

**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:** June 1, 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--hpj4pHd2y7-u8i9MUTAbnqMB\\_1Qxy](https://zoom.us/join/zoom/register/tJEkf--hpj4pHd2y7-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 April 26, May 14 and May 20 Meeting Minutes
7. Communications
8. April Monthly Financial Report for Register of Deeds – Staci Hoffman
9. April Monthly Financial Report for Land Information Office-Matt Zangl
10. May 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 a Redesign of R4043A-21 Approved on April 20, 2021 Due to the Location of the Proposed Septic System. The Proposed Lot is on Rockdale Road, PIN 028-0513-0643-000 owned by Kirk and Karen Dys.
14. Discussion and Possible Decision on a Request by Matthew and Molly Sloan to Allow a Septic System Revision to Cross Lot Lines for the Purposes of a Convenience Bathroom. The site is at W9681 Raether Road in the Town of Lake Mills, on PIN 018-0713-0623-002/
15. Discussion and Possible Action on Petitions Presented in Public Hearing on May 20:

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

**R4310A-21 – Crawfish River Solar/Anfang Properties LLC, Owner:** Rezone 7.4 acres of PIN 014-0614-0543-001 (44.5 acres) near W6646 US Highway 18 for a local utility in the Town of Jefferson. 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/RURAL RESIDENTIAL**

**R4311A-21 – Stewart & Dianna Hassler:** Create a 2.052-acre building site on **Kasten Lane** from part of PIN 032-0815-1844-001 (35.1 acres) in the Town of Watertown. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**R4312A-21 – Andrew & Lisa Werner/Trapp Trust Property:** Create a 3.14-acre lot around the existing home and buildings at **N7567 County Road X**, Town of Watertown on PIN 032-0815-3314-000 (38.48 acres). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**R4313A-21 – Tim Windl & Helen Zahn:** Create two, 2-acre building sites on **Willow Road** from part of PIN 032-0814-1421-002 (28.398 acres) in the Town of Watertown. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**R4314A-21 – Douglas & Kathleen Miller:** Create a 3.7-acre lot around the home and buildings at **N7667 County Road P** from part of PIN 032-0815-3611-000 (30 acres) in the Town of Watertown. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

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

**R4315A-21 – Douglas & Kathleen Miller:** Create a 5.3-acre partially wooded lot adjoining a proposed A-3 lot at **N7667 County Road P**, Town of Watertown, from part of PIN 032-0815-3611-000 (30 acres). This is in accordance with Sec. 11.04(f)12 of the Jefferson County Zoning Ordinance.

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

**R4316A-21 – Vione Lightfield/Verdal Anderson Property:** Create a new 2.1-acre building site near **N1941 County Road A** in the Town of Sumner from part of PIN 028-0513-0924-000 (20 acres). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**R4317A-21 – Vione Lightfield/Verdal Anderson Property:** Create a 3-acre farm consolidation lot at **N1941 County Road A**, Town of Sumner, from part of PIN 028-0513-0924-000 (20 acres). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

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

**R4318A-21 – Vione Lightfield/Verdal Anderson Property:** Create a 20-acre Natural Resource zone from PIN 028-0513-0814-000 (20 acres) in the Town of Sumner near **County Road A**. This is in accordance with Sec. 11.04(f)12 of the Jefferson County Zoning Ordinance.

**R4319A-21 – Vione Lightfield/Verdal Anderson Property:** Create an 8-acre Natural Resource zone from PIN 028-0513-0922-001 (20 acres) in the Town of Sumner near **County Road A**. This is in accordance with Sec. 11.04(f)12 of the Jefferson County Zoning Ordinance.

**CONDITIONAL USE PERMIT APPLICATIONS**

**CU2073-21 – Affordable Storage of Fort Atkinson LLC:** Allow a 36-unit reconfiguration and expansion of the storage facility at **N1171 Old 26 Road**, Town of Koshkonong, on PIN 016-0514-2022-006 (3.203 acres). The property is zoned A-2, Agricultural & Rural Business. This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

**CU2074-21 – Linda Schroeder:** Allow an extensive on-site storage structure in a Residential R-2 zone on **Long Drive**, Town of Koshkonong on PIN 016-0513-2511-018 (0.979 acre). This is in accordance with Sec. 11.04(f)2 of the Jefferson County Zoning Ordinance.

**CU2072-21 – Brattset LLC/Damon & Kirsten Brattset:** Allow for mineral extraction on PIN 024-0516-0522-000 (25.193 acres,) Town of Palmyra, at **N2463 State Road 106** in an A-1, Exclusive Agricultural

**15. Possible Future Agenda Items**

**16. Upcoming Meeting Dates**

**June 11, 8:00 a.m. – Site Inspections Beginning in Courthouse Room 203**  
**June 17, 7:00 p.m. – Public Hearing in Courthouse Room 205**  
**June 28, 8:30 a.m. – Decision Meeting in Courthouse Room 203**  
**July 9, 8:00 a.m. – Site Inspections Beginning in Courthouse Room 203**  
**July 15, 7:00 p.m. – Public Hearing in Courthouse Room 205**  
**July 26, 8:30 a.m. – Decision Meeting in Courthouse Room 203**

