

**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:** February 22, 2021  
**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:**

Register in advance for this meeting:  
[https://zoom.us/join/zoom/register/tJEkf--hpj4pHd2y7-u8i9MUTAbnqMB\\_IQxy](https://zoom.us/join/zoom/register/tJEkf--hpj4pHd2y7-u8i9MUTAbnqMB_IQxy)

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 January 21, January 25, February 12 and February 18, 2021 Meeting Minutes**
7. **Communications**
8. **January Monthly Financial Report for Register of Deeds – Staci Hoffman**
9. **January Monthly Financial Report for Land Information Office-Matt Zangl**
10. **February 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 Petitions R4288A-20 and CU2058-20 for Dianne Owens and Paul Elliot on PIN 008-0715-0232-001, N7040 Saucer Drive in the Town of Farmington**
14. **Discussion and Possible Action on a Request by Mike Herro for a Holding Tank to Serve a Proposed 22-Unit Storage Structure/Hobbyist Garage Facility on PIN 012-0816-2534-004, near N7777 Ski Slide Road, Town of Ixonia**
15. **Discussion and Possible Action on Petition R2679A-03, Originally Approved with Modification for Thomas & Bernadette Unold on PIN 024-0516-03131-000 on County Road E, Town of Palmyra**
16. **Discussion and Possible Action on Petitions Presented in Public Hearing on February 18, 2021:  
FROM BUSINESS TO NATURAL RESOURCE**

**R4296A-21 – Autumn Ridge Subdivision Homeowners Association Inc:** Rezone 0.107 acre of PIN 012-0816-2812-030 (0.107 ac) to add it to adjoining Natural Resource zoned property. The site is in the Town of Ixonia near Oak Dr. This is in accordance with Sec. 11.04(f)12 of the Jefferson County Zoning Ordinance.

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

**R4297A-21 – Grace Foelker/P & J Foelker Trust Property:** Rezone 1.3 acres for an A-2 zone around the existing barn at W3520 Lower Hebron Rd, Town of Hebron, from part of PIN 010-0515-1012-000 (40.5 ac.) This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

**CU2065-21 – Grace Foelker/P&J Foelker Trust Property:** Conditional use for an existing barn to be used as a conference center/banquet hall/event facility. The site is at W3520 Lower Hebron Rd in the Town of Hebron, part of PIN 010-0515-1012-000 (40.5 ac.) This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

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

**R4298A-21 – Dean & Susan Andersen:** Rezone to create a 2-acre building site from part of PIN 002-0714-1143-000 (27.762 ac) near N6504 County Road N in the Town of Aztalan. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**R4299A-21 – K&V Farms LLC:** Create a 2-acre lot around the home and buildings at N5002 Dewey Rd, Town of Aztalan, from part of PINs 002-0714-3642-000 (40 ac) and 002-0714-3643-000 (39.606 ac.) This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**R4300A-21 – Brandon Butler/Randall & Lori Wegner Property:** Create a 1-ac building site (Lot 1) and a 1.28-ac building site (Lot 2) from part of PIN 006-0716-1632-000 (25.98 ac) in the Town of Concord. near W1630 County Road B. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**R4301A-21 – Don Foltz:** Rezone 2 acres of PIN 016-0514-2023-000 (20.407 ac) for a new building site near W6855 Whitetail Ln in the Town of Koshkonong. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**R4302A-21 – ABC Acres Inc:** Create a 1-ac lot around the home at W3477 Lower Hebron Rd from part of PIN 010-0515-1042-000 (20.218 ac), Town of Hebron. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**R4303A-21 – Rick Seavert/Ronald Seavert Trust Property:** Create a 4-ac building site on Mode Ln from part of PIN 022-0613-3532-000 (45.401 ac) in the Town of Oakland. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**R4304A-21 – John Ader-Hillcrest Builders/Highland Ridge Estates LLC Property:** Create a 2.00877-ac building site on Hillside Dr from part of PIN 006-0716-0714-000 (37.27 ac) in the Town of Concord. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

### CONDITIONAL USE PERMIT APPLICATION

**CU2066-21 – Tony & Sarah McClintock/Highland Ridge Estates LLC Property:** Conditional use for continuation of a commercial stable at N6735 Hillside Dr , Town of Concord, on PIN 006-0716-0714-000 (37.27 ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

## FROM A-T, AGRICULTURAL TRANSITION TO A-3, AGRICULTURAL/RURAL RESIDENTIAL

**R4305A-21 – Scott & Connie Mastro:** Create a 4-ac building site on Tamarack Rd from part of 024-0516-2711-002 (36.740 ac) in the Town of Palmyra. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

### CONDITIONAL USE PERMIT APPLICATION

**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.

#### 17. Possible Future Agenda Items

#### 18. Upcoming Meeting Dates

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  
April 9, 8:00 a.m. – Site Inspections Beginning in Courthouse Room 203  
April 15, 7:00 p.m. – Public Hearing in Courthouse Room 205  
April 26, 8:30 a.m. – Decision Meeting in Courthouse Room 203  
Possible Change to May Decision Meeting Date

#### 19. Adjourn

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

**DATE:** Thursday, January 21, 2021

**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: Jan 21, 2021 07:00 PM Central Time (US and Canada)

Register in advance for this meeting:  
<https://zoom.us/meeting/register/tJlpcOCgpj0tGdIxMNit7BLdWkp4d6z-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 7:00p.m.

**2. Roll Call**

Chairman Jaeckel introduced committee members. All committee members present at 7:00 p.m except Supervisor Blaine Poulson. Also present were Brett Scherer, Matt Zangl, and Caitlin McAleavey of the Zoning Department.

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

Zoning Director Matt Zangl verified that the meeting was being held in compliance with Open Meetings Law.

**4. Approval of Agenda**

Motion by Chairman Jaeckel and seconded by Vice Chair Steve Nass 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**

Scherer read aloud the following notice:

**NOTICE IS HEREBY GIVEN** that the Jefferson County Planning and Zoning Committee will conduct a public hearing on January 21, 2021, 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 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-T, AGRICULTURAL TRANSITION AND A-2, AGRICULTURAL AND RURAL BUSINESS TO R-2, RESIDENTIAL-UNSEWERED OR A-3, AGRICULTURAL/RURAL RESIDENTIAL**

**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.

**PETITIONER:** Dan Higgs (Surveyor, Combs & Associates) and Chris Sukow (Owner) and Russell Sukow (Son) presented themselves as the petitioners for this rezone. They are looking to separate the house and small garage from the agricultural land.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**QUESTIONS FROM COMMITTEE:** None.

**STAFF:** Given by Scherer and in the file. Scherer asked what year was the original house built? Petitioners responded in the 1800s.

**TOWN:** In favor.

**FROM A-T, AGRICULTURAL TRANSITION TO A-2, AGRICULTURAL AND RURAL BUSINESS**

**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.

**PETITIONER:** Dan Higgs (Surveyor, Combs & Associates) and Chris Sukow (Owner) presented themselves as the petitioners for this rezone. They are looking to separate a parcel of land from their agricultural land to eventually build a single family house.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**QUESTIONS FROM COMMITTEE:** Committee member stated that if a new house were to be built on the parcel, modern setbacks must be used. Petitioners agreed.

**STAFF:** Given by Scherer and in the file. Scherer asked for clarification on if owners plan to build a house on newly rezoned parcel. Owners stated they would eventually like to build a house on the site. Zangl asked if the owners knew when they'd like to build a house on the site and owners stated they did not at the moment. Zangl asked when the former house was removed from site. Petitioners estimated 35 years ago, before the year 2000. The original house was built in the mid-1800s.

**TOWN:** In favor.

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

**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.

**PETITIONER:** Glenn Strike presented himself as the petitioner for this rezone. He is looking to separate the buildings and small parcel from the agricultural land.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**QUESTIONS FROM COMMITTEE:** Nass asked what kind of business is currently on the property. Petitioner answered no business, just a barn there. Nass questioned why it would be rezoned to A-2 and not A-3 seeing as there won't be a business conducted on the property? Zangl responded that surveyor John Kannard recommended A-2 instead of A-3. Committee member responded they would follow up with Kannard.

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

**TOWN:** In favor.

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

**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.

**PETITIONER:** Glenn Strike presented himself as the petitioner for this rezone. He is looking to separate the house and from the agricultural land.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**QUESTIONS FROM COMMITTEE:** None

**STAFF:** Given by Scherer and in the file. Scherer asked when the original house was built. Petitioner responded the house was built sometime in the 1800s.

**TOWN:** In favor.

**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.

**PETITIONER:** Robert Klein represented himself as the petitioner for this rezone. He wishes to parcel off the existing home from the agricultural land.

**COMMENTS IN FAVOR:** Linda M Gryczewski (sister of Robert Klein, W381 Cty Rd BC, Delavan, WI) spoke in favor.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**QUESTIONS FROM COMMITTEE:** None.

**STAFF:** Given by Scherer and in the file. Scherer asked when the original house was built. Petitioner responded the house was built sometime in the late 1800s.

**TOWN:** In favor.

**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.

**PETITIONER:** Tim Johnston presented himself as the petitioner of this rezone. He is looking to create two 2-acre parcels where an existing manure pit was located.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**QUESTIONS FROM COMMITTEE:** None.

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

**TOWN:** In favor.

**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.

**PETITIONER:** Same as (and combined with) rezone above.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**QUESTIONS FROM COMMITTEE:** None.

**STAFF:** Given by Scherer 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 and Paul Elliot represented themselves as petitioners for this rezone with the intention of rezoning their property to accommodate a rural business.

**COMMENTS IN FAVOR:** Dianne Owens (N7040 Saucer Drive, Town of Farmington, WI) spoke in favor of this rezone.

**COMMENTS OPPOSED:** Timothy Mueller Sr (1411 Wedgewood Drive, Watertown, WI) who owns all the land surrounding the property was concerned with the potential for increased noise and use of the shared driveway, the rural business obtaining a liquor license, and his property values going down as a result of the potential business.

Dave Staude (W3112 Ranch Road, Watertown, WI) presented concerns with the septic system if the property were to host large gatherings, where the expanded septic system would be located, and the order the petitioners applied for this rezone.

Tom Benz (N7569 Little Coffee Road, Watertown, WI) was concerned with the rezoning application, and the lack of neighborhood input in the process.

Chris Mueller (W2844 River Ridge Lane, Watertown, WI, and property owner of N7036 Saucer Drive, Watertown, WI) presented concerns with property values dropping on neighboring rural residential lots he owns, and undue burden in up keep of the shared easement.

Timothy Mueller Jr (N7063 Saucer Drive, Watertown, WI) presented concerns with the potential business obtaining a liquor license, the parking situation on the shared driveway, and increased traffic on the shared driveway.

**REBUTTAL:**

Petitioner Dianne Owens rebutted that neighbors always knew the intentions for the property, and that she was under the assumption she needed to own the property before it could be rezoned.

