

**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:** January 3, 2022  
**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](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 November 18, November 29, December 10 and December 16 Meeting Minutes**
7. **Communications**
8. **November Monthly Financial Report for Register of Deeds – Staci Hoffman**
9. **November Monthly Financial Report for Land Information Office-Matt Zangl**
10. **December Monthly Financial Report for Zoning – Matt Zangl**
11. **Discussion on Solar Energy Facilities**
  - a. **Crawfish River Solar Anticipated Timeline**
12. **Discussion on WE Energies Liquefied Natural Gas Facility (LNG) Facility in the Town of Ixonia**
13. **Discussion on Amending the Jefferson County Zoning Ordinance to Define Agricultural Tourism**
14. **Discussion and Possible Action on a Request by Wendy Norem/Richard Gimler Trust to Modify the Conditions of Approval on CU2082-21 at N8728 River Rd, PIN 032-08151324-000, Town of Watertown**
15. **Discussion and Possible Action on the Condition of No Outside Storage for CU2096-21 at N6299 Jefferson Rd, Town of Aztalan for Randy Dunn on PIN 002-0714-1341-001**
16. **Discussion and Possible Action on a Request to Redesign and Increase the Size of the A-3 Zone Approval Granted to William Greener by Petition R1709A-95 on PIN 026-0616-3013-000 in the Town of Sullivan**
17. **Discussion and Possible Action on Petitions Presented in Public Hearing on December 16, 2021:**
  - R4363A-21 – Jodi Goldbeck/Gary Goldbeck Revocable Living Trust:** Create a 2.444-ac lot around the home at N5049 Inlynd Dr, Town of Concord from part of PIN 006-0716-3541-000 (40.434 ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**R4364A-21 – Jodi Goldbeck/Gary Goldbeck Revocable Living Trust:** Create a new 2.002-ac building site near N5049 Inlynd Dr, Town of Concord from part of PIN 006-0716-3541-000 (40.434 ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**R4365A-21 – Jodi Goldbeck/Gary Goldbeck Revocable Living Trust:** Create a new 2.004-ac building site near N5049 Inlynd Drive, Town of Concord from part of PIN 006-0716-3541-000 (40.434 acres). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**R4366A-21 – Derek Kramer:** Create a new 2.07-acre building site on Hillside Dr, Town of Concord from part of PINs 006-0716-2932-000 (35.81 ac) and 006-0716-2933-000 (12.894 ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**R4367A-21 – Anthony & Sharon Pugh/Nancy Metzger Trust:** Create a 2.88-ac lot at W1008 Concord Center Dr, Town of Concord from part of PINs 006-0716-1513-002 (4.351 ac) owned by Nancy Metzger Trust and 006-0716-1542-005 (2.281 ac) owned by the Pughs. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**R4368A-21 – Jill Strieter:** Create two new 3.23-ac new building sites from part of PIN 006-0716-2922-000 (30 ac), Town of Concord near N5640 Hillside Dr. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**R4369A-21 – Gregory & Katie Stahl:** Create a new 2.4-ac building site near **N3173 Willing Rd**, Town of Hebron from part of PIN 010-0615-3013-000 (40 ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**R4370A-21 – Joseph Carnes:** Create two new 1-ac building site on **Hardscrabble Rd**, Town of Sullivan from part of PIN 026-0616-3633-000 (29.339 ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**R4371A-21 – Jeffrey S Butzke dba Compass Surveying/Robb & Christine Bender Property:** Create a 1.882-ac lot around the home and buildings at **W4962 County Rd T**, Town of Watertown from part of PIN 032-0914-0114-000 (40 ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**R4372A-21 – Terri Mohr/Robert L Lewein Trust Property:** Create a 9.15-ac Natural Resource zone near **W7806 Island Church Rd**, Town of Waterloo, on PIN 030-0813-1443-000 (37 ac). This is in accordance with Sec. 11.04(f)12 of the Jefferson County Zoning Ordinance.

**R4349A-21 – Ryan Rittenhouse:** Rezone PIN 028-0513-0921-002 (1 acre) near **W8743 Danielson Rd**, Town of Sumner. This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

**CU2086-21 – Ryan Rittenhouse:** Allow a conditional home occupation plumbing business in a proposed A-2 zone near **W8743 Danielson Rd**, Town of Sumner, on PIN 028-0513-0921-002 (1 ac). This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

**CU2101 – Brian Statz:** Allow a conditional use for public/semi-public use in an existing A-2 zone for a daycare and recreation center at **N4885 County Rd D**, Town of Jefferson on PIN 014-0615-0221-029 (2 ac). This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

**CU2102-21 – Jerry & Tracy Suber:** Allow for up to five dogs in an A-3 zone at **N7823 French Rd**, Town of Milford on PIN 020-0814-2741-002 (1.151 ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**CU2103-21 – J&K Strauss Trust:** Allow for mineral extraction in an A-1 zone near **W7781 Rock Lake Rd** on PINs 030-0813-2742-001 (12.988 ac) and 030-0813-2743-000 (21 ac) in the Town of Waterloo. This is in accordance with Sec. 11.04(f)6 of the Jefferson County Zoning Ordinance.

**R4373T-21 – Jefferson County:** 2021 Update to the Jefferson County Zoning Ordinance.

**18. Possible Future Agenda Items**

**19. Upcoming Meeting Dates**

**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 31, 8:30 a.m. – Decision Meeting in Courthouse Room 202**

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

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

**February 28, 8:30 a.m. – Decision Meeting in Courthouse Room 202**

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

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

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

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

**NOTICE OF PUBLIC HEARING**  
**JEFFERSON COUNTY PLANNING AND ZONING COMMITTEE**

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

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

**DATE:** Thursday, November 18, 2021

**TIME:** 7:00 p.m. (*Courthouse doors will open at 6:30*)

**PLACE:** Room 205, Jefferson County Courthouse, 311 S. Center Ave., Jefferson, WI  
**OR Via Zoom Videoconference**

**PETITIONERS OR MEMBERS OF THE PUBLIC MAY ATTEND THE MEETING VIRTUALLY BY  
FOLLOWING THESE INSTRUCTIONS IF THEY CHOOSE NOT TO ATTEND IN PERSON:**

You are invited to a Zoom meeting.  
When: November 18, 2021 07:00 PM Central Time (US and Canada)  
Meeting ID: 957 3344 0565  
Passcode: Zoning

Register in advance for this meeting:

<https://zoom.us/j/95733440565?pwd=eHZRbHZXWXhlUnlKdkhtOXhoTmtNZz09>

After registering, you will receive a confirmation email containing information about joining the meeting.

