

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: November 29, 2021
TIME: 8:30 a.m.
PLACE: Room 202 of the Jefferson County Courthouse, 311 S. Center Ave., Jefferson, WI
OR Via Zoom Videoconference

YOU MAY ATTEND VIRTUALLY BY FOLLOWING THESE INSTRUCTIONS:

Register in advance for this meeting:

https://zoom.us/join/zoom/register/tJEkf--hpj4pHd2y7-u8i9MUTAbnqMB_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 October 25, November 12 and November 18 Meeting Minutes**
7. **Communications**
8. **October Monthly Financial Report for Register of Deeds – Staci Hoffman**
9. **October Monthly Financial Report for Land Information Office-Matt Zangl**
10. **November Monthly Financial Report for Zoning – Matt Zangl**
11. **Discussion on Solar Energy Facilities**
12. **Discussion on WE LNG Facility in the Town of Ixonia**
13. **Discussion on Zoning Ordinance Update**
14. **Discussion and Possible Action on a Request by Fred and Karah Pugh for a Holding Tank Waiver on PIN 012-0816-1943-001 on County Road E in the Town of Ixonia**
15. **Discussion and Possible Action on a Request by S&R Egg Farms for a Holding Tank Waiver on PIN 024-0516-1911-000 at W2024 State Road 59 in the Town of Palmyra**
16. **Discussion and Possible Action on a Request by Erik and Jennifer Stafford for Lot Line Adjustment Between PINs 014-0615-1733-004 at W4442 County Road Y owned by the Staffords and PIN 014-0615-1733-003 owned by Michael and Debra Ibis. Both lots are zoned A-3, Agricultural/Rural Residential in the Town of Jefferson.**
17. **Discussion and Possible Action on a Request by Gla and Sally Leeman for Lot Line Adjustment Between PINs 024-0516-0212-001 at W628 State Road 106 in the Town of Palmyra, Zoned A-1, Exclusive Agricultural and 026-0616-3543-000 on State Road 106 in the Town of Sullivan, Zoned A-3,**

Agricultural/Rural Residential. Both PINs are owned by the Leemans; this is being requested to better reflect the existing use.

18. Discussion and Possible Action on Petitions Presented in Public Hearing on November 18, 2021:

R4360A-21 – Jeffrey & Rebecca Weber: Create a 1.03-acre farm consolidation lot around the home at **N4614 Paradise Rd.** The site is in the Town of Jefferson, part of PIN 014-0615-0441-000 (40.254 Acres). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4361A-21 – Jeffrey & Rebecca Weber: Create a 2.25-acre new building lot from part of PIN 014-0615-0441-000 (40.254 Acres) near **N4614 Paradise Rd** in the Town of Jefferson. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

CU2096-21 – Randy Dunn: Allow an extensive on-site storage structure of 2,520 square feet and 13.4 feet high in a Residential R-2 zone at **N6299 Jefferson Road.** The site is in the Town of Aztalan on PIN 002-0714-1341-001 (1.13 Ac). This is in accordance with Sec. 11.04(f)2 of the Jefferson County Zoning Ordinance.

CU2097-21 – Jeremy & Monica Hepp/Hepp Holdings LLC: Allow an extensive on-site storage structure 2,560 square feet and 22 feet high in a Residential R-2 zone. The site is at **N6255 County Road Q** in the Town of Aztalan on PIN 002-0714-1742-007 (1.683 Ac). This is in accordance with Sec. 11.04(f)2 of the Jefferson County Zoning Ordinance.

CU2098-21 – Joseph D Vlasak Trust: Allow an extensive on-site storage structure that is 1,830 square feet and 19 feet high in a Residential R-2 zone at **N7117 River Park Dr.** The site is in the Town of Farmington on PIN 008-0714-0113-004 (20.803 Ac). This is in accordance with Sec. 11.04(f)2 of the Jefferson County Zoning Ordinance.

CU2099-21 – David & Kourtney Lauer: Allow for keeping of four dogs as household pets in a Residential R-1 zone. The site is at **N3943 Prairie Ridge Ln** in the Town of Sullivan on PIN 026-0616-1723-014 (1 Ac). This is in accordance with Sec. 11.04(f)1 of the Jefferson County Zoning Ordinance.

CU2100-21 – Edward & Chrissy Gaggioli: Allow for a residence in an existing Business zone at **N416 Twinkling Star Rd.** The site is in the Town of Koshkonong on PIN 016-0514-3523-001 (2 Ac). This is in accordance with Sec. 11.04(f)3 of the Jefferson County Zoning Ordinance.

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

19. Possible Future Agenda Items

20. Upcoming Meeting Dates

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

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

December 28???????, 8:30 a.m. – Decision Meeting in Courthouse Room 202

January 14, 2022, 8:00 a.m. – Site Inspections Beginning in Courthouse Room 203

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

January 24, 8:30 a.m. – Decision Meeting in Courthouse Room 202

21. 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.

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: October 25, 2021
TIME: 8:30 a.m.
PLACE: Room 202 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 Chairman Jaeckel at 8:30 a.m.

2. Roll Call (Establish a Quorum)

Supervisor Foelker was absent and excused. Supervisors Jaeckel, Nass, Poulson, Foelker and Zastrow were in attendance. Staff members present were Ben Wehmeier, Supervisor Anita Martin, Matt Zangl, Deb Magritz and Brett Scherer. Those attending via Zoom were Supervisor Amy Rinard, Matt Heine and Mary Rupnow.

3. Certification of Compliance with Open Meetings Law

Supervisor Poulson verified compliance with Open Meetings.

4. Approval of the Agenda

The only change proposed was to move Matthew J Heine's petition up in the order of agenda item 15.

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 September 16, September 27, October 15 and October 21 Meeting Minutes

Motion by Supervisor Poulson/Jaeckel to approve the September 16 minutes as presented. Motion passed 4-0.

Motion by Supervisors Poulson/Jaeckel to approve the September 27 minutes as presented. Motion passed 4-0.

Motion by Supervisors Poulson/Jaeckel to approve the October 15 minutes as presented. Motion passed 4-0.

Motion by Supervisors Zastrow/Poulson to approve the October 21 minutes as presented. Motion passed 4-0.

7. Communications

There were no communications.

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

The report was in the Committee packet. Jaeckel noted that it looked good.

9. September Monthly Financial Report for Land Information Office – Matt Zangl

Zangl remarked that there was nothing new to point out, that the revenues were staying status quo.

10. October Monthly Financial Report for Zoning

Zangl noted that revenues and permits had slowed down substantially. October 2021 is down by half from October 2020. However, Zoning should meet revenues projections for the year. At this point revenues are \$25,000 to \$30,000 below projections for the year.

11. Discussion on Solar Energy Facilities

Zangl explained that Badger State Solar was paused to capture Federal funds and now is moving forward.

