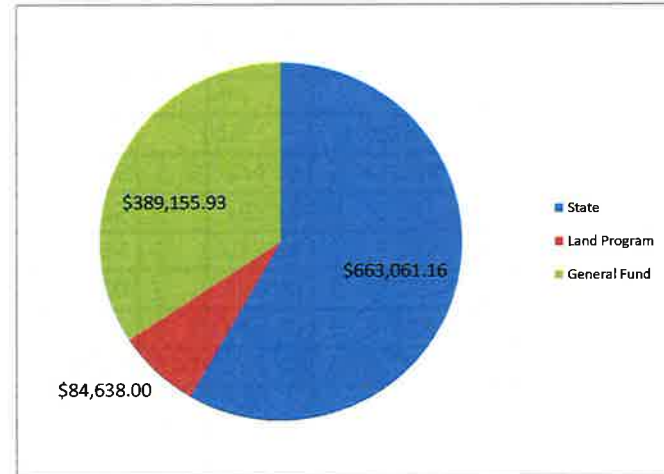
Land Related Revenue



Vital Records

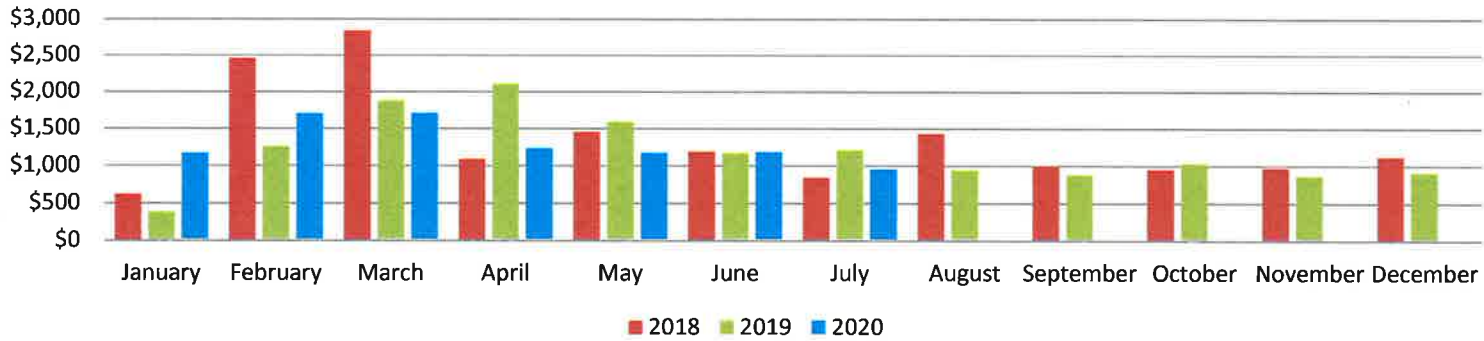


Year to Date Revenue Payout



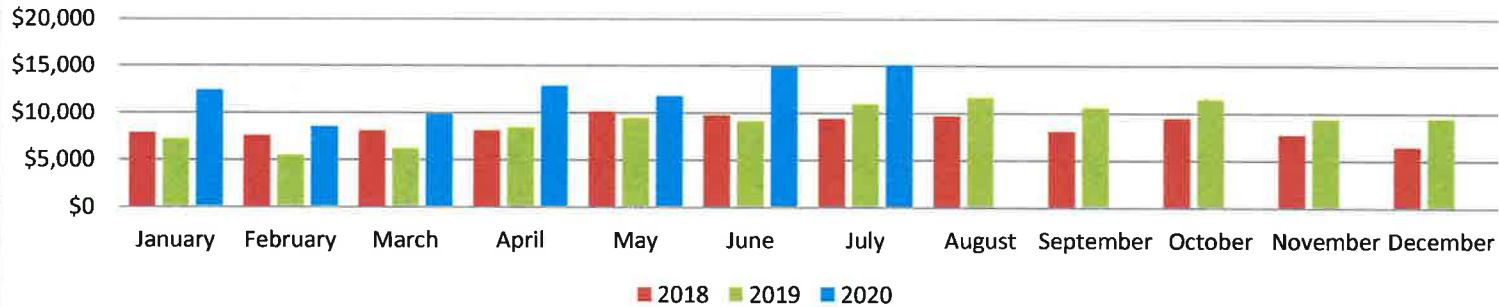
Land Information Monthly Revenue Report April 2020

Land Information Office Remote Access and Map Sales



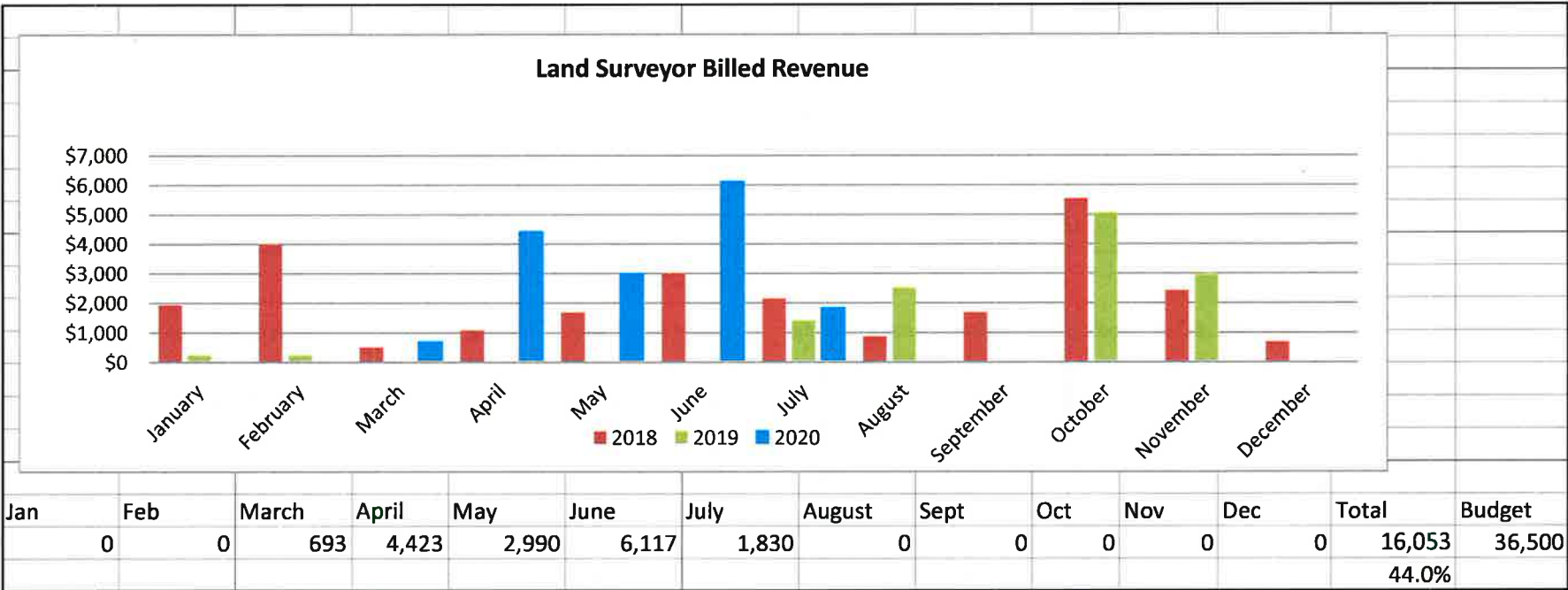
Jan	Feb	March	April	May	June	July	August	Sept	Oct	Nov	Dec	Total	Budget
1,165	1,708	1,714	1,231	1,172	1,185	958	0	0	0	0	0	9,133	15,100
												60.5%	

