

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: January 25, 2021
TIME: 8:00 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: Jan 25, 2021 8:00 AM Central Time (US and Canada)

Register in advance for this meeting:

https://zoom.us/join/zoom/register/tJEkf--hpi4pHd2y7-u8i9MUTAbnqMB_1Qxy

Meeting ID: 959 8698 5379

Passcode: Zoning

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 December 17 and December 28, 2020 Meeting Minutes; and January 15 and January 21, 2021 Meeting Minutes
7. **Communications**
8. December Monthly Financial Report for Register of Deeds – Staci Hoffman
9. **December Monthly Financial Report for Land Information Office-Matt Zangl**
10. January Monthly Financial Report for Zoning, and 2019 vs 2020 End-of-Year Recaps– Matt Zangl
11. **Discussion on Solar Energy Facilities**
12. Discussion on Jefferson County Comprehensive Plan Update
13. **Discussion and Possible Action on a Request by Sue Ebbert/Jan Kramer Property to Combine Two Lots Approved for A-3 Zoning on PIN 032-0815-1833-000, Hilltop Road, Town of Watertown**
14. Discussion and Possible Action on Petitions Presented in Public Hearing on January 21, 2021:

R4289A-21 Kemmeter's Properties LLC: Create an approximate 1-acre R-2 or A-3 zone around the existing home and buildings from an A-T & A-2 zone at **W5051 US Highway 18** in the Town of Jefferson from part of PIN 014-0614-1212-000 (37.826 Ac). This is in accordance with Sec. 11.04(f)2 and 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4290A-21 K&V Farms LLC: Create an approximate 2.6-acre A-3 zone around the existing barn from an A-T zone at **N4283 County Road Y** in the Town of Jefferson from part of PIN 014-0614-1242-000 (39.537 Ac). This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

R4294A-21- Glenn Strike/Roger H and Betty J Strike Trust Property: Create a 1.7-acre A-2 zone around the existing buildings from an A-1 zone at **W1882 County Road CI** in the Town of Sullivan from part of PIN 026-0616-3242-000 (38.94 Ac). This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

R4295A-21 - Glenn Strike/Roger H and Betty J Strike Trust Property: Create a 1.0-acre A-3 zone around the existing home from an A-1 zone at **W1882 County Road CI** in the Town of Sullivan from part of PIN 026-0616-3242-000 (38.94 Ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4291A-21 - Robert M Klein/Linda M Gryczewski: Create a 1.8-acre A-3 zone around the existing home and buildings from an A-1 zone at **N1138 Fremont Rd** in the Town of Cold Spring from part of PIN 004-0515-2123-001 (30.00 Ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4292A-21 - Timothy M and Tracy L Johnston Trust: Create a 2-acre A-3 residential building site (Lot 1) from an A-1 zone at **W7527 Mud Lake Rd** in the Town of Lake Mills from part of PIN 018-0713-3621-000 (39.183 Ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4293A-21 - Timothy M and Tracy L Johnston Trust: Create a 2-acre A-3 residential building site (Lot 2) from an A-1 zone at **W7527 Mud Lake Rd** in the Town of Lake Mills from part of PIN 018-0713-3621-000 (39.183 Ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4288A-20 – Dianne Owens & Paul Elliot: Rezone PIN 008-0715-0232-001 (2.002 Ac) at **N7040 Saucer Drive** in the Town of Farmington. This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

CU2058-20 – Dianne Owens & Paul Elliot: Allow for an agricultural tourism-banquet hall, conference center and event facility at **N7040 Saucer Drive** in the Town of Farmington on PIN 008-0715-0232-001 (2.002 Ac). This is in a proposed A-2 zone, and is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

CU2059-21 - Brian and Trina Buth: Conditional use to allow for an extensive on-site parking structure at **W9627 Bridge St** in a Community zone in the Town of Lake Mills on PIN 018-0713-1923-015 (0.94 Ac). This is in accordance with Sec. 11.04(f)9 of the Jefferson County Zoning Ordinance.

15. Possible Future Agenda Items

16. Upcoming Meeting Dates

January 25, Joint Committee Meeting with Executive Committee Immediately Following Planning and Zoning Committee Decision Meeting – Courthouse Room 205

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

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

February 22, 8:30 a.m. – Decision Meeting in Courthouse Room 205

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

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

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

17. 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.jeffersoncountvwi.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, Requests for Conditional Use Permits and a Text Amendment and Update to Private Sewage Systems Ordinance Number 12.

DATE: Thursday, December 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: Dec 17, 2020 07:00 PM Central Time (US and Canada)

Register in advance for this meeting:

[https://zoom.us/meeting/register/tJIpcOCgpj0tGdIxMNit7BLdWkp4d6z-TZul](https://zoom.us/join/zoom/register/tJIpcOCgpj0tGdIxMNit7BLdWkp4d6z-TZul)

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 7:00 p.m.
2. **Roll Call**
All committee members present at 7:00 p.m. Also present were Sarah Higgins 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 Paulson 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**
Higgins read aloud the following notice:

NOTICE IS HEREBY GIVEN that the Jefferson County Planning and Zoning Committee will conduct a public hearing on December 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 EITHER IN PERSON OR VIA ZOOM.** Matters to be heard are petitions to amend the official zoning map of Jefferson County, applications for conditional use permits and a text amendment and update to Private Sewage System Ordinance Number 12. 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 RESIDENTIAL R-1, SEWERED TO RESIDENTIAL R-2, UNSEWERED

R4283A-20 – Gregory Senft: Rezone 2.1 acres of PIN 026-0616-1743-006 (9.274 Ac) for a new residential building site along **Rome Oak Hill Road** in the Town of Sullivan. This is in accordance with Sec. 11.04(f)1 of the Jefferson County Zoning Ordinance.

PETITIONER: Gregory Senft (W2427 St. Peters Rd, East Troy, WI) presented himself as the petitioner for this rezone. The petitioner is looking to rezone 2.1 acres for a new building site. The petitioner wants the ability to have horses and also rezone the wetlands on the property to a natural resource zone.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None

STAFF: Given by Higgins and in the file.

TOWN: In favor.

FROM RESIDENTIAL R-1 TO N, NATURAL RESOURCE

R4284A-20 – Gregory Senft: Create an approximate 7-acre Natural Resource zone near **Rome Oak Hill Road** in the Town of Sullivan from part of PIN 026-0616-1743-006 (9.274 Ac). This is in accordance with Sec. 11.04(f)12 of the Jefferson County Zoning Ordinance.

PETITIONER: Gregory Senft (W2427 St. Peters Rd, East Troy, WI) presented himself as the petitioner for this rezone. The petitioner is looking to rezone approximately 7 acres to a natural resource zone. The petitioner said he wants to properly zone off the wetlands on the property.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None

STAFF: Given by Higgins and in the file.

TOWN: In favor.

CONDITIONAL USE PERMIT APPLICATION

CU2057-20 – Gregory Senft: Conditional use to allow two horses in the proposed R-2 zone along **Rome Oak Hill Road** on PIN 026-0616-1743-006 (9.274 Ac), Town of Sullivan. This is in accordance with Sec. 11.04(f)1 of the Jefferson County Zoning Ordinance.

PETITIONER: Gregory Senft (W2427 St. Peters Rd, East Troy, WI) presented himself as the petitioner for this Conditional Use in a proposed R-2 zone. The petitioner is looking to have the ability to have 2 horses in an R-2 zone.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None

STAFF: Given by Higgins and in the file. Higgins asked about the number of animals, the proposed structure for the animals and how the manure would be disposed of? Senft said they are looking to have 2 horses and the structure would be a pole barn. Senft also said that the manure would be taken off the property to a friend's farm where it would be mixed with top soil.

TOWN: In favor.

FROM A-1, EXCLUSIVE AGRICULTURAL TO A-3, AGRICULTURAL/RURAL RESIDENTIAL
R4285A-20 – Stephen Sever & Elizabeth Laing: Create a 5-acre lot around the home and buildings at **W8635 State Road 106** in the Town of Sumner, on PIN 028-0513-0914-000 (40 Ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

PETITIONER: Elizabeth Laing (W8635 State Road 106, Fort Atkinson, WI) presented herself 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 Higgins and in the file. Higgins asked when the home was built and if there would be access for the remaining A-1, Exclusive Agricultural land? Laing said the home was built in the 1920s and there will be access for the remaining A-1, Exclusive Agricultural land.

TOWN: In favor.

FROM A-2, AGRICULTURAL & RURAL BUSINESS TO A-3, AGRICULTURAL/RURAL RESIDENTIAL
R4286A-20 – Dr. John Beltz/McFarlane Trust Property: Create two new building sites of 3 acres each, one with a 2.8-acre A-2 zone attached and the other with a 5.1-ac A-2 zone attached. The sites are in the Town of Aztalan on **County Road V**, PINs 002-0714-0743-000 (10.979 Ac), 002-0714-0743-001 (4.25 Ac) and 002-0714-1812-000 (9.2 Ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

PETITIONER: Dr. John Beltz (W4436 River View Road, Watertown, WI) presented himself as the petitioner for this rezone. The petitioner is looking to rezone from A-2, Agricultural & Rural Business to A-3, Agricultural/Rural for two new building sites at three acres each. Both proposed A-3 zones will have an attached A-2 zone. Dr. Beltz said that the farmland has never been actual farmland. Lot 1 and Lot 2 will have homes. Dr. Beltz said that the lots will act as a good buffer for the agricultural lands. He said the soil does not work well for crops. Dr. Beltz also said the Sheriff's Department gun range will still have access with an easement.

