

**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:** Monday, November 30, 2020  
**TIME:** 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 VIRTUALLY BY FOLLOWING THESE INSTRUCTIONS:**

You are invited to a Zoom meeting.

When: Nov 30, 2020 08:30 AM Central Time (US and Canada)

Register in advance for this meeting:

<https://zoom.us/join/zoom/register/tJAodeurpzktEtNmQsZq8j8JgN3aqdQO7nB4>

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 September 17, October 26, November 11, November 13 and November 19 Meeting Minutes**
7. **Communications**
8. **October Monthly Financial Report for Register of Deeds – Staci Hoffman**
9. **October Monthly Financial Report for Land Information Office-Matt Zangl**
10. **November 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 an Even Exchange of 0.05 Acres Between Adjoining A-1 Zoned Properties, PINs 010-0615-3141-001 Owned by Roy Shieler and 010-0615-3141-002 Owned by Shawn Krause. The properties are in the Town of Hebron, at W4581 and W4591 State Road 106.**
14. **Discussion and Possible Action on a Redesign of Petition R2912A-04, Presented in Public Hearing for Delores Lillge on March 28, 2005 and Approved by County Board on April 19, 2005. The site is part of PIN 006-0716-0714-000 in the Town of Concord.**
15. **Discussion and Possible Action on a Redesign of Petition R1476A-93, Presented in Public Hearing for Walter and Janet Miller on July 8, 1993 and Approved by County Board on November 9, 1993. The site is part of PIN 014-0614-2944-002 in the Town of Jefferson.**

16. **Discussion and Possible Action on a Redesign of Petition R2700A-03, Presented in Public Hearing for Joel Lenz on June 19, 2003 and Approved by County Board on September 9, 2003. The site is part of PIN 022-0613-0112-000 in the Town of Oakland.**

17. **Discussion and Possible Action on a Redesign of Petition R4216A-20, Presented in Public Hearing for Scott Beerbohm on February 20, 2020 and Approved by County Board on March 10, 2020. The site is part of PIN 032-0815-1941-005 in the Town of Watertown.**

18. **Discussion and Possible Action on Petitions Presented in Public Hearing on November 19:**

**R4280A-20 – William & Laura Flood:** Rezone 1.4 acres of PIN 026-0616-0134-000 (36.486 Ac) at **N4579 Indian Point Rd** in the Town of Sullivan. This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

**CU2054-20 - William & Laura Flood:** Conditional use in a proposed A-2 zone to allow for storage of contractor's equipment and materials at **N4579 Indian Point Rd** in the Town of Sullivan, on PIN 026-0616-0134-000 (36.486 Ac). This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

**R4281A-20 – Elton C & Gail M Stroh:** Rezone to create a 4.2-acre farm consolidation lot at **W2810 Gopher Hill Rd** in the Town of Watertown from part of PIN 012-0815-0133-000 (40 Ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**CU2056-20 – Crawfish River Solar LLC:** Conditional use to allow for a 75-megawatt alternating current solar electric generation facility in the Town of Jefferson, on PINs 014-0614-0741-000, 014-0614-0744-000, 014-0614-1811-001, 014-0614-1811-000, 014-0614-0832-000, 014-0614-0833-000, 014-0614-0823-000, 014-0614-0822-000, 014-0614-0534-000, 014-0614-0543-000 owned by Anfang Properties LLC; 014-0614-1814-000 owned by Sheila Barnes and the Tyson & Tina Barnes Rev Trust; 014-0614-0844-000, 014-0614-0843-000, 014-0614-0842-001 owned by DJ Schroedl Farms Inc; 014-0614-1812-000, 014-0614-1813-000, 014-0614-1821-000, 014-0514-1823-000, 014-0614-0734-001, 014-0614-0743-001 owned by the James & Adela Koch Trust/Koch Trust; 014-0614-1712-000 and 014-0614-1713-000 owned by Dennis & Helen Stilling; 014-0614-1711-002 owned by Donald Voeltz; 014-0614-0842-000 and 014-0614-0831-000 owned by David and Diana Schroeder. These properties are **near County Roads G and J, and US Highway 18**, on properties zoned A-1, Exclusive Agricultural.

19. **Possible Future Agenda Items**

20. **Upcoming Meeting Dates**

**December 11, 8:00 a.m. – Site Inspections Beginning ???**

**December 28, 8:30 a.m. – Decision Meeting in Courthouse Room 203**

**December 30, 9:00 a.m. – Joint Meeting with Executive Committee in Courthouse Room 205**

**January 15, 2021, 8:00 a.m. – Site Inspections Beginning ???**

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

**January 25, 8:30 a.m. – Decision Meeting in Courthouse Room 203**

21. **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](http://www.jeffersoncountywi.gov).**

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

**Individuals requiring special accommodations for attendance at the meeting should contact the County Administrator at 920-674-7101 at least 24 hrs 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**  
*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, September 17, 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:**

**You are invited to a Zoom meeting.**  
When: Sep 17, 2020 07:00 PM Central Time (US and Canada)  
**Register in advance for this meeting:**  
<https://zoom.us/join/zoom/register/tJctcu-opjwvHtP9qczCPUMX56ed1---x08->  
**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 7 p.m.
2. **Roll Call**  
All committee members except Supervisor Poulson 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**  
Zangl verified that the meeting was being held in compliance with open meetings law.
4. **Approval of Agenda**  
Motion by Supervisor Foelker and seconded by Supervisor Zastrow to approve the agenda as presented. Motion passed 4-0 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 September 17, 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 A-2, AGRICULTURAL AND RURAL BUSINESS**

**R4265A-20 - Anfang Properties LLC:** Create a 3.5-acre Agricultural and Rural Business zone around the building at **W6646 State Road 18** in the Town of Jefferson. This is part of PIN 014-0614-0543-000 (48 Acre) and is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

**PETITIONER:** Tom Anfang (N4589 Pioneer Dr, Sullivan, WI) presented himself as the petitioner for this rezone. Anfang explained the request to split off the buildings to use as storage or to sell off the rest of the land because the area is not needed for the farm anymore.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**QUESTIONS FROM COMMITTEE:** None.

**STAFF:** Given by Zangl and in the file. Zangl verified that this would just be used for storage. Anfang confirmed it would just be storage for boats, etc.

**TOWN:** In favor.

**FROM NATURAL RESOURCE TO A-2, AGRICULTURAL AND RURAL BUSINESS**

**R4266A-20 – John Steiner/Anita Burns Trust Property:** Create a 2.382-acre Agricultural and Rural Business zone off **Old 26 Road** in the Town of Koshkonong from part of PIN 016-0514-1941-000 (15.807 Acre). This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

**PETITIONER:** John Steiner (1507 Jamesway, Fort Atkinson, WI) presented himself as the petitioner for this rezone. Steiner stated he would be purchasing this property at the end of October and wants to add an A-2 business zone to move his gun shop from Fort Atkinson to this location.

**COMMENTS IN FAVOR:** Justin Chase (536 Crestwood Ct, Jefferson, WI) spoke in favor of this petition. Chase explained that he owns the land adjacent to this site and plans to build a house there and is in favor of this proposed business being there. Mr. Burns also spoke in favor of this request. Burns explained that the petitioner will also have a 2-acre A-3 site with this lot. Burns was in favor of the expansion of the business and its location being along Hwy 26.

**COMMENTS OPPOSED:** Bernard Garvert (N1117 Old 26 Rd, Fort Atkinson, WI) spoke in opposition of this petition. Garvert expressed concerns regarding issues regarding first response time (fire department, police) and potential robbery. Garvert also expressed that he believes the business should stay in city limits and move into a vacant building in the Industrial Park rather than moving into a rural area.

Suzanne Burrow (N1093 Old 26 Rd, Fort Atkinson, WI) spoke in opposition of this petition. Burrow agreed with previous issues brought up by Garvert and also expressed concerns regarding extra traffic and noise and how it may impact wildlife and peaceful feel of the area.

Michael Mortimer (N1115 Garvert Ln, Fort Atkinson, WI) stated he was very much opposed to this petition.

Don Foltz (W6658 Whitetail Ln, Fort Atkinson, WI) spoke in opposition of this petition. Foltz expressed concerns with the proximity of where he lives to the business and also that his son is looking to also build close to the property. Foltz also had concerns regarding gun shops out in the country and attracting possible break-ins in the area.

**REBUTTAL:** Steiner responded with concerns by explaining that the proposed business is not for an outdoor range or trap shoot. There will be an indoor range for law enforcement trainings and no shots will be outside. There will also be security gates and separate security login for law enforcement to have access 24/7. A majority of the business will consist of gunsmithing and manufacturing. The business is expanding which is why there is a need to move to a bigger space.

**QUESTIONS FROM COMMITTEE:** None.

**STAFF:** Given by Zangl and in the file. Zangl also asked about building on the A-3 zone in the future and what the timeline would be for that. Steiner expressed they would like to build there and hopefully in 5-10 years in order to downsize and be right next to the business.

**TOWN:** In favor.

#### **CONDITIONAL USE PERMIT APPLICATION**

**CU2046-20 – John Steiner/Anita Burns Trust Property:** Conditional use to allow a trap shoot/rifle range/gun shop in a proposed A-2 zone off **Old 26 Road** in the Town of Koshkonong on part of PIN 016-0514-1941-000 (15.807 Acres). This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

**PETITIONER:** John Steiner (1507 Jamesway, Fort Atkinson, WI) presented himself as the petitioner for this conditional use. Steiner reiterated that this plan would not be for an outdoor range. The proposed building will be attractive for the area and went over the structural plans for the building, and how tin and bricks would prevent issues with anyone trying to drive through the building. There will be a fence from the woods down to Hwy 26 and up to the bridge. Steiner also has plans to work with the city to illuminate the sign for lights and cameras on the sign. There will be heavy surveillance on the buildings. Jefferson County Sheriff's Department would also be the likely response team for any issues but after the range is built, law enforcement will have 24-hr access to the site.

**COMMENTS IN FAVOR:** Justin Chase (536 Crestwood Ct, Jefferson, WI) spoke in favor of the petition and the proposed business. Chase explained that he will be the closest residence to the business after he builds his home. He has no fear of any danger to his home or family with this proposed business, especially with law enforcement presence.

**COMMENTS OPPOSED:** Bernard Garvert (N1117 Old 26 Rd, Fort Atkinson, WI) spoke in opposition of this petition for reasons previously stated.

Michael Mortimer (N1115 Garvert Ln, Fort Atkinson, WI) questioned future expansion of the business and if they chose to expand if a trap range may then be considered. Chairman Jaeckel then intervened to assure any changes to the proposed business would require a revised conditional use approved by the Committee.

**REBUTTAL:** Steiner explained that when he builds his home he will be the first person there in case of emergency. There will be many different safety measures put into place including surveillance, bars on windows, and the overall structure of the building. Steiner also stated there is no other land in the area to purchase to expand for an outdoor range. The indoor range is a bullet trap system so there will be noise of sound put off to the outside. The public will be invited but only during daytime operation.