Land Information Program Retained Fee Revenue



Jan	Feb	March	April	May	June	July	August	Sept	Oct	Nov	Dec	Total	Budget
12,384	8,504	9,888	10,166	11,817	14,904	15,040	0	0	0	0	0	82,703	112,000
												73.8%	

Land Information Monthly Revenue Report April 2020



Jan	Feb	March	April	May	June	July	August	Sept	Oct	Nov	Dec	Total	Budget
0	0	693	4,423	2,990	6,117	1,830	0	0	0	0	0	16,053	36,500
												44.0%	

Jefferson County Planning and Zoning Department
Monthly Ledger Report
08-28-2020

	RF	WFG	OP	PPC	MC	PSS (STF	FQAS	FAA	FPFC	SRFWF	ZOF	Refunds	2020 Totals	2019 Total
MTH	1.239022	7102.421001	2901.432099	2901.451002	2901.472003	2901.432002	2901.458010	2901.458015	2901.458014	2901.458001	2901.458002	2901.441002			
Jan	390.00		7,989.50	701.16		2,475.00	350.00						250.00	11,905.66	8,573.54
Feb	420.00		6,615.00	89.44		3,400.00	100.00							10,624.44	9,783.50
Mar	540.00		9,790.00			2,950.00	550.00						450.00	13,830.00	11,863.86
Apr	900.00		11,650.00	80.50		7,700.00	1,150.00							21,480.50	26,757.25
May	750.00		15,370.00	7.09		5,275.00	900.00							22,302.09	24,015.00
June	690.00		17,315.00			7,475.00	1,600.00						110.00	27,080.00	27,852.15
July	780.00		16,215.00	3.54		8,025.00	1,350.00						130.00	26,373.54	21,365.59
Aug	840.00		10,650.00	7.08		6,750.00	1,500.00							19,747.08	31,930.15
Sept															25,145.00
Oct															19,351.65
Nov															14,964.00
Dec															13,217.00
Total	5,310.00		95,594.50	888.81		44,050.00	7,500.00						940.00	153,343.31	234,818.69

2019 Actual Zoning Deposit:\$235,168.69

2020 Budget Revenues: \$223,000.00

2020 Deposits YTD:\$153,343.31

Redacting Parcel Ownership from Public Site

Reason: Multiple request from public to redact ownership for safety reasons. Request from members of law enforcement to remove their names due to recent events.

Statutory Requirements: s. 59.72 requires County to provide/display parcel information in a searchable format on the internet. This requirement allows the County to receive grant funding and take part in the Land Information Program. Blair has determined that this statute does not require us to provide the parcel ownership to the public.

DOA requirements for submission of GIS data for grant requirements:

For county parcel data submissions to DOA, here is the WLIP requirement from the schema definition of the owner name attribute (OWNERNME1):

Any redaction of owner names, as required by an existing county or municipal policy, should be handled explicitly in the data *before* it is submitted. If any or all owner names are not included, the county **must include the written policy for excluding them as adopted by the county or municipality** (by link or full text) within the submission form.

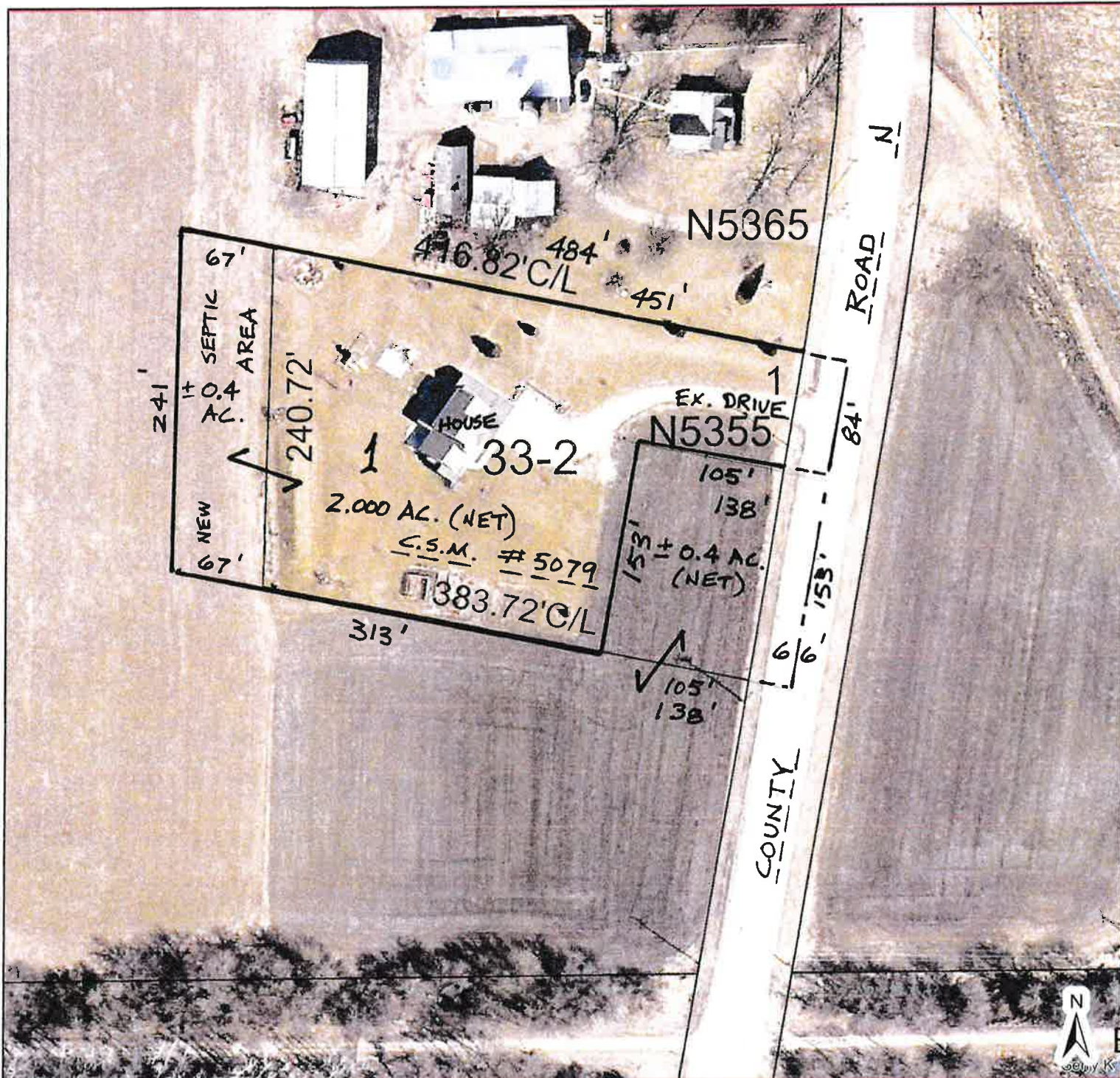
Process to enact a policy: Planning and Zoning Committee approves.

