

**AGENDA**  
**JEFFERSON COUNTY PLANNING AND ZONING COMMITTEE**  
**DECISION MEETING**

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

**SUBJECT:** Planning and Zoning Committee Decision Meeting  
**DATE:** Monday, March 29, 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/meeting/register/tJEkf--hpi4pHd2y7-u8i9MUTAbnqMB\\_1Qxy](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 February 22, March 12 and March 18 Meeting Minutes**
7. **Communications**
8. **February Monthly Financial Report for Register of Deeds – Staci Hoffman**
9. **February Monthly Financial Report for Land Information Office-Matt Zangl**
10. **March 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 Request by ADL Properties to Combine Two A-3 Lots Approved by Zoning Amendment R4111A-18, Town of Hebron on PIN 010-0615-2414-000**
14. **Discussion and Possible Decision on Access Requirements for Zoning Amendment R4300A-21, Brandon Butler /Randall & Lori Wegner Property, PIN 006-0716-1632-000 in the Town of Concord**
15. **Discussion and Possible Action on Petitions Presented in Public Hearing on March 18, 2021:**

**R4036A-21 – William W Braatz:** Rezone 0.9922 acre of PIN 012-0816-1014-000 (18.887 acre) for an agri-business zone at **N9166 Green Valley Rd** in the Town of Ixonia. This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

**CU2067-21 – William W Braatz:** Conditional use to allow storage of non-farm equipment for an excavating business at **N9166 Green Valley Rd**, Town of Ixonia, in a proposed A-2 zone on PIN 012-0816-1014-000 (18.887 acres). This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

**R4037A-21 – Brian & Christina Plasil:** Rezone all of PIN 012-0816-1131-002 (1.93 acre) owned by the Plasils and 0.3-acre of PIN 012-0816-1131-000 (41.479 acres) owned by Janet Gerbig to create one, 2.23-acre A-3 lot around the home at **W763 Gopher Hill Rd** in the Town of Ixonia. This is in accordance with Section 11.04(f)8 of the Jefferson County Zoning Ordinance.

**R4038A-21 – Grace Feith, Trustee of the Ellsworth & Ethel James Trust:** Create a 2.447-acre A-3 lot around the home and buildings at **N7565 County Rd N**, Town of Milford, from part of PIN 020-0814-3623-000 (40 acres). This is in accordance with Section 11.04(f)8 of the Jefferson County Zoning Ordinance.

**R4039A-21 – Chris Biermeier/Gilbert & Bonnie Haugen Property:** Rezone 0.7 acre of PIN 022-0613-3044-004 (4.05 acre) owned by Haugens to add it to an adjoining A-3 zone at **W9326 County Rd C**, resulting in one, 1.7-acre A-3 lot for Biermeier in the Town of Oakland. This is in accordance with Section 11.04(f)8 of the Jefferson County Zoning Ordinance.

**R4040A-21 – Timothy Schmidt/Jefferey & Sharon Adsit Trust LE & Edward & Rita Nokes Trust:** Create a 4-acre A-3 building site on **Tamarack Rd** from part of PIN 024-0516-3521-000 (19.74 acres), Town of Palmyra. This is in accordance with Section 11.04(f)8 of the Jefferson County Zoning Ordinance.

**R4041A-21 – Matthew & Melanie Meracle:** Create a 1-acre building site from part of PINs 026-0616-2522-000 (7.39 acres) and 026-0616-2611-000 (9.628 acres) on **Northey Rd**, Town of Sullivan. This is in accordance with Section 11.04(f)8 of the Jefferson County Zoning Ordinance.

**R4042A-21 – Thomas & Rochelle Anfang Trust:** Create a 2-acre building site from PIN 026-0616-0524-000 (34.5 acres) and a 2.8-acre building site from PIN 026-0616-0531-000 (36.75 acres) in the Town of Sullivan, at **W1882 Slater Rd**. This is in accordance with Section 11.04(f)8 of the Jefferson County Zoning Ordinance.

**R4043A-21 – Kirk & Karen Dys:** Create a 1.13-acre building site north of **N2140 Rockdale Rd** from PIN 028-0513-0643-000 (29 acres), Town of Sumner. This is in accordance with Section 11.04(f)8 of the Jefferson County Zoning Ordinance.

**R4044A-21 – Kirk & Karen Dys:** Create a 1.34-acre building site at the intersection of **Rockdale Rd and Danielson Rd**, Town of Sumner, from PIN 028-0513-0643-000 (29 acres). This is in accordance with Section 11.04(f)8 of the Jefferson County Zoning Ordinance.