It was anticipated that Crawfish River Solar would be starting construction in 2021, but the start will instead be in Spring of 2022.

12. Discussion on WE LNG Facility in the Town of Ixonia

The Public Service Commission decision meeting will be held on November 4, 2021. Zangl said he is anticipating it moving forward as the Joint Development Agreement is worked through.

Wehmeier added that interested parties can go to the PSC website to view the matrix that they are working through for part of the decision-making process.

13. Discussion on Zoning Ordinance Update

Twelve Towns have approved the update, so the public hearing will likely take place in December according to Zangl.

Poulson asked about an update based upon the County Board's feelings in order to make the castle project fit. Zangl explained.

14. Discussion and Possible Action on Request for Outside Storage in Ixonia Industrial Park:

- a. W1325 Elmwood Ave, PIN 012-0816-2144-000 for Mark DeBlieck

Elsner explained that Lake Country Marine wishes to store boat lifts at this location, and that use went beyond the outdoor storage previously allowed. The Town approved October 11, 2021. Supervisor Jaeckel felt that the screening was adequate, with both a berm and plantings. Motion by Supervisors Jaeckel/Nass to approve the update to the current outdoor storage plan. Motion passed 4-0.

15. Discussion and Possible Action on Petitions Presented in Public Hearing on October 21, 2021:

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

APPROVED WITH CONDITIONS R4357A-21 – Fred & Karah Pugh on a motion by Supervisors Zastrow/Jaeckel to rezone approximately 1.3 acre of PIN 012-0816-1943-001 (19.151 acres) for an A-2, Ag and Rural Business zone near **N8535 County Road E** in the Town of Ixonia. This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance. Motion passed 4-0.

APPROVED WITH CONDITIONS CU2093-21 – Fred & Karah Pugh on a motion by Supervisors Jaeckel/Zastrow for conditional use to allow storage of contractor's equipment/materials and a small office in a proposed A-2 zone near **N8535 County Road E**, Town of Ixonia. The site is on PIN 012-0816-1943-001 (19.151 acres). This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance. Motion passed 4-0.

NO DECISION WAS RENDERED ON THE TWO FOLLOWING PETITIONS, R4358A-21 AND CU2094-21 BECAUSE THEY WERE WITHDRAWN AT PUBLIC HEARING,

R4358A-21 – Anita & Duane Bennett: Rezone all of PIN 020-0814-0931-002 (1 acre) at **N9027 County Road Q** for an A-2, Ag and Rural Business zone in the Town of Milford. This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

CU2094 -21 – Anita & Duane Bennett: Conditional use to allow for expansion of an existing event facility onto a proposed A-2 zone at **N9027 County Road Q** on PIN 020-0814-0931-002 (1 acre). This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

APPROVED WITH CONDITIONS R4359A-21 – Erich Wollin on a motion by Supervisors Poulson/Jaeckel to create a 4.007-acre residential building site from part of PINs 020-0814-3241-000 (9 acres) and 020-0814-3332-000 (45.25 acres) near **W6497 Vandre Rd**, Town of Milford. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance. Motion passed 4-0.

APPROVED WITH CONDITIONS CU2095-21 – Matthew J Heine on a motion by Supervisors Poulson/Zastrow to allow for an extensive on-site storage structure of 1,152 square feet and 16 feet in height in a Community zone at **N7971 County Road N**, Town of Milford on PIN 020-0814-2523-003 (1.15 acre). This is in accordance with Sec. 11.04(f)9 of the Jefferson County Zoning Ordinance. Motion passed 4-0.

16. Possible Future Agenda Items

Supervisor Martin commented about an upcoming meeting regarding Badger State Solar. Wehmeier and Zangl explained.

17. Upcoming Meeting Dates

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

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

November 29, 8:30 a.m. – Decision Meeting in Courthouse Room 205

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

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

December 28???, 8:30 a.m. – Decision Meeting in Courthouse Room 205

18. Adjourn

Motion by Supervisors Poulson/Nass to adjourn the meeting. The motion passed, and the meeting adjourned at 8:54 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.

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

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

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

**ROOM 203, COUNTY COURTHOUSE
311 S. CENTER AVE., JEFFERSON, WI 53549
8:00 A.M. ON FRIDAY, NOVEMBER 12, 2021**

1. Call to Order

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

2. Roll Call (Establish a Quorum)

Committee member present were Supervisors Jaeckel, Nass and Foelker. Supervisors Zastrow and Poulson were absent and excused. Also present were staff members Sarah Elsner, Deb Magritz and Brett Scherer.

3. Certification of Compliance with Open Meetings Law

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

4. Approval of the Agenda

Motion by Supervisors Nass/Foelker to approve the agenda.

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

There was no public comment.

6. Communications

There were no communications.

7. Site Inspections for Lot Line Adjustment Requests:

- a. Gla and Sally Leeman, W628 County Road CI, Towns of Sullivan and Palmyra
- b. Erik Stafford, W4442 County Road Y, Town of Jefferson

8. Site Inspections for Petitions to be Presented in Public Hearing on November 18, 2021:

The Committee left for the following site inspections:

CU2097-21 – Jeremy & Monica Hepp/Hepp Holdings LLC: Allow an extensive on-site storage structure 2,560 square feet and 22 feet high in a Residential R-2 zone. The site is at **N6255 County Road Q** in the Town of Aztalan on PIN 002-0714-1742-007 (1.683 Ac). This is in accordance with Sec. 11.04(f)2 of the Jefferson County Zoning Ordinance.

CU2096-21 – Randy Dunn: Allow an extensive on-site storage structure of 2,520 square feet and 13.4 feet high in a Residential R-2 zone at **N6299 Jefferson Road**. The site is in the Town of Aztalan on PIN 002-0714-1341-001 (1.13 Ac). This is in accordance with Sec. 11.04(f)2 of the Jefferson County Zoning Ordinance.

CU2098-21 – Joseph D Vlasak Trust: Allow an extensive on-site storage structure that is 1,830 square feet and 19 feet high in a Residential R-2 zone at **N7117 River Park Dr**. The site is in the Town of Farmington on PIN 008-0714-0113-004 (20.803 Ac). This is in accordance with Sec. 11.04(f)2 of the Jefferson County Zoning Ordinance.

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

R4360A-21 – Jeffrey & Rebecca Weber: Create a 1.03-acre farm consolidation lot around the home at **N4614 Paradise Rd**. The site is in the Town of Jefferson, part of PIN 014-0615-0441-000 (40.254 Acres). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4361A-21 – Jeffrey & Rebecca Weber: Create a 2.25-acre new building lot from part of PIN 014-0615-0441-000 (40.254 Acres) near **N4614 Paradise Rd** in the Town of Jefferson. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

CU2099-21 – David & Kourtney Lauer: Allow for keeping of four dogs as household pets in a Residential R-1 zone. The site is at **N3943 Prairie Ridge Ln** in the Town of Sullivan on PIN 026-0616-1723-014 (1 Ac). This is in accordance with Sec. 11.04(f)1 of the Jefferson County Zoning Ordinance.