Potential Options/Solutions:

- Hide name only –
 - Pro – leaves remaining information on site for public to view
 - More difficult, but could be accomplished via MIS
 - Names are also shown on other documents/information
 - Zoning/sanitary permits, tax bill, any land use information, deeds if purchased

Question to Committee: Should we allow property owners the ability to remove/redact their names from the Land Records System? If yes, staff will start to draft a policy.

Jefferson County Land Information



Parcels

Parcels

Parcel Lines

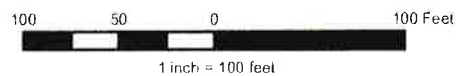
- Property Boundary
- Old Lot/Meander Lines

- Rail Right of Ways
- Road Right of Ways
- Section Lines
- Surface Water
- Map Hooks

- Tax Parcels
- Streams and Ditches

*Pulkrabek/
Keuler*

SHEET 2 OF 2



DESHA KEULER-PULKRABEK AND BRIAN PULKRABEK

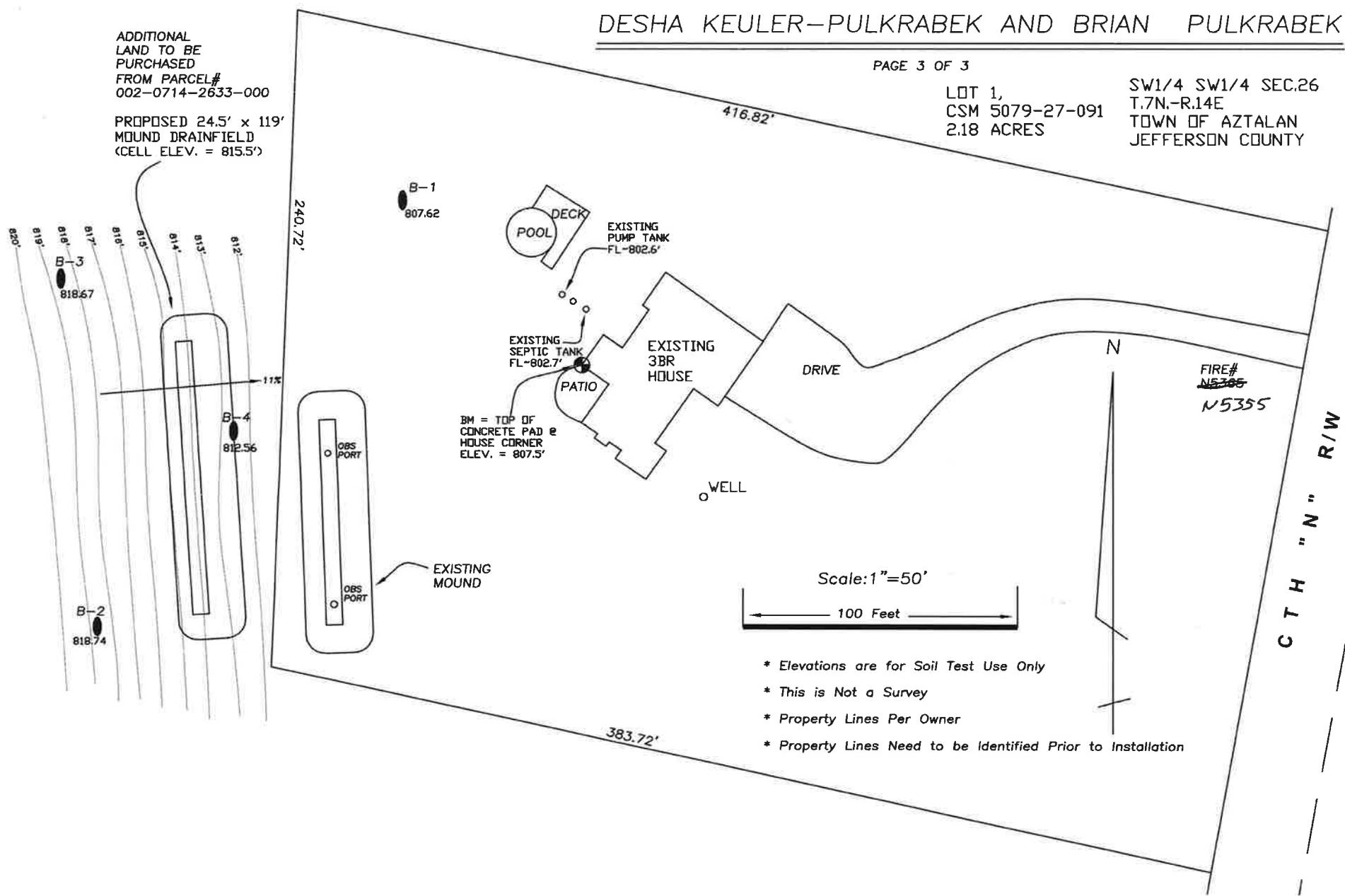
PAGE 3 OF 3

LOT 1,
CSM 5079-27-091
2.18 ACRES

SW1/4 SW1/4 SEC.26
T.7N.-R.14E
TOWN OF AZTALAN
JEFFERSON COUNTY

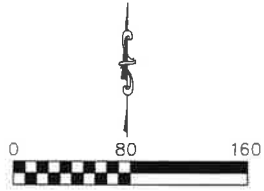
ADDITIONAL
LAND TO BE
PURCHASED
FROM PARCEL#
002-0714-2633-000

PROPOSED 24.5' x 119'
MOUND DRAINFIELD
(CELL ELEV. = 815.5')



- * Elevations are for Soil Test Use Only
- * This is Not a Survey
- * Property Lines Per Owner
- * Property Lines Need to be Identified Prior to Installation

Matthew Sloan
Steve Saniter
W9631 Raether



NORTHWEST CORNER SECTION 6
COORDS FROM JEFFERSON COUNTY PUBLIC GIS VIEWER

N02°24'27"W
2638.08'

RAETHER ROAD

S85°03'41"W
70.00'

LOT 1

GRAVEL

"SEPTIC AREA"

CONC.