**CU2068-21 – Jacob Wegner Properties LLC:** Conditional use to allow multi-family housing consisting of ten, 2-bedroom per unit duplexes in a Residential R-2 zone at **W3285 County Rd CW**, Town of Watertown., on PIN 032-0815-0222-001 (10.22 acres). This is in accordance with Sec. 11.04(f)2 of the Jefferson County Zoning Ordinance.

**16. Discussion and Possible Decision on Potential Zoning Ordinance Amendments**

**17. Possible Future Agenda Items**

**18. Upcoming Meeting Dates**

**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**

**May 14, 8:00 a.m. – Site Inspections Beginning in Courthouse Room 203**

**May 20, 7:00 p.m. – Public Hearing in Courthouse Room 205**

**June 1, 8:30 a.m. – Decision Meeting in Courthouse Room 203**

**19. Adjourn**

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

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**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*

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**DATE:** February 22, 2021  
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Meeting ID: 959 8698 5379  
Passcode: Zoning

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1. **Call to Order**  
The meeting was called to order by Supervisor Jaeckel at 8:30 a.m.
2. **Roll Call (Establish a Quorum)**  
All Committee members were present; staff members present were County Administrator Ben Wehmeier, Corporation Counsel Blair Ward, Director of Planning and Zoning Matt Zangl, Deb Magritz and Brett Scherer. Guest Frankie Fuller was attending via Zoom.
3. **Certification of Compliance with Open Meetings Law**  
Poulson verified 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)**  
Fuller updated the Committee on a project with which she is involved.
6. **Approval of January 21, January 25, February 12 and February 18, 2021 Meeting Minutes**  
Motion by Supervisors Poulson/Foelker to approve the January 21 minutes as presented. Motion passed 5-0.  
  
Motion by Supervisors Foelker/Poulson to approve the January 25 minutes as presented. Motion passed 5-0.  
  
Motion by Supervisors Foelker/Poulson to approve the February 12 minutes as presented. Motion passed 5-0.  
  
Motion by Supervisors Poulson/Foelker to approve the February 18 minutes as presented. Motion passed 5-0.
7. **Communications**  
There were no communications.
8. **January Monthly Financial Report for Register of Deeds – Staci Hoffman**  
Hoffman's report was in the Committee packet. Her office had a good January for revenues, recording more than 600 documents more than usual for the month. To this point in February, over 300 documents more than usual have been recorded. Vital Record have slowed, but this might be attributed to the weather.

9. **January Monthly Financial Report for Land Information Office-Matt Zangl**  
Zangl reported that the Land Information Office had a good January also, where retained fees were up echoing the Register of Deeds Office. The County Surveyor is working on a Parks Department project, and reviewing certified survey map for the Planning and Zoning Department.
10. **February Monthly Financial Report for Zoning – Matt Zangl**  
Zoning had a good January also, Zangl reported, taking in \$8,000 more than usual for the time period. To date, February is even compared to February of 2020.
11. **Discussion on Solar Energy Facilities**  
Ranger Power memos were included in the Committee packet. They are preparing to have their site in service by April, 2024. Wehmeier added that discussion on the Crawfish River Solar project will take place with the Executive Committee on Wednesday, February 24. The plan is to commence construction in the third quarter of this year.
12. **Discussion on Jefferson County Comprehensive Plan Update**  
The County Board approved the Plan update in February, and Zangl noted that we are starting ordinance updates. Wehmeier added that there is talk about implementation strategies.
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**  
Zangl explained that the petitions were presented in public hearing in January and recommended for denial. Motion by Supervisors Poulson/Foelker to withdraw the petitions from consideration. Motion passed 5-0.
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**  
Zangl reported that a very large mound would be necessary for the proposal according to the soil tester involved. Therefore, the request is for a holding tank. The sanitary district will not currently allow hookup at this location. Motion by Supervisors Nass/Foelker to allow a holding tank, with the condition that the site must be connected to public sewer as soon as it is available.
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**  
After explanation by Zangl, there was a motion by Supervisor Nass to deny the 2.3-acre proposal. The motion was withdrawn and restated by Supervisors Nass/Foelker to approve the lot at only 2 acres.

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

16. **Discussion and Possible Action on Petitions Presented in Public Hearing on February 18, 2021:  
FROM BUSINESS TO NATURAL RESOURCE**

**APPROVE WITH CONDITIONS** R4296A-21 – Autumn Ridge Subdivision Homeowners Association Inc on a motion by Supervisors Nass/Foelker to 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. Motion passed 5-0.