COMMENTS IN FAVOR: Paul Garity (N6557 Wollin Road) spoke in favor of the petition. Garity said his property borders the east of the petitioner's property. Garity said he thinks the rezone will act as a good buffer. Garity also said that Dr. Beltz knows of the farming activities that take place near his proposed rezone.

Ken McFarlane (W7140 County Road B) spoke in favor of the petition. McFarlane talked to residents on County Road B and said they have no issues with the proposed rezone. McFarlane said it would be the best use of the land.

Jay Wiedenfeld (W6864 County Road B) spoke in favor of the rezone. Wiedenfeld said after looking it over, the soils are very sandy and has lots of trees on the property. Wiedenfeld said homes would be one of the best options for the property. Wiedenfeld said that Dr. Beltz has no issues with the manure use.

Jonathan Klein (N6443 Wollin Road) spoke in favor of the petition. Klein said he agrees with the other comments in favor.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None

STAFF: Given by Higgins and in the file. Questions asked in file.

TOWN: In favor.

R4287A-20 – Robert & Barbara Dugan: Rezone to create a new 3-acre building site along **County Road E** in the Town of Sullivan from part of PIN 026-0616-1443-001 (17.352 Ac). Rezone 0.7-acre of that same PIN to add it to adjoining property already zoned A-3. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

PETITIONER: Robert Dugan (P.O. Box 430, Wales, WI) presented himself as the petitioner for this rezone. The petitioner is looking to create a 3-acre building site. The petitioner also is looking at changing the lot line so his neighbor's septic system is no longer on his property. Dugan believes this will be the best configuration for the land.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None

STAFF: Given by Higgins and in the file.

TOWN: In favor.

FROM A-3, AGRICULTURAL/RURAL RESIDENTIAL TO A-2, AGRICULTURAL AND RURAL BUSINESS
R4288A-20 – Dianne Owens & Paul Elliot: Rezone PIN 008-0715-0232-001 (2.002 Ac) at **N7040 Saucer Drive** in the Town of Farmington. This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

PETITIONER: Dianne Owens & Paul Elliot (N7040 Saucer Drive, Watertown, WI) presented themselves as the petitioners for this petition. The petitioners want to rezone from A-3, Agricultural/Rural Residential to A-2, Agricultural and Rural Business. The petitioners want to being a business with their home which correlates with the Conditional Use.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: Ben Swisher (N7147 Saucer Drive) spoke in opposition of the petitions. Swisher said he owns land across the road and does not want to see increased traffic on the road. He also does not want to see alcohol being served at the proposed events.

Andy Benz (W3149 Koschnick Road) spoke in opposition of the petitions. Benz said he agrees with what Swisher said previously. Benz also said he has three children and lives nearby. Benz does not want to see alcohol at the proposed events.

Dave Staude (W3112 Ranch Road) spoke in opposition of the petitions. Staude does not want to see increased traffic on the roads and said the septic system would be too small for what is being proposed.

Tom Benz (W7569 Little Coffee Road) spoke in opposition of the petitions. Benz used to own the property adjacent to the petitioner. Benz is concerned with the traffic; lack of parking and alcohol being served. He is concerned about alcohol and people driving on the town/county roads.

Brandon Knaack (W3449 Saucer Drive) spoke in opposition of the petitions. Knaack is concerned about children messing around on his property and traffic from the proposed events.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None

STAFF: Given by Higgins and in the file. Questions asked in the file.

CONDITIONAL USE PERMIT APPLICATIONS

CU2058-20 – Dianne Owens & Paul Elliot: Allow for an agricultural tourism-banquet hall, conference center and event facility at **N7040 Saucer Drive** in the Town of Farmington on PIN 008-0715-0232-001 (2.002 Ac). This is in a proposed A-2 zone, and is in accordance with Sec. 11.04(f) of the Jefferson County Zoning Ordinance.

PETITIONER: Dianne Owens & Paul Elliot (N7040 Saucer Drive, Watertown, WI) presented themselves as the petitioners for this Conditional Use. The petitioners are

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None

STAFF: Given by Higgins and in the file. Higgins asked when the home was built and if there would be access for the remaining A-1, Exclusive Agricultural land? Laing said the home was built in the 1920s and there will be access for the remaining A-1, Exclusive Agricultural land.

TOWN: In favor.

CU2059-20 –New Vision LLC: Conditional use to allow transportation services storage in a Community zone near **N6232 County Road F**, Town of Concord, on PINs 006-0716-1532-012 (5 Ac) and 006-0716-1641-007 (0.73 Ac). This is in accordance with Sec. 11.04(f)9 of the Jefferson County Zoning Ordinance.

PETITIONER: Terry Jacobosky (N6232 County Road F, Sullivan, WI) presented himself as the petitioner for this Conditional Use in a Community zone. The petitioner is looking to put up a structure for storage of boats, campers and other recreational vehicles. The petitioner said it would be cold storage and only be used for storage.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: Supervisor Paulson asked if there would be outside storage? Jacobosky said there would be no outside storage.

STAFF: Given by Higgins and in the file. Higgins asked what the plan was for storage? Jacobosky said the customer will email him in the Fall for drop off and they will pick up in the Spring.

TOWN: In favor.

CU2060-20 – Dennis Jones: Conditional use for a 480 square foot carport addition, creating an extensive on-site storage structure at **W5815 Wendorf Lane** in the Town of Jefferson. This is on PIN 014-0614-2743-004 (0.9 Ac) in a Residential R-2 zone, and is in accordance with Sec. 11.04(f)2 of the Jefferson County Zoning Ordinance.

PETITIONER: Becky Jones (W5815 Wendorf Lane, Jefferson, WI) presented herself as the petitioner for this Conditional Use in a R-2 zone. The petitioner is looking to build a structure to cover farm machinery and a trailer that they would like covered.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None

STAFF: Given by Higgins and in the file. Higgins asked about the size and height of the proposed structure. Jones said she was not sure since this was her husbands project and he is currently in the hospital. Higgins asked if the structure was for personal use and if there would be any bathrooms? Jones said it would be used for personal use only and there would be no bathrooms. Higgins asked if there would be any exterior lighting? Jones said no.

TOWN: In favor.

CU2061-20 – Steve & Dawn Sleaver: Conditional use for an extensive on-site storage structure, a 1,120 square foot carport proposed at **N3555 County Road N** in the Town of Jefferson. This is on PIN 014-0614-2313-001 (3 Acres) in a Residential R-2 zone, and is in accordance with Sec. 11.04(f)2 of the Jefferson County Zoning Ordinance.

PETITIONER: No petitioner was present.

COMMENTS IN FAVOR:

COMMENTS OPPOSED:

REBUTTAL:

QUESTIONS FROM COMMITTEE:

STAFF:

TOWN:

CU2062-20 – Back Road Beef, LLC: Conditional use to allow an update to wastewater storage facilities at **W6915 Grogan Road** in the Town of Koshkonong, on PIN 016-0514-3141-002 (47.812 Ac). This is an ATCP-51 regulated facility, and is zoned A-1, Exclusive Agricultural. The proposal is in accordance with Sec. 11.04(f)6 of the Jefferson County Zoning Ordinance.

PETITIONER: Adam with Back Road Bee, LLC (W6915 Grogan Road, Fort Atkinson, WI) presented himself as the petitioner for this Conditional Use in a A-1 zone. The petitioner is looking to update their wastewater storage facility.

COMMENTS IN FAVOR: Joe Strupp with Jefferson County's Land and Water Conservation Department said no new structures proposed, animal units are not changing, DNR regulations are followed and that the petitioner is in compliance with the standards.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: Foelker asked how many animals are on the property now? The petitioner said they are permitted up to 3,000 animals' units. They do not have 3,000 animals as of now.

STAFF: Given by Higgins and in the file.

TOWN: In favor.

CU2063-20 – Kevin Christianson: Conditional use to allow an extensive on-site storage structure of 1,656 square feet, 20 feet in height in a Residential R-2 zone. The site is at **N2429 Kunz Rd** in the Town of Sumner, on PIN 028-0513-0111-003 (2.727 Ac). This is in accordance with Sec. 11.04(f)2 of the Jefferson County Zoning Ordinance.

PETITIONER: Kevin Christianson (N2429, Fort Atkinson, WI) presented himself as the petitioner for this Conditional Use in a R-2 zone. The petitioner is looking to build a structure 20 feet in height and 1,656 square feet. Christianson said he needs storage and 8 years ago he proposed a structure. Christianson said the new proposal is 400 square feet less.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None

STAFF: Given by Higgins and in the file. Higgins asked what the proposed height is? Christianson said no more than 20 feet. Higgins asked about if any business operations would take place and what outdoor lighting would be used? Christianson said no business would be run out of the structure and lighting would be minimal and pointed toward the ground.

TOWN: In favor.

POWTS ORDINANCE TEXT AMENDMENT

R4282T-20 – Jefferson County: Amendment and update to Private Sewage System Ordinance Number 12, last adopted on May 8, 2001. Please contact the Planning and Zoning Department for a complete copy of the proposed revised copy of the ordinance.

Supervisor Martin spoke in favor of the Private Sewage System Ordinance Number 12 updates. Supervisor Martin said she has concerns on cryptosporidium and human health. Supervisor Martin said cryptosporidium can stem from failed septic systems and other contaminated water sources. Supervisor Martin also had questions on the updated Private Sewage System Ordinance Number 12 including,

- Exceptions on holdings tanks for new construction (Pg. 6) and who makes the determination?
 - Supervisor Martin said sometimes the environmental health department makes the determination.
- How soil and site evaluations take place? (Section 12.11). What are the up-sides and down-sides of having a soil evaluation?
- Septic systems at public beaches and oversight?
- Clarification on section 13.D, county may investigate failed system.
 - Supervisor Martin wanted to add water sampling results from lab for failed systems.