- 1. Call to Order**  
-The meeting was called to order by Chairman Jaeckel at 7:00 p.m.
- 2. Roll Call**  
-All Committee members were present at 7:00 p.m. Also present were Matt Zangl and Sarah Elsner of the Zoning Department.
- 3. Certification of Compliance with Open Meetings Law**  
- Supervisor Poulson 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 Nass to approve the agenda as presented. Motion passed 5-0 on a voice vote.
- 5. Explanation of Public Hearing Process by Committee Chair**  
- Chairman Jaeckel explained the evening's proceedings.
- 6. Public Hearing**  
-Elsner read aloud the following notice:

**NOTICE IS HEREBY GIVEN** that the Jefferson County Planning and Zoning Committee will conduct a public hearing on Thursday, November 18, 2021, in Room 205 of the Jefferson County Courthouse, Jefferson, Wisconsin. Members of the public will be allowed to be heard regarding any petition under consideration by the Planning and Zoning Committee. **PETITIONERS, OR THEIR REPRESENTATIVES SHALL BE PRESENT EITHER IN PERSON OR VIA ZOOM.** Matters to be heard are petitions to amend the official zoning map of Jefferson County and applications for conditional use permits. A map of the properties affected may be obtained from the Zoning Department. Individual files, which include

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

**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.

**PETITIONER:** Jeffrey & Rebecca Weber (N4614 Paradise Road) presented themselves as the petitioners for this rezone. The petitioners are looking for new home building sites and to create a separate lot around the existing home.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**QUESTIONS FROM COMMITTEE:** None.

**STAFF:** Given by Elsner and in the file. Elsner asked the age of the current home on the property. The petitioners said it was built in the 1900s. Elsner also asked where the current septic system is. The petitioners said it is behind the current home on the property.

**TOWN:** In favor.

**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.

**PETITIONER:** Jeffrey & Rebecca Weber (N4614 Paradise Road) presented themselves as the petitioners for this rezone. The petitioners are looking for new home building sites and to create a separate lot around the existing home.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**QUESTIONS FROM COMMITTEE:** None.

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

**TOWN:** In favor.

#### **CONDITIONAL USE PERMIT APPLICATIONS**

**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.

**PETITIONER:** Randy Dunn (N6299 Jefferson Road) is looking to build a storage building for his vehicles and storage for his tools.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**QUESTIONS FROM COMMITTEE:** None.

**STAFF:** Given by Elsner and in the file. Elsner asked if there would be bathrooms in the structure. The petitioner said no bathrooms will be in the building, just electricity. Elsner asked if there would be outdoor lighting and what the peak height would be. The petitioner said there might be some yard lights and that the peak would be 20 feet.

**TOWN:** In favor.

**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.

**PETITIONER:** Moncia Hepp (N7185 County Road A) presented herself as the petitioner for this conditional use. The petitioner is looking to build a storage structure for vehicles and recreational vehicles.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**QUESTIONS FROM COMMITTEE:** None.

**STAFF:** Given by Elsner and in the file. Elsner asked if there would be any bathrooms. The petitioner said no.

**TOWN:** In favor.

**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.

**PETITIONER:** Joseph Vlasak (N7117 River Park Drive) presented himself as the petitioner for this conditional use. The petitioner is looking to store their John Deer tractor, 4 wheelers and other equipment. The petitioner also said they have DNR grants for restoring the property and the storage structure would be used to store equipment for the restoration of the property.

**COMMENTS IN FAVOR:** Jake Vlasak (904 S. 4<sup>th</sup> Street) spoke in favor of the petition and said the storage is needed on the property.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**QUESTIONS FROM COMMITTEE:** None.

**STAFF:** Given by Elsner and in the file. Elsner asked if there would be any bathrooms? The petitioner said no. Elsner asked if it was all for personal storage. The petitioners said it was all personal items. Elsner asked about outdoor lighting and size of the structure. The petitioner said the building would be 13' x 50' with a peak height of 19 feet. Also, the petitioner said there would maybe be one exterior light.

**TOWN:** In favor.

**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.

**PETITIONER:** David Lauer (N3943 Prairie Ridge Lane) presented himself as the petitioner for this conditional use. The petitioner is looking to have four dogs on the property. The petitioner said that they have  $\frac{3}{4}$  of an acre and it is fenced in. The petitioner said they would never have more than four dogs and most of them are older dogs.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**QUESTIONS FROM COMMITTEE:** Supervisor Nass asked what breed of dogs would be on the property. The petitioner said they are mutts, and some have health problems.

**STAFF:** Given by Elsner and in the file. Elsner asked about the waste disposal and if any business operations would take place. The petitioner said they pick up the waste and store in a 65-gallon drum for disposal once full. Also, the petitioners said the dogs are personal pets and no business would take place on the property.

**TOWN:** In favor.

**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.

**PETITIONER:** Edward Gaggioli (N416 Twinkling Star Road) presented himself as the petitioner for this conditional use. The petitioner said he is dedicated to the property and would like a home on the property

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**QUESTIONS FROM COMMITTEE:** None.

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

**TOWN:** In favor.

**The following petition was originally presented in public hearing on December 17, 2020 and again with revisions on August 19, 2021**

**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.

**PETITIONER:** Dianne Owens & Paul Elliot Presented themselves as the petitioners for this conditional use. The petitioners said they adjusted the plan to better fit Ag-tourism. The petitioners said it would bring tourism to the area from across the country. The new plan included a greenhouse which the petitioners would grow wisteria and sell on the property. The petitioners said there would be no new structures and that the deck would be transformed into the greenhouse for the wisteria. Also, the petitioners said Farmington had a liquor license and they would serve local wine and beer. Paul Elliot also said that Dianne is ordained and could be used for wedding ceremonies since it would be a religious service and fits in Jefferson County's plan.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:**

-Kevin Horack (W3550 Saucer Drive) spoke in opposition to the conditional use. Horack said there was Facebook post about the petitioner's mailbox being destroyed. Horack said other mailboxes were destroyed too, not just the petitioners.

-Darryl Hoffman (W3847 Emerald Drive) spoke in opposition to the conditional use. Hoffman said he moved to the area for peace and quiet. He also said he does not want to see an increase in traffic. Hoffman also questioned the end time of 10:00pm for events which he thinks is not accurate.

-Laurie Hoffman (W3847 Emerald Drive) spoke in opposition to the conditional use. Hoffman agreed with Darryl Hoffman.

-Timothy Mueller Sr. (1411 Wedgewood Drive) spoke in opposition to the conditional use. Mueller said that the petitioners are trying to sway government officials and they have been denied twice. Mueller also talked about a paper article regarding County Board. Also, Mueller mentioned that legal hunting happens nearby which would be a hazard.

-Bill Illgen (N6744 Saucer Drive) spoke in opposition to the conditional use for his mother. He said his mother owns property to the south of the petitioner's property. He has concerns that there is no way to enforce and monitor that the petitioners are following the rules or conditions. He also said that the petitioners should have checked and researched the property before purchasing.

-Chris Mueller (N736 Saucer Drive) spoke in opposition of the conditional use. Mueller said he wants the conditional denied for reasons heard in past public hearings. He is concerned that the property is too small for the events proposed and that the operation plans have significantly changed. Mueller also has mentioned that the Sherriff has had to be called for parking issues in the past.

-Dave Staude (W3112 Ranch Road) spoke in opposition of the conditional use. Staude said he still concerned with the septic system as he has stated in past public hearings.

-Tim Mueller Jr. (N7036 Saucer Drive) spoke in opposition to the conditional use. Mueller agree with what has been stated already and says there is not enforcement mechanism in place to monitor that rules are followed.

