

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, August 30, 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
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 July 26, August 13 and August 19, 2021 Meeting Minutes**
7. **Communications**
8. **July Monthly Financial Report for Register of Deeds – Staci Hoffman**
9. **July Monthly Financial Report for Land Information Office-Matt Zangl**
10. **August 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 Decision on Allowing a Replacement Private Sewage System for Nicholas Kau on PIN 026-0616-3214-003 to Serve PIN 026-0616-3214-000 at W1728 County Road C**
14. **Discussion and Possible Action on Requests for Outside Storage in Ixonia Industrial Park:**
N8216 Oak Dr, PIN 012-0816-2144-015 for Brian Moench
W1361 Elmwood Ave, PIN 012-0816-2141-012 for Randy & Charlotte Forseth
15. **Discussion and Possible Action on Petitions Presented in Public Hearing on August 19, 2021:**
R4335A-21 – Mark & Tammy Reinecke: Create two 0.46-ac building sites (Lots 1& 2) and a 2.3-ac building site (Lot 3) from part of PIN 028-0513-1942-000 (10.34 Ac) near **N1108 Olson Rd**, Town of Sumner. This is in accordance with Sec.11.04(f)1 of the Jefferson County Zoning Ordinance.

R4339A-21 – Karen Weihert: Create a 1.2-ac lot (Lot 1) around the buildings at **W6815 Reamer Ln**, a 1.14-ac building site (Lot 2) and a 1.12-building site (Lot 3) adjoining, from part of PINs 020-0814-0822-001 (8.847 Ac) and 020-0814-0822-002 (1.153 Ac) in the Town of Milford. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4338A-21 – Andrew J Timm/Alan & Virginia Timm Trust Property: Create a new 1.45 ac building site from part of PIN 010-0615-1914-000 (34.94 ac) along **Willing Rd** in the Town of Hebron. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4342A-21 – Daniel & Erin McMahon: Create a 2.17-ac building site (Lot 1), a 1.85-ac building site (Lot 2) and a 2.2-ac building site (Lot 3) on **Springer Rd** in the Town of Waterloo from part of PIN 030-0813-2612-001 (9 Ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4345A-21 – Richard Gimler: Create a 1.1-ac lot around the home at **N8728 River Rd** in the Town of Watertown from part of PINs 032-0815-1324-000 (40.025 Ac) and 032-0815-1334-000 (38 Ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

CU2082-21 – Richard Gimler: Conditional use to sanction a duplex at **N8728 River Rd** in the Town of Watertown from part of PINs 032-0815-1324-000 (40.025 Ac) and 032-0815-1334-000 (38 Ac). This is in a proposed A-3 zone, and is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

CU2083-21 – John L Walsh: Conditional use to allow an addition to an existing detached accessory structure resulting in an extensive on-site storage structure in a Residential R-2 zone. The site is at **N6112 Grey Fox Trail**, Town of Concord, on PIN 006-0716-1534-003 (5.23 Ac).

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

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

16. Possible Future Agenda Items

17. Upcoming Meeting Dates

September 10, 8:00 a.m. – Site Inspections Beginning in Courthouse Room 203

September 16, 7:00 p.m. – Public Hearing in Courthouse Room 205

September 27, 8:30 a.m. – Decision Meeting in Courthouse Room 205

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

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

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

18. Adjourn

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

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: July 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
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. County Administrator Ben Wehmeier and Register of Deeds Staci Hoffman were also in attendance, as were Zoning staff members Matt Zangl, Deb Magritz and Brett Scherer. Steve Mode was a guest in attendance.

3. Certification of Compliance with Open Meetings Law

Supervisor Poulson verified compliance with Open Meetings Law.

4. Approval of the Agenda

Jaeckel stated that petitions may be moved up in order 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 June 17, June 28, July 9 and July 15 Meeting Minutes

Motion by Supervisors Foelker/Zastrow to approve the minutes as printed. Motion passed, 5-0.

Motion by Supervisors Poulson/Foelker to approve the June 28 minutes as printed. Motion passed 5-0.

Motion by Supervisors Foelker/Poulson to approve the July 9 minutes as printed. Motion passed 5-0.

Motion by Supervisors Poulson/Foelker to approve the July 15 minutes as printed. Motion passed 5-0.

7. Communications

There were no communications.

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

Hoffman reported that her office continued to do well with revenues, not quite as well as last year, but still at 81% of total budgeted revenues for the year.

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

Zangl noted that the report was in the Committee's packet, as was a report on year-to-date revenues. Nothing outstanding to report; the department is on par for the year.

10. July Monthly Financial Report for Zoning – Matt Zangl

Zangl reported that revenues for July are a little slower than in the past, about 50% of previous years. Sanitary permit numbers are good, Zoning permits are down. A year-to-date report was also included, and the department is on par to meet the annual budget.

11. Discussion on Solar Energy Facilities

Wehmeier said that plans are being sent to the County from Crawfish River Solar, and that we have begun to see the securities. Zangl added that an adjustment to the certified survey map may be done to avoid wetland areas.

12. Discussion on Jefferson County Comprehensive Plan Update

Zangl explained that draft changes were updated by Corporation Counsel regarding junk and salvage materials and sent out to Town Clerks. Public hearing regarding those changes will probably take place in a couple of months. Implementation meetings with Wehmeier have been held, and we are getting close to finalizing the third round of outreach with staff. That will lead into the fourth round, helping put together a prioritization/implementation action plan.

13. Discussion on Land Records Software

Zangl reported that there were two respondents to the Request for Qualifications-Transcendent/T-Tech and GCS. GCS was eliminated because they had no permitting process. A demonstration meeting with Transcendent will be held on Wednesday.

14. Discussion and Possible Action on Salvage Yard Licenses

Zangl explained the salvage yard licensing process. Two yards need additional attention: Jack's Auto Ranch and Mark Nuchell's. Motion by Supervisors Jaeckel/Foelker to approve the licenses for a year pending those two projects with a letter going out to the two yards. Motion passed 5-0.

15. Discussion and Possible Action on 2022 Planning and Zoning Department Budget

This also was in the Committee packet. Zoning came out pretty well this year. Zoning came out pretty well, keeping revenues about the same as last year. No outstanding large projects are proposed.

We are under the proposed levy goal by about \$12,000. He spoke of the current River Bend project. Motion by Nass/Jaekel to support the recommended budget. Motion passed 5-0.

16. Discussion and Possible Action on 2022 Land Information Budget

Zangl said he is keeping things similar to past years, and explained several line items. A placeholder is worked in for someone to work with GIS, Motion by Jaeckel/Poulson to approve as recommended so far. Motion passed 5-0.

17. Discussion and Possible Action on Petitions Presented in Public Hearing on July 15, 2022:

The Committee moved to the Patrick Hack petition.

APPROVED WITH CONDITIONS R4334A-21 – Patrick Hack on a motion by Supervisor Jaeckel/Foelker to rezone 1 acre of PIN 010-0515-0231-009 (5.512 Ac) for a new residential building site near **N2186 County Road D** in the Town of Hebron. This is in accordance with Sec. 11.0(f)8 of the Jefferson County Zoning Ordinance. Motion passed 5-0.

APPROVED WITH CONDITIONS R4330A-21 – Michael J Swenson on a motion by Supervisors Poulson/Foelker to rezone all of PIN 026-0616-0114-001 (5.023 Ac) at **N4762 Indian Point Road** in the Town of Sullivan. This is in accordance with Sec. 11.0(f)8 of the Jefferson County Zoning Ordinance. Motion passed 5-0.

APPROVED WITH CONDITIONS R4331A-21 – David Schroedl on a motion by Supervisors Foelker/Jaekel to create a 1.35-acre A-3 building site from PIN 014-0614-0943-005 (13.736 Ac) on **State Road 89** in the Town of Jefferson. This is in accordance with Sec. 11.0(f)8 of the Jefferson County Zoning Ordinance. Motion passed 5-0.

APPROVED WITH CONDITIONS R4332A-21 – Dave Lilly/Anna Mae Jaquith Property on a motion by Supervisors Poulson/Foelker to create a 2.9-acre building site near **W1564 County Road CI** in the Town of Sullivan from part of PIN 026-0616-3324-000 (37.537 Ac). This is in accordance with Sec. 11.0(f)8 of the Jefferson County Zoning Ordinance. Motion passed 5-0.

APPROVED WITH CONDITIONS R4333A-21 – Dave Lilly/Anna Mae Jaquith Property on a motion by Supervisors Jaeckel/Foelker to rezone 2 acres around the home and buildings at **W1564 County Road CI** in the Town of Sullivan from part of PIN 026-0616-3324-000 (37.537 Ac). This is in accordance with Sec. 11.0(f)8 of the Jefferson County Zoning Ordinance. Motion passed 5-0.

18. Possible Future Agenda Items

19. Upcoming Meeting Dates

August 13, 8:00 a.m. – Site Inspections Beginning in Courthouse Room 203

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

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

September 10, 8:00 a.m. – Site Inspections Beginning in Courthouse Room 203

September 16, 7:00 p.m. – Public Hearing in Courthouse Room 205

September 27, 8:30 a.m. – Decision Meeting in Courthouse Room 205

20. 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.

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

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

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

**ROOM 203, COUNTY COURTHOUSE
311 S. CENTER AVE., JEFFERSON, WI 53549
8:00 A.M. ON FRIDAY, AUGUST 13, 2021**

1. Call to Order

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

2. Roll Call (Establish a Quorum)

Supervisors Jaeckel, Nass, and Foelker were present. Supervisor Poulson was waiting outside the building. Supervisor Zastrow was excused. Zoning Department staff members present were Sarah Elsner, Deb Magritz and Brett Scherer.

3. Certification of Compliance with Open Meetings Law

Jaeckel verified that the meeting was being held in compliance with Open Meetings Law.

4. Approval of the Agenda

Motion by Supervisors Nass/Foelker to approve the agenda. Motion passed 3-0.

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 in the Town of Ixonia Industrial Park for Outdoor Storage Permits

Elsner explained why this item was on the agenda.

a. N8216 Oak Drive on PIN 012-0816-2144-015, owned by Brian Moench

b. W1361 Elmwood Avenue on PIN 012-0816-2141-012, owned by Randy and Charlotte Forseth

8. Site Inspections for Petitions to be Presented in Public Hearing on August 19, 2021

The Committee left at 8:04 for the following site inspections:

R4335A-21 – Mark & Tammy Reinecke: Create two 0.46-ac building sites (Lots 1 & 2) and a 2.3-ac building site (Lot 3) from part of PIN 028-0513-1942-000 (10.34 Ac) near **N1108 Olson Rd**, Town of Sumner. This is in accordance with Sec.11.04(f)1 of the Jefferson County Zoning Ordinance.

R4338A-21 – Andrew J Timm/Alan & Virginia Timm Trust Property: Create a new 1.45 ac building site from part of PIN 010-0615-1914-000 (34.94 ac) along **Willing Rd** in the Town of Hebron. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

CU2083-21 – John L Walsh: Conditional use to allow an addition to an existing detached accessory structure resulting in an extensive on-site storage structure in a Residential R-2 zone. The site is at **N6112 Grey Fox Trail**, Town of Concord, on PIN 006-0716-1534-003 (5.23 Ac).

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

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

R4345A-21 – Richard Gimler: Create a 1.1-ac lot around the home at **N8728 River Rd** in the Town of Watertown from part of PINs 032-0815-1324-000 (40.025 Ac) and 032-0815-1334-000 (38 Ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

CU2082-21 – Richard Gimler: Conditional use to sanction a duplex at **N8728 River Rd** in the Town of Watertown from part of PINs 032-0815-1324-000 (40.025 Ac) and 032-0815-1334-000 (38 Ac). This is in a proposed A-3 zone, and is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4339A-21 – Karen Weihert: Create a 1.2-ac lot (Lot 1) around the buildings at **W6815 Reamer Ln**, a 1.14-ac building site (Lot 2) and a 1.12-building site (Lot 3) adjoining, from part of PINs 020-0814-0822-001 (8.847 Ac) and 020-0814-0822-002 (1.153 Ac) in the Town of Milford. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4342A-21 – Daniel & Erin McMahon: Create a 2.17-ac building site (Lot 1), a 1.85-ac building site (Lot 2) and a 2.2-ac building site (Lot 3) on **Springer Rd** in the Town of Waterloo from part of PIN 030-0813-2612-001 (9 Ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

9. Adjourn

Motion by Supervisors Poulson/Foelker to adjourn. Motion carried, and the meeting adjourned at 10:39 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.

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.