Higgins said our current ordinance prohibits holding tanks for new construction. Higgins said they had a few exceptions this year which also has to be approved by the Planning and Zoning Committee. Higgins said some reasons could be soil does not perk for a septic system or logistically is not possible to hook up into an existing septic system.

Higgins said for the soil and site evaluations in floodplain and near water sources, there will most likely not be 36 inches of separation and lot sizes are smaller.

Higgins said for public sites, there are many regulations and rules. Higgins said DNR and DSPS oversee most of the public sites and public septic system regulations. Higgins said state level approval takes place for these types of public systems.

Higgins said for failed systems, DSPS may not require water testing for failed systems. Higgins said if we know a system is failed, a replacement system is required which takes care of any water contamination issues.

Higgins gave an overview of the updated Private Sewage System Ordinance.

At 8:05 p.m., Supervisor Foelker moved to adjourn and was seconded by Secretary Poulson. Motion passed 5-0 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

**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: December 28, 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: Dec 28, 2020 08:30 AM Central Time (US and Canada)

Register in advance for this meeting:

https://zoom.us/join/zoom/register/tJEkf--hpi4pHd2y7-u8i9MUTAbnqMB_1Qxy

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)**
Committee members present at 8:30 were Supervisors Jaeckel, Nass, Foelker and Zastrow. Staff members present were Ben Wehmeier, County Administrator; J. Blair Ward, Corporation Counsel; Staci Hoffman, Register of Deeds; Matt Zangl, Deb Magritz and Brett Scherer of the Zoning Department.

Attending via ZOOM were Supervisor Anita Martin and staff member Brian Udovich, Highway Department Operations Manager.
3. **Certification of Compliance with Open Meetings Law**
Zangl verified that the meeting was being held in compliance with the Open Meetings Law.
4. **Approval of the Agenda**
It was determined that the first petition the Supervisors would consider was R4286A-20 for McFarlane/Beltz, since people were in attendance to hear that recommendation.
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 October 22, November 11, November 30, December 11 and December 17 Meeting Minutes**
Motion by Supervisors Zastrow/Foelker to approve the October 22 minutes as presented. Motion passed, 4-0.

Motion by Supervisors Foelker/Jaeckel to approve the November 11 minutes as presented. Motion passed, 4-0.

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

Motion by Supervisors Foelker/Jaeckel to approve the December 11 minutes as presented. Motion passed, 4-0.

The December 17 meeting minutes were not ready for review.

7. Communications

a. Zoning Department Memo Dated December 16, 2020 Regarding Appeal of CU2053-20, We Energies LNG Project

Zangl shared a memo from him to the Committee noting his receipt of a Petition for Appeal of CU2053-20, the conditional use issued for a Liquefied Natural Gas facility in the Town of Ixonia.

Zangl also explained that a mailing error occurred for Petitions R4288A-20 and CU2058-20 in which adjoining property owners did not receive notice of the December 17 public hearing.

Supervisor Poulson arrived at 8:33 a.m.

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

Hoffman described the increase in revenues as awesome, with gross revenues over \$200,000.

9. November Monthly Financial Report for Land Information Office-Matt Zangl

Zangl reported that Land Information Office revenues remain consistent, with retained fee revenues good. The County Surveyor has completed multiple projects.

10. December Monthly Financial Report for Zoning – Matt Zangl

Revenues have been up in November and December, and totals for the year should come out pretty well.

11. Discussion on Solar Energy Facilities

Zangl noted that the County has been working through the Joint Developer's Agreement with Crawfish River Solar and the Town of Jefferson.

12. Discussion on Jefferson County Comprehensive Plan Update

There will be a meeting on December 30, 2020, facilitating getting the draft plans to the January County Board meeting. DATCP is currently reviewing the documents.

13. Discussion and Possible Action on a Request by Achim Tauch to reconfigure an A-3 zoned lot on Froelich Road, Town of Sullivan on PIN 026-0616-1133-005, also using PIN 026-0616-1133-006 owned by Paul F Biewer

Zangl explained the situation. The horizontal configuration of the lot and required setback from County Road E hinders building here. Tauch asked that that lot be reconfigured to be more vertical. Because this is proposed to be an even exchange of land, with no net gain or loss in acreage to either owner, the Committee agreed to the lot reconfiguration on a motion by Supervisors Foelker/Poulson. Motion passed, 5-0.

14. Discussion and Possible Action on a Request by Richard Goulder to change the A-3 and N zone boundaries of PINs 014-0614-2634-000 and 014-0614-2633-001 on Curtis Mill Road, Town of Jefferson. The original configuration was approved by the Planning and Zoning Committee on April 29, 2019.

Zangl explained the proposed reconfiguration. The current A-3 zone would not allow for a proposed building to meet the required setback. The petitioner requested an even exchange between his A-3 and Natural Resource zones to facilitate that setback. Because there was no net gain or loss for either zone, the Committee approved that request on a motion by Supervisors Foelker/Poulson. Motion passed, 5-0.

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

15. Discussion and Possible Action on Petitions Presented in Public Hearing on December 17, 2020:

APPROVED WITH CONDITIONS R4286A-20 – Dr. John Beltz/McFarlane Trust Property on a motion by Supervisors Foelker/Jaeckel to create two new building sites of 3 acres each, one with a 2.8-acre A-2 zone attached and the other with a 5.1-ac A-2 zone attached. The sites are in the Town of Aztalan on County Road V, PINs 002-0714-0743-000 (10.979 Ac), 002-0714-0743-001 (4.25 Ac) and 002-0714-1812-000 (9.2 Ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

APPROVED WITH CONDITIONS R4283A-20 – Gregory Senft on a motion by Supervisors Poulson/Jaeckel to rezone 2.1 acres of PIN 026-0616-1743-006 (9.274 Ac) for a new residential building site along **Rome Oak Hill Road** in the Town of Sullivan. This is in accordance with Sec. 11.04(f)1 of the Jefferson County Zoning Ordinance.

APPROVED WITH CONDITIONS R4284A-20 – Gregory Senft on a motion by Supervisors Jaeckel/Poulson to create an approximate 7-acre Natural Resource zone near **Rome Oak Hill Road** in the Town of Sullivan from part of PIN 026-0616-1743-006 (9.274 Ac). This is in accordance with Sec. 11.04(f)12 of the Jefferson County Zoning Ordinance. Motion passed, 5-0.

APPROVED WITH CONDITIONS CU2057-20 – Gregory Senft on a motion by Supervisors Zastrow/Foelker for conditional use to allow two horses in the proposed R-2 zone along **Rome Oak Hill Road** on PIN 026-0616-1743-006 (9.274 Ac), Town of Sullivan. This is in accordance with Sec. 11.04(f)1 of the Jefferson County Zoning Ordinance. Motion passed, 5-0.

APPROVED WITH CONDITIONS R4285A-20 – Stephen Seyer & Elizabeth Laing on a motion by Supervisors Jaeckel/Poulson Create a 5-acre lot around the home and buildings at **W8635 State Road 106** in the Town of Sumner, on PIN 028-0513-0914-000 (40 Ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance. Motion passed, 5-0.

APPROVED WITH CONDITIONS R4287A-20 – Robert & Barbara Dugan to rezone to create a new 3-acre building site along **County Road E** in the Town of Sullivan from part of PIN 026-0616-1443-001 (17.352 Ac) and to rezone 0.7-acre of that same PIN to add it to adjoining property already zoned A-3. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance. Motion passed, 5-0.

POSTPONED ACTION ON R4288A-20 – Dianne Owens & Paul Elliot on a motion by Supervisors Foelker/Poulson to rezone PIN 008-0715-0232-001 (2.002 Ac) at **N7040 Saucer Drive** in the Town of Farmington. This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance. Motion passed, 5-0.

POSTPONED ACTION ON CU2058-20 – Dianne Owens & Paul Elliot: Allow for an agricultural tourism-banquet hall, conference center and event facility at **N7040 Saucer Drive** in the Town of Farmington on PIN 008-0715-0232-001 (2.002 Ac). This is in a proposed A-2 zone, and is in accordance with Sec. 11.04(f) of the Jefferson County Zoning Ordinance.

APPROVED WITH CONDITIONS CU2059-20 –New Vision LLC on a motion by Supervisors Zastrow/Foelker for conditional use to allow transportation services storage in a Community zone near **N6232 County Road F**, Town of Concord, on PINs 006-0716-1532-012 (5 Ac) and 006-0716-1641-007 (0.73 Ac). This is in accordance with Sec. 11.04(f)9 of the Jefferson County Zoning Ordinance. Motion passed, 5-0.

APPROVED WITH CONDITIONS CU2060-20 – Dennis Jones on a motion by Supervisors Jaeckel/Poulson for conditional use for a 480 square foot carport addition, creating an extensive on-site storage structure at **W5815 Wendorf Lane** in the Town of Jefferson. This is on PIN 014-0614-2743-004 (0.9 Ac) in a Residential R-2 zone, and is in accordance with Sec. 11.04(f)2 of the Jefferson County Zoning Ordinance. Motion passed, 5-0.

DID NOT ATTEND PUBLIC HEARING – NO ACTION TAKEN on CU2061-20 – Steve & Dawn Sleaver on a motion by Supervisors Conditional use for an extensive on-site storage structure, a 1,120 square foot carport proposed at **N3555 County Road N** in the Town of Jefferson. This is on PIN 014-0614-2313-001 (3 Acres) in a Residential R-2 zone, and is in accordance with Sec. 11.04(f)2 of the Jefferson County Zoning Ordinance.