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

**APPROVE WITH CONDITIONS** R4297A-21 – Grace Foelker/P & J Foelker Trust Property on a motion by Supervisors Jaeckel/Nass to 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. Motion passed 5-0.

**APPROVE WITH CONDITIONS** CU2065-21 – Grace Foelker/P&J Foelker Trust Property on a motion by Supervisors Nass/Poulson for 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. Motion passed 5-0.

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

**APPROVE WITH CONDITIONS R4298A-21** – Dean & Susan Andersen on a motion by Supervisors Nass/Zastrow to rezone and 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. Motion passed 5-0.

**APPROVE WITH CONDITIONS R4299A-21** – K&V Farms LLC on a motion by Supervisors Jaeckel/Foelker to 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. Motion passed 5-0.

**APPROVE WITH CONDITIONS R4300A-21** – Brandon Butler/Randall & Lori Wegner Property on a motion by Supervisors Zastrow/Jaeckel to 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. Motion passed 5-0.

**APPROVE WITH CONDITIONS R4301A-21** – Don Foltz on a motion by Supervisors Nass/Poulson to 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. Motion passed 5-0.

**APPROVE WITH CONDITIONS R4302A-21** – ABC Acres Inc on a motion by Supervisors Nass/Poulson to 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. Motion passed 4-0, with Foelker abstaining.

**APPROVE WITH CONDITIONS R4303A-21** – Rick Seavert/Ronald Seavert Trust Property on a motion by Supervisors Jaeckel/Foelker to 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. Motion passed 4-1, with Nass opposed.

**APPROVE WITH CONDITIONS R4304A-21** – John Ader-Hillcrest Builders/Highland Ridge Estates LLC Property on a motion by Supervisors Zastrow/Foelker to 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. Motion passed 5-0.

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

**APPROVE WITH CONDITIONS CU2066-21** – Tony & Sarah McClintock/Highland Ridge Estates LLC Property on a motion by Supervisors Zastrow/Foelker to allow 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. Motion passed 5-0.

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

**APPROVE WITH CONDITIONS R4305A-21** – Scott & Connie Mastro on a motion by Supervisors Jaeckel/Foelker to 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. Motion passed 5-0. Motion by Supervisors Poulson/Foelker to freeze the property from having any additional A-3 splits. Motion passed 5-0.

## CONDITIONAL USE PERMIT APPLICATION

**APPROVE WITH CONDITIONS CU2061-20** – Steve & Dawn Sleaver on a motion by Supervisors Nass/Poulson to allow 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. Motion passed 5-0.

**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-**The Committee will meet on Tuesday, June 1 at 8:30 a.m.

**19. Adjourn**

Motion by Supervisors Poulson/Nass to adjourn. Motion passed 5-0 and the meeting adjourned at 9:22 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.jeffersoncountywi.gov](http://www.jeffersoncountywi.gov).**

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**MINUTES OF THE  
JEFFERSON COUNTY PLANNING AND ZONING COMMITTEE  
SITE INSPECTION MEETING**

*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, MARCH 12, 2021**

**1. Call to Order**

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

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

Supervisor Nass was absent; all other Committee members were present. Also present were staff members Matt Zangl, Deb Magritz and Brett Scherer.

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

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

**4. Approval of the Agenda**

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

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

There was no public comment.

**6. Communications**

There were no communications.

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

The Committee left for the following site inspections:

**R4040A-21 – Timothy Schmidt/Jefferey & Sharon Adsit Trust LE & Edward & Rita Nokes Trust:** Create a 4-acre A-3 building site on **Tamarack Rd** from part of PIN 024-0516-3521-000 (19.74 acres), Town of Palmyra. This is in accordance with Section 11.04(f)8 of the Jefferson County Zoning Ordinance.

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## **8. Adjourn**

Motion by Supervisors Foelker/Nass to adjourn the meeting. Motion passed 5-0, and the meeting adjourned at 11:10 a.m.