-Tom Benz (N7569 Little Coffee Road) spoke in opposition to the conditional use. Benz agrees with the others in opposition and agrees with the Planning and Zoning Committee's past decisions. Benz says that the proposal does not fit with Jefferson County's plan.

-Linda Casper (W3330 Ranch Road) spoke in opposition to the conditional use. Casper said the previous owner wanted a bed and breakfast but was denied. Casper says this is a liability and could turn into a full business.

-Andy Benz (W3149 Koschnick Road) spoke in opposition to the conditional use. Benz agrees with Bill Illgen and said the petitioners are trying to recover from a bad investment. Benz says the business would take away from the community.

**REBUTTAL:** The petitioners said that they have a list of supporters and map of where they are located. The petitioners said it is not true that no one supports the proposal. The petitioners also said no road damage would be done and explained how much damage a vehicle does to the roadways. The petitioners also talked about unknown vehicles “spinning” gravel and that their mailbox has been destroyed twice. The petitions said that the rezone has already been approved by County Board and that they changed the plan to better fit Jefferson County Agricultural and Zoning Plans/Ordinances.

**QUESTIONS FROM COMMITTEE:** None.

**STAFF:** Given by Elsner and in the file. Elsner said that they petitioners are trying to

**TOWN:** In favor.

## **7. Adjourn**

**Supervisor Poulson moved to adjourn at 8:05 p.m. and was seconded by Supervisor Foelker. Motion passed 5-0 on a voice vote.**

**Minutes prepared by: Brett Scherer**

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

**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 appropriate arrangements can be made.**

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

**Additional information on Zoning can be found at [www.jeffersoncountywi.gov](http://www.jeffersoncountywi.gov)**



**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:** 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/meeting/register/tJEkf--hpj4pHd2y7-u8i9MUTAbnqMB\\_1Qxy](https://zoom.us/meeting/register/tJEkf--hpj4pHd2y7-u8i9MUTAbnqMB_1Qxy)

Meeting ID: 959 8698 5379

Passcode: Zoning

After registering, you will receive a confirmation email containing information about joining the meeting

**1. Call to Order**

The meeting was called to order by Supervisor Jaeckel at 8:30 a.m.

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

All Committee members except for Supervisor Nass were present at 8:30. Also present were County Administrator Ben Wehmeier, staff members Matt Zangl, Sarah Elsner, Deb Magritz and Brett Scherer of the Planning and Zoning Department and guests Supervisor Anita Martin, Tom Benz and David Staude. Attending via Zoom were guests Supervisor Jeff Smith, Dianne Owens, Paul Elliott and Frankie Fuller.

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

Poulson verified compliance with open meetings.

**4. Approval of the Agenda**

It was determined that CU2058-20 from agenda item 18 would be discussed at the beginning of that agenda item.

**Corporation Counsel Blair Ward arrived at 8:31 a.m.**

**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)**

Supervisor Martin spoke regarding her concerns over the Ixonia LNG project's emergency plan. Her handwritten comments were submitted and are now on file in the Zoning Department.

**6. Approval of October 25, November 12 and November 18 Meeting Minutes** Motion by Supervisors Poulson/Foelker to approve the October 25 minutes. Motion passed 4-0.

Motion by Supervisors Poulson/Foelker to approve the November 12 minutes as presented. Motion passed 4-0.

**7. Communications**

There were no communications.

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

Hoffman reported that things are still going great. Documents are starting to slow a bit but still staying steady. The Chief Deputy is retiring on January 3, and will be replaced by Kaela Hutter. A new person will be hired hopefully soon to fill the vacancy.

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

Zangl noted that the Land Information Office is busy preparing tax bills. Soon Kathy in Central Services will be printing them and getting them in the mail.

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

Revenues ended \$10,000 short for October, but quite a few new houses have been permitted in November. Zoning is seeing about the same number of permits typically seen in previous years for this time period.

**11. Discussion on Solar Energy Facilities**

Zangl reminded everyone that the Crawfish River Solar project should be starting construction in the Spring of 2022. Badger State Solar, the larger of the two projects, is expected to begin construction in approximately two years. The project is currently at the Federal level, applying for and obtaining grant funding.

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

This was approved by the PSC earlier this month. There was a pre-construction meeting recently in Ixonia. The plan is to begin construction early in 2022

**13. Discussion on Zoning Ordinance Update**

Zangl reported on the small text amendment and noted that the update will be going to public hearing in December and to the next Committee decision meeting following that. The Committee's recommendation will likely be submitted to the County Board early next year.

**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**

Zangl explained the situation, noting that an A-2 zone with conditional use had been recently approved by this Committee for the property. The soil area very wet, and the soil tester's recommendation is to put in a holding tank since it just is for a convenience bathroom. Motion by Supervisors Jaeckel/Foelker to allow the waiver. Motion passed 4-0.

**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**

Elsner explained the request by S&R Eggs, noting that there must be a minimum of a 2,000 gallon holding tank to support the proposed two bathrooms and a kitchen sink. Motion by Supervisors Foelker/Zastrow to approve the request. Motion passed 4-0.

**Supervisor Nass arrived at 8:40 a.m.**

**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.**

Zangl explained that the request was made to accommodate a proposed shed on the Stafford property. Motion by Supervisors Foelker/Jaeckel to approve the request. Motion passed 5-0.

**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.**

Zangl explained this request, noting that this is requested for existing buildings to meet the rear lot line setback. Motion by Supervisors Jaeckel/Foelker to approve the request. Motion passed 5-0.

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

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

**POSTPONE ACTION ON CU2058-20** – Dianne Owens & Paul Elliot on a motion by Supervisors Jaeckel/Foelker to 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. Motion passed 5-0.

**APPROVE WITH CONDITIONS R4360A-21** – Jeffrey & Rebecca Weber on a motion by Supervisors Jaeckel/Nass to 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. Motion passed 5-0.

**POSTPONE ACTION ON R4361A-21** – Jeffrey & Rebecca Weber on a motion by Supervisors Jaeckel/Foelker to 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. Motion passed 5-0.

**APPROVE WITH CONDITIONS CU2096-21** – Randy Dunn on a motion by Supervisors Poulson/Foelker to 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. Motion passed 5-0.

**APPROVE WITH CONDITIONS CU2097-21** – Jeremy & Monica Hepp/Hepp Holdings LLC on a motion by Supervisors Foelker/Jaeckel to 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. Motion passed 5-0.

**APPROVE WITH CONDITIONS CU2098-21** – Joseph D Vlasak Trust on a motion by Supervisors Zastrow/Foelker to 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. Motion passed 5-0.

**APPROVE WITH CONDITIONS CU2099-21** – David & Kourtney Lauer on a motion by Supervisors Zastrow/Foelker to 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. Motion passed 5-0.

**APPROVE WITH CONDITIONS CU2100-21** – Edward & Chrissy Gaggioli on a motion by Supervisors Foelker/Jaeckel to 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. Motion passed 5-0.