UN-IMPROVED 49.5' R/W PER DOC
NO. 656331 TO BE ABANDONED

COUNTY ROAD 2

PROPOSED LOT 2

CONC.

CONC.

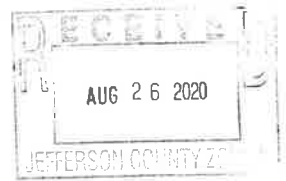
POOL

N02°24'27"W
576.55'

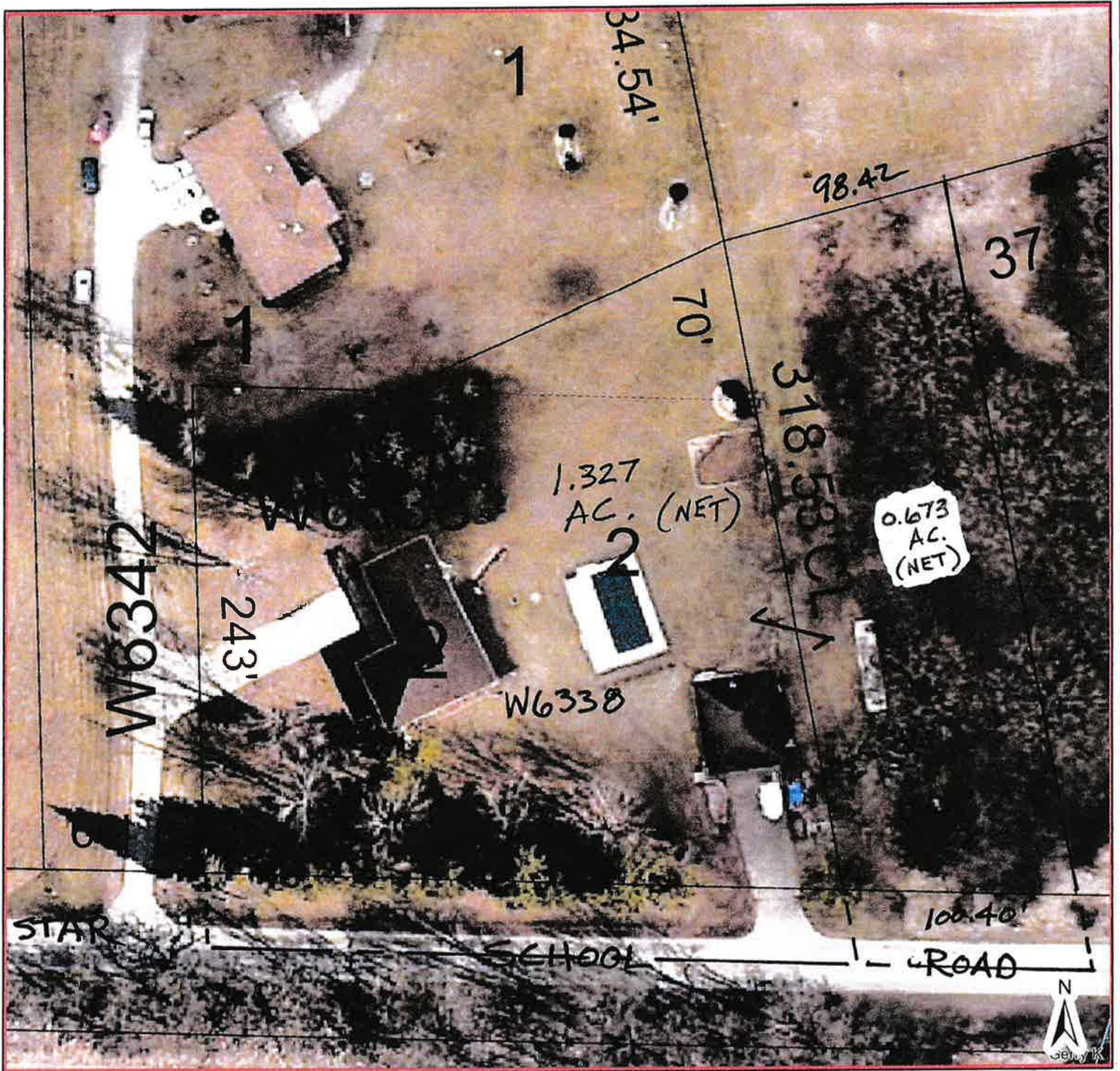
N85°03'41"E

WEST 1/4 CORNER SECTION 6
COORDS FROM JEFFERSON
COUNTY TIE SHEET

EAST 1/4 CORNER SECTION 6
COORDS FROM JEFFERSON
COUNTY TIE SHEET



Jefferson County Land Information



- | | |
|---------------------------|----------------------|
| Parcels | — Rail Right of Ways |
| Parcels | — Road Right of Ways |
| Parcel Lines | — Section Lines |
| — Property Boundary | — Surface Water |
| --- Old Lot/Meander Lines | — Map Hooks |

Tax Parcels

Streams and Ditches

016-0514-2124-002
 Krasemann / Poeppey
 016-0514-2112-000



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: August 20, 2020

Author: Public User

Silo Ridge Senior Estates

Fort Atkinson, Wisconsin

Silo Ridge Senior Estates is a planned development of 160 park models and amenities that fit the needs of today's Seniors with active, on-the-move lifestyles.

Our Vision

Our vision is to embrace the lifestyle needs of 55-plus seniors who still want to have a place to call home, but not all the expenses and burden of land ownership. Whether it's called right-sizing or down-sizing, they want to be able to pick up and leave when they want. They want to spend winters in warmer climates and summers near family.

Our amenity-rich community of park models offers all the comforts of tiny home living with space efficient designs. It also encourages neighbors to step outside and connect with others, and to live a healthier life in a home with a smaller footprint and less to maintain.