**QUESTIONS FROM COMMITTEE:** None.

**STAFF:** Given by Zangl and in the file. Zangl asked about the hours of operation and Steiner explained that they care currently by appointment only but will normally be 9am – 6pm. Zangl then asked about the nature of the business. Steiner explained it will be primarily gunsmithing and manufacturing in the building with offices, a training room and store area that sells more than just guns. Zangl asked about parking. Steiner explained that they are hoping to have an area for at least 20 cars but he needs to finalize excavation plans. Zangl asked about outdoor lighting, a fence, and gate. Steiner stated there will be a light for the flag and motion detected lighting for safety. There will also be a keypad gate at the top of the road and a standard barb wired/wood post fence along Hwy 26.

**TOWN:** In favor.

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

**R4267A-20 – Carol Pendleton/Matthew Chambers Property:** Rezone 0.69 acre of PIN 008-0715-3534-001 (20.551 Acre) with buildings at **N4955 County Road D** to add it to an adjoining A-3 zoned lot in the Town of Farmington. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**PETITIONER:** Mike Gross with Century 21 (400 E Main St, Watertown, WI) presented himself for this petition on behalf of Nancy Chambers and Carol Pendleton. Gross read aloud letter that was included with the survey and in the file. The letter described that the request is for a little over 3 acres but would give the properties both partial private driveways. There are two non-prime splits available on the property and the mobile home to the south is grandfathered in and could be replaced, or new home within 100 ft of that site could be built. Chambers would be willing to give up the splits left for the property if this were to be approved, however they do want to be able to replace the mobile home. There is also an existing well and septic on that property, and there could be a separate driveway branched off for the mobile home. The proposed split is also not prime ag land.

**COMMENTS IN FAVOR:** Dale Weis (N4930 Probst Ln, Helenville, WI) presented himself as a Supervisor for the Town of Farmington and explained they approved this split at their August meeting. The buildings that are there are out of place and it only makes sense to attach them. The Town also does not want the existing mobile home to be replaced with another trailer, they would prefer a legitimate structure for a new home there in the future.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** Gross stated that Chambers was no longer present for the meeting but that she probably would not have a problem with listing the property differently in order to replace the mobile home with a single family home instead of another mobile home. The mobile home also has its own well and septic system but the site may need to be re-tested.

**QUESTIONS FROM COMMITTEE:** None.

**STAFF:** Given by Zangl and in the file. Zangl stated that one question for the Committee to consider would be whether or not this will utilize the last split available for the property. Zangl also explained that the Zoning Department does not differentiate between a mobile home and a single family home, and that it could be replaced.

**TOWN:** In favor.

**R4268A-20 – Teresa & Mark Walker:** Create a 1-acre building site near **N1985 Rockdale Rd** in the Town of Sumner from part of PIN 028-0513-0724-000 (36.08 Acre). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**PETITIONER:** Teresa Walker (606 Range County Rd 3350, Emory, TX) presented herself as the petitioner for this rezone. Walker explained that there are three different parcel at N1985 Rockdale Rd and they would like to take 1-acre off main parcel so the kids can build a new home. The proposed lot only consists of a half-acre of tillage according to Walker and they tried to persevere as much as possible of the farm land there.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**QUESTIONS FROM COMMITTEE:** None.

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

**TOWN:** In favor.

**R4269A-20 – Burr Oak Lawns, LLC:** Create a 2.05-acre building site on **County Road O** in the Town of Waterloo from part of PIN 030-0813-3113-000 (20 Acres). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**PETITIONER:** Aaron Wilke (N7675 County Road O, Marshall, WI) presented himself as the petitioner for this rezone. Wilke explained the request to make a split from section 31 on the southeast end for a new building site. The farm has

been in the family for over 100 years. Wilke has worked the land for over 30 years, 16 by himself so the location was chosen based off experience that the ground is very unproductive. The proposed lot does not take in much for tillable acres.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**QUESTIONS FROM COMMITTEE:** None.

**STAFF:** Given by Zangl and in the file. Zangl explained that there is some floodplain on the property but they have been working with an engineer to get a driveway in there. The only concern for the DNR was about run-off, and that any possible run-off will not obstruct the properties to the south. They are close to finishing up the engineer work for this.

**TOWN:** In favor.

**R4270A-20 – Susan Ebbert/Jan Kramer Property:** Create a 2.1-acre farm consolidation lot around the home at **N8642 County Road A**, Town of Watertown, from part of PIN 032-0815-1832-000 (30.9 Acres). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**PETITIONER:** Susan Ebbert (N2795 Ebbert Ln, Fort Atkinson, WI) presented herself as the petitioner on behalf of Jan Kramer for this rezone. Ebbert explained that Kramer is not able to take care of the farm so they are requesting to split off the farm from the cropland in order to sell the land to an interested farmer.

**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. Ebbert stated it was built in the late 1800s or early 1900s. Zangl asked if there was access for the remaining A-1 land. Ebbert stated that both parcels have their own road access to get in.

**TOWN:** In favor.

**R4271A-20 – Susan Ebbert/Jan Kramer Property:** Create a 1.3-acre lot as a consolidation of parcels of record from PIN 032-0815-1832-000 (30.9 Acres) and moving it to PIN 032-0815-1833-000 (35.265 Acres). The site is along **Hilltop Road** in the Town of Watertown. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**PETITIONER:** Susan Ebbert (N2795 Ebbert Ln, Fort Atkinson, WI) presented herself as the petitioner on behalf of Jan Kramer for this rezone. Ebbert explained that this proposed lot is south of the farm. When presented at the Town level, the proposal originally had lot proposed on the north side of Hwy A up in the corner and one lot proposed down on south side off of Hilltop, but the Town preferred clustering and suggested that the northern lot be moved next to southern lot along Hillside. The proposal was originally for 2, 1-acre lots but one lot increased to 1.3-acres to not leave a gap between the lots. The proposed lots will go to family members in order to keep a part of the farm, without keeping all the farm 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.

**R4272A-20 – Susan Ebbert/Jan Kramer Property:** Create a 1-acre wooded building site on **Hilltop Road** in the Town of Watertown from part of PIN 032-0815-1833-000 (35.265 Acres). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**PETITIONER:** Susan Ebbert (N2795 Ebbert Ln, Fort Atkinson, WI) presented herself as the petitioner on behalf of Jan Kramer for this rezone. Ebbert explained that this proposed lot is south of the farm. When presented at the Town level, the proposal originally had lot proposed on the north side of Hwy A up in the corner and one lot proposed down on south side off of Hilltop, but the Town preferred clustering and suggested that the northern lot be moved next to southern lot along Hillside. The proposal was originally for 2, 1-acre lots but one lot increased to 1.3-acres to not leave a gap between the lots. The proposed lots will go to family members in order to keep a part of the farm, without keeping all the farm 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.

**R4273A-20 – Eggert Acres LLC:** Create a 3-acre building site on **West Road** from part of PIN 020-0814-2133-000 (40 Acres) in the Town of Milford. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**PETITIONER:** Charlie Eggert (W7816/W7818 Island Rd, Waterloo, WI) presented himself as the petitioner for this rezone. Eggert explained the request to rezone 3 acres from A-1 to A-3 to allow for a single family residence. An acre of the requested lot would be used to get back to the area that would be used for the 2 acres for the building site.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**QUESTIONS FROM COMMITTEE:** Jaeckel asked about the existing field service road and if that was considered for the driveway instead of the proposed new driveway. Eggert explained that is an old field road that was abandoned and the proposed building site is on top of the hill, which that existing road would have not accommodated.

**STAFF:** Given by Zangl and in the file. Zangl explained the request for consolidation of parcels to allow for the requested 3 acres.

**TOWN:** In favor.



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

**R4274A-20 – Eggert Acres LLC:** Create an 7.2-acre Natural Resource zone near **West Road** in the Town of Milford from part of PIN 020-0814-2133-000 (40 Acres). This is in accordance with Sec. 11.04(f)12 of the Jefferson County Zoning Ordinance.

**PETITIONER:** Charlie Eggert (W7816/W7818 Island Rd, Waterloo, WI) presented himself as the petitioner for this rezone. Eggert explained the request to rezone from A-1 to Natural resource and to sell it with the proposed A-3 lot.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**QUESTIONS FROM COMMITTEE:** None.

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

**TOWN:** In favor.

**CONDITIONAL USE PERMIT APPLICATIONS**

**CU2047-20 – Steven & Jackie Prisk:** Conditional Use for a home occupation/truck storage and workshop at **N2450 Wenham Road**, Town of Hebron on PIN 010-0515-0521-002 (2.17 Acres) in an A-3, Agricultural/Rural Residential zone. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**PETITIONER:** *Petitioner was not present for this rezone petition.*

**COMMENTS IN FAVOR:** N/A

**COMMENTS OPPOSED:** N/A

**REBUTTAL:** N/A

**QUESTIONS FROM COMMITTEE:** N/A

**STAFF:** N/A

**TOWN:** In favor.

**CU2048-20 – Michael & Misty Draeger:** Conditional Use to allow keeping of dogs as household pets on a non-commercial basis in excess of two per premises at **N8380 Swansea Drive**, Town of Ixonia. The site is on PIN 012-0816-2112-002 (0.619 Acre) and is zoned Residential R-1. This is in accordance with Sec. 11.04(f)1 of the Jefferson County Zoning Ordinance.

**PETITIONER:** Mike Draeger (N8380 Swansea Dr, Ixonia, WI) presented himself as the petitioner for this conditional use. Draeger explained they weren't aware of ordinance and they are just trying to get in compliance.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**QUESTIONS FROM COMMITTEE:** Chairman Jaeckel asked how many dogs they have and what type of dogs they are. Draeger stated they currently have 5 dogs – 3 Shepherds, 1 Saint Bernard, and a Lab mix. Nass asked about disposal of the waste. Draeger stated they have a service that comes out once a week to clean the yard.

**STAFF:** Given by Zangl and in the file. Zangl asked if they had any concerns with the condition placed on the approval by the Town, and Draeger stated they agree with the condition.

**TOWN:** In favor with the condition that as dogs pass away, they will not be replaced until they are down to the allowable 2 dogs in an R-1 zone.

**CU2049-20 – Nicholas & Jazmin Crouch:** Conditional use to allow for keeping/raising of farm animals in a Residential R-2 zone at **N2731 County Road Z**. The site is part of PIN 026-0616-3614-007 (3 Acres) in the Town of Sullivan. This is in accordance with Sec. 11.04(f)2 of the Jefferson County Zoning Ordinance.

**PETITIONER:** Jazmin (N2731 County Road Z, Dousman, WI) presented herself as the petitioner for this conditional use. Crouch explained they would like to be allowed to keep animals on their property and are asking for 3 animal units. They would like to bring their horse over to live on the property as well as some chickens for eggs and recreational use.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**QUESTIONS FROM COMMITTEE:** Jaeckel confirmed that they are just looking for the 3 animal units.

**STAFF:** Given by Zangl and in the file. Zangl asked the petitioner to specify the animals being requested. Crouch explained the general idea would be to allow for 1 horse, 2 goats, and 15-20 chickens with no roosters. Zangl asked about any proposed structures. Crouch stated they would like to propose a 500 sq. ft. out building. Zangl asked about manure disposal. Crouch stated they do not have that 100% figured out yet, but are hoping to work something out with the neighbor across the road who resides in Waukesha County.