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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, August 19, 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: August 19, 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=eHZRbHZXWXhIUnlkdkhtOXhoTmtNZz09>

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 7pm.

2. Roll Call

- All committee members except Supervisor Poulson were present at 7 p.m. Also present were Matt Zangl and Brett Scherer of the Zoning Department.

3. Certification of Compliance with Open Meetings Law

- Zangl verified that the meeting was being held in compliance with open meetings law.

4. Approval of Agenda

- Motion by Supervisor Foelker and seconded by Supervisor Zastrow to approve the agenda as presented. Motion passed 4-0 on a voice vote.

5. Explanation of Public Hearing Process by Committee Chair

- Chairman Jaeckel explained the evening's proceedings.

6. Public Hearing

- Zangl read aloud the following notice:

NOTICE IS HEREBY GIVEN that the Jefferson County Planning and Zoning Committee will conduct a public hearing on Thursday, August 19, 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 TO RESIDENTIAL R-1

R4335A-21 – Mark & Tammy Reinecke: Create two 0.46-ac building sites (Lots 1 & 2) and a 2.3-ac building site (Lot 3) from part of PIN 028-0513-1942-000 (10.34 Ac) near **N1108 Olson Rd**, Town of Sumner. This is in accordance with Sec.11.04(f)1 of the Jefferson County Zoning Ordinance.

PETITIONER: Mark and Tammy Reinecke (9952 Blue Bonnet Drive) presented themselves as the petitioners for this rezone. They are looking to sell the land for residential development for a potential buyer who has interest in the lots.

COMMENTS IN FAVOR: Blair Kransberger (W9466 Lake Drive) spoke in favor of the petition. Kransberger said he is the interested buyer and is looking for building sites for his family.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None.

STAFF: Given by Zangl in the file.

TOWN: In favor.

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

R4339A-21 – Karen Weihert: Create a 1.2-ac lot (Lot 1) around the buildings at **W6815 Reamer Ln**, a 1.14-ac building site (Lot 2) and a 1.12-building site (Lot 3) adjoining, from part of PINs 020-0814-0822-001 (8.847 Ac) and 020-0814-0822-002 (1.153 Ac) in the Town of Milford. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

PETITIONER: Karen Weihert (N231 County Road I) presented herself as the petitioner for this rezone. Weihert is looking for three buildings sites, one being a farm consolidation of the existing farm house and out buildings.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None.

STAFF: Given by Zangl in the file. Zangl asked how old the home was? Weihert said the home is over 100 years old. Zangl asked if the remaining A-1 land has 66' of road access. Weihert said yes.

TOWN: In favor

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

R4338A-21 – Andrew J Timm/Alan & Virginia Timm Trust Property: Create a new 1.45 ac building site from part of PIN 010-0615-1914-000 (34.94 ac) along **Willing Rd** in the Town of Hebron. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

PETITIONER: Andrew Timm presented himself as the petitioner for this rezone. He is looking to build a new home down the road from his existing residency.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: Supervisor Foelker asked the petitioner why this building site was picked. Supervisor Foelker thought it is a pretty wet site. The petitioner said, it was chosen because of the natural property line, and existing property line and is away from neighbors.

STAFF: Given by Zangl in the file. Zangl asked about the septic. The petitioner said a soil test passed in the NW corner of the proposed lot.

TOWN: In favor

R4342A-21 – Daniel & Erin McMahon: Create a 2.17-ac building site (Lot 1), a 1.85-ac building site (Lot 2) and a 2.2-ac building site (Lot 3) on **Springer Rd** in the Town of Waterloo from part of PIN 030-0813-2612-001 (9 Ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

PETITIONER: Daniel McMahon (919 Reed Street) presented himself as the petitioner for this rezone. He is looking to create 3 residential lots and leave lot 4 as A-1 land.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None.

STAFF: Given by Zangl in the file.

TOWN: In favor

R4345A-21 – Richard Gimler: Create a 1.1-ac lot around the home at **N8728 River Rd** in the Town of Watertown from part of PINs 032-0815-1324-000 (40.025 Ac) and 032-0815-1334-000 (38 Ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

PETITIONER: Richard Gimler presented himself as the petitioner for this rezone. Gimler said he is looking to split the existing house from the farm. He said the home was originally a duplex and he is also asking for a conditional use to allow the home to stay a duplex after the home is split off.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

COMMENTS NEITHER IN FAVOR OR OPPOSED:

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None.

STAFF: Given by Zangl in the file. Zangl explained the that conditional use is to bring the property in compliance after the rezone. Zangl asked the age of the home? Gimler said the home is 75-80 years old. Zangl asked how many bedrooms? Gimler said there are two upstairs and two downstairs. Zangl said the septic location should be marked on the final CSM if approved by the committee.

TOWN: In favor

CONDITIONAL USE PERMIT APPLICATION

CU2082-21 – Richard Gimler: Conditional use to sanction a duplex at **N8728 River Rd** in the Town of Watertown from part of PINs 032-0815-1324-000 (40.025 Ac) and 032-0815-1334-000 (38 Ac). This is in a proposed A-3 zone, and is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

PETITIONER: Richard Gimler presented himself as the petitioner for this conditional use. *See R4345A-21

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None

STAFF: Given by Zangl in the file. *See R4345A-21

TOWN: In favor

CU2083-21 – John L Walsh: Conditional use to allow an addition to an existing detached accessory structure resulting in an extensive on-site storage structure in a Residential R-2 zone. The site is at **N6112 Grey Fox Trail**, Town of Concord, on PIN 006-0716-1534-003 (5.23 Ac).

PETITIONER: John Walsh (N6125 Grey Fox Trail) presented himself as the petitioner for this conditional use. He is looking to make an addition on an existing outbuilding and it requires a conditional use.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None.

STAFF: Given by Zangl in the file. Zangl asked the height of the building? Walsh said it would be 13ft. Zangl asked if any bathrooms or business would take place at the proposed building? Walsh said no. Walsh said it would be for personal storage and use.

TOWN: In favor

(The following two petitions were originally presented in public hearing on December 17, 2020)

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 (N7040 Saucer Drive) presented themselves as the petitioners for this rezone. The petitioners talked to neighbors and most have redacted their signatures opposing the petition. They said they have an online petition supporting the conditional use and have support from Watertown businesses. They said they will only be using local businesses which will help the local economy. They also said they got a driveway permit from the town of Farmington. They said the new parking would be able to hold 40-50 guests which is what they are looking for.

They also explained that local dump trucks are doing more damage to the road than the traffic from their proposed events.

COMMENTS IN FAVOR: Janet Sayre Hoeft (W5543 Frankie Lane) spoke in favor of the petition. She said that the proposal follows Jefferson County's Ordinances and Comprehensive Plan. She said they are not taking away from farmland, no new buildings are being built and town has a liquor license available. She said it would bring in revenue and be a positive aspect for Jefferson County.

-Sherri- Miller (1001 Marie Lane) spoke in favor of the petition. She said it would raise revenue and supports the petition.

-Garret Miller (1001 Marie Lane) spoke in favor of the petition.

-Mickey Gable (1476 Pleasant Street) spoke in favor of the petition.

COMMENTS OPPOSED: Timothy Mueller (1411 Wedgewood Drive) spoke in opposition of the petition. He said the proposed business would be negative to the country setting and that the lot is too small to hold events. He also said the liquor license is absurd and could create problems for drivers driving home. He also said the events are in close proximity to neighbors and said they are constantly working on the house. Mueller asked if the next owners could run an operation similar or bigger without approvals? He also asked the committee to review the previous opposition letters sent.

-Chris Mueller (W2844 River Ridge Lane) spoke in opposition of the petition. He said it is not an event hall, it is a primary residence. He also asked the committee to re-look at the letters sent in opposing the proposition. He also said there is not enough land for the proposed operation. He would like to see the rural character of Jefferson County preserved.

REBUTTAL: Dianne Owens and Paul Elliot (N7040 Saucer Drive) said the property next door is a rental. Owens said she talked to the renter and they had no problems. Owens said they had a birthday party at the home and the neighbors had no interruptions or noise complaints. The petitioners said they are working on the house because it was never finished and it is their home still. Elliot said the driveway will be clearly separated and defined with plantings and boulders to prevent trespassers on the neighboring lot. The petitioners said it will not depreciate value of surrounding land/homes, no live bands will be there and it will not change the landscape of Jefferson County.

QUESTIONS FROM COMMITTEE: None.

STAFF: Given by Zangl in the file. Zangl explained that new owners would have to apply for a conditional use if the proposition changed in any way from the original approved conditional use. Zangl also asked how the rezone and conditional use fit into Ag-tourism? The petitioners said it will support local agricultural operations and they will be hiring local businesses for their venues.

TOWN: In favor. Revised

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 (N7040 Saucer Drive) presented themselves as the petitioners for this conditional use. *See R4288A-20*

COMMENTS IN FAVOR: *See R4288A-20*

COMMENTS OPPOSED: *See R4288A-20*

REBUTTAL: *See R4288A-20*

QUESTIONS FROM COMMITTEE: None.

STAFF: Given by Zangl in the file. *See R4288A-20*

TOWN: In favor

Supervisor Foelker moved to adjourn at 7:51 p.m., and was seconded by Supervisor Nass. Motion passed 4-0 on a voice vote.

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

Supervisor Poulson, Planning & Zoning Committee Secretary

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

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

A recording of the meeting will be available from the Zoning Department upon request. Further information about Zoning can be found at www.jeffersoncountywi.gov

Register of Deeds	JULY 2021		Output Measures			YR to Date	Current Yr. Target
	Program/Service Description	2019	2020	2021	Totals	%	
Documents Recorded	1,354	1,840	1,635	11,746	92%		
Vital Records Filed	210	185	197	1,294	62%		
Vital Record Copies	1,256	1,432	1,455	10,367	75%		
ROD Revenue (Gross Total)	\$ 214,148.49	\$ 238,305.71	\$ 240,983.12	\$1,420,438.46	87%		
Transfer Fees	\$ 30,689.58	\$ 32,604.90	\$ 33,956.64	\$ 183,614.16	102%		
LIO Fees	\$ 11,449.00	\$ 15,262.00	\$ 13,731.00	\$ 98,364.00	96%		
Document Copies	\$ 6,613.84	\$ 6,283.71	\$ 7,339.17	\$ 54,243.92	108%		
Laredo	\$ 2,797.75	\$ 2,511.50	\$ 3,645.75	\$ 24,172.74	76%		
ROD Revenue to General Fund	\$ 65,274.17	\$ 74,568.11	\$ 74,926.56	\$ 475,741.82	96%		
Percentage of Documents eRecorded	58%	67%	64%	71%	100%		
Budget Goals Met	Yes	Yes	Yes	Yes	96%		
Back Indexed	1,117	2,902	7,597	57,007	285%		

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. We are working with our business partners to help Safe at Home participants.

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 Pinteegrity, 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:

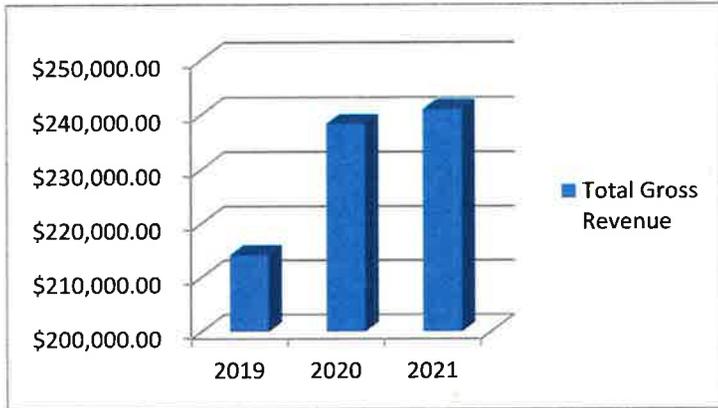
Nothing new to report this month.

We will be working on updating the County Retention Schedules, they will be reformatted and combined to make them easier to use.