CU2100-21 – Edward & Chrissy Gaggioli: Allow for a residence in an existing Business zone at **N416 Twinkling Star Rd.** The site is in the Town of Koshkonong on PIN 016-0514-3523-001 (2 Ac). This is in accordance with Sec. 11.04(f)3 of the Jefferson County Zoning Ordinance.

9. Adjourn

Motion by Supervisors Jaeckel/Nass to adjourn the meeting. Motion passed 3-0 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.jeffersoncountyiwi.gov.

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Register of Deeds	October 2021			YR to Date	Current Yr. Target
Program/Service Description	2019	2020	2021	Totals	%
Documents Recorded	1,161	1,846	1,519	16,460	129%
Vital Records Filed	217	233	278	2,090	100%
Vital Record Copies	1,637	1,660	1,469	15,381	112%
ROD Revenue (Gross Total)	\$ 188,134.59	\$ 196,127.59	\$ 221,329.95	\$2,151,923.41	131%
Transfer Fees	\$ 24,965.58	\$ 23,479.20	\$ 30,867.36	\$ 288,080.16	160%
LIO Fees	\$ 12,111.00	\$ 15,303.00	\$ 12,836.00	\$ 137,994.00	134%
Document Copies	\$ 5,135.44	\$ 7,617.09	\$ 7,095.65	\$ 76,062.62	152%
Laredo	\$ 2,412.25	\$ 3,142.50	\$ 4,315.50	\$ 35,654.99	111%
ROD Revenue to General Fund	\$ 60,396.27	\$ 68,244.79	\$ 70,418.51	\$ 702,625.77	141%
Percentage of Documents eRecorded	65%	68%	64%	71%	98%
Budget Goals Met	Yes	Yes	Yes	Yes	141%
Back Indexed	1,443	8,120	5,686	0	0%

Wisconsin Register of Deeds Association:

Documents are starting to slow down 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 staff is working on cross referencing document numbers and volume and pages in preparation for the county remodeling plan. Many of our old documents only reference volume and page, however, when we did the back scanning project we only indexed the document number. We hope this helps when the office books are in storage during remodeling.

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.

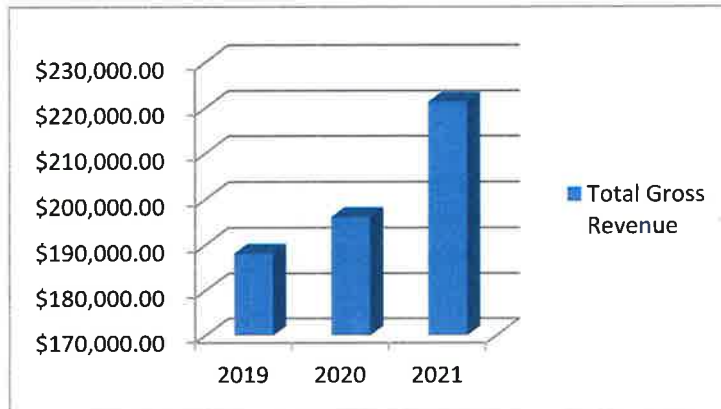
Wisconsin Public Records Board:

I am working with the WI Public Records Board and the WI Historical Society to update the county retention schedule. WI Counties Association is helping to coordinate monthly meetings with a workgroup made of several counties.