**TOWN:** In favor.

## **7. Adjourn**

**Supervisor Foelker moved to adjourn at 8:06 p.m. and was seconded by Supervisor Zastrow. Motion passed 4-0 on a voice vote.**

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

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

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

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

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

**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:** October 26, 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:**

Register in advance for this meeting:

[https://zoom.us/meeting/register/tJclfuqgpzwuH9Vgx0rJVCwdSHpZEEObqKPJ](https://zoom.us/join/zoom/register/tJclfuqgpzwuH9Vgx0rJVCwdSHpZEEObqKPJ)

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 Supervisor Jaeckel at 8:30 a.m.
2. **Roll Call (Establish a Quorum)**  
Those present at the meeting included Supervisors Jaeckel, Nass, Poulson, Foelker and Zastrow. Staff members present were Ben Wehmeier, Staci Hoffman, Matt Zangl, Sarah Higgins, Deb Magritz and Brett Scherer. Frankie Fuller was attending via Zoom.
3. **Certification of Compliance with Open Meetings Law**  
Zangl verified that the meeting was held in compliance with Open Meetings.
4. **Approval of the Agenda**  
Motion by Supervisors Zastrow/Foelker to approve the agenda as presented. Motion passed 5-0.
5. **Public Comment (Not to exceed 15 minutes and not to include petitions slated for decision. Members of the public who wish to address the Committee on specific agenda items must register their request at this time)**  
There was no public comment.
6. **Approval of August 31, September 11, September 17, September 28, October 9 and October 15 Meeting Minutes**  
Motion by Supervisors Foelker/Poulson to approve the August 31 minutes as presented. Motion passed 5-0.  
  
Motion by Supervisors Foelker/Zastrow to approve the September 11 minutes as presented. Motion passed 5-0.  
  
The September 17 minutes were not available for review.  
  
Motion by Supervisors Foelker/Nass to approve the September 28 minutes as presented. Motion passed 5-0.  
  
Motion by Supervisors Foelker/Zastrow to approve the October 9 minutes as presented. Motion passed 5-0.  
  
Motion by Supervisors Foelker/Nass to approve the October 15 minutes as presented. Motion passed 5-0.
7. **Communications**  
Zangl referenced a letter from Tim Otterstatter which was in the Committee packet and previously sent out to Committee members.

8. **September Monthly Financial Report for Register of Deeds – Staci Hoffman**  
Hoffman again reported that things are going strong, and her office is recording a lot of documents. It has slowed just a little bit, but still better than last year.
9. **September Monthly Financial Report for Land Information Office-Matt Zangl**  
Zangl reported activity similar to Hoffman's. The County Surveyor has been busy finishing projects.
10. **October Monthly Financial Report for Zoning – Matt Zangl**  
Zangl reported that October Zoning revenues were coming in really well-more than \$5,000 over those of October 2019. Sanitary revenues are up, already equaling 2019 revenues. Zoning permit revenues also will surpass those of 2019.
11. **Discussion on Solar Energy Facilities**  
Zangl explained that Crawfish Solar, the proposed 75 mw facility has received Town approval, and will be coming to a County public hearing in November.
12. **Discussion on Jefferson County Comprehensive Plan Update**  
The final Steering Committee meeting was held a couple of weeks ago. That group has completed comment on the draft plan. There is hope that a draft of the update will be ready for public review this week or next. A video is also being prepared by the consultants. Public meetings are planned for mid-November in-person, virtually and via social media.
13. **Discussion and Possible Decision on a Determination of Completeness for Back Road Beef LLC in the Town of Koshkonong at N6915 Grogan Road on PIN 016-0514-3141-002. The Land and Water Conservation Department Determined the Application to be Complete in a Memo Dated 10/16/2020.**  
Back Road Beef is working on updating their manure storage structure on the above noted property. The Land and Water Conservation Department determined that the application for the update is complete, and recommended that the Planning and Zoning Committee also find it to be complete. Motion by Supervisors Poulson/Foelker to accept the recommendation. A roll call vote was taken, with Supervisors Jaeckel, Foelker, Zastrow, Poulson and Nass voting in favor.
14. **Discussion and Possible Action on Request by Aaron & Brooke Voight to create an even exchange of land (0.12 Acre) between their PIN 030-0813-2842-000 zoned A-3, Agricultural and Rural Residential and PIN 030-0813-2842-004 zoned A-1, Exclusive Agricultural, owned by Steven Soldner. The site is in the Town of Waterloo, on Toppe Road.**  
Zangl explained the equal exchange of land. Motion by Supervisors Foelker/Poulson to approve the even exchange of 0.12 acre between the two property owners on Toppe Road. Motion passed on a voice vote 5-0.

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

15. **Discussion and Possible Action on Amendment R4266A-20 for John Steiner/Anita Burns Trust Property to create a 2.382-acre Agricultural and Rural Business zone off Old 26 Road in the Town of Koshkonong from part of PIN 016-0514-1941-000 (15.807 Acre). This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.**  
Zangl explained the request and previous action taken on the petition. Motion by Supervisors Jaeckel/Foelker to approve the rezoning. Motion passed 3-2, with Supervisors Jaeckel, Foelker and Poulson voting in favor and Supervisors Nass and Zastrow opposed.
16. **Discussion and Possible Action on Conditional Use CU2046-20 for John Steiner to allow a gun shop/shooting range in a proposed A-2 zone off Old 26 Road in the Town of Koshkonong on part of PIN 016-0514-1941-000 (15.807 Acres). This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.**  
Zangl explained the conditional use request. He described the proposal for lighting, parking, indoor shooting range, fences, cameras and security. It was noted that the City of Fort Atkinson apparently did not want the business in its Industrial Park, and does not allow shooting of firearms within the City limits. Motion by Supervisors Jaeckel/Foelker to approve the conditional use. Motion passed 4-1, with Supervisor Nass opposed.

17. **Discussion and Possible Action on Conditional Use CU1995 for Koenig Structures Unlimited LLC** to allow for Multiple Dwelling Unit Structures in an R-2 zone at N3656 County Road K, PIN 014-0614-2312-008. The proposal was presented in public hearing on July 18, 2019 and postponed on July 22, 2019 by the Planning and Zoning Committee.

Zangl explained why the proposal was initially postponed, and noted that they are asking for four duplexes which equates to 8 condo units. The existing septic system looks good; there are no wetlands on the development; the parking plan meets requirements. Motion by Supervisors Nass/Foelker to approve the conditional use. Motion passed 5-0.

18. **Discussion and Possible Action on Petitions Presented in Public Hearing on October 15, 2020**

APPROVE WITH CONDITIONS R4278A-20 – James Torlin on a motion by Supervisors Nass/Foelker to create an approx. 6.8-acre Agricultural and Rural Business zone to allow for the breeding and selling of goats at **N3115 Trieloff Rd**, Town of Oakland, from part of PIN 022-0613-2623-0000 (3 Ac). This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

APPROVE WITH CONDITIONS R4275A-20 – Gary Poeppel on a motion by Supervisors Nass/Foelker to create a 1-acre building site **near W6184 Star School Rd**, Town of Koshkonong, from part of PIN 016-0514-2112-001 (35 Ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

APPROVE WITH CONDITIONS R4276-20 – Roy Leschinsky on a motion by Supervisors Nass/Foelker to create a 4-acre Agricultural/Rural Residential zone around the existing home and buildings at **W5341 County Road B**, Town of Aztalan, from part of PINs 002-0714-1441-000 (3.00 Ac) and 002-0714-1441-001 (51.35 Ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

APPROVE WITH CONDITIONS R4277-20 – Roy Leschinsky on a motion by Supervisors Jaeckel/Foelker to create an 8.2-acre Natural Resource zone at **W5341 County Road B**, Town of Aztalan, from part of PINs 002-0714-1441-000 (3.00 Ac) and 002-0714-1441-001 (51.35 Ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

APPROVE WITH CONDITIONS R4279A-20 – Deborah Werner on a motion by Supervisors Foelker/Poulson to create an approx. 0.92-acre Residential-Unsewered zone at **N2719 Banker Rd**, Town of Koshkonong, from part of PINs 016-0614-3323-014 (3.797 Ac) and 016-0614-3323-004 (0.755 Ac). This is in accordance with Sec. 11.07(f)2 of the Jefferson County Zoning Ordinance.

APPROVE WITH CONDITIONS CU2050-20 – Deborah Werner on a motion by Supervisors Jaeckel/Nass for conditional use to allow for an extensive on-site storage structure in a proposed Residential-Unsewered lot at **N2719 Banker Rd**, Town of Koshkonong. The site is on PIN 016-0614-3323-004 (.755 Ac). This is in accordance with Sec. 11.07(f)2 of the Jefferson County Zoning Ordinance.

APPROVE WITH CONDITIONS CU2047-20 – Steven & Jackie Prisk on a motion by Supervisors Zastrow/Foelker for a conditional use home occupation/truck storage and workshop at **N2450 Wenham Road**, Town of Hebron on PIN 010-0515-0521-002 (2.17 Ac) in an A-3, Agricultural/Rural Residential zone. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

APPROVE WITH CONDITIONS CU2051-20 – Jacob Schepp on a motion by Supervisors Foelker/Poulson for conditional use to allow for transportation services in a Community zone at **W7075 Main**, 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.

APPROVE WITH CONDITIONS CU2042-20 – Jacob Schepp on a motion by Supervisors Foelker/Jaeckel for conditional use to allow 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.

APPROVE WITH CONDITIONS CU2052-20 - Paul Marty on a motion by Supervisors Foelker/Poulson for conditional use to allow an update to existing CU1516-08 for sale of farm implements and related equipment.

This approval will allow for the addition of a 60' x 160' storage structure in an existing Agricultural and Rural Business zone at **W8643 Blue Joint Rd**, PIN 030-0813-1613-000 (40.24 Ac) in the Town of Waterloo. This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

**19. Possible Future Agenda Items**

**20. Upcoming Meeting Dates**

**November 11, 9:00 a.m.** – Decision Meeting for CU2053-20, WE Energies at Jefferson County Fair Park Activity Center

**November 13, 8:00 a.m.** – Site Inspections Beginning at a Site to be Determined

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

**November 30, 8:30 a.m.** – Decision Meeting in Courthouse Room 205

**December 11, 8:00 a.m.** – Site Inspections Beginning at a Site to be Determined

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

**December 28, 8:30 a.m.** – Decision Meeting in Courthouse Room 203

**21. Adjourn**

Motion by Supervisors Foelker/Jaeckel to adjourn the meeting. Motion passed 5-0, and the meeting adjourned at 9:23 a.m.

Blane Poulson, Secretary

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

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

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

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

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

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

The Committee will meet at the Courthouse parking lot, 311 S. Center Ave, Jefferson, WI 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**

**Courthouse Parking Lot, 311 S. Center Ave., Jefferson, WI @ 8:30 a.m. on November 13, 2020**

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

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

All Committee members were present with the exception of Supervisor Zastrow, who was excused.

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

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

**4. Approval of the Agenda**

The Committee decided not to visit the Gopher Hill site.

**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**

It was noted that Finding of Fact was not yet done for the Crawfish River Solar facility.