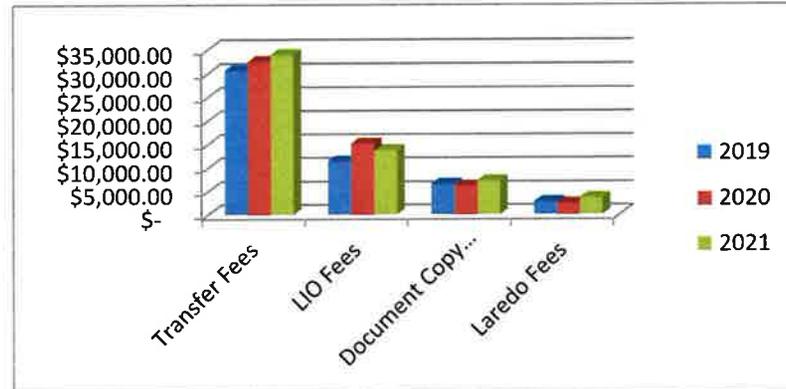
Register of Deeds Monthly Budget Report

Jul-21

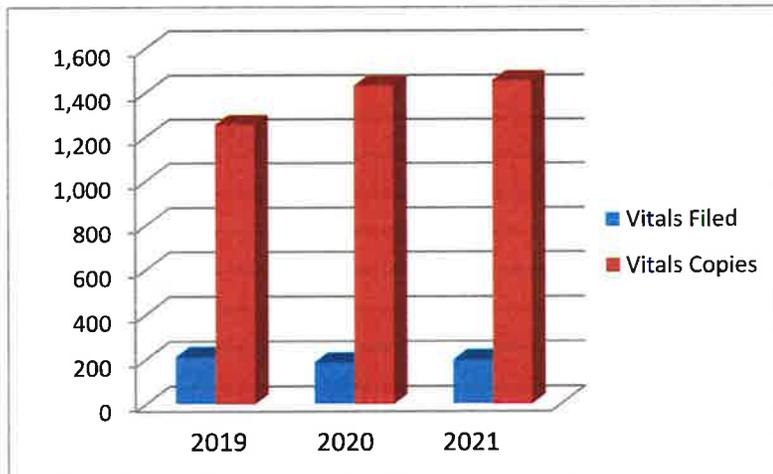
ROD Total Gross Revenues



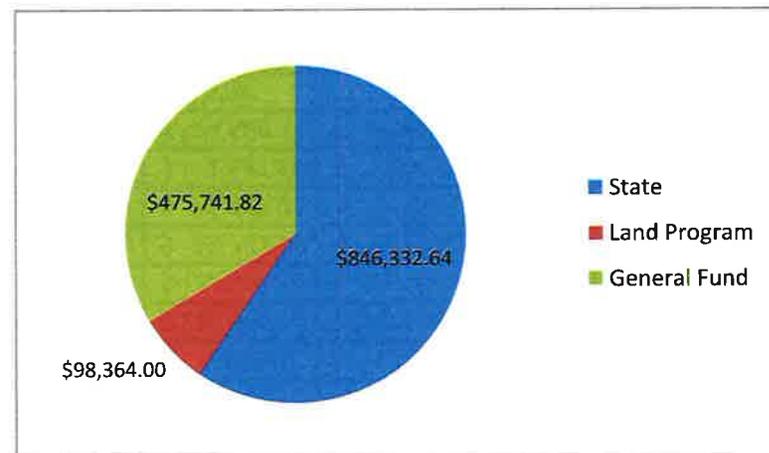
Land Related Revenue



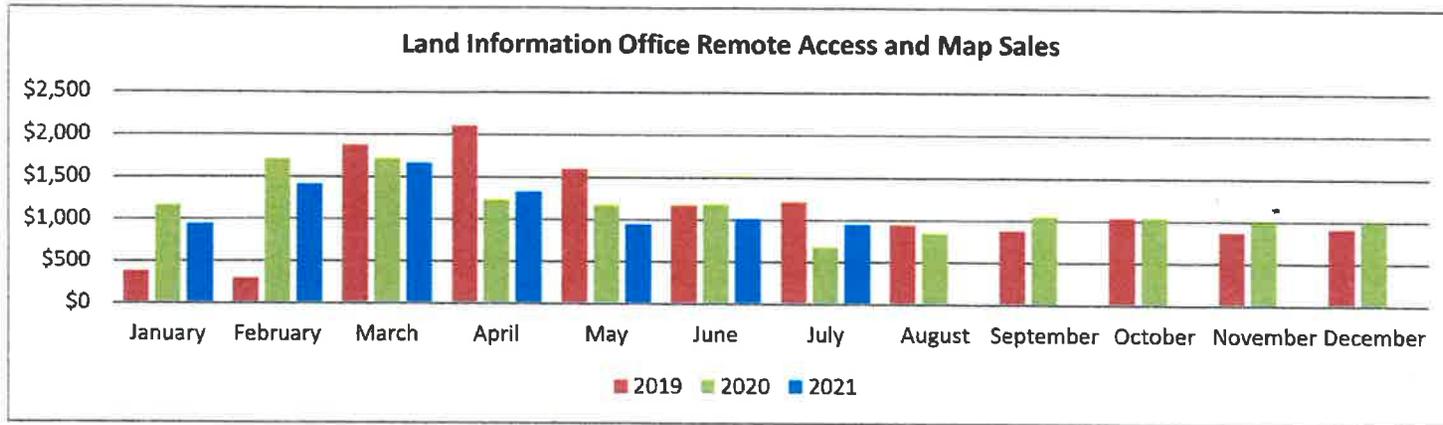
Vital Records



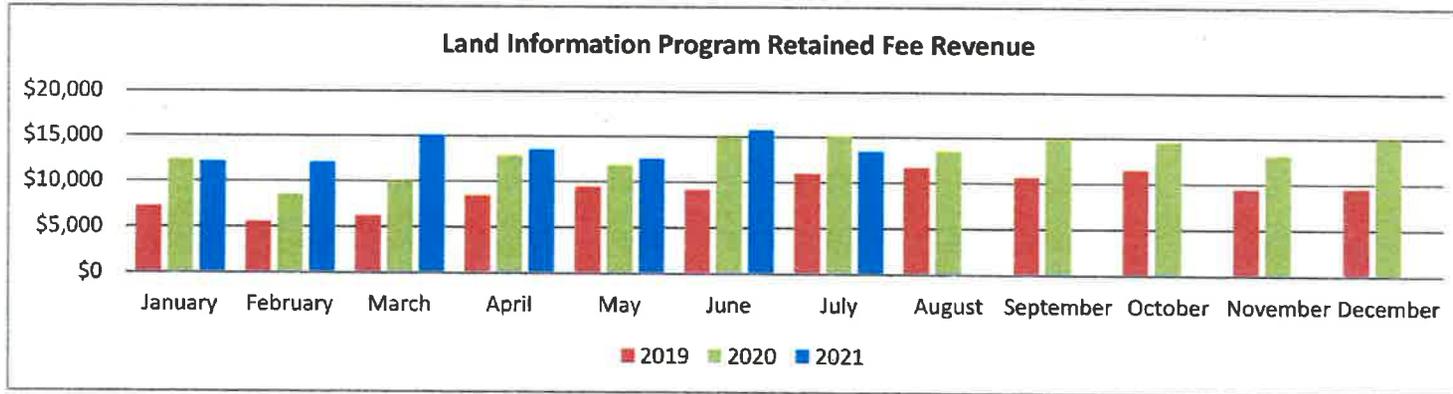
Year to Date Revenue Payout



Land Information Monthly Revenue Report July 2021



Jan	Feb	March	April	May	June	July	August	Sept	Oct	Nov	Dec	Total	Budget
941	1,412	1,659	1,328	943	1,016	949	0	0	0	0	0	8,248	15,100
												54.6%	



Jan	Feb	March	April	May	June	July	August	Sept	Oct	Nov	Dec	Total	Budget
12,136	12,072	15,040	13,512	12,544	15,774	13,440	0	0	0	0	0	94,518	112,000
												84.4%	

Jefferson County Planning and Zoning Department
Monthly Ledger Report
08-27-2021

	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		13,355.00	8.08		6,175.00	850.00						150.00	21,258.08	21,480.50
May	990.00		13,200.00	175.48		6,725.00	1,350.00							22,440.48	22,302.09
June	810.00		11,095.00	0.25		8,225.00	1,200.00						180.00	21,330.25	27,080.00
July	780.00		9,990.00	3.54		5,425.00	700.00						250.00	16,898.54	26,373.54
Aug	660.00		14,065.00	7.09		4,625.00	500.00							19,857.09	20,482.08
Sept															17,021.00
Oct															28,734.16
Nov															13,074.17
Dec															14,701.53
Total	5,610.00		106,690.00	1,258.94		44,750.00	6,550.00						710.00	164,858.94	227,609.17

2020 Actual Zoning Deposit: Please Enter Deposit

2021 Budget Revenues: \$223,200.00

2021 Deposits YTD: \$164,858.94

Sarah Elsner

From: Julie Wright - Gallitz Grading <julie@gallitzgradinginc.com>
Sent: Monday, August 9, 2021 1:15 PM
To: Sarah Elsner
Subject: Nicholas Kau

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

Hey Sarah - will this work to take to the Board??

Parcel 026-0616-3214-003 Adjacent parcel owned by Nicholas Kau

Parcel 026-0616-3214-000 - Existing house and outbuildings owned by Nicholas Kau

Soil test site was done on adjacent vacant parcel (003) due to the fact that there is no room or suitable soils on parcel 000 - that is where existing system is and no room due to driveway & buildings. New rules say that septic must be on same parcel it is servicing and owner will need to obtain an easement.

Thomas E. Gallitz

MRPS#227300



SOIL EVALUATION REPORT

In accordance with SPS 385, Wis. Adm. Code

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

Please print all information.

Personal information you provide may be used for secondary purposes (Privacy Law, s. 15.04(1)(m)).

County JEFFERSON
Parcel I.D. 026-0616-3214-000 and 026-0616-3214-003
Reviewed by _____ Date _____

Property Owner Nicholas Kau				Property Location Govt. Lot SE 1/4 NE 1/4 S 32 T 6 N R 16 E (or) W <input checked="" type="checkbox"/> <input type="checkbox"/>			
Property Owner's Mailing Address W1728 Highway C1				Lot #	Block #	Subd. Name or CSM#	
City Helenville	State WI	Zip Code 53137	Phone Number ()	<input type="checkbox"/> City	<input type="checkbox"/> Village	<input checked="" type="checkbox"/> Town SULLIVAN	Nearest Road W1728 Hwy C1

New Construction Use: Residential / Number of bedrooms 4 Code derived design flow rate 600 GPD

Replacement Public or commercial - Describe: _____

Parent material Loess over Glacial Till Flood Plan elevation if applicable N/A ft.

General comments and recommendations: Install conventional seepage cells as shown on site plan. Soil Loading Rate = 0.4.
(4) 6' x 62.5' = 1500 Sq. Ft. of seepage cells. Design crosses across parcel line of adjacent parcels owned by Nicholas Kau.

Boring # 1 Boring Pit Ground surface elev. 98.7 ft. Depth to limiting factor 84+ in.

Horizon	Depth In.	Dominant Color Munsell	Redox Description Qu. Az. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	Soil Application Rate	
									GPD/Ft ²	
									*Eff#1	*Eff#2
1	0-11	10YR 3/2	none	sil	2msbk	mfr	cs	1f	0.6	0.8
2	11-28	10YR 4/4	none	scl	2msbk	mfr	cw	1f	0.4	0.6
3	28-84	10YR 6/4	none	sl	1mpl	mfr			0.4	0.6

Boring # 2 Boring Pit Ground surface elev. 99.6 ft. Depth to limiting factor 84+ in.

Horizon	Depth In.	Dominant Color Munsell	Redox Description Qu. Az. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	Soil Application Rate	
									GPD/Ft ²	
									*Eff#1	*Eff#2
1	0-12	10YR 3/2	none	sil	2msbk	mfr	cs	1f	0.6	0.8
2	12-40	10YR 4/4	none	scl	2msbk	mfr	cw	1f	0.4	0.6
3	40-84	10YR 6/4	none	sl	1mpl	mfr			0.4	0.6

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

CST Name (Please Print) Rick Herro Soil Testing, LLC. / Richard C. Herro	Signature <i>Richard C Herro</i>	CST Number 71536
Address 603 N. Dewey Avenue, Jefferson, WI. 53549	Date Evaluation Conducted 5-20-2021	Telephone Number 920-650-6788. EMAIL: rherro54@gmail.com

3 Boring #

Boring
 Pit

Ground surface elev. 97.7 ft. Depth to limiting factor 84+ in.

Horizon	Depth In.	Dominant Color Munsell	Redox Description Qu. Az. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	Soil Application Rate	
									GPD/Ft ²	
									*Eff#1	*Eff#2
1	0-12	10YR 3/2	none	sil	2msbk	mfr	cs	1f	0.6	0.8
2	12-34	10YR 4/4	none	scl	2msbk	mfr	cw	1f	0.4	0.6
3	34-84	10YR 6/4	none	sl	1mpl	mfr			0.4	0.6

Boring #

Boring
 Pit

Ground surface elev. ____ ft.