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Register of Deeds	FEB 2021		Output Measures		YR to Date	Current Yr. Target
Program/Service Description	2018		2020		Totals	%
Documents Recorded	719	1,079	1,549		3,186	25%
Vital Records Filed	137	188	171		332	16%
Vital Record Copies	1,080	1,422	1,244		3,048	22%
ROD Revenue (Gross Total)	\$ 106,020.62	\$ 112,498.29	\$ 151,891.21	\$ 332,350.43		20%
Transfer Fees	\$ 13,197.54	\$ 12,309.54	\$ 17,239.68	\$ 39,349.50		22%
LIO Fees	\$ 6,360.00	\$ 9,174.00	\$ 13,009.00	\$ 26,647.00		26%
Document Copies	\$ 4,946.92	\$ 5,198.48	\$ 7,393.31	\$ 14,138.93		28%
Laredo	\$ 2,815.00	\$ 3,376.75	\$ 3,136.50	\$ 5,894.00		18%
ROD Revenue to General Fund	\$ 35,402.46	\$ 42,330.77	\$ 55,592.49	\$ 118,199.43		24%
Percentage of Documents eRecorded	54%	59%	70%	71%		102%
Budget Goals Met	Yes	Yes	Yes	Yes		24%
Back Indexed	1,221	1,505	5,558	11,171		56%

**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 983 more document so far this year compared to last year, if the interest rates stay low I anticipate a great year for refinancing, only time will tell. All staff are back to working in office. 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.*

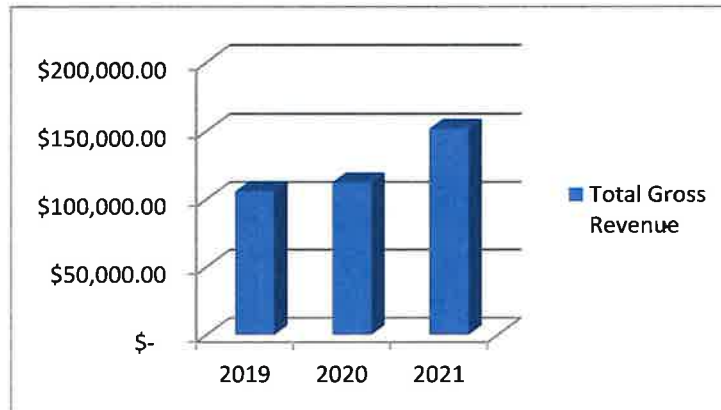
**Wisconsin Public Records Board:**

*Nothing new to report this month*

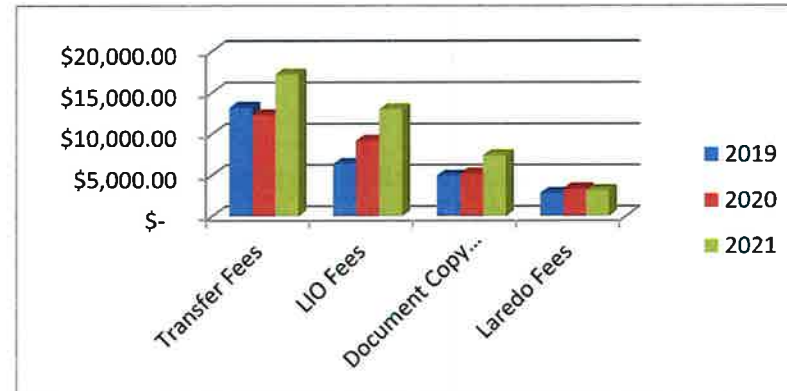
# Register of Deeds Monthly Budget Report