**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**

**January 3, 2022 8:30 a.m. – Decision Meeting in Courthouse Room 202**

**January 14, 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**

Motion by Supervisors Poulson/Foelker to adjourn the meeting. Motion passed 5-0 and the meeting adjourned at 9:30 a.m.

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

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

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

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

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

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

**ROOM 205, COUNTY COURTHOUSE  
311 S. CENTER AVE., JEFFERSON, WI 53549  
8:00 A.M. ON FRIDAY, DECEMBER 10, 2021**

**1. Call to Order**

The meeting was called to order by Supervisor Nass at 8 a.m. Supervisor Jaeckel was absent and excused.

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

All Committee members except for Supervisor Jaeckel were present at 8:00 a.m. Also present were staff members Matt Zangl and Deb Magritz.

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

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

**4. Approval of the Agenda**

Motion by Supervisors Foelker/Zastrow 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 Petitions to be Presented in Public Hearing on December 16, 2021**

The Committee left at 8:01 for the following site inspections:

**R4369A-21 – Gregory & Katie Stahl:** Create a new 2.4-ac building site near **N3173 Willing Rd**, Town of Hebron from part of PIN 010-0615-3013-000 (40 ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**R4370A-21 – Joseph Carnes:** Create two new 1-ac building site on **Hardscrabble Rd**, Town of Sullivan from part of PIN 026-0616-3633-000 (29.339 ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**R4363A-21 – Jodi Goldbeck/Gary Goldbeck Revocable Living Trust:** Create a 2.444-ac lot around the home at **N5049 Inlynd Dr**, Town of Concord from part of PIN 006-0716-3541-000 (40.434 ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**R4364A-21 – Jodi Goldbeck/Gary Goldbeck Revocable Living Trust:** Create a new 2.002-ac building site near **N5049 Inlynd Dr**, Town of Concord from part of PIN 006-0716-3541-000 (40.434 ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**R4365A-21 – Jodi Goldbeck/Gary Goldbeck Revocable Living Trust:** Create a new 2.004-ac building site near **N5049 Inlynd Drive**, Town of Concord from part of PIN 006-0716-3541-000 (40.434 acres). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**R4367A-21 – Anthony & Sharon Pugh/Nancy Metzger Trust:** Create a 2.88-ac lot at **W1008 Concord Center Dr**, Town of Concord from part of PINs 006-0716-1513-002 (4.351 ac) owned by Nancy Metzger Trust and 006-0716-1542-005 (2.281 ac) owned by the Pughs. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**R4368A-21 – Jill Strieter:** Create two new 3.23-ac new building sites from part of PIN 006-0716-2922-000 (30 ac), Town of Concord near **N5640 Hillside Dr**. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**R4366A-21 – Derek Kramer:** Create a new 2.07-acre building site on **Hillside Dr**, Town of Concord from part of PINs 006-0716-2932-000 (35.81 ac) and 006-0716-2933-000 (12.894 ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**CU2101 – Brian Statz:** Allow a conditional use for public/semi-public use in an existing A-2 zone for a daycare and recreation center at **N4885 County Rd D**, Town of Jefferson on PIN 014-0615-0221-029 (2 ac). This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

**CU2102-21 – Jerry & Tracy Suber:** Allow for up to five dogs in an A-3 zone at **N7823 French Rd**, Town of Milford on PIN 020-0814-2741-002 (1.151 ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**R4371A-21 – Jeffrey S Butzke dba Compass Surveying/Robb & Christine Bender Property:** Create a 1.882-ac lot around the home and buildings at **W4962 County Rd T**, Town of Watertown from part of PIN 032-0914-0114-000 (40 ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**R4372A-21 – Terri Mohr/Robert L Lewein Trust Property:** Create a 9.15-ac Natural Resource zone near **W7806 Island Church Rd**, Town of Waterloo, on PIN 030-0813-1443-000 (37 ac). This is in accordance with Sec. 11.04(f)12 of the Jefferson County Zoning Ordinance.

**CU2103-21 – J&K Strauss Trust:** Allow for mineral extraction in an A-1 zone near **W7781 Rock Lake Rd** on PINs 030-0813-2742-001 (12.988 ac) and 030-0813-2743-000 (21 ac) in the Town of Waterloo. This is in accordance with Sec. 11.04(f)6 of the Jefferson County Zoning Ordinance.

**The following petitions are on the December 16 public hearing, but were previously viewed in an earlier site inspection:**

**R4349A-21 – Ryan Rittenhouse:** Rezone PIN 028-0513-0921-002 (1 acre) near **W8743 Danielson Rd**, Town of Sumner. This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

**CU2086-21 – Ryan Rittenhouse:** Allow a conditional home occupation plumbing business in a proposed A-2 zone near **W8743 Danielson Rd**, Town of Sumner, on PIN 028-0513-0921-002 (1 ac). This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

## **8. Adjourn**

Motion by Supervisors Foelker/Zastrow to adjourn the meeting. Motion passed 4-0 and the meeting adjourned at 10:32 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.jeffersoncountymi.gov](http://www.jeffersoncountymi.gov).**

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

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

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

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

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

**DATE:** Thursday, December 16, 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: December 16, 2021 07:00 PM Central Time (US and Canada)  
Meeting ID: 957 3344 0565  
Passcode: Zoning  
Register in advance for this meeting:  
<https://zoom.us/j/95733440565?pwd=eHZRbHZXWXhlUnlKdkhtOXhoTmtNZz09>  
After registering, you will receive a confirmation email containing information about joining the meeting.

1. **Call to Order**  
The meeting was called to order by Chairman Jaeckel at 7:00 p.m.
2. **Roll Call**  
All Committee members were present at 7:00 p.m. Also present were Matt Zangl and Sarah Elsner of the Zoning Department.
3. **Certification of Compliance with Open Meetings Law**  
Supervisor Poulson 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 Nass to approve the agenda as presented. Motion passed 5-0 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, December 16, 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, applications for conditional use permits and a Jefferson County Zoning Ordinance text amendment. 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-1, EXCLUSIVE AGRICULTURAL TO A-3, AGRICULTURAL/RURAL RESIDENTIAL**

**R4363A-21 – Jodi Goldbeck/Gary Goldbeck Revocable Living Trust:** Create a 2.444-ac lot around the home at N5049 Inlynd Dr, Town of Concord from part of PIN 006-0716-3541-000 (40.434 ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**PETITIONER:** Jodi Goldbeck (4860 Highwood Cir, Middleton, WI) presented herself as the petitioner for this rezone. Goldbeck is looking to split the land in accordance with the Concord and Jefferson County Land Use Plans.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** Anthony Weber (N5150 Inlynd Dr, Sullivan, WI) spoke in opposition of this petition and questioned the splitting off of the original home site from the rest of the land. Gary Hartling (N5054 Inlynd Dr, Sullivan, WI) also spoke in opposition of this petition and had concerns regarding the elimination of the remaining farmland and questioned the accuracy of the soil survey maps. Edward Staacke (N5127 Inlynd Dr, Sullivan, WI) spoke in opposition with reasons previously spoken. Zangl also read aloud a letter of opposition from Brandon Goldbeck and a letter of opposition signed by 5 neighboring residents.