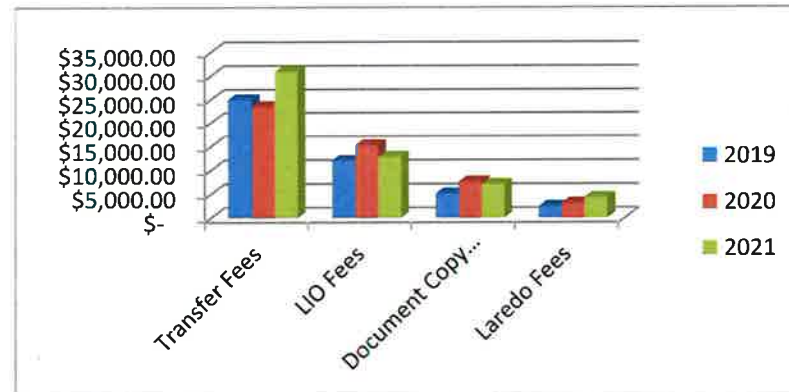
Register of Deeds Monthly Budget Report

Oct-21

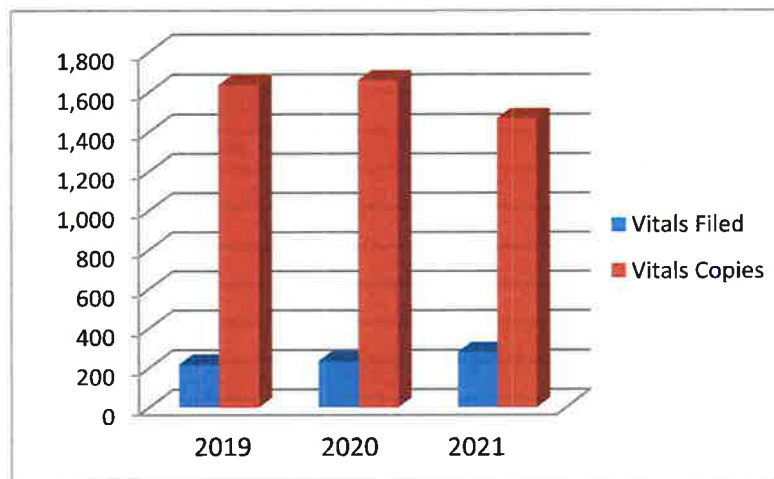
ROD Total Gross Revenues



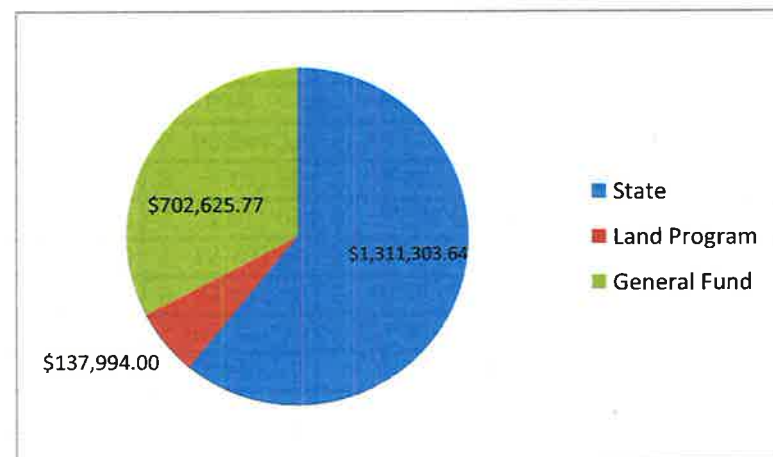
Land Related Revenue



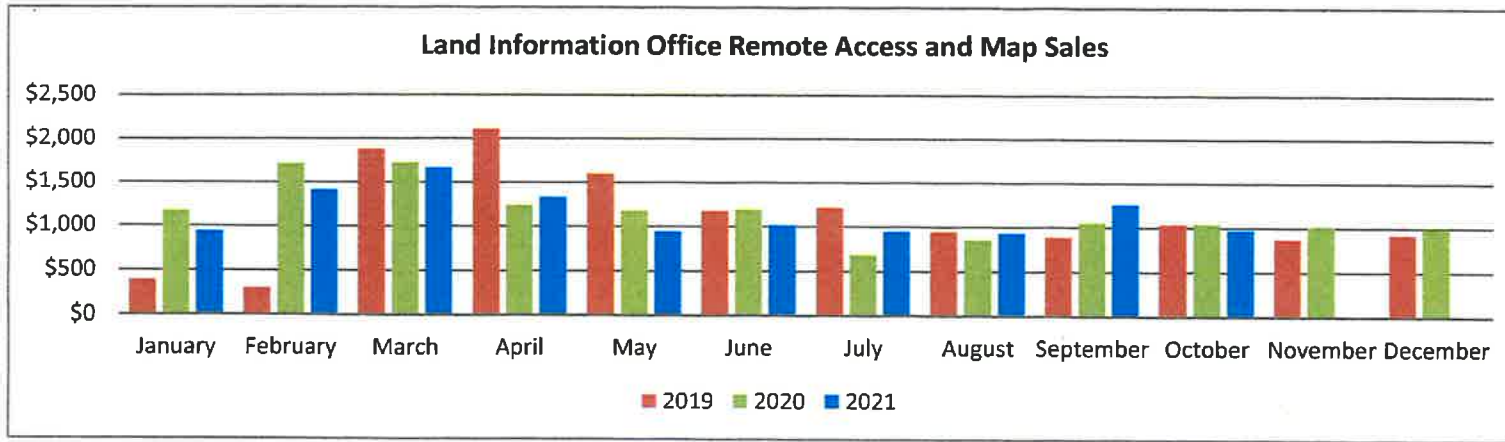
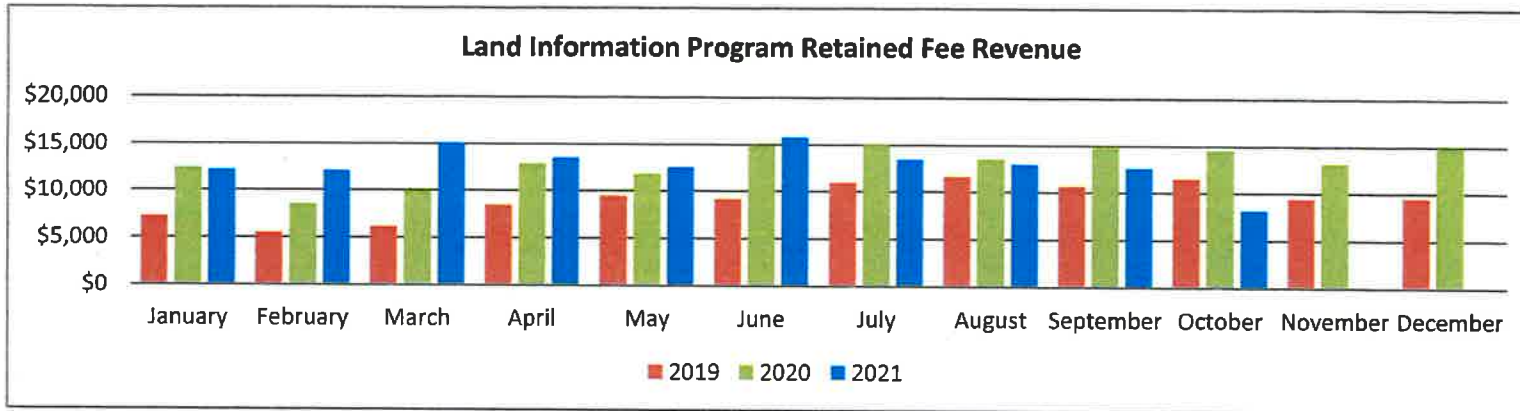
Vital Records



Year to Date Revenue Payout



Land Information Monthly Revenue Report October 2021

[illegible]

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	12,968	12,592	8,145	0	0	128,223	112,000
												114.5%	

Jefferson County Planning and Zoning Department
Monthly Ledger Report
11-24-2021

	RF	WFG	OP	PPC	MC	PSS(STF	FQAS	FAA	FPFC	SREWF	ZOF	Refunds	2021 Totals	2020 Total
MTH	1.239022	7102.421001	2901.432099	2901.451002	2901.472003	2901.432002	2901.458010	2901.458015	2901.458014	2901.458001	2901.458002	2901.441002			
Jan	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		11,035.00	0.25		8,225.00	1,200.00						180.00	21,270.25	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	810.00		15,560.00	7.09		5,425.00	500.00							22,302.09	20,482.08
Sept	510.00		12,735.00	15.34		5,275.00	1,000.00						360.00	19,535.34	17,021.00
Oct	810.00		10,180.00	10.63		6,750.00	1,100.00							18,850.63	28,734.16
Nov	630.00		7,260.00	16.29		6,025.00	850.00							14,781.29	13,074.17
Dec															14,701.53
Total	7,710.00		138,300.00	1,301.20		63,600.00	9,500.00						1,070.00	220,411.20	227,609.17

2020 Actual Zoning Deposit: Please Enter Deposit

2021 Budget Revenues: \$223,200.00

2021 Deposits YTD: \$220,411.20



Industry Services Division
4822 Madison Yards Way
Madison, WI 53705
P.O. Box 7162
Madison, WI 53797-7162

County
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

COUNTY ROAD E

Property Owner's Name
FREDERICK & KARAH PUGH

Parcel #
012-0816-1943-001

Property Owner's Mailing Address
N8535 HUSTIFORD ROAD

Property Location
SW 1/4 SE 1/4 Section 19

City, State, Zip Code
WATERTOWN, WI 53094

Phone Number

T 8 N. R 16 E (19.151A)

II. Type of Building (check all that apply)

Lot # **Govt Lot 6**

Subdivision Name

☐ 1 or 2 Family Dwelling - Number of Bedrooms

Block #

☒ Public/Commercial - Use: 10 employees, 3 floor drains

CSM Number

☐ State Owned - Describe Use

☐ City of

☐ Village of

☒ Town of **IXONIA**

III. Type of POWTS Permit: (Check either "New" or "Replacement" and other applicable on line A. Check one box on line B. Complete line C if applicable.)