Feb-21

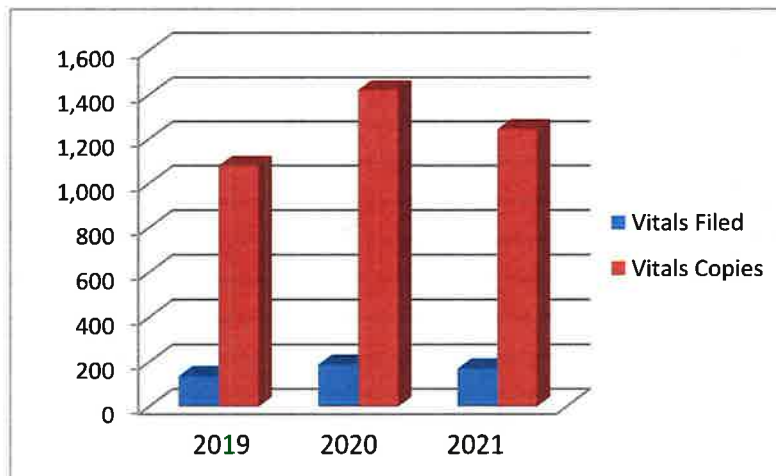
**ROD Total Gross Revenues**



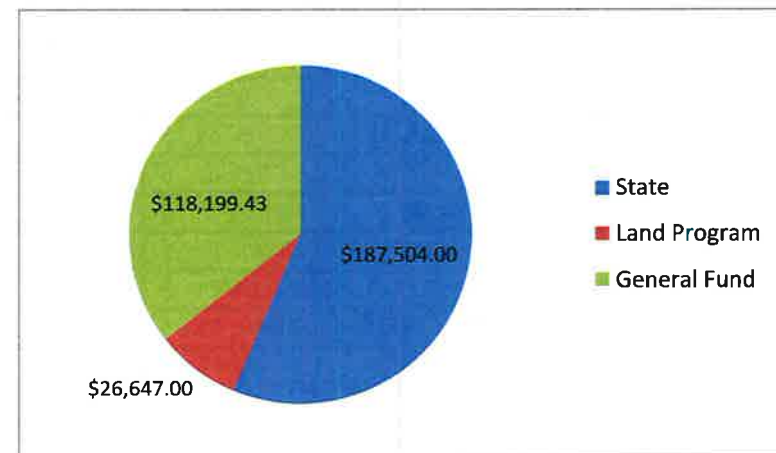
**Land Related Revenue**



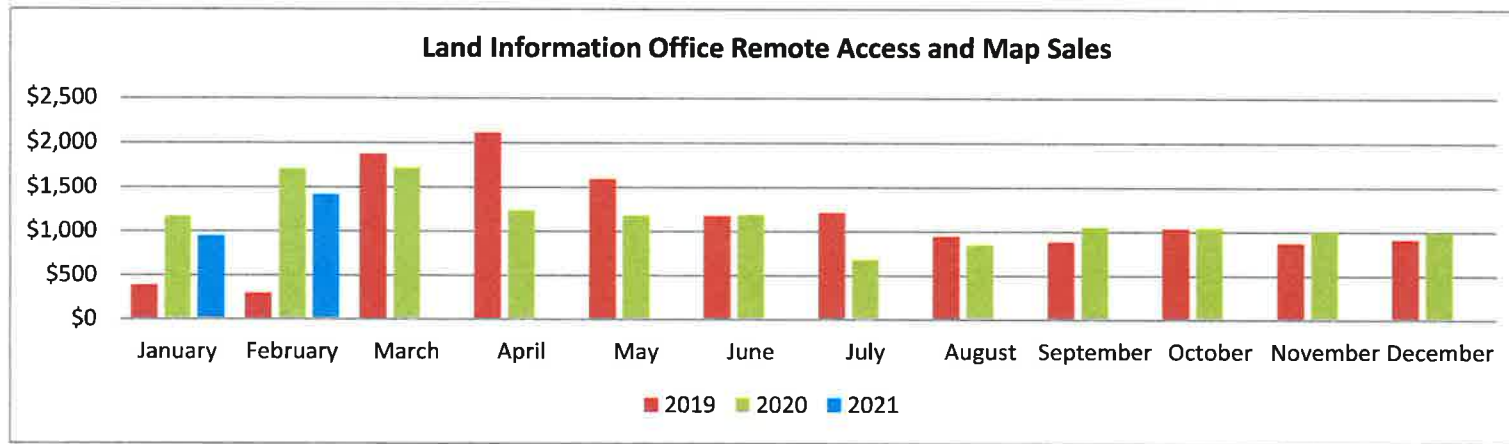
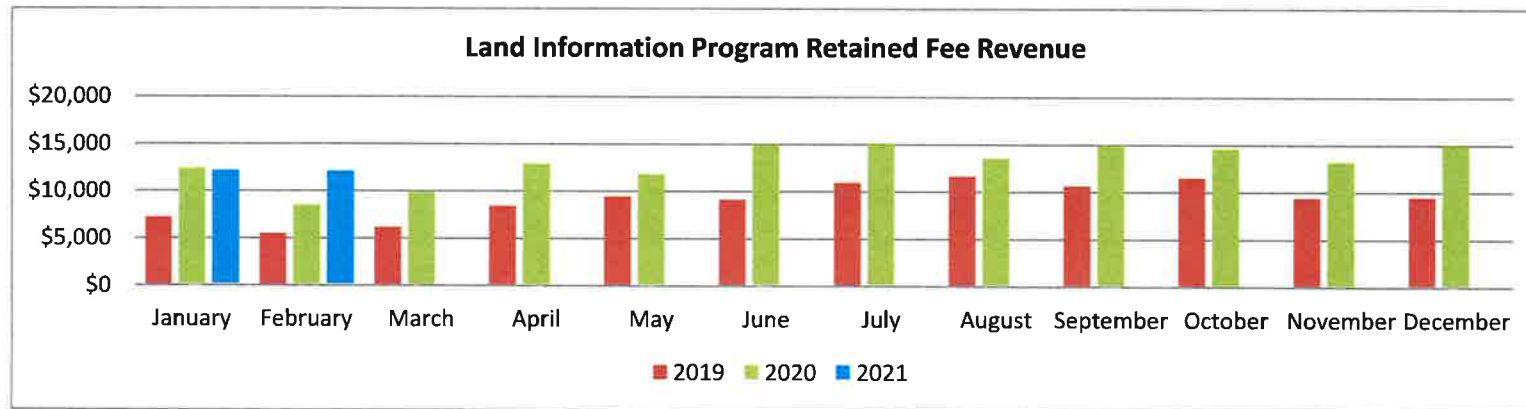
**Vital Records**