Paul Elliott rebutted he has completed maintenance on the shared driveway, and the septic system has been approved for 75 people which is more than they intend to host. Lighting will only be on during events, and the Farmington Board provided support for the business. Sound would be limited because all events would be indoor.

Owens provided additional details on the events they intend to host.

**QUESTIONS FROM COMMITTEE:** None.

**STAFF:** Given by Scherer and in the file. Scherer asked what style of events would the business host? Elliot stated weddings, small birthday and retirement parties, and capping all events to 50 people. Scherer asked for clarification on size range they intend to host and Owens stated no more than 50 people. Scherer asked if any new structures would be built. Owens responded no new structures would be built. Zangl clarified to the committee that no evidence was found that stated the land was restricted to only residential use when it was originally zoned when built. Zangl provided explanation for the previous public hearing notices not being mailed to all parties involved.

**TOWN:** In favor.



## 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)7 of the Jefferson County Zoning Ordinance.

**PETITIONER:** Dianne Owens and Paul Elliot presented themselves as petitioners for this conditional use with the intention of having an agricultural tourism-banquet hall, conference center and event facility at their residence.

**COMMENTS IN FAVOR:** No additional comments from Elliott or Owens that differ from rezone request above. Several letters were received by the Planning and Zoning Committee from local citizens stating they were in favor of the rezone and conditional use. These letters are included in the file.

**COMMENTS OPPOSED:** Timothy Mueller Jr. restated safety concerns with the business obtaining a liquor license. Tom Benz also stated concerns with traffic and the liquor license. Timothy Mueller Sr. stated he is against the approval of this conditional use. Chris Mueller stated concerns on the proximity of the business to a residential area. The Planning and Zoning Committee received signed letters in opposition of this rezone and conditional use. These letters are included in the file.

**REBUTTAL:** Elliott rebutted that there are bars and other alcohol serving establishments within three miles of the property. Elliott provided details on the clientele they plan to host events for.

**QUESTIONS FROM COMMITTEE:** None.

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

**TOWN:** In favor.

**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.

**PETITIONER:** Susan Casey (contractor for project, W7937 US Hwy 12, Fort Atkinson, WI) presented herself on behalf of the petitioners who aim to add on to their existing standalone garage for additional storage and parking space.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** Willie Armstrong (N5929 County Road O, Waterloo, WI) opposed this expansion as he believes it would devalue his property, remove his view, and further negatively impact his orchard due to increased runoff. Terry Armstrong (4249 Sunset Ridge, Cottage Grove, WI) seconded that the runoff from the current garage is degrading his father's orchard due to the increased water flow.

**REBUTTAL:** Casey stated the new addition would be in the front of the house, and the view is currently already blocked by a temporary structure. The purpose of the garage addition is to permanently house what is in the temporary structure.

**QUESTIONS FROM COMMITTEE:** Committee member asked if there is going to be any outside storage after this is constructed. Casey responded no, everything will be house inside the new addition.

**STAFF:** Scherer asked what will be the final square footage of the proposed new structure? Casey stated the addition itself would be 1092 square feet, bringing the total garage to 1690 square feet. Scherer asked what the height of the addition would be? Casey responded the height at the peak would be 16 feet. Scherer asked what the property owner's intention of this addition would be and Casey responded for personal storage. Scherer asked if there would be any bathrooms created with this addition. Casey stated no. Scherer asked what the lighting situation will be for the proposed new structure. Casey stated there would be lighting on the front of the garage, away from the Opposer's house.

**TOWN:** In favor.



**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:** 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/joinMeeting?zmt=95986985379&pwd=Zoning>

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**

The meeting was called to order by Supervisor Jaeckel at 8:01 a.m.

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

At 8:01, Supervisors Jaeckel, Nass and Zastrow were present. Absent were Supervisors Foelker and Poulson. Also present were County Administrator Ben Wehmeier, staff members Matt Zangl, Deb Magritz and Brett Scherer, and guest Tom Benz. Present via Zoom were staff member Tammie Jaeger, Supervisors Anita Martin, Mike Kelly and Walt Christensen, and guest Paul Chellevoid.

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

Wehmeier certified compliance with Open Meetings.

**4. Approval of the Agenda**

No changes were proposed to the agenda.

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

There was no public comment.

**6. Approval of December 17 and December 28, 2020 Meeting Minutes; and January 15 and January 21, 2021 Meeting Minutes**

Motion by Supervisors Nass/Zastrow to approve the December 17 meeting minutes. Motion passed 3-0.

Motion by Supervisors Nass/Zastrow to approve the December 28 meeting minutes. Motion passed 3-0.

Motion by Supervisors Nass/Zastrow to approve the January 15 meeting minutes. Motion passed 3-0.

The January 21 minutes were not available at this time.

**7. Communications**

There were no communications

8. **December Monthly Financial Report for Register of Deeds – Staci Hoffman**  
Hoffman reported that her Office had had an awesome year in 2020. A lot of documents and vital records were recorded. They ended the year 138% over budgeted revenues.
9. **December Monthly Financial Report for Land Information Office-Matt Zangl**  
Zangl reported that the Land Information Office again mirrored the Register of Deeds in its documents, and that retained fees were through the roof.
10. **January Monthly Financial Report for Zoning, and 2019 vs 2020 End-of-Year Recaps– Matt Zangl**  
Zangl showed a comparison of permits issued in 2019 and 2020, and then a four-year comparison. The years 2018 and 2020 were similar and highest in permits issued.
11. **Discussion on Solar Energy Facilities**  
Wehmeier reported that the PSC granted an extension for start of construction on the Badger Solar project.
12. **Discussion on Jefferson County Comprehensive Plan Update**  
Zangl said that the Department of Agriculture, Trade and Consumer Protection is about ready to sign off on and certify the Farmland Preservation Plan.
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**  
The original request for a farm consolidation and two vacant lots was approved in October or 2020, Zangl explained. Now they request to combine the two vacant lots into one, 2-acre lot. Jaeckel recalled that the Town did not want one of the lots to be located on Hilltop north of County Road A. Motion by Supervisors Nass/Jaeckel to approve the lot combination. Motion passed 3-0.

Foelker arrived at 8:10 a.m.

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

**14. Discussion and Possible Action on Petitions Presented in Public Hearing on January 21, 2021:**

**APPROVE WITH CONDITIONS** R4289A-21 Kemmeter's Properties LLC on a motion by Supervisors Nass/Jaeckel to create an approximate 1-acre R-2 zone around the existing home and buildings from an A-T & A-2 zone at **W5051 US Highway 18**, Town of Jefferson, 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. Motion passed 4-0.

**APPROVE WITH CONDITIONS** R4290A-21 K&V Farms LLC on a motion by Supervisors Zastrow/Nass to create an approximate 2.6-acre A-3 zone around the existing barn from an A-T zone at **N4283 County Road Y**, Town of Jefferson, 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. Motion passed 4-0.

**APPROVE WITH CONDITIONS** R4294A-21- Glenn Strike/Roger H and Betty J Strike Trust Property on a motion by Supervisors Jaeckel/Foelker to create a 1.7-acre A-2 zone around the existing buildings from an A-1 zone at **W1882 County Road CI**, Town of Sullivan, 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. Motion passed 4-0.

**APPROVE WITH CONDITIONS** R4295A-21 - Glenn Strike/Roger H and Betty J Strike Trust Property on a motion by Supervisors Jaeckel/Foelker to create a 1.0-acre A-3 zone around the existing home from an A-1 zone at **W1882 County Road CI**, Town of Sullivan, 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. Motion passed 4-0.

**APPROVE WITH CONDITIONS** R4291A-21 - Robert M Klein/Linda M Gryczewski on a motion by Supervisors Foelker/Zastrow to create a 1.8-acre A-3 zone around the existing home and buildings from an A-1 zone at **N1138 Fremont Rd**, Town of Cold Spring, 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. Motion passed 4-0.

**APPROVE WITH CONDITIONS R4292A-21** - Timothy M and Tracy L Johnston Trust on a motion by Supervisors Foelker/Jaeckel to create a 2-acre A-3 residential building site (Lot 1) from an A-1 zone at **W7527 Mud Lake Rd**, Town of Lake Mills, 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. Motion passed 4-0.

**APPROVE WITH CONDITIONS R4293A-21** - Timothy M and Tracy L Johnston Trust on a motion by Supervisors Foelker/Jaeckel to create a 2-acre A-3 residential building site (Lot 2) from an A-1 zone at **W7527 Mud Lake Rd**, Town of Lake Mills, 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. Motion passed 4-0.

**DENY R4288A-20** – Dianne Owens & Paul Elliot on a motion by Supervisors Foelker/Nass to rezone PIN 008-0715-0232-001 (2.002 Ac) at **N7040 Saucer Drive**, Town of Farmington. This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance. Motion passed 4-0.

**NO ACTION TAKEN DUE TO DENIAL OF REZONING; CU2058-20** – Dianne Owens & Paul Elliot: Allow for an agricultural tourism-banquet hall, conference center and event facility at **N7040 Saucer Drive**, 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.

**APPROVAL WITH CONDITIONS CU2059-21** - Brian and Trina Buth on a motion by Supervisors Jaeckel/Foelker for conditional use to allow for an extensive on-site parking structure at **W9627 Bridge St** in a Community zone, 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. Motion passed 4-0.

**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**

Motion by Supervisors Foelker/Zastrow to adjourn the meeting. Motion passed 4-0, and the meeting adjourned at 8:47 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.jeffersoncountynwi.gov](http://www.jeffersoncountynwi.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 205, COUNTY COURTHOUSE  
311 S. CENTER AVE., JEFFERSON, WI 53549  
8:00 A.M. ON FRIDAY, FEBRUARY 12, 2021**

**1. Call to Order**

The meeting was called to order by Supervisor Jaeckel at 8:00 a.m.

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

At 8:00 a.m., Supervisors Jaeckel, Foelker and Poulson were present. Supervisors Zastrow was absent and excused. Also present were staff members Matt Zangl, Deb Magritz and Brett Scherer.

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

Zangl verified compliance with Open Meetings Law.

**4. Approval of the Agenda**

No changes were proposed to the agenda.

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

There was no public comment.

Supervisor Nass arrived at 8:02 a.m.

**6. Communications**

There were no communications.

The Committee left for the following site inspections at 8:06 a.m.