A.	<input checked="" type="checkbox"/> New System	<input type="checkbox"/> Replacement System	<input type="checkbox"/> Other Modification to Existing System (explain)		<input type="checkbox"/> Additional Pretreatment Unit(explain)	
B.	<input checked="" type="checkbox"/> Holding Tank	<input type="checkbox"/> In-Ground (conventional)	<input type="checkbox"/> At-Grade	<input type="checkbox"/> Mound	<input type="checkbox"/> Individual Site Design	<input type="checkbox"/> Other Type (explain)
C.	<input type="checkbox"/> Renewal Before Expiration	<input type="checkbox"/> Revision	<input type="checkbox"/> Change of Plumber	<input type="checkbox"/> Transfer to New Owner	List Previous Permit Number and Date Issued	

IV. Dispersal/Treatment Area and Tank Information:

Design Flow (gpd)	Design Soil Application Rate(gpdsf)	Dispersal Area Required (sf)	Dispersal Area Proposed (sf)	System Elevation								
307.5												
Tank Information	Capacity in Gallons		Total Gallons	# of Units	Manufacturer	Prelab	Concrete	Site Constructed	Steel	Fiber	Glass	Plastic
	New Tanks	Existing Tanks										
Holding Tank	3000		3000	1	DALMARAY		X					
Dosing Chamber												

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

Plumber's Name (Print)	Plumber's Signature	MPRS Number	Business Phone Number
RON RADUENZ		877507	(920)988-7372
Plumber's Address (Street, City, State, Zip Code)			
RDR SEPTIC & WELL SERVICES LLC, W5390 COUNTY ROAD T, WATERTOWN, WI 53094			

VI. County/Department Use Only

<input type="checkbox"/> Approved	<input type="checkbox"/> Disapproved	Permit Fee	Date Issued	Issuing Agent Signature
<input type="checkbox"/> Owner Given Reason for Denial		\$		

Conditions of Approval/Reasons for Disapproval

Attach to complete plans for the system and submit to the County only on paper not less than 8 1/2 x 11 inches in size

PLOT PLAN

PLUMBER'S SIGNATURE: _____ MP/MPRSW#: _____ DATE: _____

SW 1/4, SE 1/4, S 19, T 8 N, R 16 E, TOWN OF IXONIA, JEFFERSON COUNTY

CLIENT: FREDERICK AND KARAH PUGH

PAGE 1 OF 3

PROPOSED DESIGN WASTEWATER FLOW:
CONSTRUCTION COMPANY
10 EMPLOYEES = 195 gpd
3 FLOOR DRAINS = 112.5 gpd
total = 307.5 gpd
5 day holding = 1537.5 gallons
min. holding tank size is 2000 gallons

FIRE#
N8198
TO NORTH

BM = TOP OF 3/4"
IRON STAKE
ELEV. = 849.8'

DRIVE

19.151 ACRES

PARKING
& DRIVE

EXISTING
OUTBUILDING

CONCRETE PAD

PROPOSED
OUTBUILDING

PORCH

PROPOSED
OFFICE

PROPOSED
WELL

4" PVC BLDG. SEWER - SCH 40 OR
ASTM D3034. FROST PROOFED AS
PER SPS 382.30(11)(c)2.

3000 GAL. HOLDING TANK*
BY DALMARAY (3231 GAL. AS HT)

A WATER METER THAT MEETS THE AWWA C700-90 STANDARDS AND A
DIRECT READING REMOTE REGISTRATION SYSTEM WHICH MEETS AWWA
STANDARD C706 **MAY BE** REQUIRED TO BE INSTALLED ON THE WATER
SUPPLY OF THE FACILITY AS PER STATE OR COUNTY REQUIREMENTS. ALL
EXTERIOR HYDRANTS ARE EXCLUDED FROM THE METERED FLOW. A
CONTROL VALVE WOULD BE INSTALLED ON EACH SIDE OF THE METER.

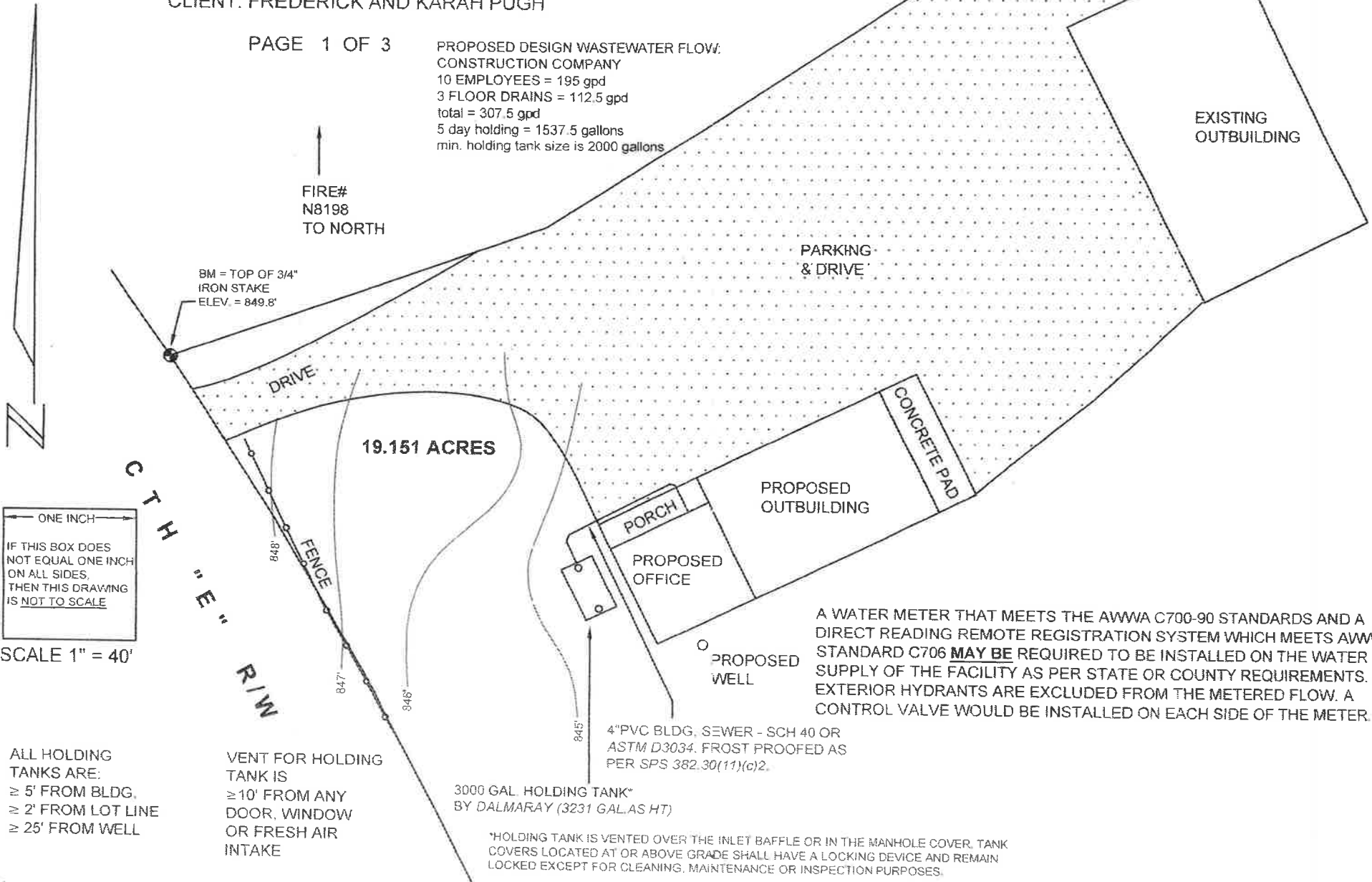
*HOLDING TANK IS VENTED OVER THE INLET BAFFLE OR IN THE MANHOLE COVER. TANK
COVERS LOCATED AT OR ABOVE GRADE SHALL HAVE A LOCKING DEVICE AND REMAIN
LOCKED EXCEPT FOR CLEANING, MAINTENANCE OR INSPECTION PURPOSES.