APPROVED WITH CONDITIONS CU2062-20 – Back Road Beef, LLC on a motion by Supervisors Jaeckel/Foelker for a conditional use to allow an update to wastewater storage facilities at **W6915 Grogan Road** in the Town of Koshkonong, on PIN 016-0514-3141-002 (47.812 Ac). This is an ATCP-51 regulated facility, and is zoned A-1, Exclusive Agricultural. The proposal is in accordance with Sec. 11.04(f)6 of the Jefferson County Zoning Ordinance. Motion passed on a voice vote with Supervisors Jaeckel, Nass, Poulson, Foelker and Zastrow voting in favor.

APPROVED WITH CONDITIONS CU2063-20 – Kevin Christianson on a motion by Supervisors Foelker/Poulson for conditional use to allow an extensive on-site storage structure of 1,656 square feet, 20 feet in height in a Residential R-2

zone. The site is at **N2429 Kunz Rd** in the Town of Sumner, on PIN 028-0513-0111-003 (2.727 Ac). This is in accordance with Sec. 11.04(f)2 of the Jefferson County Zoning Ordinance. Motion passed, 5-0.

APPROVED WITH CONDITIONS R4282T-20 – Jefferson County on a motion by Supervisors Foelker/Zastrow for an Amendment and update to Private Sewage System Ordinance Number 12, last adopted on May 8, 2001. Motion passed, 5-0.

16. Possible Future Agenda Items

17. Upcoming Meeting Dates

December 30, 2020, 9:00 a.m. – Joint Planning & Zoning Committee and Executive Committee Meeting in Courthouse Room 205

January 15, 2021, 8:00 a.m. – Site Inspections Beginning in Courthouse Room 203

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

January 25, 8:30 a.m. – Decision Meeting in Courthouse Room 205

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

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

February 22, 8:30 a.m. – Decision Meeting in Courthouse Room 205

18. Adjourn

Motion by Supervisors Poulson/Foelker to adjourn the meeting. Motion passed, and the meeting adjourned at 9:17 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.jeffersoncountywv.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

**ROOM 203, JEFFERSON COUNTY COURTHOUSE
311 S. CENTER AVE., JEFFERSON, WI 53549
8 A.M. ON FRIDAY, JANUARY 15, 2021**

1. **Call to Order**
The meeting was called to order by Supervisor Nass at 8:00 a.m.
2. **Roll Call (Establish a Quorum)**
Supervisor Jaeckel was absent and excused. Supervisors Nass, Poulson, Foelker and Zastrow were in attendance, as were staff member Matt Zangl, Deb Magritz and Brett Scherer.
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**
Motion by Supervisors Zastrow/Poulson to approve the agenda as presented. Motion passed 4-0.
5. **Public Comment (Not to exceed 15 minutes and not to include petitions slated for decision. Members of the public who wish to address the Committee on specific agenda items must register their request at this time)**
There was no public comment.
6. **Communications**
There were no communications.
7. **Site Inspections for Petitions to be presented in Public Hearing on January 21, 2021:**
The Committee left at 8:15 for the following site inspections:

R4289A-21 Kemmeter's Properties LLC: Create an approximate 1-acre R-2 or A-3 zone around the existing home and buildings from an A-2/A-T zone at **W5051 US Highway 18** in the Town of Jefferson from part of PIN 014-0614-1212-000 (37.826 Ac). This is in accordance with Sec. 11.04(f)2/11.04(f)8 of the Jefferson County Zoning Ordinance.

R4290A-21 K&V Farms LLC: Create an approximate 2.6-acre A-3 zone around the existing barn from an A-T zone at **N4283 County Road Y** in the Town of Jefferson from part of PIN 014-0614-1242-000 (39.537 Ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4291A-21 - Robert M Klein/Linda M Gryczewski: Create a 1.80-acre A-3 zone around the existing home and buildings from an A-1 zone at **N1138 Fremont Rd** in the Town of Cold Spring from part of PIN 004-0515-2123-001 (30.00 Ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4294A-21- Glenn Strike/Roger H and Betty J Strike Trust Property: Create a 1.7-acre A-2 zone around the existing buildings from an A-1 zone at **W1882 County Road CI** in the Town of Sullivan from part of PIN 026-0616-3242-000 (38.94 Ac). This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

R4295A-21 - Glenn Strike/Roger H and Betty J Strike Trust Property: Create a 1.0-acre A-3 zone around the existing home from an A-1 zone at **W1882 County Road CI** in the Town of Sullivan from part of PIN 026-0616-3242-000 (38.94 Ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

CU2059-20 - Brian and Trina Buth: Conditional use to allow for an extensive on-site parking structure at **W9627 Bridge St** in a Community zone in the Town of Lake Mills on PIN 018-0713-1923-015 (0.94 Ac). This is in accordance with Sec. 11.04(f)9 of the Jefferson County Zoning Ordinance.

R4292A-21 - Timothy M and Tracy L Johnston Trust: Create a 2-acre A-3 residential building site (Lot 1) from an A-1 zone at **W7527 Mud Lake Rd** in the Town of Lake Mills from part of PIN 018-0713-3621-000 (39.183 Ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4293A-21 - Timothy M and Tracy L Johnston Trust: Create a 2-acre A-3 residential building site (Lot 2) from an A-1 zone at **W7527 Mud Lake Rd** in the Town of Lake Mills from part of PIN 018-0713-3621-000 (39.183 Ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

8. Adjourn

Motion by Supervisors Foelker/Poulson to adjourn the meeting. Motion passed 4-0, and the meeting adjourned at 10:20 a.m.

Blane Poulson, Secretary

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

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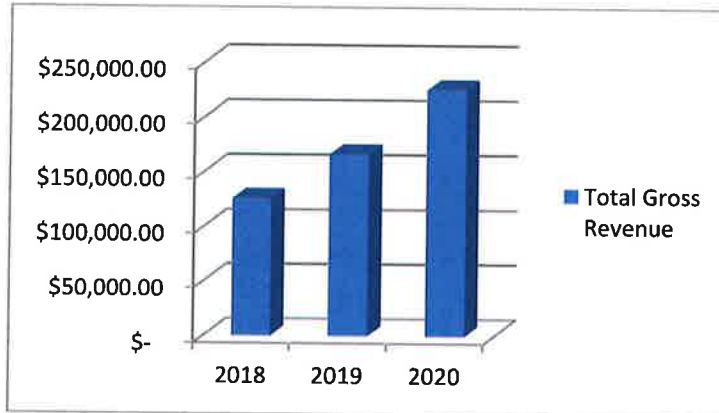
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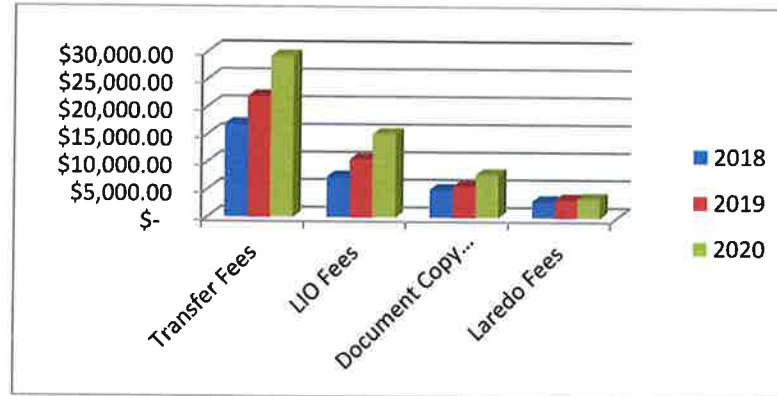
Register of Deeds Monthly Budget Report