**17. Adjourn**

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

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

**SUBJECT:** Planning and Zoning Committee Decision Meeting  
**DATE:** April 26, 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--hpj4pHd2y7-u8i9MUTAbnqMB\\_1Qxy](https://zoom.us/meeting/register/tJEkf--hpj4pHd2y7-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**  
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 at 8:30. Also present were County Administrator Ben Wehmeier and staff members Matt Zangl, Sarah Elsner and Deb Magritz. Attending via Zoom were Frankie Fuller and Theodore Hanson.
3. **Certification of Compliance with Open Meetings Law**  
Supervisor Poulson verified that the meeting was held in compliance with Open Meetings.
4. **Approval of the Agenda**  
It was determined that the Committee would move up Petitions R4308A-21, R4309A-21 and CU2069-21 to accommodate guests in attendance.
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 March 18, March 29, April 9 and April 15 Meeting Minutes**  
Motion by Supervisors Foelker/Poulson to approve the March 18 minutes as presented. Motion passed 5-0.  
  
Motion by Supervisors Foelker/Poulson to approve the March 29 minutes as presented. Motion passed 5-0.  
  
Motion by Supervisors Foelker/Poulson to approve the April 9 minutes as presented. Motion passed 5-0.  
  
Motion by Supervisors Foelker/Poulson to approve the April 15 minutes as presented. Motion passed 5-0.
7. **Communications**  
There were no communications.
8. **March Monthly Financial Report for Register of Deeds – Staci Hoffman**  
The report had been sent in the Committee packets earlier.
9. **March Monthly Financial Report for Land Information Office-Matt Zangl**

Zangl noted that the month's report parallels that of the Register of Deeds, with retained fees up compared to 2019 and 2020.

**10. April Monthly Financial Report for Zoning – Matt Zangl**

Zangl went on to say that April's revenues doubled what we had in March.

**11. Discussion on Solar Energy Facilities**

It was noted that we continue to work with Crawfish River Solar for a Joint Development Agreement.

**12. Discussion on Jefferson County Comprehensive Plan and Zoning Ordinance Updates**

Zangl explained that he is working with Corporation Counsel on items discussed at the March Planning and Zoning Committee decision meeting. When those things are finalized, they will be sent to the Towns for their review.

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

**13. Discussion and Possible Action on Petitions Presented in Public Hearing on April 15, 2021:**

**APPROVE WITH CONDITIONS R4306A-21** on a motion by Supervisors Jaeckel/Foelker for Claude Klettke/Claude Klettke & William Wright Properties to create a 2-acre A-3 lot at **N3946 County Road N** in the Town of Jefferson from part of PIN 014-0614-1323-001 (1.72 ac) owned by William Wright, and from part of PINs 014-0614-1323-000 (17.358 ac) and 014-0614-1414-007 (1.065 ac), both owned by Claude Klettke. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance. Motion passed 5-0.

**APPROVE WITH CONDITIONS R4307A-21** on a motion by Supervisors Jaeckel/Foelker for Sharry Conkle Green to create a 1.75-acre building site near **W3996 County Road Y** in the Town of Jefferson from part of PIN 014-0615-1633-001 (6.33 ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance. Motion passed 5-0.

**APPROVE WITH CONDITIONS R4308A-21** on a motion by Supervisors Nass/Foelker for Arlyn Blomgren to create two A-3 building sites, one from PIN 018-0713-2443-003 (1.4 ac) and another from PIN 018-0713-2444-002 (1 ac) near the intersection of **State Rd 89 and Mansfield Rd** in the Town of Lake Mills. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance. Motion passed 5-0.

**APPROVE WITH CONDITIONS R4309A-21** on a motion by Supervisors Poulson/Foelker for John & Michelle Mehring to create three new building sites south of **N252 County Road H** in the Town of Palmyra from part of PIN 024-0516-3342-001 (18.46 ac). The proposal is for two lots of 1.5 ac each, and one lot of 1.1 ac. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance. Motion passed 5-0.

**APPROVE WITH CONDITIONS CU2069-21** on a motion by Supervisors Nass/Jaeckel for John & Michelle Mehring, allowing their conditional use request for an event facility/conference center/banquet hall in the existing A-2, Agricultural & Rural Business and Industrial zones at **N254 County Road H**. The site is on PIN 024-0516-3342-001 (18.46 ac) in the Town of Palmyra. This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance. Motion passed 5-0.

**APPROVE WITH CONDITIONS CU2070-21** on a motion by Supervisors Foelker/Poulson for Robert & Lynn Soukup, allowing their conditional use request for an extensive on-site storage structure in a Residential R-1 zone at **W1158 South Shore Dr**. The site is on PIN 024-0516-2731-017 (1.013 ac) in the Town of Palmyra. This is in accordance with Sec. 11.02 and 11.04(f)1 of the Jefferson County Zoning Ordinance. Motion passed 5-0.

**APPROVE WITH CONDITIONS CU2071-21** on a motion by Supervisors Poulson/Jaeckel for Mark Ebert, allowing his conditional use request to modify CU1754-13 to allow for expansion and renovation of the existing store at **W1795 Fox Rd**, and allow for a new 6,450 square foot greenhouse. This is on PIN 012-0816-0541-000 (26.008 ac) in the Town of Ixonia in an A-2, Agricultural & Rural Business zone, and is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance. Motion passed 5-0.