**Year to Date Revenue Payout**

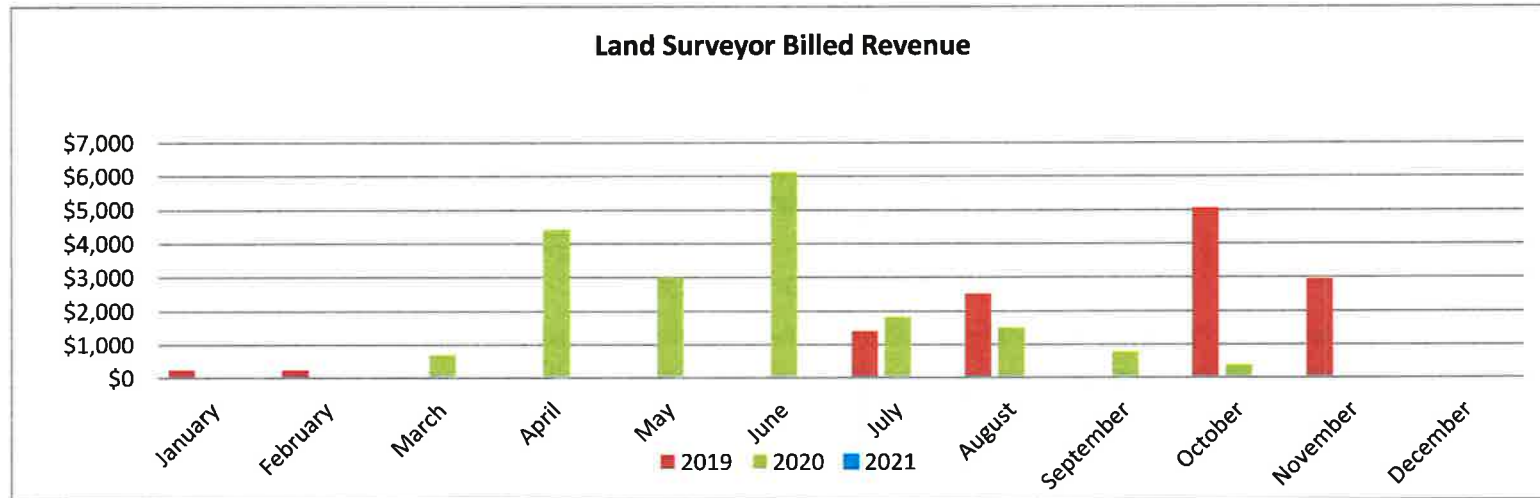


## Land Information Monthly Revenue Report January 2021

[illegible]

Jan	Feb	March	April	May	June	July	August	Sept	Oct	Nov	Dec	Total	Budget	
12,136	12,072		0	0	0	0	0	0	0	0	0	0	24,208	112,000
21.6%														

## Land Information Monthly Revenue Report January 2021

[illegible]

**Jefferson County Planning and Zoning Department**  
**Monthly Ledger Report**  
**03-26-2021**

	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	390.00		13,515.00	810.63		3,500.00	1,000.00						130.00	19,215.63	11,905.66
Feb	420.00		10,030.00	10.33		4,800.00	200.00							15,460.33	10,624.44
Mar	660.00		20,715.00	243.54		5,275.00	700.00							27,593.54	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															13,074.17
Dec															14,701.53
Total	1,470.00		44,260.00	1,064.50		13,575.00	1,900.00						130.00	62,269.50	227,609.17

2020 Actual Zoning Deposit: Please Enter Deposit

2021 Budget Revenues: Please Enter Revenues

2021 Deposits YTD: \$62,269.50

BEING A PART OF THE SE 1/4 OF THE NE 1/4 OF SECTION 24, T6N, R15E, TOWN OF HEBRON,  
JEFFERSON COUNTY, WISCONSIN , ON PARCEL NUMBER 010-0615-2414-000.