Dec-20

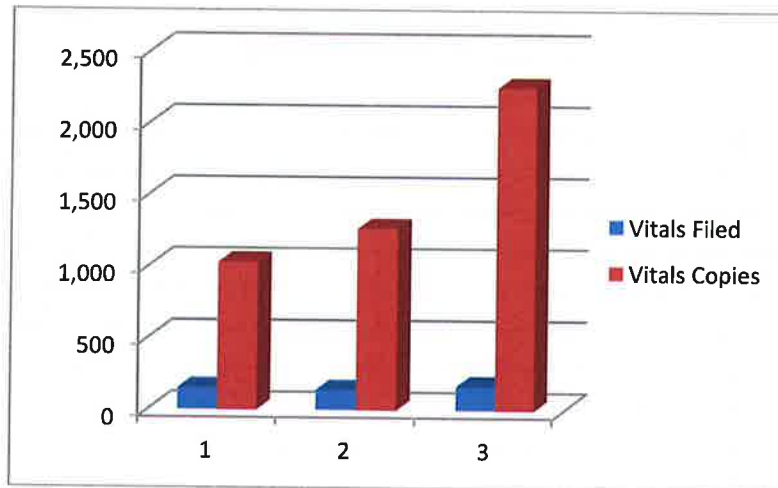
ROD Total Gross Revenues



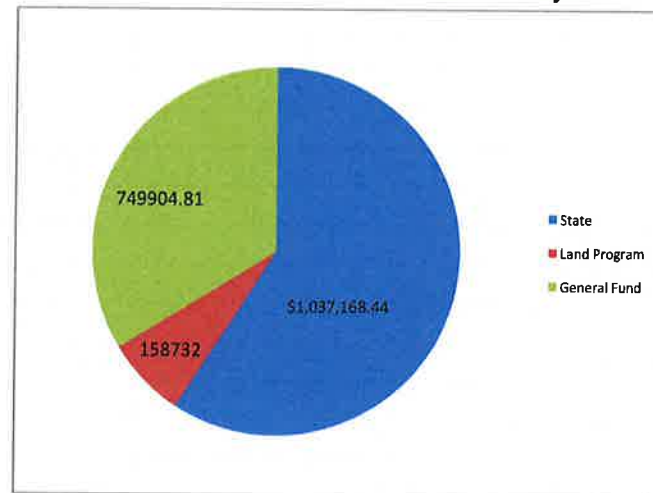
Land Related Revenue



Vital Records



Year to Date Revenue Payout



Register of Deeds	Dec 2020			YR to Date	Current Yr. Target
Program/Service Description	2018	2020		Totals	%
Documents Recorded	829	1,246	1,809	18,947	134%
Vital Records Filed	151	139	166	2,231	107%
Vital Record Copies	1,028	1,265	2,251	18,119	128%
ROD Revenue (Gross Total)	\$ 125,945.24	\$ 166,330.90	\$ 225,695.04	\$2,225,880.89	137%
Transfer Fees	\$ 16,892.88	\$ 21,975.24	\$ 29,205.72	\$ 281,272.86	134%
LIO Fees	\$ 7,354.00	\$ 10,560.00	\$ 15,114.00	\$ 158,732.00	146%
Document Copies	\$ 5,050.39	\$ 5,717.45	\$ 7,814.27	\$ 81,289.45	142%
Laredo	\$ 2,969.75	\$ 3,301.25	\$ 3,492.25	\$ 35,621.50	111%
ROD Revenue to General Fund	\$ 41,400.02	\$ 54,486.94	\$ 75,719.24	\$ 749,904.81	138%
Percentage of Documents eRecorded	51%	65%	69%	69%	97%
Budget Goals Met	Yes	Yes	Yes	Yes	138%
Back Indexed	1,036	1,959	4,442	59,289	296%

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:

We ended the year with 6,197 more documents than budgeted. The awesome Register of Deeds staff not only recorded more documents, they were able to back index nearly 60,000 documents working from home. Due to many surrounding counties being closed we also sold about 4,000 more vital records than in past several years thanks to statewide issuance.

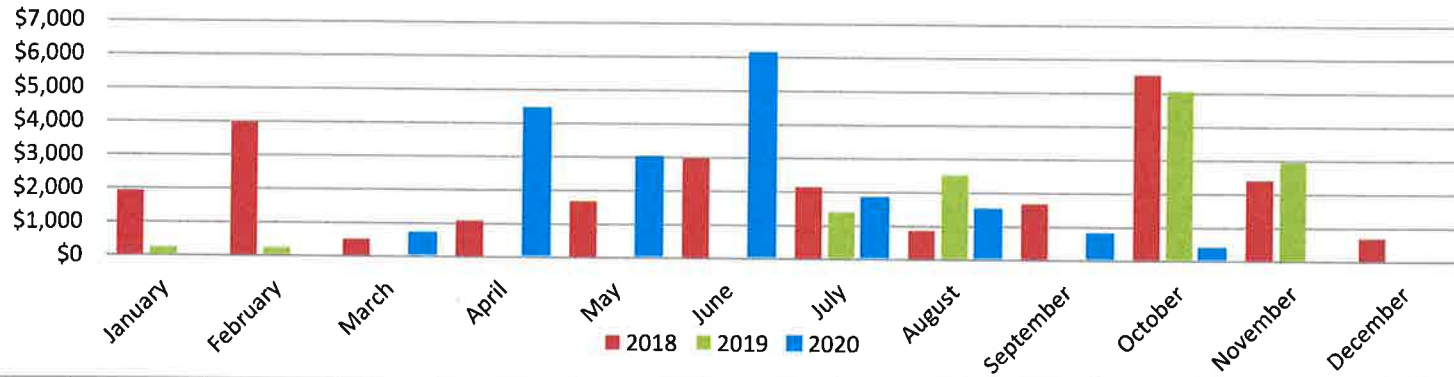
Wisconsin Counties Association Board of Directors:

Nothing new to report this month

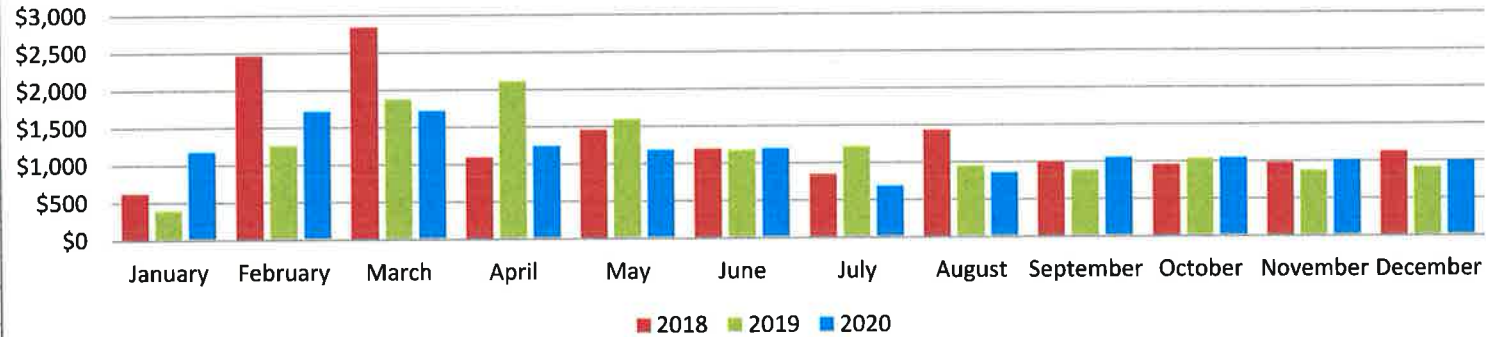
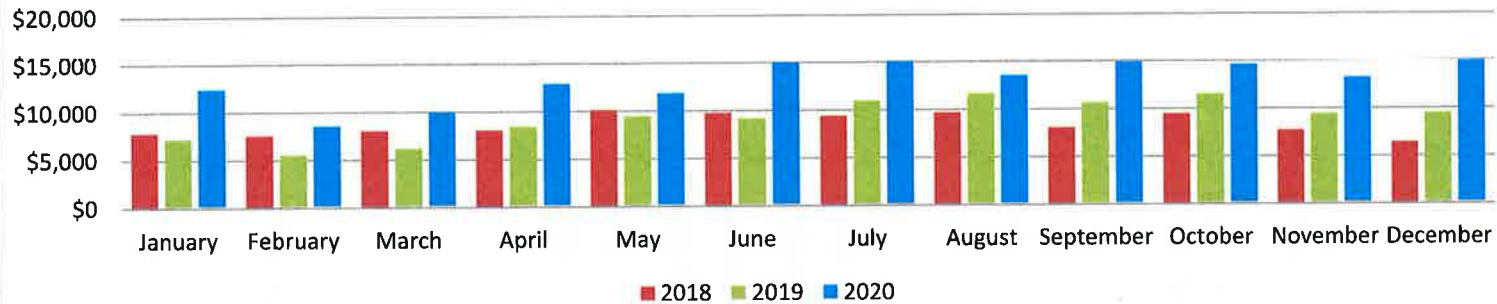
Wisconsin Public Records Board:

Nothing new to report this month

Land Information Monthly Revenue Report December 2020

[illegible]

Land Information Monthly Revenue Report December 2020

[illegible][illegible]

Jefferson County Planning and Zoning Department
Monthly Ledger Report
01-22-2021

	RF	WFG	OP	PPC	MC	PSS (STF	FQAS	FAA	FPFC	SREWF	ZOF	Refunds	2021 Totals	2020 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	330.00		10,935.00	650.63		2,075.00	800.00							14,790.63	11,905.66
Feb															10,624.44
Mar															13,830.00
Apr															21,480.50
May															22,302.09
June															27,080.00
July															26,373.54
Aug															20,482.08
Sept															17,021.00
Oct															28,734.16
Nov															13,424.17
Dec															14,701.53
Total	330.00		10,935.00	650.63		2,075.00	800.00							14,790.63	227,959.17

2020 Actual Zoning Deposit: Please Enter Deposit

2021 Budget Revenues: Please Enter Revenues

2021 Deposits YTD: \$14,790.63

2020 ZONING REPORT
LAND USE PERMIT BREAKDOWN

TYPE OF CONSTRUCTION	TOTAL PERMITS ISSUED
New Single Family Construction.....	77
Additions to Single Family Construction	156
New Multi-Family Construction (Duplex)	0
New (Or Moved/Relocated) Mobile Home Placements.....	3
Additions to Mobile Homes.....	4
Mobile Home in MH Park	1
Accessory Structures in MH Park.....	2
Mobile Home in Mobile Home Park – Additions, Alterations, Conversions	2
Other Non-Housekeeping Shelter	0
New Attached or Detached Garages.....	62
New Amusement, Social or Recreational Buildings.....	0
New Churches and Other Religious Buildings.....	0
New Industrial Buildings.....	9
New Parking Garages	0
New Service Stations & Repair Garages.....	0
New Hospitals and Institutional	0
New Offices, Banks and Professional.....	0
Public Works and Utilities.....	14
Tower/Antenna Additions/Co-Location	13
New Schools and Other Educational.....	0
New Stores and Customer Service	0
New Other Non-Residential Buildings	140
Structures Other than Buildings.....	40
Moved/Relocated Detached Structures.....	3
Additions to Any Non-Residential Buildings.....	39
Demolish (Raze) Residential Structure.....	3
Demolish (Raze) Non-Residential Structure.....	1
Sign Permits.....	4
Shoreland/Wetland Permits.....	39
Floodplain Permits	45
TOTAL.....	657