**7. Site Inspections for Petitions to be Presented in Public Hearing on February 18, 2021:**

**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.

**R4303A-21 – Rick Seavert/Ronald Seavert Trust Property:** Create a 4-ac building site on Mode Ln from part of PIN 022-0613-3532-000 (45.401 ac) in the Town of Oakland. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**R4301A-21 – Don Foltz:** Rezone 2 acres of PIN 016-0514-2023-000 (20.407 ac) for a new building site near W6855 Whitetail Ln in the Town of Koshkonong. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**R4297A-21 – Grace Foelker/P & J Foelker Trust Property:** Rezone 1.3 acres for an A-2 zone around the existing barn at W3520 Lower Hebron Rd, Town of Hebron, from part of PIN 010-0515-1012-000 (40.5 ac.) This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

**CU2065-21 – Grace Foelker/P&J Foelker Trust Property:** Conditional use for an existing barn to be used as a conference center/banquet hall/event facility. The site is at W3520 Lower Hebron Rd in the Town of Hebron, part of PIN 010-0515-1012-000 (40.5 ac.) This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

**R4302A-21 – ABC Acres Inc:** Create a 1-ac lot around the home at W3477 Lower Hebron Rd from part of PIN 010-0515-1042-000 (20.218 ac), Town of Hebron. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**R4305A-21 – Scott & Connie Mastro:** Create a 4-ac building site on Tamarack Rd from part of 024-0516-2711-002 (36.740 ac) in the Town of Palmyra. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**R4300A-21 – Brandon Butler/Randall & Lori Wegner Property:** Create a 1-ac building site (Lot 1) and a 1.28-ac building site (Lot 2) from part of PIN 006-0716-1632-000 (25.98 ac) in the Town of Concord. near W1630 County Road B. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**R4304A-21 – John Ader-Hillcrest Builders/Highland Ridge Estates LLC Property:** Create a 2.00877-ac building site on Hillside Dr from part of PIN 006-0716-0714-000 (37.27 ac) in the Town of Concord. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**CU2066-21 – Tony & Sarah McClintock/Highland Ridge Estates LLC Property:** Conditional use for continuation of a commercial stable at N6735 Hillside Dr , Town of Concord, on PIN 006-0716-0714-000 (37.27 ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**R4296A-21 – Autumn Ridge Subdivision Homeowners Association Inc:** Rezone 0.107 acre of PIN 012-0816-2812-030 (0.107 ac) to add it to adjoining Natural Resource zoned property. The site is in the Town of Ixonia near Oak Dr. This is in accordance with Sec. 11.04(f)12 of the Jefferson County Zoning Ordinance.

**R4298A-21 – Dean & Susan Andersen:** Rezone to create a 2-acre building site from part of PIN 002-0714-1143-000 (27.762 ac) near N6504 County Road N in the Town of Aztalan. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**R4299A-21 – K&V Farms LLC:** Create a 2-acre lot around the home and buildings at N5002 Dewey Rd, Town of Aztalan, from part of PINs 002-0714-3642-000 (40 ac) and 002-0714-3643-000 (39.606 ac.) This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

## **8. Adjourn**

Motion by Supervisors Jaeckel/Foelker to adjourn the meeting. Motion passed 4-0, and the meeting adjourned at 10:58 a.m.

**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](http://www.jeffersoncountyiwi.gov).**

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

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

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

**MINUTES OF PUBLIC HEARING**  
**JEFFERSON COUNTY PLANNING AND ZONING COMMITTEE**  
*George Jaeckel, Chair; Steve Nass, Vice-Chair; Blane Poulson, Secretary; Matt Foelker and Lloyd Zastrow*

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

**DATE:** Thursday, February 18, 2021

**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: February 18, 2021 07:00 PM Central Time (US and Canada)

Meeting ID: 957 3344 0565  
Passcode: Zoning

Register in advance for this meeting:  
<https://zoom.us/j/95733440565?pwd=eHZRbHZXWXhlUnlKdkhtOXhoTmtNZz09>

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 7:00 p.m.
2. **Roll Call**  
Committee members present included Supervisors Jaeckel, Nass, Poulson, Foelker and Zastrow. Staff members present were Deb Magritz, Caitlin McAleavey and Brett Scherer. Guests present and signing in were Brandon Butler, Michael Huebner, Judith Foelker, Paul Foelker, Grace Foelker, Donald Foltz, Scott Seavert, Steve Sleaver, Dean Anderson, Durelle Chopp, John Ader, Tony McClintock, Sarah McClintock, Sue Anderson, Christine Sukow and Dan Higgs. Guests attending via Zoom were Jeremy Jones, Brad H. and Danielle Thompson.
3. **Certification of Compliance with Open Meetings Law**  
Scherer verified that the meeting was being held in compliance with Open Meetings Law.
4. **Approval of Agenda**  
Motion by Supervisors Nass/Foelker to approve the agenda as presented.
5. **Explanation of Public Hearing Process by Committee Chair**  
Chairman Jaeckel explained the evening's proceeding.
6. **Public Hearing**  
Scherer read aloud the following notice:

**NOTICE IS HEREBY GIVEN** that the Jefferson County Planning and Zoning Committee will conduct a public hearing on February 18, 2021, 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 and applications for



conditional use permits. A map of the properties affected may be obtained from the Zoning Department. Individual files, which include staff findings of fact, are available for viewing between the hours of 8 a.m. and 4:30 p.m., Monday through Friday, excepting holidays. If you have questions regarding these matters, please contact Zoning at 920-674-7131.

#### **FROM BUSINESS TO NATURAL RESOURCE**

**R4296A-21 – Autumn Ridge Subdivision Homeowners Association Inc:** Rezone 0.107 acre of PIN 012-0816-2812-030 (0.107 ac) to add it to adjoining Natural Resource zoned property. The site is in the Town of Ixonia near Oak Dr. This is in accordance with Sec. 11.04(f)12 of the Jefferson County Zoning Ordinance.

**PETITIONER:** Jeremy Jones, Pixel Property Management spoke for the petition. He stated that the homeowners association had to purchase a small piece of land that was their walking path.

**COMMENTS IN FAVOR:** Durelle Chopp, W144 Vista Drive, Oconomowoc owns that small piece of land being rezoned and wants to sell it to the Homeowners Association.

**COMMENTS OPPOSED:** None

**QUESTIONS FROM THE COMMITTEE:** None

**STAFF REPORT:** Scherer noted that a certified survey map is being done to fix an illegal land transfer and get the walking path on the homeowners association property.

**TOWN:** Approved 1/11/2021.

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

**R4297A-21 – Grace Foelker/P & J Foelker Trust Property:** Rezone 1.3 acres for an A-2 zone around the existing barn at W3520 Lower Hebron Rd, Town of Hebron, from part of PIN 010-0515-1012-000 (40.5 ac.) This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

**PETITIONER:** Grace Foelker, W3520 Lower Hebron Road spoke for the petition. They wish to change an existing barn to an event center. The barn has already been modified for private use; it has 50 parking stalls available.

**COMMENTS IN FAVOR:** Judy Foelker and Paul Foelker, owners of the P & J Foelker Trust property spoke in favor of the petition.

**QUESTIONS FROM THE COMMITTEE:** None

**STAFF REPORT:** Scherer asked the hours of operation, to which Grace Foelker replied 11 a.m. to 12 a.m.; Scherer asked if there would be a new driveway leading to the barn, and Foelker replied that there would be, with a new address for the barn. She added upon questioning that the drive to the barn is lit, and lights will be added. The facility will have portable toilets, and the operation will have 2-3 employees.

**TOWN:** Approved 1/11/21

**CU2065-21 – Grace Foelker/P&J Foelker Trust Property:** Conditional use for an existing barn to be used as a conference center/banquet hall/event facility. The site is at W3520 Lower Hebron Rd in the Town of Hebron, part of PIN 010-0515-1012-000 (40.5 ac.) This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

Rezoning R4297A-21 and CU2065-21 were explained together.



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

**R4298A-21 – Dean & Susan Andersen:** Rezone to create a 2-acre building site from part of PIN 002-0714-1143-000 (27.762 ac) near N6504 County Road N in the Town of Aztalan. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**PETITIONER:** Susan Anderson of N6504 County Road N spoke for this petition. They are asking for this lot so their daughter and son-in-law can build a house and small shed nearby.

**COMMENTS IN FAVOR:** Jess Olszewski, the daughter who wishes to build the house, was in favor of the rezoning.

**QUESTIONS FROM THE COMMITTEE:** None

**STAFF REPORT:** Scherer noted that 3 non-prime or 1 prime ag land lot was available on this property. There had also been a previously created farm consolidation lot.

**TOWN:** Approved on 1/13/2021

**R4299A-21 – K&V Farms LLC:** Create a 2-acre lot around the home and buildings at N5002 Dewey Rd, Town of Aztalan, from part of PINs 002-0714-3642-000 (40 ac) and 002-0714-3643-000 (39.606 ac.) This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**PETITIONER:** Dan Higgs of Combs and Associates, of 228 West Main Street, Cambridge explained that the owners would like to cut the building off of the farm.

**COMMENTS IN FAVOR:** Chris Sukow, 811 East Racine Street, Jefferson spoke in favor of the petition.

**COMMENTS OPPOSED:** None

**QUESTIONS FROM THE COMMITTEE:** None

**STAFF REPORT:** Scherer asked when the house was built; Sukow said early 1900s.

**TOWN:** Approved 12/9/2020

**R4300A-21 – Brandon Butler/Randall & Lori Wegner Property:** Create a 1-ac building site (Lot 1) and a 1.28-ac building site (Lot 2) from part of PIN 006-0716-1632-000 (25.98 ac) in the Town of Concord. near W1630 County Road B. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**PETITIONER:** Brandon Butler of W1630 County Road B, Sullivan spoke for the petition. He said they want to create two building sites, and he and his wife would be owners of one. He introduced Mike Huebner, and said that Huebner and his wife would be owners of the other lot.

**COMMENTS IN FAVOR:** Mike Huebner, 1021 Lutheran Street, Watertown spoke in favor of the petition.

**COMMENTS OPPOSED:** None

**QUESTIONS FROM THE COMMITTEE:** None

**STAFF REPORT:** Scherer noted that Lot 1 must have 66-foot of access onto County Road B, even if they choose to use the existing driveway. He said that the Highway Department would be in favor of an access point across from Pioneer rather than near the existing driveway to the east.

**TOWN:** Approved 1/13/2021

**R4301A-21 – Don Foltz:** Rezone 2 acres of PIN 016-0514-2023-000 (20.407 ac) for a new building site near W6855 Whitetail Ln in the Town of Koshkonong. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**PETITIONER:** Don Foltz, W6855 Whitetail Lane, Fort Atkinson spoke for the petition. He requested a split for his son to build a home.

**COMMENTS IN FAVOR:** Paul Foltz, N1236 Groeler Lane spoke in favor. He is the son who would like to build there.

**COMMENTS OPPOSED:** None

**QUESTIONS FROM THE COMMITTEE:** None

**STAFF REPORT:** Scherer reported that the area for the lot is 75% non-prime, 25% prime. Though contacted, there was no response from the DOT.

**TOWN:** Approved 1/13/2021

**R4302A-21 – ABC Acres Inc:** Create a 1-ac lot around the home at W3477 Lower Hebron Rd from part of PIN 010-0515-1042-000 (20.218 ac), Town of Hebron. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**PETITIONER:** Grace Foelker, W3520 Lower Hebron Road spoke for the petition. This would be a farm consolidation of 1 acre.