ONE INCH
IF THIS BOX DOES
NOT EQUAL ONE INCH
ON ALL SIDES,
THEN THIS DRAWING
IS NOT TO SCALE

SCALE 1" = 40'

ALL HOLDING
TANKS ARE:
≥ 5' FROM BLDG.
≥ 2' FROM LOT LINE
≥ 25' FROM WELL

VENT FOR HOLDING
TANK IS
≥ 10' FROM ANY
DOOR, WINDOW
OR FRESH AIR
INTAKE



Division of Industry Services

in accordance with SPS 385, Wis. Adm. Code

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

Please print all information


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

Property Owner FREDERICK & KARAH PUGH		Property Location SW 1/4, SE 1/4, S 19, T 8 N, R 16 E	
Property Owner's Mailing Address N8535 HUSTIFORD ROAD		Lot # Subd. Name or CSM#	
City WATERTOWN, WI 53094	State Zip Code WI 53094	Phone Number	City Town Nearest Road IXONIA COUNTY ROAD E
<input checked="" type="checkbox"/> New Construction Use: <input type="checkbox"/> Residential/No. bedrooms Code derived design flow rate: 307.5 GPD <input type="checkbox"/> Replacement <input checked="" type="checkbox"/> Public or commercial- Describe:			
Parent Material: LOESS, GLACIAL TILL & LACUSTRINE		Flood Plain elevation if applicable _____ ft.	
General comments and recommendations: HOLDING TANK ONLY			
SYSTEM ELEV:		SEE PLOT PLAN	

Boring <input type="checkbox"/> Boring with hydric inclusions									
1	#	<input checked="" type="checkbox"/> Pit	Ground surface elev.	845.88'	Depth to limiting factor	17"	Soil Application Rate		
Horizon	Depth inches	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence (Moist)	Roots	Boundary	GPD/ft ²
Ap	0-12	10YR2/1		sil	2fsbk	fr	2f	as	*Eff#1 0.6 *Eff#2 0.8
B	12-17	2.5Y4/4		sil	2fsbk	fr	2f	cs	0.6 0.8
C	17-24	10YR5/4	c2d7.5YR5/8,6/3	sl	2fsbk	vfr	1f		0.6 1

Boring <input type="checkbox"/> Boring									
2	#	<input checked="" type="checkbox"/> Pit	Ground surface elev.	846.58'	Depth to limiting factor	20"	Soil Application Rate		
Horizon	Depth inches	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence (Moist)	Roots	Boundary	GPD/ft ²
FILL	0-6	10YR3/2		sil	2mabk	fr	2f	as	*Eff#1 0.6 *Eff#2 0.8
A	6-16	10YR2/2		sil	2fsbk	fr	2f	as	0.6 0.8
B	16-20	10YR4/4		l	2fsbk	fr	1f	cs	0.6 0.8
C	20-24	10YR5/4	c2d7.5YR5/8	lvfs	1fsbk	l			0.4 0.6

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

CST Name JEFFREY L. HAMMES	Signature: 	CST Number 223300
Address 6219 COUNTRYSIDE LN. MADISON, WI 53705	Date Evaluation Conducted: 7/8/2021	Telephone No. (608) 233-9200

SBD-8330(R04/15)

SCANNED 3/16/2021 (LM)

012-0816-1943-001

PUGH, FREDERICK (TOWN OF IXONIA, SEC. 19) CTH E

Boring ☐ Boring3 # ☒ Pit Ground surface elev. 847.41'

Depth to limiting factor 21"

Horizon	Depth inches	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr.Sz.Sh.	Consistence (Moist)	Roots	Boundary	Soil Application Rate GPD/ft ²	
									*Eff#1	*Eff#2
FILL	0-7	10YR3/2		sil	2fabk	fi	2f	as	0.6	0.8
A	7-16	10YR2/2		sil	2fsbk	fr	1f	as	0.6	0.8
Bt	16-19	10YR4/3		cl	2fsbk	fi	1f	cs	0.4	0.6
BC	19-21	10YR4/6		sl	1fsbk	fr	1f	cs	0.4	0.7
C	21-26	10YR5/4	c2d7.5YR5/8	gr sl	1fsbk	vfr			0.4	0.7

Boring ☐ Boring4 # ☒ Pit Ground surface elev. 845.74'

Depth to limiting factor 20"

Horizon	Depth inches	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr.Sz.Sh.	Consistence (Moist)	Roots	Boundary	Soil Application Rate GPD/ft ²	
									*Eff#1	*Eff#2
FILL	0-12	10YR3/2		scl	3mabk	fi	2f	as	0.4	0.6
A	12-20	10YR2/2		sil	3mpl	vfi	1f	as	0	0
C	20-24	10YR5/4	c2d7.5YR5/8	sl	1fsbk	fr	1f		0.4	0.7

Boring ☐ Boring# ☒ Pit Ground surface elev.