Amenities

Our amenities encourage active, healthy lifestyles that help people connect with their neighbors

- Indoor pool/Jacuzzi
- Club House
- Walking Paths
- Community Gardens
- Dog Park/Dog Wash
- Recreational Deck with Outdoor Kitchens and Fire Pit
- Fitness spaces for Yoga and Exercise
- Paved Roads
- Fiber Optic (phone/internet)
- Full Utilities (E/W/S)
- Concrete Pads
- Storage Shed / 8x12 Lofts, Smart Siding

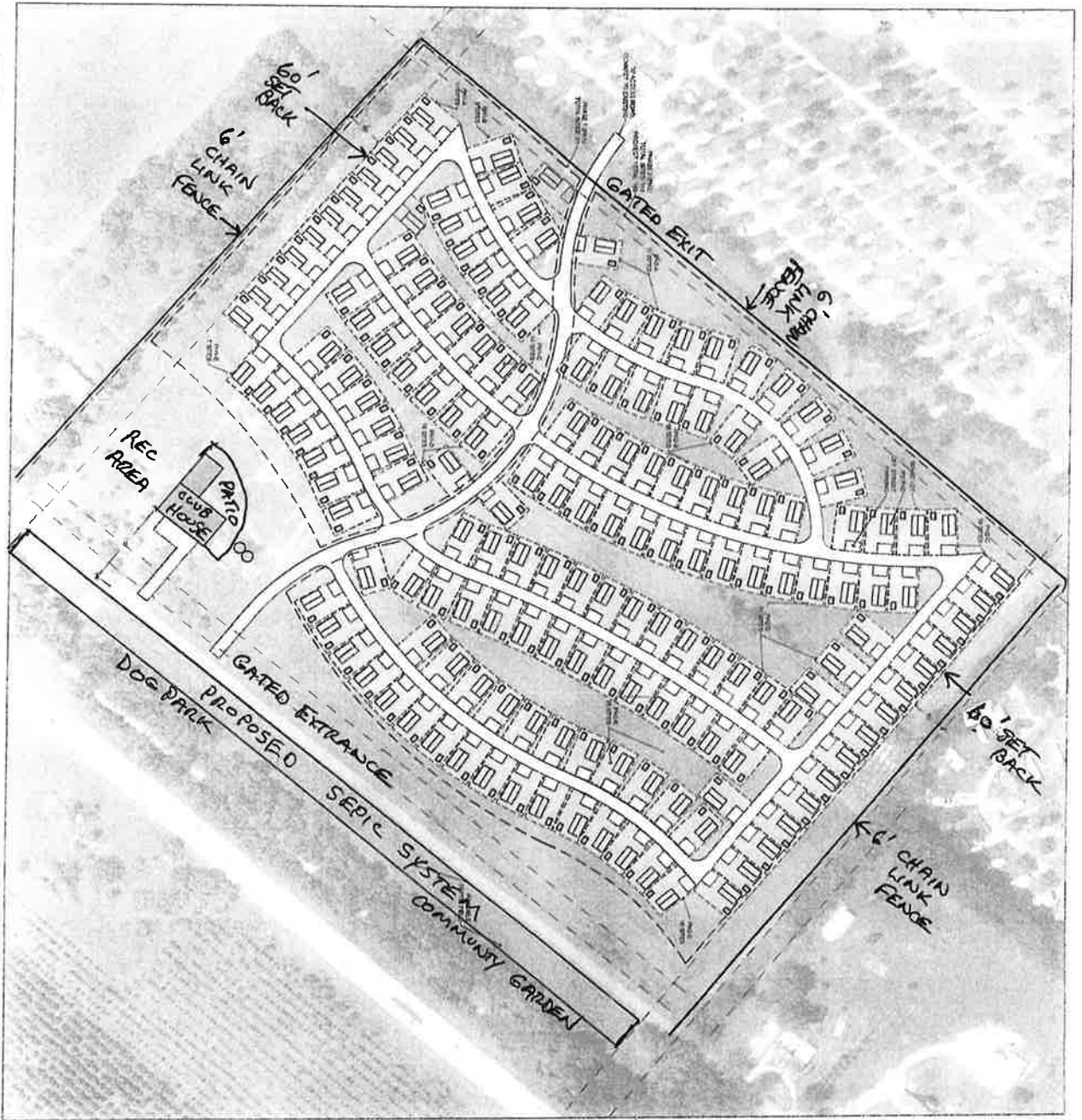
The surrounding community of Fort Atkinson also has much to offer the Silo Ridge Resident with nearby biking trails, golf courses, restaurants, Rock River and Lake Koshkonong

About Our Homes

Our homes offer 400 sq. feet of space efficient living

- Park Models with all major appliances, washer/dryer, heat and AC, electric, cable, Internet, and full utilities
- Factory-built utilizing craftsman-quality construction, beautiful finishes and adhere to national building codes
- Choice of 1 or 2-bedroom plans
- Options for an additional loft, large screened-in porch, and detached shed for storage
- Seasonal admission contract runs from April 15 to Oct. 15
- Admission includes access to all amenities, services, activities





EXISTING SCREENING DENSE NORTH + SOUTH
 PROPOSED TREE PLANTINGS... 2 SILVER MAPLE PER SITE

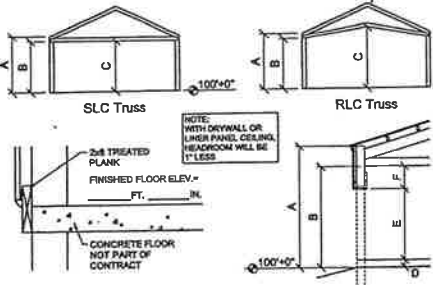
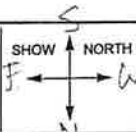
CONCRETE PADS
 BLACK TOP ROADS AND DRIVEWAY
 160 CAMPING UNITS W/ BX12 SHEDS 10X30 DECKS W/ AWNINGS
 E/S/W RABLE

PROJECT NO.	L-001	
DATE	JUL 23, 2013	
DESIGNED BY		
CHECKED BY		
APPROVED BY		
REVISIONS		
NO.	DATE	DESCRIPTION

SILO RIDGE RV CAMPGROUND

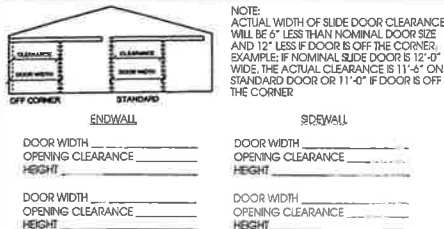
FORT ATKINSON, WI





A = EAVE HEIGHT
 B = TRUSS CLEARANCE AT HEEL
 C = TRUSS CLEARANCE AT CENTER OF BUILDING
 CLEARANCE MAY BE REDUCED BY FINISHED FLOOR HEIGHT
 D = OVERHEAD FRAMEOUT BOTTOM ELEVATION
 E = OVERHEAD FRAMEOUT HEIGHT
 F = ACTUAL HEADROOM AVAILABLE