**COMMENTS IN FAVOR:** Paul Foelker spoke in favor of the petition.

**COMMENTS OPPOSED:** None

**QUESTIONS FROM THE COMMITTEE:** None

**STAFF REPORT:** Scherer asked the petitioner some questions, and learned that the home was built in 1912, will be at least 20-feet from side and rear lot lines of the proposal, and that the septic tank is between the house and garage and the septic field goes out toward the farm field.

**TOWN:** Approved 12/14/2020

**R4303A-21 – Rick Seavert/Ronald Seavert Trust Property:** Create a 4-ac building site on Mode Ln from part of PIN 022-0613-3532-000 (45.401 ac) in the Town of Oakland. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**PETITIONER:** Scott Seavert of N2592 Mode Lane, Fort Atkinson spoke for the petition. They are requesting a lot for his sister. There are limitations to usable acreage, and they worked with the Town to get to this proposal.

**COMMENTS IN FAVOR:** None

**COMMENTS OPPOSED:** None

**QUESTIONS FROM THE COMMITTEE:** None

**STAFF REPORT:** Scherer noted that the lot area is 75% non-prime.

**TOWN:** Approved on 12/15/2020

**R4304A-21 – John Ader-Hillcrest Builders/Highland Ridge Estates LLC Property:** Create a 2.00877-ac building site on Hillside Dr from part of PIN 006-0716-0714-000 (37.27 ac) in the Town of Concord. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**PETITIONER:** Tony McClintock of N6735 Hillside Drive, Watertown spoke for the petition. They want to create a 2-acre building site.

**COMMENTS IN FAVOR:** Sarah McClintock, N6735 Hillside Drive was also in favor.

**COMMENTS OPPOSED:** None

**QUESTIONS FROM THE COMMITTEE:** None

**STAFF REPORT:** Scherer noted that the site is 50.72% prime agricultural soils.

**TOWN:** Approved 1/13/2020

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

**CU2066-21 – Tony & Sarah McClintock/Highland Ridge Estates LLC Property:** Conditional use for continuation of a commercial stable at N6735 Hillside Dr , Town of Concord, on PIN 006-0716-0714-000 (37.27 ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**PETITIONER:** Sarah McClintock of N6735 Hillside Drive, Watertown spoke for the petition. She explained that this is a horse stable established in 2004.

**COMMENTS IN FAVOR:** Tony McClintock of N6735 Hillside Drive, Watertown was also in favor.

**COMMENTS OPPOSED:** None

**QUESTIONS FROM THE COMMITTEE:** None

**STAFF REPORT:** Scherer explained that this is for continued use of the stable. After questioning by Scherer, the applicant said that hours of operation would be 8:30 a.m. to 7:30 p.m. during the week, and 9:00 a.m. to 4:00 p.m. on the weekend. They would have 25-30 horses at the most, and propose no outdoor lighting.

**TOWN:** Approved 1/13/2021

#### **FROM A-T, AGRICULTURAL TRANSITION TO A-3, AGRICULTURAL/RURAL RESIDENTIAL**

**R4305A-21 – Scott & Connie Mastro:** Create a 4-ac building site on Tamarack Rd from part of 024-0516-2711-002 (36.740 ac) in the Town of Palmyra. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**PETITIONER:** Scott Mastro of 2411 Ivy Run Court, Katy, TX spoke for the petition. He would like to create a 4-acre lot near N840 Tamarack.

**COMMENTS IN FAVOR:** None

**COMMENTS OPPOSED:** None

**QUESTIONS FROM THE COMMITTEE:** None

**STAFF REPORT:** Scherer noted that this is in the 15-year growth area, and is currently crop and pasture land. Lots previously approved will be null and void.

**TOWN:** Approved 1/11/2021

### **CONDITIONAL USE PERMIT APPLICATION**

**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:** Steve Sleaver of N3555 County Road N, Jefferson spoke for the petition. This carport would be for storage of cars and tractors.

**COMMENTS IN FAVOR:** None

**COMMENTS OPPOSED:** None

**QUESTIONS FROM THE COMMITTEE:** None

**STAFF REPORT:** Scherer asked if there would be bathrooms or business use. The petitioner responded that there would not be.

**TOWN:** Approved 11/5/2020

Motion by Supervisors Nass/Poulson to adjourn the meeting. Motion carried and the meeting adjourned at 7:35 p.m.

**From:** Staci Hoffman  
**Sent:** Thursday, February 18, 2021 10:54 AM  
**To:** Matt Zangl  
**Cc:** Deb Magritz  
**Subject:** Monday's Zoning Meeting

Hi Matt,

I am on vacation next week so I won't be at Monday's Zoning meeting, if you would like to mention to the committee a few comments for me it would be appreciated:

- We had a terrific January, recording 600 more documents than a normal January.
- If February continues the way it has it looks like there will be approximately 300 more documents than in past years
- Vital records have slowed down a bit, but I assume that is due to the cold weather and people not wanting to venture out into the cold.

Thanks,

*Staci M. Hoffman, CPM*

Jefferson County Register of Deeds

311 S. Center Ave, Room 102

Jefferson, WI 53549

920-674-7236

Email: [stacih@jeffersoncountywi.gov](mailto:stacih@jeffersoncountywi.gov)

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

Register of Deeds	Jan 2021	Output Measures			YR to Date	Current Yr. Target
Program/Service Description	2018		2020	Totals	%	
Documents Recorded	930	1,124	1,637	1,637	13%	
Vital Records Filed	157	201	161	161	8%	
Vital Record Copies	1,248	1,816	1,804	1,804	13%	
ROD Revenue (Gross Total)	\$ 121,984.86	\$ 137,695.21	\$ 180,459.22	\$ 180,459.22	11%	
Transfer Fees	\$ 15,354.66	\$ 16,409.46	\$ 22,109.82	\$ 22,109.82	12%	
LIO Fees	\$ 8,032.00	\$ 9,534.00	\$ 13,638.00	\$ 13,638.00	13%	
Document Copies	\$ 4,810.56	\$ 4,997.41	\$ 6,745.62	\$ 6,745.62	13%	
Laredo	\$ 2,975.00	\$ 2,294.50	\$ 2,757.50	\$ 2,757.50	9%	
ROD Revenue to General Fund	\$ 41,769.22	\$ 47,603.37	\$ 62,606.94	\$ 62,606.94	13%	
Percentage of Documents eRecorded	57%	60%	72%	72%	103%	
Budget Goals Met	Yes	Yes	Yes	Yes	13%	
Back Indexed	1,221	1,505	5,613	5,613	28%	

**Wisconsin Register of Deeds Association:**

*Documents continue to come in at a steady rate all around the state. We anticipate a boost in vital records fees mid year as the Real ID requirement goes into effect 10/1/2021.*

**Register of Deeds Office:**

*We recorded 513 more document this month compared to January 2020, if the interest rates stay low I anticipate a great year for refinancing, only time will tell. We still have one staff member working from home to ensure we have healthy staff to work, we plan to have all staff inhouse at the end of February. We continue to work on a large back indexing project in preparation for a Pintegrity project.*

**Wisconsin Counties Association Board of Directors:**

*WCA has held weekly webinars on a variety of subjects, I highly encourage participation from staff and county board members.*

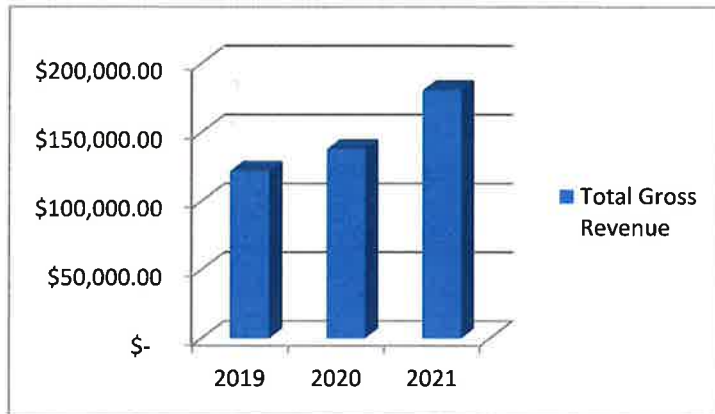
**Wisconsin Public Records Board:**

*Nothing new to report this month*

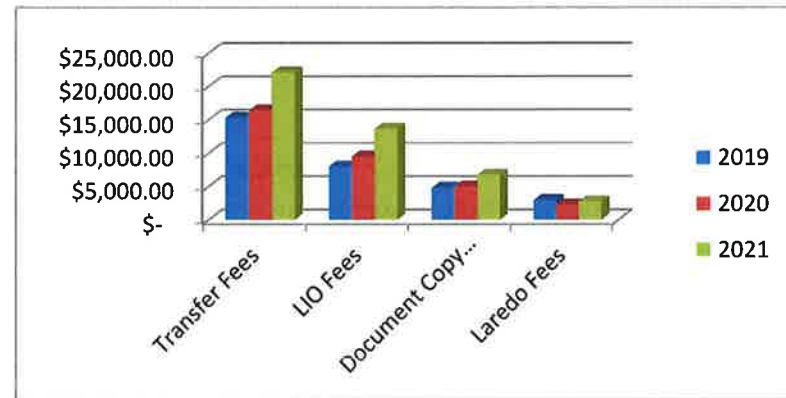
# Register of Deeds Monthly Budget Report