**14. Possible Future Agenda Items**

**15. Upcoming Meeting Dates**

**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**

**June 11, 8:00 a.m. – Site Inspections Beginning in Courthouse Room 203**

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

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

**16. Adjourn**

Motion by Supervisors Nass/Zastrow to adjourn the meeting. Motion passed 5-0, and the meeting adjourned at 9:07 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.jeffersoncountynwi.gov](http://www.jeffersoncountynwi.gov).**

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**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, JUNE 14, 2021**

**1. Call to Order**

The meeting was called to order by Chairman Jaeckel at 8:02 a.m.

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

All Committee members were present at 8:02 a.m.

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

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

**4. Approval of the Agenda**

Motion by Supervisors Jaeckel/Nass to approve the agenda as printed. 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.

The Committee left for the following site inspections:

**7. Site Inspections for Petitions to be Presented in Public Hearing on June 17, 2021**

**R4310A-21 – Crawfish River Solar/Anfang Properties LLC, Owner:** Rezone 7.4 acres of PIN 014-0614-0543-001 (44.5 acres) near **W6646 US Highway 18** for a local utility in the Town of Jefferson. This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

**R4313A-21 – Tim Windl & Helen Zahn:** Create two, 2-acre building sites on **Willow Road** from part of PIN 032-0814-1421-002 (28.398 acres) in the Town of Watertown. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**R4311A-21 – Stewart & Dianna Hassler:** Create a 2.052-acre building site on **Kasten Lane** from part of PIN 032-0815-1844-001 (35.1 acres) in the Town of Watertown. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**R4312A-21 – Andrew & Lisa Werner/Trapp Trust Property:** Create a 3.14-acre lot around the existing home and buildings at **N7567 County Road X**, Town of Watertown on PIN 032-0815-3314-000 (38.48 acres). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

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**R4315A-21 – Douglas & Kathleen Miller:** Create a 5.3-acre partially wooded lot adjoining a proposed A-3 lot at **N7667 County Road P**, Town of Watertown, from part of PIN 032-0815-3611-000 (30 acres). This is in accordance with Sec. 11.04(f)12 of the Jefferson County Zoning Ordinance.

**CU2072-21 – Brattset LLC/Damon & Kirsten Brattset:** Allow for mineral extraction on PIN 024-0516-0522-000 (25.193 acres,) Town of Palmyra, at **N2463 State Road 106** in an A-1, Exclusive Agricultural zone.

**CU2073-21 – Affordable Storage of Fort Atkinson LLC:** Allow a 36-unit reconfiguration and expansion of the storage facility at **N1171 Old 26 Road**, Town of Koshkonong, on PIN 016-0514-2022-006 (3.203 acres). The property is zoned A-2, Agricultural & Rural Business. This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

**CU2074-21 – Linda Schroeder:** Allow an extensive on-site storage structure in a Residential R-2 zone on **Long Drive**, Town of Koshkonong on PIN 016-0513-2511-018 (0.979 acre). This is in accordance with Sec. 11.04(f)2 of the Jefferson County Zoning Ordinance.

**R4316A-21 – Vione Lightfield/Verdal Anderson Property:** Create a new 2.1-acre building site near **N1941 County Road A** in the Town of Sumner from part of PIN 028-0513-0924-000 (20 acres). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**R4317A-21 – Vione Lightfield/Verdal Anderson Property:** Create a 3-acre farm consolidation lot at **N1941 County Road A**, Town of Sumner, from part of PIN 028-0513-0924-000 (20 acres). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**R4318A-21 – Vione Lightfield/Verdal Anderson Property:** Create a 20-acre Natural Resource zone from PIN 028-0513-0814-000 (20 acres) in the Town of Sumner near **County Road A**. This is in accordance with Sec. 11.04(f)12 of the Jefferson County Zoning Ordinance.

**R4319A-21 – Vione Lightfield/Verdal Anderson Property:** Create an 8-acre Natural Resource zone from PIN 028-0513-0922-001 (20 acres) in the Town of Sumner near **County Road A**. This is in accordance with Sec. 11.04(f)12 of the Jefferson County Zoning Ordinance.

## **8. Adjourn**

Motion by Supervisors Foelker/Pouson to adjourn the meeting. Motion passed 5-0.

**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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Register of Deeds	APR 2021			Output Measures	YR to Date	Current Yr. Target
Program/Service Description	2019	2020	2021	Totals	%	
Documents Recorded	1,031	1,383	1,681	6,740	53%	
Vital Records Filed	146	170	172	332	16%	
Vital Record Copies	1,269	1,076	1,377	3,048	22%	
ROD Revenue (Gross Total)	\$ 138,362.83	\$ 142,667.43	\$ 213,076.93	\$ 737,673.34	45%	
Transfer Fees	\$ 18,229.50	\$ 17,131.74	\$ 27,973.14	\$ 89,942.10	50%	
LIO Fees	\$ 8,865.00	\$ 11,631.00	\$ 14,065.00	\$ 56,331.00	55%	
Document Copies	\$ 5,345.15	\$ 5,248.48	\$ 9,902.74	\$ 31,740.60	63%	
Laredo	\$ 2,866.50	\$ 3,601.25	\$ 3,259.49	\$ 12,835.24	40%	
ROD Revenue to General Fund	\$ 47,387.15	\$ 50,588.47	\$ 71,226.37	\$ 257,516.94	52%	
Percentage of Documents eRecorded	55%	67%	69%	71%	101%	
Budget Goals Met	Yes	Yes	Yes	Yes	52%	
Back Indexed	2,085	7,757	17,461	39,844	199%	