ALL BEARINGS REFER TO  
THE EAST LINE, NE 1/4 WHICH  
HAS AN ASSUMED BEARING  
OF N00°06'25"W

GRAPHIC SCALE

( IN FEET )

NE CORNER, NE 1/4  
LIMESTONE MONUMENT  
OF RECORD

EAST LINE, NE 1/4

CORNER  
LANDS IN  
TREE

5.00'

5.00'

CHICAGO

ING

SE CORNER, NE 1/4  
LIMESTONE  
MONUMENT  
OF RECORD

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

JOB No.: A-218128B  
DATE: MARCH 19, 2019  
SHEET 1 OF 2

A Division of land located in the NW 1/4 of the SW 1/4 of Section 16, Township 7N, Range 16E  
Town of Concord, Jefferson County, Wisconsin, on Parcel Number 006-0716-1632-000

Phone:

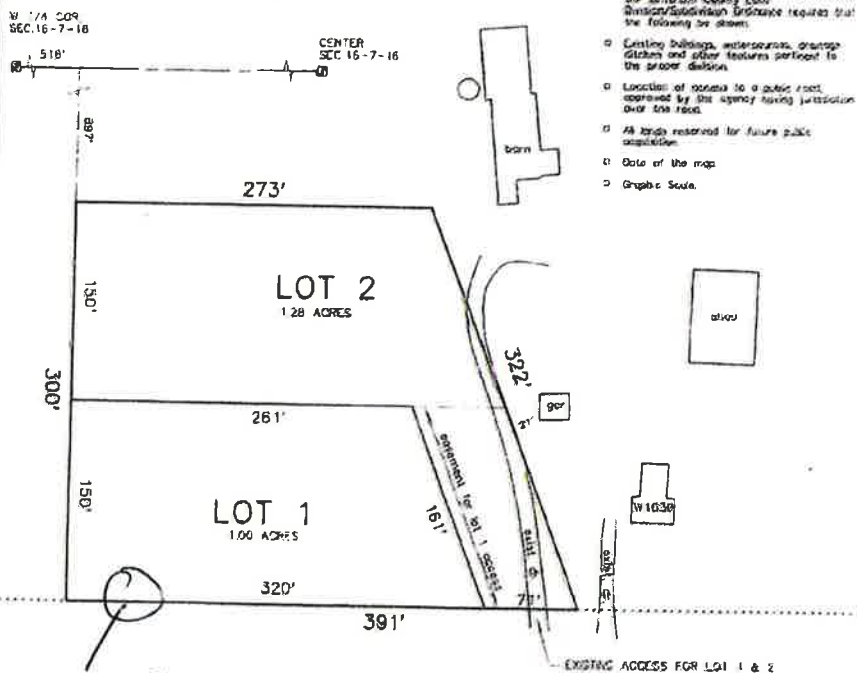
Phone: 262-593-5800

Revised:

- ❑ Reasoning
- ❑ Allowed Division within Existing Zone
- ❑ Form Subordination in an existing A-1 Zone
- ❑ 35+ Acres Lot in A-1 Zone
- ❑ Survey of Existing Parcel

REZONE 2 LOTS FROM A-1 TO A-3  
ZONE TO CREATE BUILDING SITES

Petition # R4-300A-21 Zoning A-3  
Check for subsequent zoning changes with Jefferson County Zoning Department.



Access? COUNTY ROAD "B" WIDTH VARIES

Contact  
Hwy Dept

4 show approved access locations

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

Date: 1-13-24

**Gater**

Date:

Date: 3/10/2



## Request for Ordinance Change

To: Matt Zangle

From: Tom Patterson

Matt

It's my understanding that Zoning Ordinances are coming up for review soon.

I would like to have you consider changing the maximum height restriction of 15' which is presently in place for detached garages to 17' or even possibly 19'.

I believe the 15' height was put in place when garages were typically 20-22' wide with 8' sidewalls & 4-6 pitch roofs. Today's trend for garages is wider, typically 24'. Side walls are typically 9' tall to accommodate for taller trucks & SUV's with toppers & luggage racks or ladder racks. Roof pitches on most homes & garages are now 8 pitch or higher. When a customer wants to build a detached garage, they want it to match the existing home & attached garage.

A 24' wide garage with an 8 pitch roof will have a peak height of 17'. A same size garage with a 10 pitch would have a peak height of 19'.

Please consider this in the upcoming review. Any questions, please call.