Jan-21

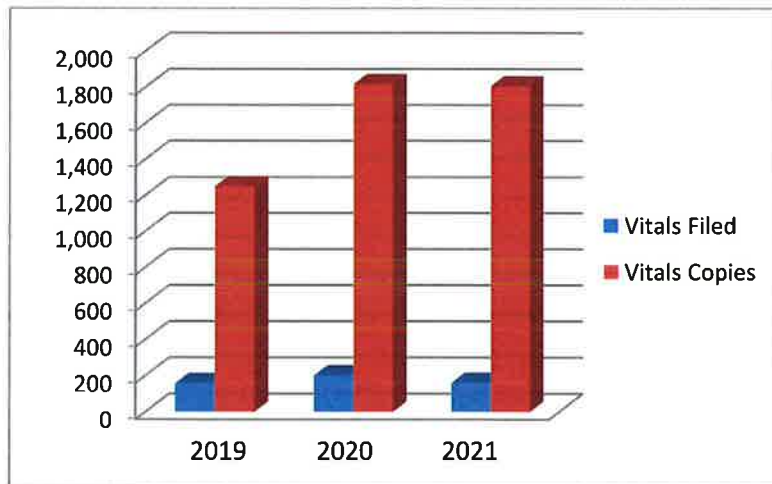
## ROD Total Gross Revenues



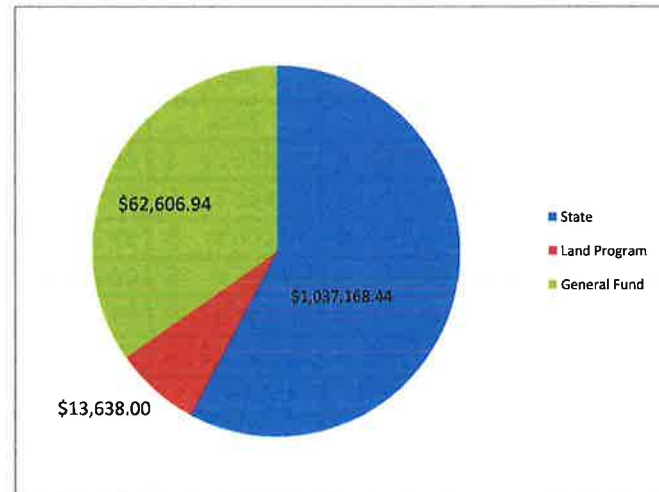
## Land Related Revenue



## Vital Records

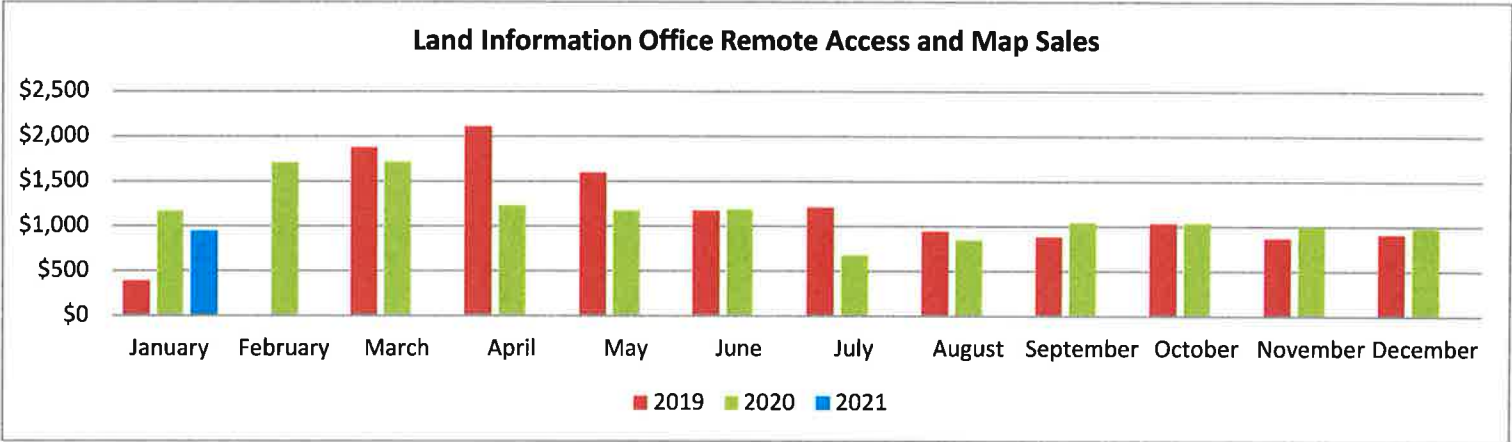
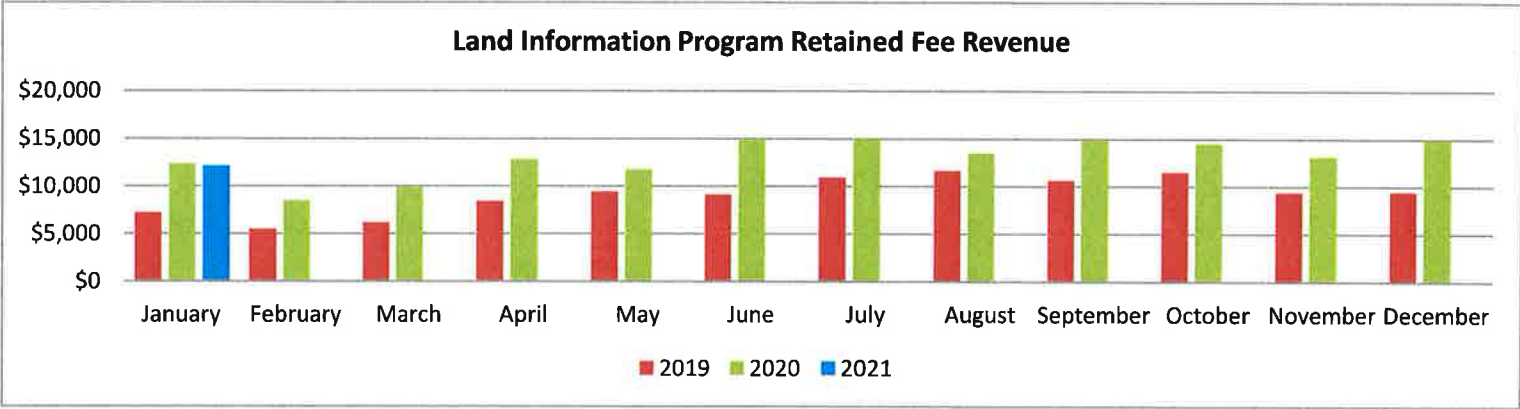


## Year to Date Revenue Payout

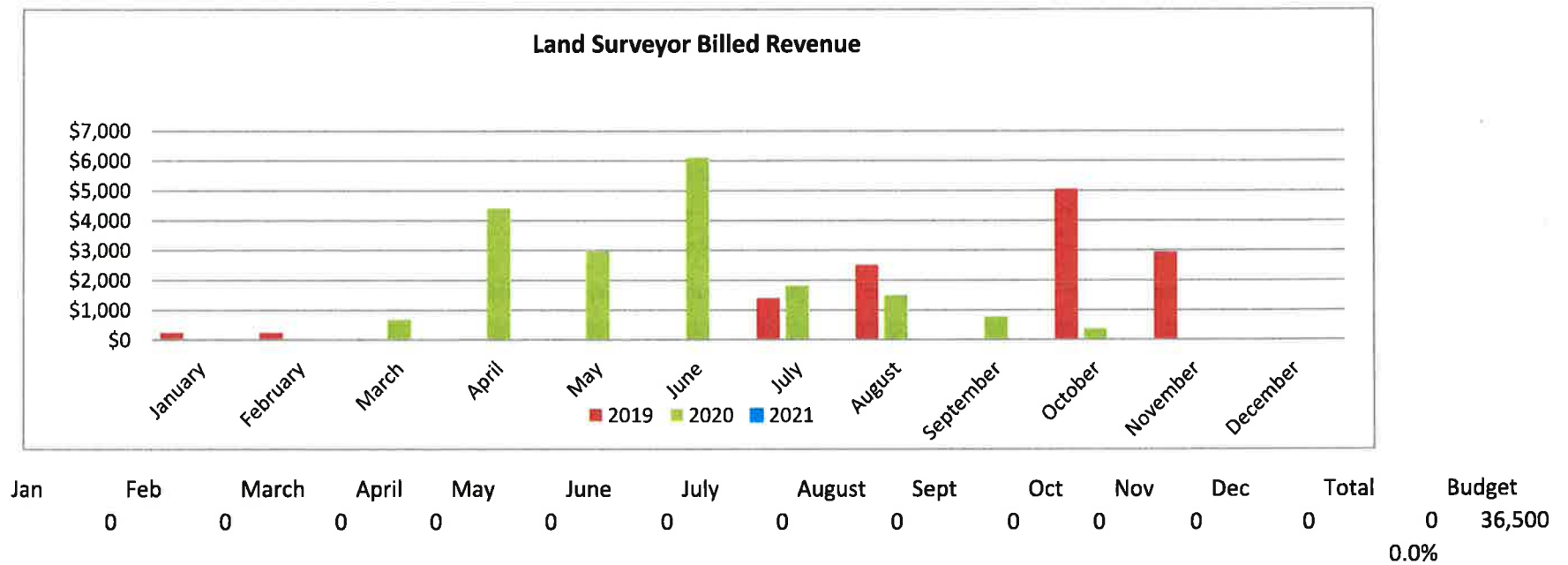




## Land Information Monthly Revenue Report January 2021

[illegible][illegible]

## Land Information Monthly Revenue Report January 2021



**Jefferson County Planning and Zoning Department**  
**Monthly Ledger Report**  
**02-19-2021**

	RF	WFG	OP	PPC	MC	PSS (	STF	FQAS	FAA	FPFC	SRFWF	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	420.00		13,615.00	810.63		3,500.00	1,000.00							19,345.63	11,905.66
Feb	330.00		5,955.00	6.79		3,825.00	100.00							10,216.79	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	750.00		19,570.00	817.42		7,325.00	1,100.00							29,562.42	227,959.17

2020 Actual Zoning Deposit: Please Enter Deposit

2021 Budget Revenues: Please Enter Revenues

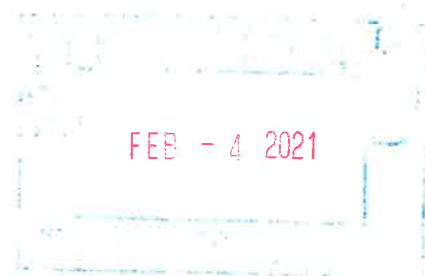
2021 Deposits YTD: \$29,562.42



**Emily Straka**  
Project Manager  
222 S. Wisconsin Drive  
Jefferson, WI 53549  
(888) 898-8878  
[www.BadgerStateSolar.com](http://www.BadgerStateSolar.com)  
[www.CrawfishRiverSolar.com](http://www.CrawfishRiverSolar.com)

February 1, 2021

Matt Zangl  
Director, Jefferson County Planning and Zoning  
311 S. Center Ave, Rm 201  
Jefferson, WI 53549



**Re: Update on Badger State Solar, Crawfish River Solar Construction Schedules**

Dear Matt,

We are pleased to have completed permitting of both our Badger State Solar and Crawfish River Solar projects and we look forward to starting construction on Crawfish River Solar later this year.

Below are updates on the plans for both projects, located in Jefferson County west of the City of Jefferson, as depicted on the map on the next page.

**Badger State Solar delays construction start date to pursue additional benefits for electric customers in Wisconsin**

The 150 megawatt Badger State Solar project, located in the Towns of Jefferson and Oakland, was permitted in February of 2020 and recently received permission from the Public Service Commission of Wisconsin (PSCW) to delay the start of construction in order to pursue financing that will bring additional benefits to electric customers in Wisconsin.

Badger State anticipates starting construction no later than June 30, 2023 and anticipates commencement of commercial operations by April 2024.

More information about Badger State Solar is available at [www.BadgerStateSolar.com](http://www.BadgerStateSolar.com).

**Construction on Crawfish River Solar slated to start in Q3 2021**

The 75 megawatt Crawfish River Solar project, located in the Town of Jefferson, was approved for a Conditional Use Permit in November of 2020 and will commence construction in the third quarter of this year. In May of 2020, Alliant Energy announced its intention to purchase the Crawfish River project. That acquisition is subject to ongoing review by the Public Service Commission of Wisconsin, anticipated to conclude prior to the start of construction.