**Wisconsin Register of Deeds Association:**

*Documents continue to come in at a steady rate all around the state. We are currently working on legislation in regards to condominiums, as well as monitoring legislation in regards to changes in the marriage process. We are monitoring federal legislation pertaining to privacy redaction.*

**Register of Deeds Office:**

*The ROD staff has been busy working on cleaning up parcel identification numbers on old documents, this will assist us in the implementation of Pintegrity, a program that will help allow integration of document number in the GIS system.*

**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.*

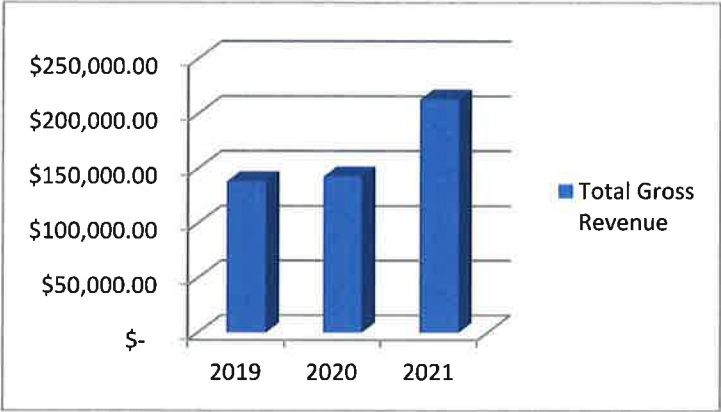
**Wisconsin Public Records Board:**

*We approved 147 requests for records retention disposition authorizations.*

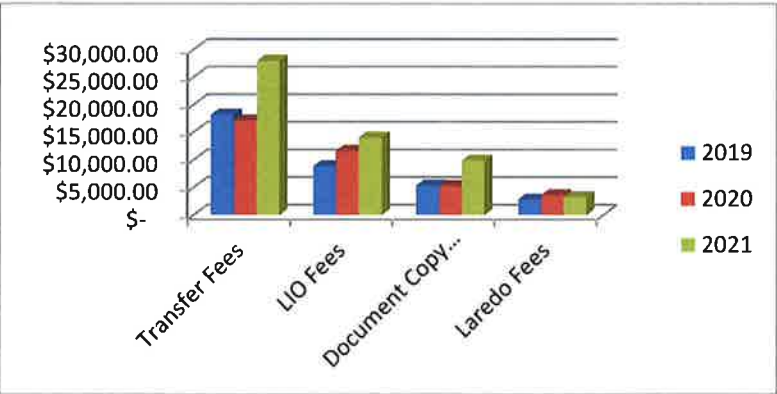
# Register of Deeds Monthly Budget Report