2019 ZONING REPORT
LAND USE PERMIT BREAKDOWN

TYPE OF CONSTRUCTION	TOTAL PERMITS ISSUED
New Single Family Construction	100
Additions to Single Family Construction	102
New Multi-Family Construction (Duplex)	0
New (Or Moved/Relocated) Mobile Home Placements	1
Additions to Mobile Homes	6
Mobile Home in MH Park	12
Accessory Structures in MH Park	0
Mobile Home in Mobile Home Park – Additions, Alterations, Conversions	1
Other Non-Housekeeping Shelter	0
New Attached or Detached Garages	82
New Amusement, Social or Recreational Buildings	0
New Churches and Other Religious Buildings	0
New Industrial Buildings	3
New Parking Garages	0
New Service Stations & Repair Garages	0
New Hospitals and Institutional	0
New Offices, Banks and Professional	0
Public Works and Utilities	16
Tower/Antenna Additions/Co-Location	12
New Schools and Other Educational	0
New Stores and Customer Service	1
New Other Non-Residential Buildings	95
Structures Other than Buildings	26
Moved/Relocated Detached Structures	1
Additions to Any Non-Residential Buildings	44
Demolish (Raze) Residential Structure	5
Demolish (Raze) Non-Residential Structure	0
Sign Permits	3
Shoreland/Wetland Permits	29
Floodplain Permits	57
Flood Damage Repair Permits	0
Outside Storage	0
TOTAL	596

2020 SANITATION REPORT

PERMIT BREAKDOWN

TYPE OF SYSTEM	TOTAL PERMITS ISSUED
New Construction At-Grade Systems.....	3
At Grade Systems as Replacements for Existing Construction	4
New Construction Aerobic Treatment Unit Systems.....	0
Aerobic Treatment Unit Systems as Replacements for Existing Construction	0
New Aerobic Treatment Unit/Pressurized In-Ground Systems	0
Replacement Aerobic Treatment Unit/Non-Pressurized In-Ground Systems..	0
Aerobic Treatment Unit W/Mound System as Replacement.....	2
Addition of an Aerobic Treatment Unit to Existing System	1
New Construction Holding Tanks	2
Holding Tanks as Replacements for Existing Construction	14
Holding Tanks as Addition to System.....	1
New Construction Mound Systems	16
Mounds as Replacements for Existing Construction	30
Additions to Mound Systems.....	0
Tank Replacements for Mound Systems.....	0
System Repair to Mound Systems	4
New Construction Non-Pressurized In-Ground Systems.....	29
Non-Pressurized In-Ground Systems as Replacements for Exist. Construction	54
Non-Pressurized In-Ground Systems – Tank Replacements	6
Additions to Non-Pressurized In-Ground Systems	0
System Repair to Non-Pressurized In-Ground Systems.....	0
New Construction Pressurized In-Ground Systems.....	0
Replacement of Pressurized In-Ground Systems.....	0
System Repair to Pressurized In-Ground Systems	0
TOTAL NEW & REPLACEMENT SYSTEMS	166
TOTAL TRANSFER PERMITS (Owner to Owner)	0
TOTAL PLUMBER TO PLUMBER (REVISION).....	0
TOTAL VOID PERMITS	2
TOTAL RENEWAL PERMITS	4
TOTAL REISSUE OF EXPIRED PERMIT.....	0
TOTAL PERMITS ISSUED	172
TOTAL PLAN REVISIONS.....	21
TOTAL SOIL TESTS SUBMITTED.....	187

(Permit Series - #620497-#620600/#63001-#630068

2019 SANITATION REPORT

PERMIT BREAKDOWN

TYPE OF SYSTEM	TOTAL PERMITS ISSUED
New Construction At-Grade Systems	0
At Grade Systems as Replacements for Existing Construction.....	1
 New Construction Aerobic Treatment Unit Systems	 0
Aerobic Treatment Unit Systems as Replacements for Existing Construction	0
New Aerobic Treatment Unit/Pressurized In-Ground Systems	0
Replacement Aerobic Treatment Unit/Non-Pressurized In-Ground Systems	0
Aerobic Treatment Unit W/Mound System as Replacement.....	0
Addition of an Aerobic Treatment Unit to Existing System	0
 New Construction Holding Tanks.....	 1
Holding Tanks as Replacements for Existing Construction.....	8
Holding Tanks as Addition to System.....	0
 New Construction Mound Systems	 17
Mounds as Replacements for Existing Construction.....	29
Additions to Mound Systems	0
Tank Replacements for Mound Systems.....	1
System Repair to Mound Systems.....	2
 New Construction Non-Pressurized In-Ground Systems	 39
Non-Pressurized In-Ground Systems as Replacements for Exist. Construction ..	46
Non-Pressurized In-Ground Systems – Tank Replacements	1
Additions to Non-Pressurized In-Ground Systems	0
System Repair to Non-Pressurized In-Ground Systems	1
 New Construction Pressurized In-Ground Systems	 0
Replacement of Pressurized In-Ground Systems	1
System Repair to Pressurized In-Ground Systems	0
 TOTAL NEW & REPLACEMENT SYSTEMS	 146
 TOTAL TRANSFER PERMITS (Owner to Owner)	 0
 TOTAL PLUMBER TO PLUMBER (REVISION)	 1
 TOTAL VOID PERMITS	 1
 TOTAL RENEWAL PERMITS.....	 0
 TOTAL REISSUE OF EXPIRED PERMIT	 0
TOTAL PERMITS ISSUED	148
 TOTAL PLAN REVISIONS	 27
 TOTAL SOIL TESTS SUBMITTED	 160

(Permit Series - #598449-#598500/#620401-#620496

General Fund

ACCOUNTS FOR: Zoning

		2017	2018	2019	2020	2020 Adjusted	
12901 Zoning							
12901	411100	General Property Taxes	-314555.04	-297279.96	-259443	-270746.04	-270746.04
12901	421001	State Aid	0	0	-15000	0	
12901	432002	Private Sewage System	-54175	-53450	-57875	-66400	-66400
12901	432099	Other Permits	-178515	-155580	-159320	-137429.5	-137429.5
12901	441002	Co Ordinance Forfeiture	0	0	0	0	0
12901	451002	Private Party Photocopy	-956.29	-1178.25	-841.69	-1174.67	-1174.67
12901	458001	Tree Sales	0	0	0	0	0
12901	458002	Septic Replacement Fee	0	0	0	0	0
12901	458010	Soil Testing Fee	-7150	-8350	-8000	-9150	-9150
12901	472003	Municipality Copies & Printing	-51	-8.75	-42	0	0
12901	484001	Insurance Recovery	0	0	-20569	-5000	-5000
12901	486004	Miscellaneous Revenue	0	0	0	0	0
12901	511110	Salary-Permanent Regular	77262.37	69123.34	82892.43	89831.91	89831.91
12901	511210	Wages-Regular	197896.24	199898.29	243373.19	225784.15	225784.15
12901	511220	Wages-Overtime	18.47	112.39	375.43	1212.2	1212.2
12901	511310	Wages-Sick Leave	10143.67	31939.07	0	0	0
12901	511320	Wages-Vacation Pay	29095.96	31604.42	0	0	0
12901	511330	Wages-Longevity Pay	1607.54	1118.26	817.81	750	750
12901	511340	Wages-Holiday Pay	12461.28	10016.33	0	0	0
12901	511350	Wages-Miscellaneous(Comp)	3766.3	3754.02	0	0	0
12901	512141	Social Security	24806.47	25947.31	24325.28	23452.95	23452.95
12901	512142	Retirement (Employer)	22579.28	20162.59	21105.37	21277.67	21277.67
12901	512144	Health Insurance	69963.94	63711.9	52106.58	52146.53	52146.53
12901	512145	Life Insurance	170.58	105.02	94.34	116.9	116.9
12901	512147	Education & Training	120	130	0	40	40
12901	512148	Unemployment Compensation	0	0	0	0	0
12901	512150	FSA Contribution	1125	1125	0	0	0
12901	512151	HSA Contribution	0	0	7000	10249.9	10249.9
12901	512152	Limited FSA Contribution	0	0	0	0	0