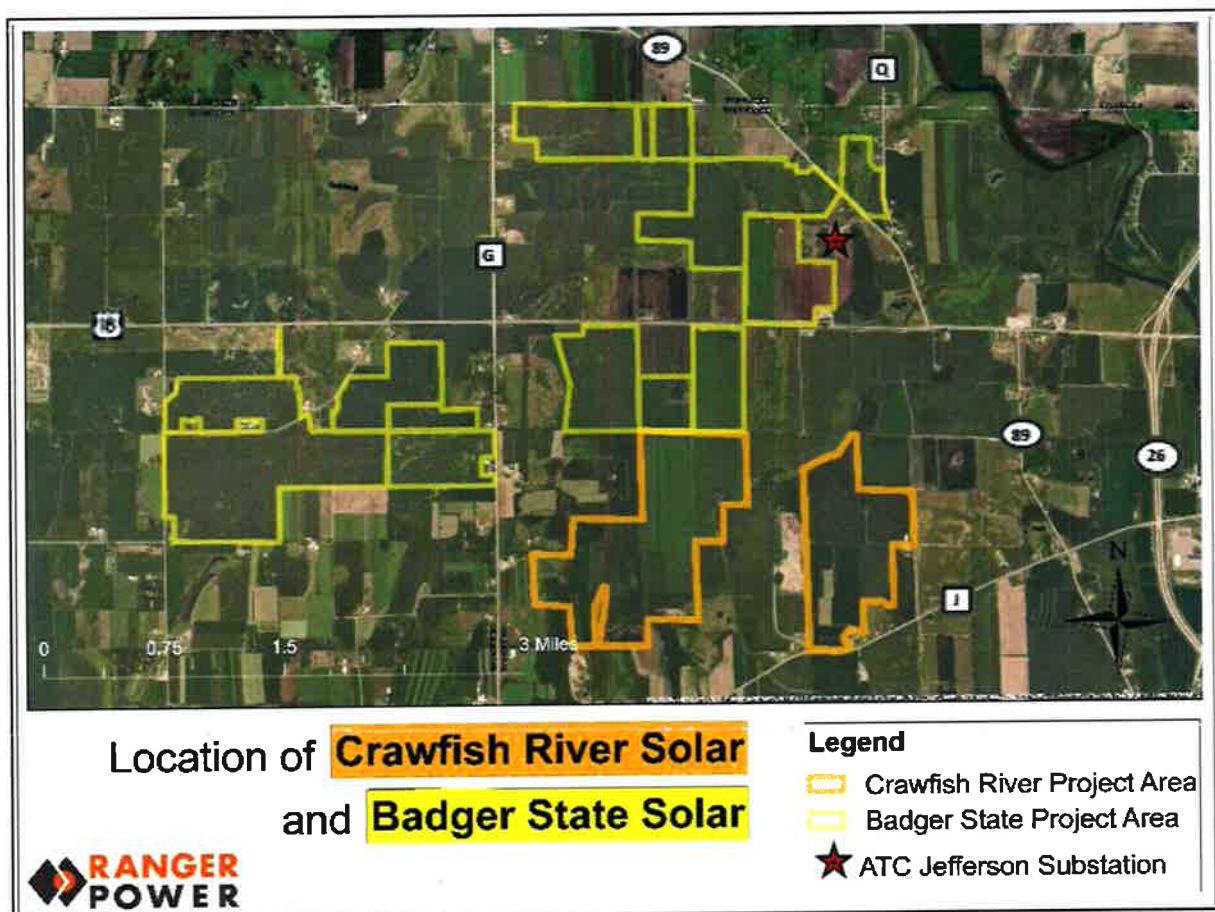
More information about Crawfish River Solar is available at [www.CrawfishRiverSolar.com](http://www.CrawfishRiverSolar.com).

If you have questions about either project, please contact us through either website, or contact Jeff Rauh at [JRauh@rangerpower.com](mailto:JRauh@rangerpower.com) or 262.853.6567 or Emily Straka at [Emily@rangerpower.com](mailto:Emily@rangerpower.com).

Sincerely,



Emily Straka  
Project Manager





January 29, 2021

Ms. Steffany Powell Coker  
Secretary to the Commission  
Public Service Commission of Wisconsin  
4822 Madison Yards Way  
Madison, WI 53705-9100

**RE: Report for 4<sup>th</sup> Quarter 2020 on the Certificate of Public Convenience and Necessity of Badger State Solar, LLC to Construct a Solar Electric Generation Facility, to be Located in Jefferson County, Wisconsin, Docket No. 9800-CE-100**

Dear Ms. Powell Coker,

Pursuant to Order point 6, we are submitting this quarterly report for the 4<sup>th</sup> quarter of 2020.

- a. Construction Commencement Date;
  - Construction has not yet commenced - expected June 2023. Badger State submitted a Request for Extension to Commence Construction on December 24, 2020. The Commission granted this extension request on January 14, 2021.
  - Badger State has notified local governments, participating landowners, and the community of this extension. .
- b. Major Construction and Environmental Milestones;
  - No major construction or environmental milestones have occurred as of the end of the reporting period.
- c. Construction Updates, In-Service Date and Percent Completion;
  - No construction activity has commenced as of the end of the reporting period. Construction is anticipated to commence in June of 2023.
  - The latest in-service date anticipated for the 149 MW Badger State Solar project is April of 2024.
- d. Placed in Service Date;
  - No facilities have been placed in service as of the end of the reporting period.

Respectfully submitted,

*Paul Harris*

---

Paul Harris  
Badger State Solar, LLC  
paul@rangerpower.com  
(847) 707-1395  
20 Jay St. #900  
Brooklyn, NY 11201



# Jefferson County

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

To: Paul E. Elliot  
Dianne M. Owens

From: Matt Zangl, Director of Planning and Zoning  
Jefferson County Planning and Zoning Department

*MZ* 2/15/2021

RE: 008-0715-0232-001  
N7040 Saucer Drive

Date: February 15, 2021

On February 9, 2021 the Jefferson County Board of Supervisors met, in part, to act on petition R4288A-20 to rezone PIN 008-0715-0232-001 from A-3 Agricultural and Rural Residential to A-2 Agricultural and Rural Business. At the meeting, the Planning and Zoning Committee Chairman requested that the petition be sent back to the Committee for further review. This action was based on the February 9 letter from Attorney Thompson.

Petition R4288A-20 will be placed on the February 22, 2021 Planning and Zoning Committee Decision Meeting, which will begin at 8:30 am. The meeting will be held in Room 205 of the Jefferson County Courthouse and will also be available via zoom. A complete agenda will be available shortly. It is recommended that you or a representative attend this meeting to answer any questions the Committee may have. You may also submit written correspondence for the Committee for review.

As a reminder, the Committee cannot accept any new information into the record. If new information is proposed, the petition(s) will need to go back to Public Hearing for the new information to be entered into the record and for the public to have the opportunity to hear the new information.

If you have any questions, please feel free to contact me.

cc: Attorney Thompson



**RESOLUTION NO. 2020-46**

**Denying Petition to Amend Official Zoning Map**

WHEREAS, the Jefferson County Board of Supervisors has heretofore been petitioned to amend the official zoning map of Jefferson County for an A-2, Agricultural and Rural Business zone on Saucer Drive in the Town of Farmington, and

WHEREAS, Petition R4288A-20 was referred to the Jefferson County Planning and Zoning Committee for public hearing and,

WHEREAS, the proposed amendment has been given due consideration by the Jefferson County Planning and Zoning Committee after public hearing held on December 17, 2020 and January 21, 2021 as required by law and the Committee after being duly advised of the wishes of the Town Board and persons in the areas affected, made a recommendation to DENY Petition R4288A-20.

NOW, THEREFORE, BE IT RESOLVED by the Jefferson County Board of Supervisors that Petition R4288A-20 submitted by Paul Elliot and Dianne Owens to rezone 2.002 acres from A-3, Agricultural and Rural Residential to A-2, Agricultural and Rural Business of PIN 008-0715-0232-00 to allow for an agricultural tourism site on Saucer Drive in the Town of Farmington is hereby DENIED for the reasons stated more particularly in the Planning and Zoning Committee Report to the County Board dated January 25, 2021, and the minutes and official record of the petition.

Jaeckel motioned to refer this Resolution back to the Planning & Zoning Committee and Seconded.

No Vote Taken

Referred By:  
Planning and Zoning Committee

02-09-21

REVIEWED: County Administrator BPW Corporation Counsel: JBW; Finance Director



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

**I. FINDINGS OF FACT:**

Petition #: R4288A-20 Township: Farmington  
Site Inspection Date: 12/11/2020 Hearing Date: 12/17/2020  
Petitioner Name: Paul Elliott and Dianne Owens  
Property Owner(s): Paul E Elliott and Dianne M Owens  
Property Location: N7040 Saucer Dr

**REZONING REQUEST:**

To rezone 2.002-acres from A-3 to A-2 at N7040 Saucer Dr, PIN 008-0715-0232-001.

**PARCEL(S) (PIN#):** 008-0715-0232-001 (2.002ac)

**PARENT PARCEL(S):** *(See attached map)* **PARCEL OF RECORD:** *(See attached map)*

**TOTAL CONTIGUOUS A-1 ACRES** N/A ☐ Less than 50 ☐ More than 50

**PREVIOUS A-3 LOTS CREATED FROM PARENT PARCEL:** N/A

**LOTS AVAILABLE:** Non Prime - **or** Prime -

**LOTS REQUESTED:** (1) 2.002-acre A-2 zone

☒ **AGRICULTURAL PRESERVATION** ☐ **LIMITED SERVICE AREA** ☐ **LONG RANGE URBAN SERVICE AREA**  
☐ **ENVIRONMENTAL CORRIDOR** ☐ **15 YEAR GROWTH AREA** ☐ **RURAL HAMLET**

**SOIL TYPES:** BpB, MoB, RtC2, ThB

Class I 0 % Class II 35 % Class III 15 % Class III Non-Prime 50 %

Class IV 0 % Class V-VII 0 %

Cropland 0 % Woods 0 % Fallow/Pasture 0 % Existing Yard 100 % Slope 0-20+ %

☐ **FLOODPLAIN** ☐ **WETLANDS** ☐ **SHORELAND**

**ADJACENT LAND USE:** A-1, Exclusive Agricultural; A-3, Agricultural/Rural Residential

**COMMENTS/ADDITIONAL INFORMATION RECEIVED AT PUBLIC HEARING:**

-A-3 zone created in 2006 as a farm consolidation lot

-Proposed CUP for event venue

**TOWN BOARD RECOMMENDATION** 11/11/2020 ☒ **Granted** ☐ **Denied** ☐ **Tabled** ☐ **Not Received**  
Date

**Note:** Town Board recommendation does not constitute final county action. See Sec. III Order & Determination (pg. 2)

## II. CONCLUSIONS

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 \_\_\_\_\_ NON-PRIME LOT \_\_\_\_\_ LOT COMBINATION \_\_\_\_\_ FARM CONSOLIDATION \_\_\_\_\_

**FOR THE FOLLOWING REASONS:** The Committee felt that the 2.002-ac was too small for the use proposed. Its driveway would be shared with an adjacent A-3 zone & the amount of traffic using the drive created safety concerns. They felt that the use did not fit with surrounding residential uses. Opposition was heard from nearby property owners.