*The Committee left for the following site inspections at 8:34 a.m.*

**7. Site Inspections for Petitions to be Presented in Public Hearing on November 19, 2020:**

**CU2056-20 – Crawfish River Solar LLC:** Conditional use to allow for a 75-megawatt alternating current solar electric generation facility in the Town of Jefferson, on PINs 014-0614-0741-000, 014-0614-0744-000, 014-0614-1811-001, 014-0614-1811-000, 014-0614-0832-000, 014-0614-0833-000, 014-0614-0823-000, 014-0614-0822-000, 014-0614-0534-000, 014-0614-0543-000 owned by Anfang Properties LLC; 014-0614-1814-000 owned by Sheila Barnes and the Tyson & Tina Barnes Rev Trust; 014-0614-0844-000, 014-0614-0843-000, 014-0614-0842-001 owned by DJ Schroedl Farms Inc; 014-0614-1812-000, 014-0614-1813-000, 014-0614-1821-000, 014-0514-1823-000, 014-0614-0734-001, 014-0614-0743-001 owned by the James & Adela Koch Trust/Koch Trust; 014-0614-1712-000 and 014-0614-1713-000 owned by Dennis & Helen Stilling; 014-0614-1711-002 owned by Donald Voeltz; 014-0614-0842-000 and 014-0614-0831-000 owned by David and Diana Schroeder. These properties are **near County Roads G and J, and US Highway 18**, on properties zoned A-1, Exclusive Agricultural.

**R4280A-20 – William & Laura Flood:** Rezone 1.4 acres of PIN 026-0616-0134-000 (36.486 Ac) at **N4579 Indian Point Rd** in the Town of Sullivan. This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

**CU2054-20 - William & Laura Flood:** Conditional use in a proposed A-2 zone to allow for storage of contractor's equipment and materials at **N4579 Indian Point Rd** in the Town of Sullivan, on PIN 026-0616-0134-000 (36.486 Ac). This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

**R4281A-20 – Elton C & Gail M Stroh:** Rezone to create a 4.2-acre farm consolidation lot at **W2810 Gopher Hill Rd** in the Town of Watertown from part of PIN 012-0815-0133-000 (40 Ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.



**7. Adjourn**

Motion by Supervisor Poulson/Foelker to adjourn the meeting. Motion passed 4-0, and the meeting adjourned at 9:24 a.m.

Blane Poulson, Secretary

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

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

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

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

**NOTICE 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, November 19, 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 Zoon Videoconference**

**YOU MAY ATTEND THE MEETING VIRTUALLY BY FOLLOWING THESE INSTRUCTIONS:**

You are invited to a Zoom meeting.

When: Nov 19, 2020 07:00 PM Central Time (US and Canada)

Register in advance for this meeting:

<https://zoom.us/join/zoom/register/tJwscemppj8vG9Jh9aGc5U7hraoctQ31DIW8>

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 7:02 p.m.
2. **Roll Call**  
All Committee members except Supervisor Zastrow were present at 7:02 p.m. Supervisor Poulson was present at 7:04 p.m. Also present were Matt Zangl and Brett Scherer 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 Nass and seconded by Supervisor Zastrow to approve the agenda as presented. Motion passed 4-0 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 November 19, in Room 205 of the Jefferson County Courthouse, Jefferson, Wisconsin. Members of the public will be allowed to be heard regarding any petition under consideration by the Planning and Zoning Committee. **PETITIONERS, OR THEIR REPRESENTATIVES, SHALL BE PRESENT.** Matters to be heard are petitions to amend the official zoning map of Jefferson County and applications for conditional use permits. A map of the properties affected may be obtained from the Zoning Department. Individual files, which include staff finding of fact, are available for viewing between the hours of 8 a.m. and 4:30 p.m., Monday through Friday, excepting holidays. If you have questions regarding these matters, please contact Zoning at 920-674-7131.

**FROM A-1, EXCLUSIVE AGRICULTURAL TO A-2, AGRICULTURAL AND RURAL BUSINESS**

**R4280A-20 – William & Laura Flood:** Rezone 1.4 acres of PIN 026-0616-0134-000 (36.486 Ac) at **N4579 Indian Point Rd** in the Town of Sullivan. This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

**PETITIONER:** William and Laura Flood (N4579 Indian Point Rd, Sullivan, WI) presented themselves as the petitioners for this rezone. The petitioners are looking to rezone from A-1, Exclusive Agricultural to A-2, Agricultural and Rural Business for an agricultural and auto repair business. The petitioners will not need to any land or structure modifications for the business.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**QUESTIONS FROM COMMITTEE:** Jaeckel asked the petitioners what kind of electrical and sound work would be taking place? The petitioners said, mostly agricultural equipment, fire response vehicles, EMS, electrical beacons and radio equipment.

**STAFF:** Given by Zangl and in the file. Zangl asked about the hours, number of employees, parking, bathrooms, traffic and lighting. The petitioners said they will have normal business hours, 1-2 part time employees, everything will be stored inside the building (employee vehicles will be outside.), traffic will be very light, no bathrooms and lights will be perimeter lights which are currently already installed. The petitioners said customers only drop off vehicles.

**TOWN:** In favor.

**CONDITIONAL USE PERMIT**

**CU2054-20 - William & Laura Flood:** Conditional use in a proposed A-2 zone to allow for storage of contractor's equipment and materials at **N4579 Indian Point Rd** in the Town of Sullivan, on PIN 026-

0616-0134-000 (36.486 Ac). This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

**PETITIONER:** William and Laura Flood (N4579 Indian Point Rd, Sullivan, WI) presented themselves as the petitioners for this rezone. The petitioners are looking to rezone from A-1, Exclusive Agricultural to A-2, Agricultural and Rural Business for an agricultural and auto repair business. The petitioners will not need to any land or structure modifications for the business.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**QUESTIONS FROM COMMITTEE:** See R4280A-20.

**STAFF:** Given by Zangl and in the file. See R4280A-20.

**TOWN:** In favor.

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

**R4281A-20 – Elton C & Gail M Stroh:** Rezone to create a 4.2-acre farm consolidation lot at **W2810 Gopher Hill Rd** in the Town of Watertown from part of PIN 012-0815-0133-000 (40 Ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**PETITIONER:** Elton Stroh (W2810 Gopher Hill Rd, Ixonia, WI) presented himself as the petitioner for this rezone. The petitioner is looking to rezone from A-1, Exclusive Agricultural to A-3, Agricultural/Rural Residential for a farm consolidation around the home and existing buildings.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**QUESTIONS FROM COMMITTEE:** None.

**STAFF:** Given by Zangl and in the file. Zangl asked the age of the home? Stroh said the home was originally built in the 1900s and had an addition in the 1950s.

**TOWN:** In favor.

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

**CU2056-20 – Crawfish River Solar LLC:** Conditional use to allow for a 75-megawatt alternating current solar electric generation facility in the Town of Jefferson, on PINs 014-0614-0741-000, 014-0614-0744-000, 014-0614-1811-001, 014-0614-1811-000, 014-0614-0832-000, 014-0614-0833-000, 014-0614-0823-000, 014-0614-0822-000, 014-0614-0534-000, 014-0614-0543-000 owned by Anfang

Properties LLC; 014-0614-1814-000 owned by Sheila Barnes and the Tyson & Tina Barnes Rev Trust; 014-0614-0844-000, 014-0614-0843-000, 014-0614-0842-001 owned by DJ Schroedl Farms Inc; 014-0614-1812-000, 014-0614-1813-000, 014-0614-1821-000, 014-0514-1823-000, 014-0614-0734-001, 014-0614-0743-001 owned by the James & Adela Koch Trust/Koch Trust; 014-0614-1712-000 and 014-0614-1713-000 owned by Dennis & Helen Stilling; 014-0614-1711-002 owned by Donald Voeltz; 014-0614-0842-000 and 014-0614-0831-000 owned by David and Diana Schroeder. These properties are **near County Roads G and J, and US Highway 18**, on properties zoned A-1, Exclusive Agricultural.

**PETITIONER:** Alliant Energy and Ranger Power representatives presented themselves as the petitioner for this conditional use. They are proposing a 75-megawatt alternating current electric generation facility on multiple parcels in the Town of Jefferson.

Emily Straka gave a presentation on the proposed project, which included economic benefits, new jobs being created, preservation of agricultural lands, the project fitting Jefferson County's Agricultural Preservation and Land Use Plan, preservation of environmental corridors, benefits to wildlife and shared revenue with Jefferson County and the Town of Jefferson.

**COMMENTS IN FAVOR:** Scott Kucken (2802 Fox Run Trail, Madison, WI) spoke in favor of the Crawfish River Solar project. He said that in his profession, he tracks energy use and works with local leaders on energy topics. He said it will be great for Jefferson County and will keep money in the area. He also said it will create jobs, will get tax revenue and the project would be investing locally.

Curtis Backlund (W7131 County Road J, Jefferson, WI) spoke in favor of the Crawfish River Solar project. He said the acres are unused and the project would be a good fit for the proposed project.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**NEITHER IN FAVOR OR OPPOSED:** County Board Member Martin asked about traffic and who pays for road updates, proposed fencing standards, security protocols, how sound complaints are handled, decommissioning time and culverts used.

Rick Zimmerman spoke on security of the project and that it would have active security protocols through the life of the project. He said cameras would be placed at substations, entrances and other important locations. This is to protect against vandalism, but also to protect people from the high voltages the project would produce. The site would be monitored 24/7 and internal alerts would be tripped if there was suspicious/dangerous activity.

Emily Straka spoke on the updates on roads, including Schroedl Lane. Any expansions or changes needed will be paid for by the project. She also spoke on the decommissioning plan and said it is referenced in the application. Also, more details will be known once the Joint Development Agreement with Jefferson County and the Town of Jefferson is created.

Brian Karczewski spoke on culverts being used. Any culverts used will be properly permitted and meet DNR Chapter 30 and ATCP 48. He also said any fencing needed will be certified. He said sound complaints would be handled by local authorities, the facility itself will make very little sound.

**QUESTIONS FROM COMMITTEE:** Supervisor Foelker asked the petitioners if the mounts for the solar panels would damage the drain tiles? Emily Straka said they will work with the landowners and be compliant with local enforcement.

**STAFF:** Given by Zangl and in the file. Zangl asked about setbacks from waterways and wetlands, operation and maintenance, fence setbacks, the sound study and if night time maintenance will be disruptive?

Emily Straka spoke on the waterway and wetland setbacks and said they will assume all waterways are navigable and have a 75-foot setback excluding access roads and fencing. Zangl asked if they would be opposed to 75-foot setbacks for fencing. Straka said they would get back to the Planning and Zoning Department on the fence setbacks. Straka spoke on the operations of the facility and said shipping containers would be used for the structures with proper permitting. Pictures of the proposed structures are in the file.

Brian Karczewski spoke on the waterway setbacks and said setbacks will decrease if waters are deemed non-navigable to the DNR.

Rick Zimmerman spoke on night time maintenance and security. He said night time maintenance would only take place if there was an emergency, trespassers, vandalism or power outage to prevent an electrical short. Any normal maintenance will take place during the daytime for safety reasons.

## **7. Adjourn**

**At 7:56 p.m., Chairman Jaeckel moved to adjourn and was seconded by Secretary Poulson. 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.