12901	512153	HRA Contribution	0	0	0	0	0
12901	512173	Dental Insurance	4813.49	4210.47	3841.48	3778.67	3778.67
12901	521212	Legal	0	197.1	0	0	0
12901	521219	Other Professional Serv	0	0	85281.47	103498.9	0
12901	529299	Purchase Care & Services	0	0	0	0	0
12901	531003	Notary Public Related	0	0	0	0	0
12901	531301	Office Equipment	0	0	0	97.42	97.42
12901	531303	Computer Equipmt & Software	27.21	0	0	0	0
12901	531311	Postage & Box Rent	5669.31	5231.69	9138.62	4943.82	4943.82
12901	531312	Office Supplies	1903.25	1452.48	2219.95	905.8	905.8
12901	531313	Printing & Duplicating	376.42	517.4	336.14	461.59	461.59
12901	531314	Small Items Of Equipment	0	0	0	0	0
12901	531321	Publication Of Legal Notice	4597.71	3891.42	6384.63	4953.88	4953.88
12901	531324	Membership Dues	140	302	100	0	0
12901	531326	Advertising	496.62	1892.51	21	121.62	121.62
12901	531327	Certification Fees	40	1021.66	0	651.63	651.63
12901	531329	Other Publ/Subscriptions/Dues	349.95	359.95	364.95	584.29	584.29
12901	531351	Gas/Diesel	1174.43	1546.65	1131.13	742.44	742.44
12901	532325	Registration	250	761.35	375	0	0
12901	532332	Mileage	0	217.2	196.2	91.43	91.43
12901	532335	Meals	0	97.1	133.39	0	0
12901	532336	Lodging	328	402	328	0	0
12901	532339	Other Travel & Tolls	0	4	5	6	6
12901	533225	Telephone & Fax	447.23	740.14	785.67	834.07	834.07
12901	535242	Maintain Machinery & Equip	4078.85	4783.91	3735.33	1998.05	1998.05
12901	535352	Vehicle Parts & Repairs	1427.79	1197.29	877.35	33.04	33.04
12901	571004	IP Telephony Allocation	563.89	914.77	703.08	932.25	932.25
12901	571005	Duplicating Allocation	137.85	116.3	51.78	171.38	171.38
12901	571007	MIS Direct Charges	0	0	0	0	0
12901	571009	MIS PC Group Allocation	12862.85	11710.72	9696.5	12594.12	12594.12
12901	571010	MIS Systems Grp Alloc(ISIS)	5216.93	5272.92	4129.61	3685	3685
12901	591519	Other Insurance	1847.17	2504.56	3359.47	3529.91	3529.91
12901	591520	Liability Claims	0	16409.12	3188	47826.38	0

12901	594811	Capital Automobiles	0	0	25569	0	0
12901	594813	Capital Office Equip	0	0	0	8514.78	8514.78
12901	594950	Operating Reserve	0	0	0	0	0
12901	699700	Resv Applied Operating	0	0	0	0	0
12901	699999	Budgetary Fund Balance	0	0	0	0	0
TOTAL	Zoning		-57636.28	8655.69	72952.49	135918.47	-15406.81

Zoning Department Revenues				
	2020	2019	2018	2017
Private Sewage System (Sanitary Permits)	\$66,400	\$57,875	\$53,450	\$54,175
Other Permits (Zoning Permits, Rezone, CUP)	\$137,429	\$159,320	\$155,580	\$178,515
Private Party Photocopy	\$1,174	\$841	\$1,178	\$956
Soil Testing Fee	\$9,150	\$8,000	\$8,350	\$7,150
Total Revenue	\$214,153	\$226,036	\$218,558	\$240,796

Deb Magritz

From: Sue Ebbert <simplycountrylife@yahoo.com>
Sent: Monday, January 11, 2021 1:20 PM
To: Deb Magritz
Subject: Zoning request Jan 2021

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

To Jefferson County Zoning And Planning Committee

This request is on behalf of property owner Jan Kramer and Representative Sue Ebbert for the property located at N8642 County Road A

We respectfully request to Join the original two small parcels into one.

We would like to join the 1.0 acres and the 1.3 acres on Hilltop rd together due to the soil of one parcel not perking,

We are making this request of the committee so we can move forward with the certification of the survey map

Thank you for your consideration in this matter.

Wisconsin Department of Safety and Professional Services

SOIL EVALUATION REPORT

Page 1 of 3

Division of Industry Services

in accordance with SP5 385, Wis. Adm Code

Attach complete site plan on paper not less than 8 1/2 x 11" in size. Plan must include, but not limited to: vertical and horizontal reference point (BM), direction and % slope, scale or dimensions, north arrow, location & distance to nearest road.

Please print all information

Personal information you provide may be used for secondary purposes (Privacy Law, s. 19.48(1)(m)).

County	JEFFERSON
Parcel I.D.	032-0815-1833-000
Reviewed by	Date


Property Owner JAN A KRAMER		Property Location SW 1/4, SW 1/4, S 18, T 8 N, R 15 E	
Property Owner's Mailing Address 1631 ELMWOOD AVE APT 1		Lot # Subd. Name or CSM#	
City OSHKOSH, WI	State WI	Zip Code 54901	Phone Number
<input type="checkbox"/> City		<input checked="" type="checkbox"/> Town	Nearest Road HILLTOP ROAD

<input checked="" type="checkbox"/> New Construction	Use: <input checked="" type="checkbox"/> Residential/No. bedrooms 4	Code derived design flow rate. 600 GPD
<input type="checkbox"/> Replacement	<input type="checkbox"/> Public or commercial- Describe	
Parent Material: LOESS, GLACIAL TILL		Flood Plain elevation if applicable Unknown
General comments: PROPOSED LOT SPLIT		
and recommendations: MINIMUM 18" OF MOUND SAND REQUIRED		
0.6 GPD/SQ. FT. LOADING RATE		

Boring		<input type="checkbox"/> Boring								
1.	#	<input checked="" type="checkbox"/> Pit	Ground surface elev. 98.38'		Depth to limiting factor 18"				Soil Application Rate	
Horizon	Depth inches	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence (Moist)	Roots	Boundary	GPD/ft ²	
									*Lff#1	*Lff#2
Ap	0-12	10YR2/2		l	2mgr	fr	2fco	as	0.6	0.8
AB	12-14	10YR3/2		l	2fsbk	fr	1fco	cw	0.6	0.8
Bt	14-18	10YR3/4		cl	2msbk	fi	1fm	cs	0.4	0.6
C1	18-26	10YR5/4	c1d10YR6/6 6/2	cl	0mass	fi		cs	0	0
Cg2	26-30	2.5Y6/2	m1d10YR6/6 6/1	scl	0mass	fi			0	0

<div>Boring</div> <div>2</div>		<div><input type="checkbox"/> Boring</div> <div><input checked="" type="checkbox"/> Pit</div>	Ground surface elev 98.08'		Depth to limiting factor 20"				Soil Application Rate	
Horizon	Depth inches	Dominant Color Munsell	Redox Description Qu. Sz Cont. Color	Texture	Structure Gr.Sz.Sh.	Consistence (Moist)	Roots	Boundary	GPD/ft ²	
Ap	0-15	10YR2/2		l	2mgr	fr	2fco	as	*LTP#1 0.6	*ETP#2 0.8
Bt	15-20	10YR3/4		cl	2fsbk	fr	1fco	cs	0.4	0.6
Cg	20-28	2.5Y6/2	m1d10YR6/6 6/1	cl	0mass	fi			0	0

*Effluent #1 = BOD₅ > 30 < 220 mg/L and TSS > 30 < 150 mg/L*Effluent #2 = BOD₅ < 30 mg/L and TSS < 30 mg/L

CST Name Clay Vanderleest	Signature: 	CST Number 1190689
Address 302 S Midvale Blvd Madison, WI 53705	Date Evaluation Completed 3/4/2021	Telephone No. (608) 509-2855

SBD-H330(R04/15)

Property Owner: IAN A KRAMER

Parcel ID: 032-0815-1833-000

Page 2 of 3

3 #		Ground surface elev. 98.75'		Depth to limiting factor 18"					Soil Application Rate GPD/ft ²	
Horizon	Depth inches	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence (Moist)	Roots	Boundary	*Eff#1	*Eff#2
Ap	0-12	10YR2/2		l	2mgr	fr	2fco	as	0.6	0.8
Bt	12-18	10YR3/4		sicl	2fsbk	fr	1fco	cs	0.4	0.6
Cg	18-24	2.5Y6/2	m1d10YR6/6 6/1	sicl	0mass	fi			0	0

4 #		Ground surface elev. 99.92'		Depth to limiting factor 24"					Soil Application Rate GPD/ft ²	
Horizon	Depth inches	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence (Moist)	Roots	Boundary	*Eff#1	*Eff#2
Ap	0-12	10YR3/2		l	2mgr	fr	2fco	as	0.6	0.8
Bt1	12-17	10YR4/4		l	2fsbk	fr	1fco	cs	0.6	0.8
Bt2	17-24	10YR4/4		cl	2msbk	fi	1fm	cs	0.4	0.6
C	24-30	10YR4/6	c2d10YR6/6 6/3	scl	0mass	fi			0	0

5 #		Ground surface elev. 100.48'		Depth to limiting factor 24"					Soil Application Rate GPD/ft ²	
Horizon	Depth inches	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence (Moist)	Roots	Boundary	*Eff#1	*Eff#2
Ap	0-12	10YR3/2		l	2mgr	fr	2fco	as	0.6	0.8
Bt1	12-19	10YR4/3		sicl	2fsbk	fr	2fm	cs	0.4	0.6
Bt2	19-24	10YR4/4		sicl	2fsbk	fi	1fm	cs	0.4	0.6
C	24-30	10YR4/6	c1d10YR6/6 6/2	scl	0mass	fi			0	0

*Effluent #1 = BOD₅ > 30 ≤ 220 mg/L and TSS > 30 ≤ 150 mg/L*Effluent #2 = BOD₅ ≤ 30 mg/L and TSS ≤ 30 mg/L

HILLTOP ROAD R/W

PROPOSED LOT SPLIT
EDGE OF WOODS

JAN A KRAMER

PAGE 3 OF 3
SW1/4 SW1/4 SEC.18
T8N-R15E
TOWN OF WATERTOWN
JEFFERSON COUNTY
ORIGINAL PARCEL: 35.265 ACRES

N

B-5

B-3

PROPOSED 24.5' x 121'
MOUND DRAINFIELD
(CELL ELEV. = 101.0')THE AREA OF THE DRAINFIELD AND 15'
DOWNSLOPE SHALL BE UNDISTURBED.
NO VEHICULAR TRAFFIC ALLOWED. NO
EXCAVATION OR COMPACTION OF SOILNO
A+4"