Depth to limiting factor ____ in.

Horizon	Depth In.	Dominant Color Munsell	Redox Description Qu. Az. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	Soil Application Rate	
									GPD/Ft ²	
									*Eff#1	*Eff#2

Boring #

Boring
 Pit

Ground surface elev. ____ ft.

Depth to limiting factor ____ in.

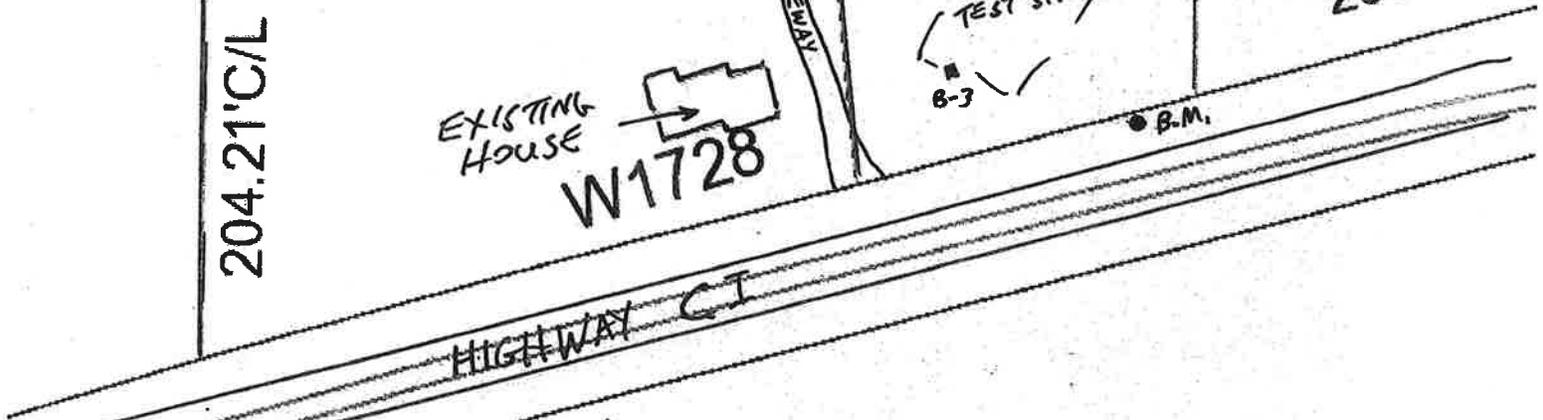
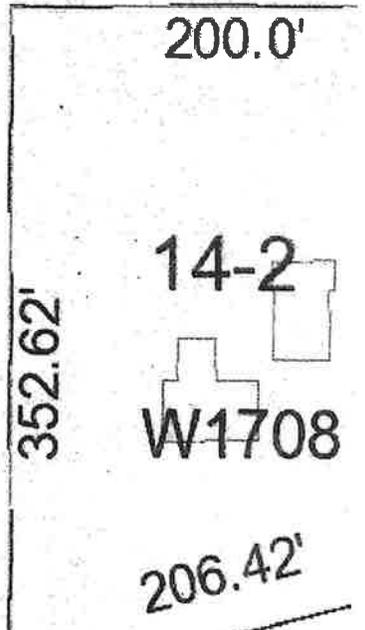
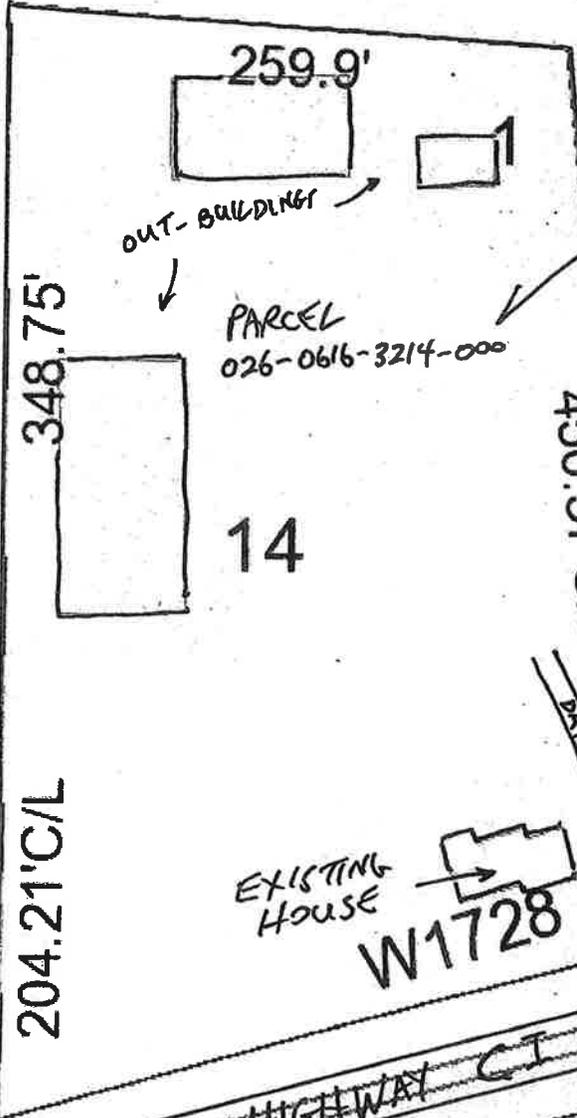
Horizon	Depth In.	Dominant Color Munsell	Redox Description Qu. Az. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	Soil Application Rate	
									GPD/Ft ²	
									*Eff#1	*Eff#2

* Effluent #1 = BOD, > 30 ≤ 220 mg/L and TSS > 30 ≤ 150 mg/L

* Effluent #2 = BOD, > 30 ≤ 220 mg/L and TSS > 30 ≤ 150 mg/L



BOTH PARCELS HAVE SAME OWNER
 NICHOLAS KAY
 PARCEL 026-0616-3214-003
 21.76 ACRES



Richard C Herro
 RICHARD C. HERRO CST-71536
 5-20-2021

W1757



CHECK BOX AS APPLICABLE

SOIL EVALUATION SITE MAP

PROJECT NAME:

NICHOLAS KAU

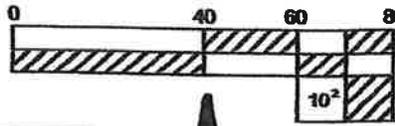
PROJECT ADDRESS: W1728 HWY "C"

BM Symbol: BM Elevation: 100.0' FT

BM Description: NAIL IN UTILITY POLE

Slope Gradient (%) of Tested Area: 3% Well Symbol (if applicable):

Scale: 1" = 40'



Indicate north by drawing an arrow on the appropriate line.

CHECK BOX AS APPLICABLE

SYSTEM PLOT PLAN

PAGE 4 OF 4

DESIGN FLOW: 600 GPD

Attach design flow calculations for commercial plans.

Pipe Material / ASTM Standard (Tables 384.30-3 & 384.30-5)

Sanitary Sewer: /

Force Main: /

IMPORTANT:

Show ground elevation contours at suitable intervals.

REPLACEMENT SYSTEM SIZED FOR 4 BEDROOMS
TO ALLOW FOR FUTURE ADDITION TO HOUSE.

PARCEL 026-0616-3214-000

PARCEL 026-0616-3214-003

(NICHOLAS KAU OWNS BOTH PARCELS)

REPLACEMENT SYSTEM: (4) 6' x 62.5' SEE PAGE CELLS.
1500. SQ. FT.

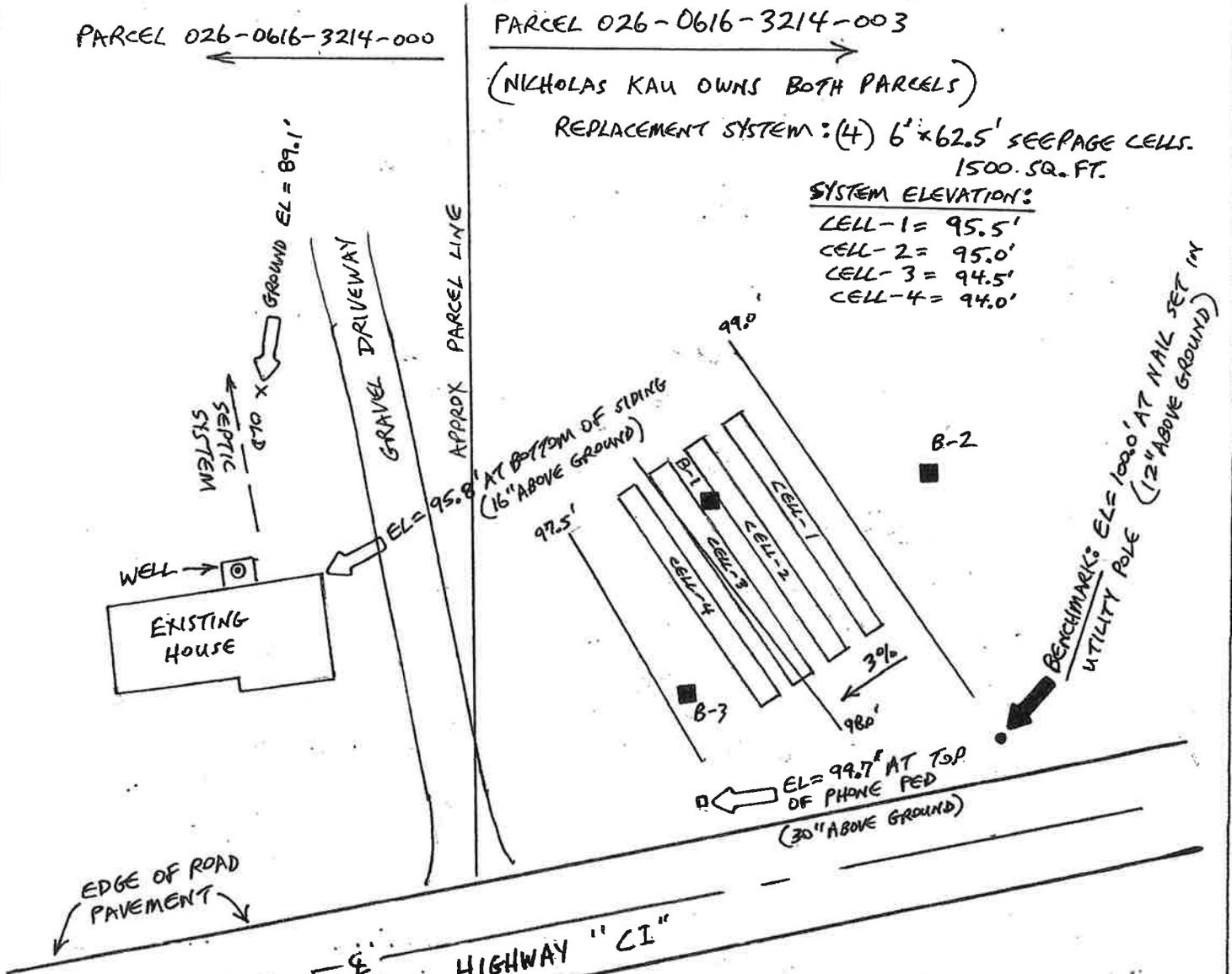
SYSTEM ELEVATION:

CELL-1 = 95.5'

CELL-2 = 95.0'

CELL-3 = 94.5'

CELL-4 = 94.0'



Richard C Herro

RICHARD C. HERRO CST-71536

5-20-2021



Industry Services Division
1400 E Washington Ave
P.O. Box 7162
Madison, WI 53707-7162

Jefferson
Sanitary Permit Number (to be filled in by Co.)

Sanitary Permit Application

In accordance with SPS 383.21(2), Wis. Adm. Code, submission of this form to the appropriate governmental unit is required prior to obtaining a sanitary permit. Note: Application forms for state-owned POWTS are submitted to the Department of Safety and Professional Services. Personal information you provide may be used for secondary purposes in accordance with the Privacy Law, s. 15.04(1)(m), Stats.