Apr-21

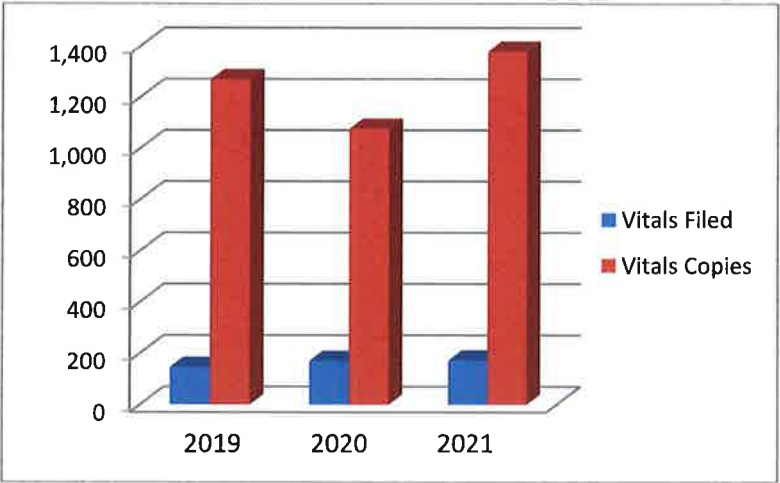
ROD Total Gross Revenues



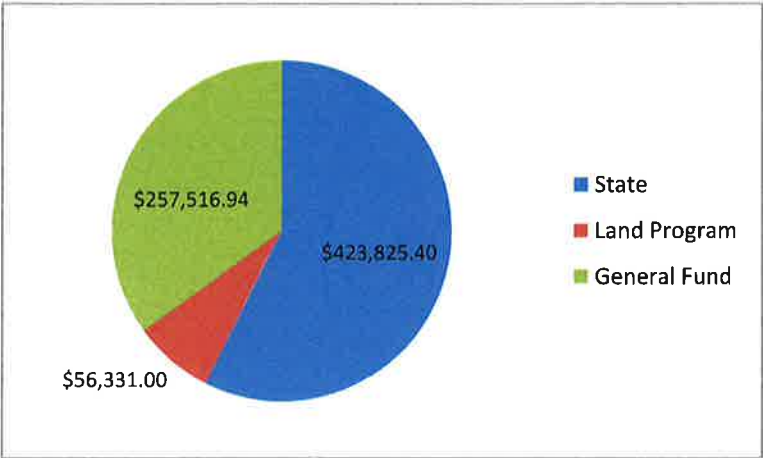
Land Related Revenue



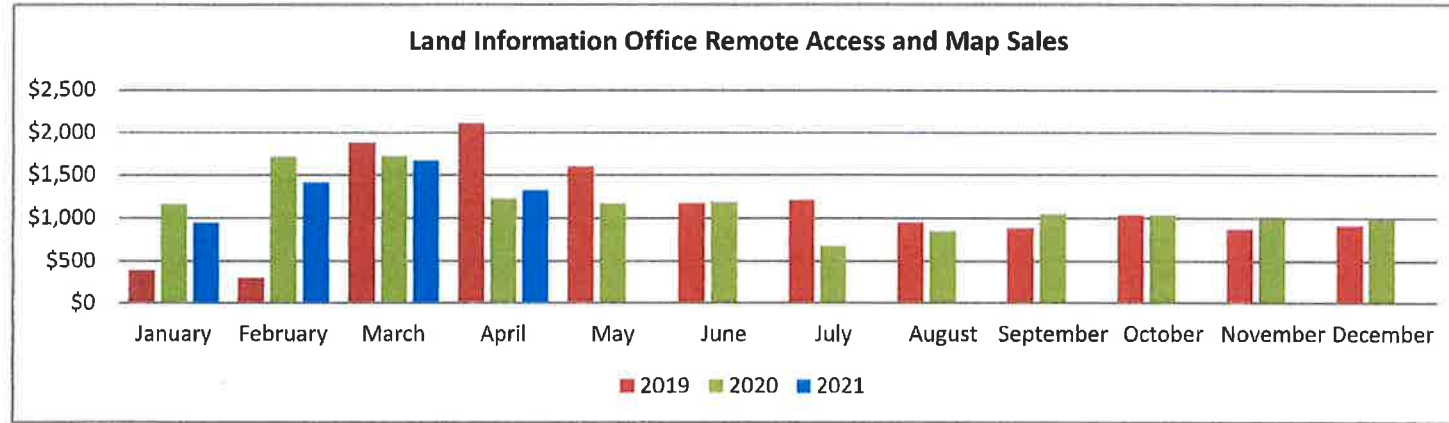
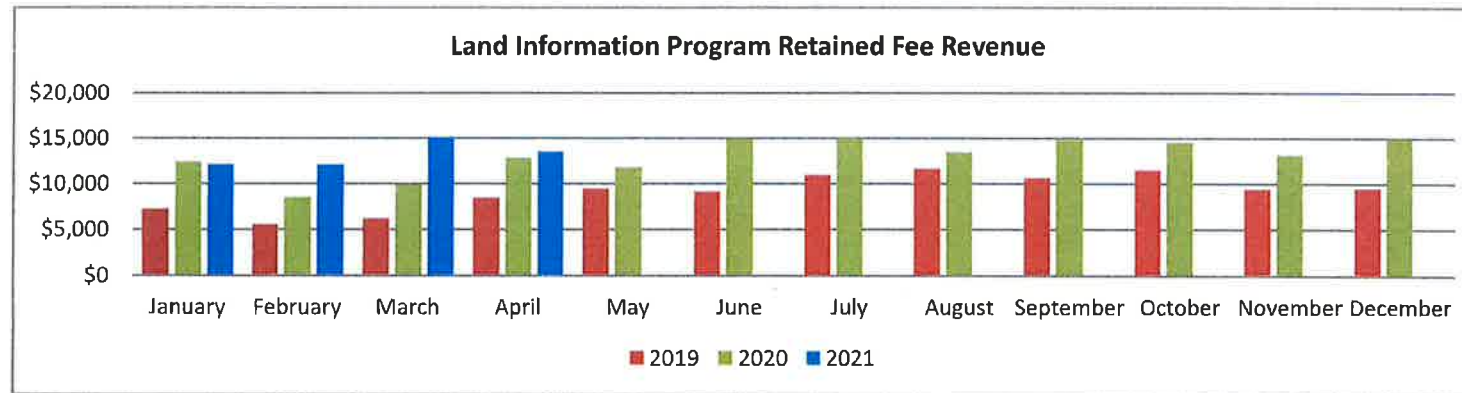
Vital Records



Year to Date Revenue Payout



## Land Information Monthly Revenue Report March 2021

[illegible]

Jan	Feb	March	April	May	June	July	August	Sept	Oct	Nov	Dec	Total	Budget	
12,136	12,072		0	25,000	0	0	0	0	0	0	0	0	49,208	112,000
													43.9%	

**Jefferson County Planning and Zoning Department**  
**Monthly Ledger Report**  
**05-28-2021**

	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	690.00		21,440.00	243.54		5,275.00	750.00							28,398.54	13,830.00
Apr	870.00		13,555.00	8.08		6,175.00	850.00							21,458.08	21,480.50
May	990.00		13,190.00	175.48		6,725.00	1,350.00							22,430.48	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	3,360.00		71,730.00	1,248.06		26,475.00	4,150.00						130.00	106,963.06	227,609.17