**REBUTTAL:** Goldbeck explained the home was built prior to 1974 which allows for it to be split from the farmland according to the Town and County plans.

**QUESTIONS ASKED BY THE COMMITTEE:** None.

**STAFF:** Given by Zangl and in the file. Zangl asked what year the house was built. The house was built prior to 1974. Zangl then explained the previous splits from the property and how they were done prior to today's current zoning ordinance. Zangl also briefly explained the land use plan and prime vs. non-prime splits. W

**TOWN:** In favor.

**R4364A-21 – Jodi Goldbeck/Gary Goldbeck Revocable Living Trust:** Create a new 2.002-ac building site near **N5049 Inlynd Dr**, Town of Concord from part of PIN 006-0716-3541-000 (40.434 ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**PETITIONER:** Jodi Goldbeck (4860 Highwood Cir, Middleton, WI) presented herself as the petitioner for this rezone. Goldbeck is looking to split the land in accordance with the Concord and Jefferson County Land Use Plans.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** Anthony Weber (N5150 Inlynd Dr, Sullivan, WI) spoke in opposition of this petition and questioned the splitting off of the original home site from the rest of the land. Gary Hartling (N5054 Inlynd Dr, Sullivan, WI) also spoke in opposition of this petition and had concerns regarding the elimination of the remaining farmland and questioned the accuracy of the soil survey maps. Edward Staacke (N5127 Inlynd Dr, Sullivan, WI) spoke in opposition with reasons previously spoken. Zangl also read aloud a letter of opposition from Brandon Goldbeck and a letter of opposition signed by 5 neighboring residents.

**REBUTTAL:** Goldbeck explained the home was built prior to 1974 which allows for it to be split from the farmland according to the Town and County plans.

**QUESTIONS ASKED BY THE COMMITTEE:** None.

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

**TOWN:** In favor.

**R4365A-21 - Jodi Goldbeck/Gary Goldbeck Revocable Living Trust:** Create a new 2.004-ac building site near **N5049 Inlynd Drive**, Town of Concord from part of PIN 006-0716-3541-000 (40.434 acres). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**PETITIONER:** Jodi Goldbeck (4860 Highwood Cir, Middleton, WI) presented herself as the petitioner for this rezone. Goldbeck is looking to split the land in accordance with the Concord and Jefferson County Land Use Plans.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** Anthony Weber (N5150 Inlynd Dr, Sullivan, WI) spoke in opposition of this petition and questioned the splitting off of the original home site from the rest of the land. Gary Hartling (N5054 Inlynd Dr, Sullivan, WI) also spoke in opposition of this petition and had concerns regarding the elimination of the remaining farmland and questioned the accuracy of the soil survey maps. Edward Staacke (N5127 Inlynd Dr, Sullivan, WI) spoke in opposition with reasons previously spoken. Zangl also read aloud a letter of opposition from Brandon Goldbeck and a letter of opposition signed by 5 neighboring residents.



**REBUTTAL:** Goldbeck explained the home was built prior to 1974 which allows for it to be split from the farmland according to the Town and County plans.

**QUESTIONS ASKED BY THE COMMITTEE:** None.

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

**TOWN:** In favor.

**R4366A-21 – Derek Kramer:** Create a new 2.07-acre building site on **Hillside Dr**, Town of Concord from part of PINs 006-0716-2932-000 (35.81 ac) and 006-0716-2933-000 (12.894 ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**PETITIONER:** Derek Kramer (W3498 Sunshine Rd, Helenville, WI) presented himself as the petitioner for this rezone. The request is to split off a lot from the farm to build a house.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**QUESTIONS ASKED BY THE COMMITTEE:** None.

**STAFF:** Given by Zangl and in the file. Zangl asked about access for the remaining A-1 land, and Kramer confirmed there is still access.

**TOWN:** In favor.

**R4367A-21 – Anthony & Sharon Pugh/Nancy Metzger Trust:** Create a 2.88-ac lot at **W1008 Concord Center Dr**, Town of Concord from part of PINs 006-0716-1513-002 (4.351 ac) owned by Nancy Metzger Trust and 006-0716-1542-005 (2.281 ac) owned by the Pughs. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**PETITIONER:** Tony Pugh (W1008 Concord Center Dr, Sullivan, WI) presented himself as the petitioner for this rezone. The request is to correct issues with lot lines. The current well and a building are over the property line and on the Metzger property.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**QUESTIONS ASKED BY THE COMMITTEE:** None.

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

**TOWN:** In favor.

**R4368A-21 – Jill Strieter:** Create two new 3.23-ac new building sites from part of PIN 006-0716-2922-000 (30 ac), Town of Concord near **N5640 Hillside Dr**. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**PETITIONER:** Jill Strieter (N5640 Hillside Dr, Sullivan, WI) presented herself as the petitioner for this rezone. The request is to cut off 2, 3-acre parcels for home sites.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**QUESTIONS ASKED BY THE COMMITTEE:** None.

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

**TOWN:** In favor.

**R4369A-21 – Gregory & Katie Stahl:** Create a new 2.4-ac building site near **N3173 Willing Rd**, Town of Hebron from part of PIN 010-0615-3013-000 (40 ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**PETITIONER:** Greg Stahl (N3173 Willing Rd, Jefferson, WI) presented himself as the petitioner for this rezone. The request is to create one building site from the 40-acre parcel.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**QUESTIONS ASKED BY THE COMMITTEE:** None.

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

**TOWN:** In favor.

**R4370A-21 – Joseph Carnes:** Create two new 1-ac building site on **Hardscrabble Rd**, Town of Sullivan from part of PIN 026-0616-3633-000 (29.339 ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**PETITIONER:** Joe Carnes (N2694 Hardscrabble Rd, Palmyra, WI) presented himself as the petitioner for this rezone. Carnes explained the request is to create a residential building site for his future home.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**QUESTIONS ASKED BY THE COMMITTEE:** None.

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

**TOWN:** In favor.

**R4371A-21 – Jeffrey S Butzke dba Compass Surveying/Robb & Christine Bender Property:** Create a 1.882 ac lot around the home and buildings at **W4962 County Rd T**, Town of Watertown from part of PIN 032-0914-0114-000 (40 ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**PETITIONER:** Jeff Butzke with Compass Surveying (N3756 Hickory Rd, Fond du Lac, WI) spoke on behalf of the owner for this petition. Butzke explained that the request is for a farm consolidation due to the buildings being constructed prior to 1975. The lot was created to minimize the total amount of acreage to just encompass the existing buildings.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**QUESTIONS ASKED BY THE COMMITTEE:** None.

**STAFF:** Given by Zangl and in the file. Zangl asked what year the house was built and if there is access for the remaining A-1 off a public road. The house was built in the 40's and there is access for the remaining A-1. Zangl also explained that if the lot is less than 2 acres that animal units would not be allowed and asked if the petitioner would wish to change the request to 2-acre to accommodate any future wishes for animal units. The petitioner did not wish to increase the requested lot size.