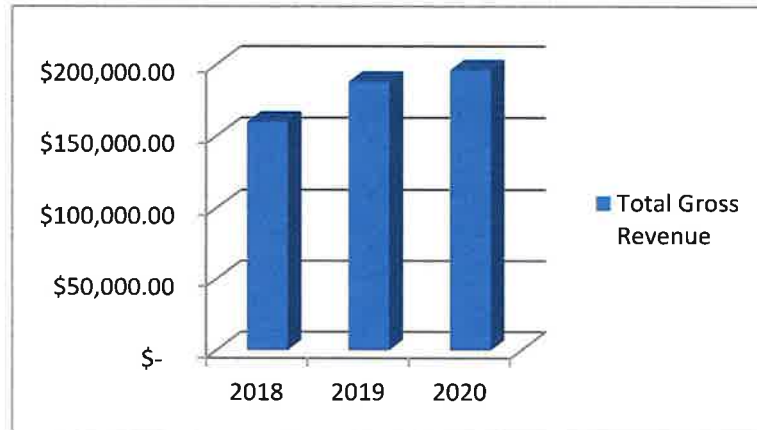
Individuals requiring special accommodations for attendance at the meeting should contact the County Administrator at 920-674-7101 24 hours prior to the meeting so that appropriate arrangements can be made.

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](http://www.jeffersoncountywi.gov)

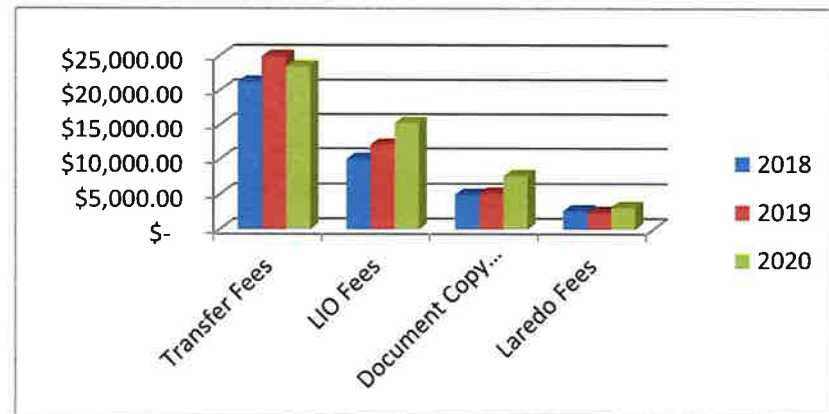
# Register of Deeds Monthly Budget Report

Oct-20

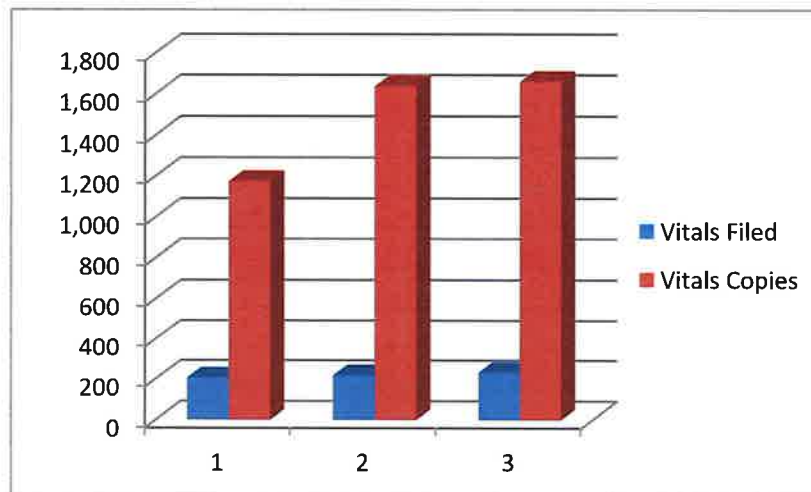
## ROD Total Gross Revenues



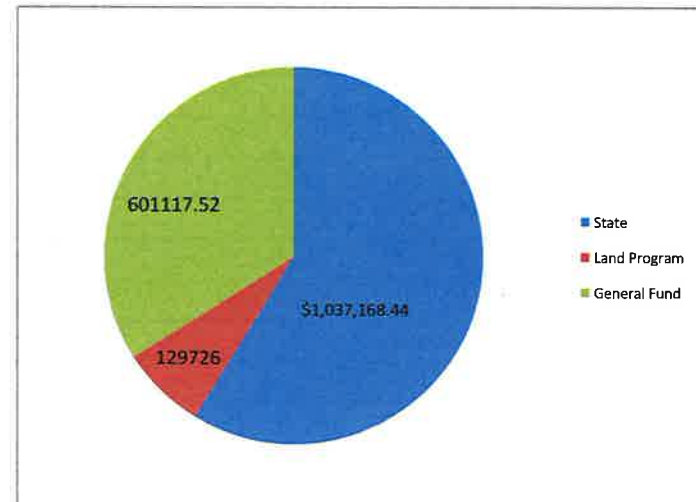
## Land Related Revenue



## Vital Records



## Year to Date Revenue Payout



Register of Deeds	Oct 2020			Output Measures	YR to Date	Current Yr. Target
Program/Service Description	2018	2020		Totals	%	
Documents Recorded	1,161	1,443	1,846	15,490	107%	
Vital Records Filed	206	217	233	1,898	90%	
Vital Record Copies	1,175	1,637	1,660	13,921	98%	
ROD Revenue (Gross Total)	\$ 159,871.99	\$ 188,134.59	\$ 196,127.59	\$1,768,011.96	109%	
Transfer Fees	\$ 21,264.54	\$ 24,965.58	\$ 23,479.20	\$ 219,733.68	105%	
LIO Fees	\$ 10,048.00	\$ 12,111.00	\$ 15,303.00	\$ 129,726.00	119%	
Document Copies	\$ 4,974.65	\$ 5,135.44	\$ 7,617.09	\$ 67,107.59	117%	
Laredo	\$ 2,640.00	\$ 2,412.25	\$ 3,142.50	\$ 29,421.25	92%	
ROD Revenue to General Fund	\$ 44,713.73	\$ 63,872.65	\$ 68,224.79	\$ 601,117.52	110%	
Percentage of Documents eRecorded	56%	65%	64%	67%	66%	
Budget Goals Met	Yes	Yes	Yes	Yes	110%	
Back Indexed	1,402	2,587	8120**	46,753	234%	

**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.*

**Register of Deeds Office:**

*Refinancing has remained high, transfer fees have slowed*

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

*\*\* We continue to back index documents as time allows, this month we worked on adding parcel numbers to already indexed documents, a cleanup project*

**Wisconsin Counties Association Board of Directors:**

*Nothing new to report this month*

**Wisconsin Public Records Board:**

*Nothing new to report this month*



**Jefferson County Planning and Zoning Department**  
**Monthly Ledger Report**  
**11-25-2020**

	RF	WFG	OP	PPC	MC	PSS (	STF	FQAS	FAA	FPFC	SREWF	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	870.00		11,305.00	7.08		6,750.00	1,550.00							20,482.08	31,930.15
Sept	660.00		9,550.00	161.00		6,300.00	350.00							17,021.00	25,145.00
Oct	690.00		18,980.00	14.16		8,875.00	500.00							29,059.16	19,351.65
Nov	510.00		7,050.00	14.17		3,600.00	350.00							11,524.17	14,964.00
Dec															13,217.00
Total	7,200.00		131,829.50	1,078.14		62,825.00	8,750.00						940.00	211,682.64	234,818.69

2019 Actual Zoning Deposit:\$235,168.69

2020 Budget Revenues: \$223,000.00

2020 Deposits YTD:\$211,682.64

# JEFFERSON COUNTY

## PRELIMINARY REVIEW FOR CERTIFIED SURVEY

A division of land located in the NE 1/4, SE 1/4 of Section 31, Town 6 N, Range 15 E,  
Town of Hebron, Jefferson County, Wisconsin, on Parcel Number(s) 010-0615-3141-002 and  
010-0615-3141-001

Owner: Shawn Krause - Parcel A

Address: W4591 State Road 106

City, ST Zip: Fort Atkinson, WI 53538

Phone: 920-222-4377

Surveyor: Combs & Associates

Address: 109 N. Milwaukee Street

City, ST Zip: Janesville, WI 53548

Phone: 608-752-0575

- ☐ Rezoning
- ☒ Allowed Division within an Existing Zoning District
- ☐ Survey of Existing Parcel

Date Submitted: 11/13/2020

Revised: \_\_\_\_\_

Note to be placed on final CSM

Petition # \_\_\_\_\_ Zoning \_\_\_\_\_

Check for subsequent zoning changes with  
Jefferson County Planning and Zoning Department.

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

- 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

Intent and Description of Parcel to be Divided: Even swap to re-configure lot lines between neighboring parcels  
consistent with existing fencing. Owner of Parcel A to convey 0.05 acres to owner of Parcel B and owner of Parcel B to  
convey 0.05 acres to owner of Parcel A thereby keeping the same area of Parcel A and Parcel B.

Parcel B: Roy Shieler

W4581 State Road 106

PO Box 141

Fort Atkinson, WI 53538

Town Board Approval \_\_\_\_\_ Date \_\_\_\_\_

(Includes Access approval If applicable)

County Highway Approval \_\_\_\_\_ Date \_\_\_\_\_

(If applicable)

Extraterritorial Approval \_\_\_\_\_ Date \_\_\_\_\_

(If applicable)

County Surveyor Approval Jim I. Morrow Date 11/20/20

Zoning Office Approval \_\_\_\_\_ Date \_\_\_\_\_

Please submit four copies to Jefferson County Planning & Zoning, 311 S Center Ave. Room 201, Jefferson, WI 53549

PARCEL A:

DESCRIBED AS FOLLOWS COMMENCING AT AN ALUMINUM MONUMENT AT THE East 1/4 Corner of said Section; thence N89°27'31" W along the East-most Centerline of said Section, 1069.04 feet to the East Line of a Parcel described on Document No. 914137; thence S03°50'5" E along said East Line, 49.11 feet to an iron pin on the relocated South Line of S.T.H. "Jed", also being at the place of beginning for the land to be herein described; thence S89°00'06" E along said South Line, 4.31 feet to an iron pin; thence S51°02'00" W 935.67 feet to an iron pin on said East Line; thence N03°50'0" W along the East Line of said Parcel, 935.74 feet to the place of beginning.

**PARCEL 5**

DESCRIBED AS FOLLOWS: Commencing at an aluminum monument at the East 1/4 Corner of said Section; thence N89°27'51"W along the East-West Centerline of said Section, 1069.84 feet to the East Line of a Parcel described on Document No. 914137; thence S0°03'50"E along said East Line, 1041.49 feet to an iron pin at the place of beginning for the land to be herein described; thence S9°03'50"E continuing along said East Line, 6.10 feet to an iron pin at the SE Corner of said Parcel; thence N89°27'51"W from said iron pin to an iron pin at the SW Corner of said Parcel; thence S0°03'50"W along the West Line of said Parcel, 1041.49 feet to and iron pin; thence S89°27'51"E along a

STATE OF WISCONSIN  
COUNTY OF ROCK SS.

GIVEN UNDER MY HAND AND SEAL THIS 26th DAY OF OCTOBER, 2020, AT JANESVILLE, WISCONSIN

Луган М. Сомья  
P.L.S. Number 2677

If the surveyor's signature is not red in color, the map is a copy and may contain unauthorized alterations. The certification contained herein shall not apply to any copies.