2020 Actual Zoning Deposit: Please Enter Deposit

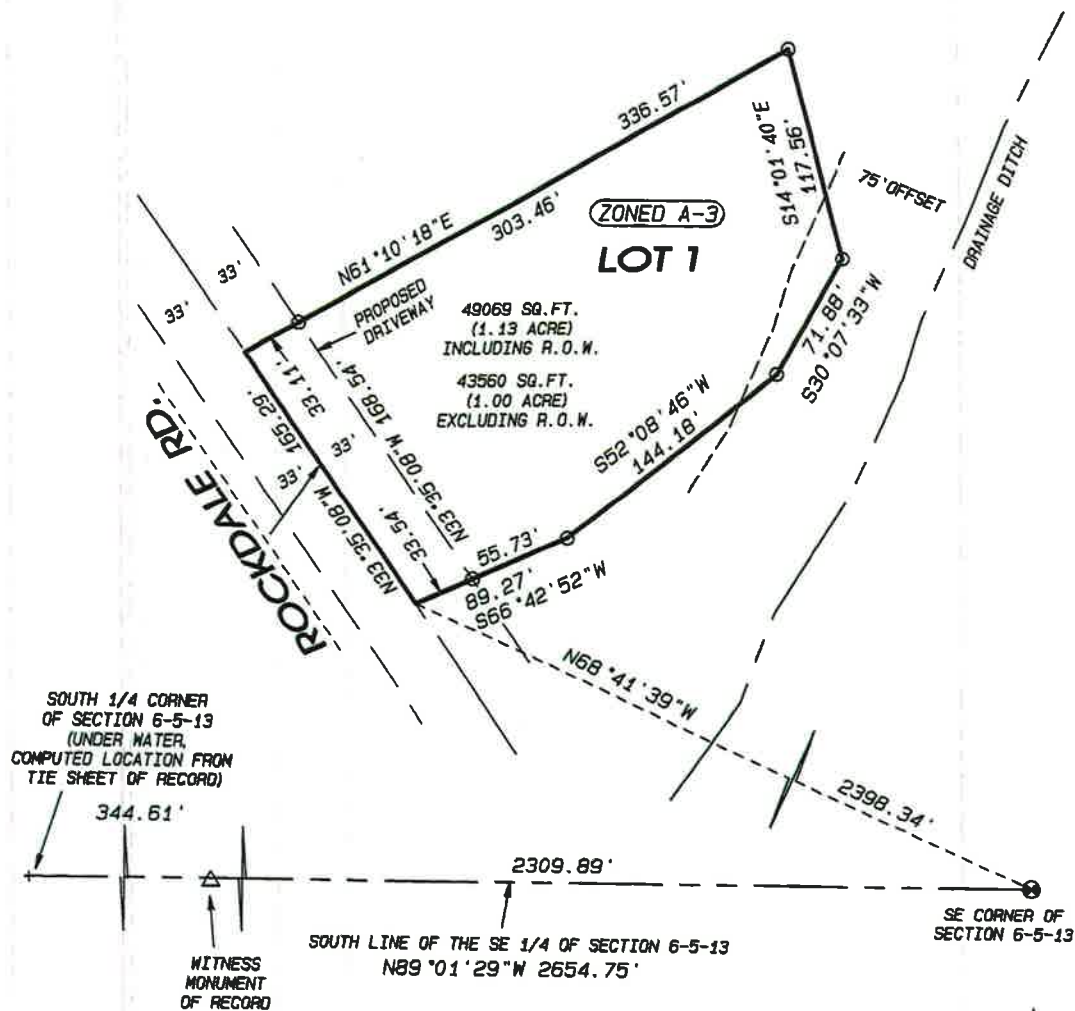
2021 Budget Revenues: Please Enter Revenues

2021 Deposits YTD: \$106,963.06

**PART OF THE SW 1/4 OF THE SE 1/4 OF SECTION 6, T.4N., R.13E. OF THE 4TH P.M., TOWN OF SUMNER, JEFFERSON COUNTY, WISCONSIN.**

## Original Proposal

OWNERS OF RECORD:  
KIRK A. DYS  
KAREN A. DYS  
N2136 ROCKDALE RD  
EDGERTON WI 53534



○ SET IRON PIN, 3/4"x 24",  
1.5 LBS./LIN.FT.

△ FOUND RAILROAD SPIKE

⊙ FOUND ALUMINUM MONUMENT

—X—X— FENCE

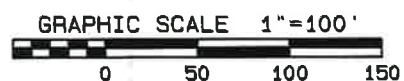
NOTES:

FIELDWORK COMPLETED \_\_\_\_\_

CHECK FOR SUBSEQUENT ZONING CHANGES WITH THE  
JEFFERSON COUNTY PLANNING AND ZONING DEPARTMENT.

ASSUMED N89°01'29"W ALONG THE SOUTH LINE OF THE SE 1/4  
OF SECTION 6-5-13.

Project No. 120 - 231 (NORTH) For: DYS SHEET 1 OF \_\_ SHEETS



**Combs**  
& ASSOCIATES

- **LAND SURVEYING**
- **LAND PLANNING**
- **CIVIL ENGINEERING**

109 W. Milwaukee St.  
Janesville, WI 53548  
www.compssurvey.com

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

**From:** Matt Zangl  
**Sent:** Tuesday, May 25, 2021 7:11 AM  
**To:** Deb Magritz  
**Subject:** FW: Krik Dys - Town of Sumner  
**Attachments:** 120-231 Dys MAP01e Preliminary.pdf  
  
**Expires:** Wednesday, May 25, 2022 12:00 AM

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**From:** Dan Higgs <[dhiggs@combssurvey.com](mailto:dhiggs@combssurvey.com)>  
**Sent:** Friday, May 21, 2021 2:09 PM  
**To:** Matt Zangl <[mattz@jeffersoncountywi.gov](mailto:mattz@jeffersoncountywi.gov)>  
**Subject:** RE: Krik Dys - Town of Sumner

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

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Matt,

Kirk came to my office this morning to look at options for his lot. All my efforts were toward revising his original layout instead of moving the lot entirely.