B-2

EDGE OF WOODS

BM~300'
NORTH OF
SOUTH LOT
LINEBM = TOP OF
IRON PIPE
ELEV. = 100.0'NO
A+4"NO
A+4"

Scale: 1"=40'

100 Feet

PROPOSED LOT SPLIT

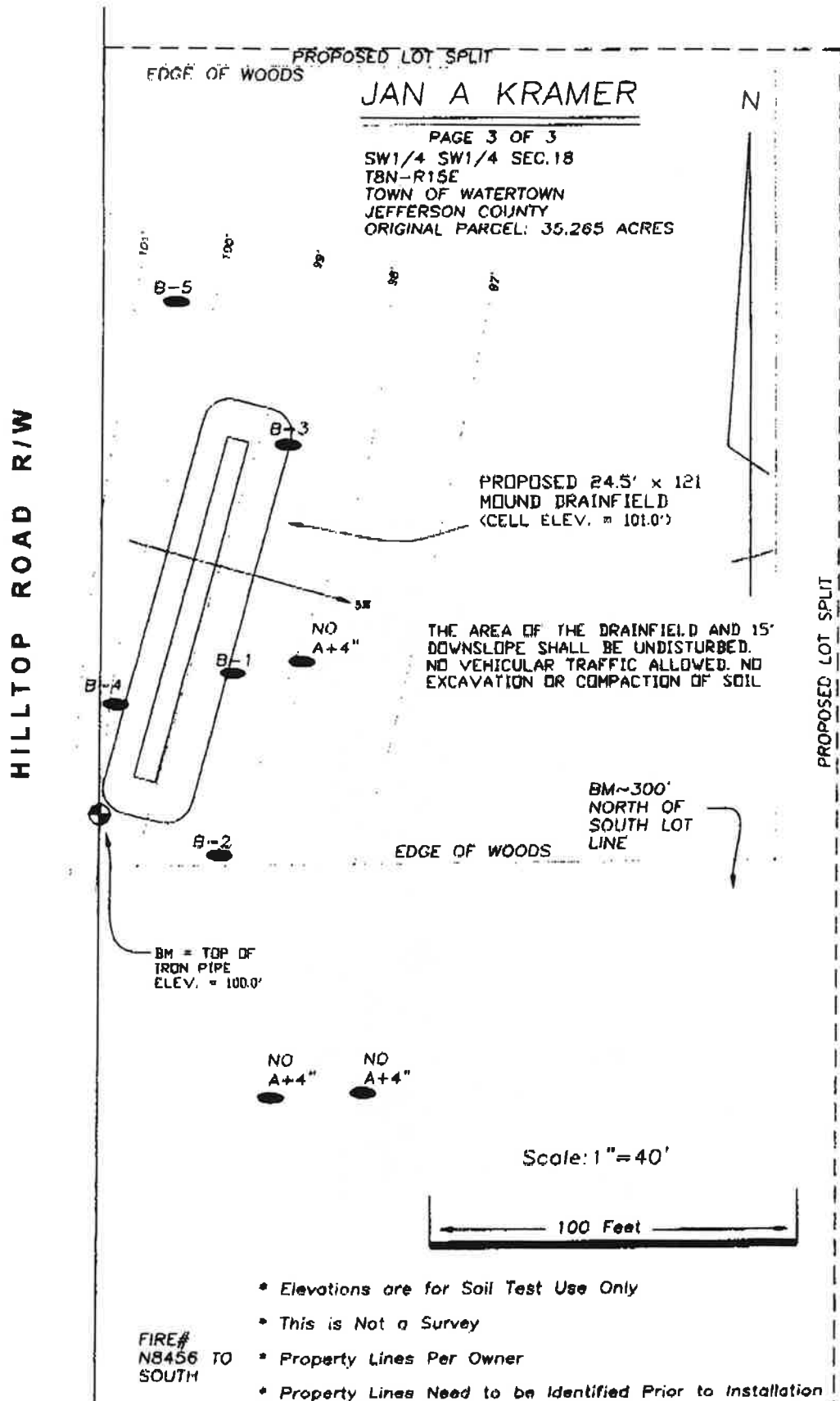
* Elevations are for Soil Test Use Only

* This is Not a Survey

FIRE#
N8456 TO
SOUTH

* Property Lines Per Owner

* Property Lines Need to be Identified Prior to Installation



JEFFERSON COUNTY PRELIMINARY REVIEW FOR CERTIFIED SURVEY

A Division of land located in the fractional NW 1/4, fractional SW 1/4 and the NE 1/4 of the SW 1/4 of Section 18, Township 8 N, Range 15 E, Town of Watertown, Jefferson County, Wisconsin, on Parcel Numbers: 032-0815-1832-000 and 032-0815-1833-000

Petitioner: Sue Ebbert
Address: N2795 Ebbert Lane
Fort Atkinson, WI 53538
Phone: 920 397-0672

Owner: Jan A Kramer
Address: N8642 County Road A
Watertown, WI 53094
Phone: 920 988-4955

Surveyor: **SOUTHWEST**
SURVEYING & ASSOCIATES, Inc.

P.O. BOX K, PALMYRA, WI. 53156
262-495-4910
920-674-4884

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

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

- ☐ 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.

Date Submitted: _____
Revised: **August 14, 2020**

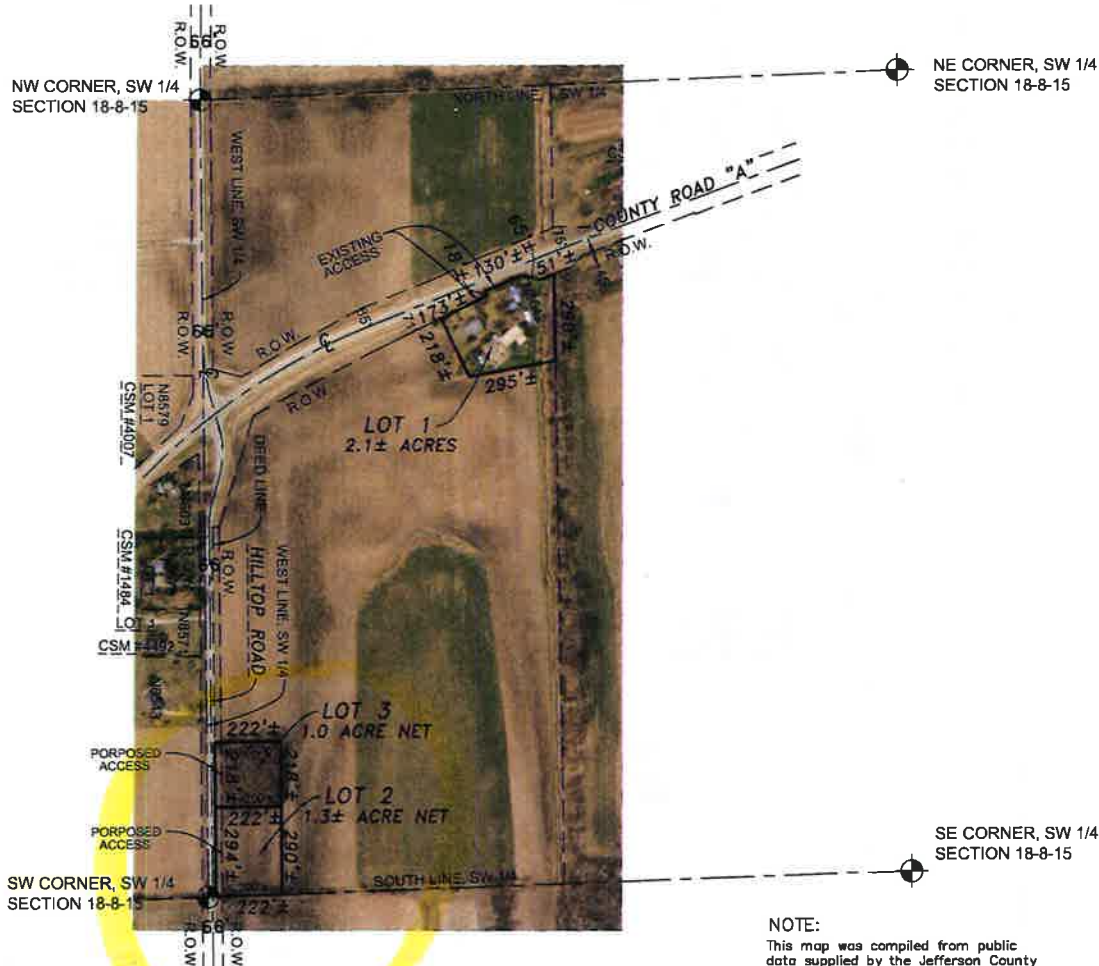
Note to Be Placed on Final CSM

Petition # _____ Zoning _____

Check for subsequent zoning changes with Jefferson County Zoning Department.

Intent and Description of Parcel to be Divided:

- Lot 1: Create one 2.1± Acres A-3 zoned Farm consolidation parcel around existing buildings
- Lot 2: Create one 1.3± Acre A-3 zoned rural residential parcel. (Consolidation of parcels transferring the available Lot from the Parcel on the North side of County Road "A" to the South.)
- Lot 3: Create one 1.0 Acre A-3 zoned rural residential parcel.



NOTE:

This map was compiled from public data supplied by the Jefferson County Land Information Department and is not a substitute for an actual field survey and is limited by the quality of the data from which it was assembled. The dimensions are approximate and will vary upon an actual field survey. To be used for planning purposes only.

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

SHEET 1 OF 1
DATE: AUGUST 10, 2020
REVISED: AUGUST 14, 2020
JOB NO: E-220132