NOTES:

FIELDWORK COMPLETED

THIS SURVEY IS SUBJECT TO ANY AND ALL EASEMENTS AND AGREEMENTS, RECORDED AND UNRECORDED.

ASSUMED N89°27'51"N ALONG THE EAST-WEST CENTERLINE  
OF SECTION 31-6-15

**Combs & Associates**  
 100 W. Milwaukee St.  
 Janesville, WI 53548  
 JON COMBS@COMBS-CA.COM

• LAND SURVEYING  
 • LAND PLANNING  
 • CIVIL ENGINEERING

tel: 608 752-0575  
 fax: 608 752-0534

DATE **10/26/20**  
 BY **sll**  
 PROJECT NO. **120-3488**  
 CLIENT **KRAUSE**

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

Petition #: 2912A-04 Township: Concord  
Hearing Date: 7/15/04 Committee Decision Date: 3/28/05  
Petitioner Name: Delores Lillge  
Property Owner(s): Same  
Parcel Identification #: 006-0716-0714-000

**REZONING REQUEST:** To create a 2-acre A-3 lot; this was modified by Committee to allow only 1 acre.

**PREVIOUS A-3 LOTS CREATED FROM PARENT PARCEL:** 0

**TOWN BOARD RECOMMENDATION** 7/12/04 ☒ Approval ☐ Denial  
Date

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

AS A PRIME LOT ☒ NONPRIME LOT \_\_\_\_\_ LOT COMBINATION \_\_\_\_\_

For the following reasons: \_\_\_\_\_

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

☒ **Granted** ☐ **Denied** ☐ **Tabled** Date: 4/19/05

Subject to the following:

- ☒ ROAD ACCESS APPROVAL BY MAINTAINING AUTHORITY
- ☒ RECEIPT OF SUITABLE SOIL TEST
- ☒ RECEIPT AND RECORDING OF THE FINAL CSM
- ☒ FILING OF AFFIDAVIT OF ZONING STATUS ON REMAINING LAND -

**\*SEE ATTACHED INSTRUCTION SHEET**

☐ EXTRATERRITORIAL PLAT REVIEW

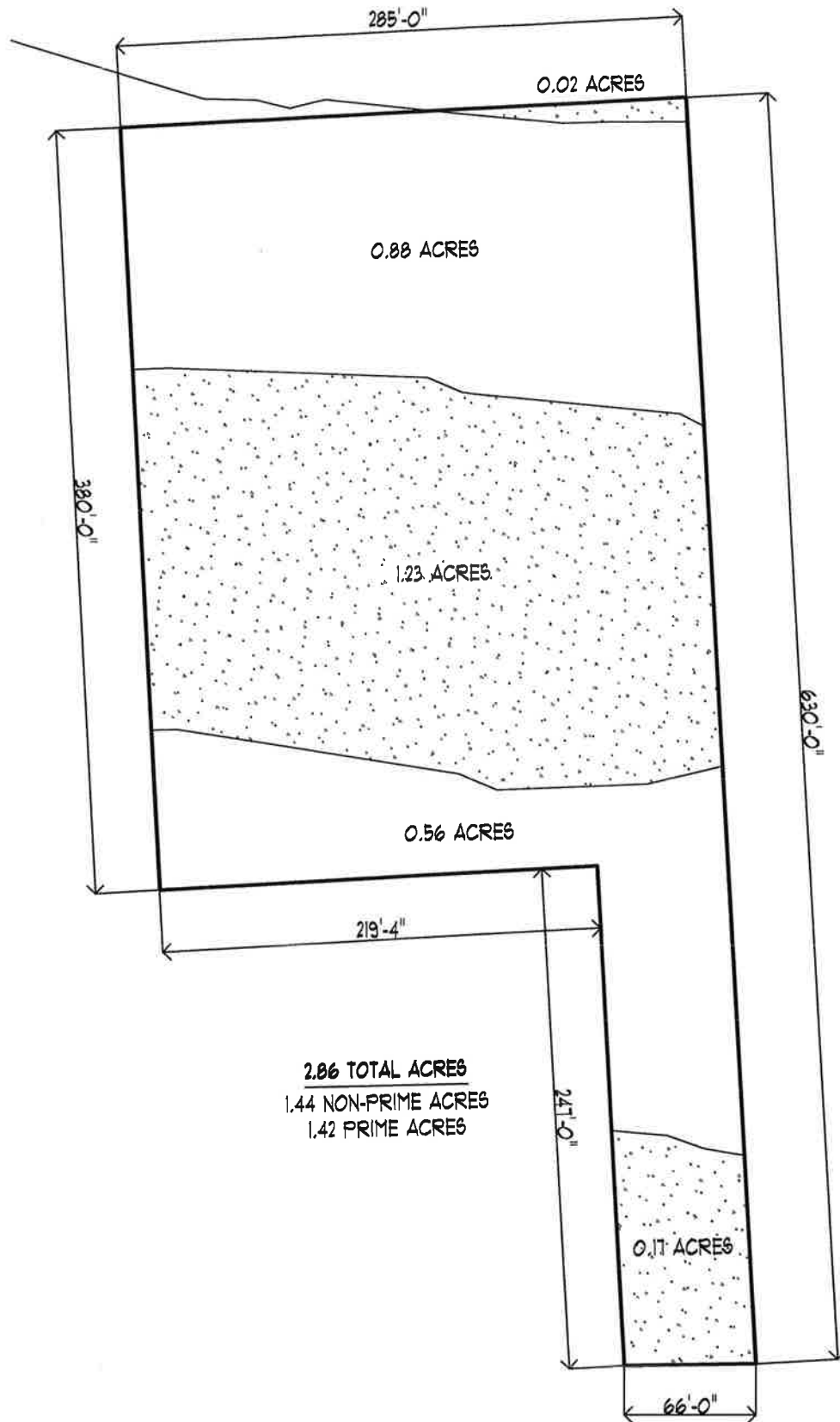
☒ **OTHER:** This was modified by Committee to allow only a one-acre lot on the north property line, with road access near the south line of that lot. A revised preliminary map shall be submitted.

Remaining lots available as a result of this decision: 0

Date 04-21-05

Signature \_\_\_\_\_





VISIT US AT [www.hillcrestbuilders.com](http://www.hillcrestbuilders.com)

HILLCREST BUILDERS  
P.O. BOX 28  
GLENBEULAH, WI 53023  
PH: (920) 526-3028  
FAX: (920) 526-3301

L20-047 MCCLINTOCK  
RESIDENCE

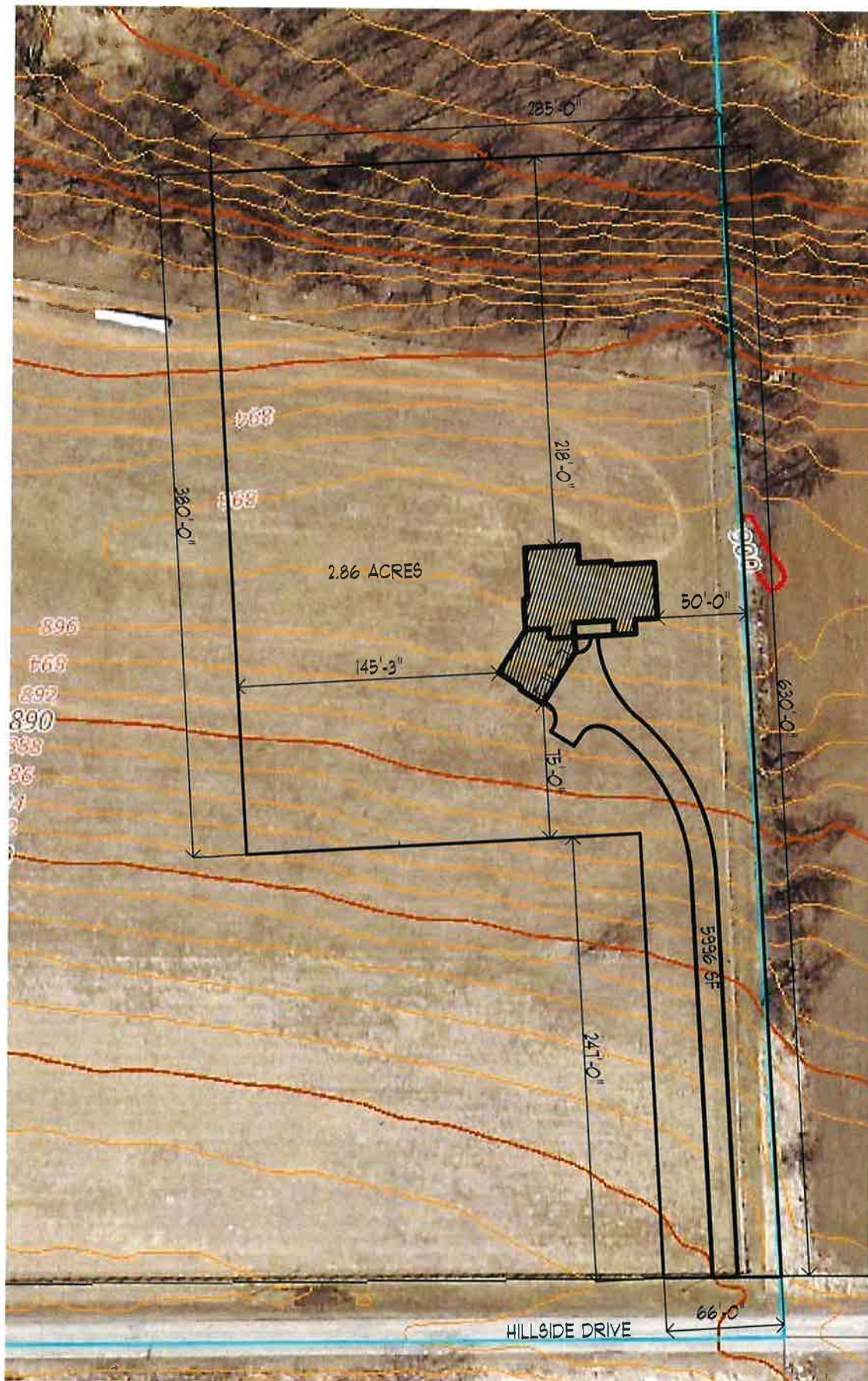
SOIL MAP

REVISIONS:

DATE	BY
11-19-2020	JA



# Lillge New Proposal



VISIT US AT [www.hillcrestbuilders.com](http://www.hillcrestbuilders.com)