☐ The Jefferson County Planning and Zoning Committee finds this amendment meets the standards of 91.48 Wisconsin State Statutes and 11.11(c)6 of the Jefferson County Zoning Ordinance.

### DECISION

### III. ORDER & DETERMINATION

### DECISION

Based on the findings of fact conclusions and the record herein, the committee recommends to the Jefferson County Board of Supervisors that the amendment be: ☐ **Granted** ☒ **Denied** ☐ **Postponed**

Motioned by: Matt Foelker 2<sup>nd</sup> by: Steve Nass Abstained \_\_\_\_\_

Vote: 4-0 Date: 1/25/2021

**Note:** If postponed, this amendment is not forwarded to the Jefferson County Board of Supervisors for action and may be required to go back to a public hearing.

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

☐ **Granted** ☒ **Denied** ☐ **Postponed** Date: 2/9/2021

If the requested amendment was granted, it is subject to the following: *(Check all that apply)*

☐ ACCESS APPROVAL BY MAINTAINING AUTHORITY

☐ RECEIPT OF SUITABLE SOIL TEST

☒ RECEIPT OF AND RECORDING OF THE FINAL CSM

☐ EXTRATERRITORIAL PLAT REVIEW

☐ REZONING SHALL BE NULL & VOID & OF NO EFFECT ONE YEAR FROM THE DATE OF COUNTY BOARD APPROVAL UNLESS ALL APPLICABLE CONDITIONS HAVE BEEN COMPLETED BY THAT DATE

☐ OTHER \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

☐ FILING OF AFFIDAVIT OF ZONING STATUS ON REMAINING LANDS  
(SEE ATTACHED INSTRUCTION SHEET)

DATE: \_\_\_\_\_ SIGNATURE: \_\_\_\_\_

Phone (262) 567-6982  
FAX (920) 261-4799  
E-mail: jerry@hoeflerexcavating.com



W1320 Marietta Avenue  
Ixonia, Wisconsin 53036  
Cert. # 222479

Hobbyist Garage Self Storage  
Ski Slide Road  
Ixonia Wi.

Mike,

I took a look at some preliminary soil borings that we conducted in 2017. We found 3 potential small mound sites that just make the A+4 Rule and have a very high limiting factor. Other borings that we did didn't pass. I don't believe there is adequate amount of space to install a system for the Hobby Garages. This is not the main reason that I believe that the holding tank is the best option for this type of project. Here are a few concerns and reasons I would install a holding tank.

- Variable types of hand washing antibacterial hand soaps and detergents usage, variable type of fluids could be dumped down the toilet or sink. This would kill the bacteria in the tanks and possibly contaminate the soils. With the units being multi purposed and unsupervised.
- Erratic and surges in flows to a POWTS system. Water usage of a system for a building of this type will constantly change depending on the type of tenant occupying each unit. This can cause the system to get overloaded or starved of good bacteria.
- With a holding tank type system the effluent will be hauled off site to a sewage treatment plant to limit the possibility of soil contamination or overloading the marginal soils of a POWTS system. In the event that the demand becomes larger than the one holding tank can handle additional tanks can be added.

Jerry Hoeftler  
Jerry Hoeftler Excavating Inc.  
222479



## Rules & Regulations

### Ski Slide Storage Hobby Shop

1. The site is to be used for storage or light assembly for personal or business purposes. At no time shall it the site be used for human habitation or illegal activities.
2. Units shall not be subdivided, however, units maybe combined with contiguous units as long as it meets the requirements of Wis. Stats. Section 703.13(5)(b).
3. No unit shall be used to store any live animals, explosives, gasoline, or other flammable materials, hazardous or dangerous materials, or illegal drugs.
4. Units are intended and restricted solely and exclusively for storage or assembly of materials owned by tenant or owner exclusively
5. No tenant or owner shall cause or permit any portion of the common elements to be used in a manner which would deny other tenants or owners the full use of such portion of the common elements, junk and inoperative or unlicensed vehicles or equipment shall not be permitted anywhere on the property. Automobiles and other vehicles including trailers, motorcycles, snowmobiles, boats and similar objects may not be stored except with the unit
6. Temporary parking shall be allowed either in designated parking areas or directly in front of unit owned or leased
7. There shall be no retail sales allowed at any time at this site.
8. All uses are limited to those as identified in Jefferson County Industrial Zoning Code, unless given approval by Town of Ixonia & Jefferson County

within

no outside  
Storage

NOV 25 2020



# JEFFERSON COUNTY PRELIMINARY REVIEW FOR CERTIFIED SURVEY

A Division of land located in the SW 1/4 of the NE 1/4 of Section 3, Township 5 N, Range 16 E, Town of Palmyra, Jefferson County, Wisconsin, on Parcel Number 024-0516-0313-000

Owner: Winkler Real Estate  
Address: W1117 Island Road  
Palmyra, WI 53156

Phone: 414-313-0217 (Steve)

Surveyor: **SOUTHWEST**  
SURVEYING & ASSOCIATES, Inc.  
P.O. BOX K, PALMYRA, WI. 53156  
262-495-4910  
920-674-4884

In addition to the 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 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: \_\_\_\_\_

Note to Be Placed on Final CSM

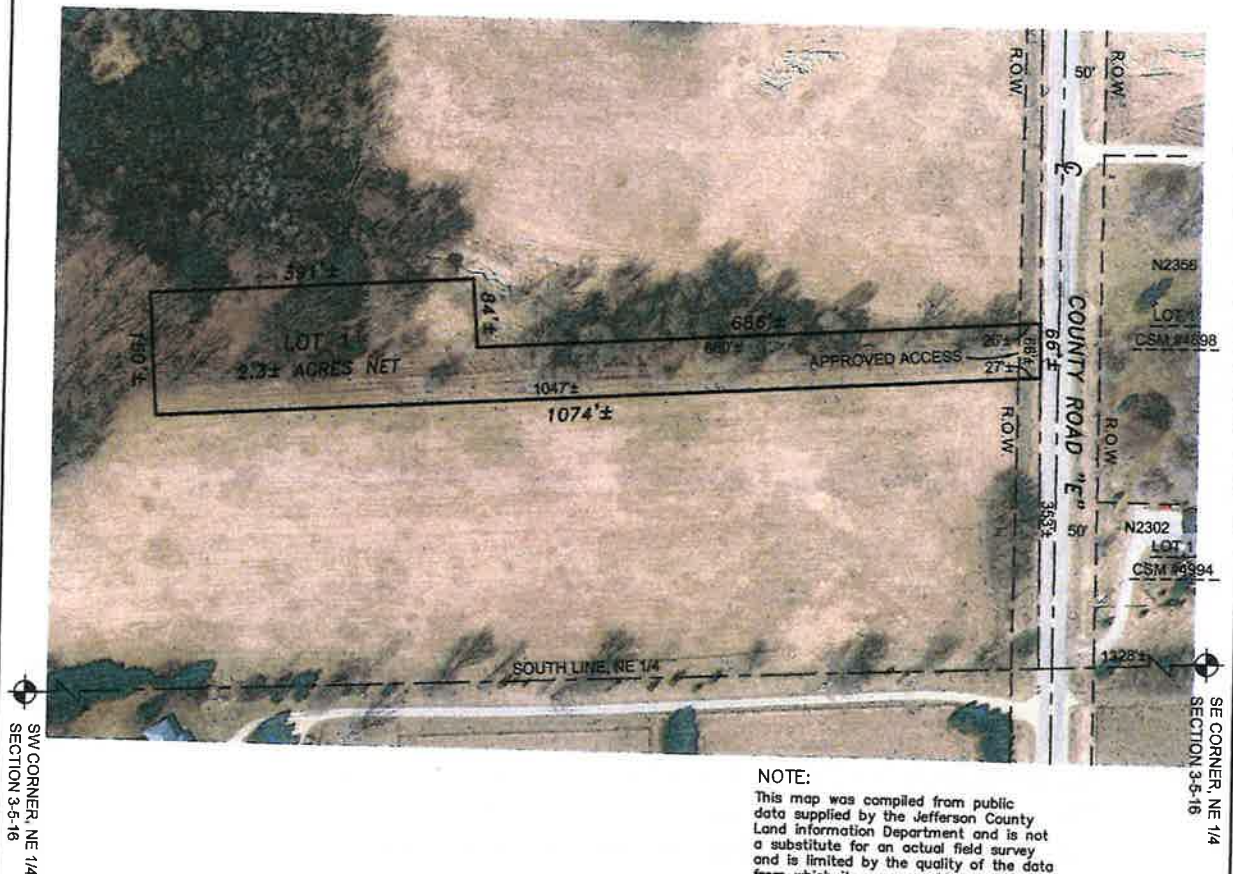
Petition # 2679A-03 Zoning A-3

Check for subsequent zoning changes with Jefferson County Zoning Department.

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

Intent and Description of Parcel to be Divided:  
Create one 2.3± Acres Net (without road R.O.W.) A-3 zoned rural residential parcel.