Depth to limiting factor

Horizon	Depth inches	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr.Sz.Sh.	Consistence (Moist)	Roots	Boundary	Soil Application Rate GPD/ft ²	
									*Eff#1	*Eff#2

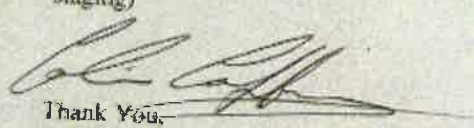
*Effluent #1 = BOD₅ > 30 ≤ 220 mg/L and TSS > 30 ≤ 150 mg/L*Effluent #2 = BOD₅ ≤ 30 mg/L and TSS ≤ 30 mg/L

C&C PUMPS &
PLUMBING

1480 Highway 83,
Hartford, WI 53027
www.cncpumps.net

To Whom it may concern,

This Letter is to request the allocation of the installation of a 1000 Gallon holding tank to be installed for the front offices at W2024 WI-59 Palmyra WI S&R Coldspring egg farm. Currently we have a septic tank on the north end of building to accommodate the main bathrooms and remainder of facility. In the previous building there was a lift station pumping front office bathrooms to existing tank. Due to the distance we had to pump previously there was an extensive cost to replace pumps often and damages to facility when pumps would fail. We purpose to install a 1000 gallon holding tank to service the 2 bathrooms and 1 kitchen sink group. The area surrounding the south end of facility where the holding tank will be installed this does not allow the proper environment to install a mound system (surrounded by blacktop and concrete for loading dock area and truck staging)



Thank You,
Colin Coffey
Owner C&C Pumps and Plumbing



10/29/2021

Jefferson County Zoning and Planning Committee
311 S Center Ave
Jefferson, WI 53549

This letter is to inform the committee of a request to add 30' to our western lot line located at W4442 County Rd Y, Jefferson WI 53549, parcel number 014-0615-1733-004. The reason for this request to adjust our lot is to create a large enough setback to build a barn on our property. Currently, there is not enough room to build a barn in the desired location on our property next to the western side of our lot, parcel number 014-0615-1733-004 (W4442). The desired barn location is the only area to feasibly build due to our septic field and a steep drop in grade to the east (closer to our home). The barn location can be seen on the preliminary survey as the north end of parcel number 014-0615-1733-004 existing driveway. The preliminary survey shows the driveway currently right up against the western lot line of 014-0615-1733-004. This does not leave enough room to build with a 20' set back unless the lot line is moved.

The lot adjacent to our property 014-0615-1733-004 is owned by Michael and Debra Ibis who are my in-laws. We have a verbal agreement to adjust the lot line as needed to account for enough set back to build our barn. Their lot is currently 1.2 acres and would be decreased by .02 acres.

We have also talked to the Jefferson County Highway Department about this change because it would require a new proposed location to the driveway of parcel 014-0615-1733-003 (owned by Michael & Debra Ibis). The Highway Department gave the preliminary okay to move forward and the new location is shown on the preliminary survey.

We look forward to hearing from the committee's decision on our request and I can be reached at 920-691-2932 or by email at estafford711@gmail.com

Sincerely,



Erik Stafford
W4442 County Rd Y
Jefferson, WI 53549

JEFFERSON COUNTY PRELIMINARY REVIEW FOR CERTIFIED SURVEY

Being part of Lot 1 of Certified Survey Map No. 5950, located in the SW1/4 of the SW1/4 of Section 17, Township 6 N, Range 15 E, Town of Jefferson, Jefferson County, Wisconsin, on Parcel Number 014-0615-1733-003

Petitioners: Erik & Jennifer Stafford
W4442 County Road Y
Jefferson, WI 53549
Phone: 920-691-2932

Owners: Michael & Debra Ibis
1525 County DR
Mitchell, WI 57301
Phone:

Date Submitted: _____

Revised: _____

Note to Be Placed on Final CSM

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

Petition # _____ Zoning _____

Check for subsequent zoning changes with Jefferson County Zoning Department.

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

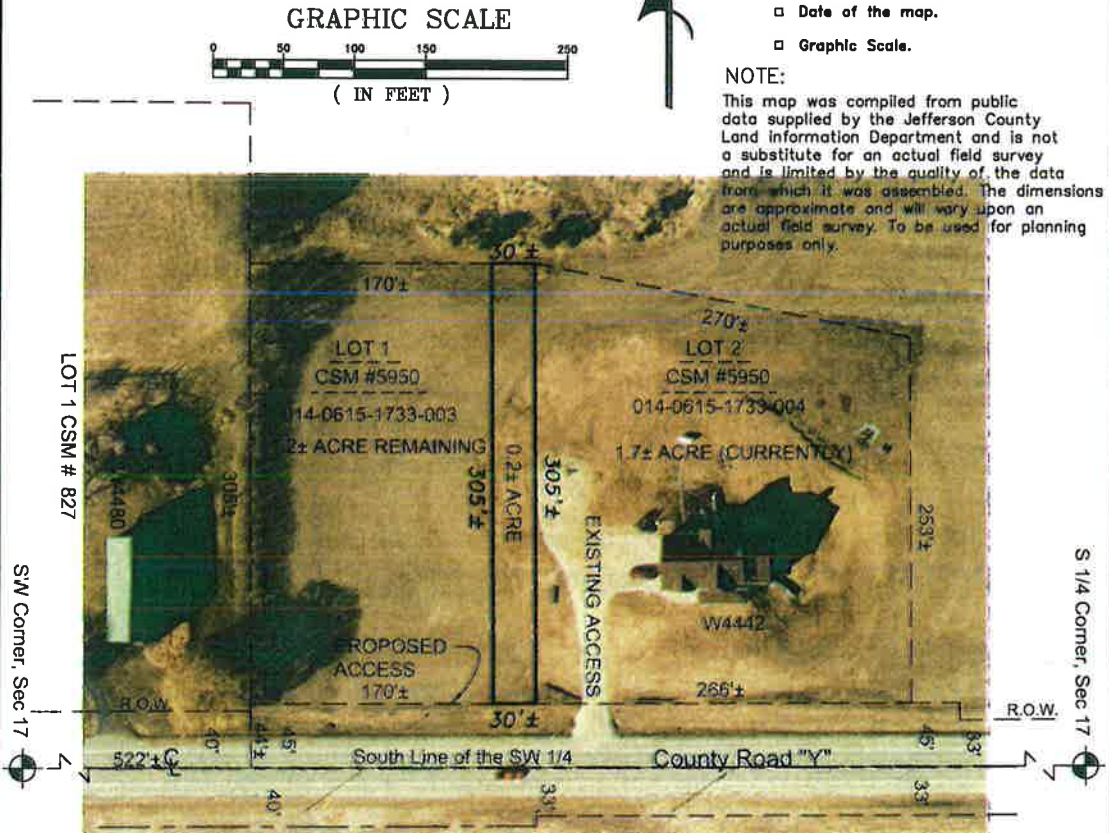
Intent and Description of Parcel to be Divided:
Lot line adjustment of 30'± to be added to parcel number 014-0615-1733-004 (W4442) from parcel number 014-0615-1733-003.

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

- ☐ Existing buildings, watercourses, drainage ditches and other features pertinent to the proper division.
- ☐ Location of access to a public road, approved by the agency having jurisdiction over the road.
- ☐ All lands reserved for future public acquisition.
- ☐ Date of the map.
- ☐ Graphic Scale.