HILLCREST BUILDERS  
P.O. BOX 28  
GLENBEULAH, WI 53023  
PH: (920) 526-3028  
FAX: (920) 526-3301

L20-047 MCCLINTOCK  
RESIDENCE

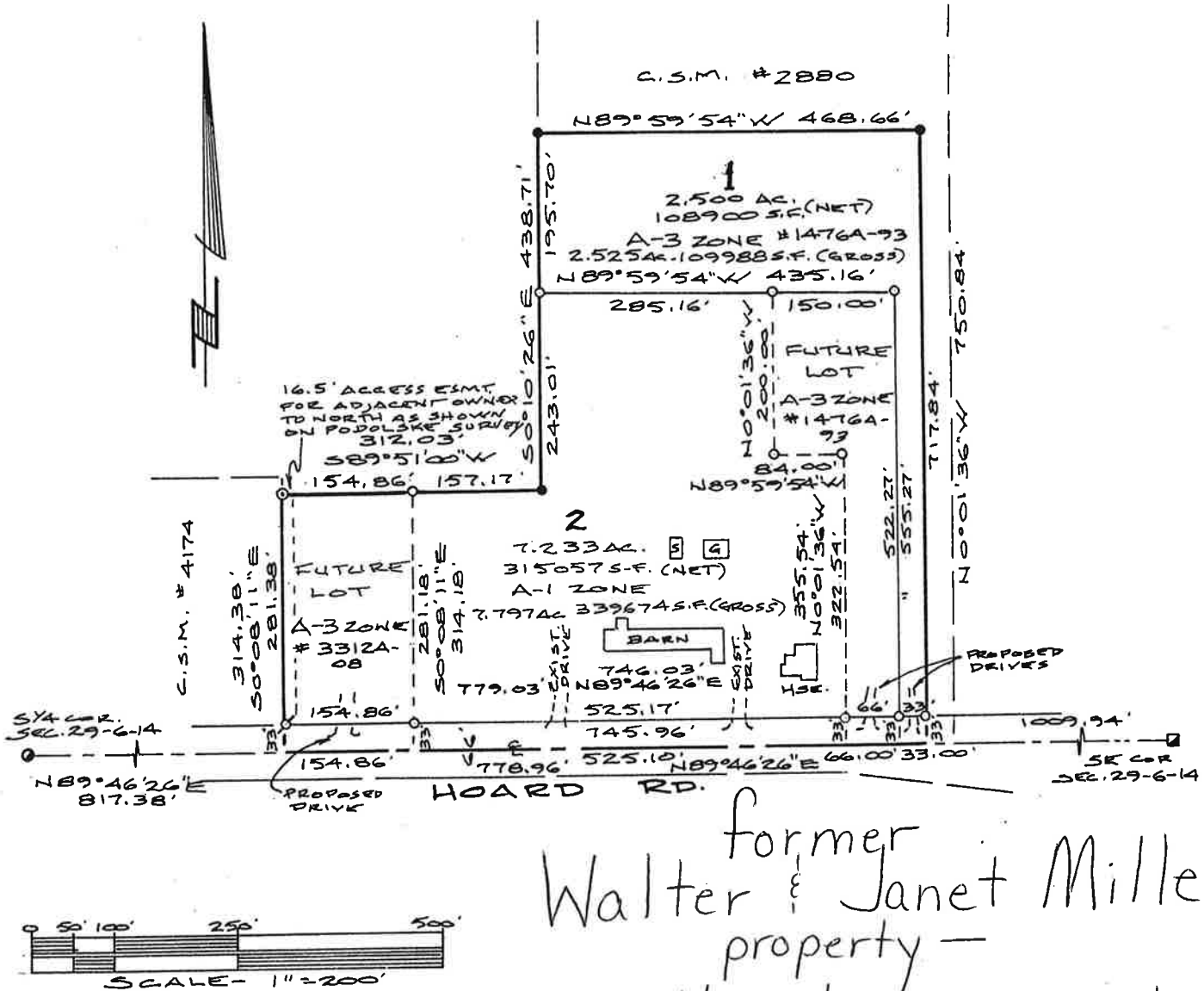
HOUSE PLACEMENT

REVISIONS:

DATE	BY
11-19-2020	JA


# CERTIFIED SURVEY MAP

Part of the SE ¼ and the SW ¼ and SE ¼ of Section 29, T6N, R14E  
Town of Jefferson, Jefferson County, Wisconsin



former  
Walter & Janet Miller  
property —  
now Veenhuis property

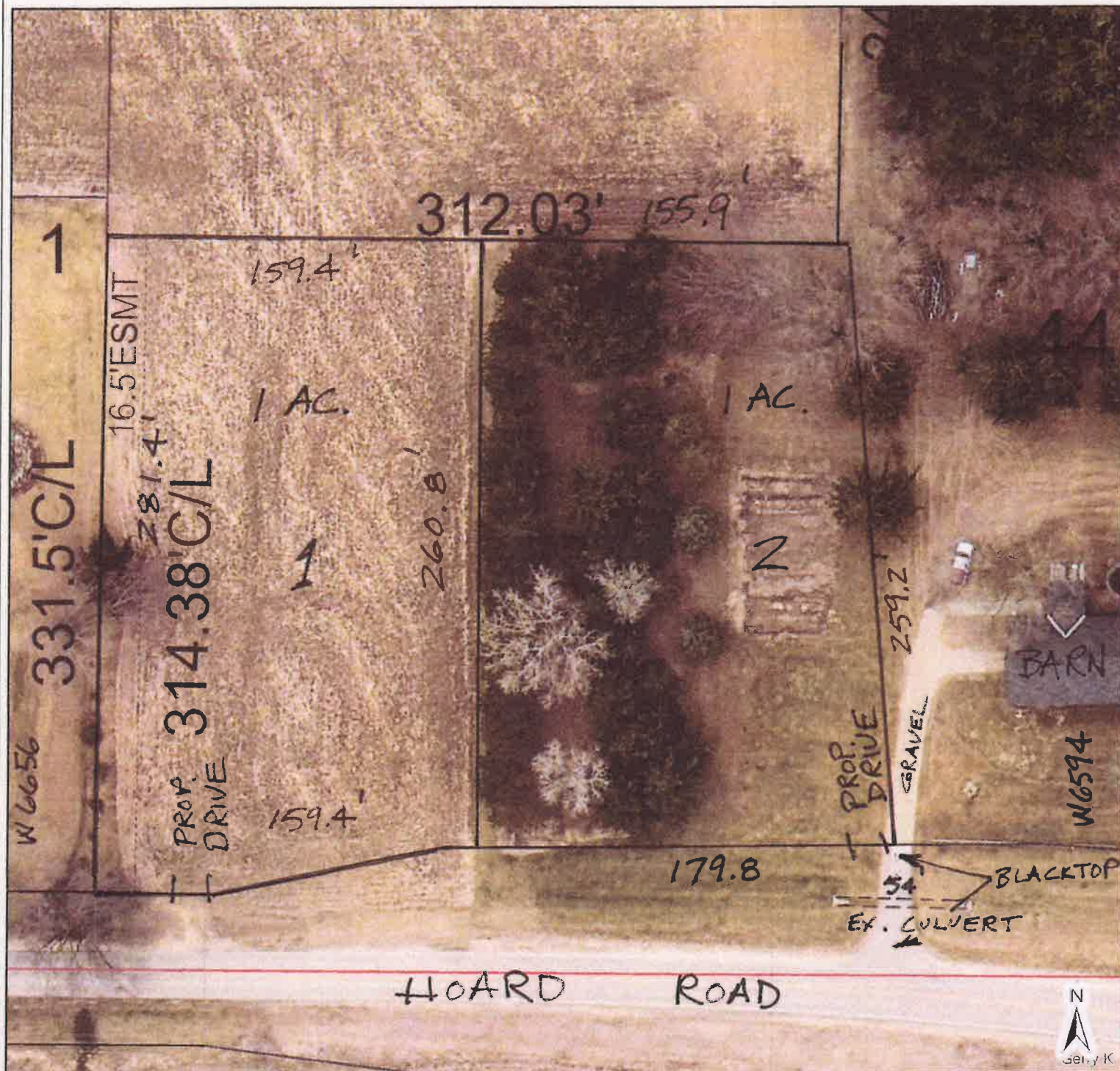
- Found 1 ½" O.D. Iron Pipe
- Found 1 ¼" O.D. Iron Pipe
- ✕ Found ¾" Iron Rod
- Found 4" Diameter Aluminum Monument
- Set ¾" X18" Iron Rod Weighing 1.50#/ft.
- Set ¾" X18" Iron Rod Weighing 1.50#/ft. over 1 ¼" O.D. Iron Pipe

Assumed North referenced to the  
south line of the SE ¼ of  
Section 29-6-14

NOTE: This lot may be subject to any and all easements      OWNER: Walter Miller Trust

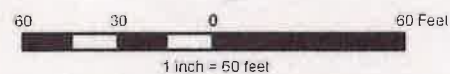


# Jefferson County Land Information



- |                       |                    |                                   |
|-----------------------|--------------------|-----------------------------------|
| Boundary              | Road Right of Ways | Streams and Ditches               |
| <b>Parcel Lines</b>   | Section Lines      | Land Surveys                      |
| Property Boundary     | Surface Water      | PLSS Sections                     |
| Old Lot/Meander Lines | Map Hooks          | Public Survey System Co IDs       |
| Rail Right of Ways    | Tax Parcels        | WI Height Modernization Monuments |

Veenhuis  
Concept



Jefferson County Geographic Information System

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

Printed on: November 15, 2020

Author: Public User



# JEFFERSON COUNTY PRELIMINARY REVIEW FOR CERTIFIED SURVEY

A division of land located in the NE & NW 1/4 of the NE 1/4 of section 1, Township 6 N, Range 13 E, Town of Oakland, Jefferson County, Wisconsin, on Parcel Number \_\_\_\_\_

Date Submitted May 2, 2003

Owner Rosemary Lenz  
c/o Joel Lenz

Address N4862 County Hwy G  
Lake Mills, WI. 53551

Phone (920) 674-3311

Surveyor WOODMAN & ASSOCIATES, S.C.

Address 210 Madison Avenue  
Fort Atkinson, WI. 53538

Phone (920) 563-8162

Intent and Description of Parcel to be Divided:

- ☒ Rezoning
- ☐ Allowed Division with Existing Zone
- ☐ Accessory Land Division in an A-1 Zone
- ☐ 35+ Acre lot in A-1 Zone

SEE ATTACHED SHEET

Note to Be Placed on Final CSM:

Petition # \_\_\_\_\_ Zoning \_\_\_\_\_

Check for subsequent zoning changes  
with Jefferson County Zoning

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

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

NOTE: Area and dimensions of this proposed lot are approximate only and in most cases will vary from the final survey data.

Town Board Approval \_\_\_\_\_ Date \_\_\_\_\_

County Highway Approval \_\_\_\_\_ Date \_\_\_\_\_  
(if applicable)

Zoning Office Approval \_\_\_\_\_ Date \_\_\_\_\_

Please submit four copies to Jefferson County Zoning, Room 201, Courthouse, 320 S. Main St., Jefferson, WI 53549

6613661

9-24-76

HOPE LAKE

RD

2  
1AC.

240'

210'

200'  
220'  
1  
1AC

NE COR  
SEC. 1-6-13

EXIST.  
DRIVE

REMAINDER  
± 75 AC.