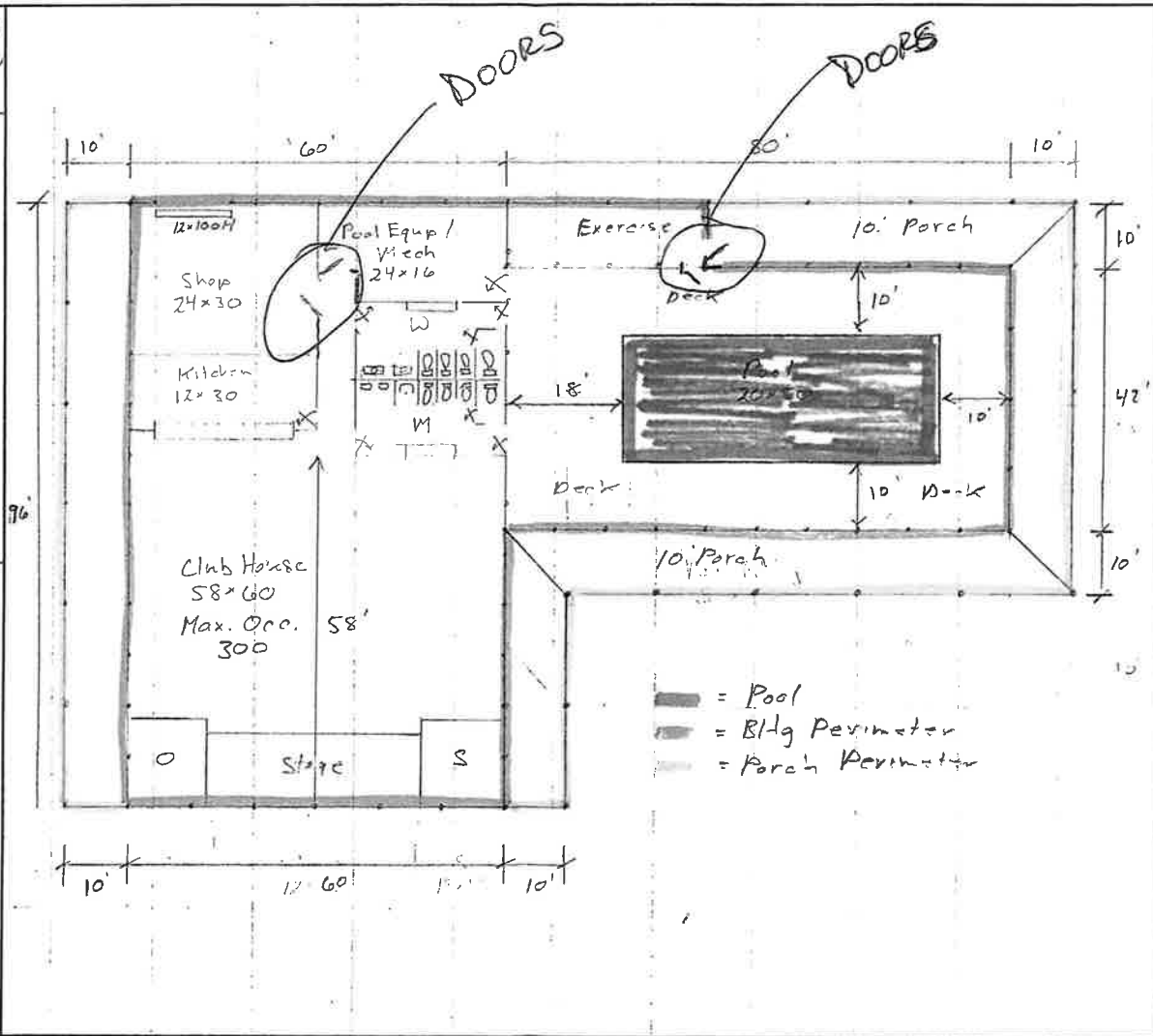
HEADROOM REQUIRED TO TURN THE DOOR MUST BE LESS THAN THE ACTUAL HEADROOM AVAILABLE



NOTE: ALL DOOR OPENINGS NEED TO BE CLEARLY DIMENSIONED FROM THE NEAREST CORNER. SHOW ALL CONDITIONS OF ALL ATTACHMENT (LEANS, PORCHES, ETC.) ON THE LAYOUT BELOW. INDICATE EAVE HEIGHTS AND ROOF PITCHES OF ALL ATTACHMENTS.

INDICATE ANY POWER LINES WITHIN 10' OF BUILDING SITE. ARE THERE ANY BUILDINGS WITHIN 10' OF SITE? IF SO, THEN SEND A PICTURE OR LIST THE CONDITIONS OF THE BUILDING ON THE C-100. ALSO, INDICATE ANY UNDERGROUND UTILITIES ON THE C-100 (e.g. SEWER, WATER, ELECTRIC, ETC.)

DATE _____ PURCHASER SIGNATURE _____ / SELLER SIGNATURE _____



REVISED 1/9/14

DECISION OF THE JEFFERSON COUNTY
PLANNING & ZONING COMMITTEE
CONDITIONAL USE PERMIT
I. FINDINGS OF FACT:

COPY

Petition # CU1755-13 Township: Koshkonong
Site Inspection Date: 12/16/2013 Hearing Date: 12/19/2013
Petitioner Name: Combined Enterprises LLC, Steve Cline
Property Owner(s): Combined Enterprises
Property Location: N551 Wishing Well Ln

CONDITIONAL USE REQUEST: To expand an existing campground in a proposed A-2 zone

PARCEL(S)(PIN#): 016-0513-3621-000

ADJACENT LAND USE: Agricultural, Residential and an Existing Campground (A-2)

COMMENTS/ADDITIONAL INFORMATION RECEIVED AT PUBLIC HEARING:

On 10/28/2013 the Planning and Zoning Committee postponed the decision for more information and to take the new information back to a public hearing. The information requested was a landscape plan time line of proposed completion, removal of the barrels & picnic tables & current campground rules

TOWN BOARD RECOMMENDATION 09/11/2013 Approval Denial Postponed No action

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

II. CONCLUSIONS

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

FOR THE FOLLOWING REASONS: After holding 2 public hearings on the matter, and with considerable testimony by both applicant & opposition, the Committee found the use fit ordinance requirements w/conditions.

III. ORDER & DETERMINATION

Based on the findings of fact, conclusions and the record herein, the committee recommends that the

conditional use be: Granted Denied Postponed

Motioned by: Steve Nass 2nd by: George Jaeckel Vote: voice vote, no objection Date: 12/30/13

WITH THE FOLLOWING CONDITIONS:

The expansion area must be surveyed and the parcel line on both the north and south sides must be fenced with a woven wire at least six feet tall. There shall be a 60-foot buffer area on both the north & south sides, and tres 4'-6' tall shall be planted as proposed. Any lighting must meet Town of Koshkonong's lighting ordinance. A surface water drainage plan not impacting neighboring proper-

Date

1-9-14

Signature

[Signature]

REVISED 1/9/14

-ties shall be implemented. For septic planning purposes, a soil test accommodating 135 sites shall be submitted. Construction commencement and completion dates shall be supplied, with a minimum of 50% of the plan submitted completed within five ten years. Hours of operation shall be as the petitioner proposed in public hearing and which are now on file in the Zoning Department. The expansion shall comply with all requirements in the Jefferson County Zoning Ordinance regarding campgrounds. *(See also the findings of fact, conclusion and order below)*

FINDING OF FACT:

A public hearing was held on October 17, 2013 to consider rezoning to A-2 (Agricultural and Rural Business) and conditional use of PIN 016-0513-3621-001 to allow for expansion of the existing Jellystone Campground in the Town of Koshkonong onto the property at N357 Old 26 Road. The Committee recommended approval of the rezoning to A-2, which was subsequently approved by the Jefferson County Board of Supervisors on November 12, 2013. A decision on the conditional use, however, was postponed on October 28, 2013, for resolution of the issues of storage and removal of trailers, barrels and picnic tables; a landscape plan showing berming and planting; a timeline of proposed completion of these items; and campground rules. It was determined that the petitioner should go back to public hearing for entry of that information into the public record, and for discussion on the additional information. A second public hearing was held on December 19, 2013.