**TOWN:** In favor.

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

**R4372A-21 – Terri Mohr/Robert L Lewein Trust Property:** Create a 9.15-ac Natural Resource zone near **W7806 Island Church Rd**, Town of Waterloo, on PIN 030-0813-1443-000 (37 ac). This is in accordance with Sec. 11.04(f)12 of the Jefferson County Zoning Ordinance.

**PETITIONER:** Jim Mohr (485 Jefferson St, Waterloo, WI) presented himself as the petitioner for this rezone. Mohr explained that the land is not tillable so he would like to rezone it to a natural resource zone.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**QUESTIONS ASKED BY THE COMMITTEE:** None.

**STAFF:** Given by Zangl and in the file. Zangl asked if the proposed lot will be separate and saleable with access off the road or if it will be added to the existing lot. Mohr explained he wants to create this natural resource zone to prevent residential sites being split off.

**TOWN:** In favor.

**FROM A-3, AGRICULTURAL/RURAL RESIDENTIAL TO A-2, AGRICULTURAL AND RURAL BUSINESS**

**R4349A-21 – Ryan Rittenhouse:** Rezone PIN 028-0513-0921-002 (1 acre) near **W8743 Danielson Rd**, Town of Sumner. This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

**PETITIONER:** Ryan Rittenhouse (W8743 Danielson Rd, Fort Atkinson, WI) presented himself as the petitioner for this rezone. Rittenhouse would like to create the A-2 zone to eventually build a shop for his plumbing business.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**QUESTIONS ASKED BY THE COMMITTEE:** None.

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

**TOWN:** In favor.

**CONDITIONAL USE PERMIT APPLICATIONS**

**CU2086-21 – Ryan Rittenhouse:** Allow a conditional home occupation plumbing business in a proposed A-2 zone near **W8743 Danielson Rd**, Town of Sumner, on PIN 028-0513-0921-002 (1 ac). This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

**PETITIONER:** Ryan Rittenhouse (W8743 Danielson Rd, Fort Atkinson, WI) presented himself as the petitioner for this conditional use. Rittenhouse would like to create the A-2 zone to eventually build a shop for his plumbing business.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**QUESTIONS ASKED BY THE COMMITTEE:** None.

**STAFF:** Given by Zangl and in the file. Zangl asked for more information regarding the business. The proposed structure will be used primarily for storage, there will be no customers to the site, and only a couple of deliveries per month. There is currently only 1 other employee besides the owner and there will likely be no more employees. The proposed structure will be approximately 40' x 60' and there will be no bathrooms in the structure and no signs on-site. There will only be exterior lighting on one side of the building.

**TOWN:** In favor.

**CU2101 – Brian Statz:** Allow a conditional use for public/semi-public use in an existing A-2 zone for a daycare and recreation center at **N4885 County Rd D**, Town of Jefferson on PIN 014-0615-0221-029 (2 ac). This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

**PETITIONER:** Brian Statz (W3450 Markert Rd, Helenville, WI) presented himself as the petitioner for this conditional use. Statz explained the request is to use the existing building to expand St. Peter's daycare and use the other side for youth winter sports.

**COMMENTS IN FAVOR:** Yvonne Duesterhoeft (N4870 County Road D, Helenville, WI) spoke with concerns regarding the lighting on the property and the 55 mile per hour zone on County Road D by the proposed daycare facility.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**QUESTIONS ASKED BY THE COMMITTEE:** None.

**STAFF:** Given by Zangl and in the file. Zangl asked for more information regarding the business. The business would be a daycare for 10-12 kids, 2 and under and a new sports facility area for local youth teams. The proposed hours of operation would be 7 a.m. – 8 or 9 p.m. There was an existing business in this building but there is nothing being operated there at this time. The previous business is in the process of cleaning up the site. The building has state approval and is up to code with fire exits, etc.

**TOWN:** In favor.

**CU2102-21 – Jerry & Tracy Suber:** Allow for up to five dogs in an A-3 zone at **N7823 French Rd**, Town of Milford on PIN 020-0814-2741-002 (1.151 ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**PETITIONER:** Tracy Suber (N7823 French Rd, Johnson Creek, WI) presented herself as the petitioner for this conditional use. The request is for a kennel to allow for 5 dogs on the property.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**QUESTIONS ASKED BY THE COMMITTEE:** Supervisor Nass asked about the breed of the dogs and the process of waste removal. There are 2 American bulldogs, a German Short-Haired Pointer mix, a mutt, and a Yorkie Poo. Waste is disposed of in the garbage every week.

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

**TOWN:** In favor.

**CU2103-21 – J&K Strauss Trust:** Allow for mineral extraction in an A-1 zone near **W7781 Rock Lake Rd** on PINs 030-0813-2742-001 (12.988 ac) and 030-0813-2743-000 (21 ac) in the Town of Waterloo. This is in accordance with Sec. 11.04(f)6 of the Jefferson County Zoning Ordinance.

Wisconsin Administrative Code Chapter NR 135 requires the public have the opportunity to review non-metallic mining reclamation plans. An amended plan has been submitted for the above noted property. The amended plan is available for review at the Land & Water Conservation Department, Room 113 of the Jefferson County Courthouse during regular business hours.

**PETITIONER:** Jody Wolff (N7933 State Road 89, Waterloo, WI) presented herself as the petitioner for this rezone. Wolff explained the request is for expansion of the existing conditional use permit onto Strauss's land.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**QUESTIONS ASKED BY THE COMMITTEE:** None.

**STAFF:** Given by Zangl and in the file. Zangl asked about the duration of the proposed conditional use. Wolff requested that the conditional use be approved for the full 10 years.

**TOWN:** In favor.

**TEXT AMENDMENT TO THE JEFFERSON COUNTY ZONING ORDINANCE**

**R4373T-21 – Jefferson County:** 2021 Update to the Jefferson County Zoning Ordinance.

**PETITIONER:** N/A

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** Supervisor Anita Martin (261 Pinnacle Dr, Lake Mills, WI) provided a list of questions that were read aloud and are included in the file. Zangl addressed the questions regarding the text amendment changes, and how they correlate back to the updated Zoning and Land Use Plan and Farm Preservation Plan.

**REBUTTAL:** N/A

**QUESTIONS ASKED BY THE COMMITTEE:** None.

**STAFF:** Given by Zangl and in the file. Zangl also noted that the proposed text amendment was sent to WI DATCP and were approved.

**TOWNS:** 13-14 Towns approved of the text amendment change, 1 Town approved with conditions and 0 Towns denied the petition.

**7. Adjourn**

Supervisor Poulson moved to adjourn at 7:54 p.m. and was seconded by Supervisor Foelker. Motion passed 5-0 on a voice vote.