Thank-you

Tom Patterson

Patterson Builders LLC



## 2021 Zoning Ordinance Update and Proposed Changes 3-29-2021

- Group Home: add a definition to clarify what a group home is (cbrf, state law requirements)
- Home Occupations: Any occupation for gain or support conducted by resident occupants of a premises. In zoning districts in which they are allowed, all home occupations shall meet the following requirements:
  - Only **two** such uses shall be permitted on any lot.
- The Standard Industrial Classification Manual published by the U.S. Government Printing Office and the Standard Industrial Classification online database from the United States Department of Labor (<https://www.osha.gov/data/sic-search>) shall serve as a guide to interpreting use listings and classifications within this Ordinance.
- A zoning permit shall be either granted or denied in writing by the Zoning Administrator within 30 days. The permit shall expire **two years** from the date of issue unless substantial work has commenced. Any permit issued in conflict with the provisions of this Ordinance shall be null and void.
- Should a permit be required for solar panels?
- How should Broadband Towers be permitted? Principal, accessory or conditional use?
- A Zoning and Land Use Permit shall not be issued for any property upon which there are:
  - Unresolved violations of this Ordinance, Floodplain Ordinance, Land Division and Subdivision Ordinance or Private Onsite Wastewater Systems Ordinance
  - Delinquent property taxes
- All lots shall front on and have access to a public road for a minimum distance of at least sixty-six (66) feet. Lots shall have an approved access point located within the sixty-six (66) foot section.
  - A Natural Resource zoned lot shall meet the requirements under 1. above, or meet the following requirements:
    - A minimum of 20 feet access easement recorded with the Jefferson County Register of Deeds.
- **(e) Reapplication.** Application for a conditional use permit, variance, or amendment which is denied shall not be again submitted within a period of nine (9) months from the date of the denial.
- **(k) Relaxation of Standards for Persons with Disabilities.** The Zoning Administrator, with approval from the Planning and Zoning Committee, may issue a special permit to relax the standards of the

**Commented [MZ1]:** Change from one to two

**Commented [MZ2]:** Changed from 12 months to two years

**Commented [MZ3]:** New section added

**Commented [MZ4]:** What is required? Does an access point need to be installed? Does a driveway need to be installed?

**Commented [MZ5]:** Clarify "same petition" or if changed can re-apply?

**Commented [MZ6]:** Taken from other County

**Commented [MZ7]:** New section added

Ordinance in order to provide reasonable accommodations as required by the provisions of Federal and/or State Law. Such relaxation shall be the minimum necessary to be consistent with Federal guidelines for accommodation of person with disabilities and shall, where practical, be terminated when the facility is no longer used by the disabled person. A person applying for a permit under this section shall establish the nature and extent of the disability and that the relaxation requested is the minimum necessary to provide reasonable use of the facility. An affidavit for the reasonable accommodation shall be filed the Register of Deeds.

- (l) Bathrooms located in Accessory Structures: Water service to an accessory structure and bathrooms within an accessory structure may be permitted. A Zoning and Land Use Permit is required to document the alteration. The structure shall be connected to an approved Private Onsite Wastewater Treatment System in accordance with the Private Onsite Wastewater Treatment System Ordinance and all applicable state laws including, but not limited to, SPS 383. An affidavit shall be recorded with the Register of Deeds.
- Business Zone, Industrial Zone, Community Zone and R/R zone: clarify that a conditional use may be present without the principal use
- Industrial Zone: The activity is a permitted use when it falls in the categories below and when the proposed operation will be fully enclosed within buildings, except for parking/driving areas. If some operations and/or storage are not under cover, the Planning and Zoning Committee and affected Town shall review the proposal for site plan approval.
- Parcels of less than thirty-five (35) acres which are zoned A-1 and defined as Parcel of Records or Parent Parcels
- A-3 zone principal use: Stable, agricultural. Currently in ordinance, should it be removed?
- Farm consolidation lots: remove requirement to have 35 acres remaining?
- Minimum building sizes: allow for tiny homes? Current minimum size is two bedrooms and 850 sq. ft.
- Nonmetallic Mining CUP requirements: reword reclamation permit requirements to reference Land and Water and NR 135
- Some changes in campground CUP requirements
- Detached structures: increase height from 15 feet to 17 or 18?
- Substandard lots: reword to reference state law
- Non-farm residences

**Commented [MZ8]:** New section

**Commented [MZ9]:** Clarify process and Town review of outside storage permit

**Commented [MZ10]:** Add phrase to clarify legal parcel size