State Transaction Number
Project Address (if different than mailing address)

I. Application Information - Please Print All Information

Property Owner's Name
Nicholas B. Kaw

W1728 Cty Rd. CI
Parcel #
0240-0616-3214-000

Property Owner's Mailing Address
W1728 County Rd. CI

Property Location

City, State
Halenville, WI

Zip Code
53137

Phone Number

Govt. Lot
SE 1/4, NE 1/4, Section 32
(circle one)
T **6** N ; R **16** E or W **(3.237A)**

II. Type of Building (check all that apply)
 1 or 2 Family Dwelling - Number of Bedrooms **4**

Lot #
1

Public/Commercial - Describe Use

Block #
-

State Owned - Describe Use

CSM Number
5140-27-242

Subdivision Name

City of
 Village of
 Town of **Sullivan**

III. Type of Permit: (Check only one box on line A. Complete line B if applicable)

A. New System Replacement System Treatment/Holding Tank Replacement Only

Other Modification to Existing System (explain)

B. Permit Renewal Before Expiration Permit Revision Change of Plumber Permit Transfer to New Owner

List Previous Permit Number and Date Issued

IV. Type of POWTS System/Component/Device: (Check all that apply)

Non-Pressurized In-Ground Pressurized In-Ground At-Grade Mound ≥ 24 in. of suitable soil Mound < 24 in. of suitable soil
 Holding Tank Other Dispersal Component (explain) Pretreatment Device (explain)

V. Dispersal/Treatment Area Information:

Design Flow (gpd) 600	Design Soil Application Rate(gpdsf) .4	Dispersal Area Required (sf) 1500	Dispersal Area Proposed (sf) 1500	System Elevation C1 95.5' C3 94.5' C2 95.0' C4 94.0'
---------------------------------	--	---	---	--

VI. Tank Info

	Capacity in Gallons		Total Gallons	# of Units	Manufacturer	Prefab Concrete	Site Con-structed	Steel	Fiber Glass	Plastic
	New Tanks	Existing Tanks								
Septic or Holding Tank	1000-300	—	1300	1	Dalway	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Dosing Chamber	750	—	750	1	Dalway	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

VII. Responsibility Statement- I, the undersigned, assume responsibility for installation of the POWTS shown on the attached plans.

Plumber's Name (Print) **Thomas E. Gallitz** Plumber's Signature **Thomas E. Gallitz** MP/MPRS Number **227300** Business Phone Number **(920) 699-9347**

Plumber's Address (Street, City, State, Zip Code)
N 1131 Cty Rd. Y Johnson Creek, WI 53038

VIII. County/Department Use Only

Approved Disapproved Owner Given Reason for Denial Permit Fee \$ Date Issued Issuing Agent Signature

IX. Conditions of Approval/Reasons for Disapproval

AS APPLICABLE

EVALUATION SITE MAP

PROJECT NAME:

OLAS KAU

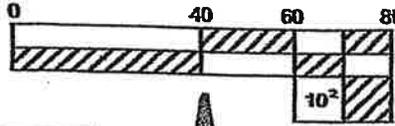
ADDRESS: W1728 HWY "C"

dot: BM Elevation: 100.0' FT

Description: NAIL IN UTILITY POLE

Slope Gradient (%) of Tested Area: 3% Well Symbol (if applicable):

Scale: 1" = 40'



Indicate north by drawing an arrow on the appropriate line.

CHECK BOX AS APPLICABLE

SYSTEM PLOT PLAN

PAGE 4 OF 4

DESIGN FLOW: 600 GPD

Attach design flow calculations for commercial plans.

Pipe Material / ASTM Standard (Tables 384.30-3 & 384.30-5)

Sanitary Sewer: /

Force Main: /

IMPORTANT:

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REPLACEMENT SYSTEM SIZED FOR 4 BEDROOMS TO ALLOW FOR FUTURE ADDITION TO HOUSE.

PARCEL 026-0616-3214-000

PARCEL 026-0616-3214-003

(NIKOLAS KAU OWNS BOTH PARCELS)

REPLACEMENT SYSTEM: (4) 6' x 62.5' SEEPAGE CELLS. 1500. SQ. FT.

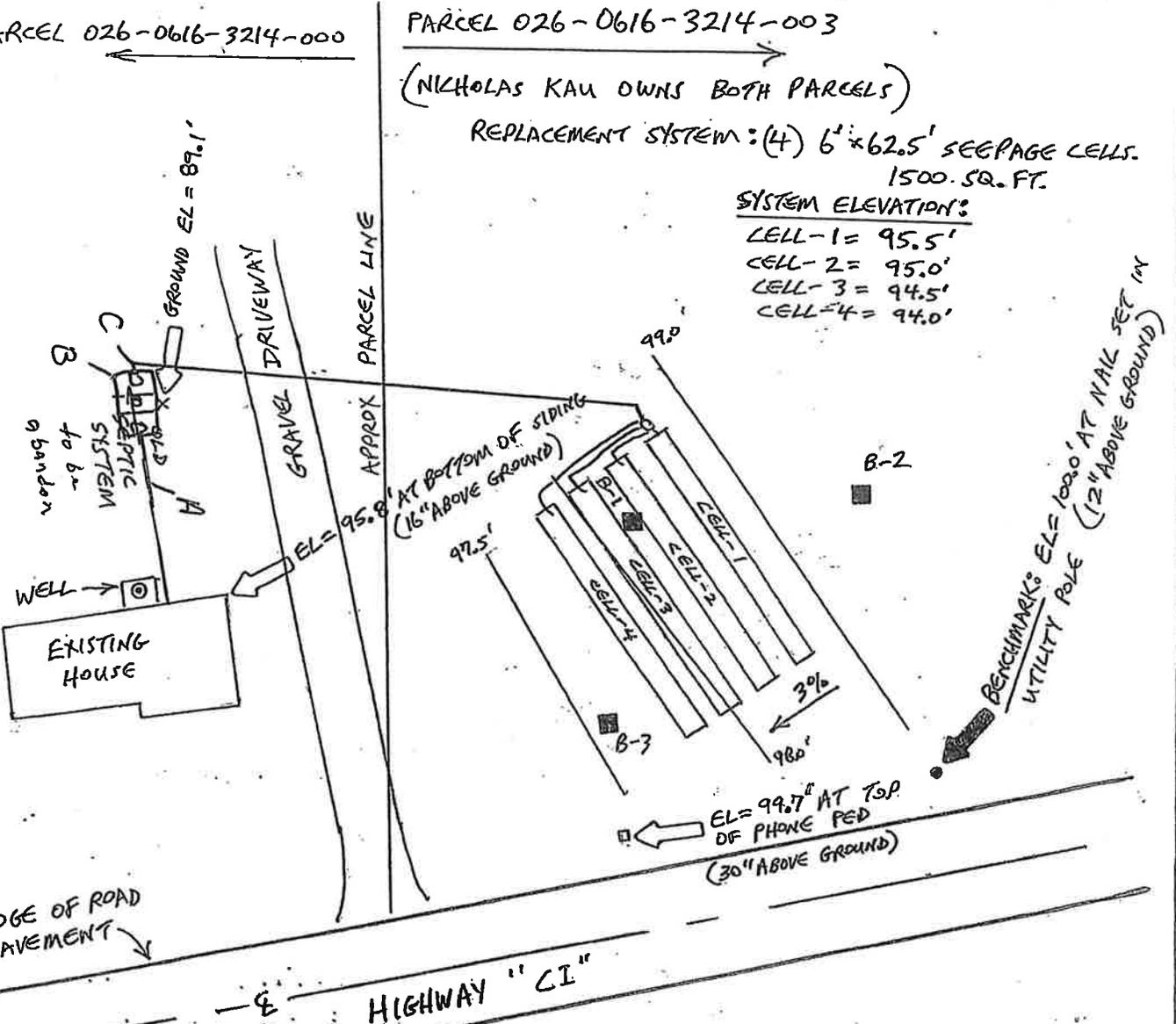
SYSTEM ELEVATION:

CELL-1 = 95.5'

CELL-2 = 95.0'

CELL-3 = 94.5'

CELL-4 = 94.0'



A-20' of 4" sch 40 pvc

B-1000-300-250 septic-septic w f. Hw - pump tank

C 130' of 2" sch 4 PVC

Richard C Herro

RICHARD C. HERRO CST-71536

5-20-2021

Deb Magritz

From: Nancy Zastrow <nancyz@townofixonia.com>
Sent: Monday, August 2, 2021 12:11 PM
To: Deb Magritz
Subject: RE: Outdoor storage requests

Brian Moench will go to the Town Board on August 9th, Forseth will go to Plan Commission on August 25th and the September 13th Town Board meeting.

Nancy

Nancy J. Zastrow, Clerk/Treasurer
Town of Ixonia
W1195 Marietta Avenue
Ixonia, WI 53036
nancyz@townofixonia.com
920-261-1588

From: Deb Magritz <DebM@jeffersoncountywi.gov>
Sent: Monday, August 2, 2021 8:52 AM
To: nancyz@townofixonia.com
Subject: Outdoor storage requests

Good Morning Nancy!

I'm putting the finishing touches on our upcoming site inspection agenda, and am wondering if/when the Town will take action on two outside storage requests in the Town of Ixonia. I believe you may have already acted on N8216 Oak Drive for Brian Moench, but I don't know about W1361 Elmwood Avenue for Randy & Charlotte Forseth. Can you bring me up to date? Thank you!

*Deb Magritz, Administrative Specialist
Jefferson County Zoning
Room 201, 311 South Center Avenue
Jefferson, WI 53549*

*920-674-7131
debm@jeffersoncountywi.gov*

Deb Magritz

From: Nancy Zastrow <nancyz@townofixonia.com>
Sent: Wednesday, August 11, 2021 11:18 AM
To: Sarah Elsner; Matt Zangl; Deb Magritz
Subject: Town of Ixonia Decision Sheets
Attachments: doc00293220210811105715.pdf

Good Morning:

Attached are the decision sheets for David Hainline-Old World Investments LLC and also the decision sheet for the County Ordinance amendment.

For Old World Investment the board wants to make sure he doesn't try to rent our for living quarters the two commercial units and also that the garage is only for tenant use and his personal use. I put that on the decision sheet.

The board also approved Brian Moench and the motion was a maximum of 25 cars outside storage.

Did Forseth complete an application with you for his outside storage? He will be on the August 25th Plan Commission agenda and September 13 Town Board. Just wanted to include your application if he completed one.

Karah Pugh called and I told her to get her information to me by Friday and she will also be on the August 25th Plan Commission agenda.

Thanks, Nancy

Nancy J. Zastrow, Clerk/Treasurer
Town of Ixonia
W1195 Marietta Avenue
Ixonia, WI 53036
nancyz@townofixonia.com
920-261-1588

-----Original Message-----

From: townofixoniacopier@gmail.com <townofixoniacopier@gmail.com>
Sent: Wednesday, August 11, 2021 10:57 AM
To: nancyz@townofixonia.com
Subject:

CS 2553ci
[00:17:c8:ad:4f:d6]

Mail Permit
 Call for PICK-UP

JEFFERSON COUNTY ZONING AND LAND USE PERMIT APPLICATION

311 S. CENTER AVE., ROOM 201, JEFFERSON, WI 53549-1701
PHONE: (920) 674-7130
FAX: (920) 674-7525

Please use
black or blue Ink

(Contact person) name and phone # _____

	FULL NAME	(Mailing) STREET ADDRESS	CITY / STATE	ZIP	TELEPHONE NO.
I. OWNERS (all)	BRIAN MOENCH	P.O. Box 596 Oconomowoc WI		53066	914-745-7455
CONTRACTOR					

II. PROPERTY DESCRIPTION: TAX PARCEL (PIN #) 012-0816-2144-015 TOWN IXONIA
 LOT NO. — BLOCK — SUBDIVISION — ACRES 1.218 ZONING DISTRICT I
 LOT NO. 2 CSM NO. 4615 VOL. 23 PG. 259 PROJECT SITE- FIRE NO. & ROAD N8216 OAK DRIVE

III. TYPE, SIZE, VALUE, & USE OF PROPOSED STRUCTURE OR IMPROVEMENT

A. RESIDENTIAL

NEW STRUCTURE ADDITION
 _____ SINGLE FAMILY RESIDENCE/ No. of Bedrooms _____
 _____ MH PARK SINGLE FAMILY Addition Accessory
 _____ MULTI-FAMILY RESIDENCE
 No. of Units _____ No. of Bedrooms _____
 _____ GARAGE-ATTACHED
 _____ GARAGE-DETACHED
 _____ FLOODPLAIN FF FW
 _____ SHORELAND / WETLAND
 _____ OTHER _____
 SQ. FT. OF RESIDENCE OR ADDITION _____
 SQ. FT. OF GARAGE (ATT. OR DET.) _____
 HEIGHT OF PROPOSED STRUCTURE _____
 SPECIFY USE _____
 VALUE OF CONSTRUCTION _____

B. NON-RESIDENTIAL

NEW STRUCTURE ADDITION
 _____ AGRICULTURAL
 INDUSTRIAL
 _____ BUSINESS
 _____ CAMPGROUND
 _____ SHORELAND / WETLAND
 _____ FLOODPLAIN FF FW
 OTHER OUTDOOR VEHICLE PARKING
 SQ. FT. OF NEW STRUCTURE OR ADDITION _____
 HT. OF PROPOSED STRUCTURE _____
 SPECIFY USE _____
 VALUE OF CONSTRUCTION _____

★ CHECK WITH TOWN FOR ADMINISTRATIVE AND / OR BUILDING PERMIT REQUIREMENTS!