CONCLUSION:

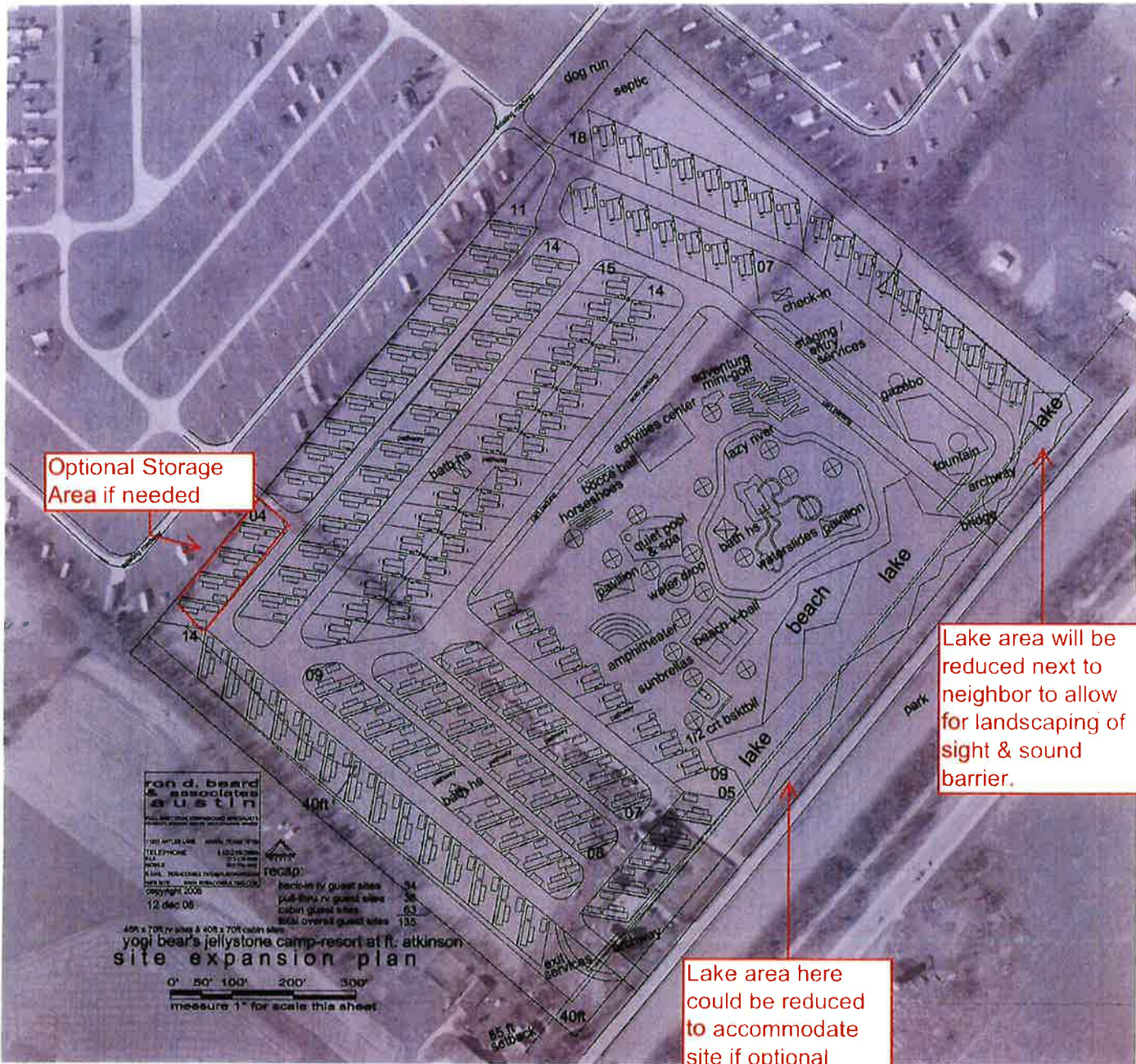
Considerable testimony, both oral and written, was taken from the petitioner and those in favor of the request as well as those in opposition. After lengthy discussion at the Jefferson County Planning and Zoning Committee decision meetings on October 28 and December 30, 2013, the Committee determined that the conditional use could be granted because it will comply with the Jefferson County Zoning Ordinance and the required campground standards, subject to the following conditions.

ORDER:

A survey of the expansion area shall be completed, and a new driveway shall be established to serve the expansion area. Woven wire fencing six feet high shall be installed on the north and south parcel lines. There shall be a sixty-foot wide buffer strip established on the north and south parcel lines, and trees four foot to six foot tall shall be planted as screening. Any lighting must meet the Town of Koshkonong's lighting ordinance. A surface water drainage plan not impacting neighboring properties shall be developed. For septic planning purposes, a soil test accommodating 135 sites shall be submitted to the Zoning Department. Construction commencement and completion dates shall be supplied to Zoning, with a minimum of 50% of the plan submitted constructed within five ten years. Hours of activity shall be as the petitioner proposed in public hearing and which are now on file. The expansion shall comply with all requirements in the Jefferson County Zoning Ordinance regarding campgrounds.

Following a phone call from Steve Cline on January 9, 2014, and after review of the recording and minutes of the December 30, 2013 Planning and Zoning Committee meeting, it was determined that the approval called for a minimum of 50% of the plan submitted being constructed within ten years, not within five years as previously noted.

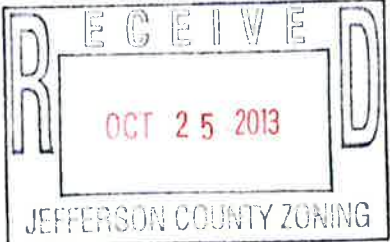
Construction will adhere to all town, county & state codes and guidelines, including proper setbacks and buffer zones. Buffer zones will be landscaped to provide a sight & sound barrier for the neighbors on each side.



Optional Storage Area if needed

Lake area will be reduced next to neighbor to allow for landscaping of sight & sound barrier.