Kirk said you can't "do" anything on the south side of the mound since that's the natural direction of drainage, but you can "do" things on the north side: landscape, have a driveway, etc. SO, this revised layout proposes the driveway going to the north side of the proposed septic area and the DYS's pushing their building site farther east/northeast to get away from the mound. Kirk's soil tester guy told him his mound will be closer to the long edge of that 'proposed' triangle than the NW point of that triangle . . I hope that gives him enough room for his driveway. That location is even farther north than the original layout which the Town should be in favor of: Farther from the curve.

Let me know what you think,

D

---

**From:** Matt Zangl <[mattz@jeffersoncountywi.gov](mailto:mattz@jeffersoncountywi.gov)>  
**Sent:** Tuesday, May 18, 2021 7:06 AM  
**To:** Dan Higgs <[dhiggs@combssurvey.com](mailto:dhiggs@combssurvey.com)>  
**Subject:** RE: Krik Dys - Town of Sumner

Sorry Dan, I lost your email yesterday in the Monday Mess...

If you are referencing the septic issue for the north lot, then yes I am aware. Are you able to adjust the lot design to include the area that passed for the septic?

The process is that you provide a new prelim or proposed lot design, and I will review it. Depending on how much it has changed, I may need to take it back to the Committee for their approval. The next Committee meeting is June 1, so I would need the proposed lot by the Tuesday the 25<sup>th</sup> so I can include it on the agenda.

Matt

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**From:** Dan Higgs <[dhiggs@combssurvey.com](mailto:dhiggs@combssurvey.com)>  
**Sent:** Monday, May 17, 2021 9:31 AM  
**To:** Matt Zangl <[mattz@jeffersoncountywi.gov](mailto:mattz@jeffersoncountywi.gov)>  
**Subject:** Krik Dys - Town of Sumner

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Hi Matt,

I'm guessing Mr. Dys has already talked to you – that's the impression he gave me anyway . .

Please give me a call when you have a chance: I don't want to talk to Mr. Dys until I know something about his path forward.

Happy Monday,

Dan Higgs, PLS  
Combs & Associates, Inc.  
608.572.3192

# PRELIMINARY CERTIFIED SURVEY MAP

PART OF THE SW 1/4 OF THE SE 1/4 OF SECTION 6, T-5-N, R-13-E OF  
THE 4TH P.M. TOWN OF SUMNER, JEFFERSON COUNTY, WISCONSIN.

New Proposal  
5/25/2021

028-0513-0642-000  
LIEN ACRES, LLC  
(ZONING: A-1)

PARCEL 028-0513-0643-000  
KIRK A. DYS AND KAREN A. DYS  
(ZONING: A-1)

028-0513-0634-000  
HYNES TRUST  
(ZONING: A-1)

FIELD EDGE/WETLAND  
BOUNDARY PER GIS

PROPOSED SEPTIC AREA  
PER SOIL TEST

PROPOSED ACCESS TO  
LAY JUST NORTH OF  
PROPOSED SEPTIC AREA

EXISTING FIELD  
ENTRANCE

LOT 1  
1.12 ACRE ±  
INCLUDING R/W  
1.00 ACRE ±  
EXCLUDING R/W  
(REZONE TO A-3)

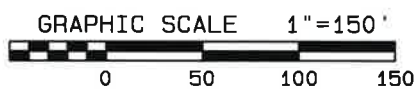
BUILDING ENVELOPE  
20' SIDE/REAR  
30' FROM R/W

75' OFFSET

DRAINAGE DITCH

75' OFFSET

S 1/4 CORNER  
SECTION 6-5-13



NOTE: THIS MAP IS SUBJECT TO ANY AND ALL EASEMENTS  
AND AGREEMENTS, RECORDED AND UNRECORDED.

THE BASIS OF BEARINGS IS ASSUMED.



- LAND SURVEYING
- LAND PLANNING
- CIVIL ENGINEERING

109 W. Milwaukee St.  
Janesville, WI 53548  
www.combssurvey.com

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

Project No. 120 - 231 For: DYS May 21, 2021

May 16, 2021

Dear Jefferson Planning and Zoning Committee,

We are requesting for permission to have a convenience bathroom in our ag shed on our ag parcel that will be connected to the septic system on the adjacent parcel that we own with our home.

We have recently constructed this ag building which consists of a shop for our hoof trimming business equipment, storage area for ag equipment, and pens for livestock project animals for our children. We would like to add this bathroom for convenience to accommodate our family that will spend frequent time working in and near this building. It would also serve as a location for clean-up after returning from hoof-trimming work on other farms to maintain healthy personal hygiene and biosecurity.

If approved, we will get a zoning permit revision for the septic system and an easement allowing the septic system to cross zone boundaries.