OTHER DETAILS:

SANITARY PERMIT NO. _____
 NUMBER OF BEDROOMS _____
 PUBLIC SEWER _____
 NON-CONFORM. STRUCTURE / USE _____
 FLOODPLAIN _____
 SHORELAND / WETLAND _____
 INSPECTION DATE: _____
 ACCESS APPROVAL REQUIRED:
 TOWN, COUNTY, OR STATE Y N

IV. ★ PLOT PLAN (SKETCH) REQUIRED TO BE ATTACHED - NO LARGER THAN 11" x 17". PLOT PLAN SKETCH SHALL INCLUDE THE FOLLOWING: ALL EXISTING STRUCTURES AND THE LOCATION OF THE NEW STRUCTURE OR ADDITION INCLUDING DISTANCES FROM THE CENTERLINE AND RIGHT-OF-WAY OF THE ROAD, SIDE AND REAR LOT LINES, NAVIGABLE WATERS, SEPTIC TANK & FIELD, WELL, DRIVEWAY ACCESS. GIVE ALL DIMENSIONS. BE SURE TO INCLUDE DECKS PROPOSED FOR NEW HOMES.

★ FAILURE TO INCLUDE A PLOT PLAN AND ALL OF THE ABOVE MENTIONED ITEMS WILL DELAY ISSUANCE OF THIS PERMIT! PERMIT FEE MUST ACCOMPANY APPLICATION.

PERMIT #

V. ACKNOWLEDGEMENTS

- YOU ARE RESPONSIBLE FOR COMPLYING WITH STATE AND FEDERAL LAWS CONCERNING CONSTRUCTION NEAR OR ON WETLANDS, LAKES, AND STREAMS. WETLANDS THAT ARE NOT ASSOCIATED WITH OPEN WATER CAN BE DIFFICULT TO IDENTIFY. FAILURE TO COMPLY MAY RESULT IN REMOVAL OR MODIFICATION OF CONSTRUCTION THAT VIOLATES THE LAW OR OTHER PENALTIES OR COSTS. FOR MORE INFORMATION, VISIT THE DEPARTMENT OF NATURAL RESOURCES WETLANDS IDENTIFICATION WEB PAGE OR CONTACT A DEPARTMENT OF NATURAL RESOURCES SERVICE CENTER. (Wis Stats 59.691) <http://dnr.wi.gov/wetlands/mapping.html>
- OWNER - CHECK FOR APPLICABLE DEED, PLAT AND TOWN RESTRICTIONS & PERMIT REQUIREMENTS
- THIS PERMIT MAY BE APPEALED FOR 30 DAYS AFTER PUBLICATION OF ISSUANCE
- THE OWNER OF THIS PARCEL & THE UNDERSIGNED AGREE TO CONFORM TO THE CONDITIONS OF THIS PERMIT AND TO ALL APPLICABLE LAWS OF JEFFERSON COUNTY AND ACKNOWLEDGE THAT YOU HAVE RECEIVED AND READ THE ABOVE NOTICE REGARDING WETLANDS, AS WELL AS ALL NOTICES AND TERMS ABOVE.

PERMIT FEE	APPROVED BY	DATE PERMIT ISSUED
\$		

See Attached Conditions of Approval

This approval is based upon this application, the attached plot plan and conditions as warranted by Jefferson County ordinances.

BM
Signature of Applicant

6-25-21
Application Date

THIS PERMIT EXPIRES TWO (2) YEARS AFTER DATE OF ISSUE

6-25-21

I work at a car dealership in West Allis WI. I purchased the property on OAK DR. to temporarily store vehicles purchased at Midstate Auto Auction in Jefferson. There would be times when I can not purchase as many vehicles, however, sometimes I purchase 5-20 vehicles or more. This property is about half way to the dealership where cars eventually get delivered. Sometimes during winter months cars may have to stay at the ~~area~~^{OAK} location longer. For example if I buy a convertible in February - I would likely not sell it until April or so.

Thank you for your consideration.

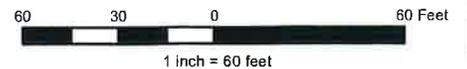
Brian Moeach



Jefferson County Land Information



- | | | |
|-------------------------|----------------------|-------------|
| — Tax Parcels | — Rail Right of Ways | Tax Parcels |
| — Municipal Boundaries | — Road Right of Ways | |
| Parcel Lines | — Section Lines | |
| — Property Boundary | — Surface Water | |
| — Old Lot/Meander Lines | — Map Hooks | |



Jefferson County Geographic Information System

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

Printed on: June 25, 2021

Author: Public User

- Mail Permit
- Call for PICK-UP

**JEFFERSON COUNTY
ZONING AND LAND USE PERMIT APPLICATION**
320 S. MAIN ST., ROOM 201, JEFFERSON, WI 53549
PHONE: (920) 674-7130
FAX: (920) 674-7525

Please use **black**
or **blue**
Ink ONLY!

(Contact person) name and phone # _____

	FULL NAME	(Mailing) STREET ADDRESS	CITY / STATE	ZIP	TELEPHONE NO.
I. OWNERS (all)	<i>Conroy Holdings LLC</i>	<i>W 384 N 9087 Mill St.</i>			
CONTRACTOR	<i>Morton Bldgs-</i>	<i>(Allen)</i>			

II. PROPERTY DESCRIPTION: TAX PARCEL (PIN #) *012-0816-2144-015* TOWN *Exonia*
 LOT NO. _____ BLOCK _____ SUBDIVISION _____ ACRES *1.218* ZONING DISTRICT *I*
 LOT NO. *2* CSM NO. *4615* VOL. *23* PG. *259* PROJECT SITE- FIRE NO. & ROAD *N8216 Oak Dr.*

III. TYPE, SIZE, VALUE, & USE OF PROPOSED STRUCTURE OR IMPROVEMENT

A. **RESIDENTIAL**

NEW STRUCTURE ADDITION
 _____ SINGLE FAMILY RESIDENCE/ No. of Bedrooms _____
 _____ MH Park Single Family Addition Accessory
 _____ MULTI-FAMILY RESIDENCE
 No. of Units _____ No. of Bedrooms _____
 _____ GARAGE-ATTACHED
 _____ GARAGE-DETACHED
 _____ FLOODPLAIN OFF FW
 _____ OTHER _____
 SQ. FT. OF RESIDENCE OR ADDITION _____
 SQ. FT. OF GARAGE (ATT. OR DET.) _____
 HEIGHT OF PROPOSED STRUCTURE _____
 SPECIFY USE _____
 VALUE OF CONSTRUCTION _____

B. **NON-RESIDENTIAL**

NEW STRUCTURE ADDITION
 _____ AGRICULTURAL
 _____ INDUSTRIAL
 _____ BUSINESS
 _____ CAMPGROUND
 _____ SHORELAND / WETLAND
 _____ FLOODPLAIN OFF FW
 OTHER *2C Approval*
of I-zone outside
 SQ. FT. OF NEW STRUCTURE OR ADDITION _____
 HT. OF PROPOSED STRUCTURE _____
 SPECIFY USE _____
 VALUE OF CONSTRUCTION _____

CHECK WITH TOWN FOR ADMINISTRATIVE AND / OR BUILDING PERMIT REQUIREMENTS!

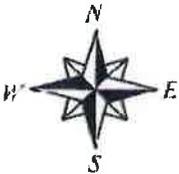
OTHER DETAILS:

_____ SANITARY PERMIT NO. _____
 _____ NUMBER OF BEDROOMS _____
 _____ PUBLIC SEWER _____
 _____ NON-CONFORM. STRUCTURE / USE _____
 _____ FLOODPLAIN _____
 _____ SHORELAND / WETLAND _____
 _____ INSPECTION DATE: _____
 ACCESS APPROVAL REQUIRED: _____
 TOWN, COUNTY, OR STATE BY N

Rec 11.04(F)4

IV. PLOT PLAN (SKETCH) SHOWING ALL EXISTING STRUCTURES AND THE LOCATION OF THE NEW STRUCTURE OR ADDITION INCLUDING DISTANCES FROM THE CENTERLINE AND RIGHT-OF-WAY OF THE ROAD, SIDE AND REAR LOT LINES, NAVIGABLE WATERS, SEPTIC TANK & FIELD, AND WELL. GIVE ALL DIMENSIONS. NOTE: ALSO SHOW DRIVEWAY LOCATION. ATTACH PLOT PLAN, NO LARGER THAN AN 8 1/2 X 11 OR 11 X 17 SHEET IF NECESSARY

**FAILURE TO INCLUDE ALL OF THE ABOVE MENTIONED ITEMS WILL DELAY ISSUANCE OF PERMIT!
BE SURE TO INCLUDE DECKS FOR NEW HOMES!**



see attached plot plan & letters

*Approved by 2C 3-2-09
PK*

PERMIT

57552

OWNER - CHECK FOR APPLICABLE DEED, PLAT AND TOWN RESTRICTIONS & PERMIT REQUIREMENTS

THIS PERMIT MAY BE APPEALED FOR 30 DAYS AFTER PUBLICATION OF ISSUANCE.

THE OWNER OF THIS PARCEL AND THE UNDERSIGNED AGREE TO CONFORM TO THE CONDITIONS OF THIS PERMIT AND TO ALL APPLICABLE LAWS OF JEFFERSON COUNTY. Do not write in this space - OFFICE USE ONLY

THIS PERMIT EXPIRES TWO(2) YEARS AFTER DATE OF ISSUE.

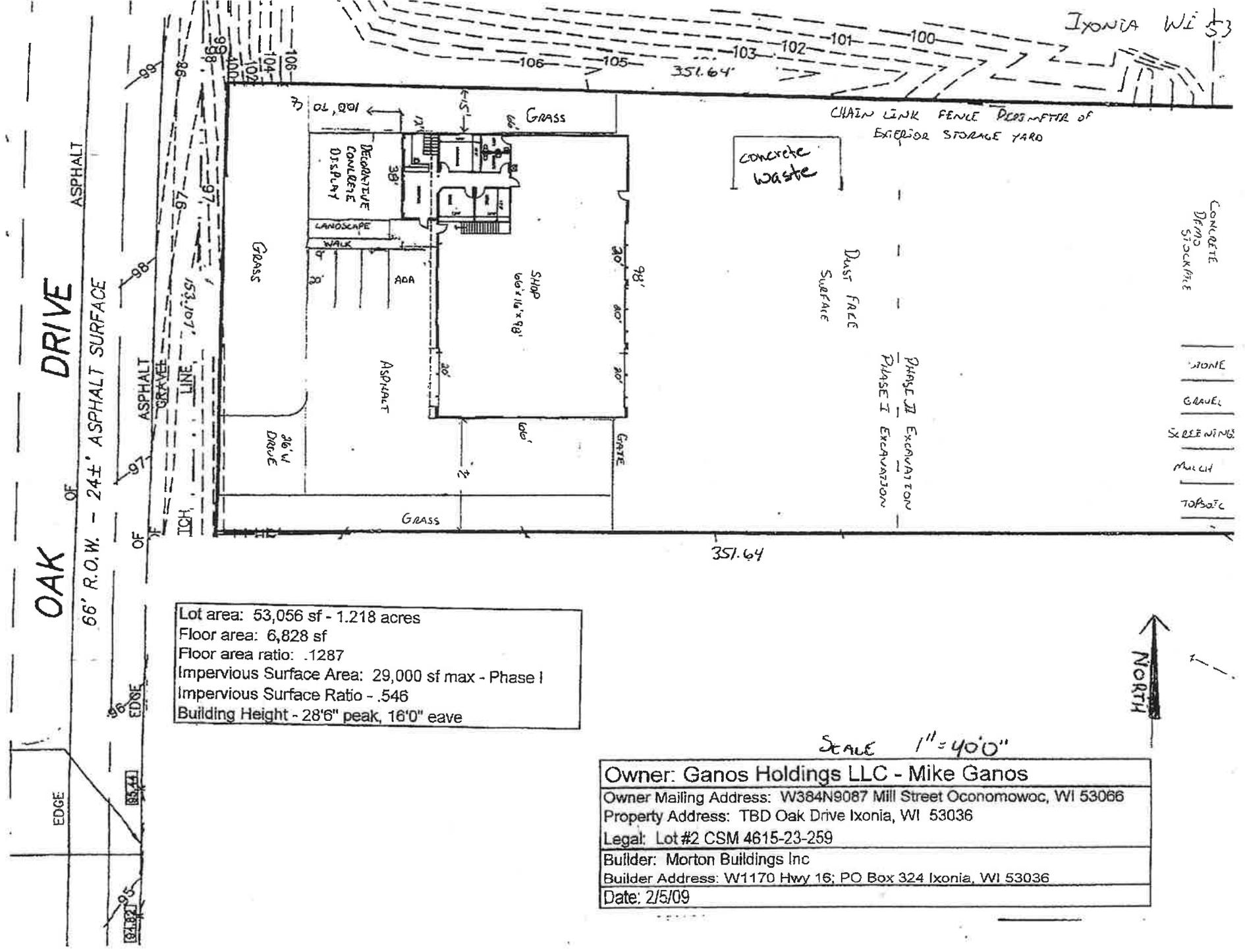
see attached letter of request 2-4-09

PERMIT FEE	APPROVED BY	DATE PERMIT ISSUED
<i>\$ 0/A</i>	<i>D. B. 1509</i>	<i>3-20-09</i>

FLOOD DAMAGE REPORTING-NO FEE
REPAIR AND RECONSTRUCTION FEES ON BACK

Signature of Applicant

Application Date



Lot area: 53,056 sf - 1.218 acres
 Floor area: 6,828 sf
 Floor area ratio: .1287
 Impervious Surface Area: 29,000 sf max - Phase I
 Impervious Surface Ratio - .546
 Building Height - 28'6" peak, 16'0" eave