Previous  
Unhold Property



## 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: \_\_\_\_\_

Please submit one copy to Jefferson County Zoning, Room 201, Courthouse, 230 S. Main St. Jefferson Wisconsin 53549

SHEET 1 OF 1  
DATE: JANUARY 15, 2021  
JOB NO: W-220156A



## **ORDINANCE NO. \_\_\_\_\_**

WHEREAS, the Jefferson County Board of Supervisors has heretofore been petitioned to amend the Jefferson County Zoning Ordinance, and

WHEREAS, Petition 2630A-03 was referred to the Jefferson County Planning and Zoning Committee for public hearing on February 20, 2003, Petitions 2646A-03, 2654A-03 and 2655A-03 were filed for public hearing on March 20, 2003, and Petitions 2670A-03, 2671A-03, 2674A-03, 2677A-03, 2678A-03, 2679A-03, 2680A-03, 2681A-03, 2682A-03, 2683A-03, 2684A-03, 2685A-03, 2686A-03, 2687A-03, 2691A-03, 2692A-03, 2693A-03, 2695A-03, and 2668A-03, and

WHEREAS, the proposed amendments have been given due consideration by the Board of Supervisors in open session,

NOW, THEREFORE, BE IT ORDAINED that the Jefferson County Board of Supervisors does amend the zoning ordinance of Jefferson County (and official zoning maps) as follows:

### **FROM AGRICULTURAL A-1 TO A-2, AGRIBUSINESS AND A-3, RURAL RESIDENTIAL**

Rezone one acre of PIN 010-0615-3242-000 (35.5 Acres) to Agribusiness at W4235 STH 106; rezone one acre of the same PIN to A-3 for a new residential building site on STH 106 in the Town of Hebron. Rezoning is conditioned upon road access approval for the A-3 lot, upon receipt by Zoning of a soil test for the A-3 lot showing sites for installation of both initial and replacement private sewage systems, and upon approval and recording of the final certified survey map for the property. (2670A-03 & 2671A-03 – James Reu)

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

Modify the original request and allow a redesigned one-acre lot from part of PIN 012-0816-1642-000 (47.731 Acres). The site is on Pritchard Lane in the Town of Ixonia, and is owned by Gregory A. Rupnow and Tara M. Boury. This utilizes the last available A-3 lot for the property; therefore, rezoning is conditioned upon recording of an affidavit acknowledging that fact. It is further conditioned upon road access approval by the Town, upon receipt by Zoning of a soil test showing sites for installation of both initial and replacement private sewage systems, and upon approval and recording of a final certified survey map for the property. (2630A-03 – Greg Rupnow)

Modify conditions of the original approval to create a one-acre building site near W5125 Bark River Road in the Town of Koshkonong from part of PIN 016-0514-0131-000 (27.053 Acres). Approval is conditioned upon road access approval by the Town, upon receipt by Zoning of a soil test showing sites for installation of both initial and

**COPY**

replacement private sewage systems, and upon approval and recording of the final certified survey map including extraterritorial plat review by the City of Fort Atkinson. No affidavit is required. (2646A-03 – Clarence Draeger)

Create a 1.8-acre lot on Hilltop Road from part of PIN 032-0814-1344-006 (12.576 Acres) in the Town of Watertown. This is the last available A-3 zone for the property, and rezoning is conditioned upon recording of an affidavit acknowledging that fact. It is further conditioned upon road access approval by the Town, upon receipt by Zoning of a soil test showing sites for installation of both initial and replacement private sewage systems, and upon approval and recording of a final certified survey map including extraterritorial plat review. (2674A-03 – J. Mark & Phyllis Holland)

Rezone one acre of PIN 026-0616-1811-000 (16.292 Acres) for a new residential building site on Staude Road, Town of Sullivan. This is the last available A-3 zone for the property, and rezoning is conditioned upon recording of an affidavit acknowledging that fact. It is further conditioned upon road access approval by the Town, upon receipt by Zoning of a soil test for the lot showing sites for installation of both initial and replacement private sewage systems, and upon approval and recording of a final certified survey map for the property. (2677A-03 – Kenneth & Jane Staude)

Rezone to create a 1-acre lot near W1629 Marsh Road in the Town of Palmyra from part of PIN 024-0516-2823-000 (32.375 Acres), owned by Evelyn Borth. This prime ag land lot utilizes the last available A-3 zone for the property; therefore, rezoning is conditioned upon recording of an affidavit acknowledging that fact. It is further conditioned upon road access approval by the Town, upon receipt by Zoning of a soil test showing sites for installation of both initial and replacement private sewage systems, and upon approval and recording of a final certified survey map for the property including extraterritorial plat review. (2678A-03 – Eric Nokes/Evelyn Borth)

Modify the original request and rezone over 2 acres of PIN 024-0516-0313-000 (40 Acres) to create a building site along CTH E in the Town of Palmyra. This will be considered a non-prime lot combination, utilizing all available A-3 zones for the property. Rezoning is conditioned upon receipt by Zoning of a soil test showing sites for installation of both initial and replacement private sewage systems, and upon approval and recording of a final certified survey map for the lot. (2679A-03 – Thomas & Bernadette Unold)

Create a 1-acre building site from part of PIN 020-0814-2211-001 (20 Acres) along Navan Road in the Town of Milford. This is the last A-3 zone available for the property, and rezoning is conditioned upon recording of an affidavit acknowledging that fact. It is further conditioned upon road access approval by the Town, upon receipt by Zoning of a soil test for the lot showing sites for installation of both initial and replacement private sewage systems, and upon approval and recording of a final certified survey map for the property. (2680A-03 – William Buss/Navan Construction)

COPY

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

Petition #: 2679A-03 Township: Palmyra  
Hearing Date: 5/15/03 Committee Decision Date: 5/29/03  
Petitioner Name: Thomas & Bernadette Unold  
Property Owner(s): Same  
Property Location: CTHE

**REZONING REQUEST:** To create a 2-acre A-3 lot; a modified approval requires more than 2 acres to be used, thereby utilizing lot combination

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

**TOWN BOARD RECOMMENDATION** 5/5/03 ☒ 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: 6/10/03

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 \_\_\_\_\_

COPY

Remaining lots available as a result of this decision: Possibly 1, dependent upon final area of approved lot

Date 6-11-03

Signature \_\_\_\_\_





# PETITION TO AMEND ZONING ORDINANCE 2679A-03

TO: JEFFERSON COUNTY CLERK

JEFFERSON COUNTY BOARD OF SUPERVISORS

This petition, made under and pursuant to provisions of s59.97(5)(e)1, Wisconsin Statutes, requests the Jefferson County Board of Supervisors to amend the Zoning Ordinance of Jefferson County.

THOMAS & BERNADETTE UNOLD requests that the zoning map of the Town of  
(Petitioner's Name-Please Print)

PALMYRA be amended to change the zoning classification of the  
property described from A-1 district to A-3

## PROPERTY DESCRIPTION

SW 1/4 NE 1/4 Section 3 Township 5 N, Range 16 E, Town of PALMYRA  
Property Address CTH E Lot — Block — Parcel No. 024 0516 0313-000  
Subdivision — CSM Vol. — Page — Deed Vol. 949 Page 582  
Parent Parcel Size 40.0 Present Use —

Assessed Value of Improvements to be Rezoned —

## PROPERTY OWNER(S)

Name THOMAS H. & BERNADETTE M. UNOLD Name —  
Address 565 W 38021 Hwy 22 Address COL  
EAGLE, WI 53119  
Phone 262 495 8510 Phone —

## PLEASE EXPLAIN PETITION:

Submit Preliminary Certified Survey Delineating Proposed Land Division, Reasons for Rezoning, Type of Use Proposed and Structures Needed, Land Modifications Necessary, etc. USE ADDITIONAL PAGES, IF NEEDED. Soils Report by Certified Soil Tester and a Final Certified Survey Map May Be Required Following an Approval.

CREATE 2.0 AC RESIDENTIAL BUILDING SITE

Nonrefundable Hearing Fee of \$150 Plus Survey Review Fee of \$25 Must Accompany Petition. Submit Petition and Fees to JEFFERSON COUNTY ZONING DEPARTMENT, COURTHOUSE ROOM 201, 320 SOUTH MAIN STREET, JEFFERSON, WI 53549. PETITIONERS UNDERSTAND THAT NOTICE OF PUBLIC HEARING WILL BE SENT TO THEM, TO TOWNSHIP OFFICIALS, COUNTY BOARD SUPERVISOR FOR AREA OF REZONING, AND PROPERTY OWNERS WITHIN ONE-QUARTER MILE OF PARCEL IN QUESTION.

[Signature] (Signature of Petitioner or Agent) 4/11/03 (Date)

(Address, if Different From Above) — County Board Supervisor Lisle Piper, Jr.  
Extraterritorial —

AS PETITIONER, I UNDERSTAND THAT I MUST CONTACT TOWNSHIP OFFICIALS AND ATTEND A TOWN BOARD MEETING ON THIS MATTER PRIOR TO THE COUNTY'S PUBLIC HEARING; I UNDERSTAND THAT I MUST ALSO ATTEND THE COUNTY'S PUBLIC HEARING OR SEND AN AGENT TO REPRESENT ME.

[Signature] (Signature of Petitioner or Agent) 4/11/03 (Date)

**COPY**

**JEFFERSON COUNTY  
PRELIMINARY REVIEW FOR CERTIFIED SURVEY**

A division of land located in the SW 1/4 of the NE 1/4 of section 3, Township 5 N, Range 16 E, Town of PALMYRA, Jefferson County, Wisconsin, on Parcel Number 024-0516-0313-000

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

**"REVISED 4/21/03"**

Owner TOM UNOLD

Surveyor SOUTHWEST SURVEYING

Address 565 W 38021 Hwy 22  
EAGLE WI 53119

Address PO Box K  
PALMYRA WI 53156

Phone 262 495 8510

Phone 262 495 4910

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

**Note to Be Placed on Final CSM:**

Petition # 2679A-03 Zoning A-3

**Check for subsequent zoning changes  
with Jefferson County Zoning**

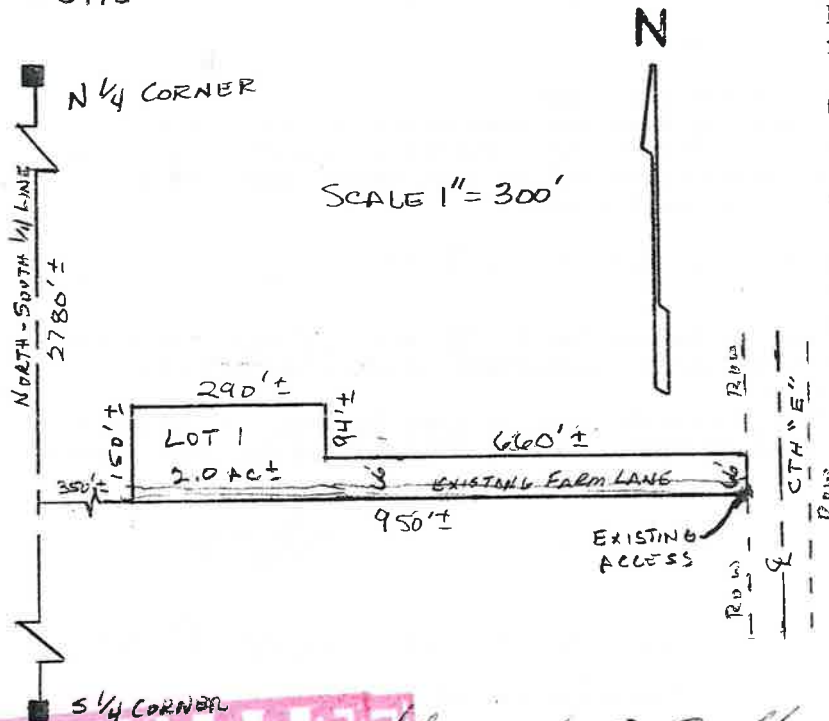
**CREATE 2.0 AC RESIDENTIAL BUILDING  
SITE**

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

**COPY**

**ALL DIMENSIONS ARE APPROXIMATE  
AND WILL VARY UPON FINAL SURVEY**



Town Board Approval Stewart C. Collins  
County Highway Approval \_\_\_\_\_  
(if applicable)  
Zoning Office Approval \_\_\_\_\_

Date 4-26-2003

Date \_\_\_\_\_

Date \_\_\_\_\_

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