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

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 appropriate arrangements can be made.*

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

*Additional information on Zoning can be found at [www.jeffersoncountywi.gov](http://www.jeffersoncountywi.gov)*

Register of Deeds	November 2021			YR to Date	Current Yr. Target
Program/Service Description	2019	2020	2021	Totals	%
Documents Recorded	1,170	1,650	1,414	17,874	140%
Vital Records Filed	144	167	187	2,277	108%
Vital Record Copies	1,282	1,947	1,595	16,976	123%
ROD Revenue (Gross Total)	\$ 156,941.17	\$ 232,173.89	\$ 240,365.66	\$2,392,289.07	146%
Transfer Fees	\$ 21,505.32	\$ 32,333.46	\$ 35,121.66	\$ 323,201.82	180%
LIO Fees	\$ 10,374.00	\$ 13,892.00	\$ 11,946.00	\$ 149,940.00	146%
Document Copies	\$ 6,936.01	\$ 6,367.59	\$ 7,385.86	\$ 83,448.48	167%
Laredo	\$ 2,806.00	\$ 2,708.00	\$ 4,377.50	\$ 40,032.49	125%
ROD Revenue to General Fund	\$ 54,484.33	\$ 73,068.05	\$ 73,970.02	\$ 776,595.79	156%
Percentage of Documents eRecorded	63%	68%	64%	71%	97%
Budget Goals Met	Yes	Yes	Yes	Yes	156%
Back Indexed	1,366	8,094	1,741	79,924	400%

**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, and federal legislation pertaining to privacy redaction. The marriage bill passed and will take effect 7/1/2022.*

**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.*

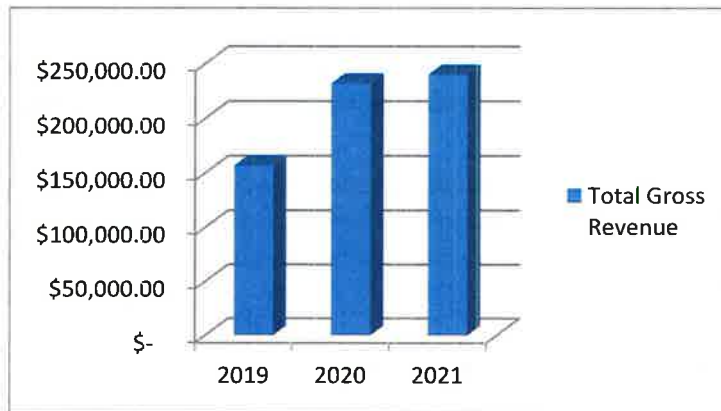
**Wisconsin Public Records Board:**

*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. The Board reviewed 289 retention and destruction requests.*

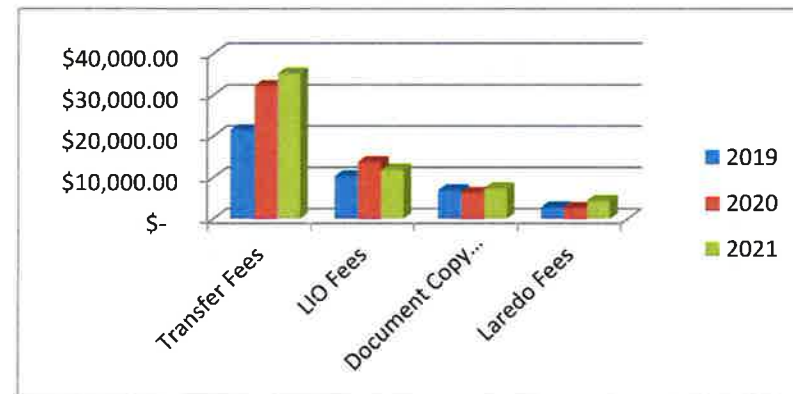
# Register of Deeds Monthly Budget Report