Lake area here could be reduced to accommodate site if optional storage area is needed



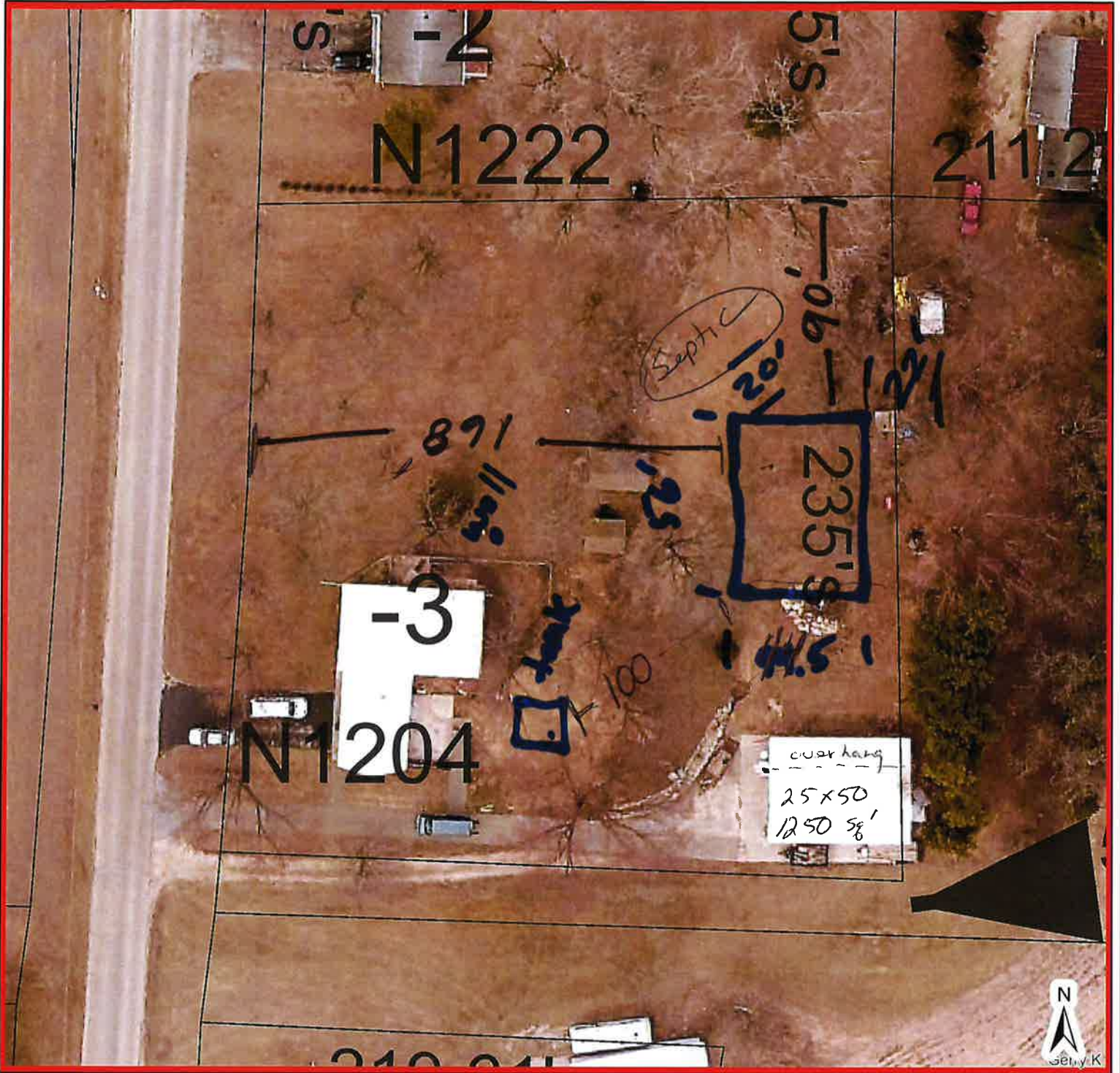
Deb Magritz

From: Todd Lueder <luederelectric@hotmail.com>
Sent: Monday, August 24, 2020 12:51 PM
To: Deb Magritz
Subject: n1204 poeppel rd. fort

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

LUEDER ELECTRIC HAS A CONDITIONAL USE PERMIT AT N1204 POEPPEL ROAD TO OPERATE MY SMALL ELECTRICAL BUSINESS OUT FOR THE PAST SEVERAL YEARS. HOW EVER I HAVE OUTGROWN MY 1250 SQ FEET AND WOULD LIKE TO PUT UP A NEW SHED TO MOVE MY BUSINESS TO THAT WOULD FALL INTO ALL PROPER ZONING SETBACKS AND REMAIN UNDER THE 2500 SQ FEET REQUIRED BY A CONDITIONAL USE PERMIT. THE EXISTING SHED WOULD THEN BECOME MY PRIVATE PARKING AND STORAGE OF PERSONAL PROPERTY. I HAVE ALREADY TAKEN DOWN 1 SMALL SHED AND WILL BE TAKING DOWN A SECOND SHED SHORTLY. THANK YOU TODD LUEDER

Jefferson County Land Information



Parcel Boundary

Parcel Boundary

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

New
2492 sq'

50 25 0 50 Feet

1 inch = 50 feet

**DECISION OF THE JEFFERSON COUNTY
PLANNING & ZONING COMMITTEE
CONDITIONAL USE PERMIT
I. FINDINGS OF FACT:**

Petition # 2015 CU1858 Township: Koshkonong
Site Inspection Date: 10/12/2015 Hearing Date: 10/15/2015
Petitioner Name: Todd & Catherine Lueder
Property Owner(s): Same
Property Location: N1204 Poeppel Road

CONDITIONAL USE REQUEST: Home Occupation for electrical business in an A-T Agricultural Transition Zone

PARCEL(S)(PIN#): 016-0514-2121-003

ADJACENT LAND USE: Business, Agricultural Transitional and Agricultural

COMMENTS/ADDITIONAL INFORMATION RECEIVED AT PUBLIC HEARING:

No signs proposed? Using existing structure?

TOWN BOARD RECOMMENDATION 09/09/2015 Approval Denial Postponed No action

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

II. CONCLUSIONS

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

FOR THE FOLLOWING REASONS: This use fits as a conditional home occupation in the Agricultural Transition zone as defined by the Jefferson County Zoning Ordinance

III. ORDER & DETERMINATION

Based on the findings of fact, conclusions and the record herein, the committee recommends that the

conditional use be: Granted Denied Postponed

Motioned by: Steve Nass 2nd by: George Jaeckel Vote: voice vote, no object Date: 10/26/15

WITH THE FOLLOWING CONDITIONS:

All stipulations of the conditional home occupation definition, included here, must be followed.

Date 10-28-15

Signature 