Owner: Ganos Holdings LLC - Mike Ganos
 Owner Mailing Address: W384N9087 Mill Street Oconomowoc, WI 53066
 Property Address: TBD Oak Drive Ixonia, WI 53036
 Legal: Lot #2 CSM 4615-23-259
 Builder: Morton Buildings Inc
 Builder Address: W1170 Hwy 16; PO Box 324 Ixonia, WI 53036
 Date: 2/5/09

SCALE 1"=40'0"



- CONCRETE DEMO STOCKPILE
- STONE
- GRAVEL
- SCREENING
- MULCH
- TOPSOIL

IxonIA WI 53

- Mail Permit
 Call for PICK-UP

JEFFERSON COUNTY ZONING AND LAND USE PERMIT APPLICATION

311 S. CENTER AVE., ROOM 201, JEFFERSON, WI 53549-1701

PHONE: (920) 674-7130

FAX: (920) 674-7525

Please use
black or blue Ink

(Contact person) name and phone # _____

I. OWNERS (all)	FULL NAME	(Mailing) STREET ADDRESS	CITY / STATE	ZIP	TELEPHONE NO.
	Randy + Charlotte Forseth	S33 W31295 Canyon View Dr	Waukesha, WI	53189	
CONTRACTOR					

II. PROPERTY DESCRIPTION: TAX PARCEL (PIN #) 012-0816-2141-012 TOWN Ixonia
 LOT NO. — BLOCK — SUBDIVISION — ACRES 6.908 ZONING DISTRICT I
 LOT NO. 1 CSM NO. 3944 VOL. 19 PG. 67 PROJECT SITE- FIRE NO. & ROAD W1361 Elmwood Ave

III. TYPE, SIZE, VALUE, & USE OF PROPOSED STRUCTURE OR IMPROVEMENT

A. RESIDENTIAL

NEW STRUCTURE ADDITION
 _____ SINGLE FAMILY RESIDENCE/ No. of Bedrooms _____
 _____ MH PARK SINGLE FAMILY Addition Accessory
 _____ MULTI-FAMILY RESIDENCE
 No. of Units _____ No. of Bedrooms _____
 _____ GARAGE-ATTACHED
 _____ GARAGE-DETACHED
 _____ FLOODPLAIN FF FW
 _____ SHORELAND / WETLAND
 _____ OTHER _____
 SQ. FT. OF RESIDENCE OR ADDITION _____
 SQ. FT. OF GARAGE (ATT. OR DET.) _____
 HEIGHT OF PROPOSED STRUCTURE _____
 SPECIFY USE _____
 VALUE OF CONSTRUCTION _____

B. NON-RESIDENTIAL

NEW STRUCTURE ADDITION
 _____ AGRICULTURAL
 INDUSTRIAL
 _____ BUSINESS
 _____ CAMPGROUND
 _____ SHORELAND / WETLAND
 _____ FLOODPLAIN FF FW
 _____ OTHER uncovered outdoor vehicles
 SQ. FT. OF NEW STRUCTURE OR ADDITION _____
 HT. OF PROPOSED STRUCTURE _____
 SPECIFY USE _____
 VALUE OF CONSTRUCTION _____

★ CHECK WITH TOWN FOR ADMINISTRATIVE AND / OR BUILDING PERMIT REQUIREMENTS!

OTHER DETAILS:

SANITARY PERMIT NO. _____
 NUMBER OF BEDROOMS _____
 PUBLIC SEWER _____
 NON-CONFORM. STRUCTURE / USE _____
 FLOODPLAIN _____
 SHORELAND / WETLAND _____
 INSPECTION DATE: _____
 ACCESS APPROVAL REQUIRED:
 TOWN, COUNTY, OR STATE Y N

IV. ★ PLOT PLAN (SKETCH) REQUIRED TO BE ATTACHED - NO LARGER THAN 11" x 17". PLOT PLAN SKETCH SHALL INCLUDE THE FOLLOWING:
 ALL EXISTING STRUCTURES AND THE LOCATION OF THE NEW STRUCTURE OR ADDITION INCLUDING DISTANCES FROM THE CENTERLINE AND RIGHT-OF-WAY OF THE ROAD, SIDE AND REAR LOT LINES, NAVIGABLE WATERS, SEPTIC TANK & FIELD, WELL, DRIVEWAY ACCESS. GIVE ALL DIMENSIONS. BE SURE TO INCLUDE DECKS PROPOSED FOR NEW HOMES.
 ★ FAILURE TO INCLUDE A PLOT PLAN AND ALL OF THE ABOVE MENTIONED ITEMS WILL DELAY ISSUANCE OF THIS PERMIT! PERMIT FEE MUST ACCOMPANY APPLICATION.

PERMIT #

V. ACKNOWLEDGEMENTS

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- OWNER - CHECK FOR APPLICABLE DEED, PLAT AND TOWN RESTRICTIONS & PERMIT REQUIREMENTS
- THIS PERMIT MAY BE APPEALED FOR 30 DAYS AFTER PUBLICATION OF ISSUANCE
- THE OWNER OF THIS PARCEL & THE UNDERSIGNED AGREE TO CONFORM TO THE CONDITIONS OF THIS PERMIT AND TO ALL APPLICABLE LAWS OF JEFFERSON COUNTY AND ACKNOWLEDGE THAT YOU HAVE RECEIVED AND READ THE ABOVE NOTICE REGARDING WETLANDS, AS WELL AS ALL NOTICES AND TERMS ABOVE.


Signature of Applicant

7-15-21
Application Date

THIS PERMIT EXPIRES TWO (2) YEARS AFTER DATE OF ISSUE

PERMIT FEE	APPROVED BY	DATE PERMIT ISSUED
\$		

See Attached Conditions of Approval

This approval is based upon this application, the attached plot plan and conditions as warranted by Jefferson County ordinances.

Sarah Elsner

From: Forseth, Joshua <jforseth@kahlerslater.com>
Sent: Wednesday, July 14, 2021 10:07 AM
To: Sarah Elsner
Cc: prepoolrf@yahoo.com
Subject: RE: Permit #50313.PDF
Attachments: W1361 Elmwood Ave Site Plan_Flatten.pdf

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

Hi Sarah,

Please take a look at the attached site plan submittal and let me know if you need anything else on the plan. I can make any adjustments before the July 16 deadline. I showed information for what was previously approved to show that my dad is not asking for anything greater than the previous use. I believe you said you could fill out the application for him. I copied him so he can arrange getting a check to you. Can it be mailed or does it have to be dropped off.

Thanks for your help.

Josh

Joshua Forseth, AIA, LEED AP
Architect, Associate
414-290-3743 Direct
kahlerslater.com

From: Sarah Elsner <SarahE@jeffersoncountywi.gov>
Sent: Friday, July 2, 2021 4:20 PM
To: Forseth, Joshua <jforseth@kahlerslater.com>
Subject: RE: Permit #50313.PDF

Joshua,

Yes, I did receive your last email.

Because the property is now under different ownership, and the use of the storage and the materials has changed, they will need to get an updated Zoning and Land Use Permit for the outside storage that is currently there. Permit #50313 does not cover the type of materials that are now being stored on the property, or where they are being stored.

He will just need to go through the process of meeting with the Town and filling out a Zoning and Land Use Permit with us to get this all updated and taken care of. Once it's all been approved, then I can close the violation.

Let me know if there are any other questions or concerns.

Thank you,
Sarah

Sarah Elsner
Zoning/On-Site Waste Management Technician
Jefferson County Planning and Zoning Department

- k. Machinery.
- l. Electrical and electronic equipment and supplies.
- m. Transportation equipment.
- n. Instrument manufacturing.
- o. General manufacturing.

Thanks,
Josh

Joshua Forseth, AIA, LEED AP
Architect, Associate

Kahler Slater

414-272-2000 Main

414-290-3743 Direct

jforseth@kahlerslater.com

kahlerslater.com

[facebook](#) | [linkedin](#) | [instagram](#)

SITE PLAN APPROVAL SUBMITTAL - W1361 ELMWOOD AVE.



2007 AERIAL PHOTOGRAPH - SHOWING PREVIOUS OUTDOOR STORAGE DURING PROPERTY PURCHASE - PERMIT 50313





Town of Ixonia

P.O. Box 109
Ixonia, Wisconsin 53036

Mail Permit
 Call for PICK-UP
Scott Halverson 261-5129
(contact person) name and phone #

JEFFERSON COUNTY
ZONING AND LAND USE PERMIT APPLICATION
320 S. MAIN ST., ROOM 201, JEFFERSON, WI 53549
PHONE: (920) 674-7130

Please use
black or blue
ink ONLY!

OWNERS (all)	NAME	STREET ADDRESS	CITY	STATE	ZIP	TELEPHONE NO.
	Morton Buildings	11170 Hwy 16	Ixonia	WI	53076	261-5129
CONTRACTOR						

II. PROPERTY DESCRIPTION: TAX PARCEL (PIN #) 012 - 08-16-21-44-000 TOWNSHIP Ixonia
SUBDIVISION Ixonia Industrial Park LOT NO. 21 BLOCK CSM NO. 3273 VOL. PG.
ACRES 5.025 ZONING DISTRICT IND FIRE NO. & ROAD (of property) Oak Dr + Elmwood Dr

III. TYPE, SIZE & VALUE OF PROPOSED STRUCTURE OR IMPROVEMENT

RESIDENTIAL **NON-RESIDENTIAL** CHECK WITH TOWN AND/OR BUILDING DEPARTMENT

NEW STRUCTURE ADDITION NEW STRUCTURE ADDITION
 SINGLE FAMILY RESIDENCE AGRICULTURAL
 MULTIFAMILY RESIDENCE INDUSTRIAL
 No. of Units _____ BUSINESS
 GARAGE-ATTACHED _____ CAMPGROUND
 GARAGE-DETACHED _____ SHORELAND / WETLAND
 OTHER _____ FLOODPLAIN
 SQ. FT. OF RESIDENCE OR ADDITION _____ OTHER SITE PLAN ROOM
 SQ. FT. OF GARAGE (ATT. OR DET.) _____ FOR OUTDOOR STORAGE
 HEIGHT OF PROPOSED STRUCTURE _____ HT. OF PROPOSED STRUCTURE _____
 SPECIFY USE _____ SPECIFY USE _____
 VALUE OF CONSTRUCTION _____ VALUE OF CONSTRUCTION _____

OTHER DETAILS: ZC Approval = 12-7-99
BOA Appeal = 9-9-00

FOR OFFICE USE ONLY

INSPECTION DATE: _____
 DOES IT MEET COUNTY REQUIREMENTS? Y N
 FLOODPLAIN _____
 SHORELAND / WETLAND _____
 NON-CONFORM. STRUCTURE / USE _____
 SANITARY PERMIT NO. _____
 PUBLIC SEWER _____
 CTH / STH ACCESS APPROVAL _____

IV. PLOT PLAN (SKETCH) SHOWING ALL EXISTING STRUCTURES AND THE LOCATION OF THE NEW STRUCTURE OR ADDITION INCLUDING DISTANCES FROM THE CENTERLINE AND RIGHT-OF-WAY OF THE ROAD, SIDE AND REAR LOT LINES, NAVIGABLE WATERS, SEPTIC TANK & FIELD, AND WELL GIVE ALL DIMENSIONS. ATTACH PLOT PLAN, NO LARGER THAN AN 8 1/2 X 11 OR 11 X 17 SHEET IF NECESSARY.