C.T.H. 116

I

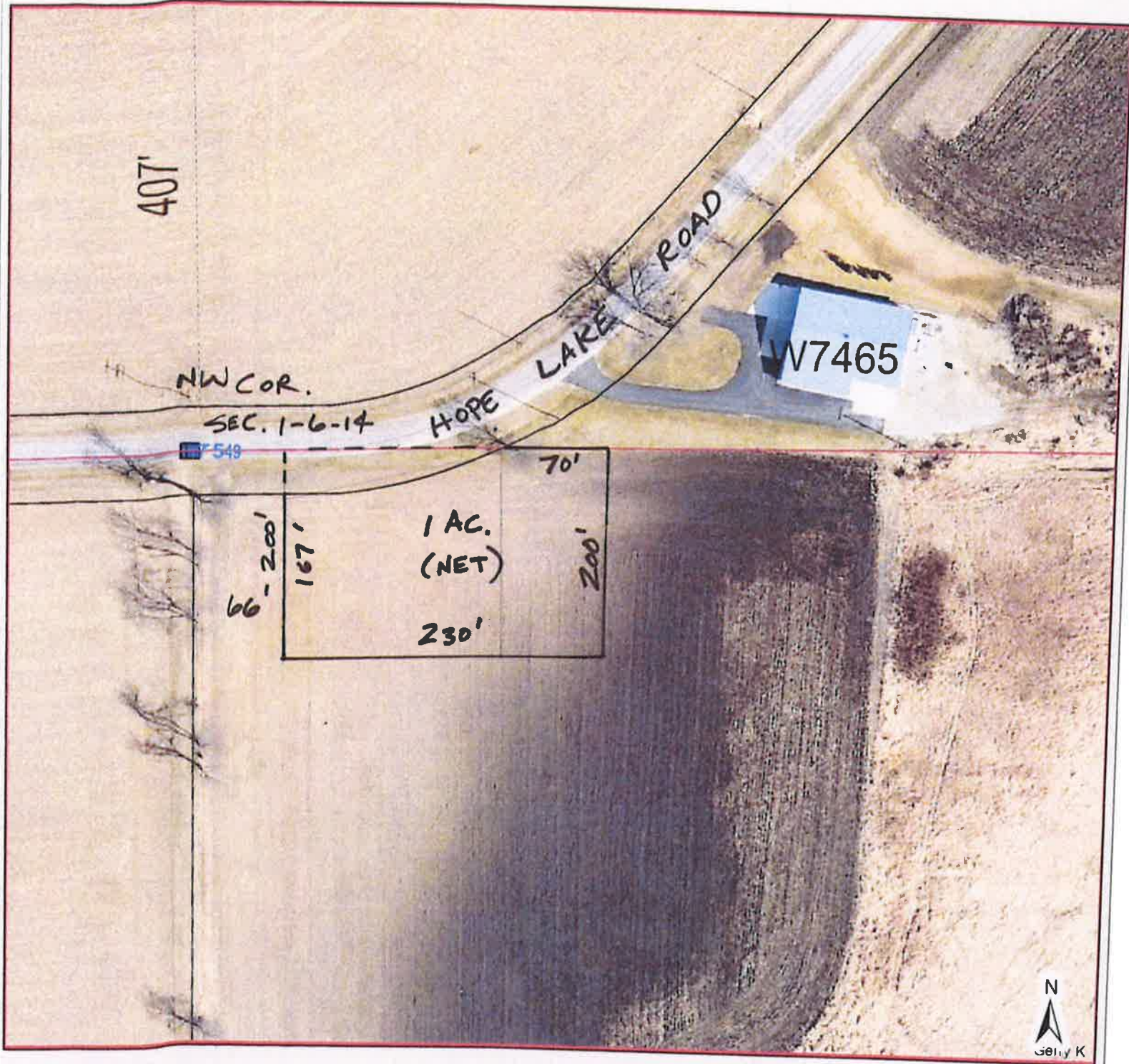
I



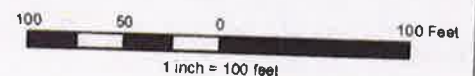
SCALE - 1" = 400'



# Jefferson County Land Information



- |                       |                    |                                   |
|-----------------------|--------------------|-----------------------------------|
| Boundary              | Road Right of Ways | Streams and Ditches               |
| <b>Parcel Lines</b>   | Section Lines      | Land Surveys                      |
| Property Boundary     | Surface Water      | PLSS Sections                     |
| Old Lot/Meander Lines | Map Hooks          | Public Survey System Co IDs       |
| Rail Right of Ways    | Tax Parcels        | WI Height Modernization Monuments |



Jefferson County Geographic Information System

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

Printed on: November 15, 2020  
Author: Public User

# JEFFERSON COUNTY

## PRELIMINARY REVIEW FOR CERTIFIED SURVEY

A division of land located in the SW 1/4, NW 1/4 and the NW 1/4, SW 1/4 of Section 20, Town 8 N, Range 15 E, Town of Watertown, Jefferson County, Wisconsin, on Parcel Number(s) 032-0815-1941-005 and 032-0815-2023-004.

Date Submitted: \_\_\_\_\_

Revised: \_\_\_\_\_

Owner: Scott & Jill Beerbohm

Address: N8276 County Road Y

City, ST Zip: Watertown, WI 53094

Phone: \_\_\_\_\_

Surveyor: Land Tech Surveying

Address: 111 West 2<sup>nd</sup> Street

City, ST Zip: Oconomowoc, WI 53066

Phone: 262-367-7599

☐

Rezoning

☐

Allowed Division within an Existing Zoning District

☐

Survey of Existing Parcel

Note to be placed on final CSM

Petition # R4216A-20 Zoning A-3

Check for subsequent zoning changes with  
Jefferson County Planning and Zoning Department.

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

- 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

Intent and Description of Parcel to be divided:

Redesign of an approved 1-acre A-3 lot to include suitable private sewage system area, resulting in a 1.349-acre lot on County Road Y, Town of Watertown.

Town Board Approval \_\_\_\_\_

(Includes Access approval if applicable)

County Highway Approval \_\_\_\_\_

(If applicable)

Extraterritorial Approval \_\_\_\_\_

(If applicable)

County Surveyor Approval \_\_\_\_\_

Zoning Office Approval \_\_\_\_\_

Date 11-20-2020

Date \_\_\_\_\_

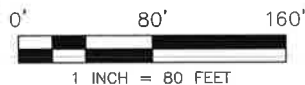
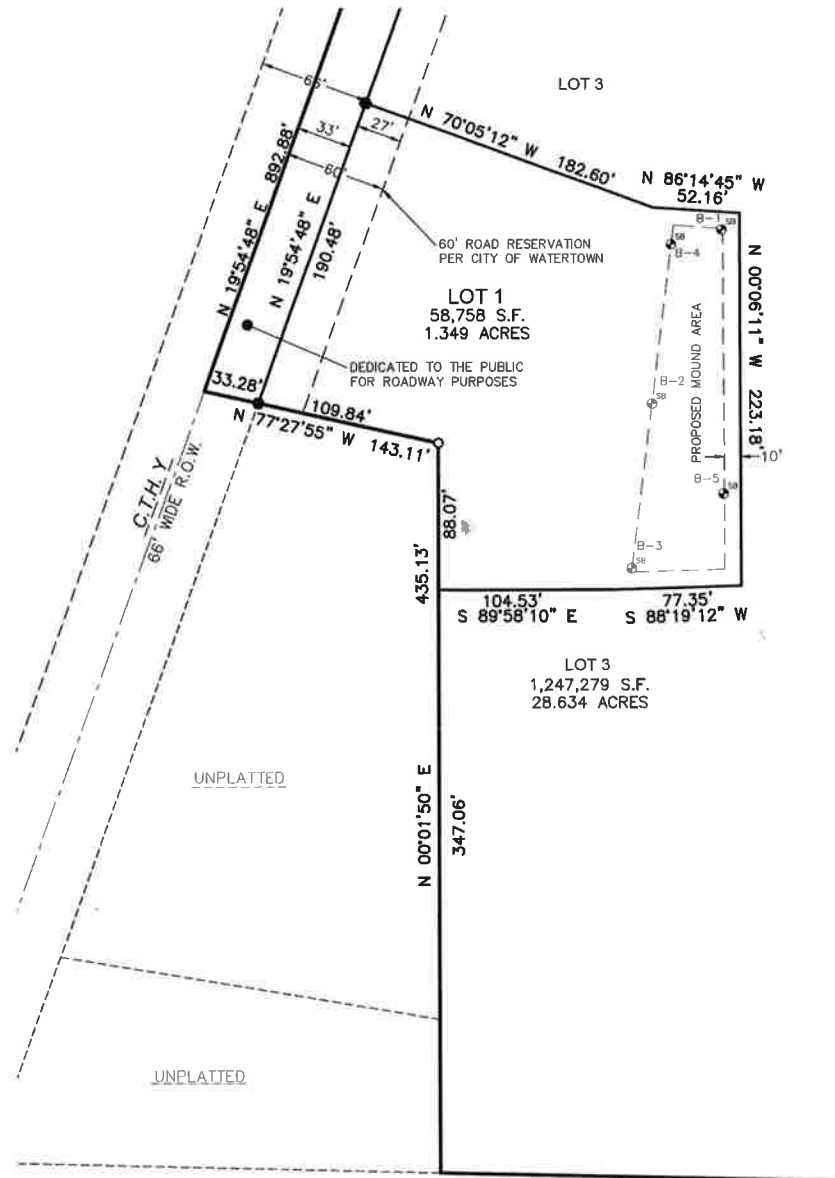
Date \_\_\_\_\_

Date \_\_\_\_\_

Date \_\_\_\_\_

Please submit to Jefferson County Planning & Zoning, 311 S Center Ave. Room 201, Jefferson, WI 53549

**JEFFERSON CO. CERTIFIED SURVEY MAP NO. \_\_\_\_\_**  
 UNPLATTED LANDS BEING PART OF THE SW 1/4 OF THE NW 1/4 AND THE NW 1/4 OF THE SW 1/4 OF SECTION 20  
 AND PARTS OF GOVERNMENT LOTS 2 AND 3 IN SECTION 19 ALL IN TOWN 8 NORTH, RANGE 15 EAST, TOWN OF  
 WATERTOWN, JEFFERSON COUNTY, WISCONSIN.



**LEGEND**

- FOUND 1" IRON PIPE OR NOTED
- SET 0.75" O.D. X 18" REBAR
- SB WEIGHING 1,502 LBS/FT.  
SOIL BORE



# Scott and Jill Beerbohm and Jenna Bostwick

PAGE 3 OF 3

NE1/4 SE1/4 SEC.19  
T8N-R15E  
TOWN OF WATERTOWN  
JEFFERSON COUNTY  
ORIGINAL PARCEL: 24.96 ACRES

PROPOSED 23.5' x 120'  
MOUND DRAINFIELD  
(CELL ELEV. = 915.4')

BH = NAIL IN  
POWER POLE  
ELEV. = 810.7'

ORIGINAL  
PROPOSED LOT 1  
1.013 ACRES

NO SUITABLE AREA  
FOR DRAINFIELD  
WITHIN PROPOSED  
LOT 1

PROPOSED  
4 BR  
HOUSE

FIRE#  
NB210 TO  
SOUTH

Scale: 1"=50'

100 Feet

DRAINAGE WAY

AREA SUITABLE  
FOR MOUND  
DRAINFIELD

- \* 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

THE AREA OF THE DRAINFIELD AND 15'  
DOWNSLOPE SHALL BE UNDISTURBED.  
NO VEHICULAR TRAFFIC ALLOWED. NO  
EXCAVATION OR COMPACTION OF SOIL.