NOTE:

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



Town Board Approval _____ Date: _____

(Includes Access Approval If Applicable)

County Highway Approval _____ Date: _____

(If Applicable)

Extraterritorial Approval _____ Date: _____

(If Applicable)

County Surveyor Approval _____ Date: _____

Zoning Office Approval _____ Date: _____

SHEET 1 OF 1

DATE: October 28, 2021

JOB NO: S-217144A



Jefferson County

PLANNING & ZONING DEPARTMENT
COURTHOUSE, 311 S. CENTER ST., JEFFERSON, WI 53549-1701
ROOM 201 PHONE 920-674-7130 FAX 920-674-7525

DATE: October 22, 2021

TO: Dawn Bauer, Clerk, Town of Sullivan
Laura Lowrey, Clerk, Town of Palmyra

FROM: Deb Magritz, Administrative Specialist
Jefferson County Zoning

RE: Request by Gla and Sally Leeman for an approximate 16-foot lot line adjustment
between PINs 026-0616-3543-000 in the Town of Sullivan and 024-0516-0212-
001 in the Town of Palmyra

Attached you will find a preliminary certified survey map and Town decision sheet for a proposed lot line adjustment requested by the Leemans. The applicant is asking that the Planning and Zoning Committee take this up at a decision meeting without requiring rezoning. Signing the map and returning it is sufficient response for your approval. If you wish to add additional comments, you may also fill out the Town decision sheet.

To avoid delay at the County level, please return the signed preliminary map (and, if you like, the signed Town decision sheet) to our Department as soon as possible.

Thank you.

Cc Gla and Sally Leeman
John Kannard, PLS
Jim Morrow, County Surveyor
Brian Udovich, Highway Operations Manager
Matt Zangl, Director of Planning and Zoning
Sarah Elsner, Zoning/On-Site Waste Management Technician
Brett Scherer, Zoning/On-Site Waste Management Technician

JEFFERSON COUNTY PRELIMINARY REVIEW FOR CERTIFIED SURVEY

Being a part of Lot 1 of Certified Survey Map No. 2091, located in the SW 1/4 of the SE 1/4 of Section 35, Township 6 N, Range 16 E, Town of Sullivan, Jefferson County, Wisconsin, on Parcel Number 026-0616-3543-000

Owner: Gla & Sally Leeman
Address: W628 County Road CI
Palmyra, WI 53156

Date Submitted: _____

Revised: _____

Phone: 262 949-4170

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

Note to Be Placed on Final CSM

Petition # NA Zoning A-1
A-3
Check for subsequent zoning changes with Jefferson County Zoning Department.

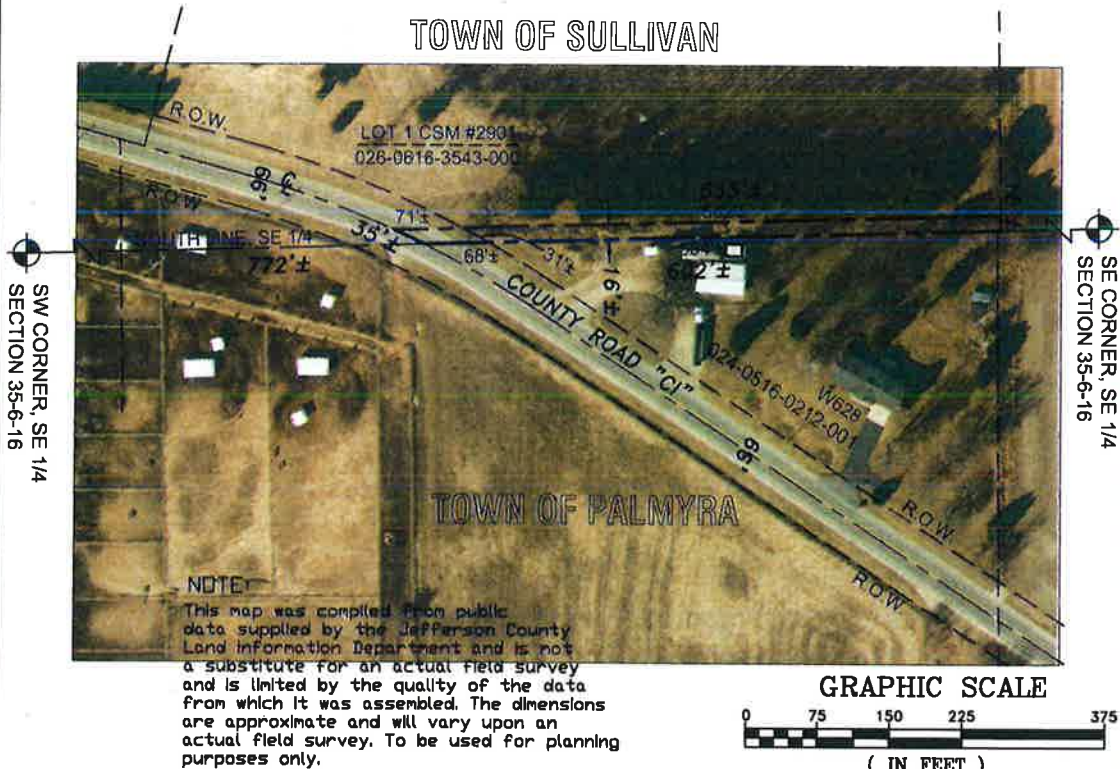
- ☐ Rezoning
- ☐ Allowed Division within Existing Zone
- ☐ Farm Consolidation
- ☐ 35+ Acre Lot in A-1 Zone
- ☐ Survey of Existing Parcel

Intent and Description of Parcel to be Divided:

Lot line adjustment of 16'± (8504± Sq. Ft. Net (without road R.O.W.)) to be added to parcel number 024-0516-0212-001 (W628) from parcel number 026-0616-3543-000

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

- ☐ Existing buildings, watercourses, drainage ditches and other features pertinent to the proper division.
- ☐ Location of access to a public road, approved by the agency having jurisdiction over the road.
- ☐ All lands reserved for future public acquisition.
- ☐ Date of the map.
- ☐ Graphic Scale.



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

SHEET 1 OF 1
DATE: OCTOBER 19, 2021
JOB NO: L-221144

TOWN OF PALMYRA

DATE: November 8th, 2021

TO: Jefferson County Planning and Zoning Committee

RE: Request for lot line adjustment between PINs 026-0616-3543-000
(zoned A-1) in the Town of Sullivan and 024-0516-0212-001
(zoned A-3) in the Town of Palmyra

Filed by Gla and Sally Leeman for an approximate 16-foot lot line
adjustment to better represent existing use

The Town of Palmyra, having considered the above described request
for which a Town meeting was held on November 8th 2021
finds that the Town has no issue with
this request and approves it on contingency
that the Town of Sullivan approves the
adjustment.

When the Town submits this form to the Zoning Department, the petition can
be scheduled for the next available Jefferson County Planning and Zoning
Committee public hearing.

Signed Larry Kau, Town Chair

Attest Larry Kau, Town Clerk

This document complies with Chapter 59.69, Wisconsin Statutes