Town has imposed greater restrictions! See attached! SEE ATTACHED PK

Site Plan approval by ZC and reaffirmed by BOA and Town Board conditions! RK

LOT IS NORTHERLY END OF MORTON BUILDINGS

LAND. Lot IS NORTH of Lot #1 CSM 3273 & Lot #1 CSM 3245

See Site Plan the ZC approved - attached PK

BOA modified site plan stating road setbacks apply to outside storage & machinery! RK

50' setback from P.O.W.

OWNER - CHECK FOR APPLICABLE DEED, PLAT AND TOWN RESTRICTIONS
 THE OWNER OF THIS PARCEL AND THE UNDERSIGNED AGREE TO CONFORM TO THE CONDITIONS OF THIS PERMIT AND TO ALL APPLICABLE LAWS OF JEFFERSON COUNTY.

Scott Halverson
Signature of Applicant
11/3/99
Application Date

Do not write in this space - OFFICE USE ONLY

PERMIT FEE	APPROVED BY	DATE PERMIT ISSUED	PERMIT NUMBER
\$ 20 -	<u>Dr. [Signature]</u>	<u>3-10-00</u>	<u>50313</u>

FEES = \$20 FOR THE FIRST \$1,000 IN VALUATION OF STRUCTURE OR ADDITION, \$1 FOR EACH ADDITIONAL \$1,000 IN VALUATION OF STRUCTURE OR ADDITION, NOT TO EXCEED A TOTAL \$250. AGRICULTURAL AND WETLAND PERMIT FEES ARE \$20. FEES ARE SUBJECT TO CHANGE.

February 9, 2000

Mr. Bruce Houkom
Zoning Office
320 S. Main Street
Jefferson, WI 53549

Dear Bruce,

Please find enclosed the site plan for American Midwest Equipment. This was approved by the Ixonia Town Board at our meeting February 8, 2000. If you have any questions, give me a call at 920/261-0649.

Regards,

John Givens
John Givens
Supervisor, Town of Ixonia

Encl.
mcg



STATE OF WISCONSIN
COUNTY OF JEFFERSON

PERMIT/RECEIPT

50313

PROPERTY OWNER & MAILING ADDRESS:

Maxon Bluffs PROPERTY ADDRESS: Oak Dr. + Elwood Ave
41170 USH 16, Ironia

PARCEL NO. 012-0816-214-000 S 21 T 08 N, R 16 E, TOWNSHIP Ironia

LOT 1 BLK (CSM) 3273 SUBDIVISION

PERMIT ISSUED FOR: Site Plan - ZC + BOH Affidavit

OTHER: outside storage - I zone

FEES: \$ 20 Check _____ Cash X

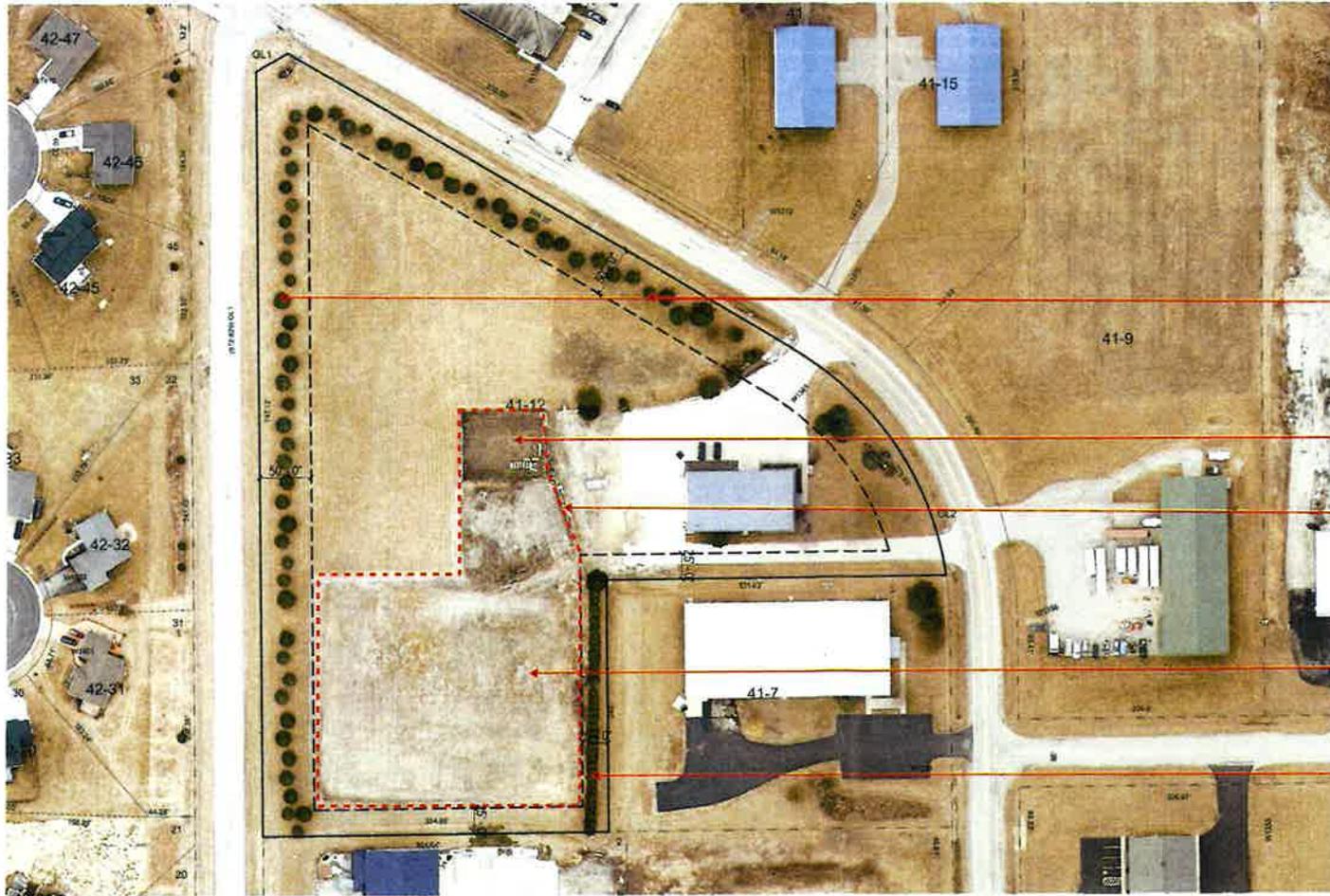
Paid By/Contractor-Installer _____

DATE ISSUED 3-10-00 BY B. H. [Signature]

AT _____ (For Zoning Administrator)

CAUTION: This permit may be appealed for 30 days after publication of issuance.

SITE PLAN - W1361 ELMWOOD AVE.



EXISTING BERMS AND 50'
SETBACK

SECURE STORAGE OF
TRANSPORTATION EQUIPMENT
INCLUDING VEHICLES

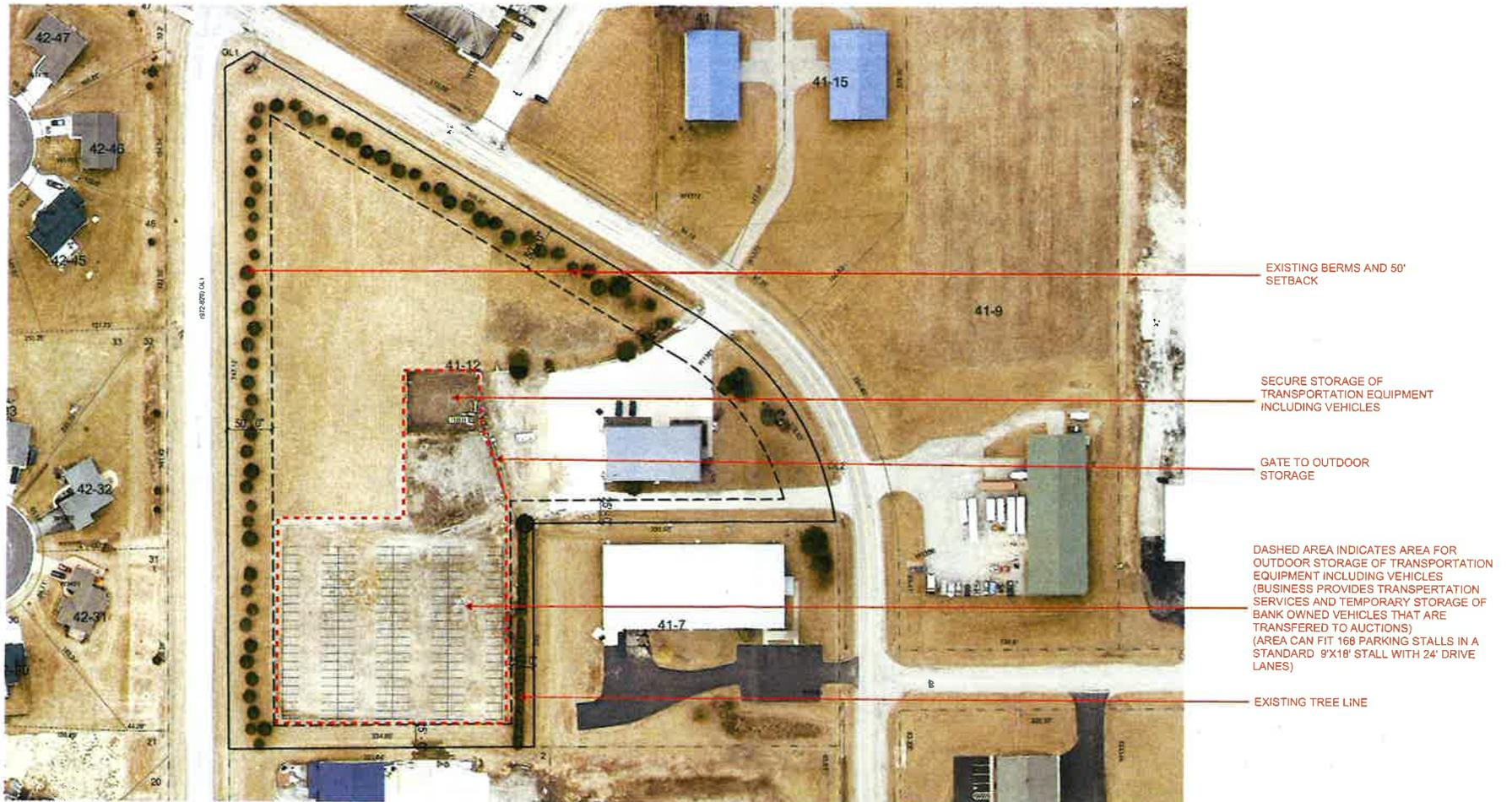
GATE TO OUTDOOR
STORAGE

DASHED AREA INDICATES AREA FOR
OUTDOOR STORAGE OF TRANSPORTATION
EQUIPMENT INCLUDING VEHICLES
(BUSINESS PROVIDES TRANSPORTATION
SERVICES AND TEMPORARY STORAGE OF
BANK OWNED VEHICLES THAT ARE
TRANSFERRED TO AUCTIONS)
(AREA CAN FIT 168 PARKING STALLS IN A
STANDARD 9'X18' STALL WITH 24' DRIVE
LANES)

EXISTING TREE LINE

SCALE: 1" = 100'-0"

SITE PLAN - W1361 ELMWOOD AVE.



SCALE: 1" = 100'-0"

VIEW OF OUTDOOR STORAGE FROM ROADS



VIEW FROM OAK DR.



VIEW FROM OAK DR.



VIEW FROM OAK DR.



BERMS AND MATURE TREE
COVER BLOCK VIEW FROM
ROAD



VIEW FROM ELMWOOD AVE.



VIEW FROM ELMWOOD AVE.



VIEW FROM ELMWOOD AVE.