Sincerely,

Matthew and Molly Sloan  
W9681 Raether Rd.  
Marshall, WI 53559

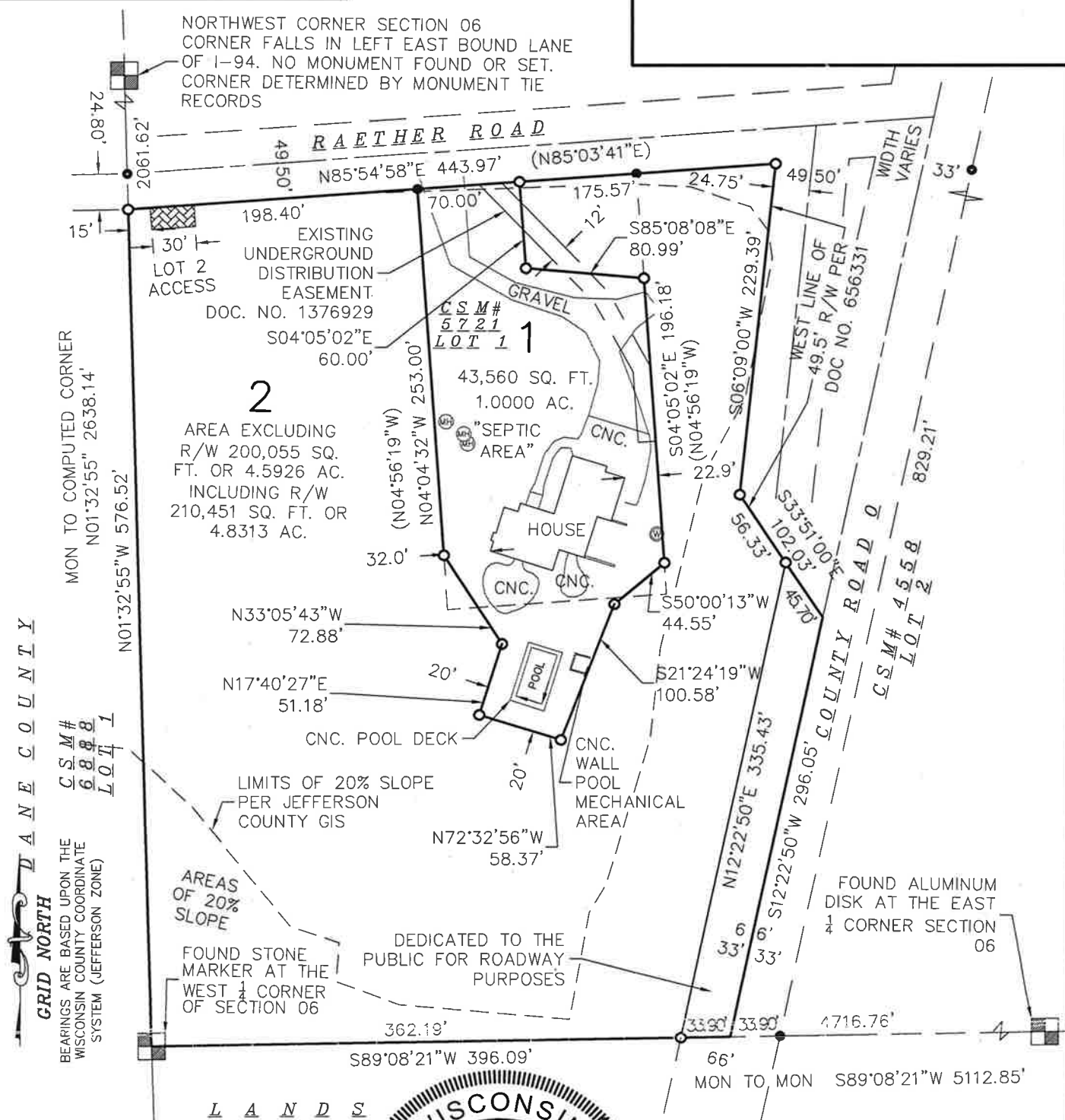
No. \_\_\_\_\_

LOT 1, CERTIFIED SURVEY MAP NUMBER 5721, AND PART OF  
THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF  
SECTION 06, TOWNSHIP 07 NORTH, RANGE 13 EAST, TOWN OF  
LAKE MILLS, JEFFERSON COUNTY, WISCONSIN.



SCALE : ONE INCH = ONE HUNDRED FEET

NOTE: PROPERTY CONTAINS AREAS  
OF 20% SLOPE.  
SEE ADDITIONAL NOTES ON SHEET 2



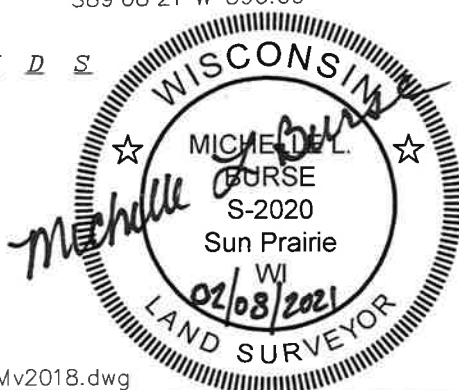
SURVEYED FOR :

Matthew and Molly Sloan  
W9681 RAETHER ROAD  
MARSHALL, WI 53559

Date: January 23, 2021

Plot View: csm

\\BSE2311\dwg\Survey\BSE2311CSMv2018.dwg



SURVEYED BY :

Burse

surveying & engineering inc.

2801 International Lane, Suite 101  
Madison, WI 53704 608.250.9263  
Fax: 608.250.9266  
email: mburse@bse-inc.net  
www.bursesurveyenr.com