Nov-21

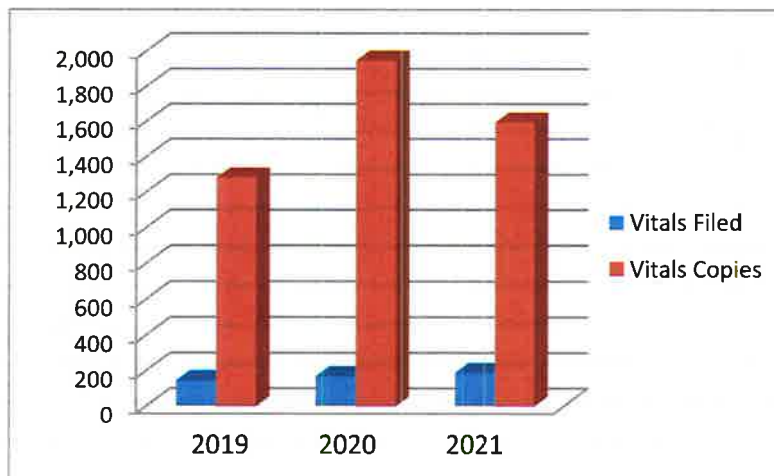
## ROD Total Gross Revenues



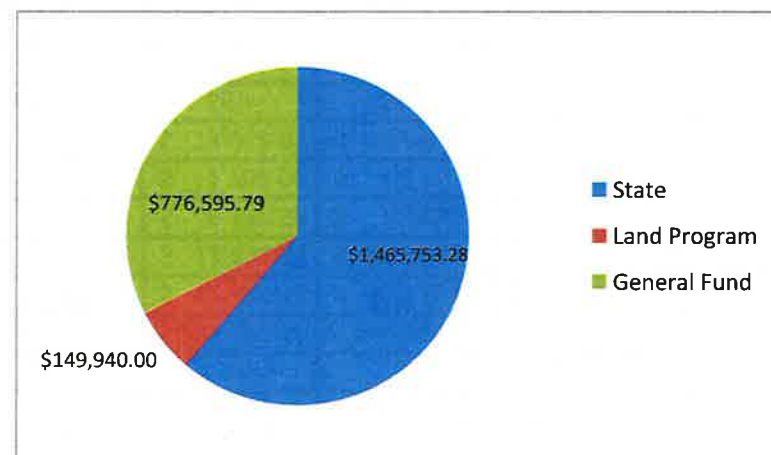
## Land Related Revenue



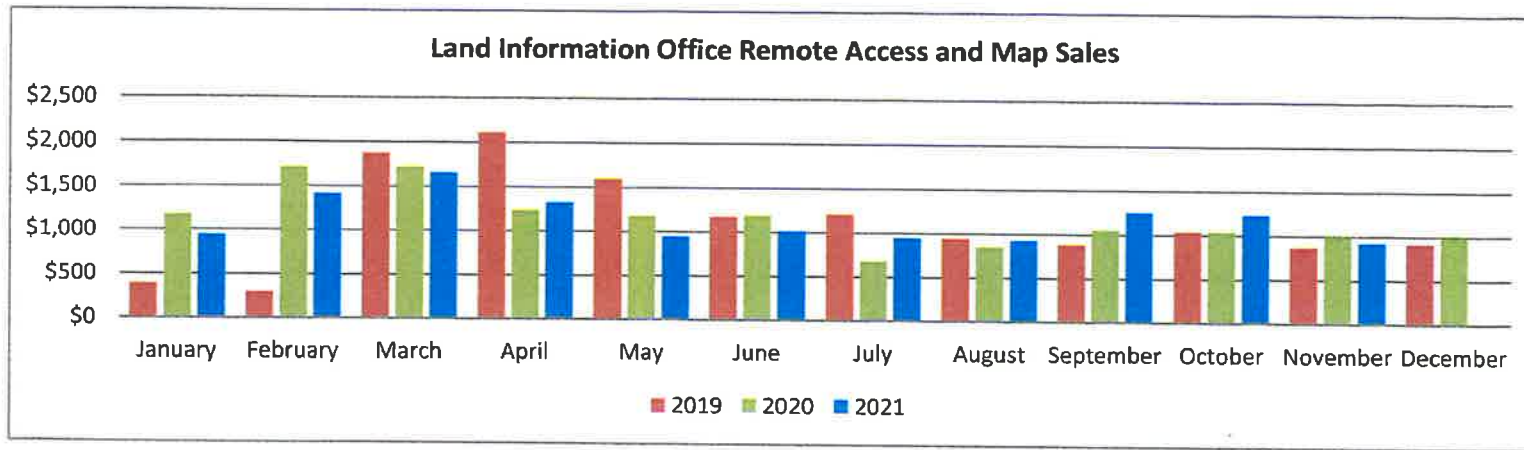
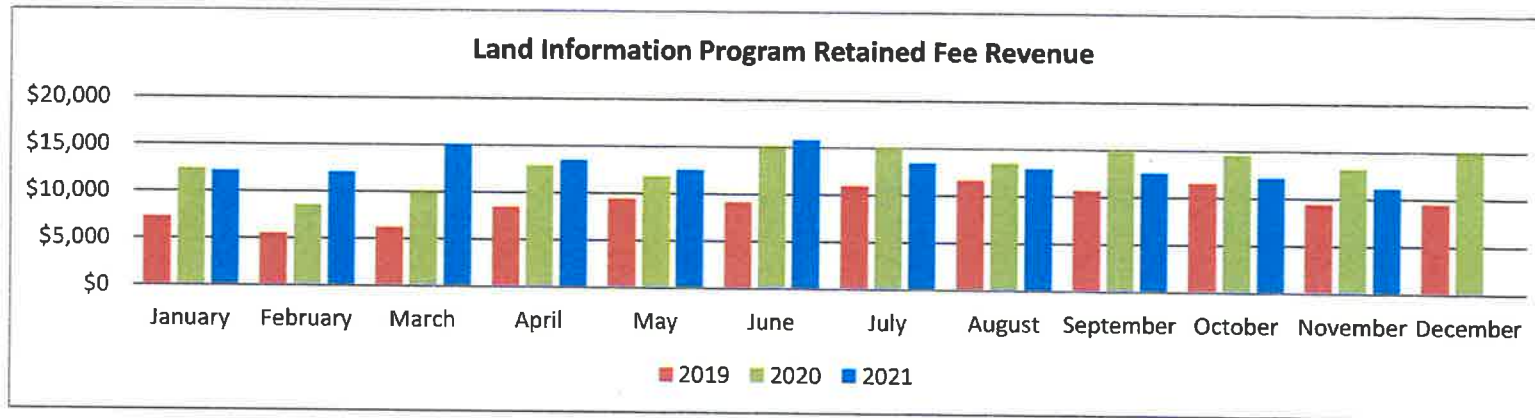
## Vital Records



## Year to Date Revenue Payout



## Land Information Monthly Revenue Report November 2021

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FROM 2021 01 TO 2021 12

ACCOUNTS FOR:	ORIGINAL	TRANFRS/	REVISED	ACTUALS	ENCUMBRANCES	AVAILABLE	PCT
100 General Fund	APPROP	ADJUSTMTS	BUDGET			BUDGET	USED
<b>12501 Real Estate Description</b>							
12501 411100 General Property Taxes	-210,532	0	-210,532	-210,532.20	.00	.00	100.0%
12501 451006 Real Estate Descrip Charges	-5,700	0	-5,700	-4,195.11	.00	-1,504.89	73.6%
12501 451008 Remote Access Fees	-6,800	0	-6,800	-7,424.84	.00	624.84	109.2%
12501 472011 Other Govt Land Info Charges	-2,800	0	-2,800	-1,653.94	.00	-1,146.06	59.1%
12501 511210 Wages-Regular	132,209	0	132,209	124,053.72	.00	8,154.95	93.8%
12501 511220 Wages-Overtime	0	0	0	2.94	.00	-2.94	.0%
12501 511330 Wages-Longevity Pay	811	0	811	811.00	.00	-.50	100.1%
12501 512141 Social Security	9,313	0	9,313	8,468.77	.00	844.01	90.9%
12501 512142 Retirement (Employer)	8,979	0	8,979	8,428.58	.00	550.21	93.9%
12501 512144 Health Insurance	36,641	0	36,641	36,625.03	.00	16.03	100.0%
12501 512145 Life Insurance	43	0	43	42.65	.00	.55	98.7%
12501 512151 HSA Contribution	3,600	0	3,600	3,119.53	.00	480.47	86.7%
12501 512173 Dental Insurance	2,650	0	2,650	2,655.63	.00	-6.03	100.2%
12501 531311 Postage & Box Rent	150	0	150	34.19	.00	115.81	22.8%
12501 531312 Office Supplies	1,100	0	1,100	143.07	.00	956.93	13.0%
12501 531313 Printing & Duplicating	150	0	150	194.40	.00	-44.40	129.6%
12501 531324 Membership Dues	80	0	80	80.00	.00	.00	100.0%
12501 531351 Gas/Diesel	0	0	0	52.03	.00	-52.03	.0%
12501 532325 Registration	260	0	260	140.00	.00	120.00	53.8%
12501 532332 Mileage	200	0	200	60.00	.00	140.00	30.0%
12501 532335 Meals	100	0	100	30.60	.00	69.40	30.6%
12501 532336 Lodging	492	0	492	246.00	.00	246.00	50.0%
12501 533225 Telephone & Fax	150	0	150	74.61	.00	75.39	49.7%
12501 535242 Maintain Machinery & Equip	2,000	0	2,000	1,911.87	.00	88.13	95.6%
12501 571004 IP Telephony Allocation	538	0	538	493.13	.00	44.87	91.7%
12501 571005 Duplicating Allocation	27	0	27	24.75	.00	2.25	91.7%
12501 571009 MIS PC Group Allocation	21,740	0	21,740	19,928.37	.00	1,811.63	91.7%
12501 571010 MIS Systems Grp Alloc(ISIS)	2,505	0	2,505	2,296.25	.00	208.75	91.7%
12501 591519 Other Insurance	2,096	0	2,096	1,215.39	.00	880.21	58.0%
TOTAL Real Estate Description	0	0	0	-12,673.58	.00	12,673.58	.0%
<b>12502 Assessment Of Property</b>							
12502 411100 General Property Taxes	-5,889	0	-5,889	-5,889.00	.00	.00	100.0%
12502 531312 Office supplies	3,000	0	3,000	348.54	.00	2,651.46	11.6%

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FROM 2021 01 TO 2021 12

ACCOUNTS FOR: 100 General Fund	ORIGINAL APPROP	TRANFRS/ ADJSTMTS	REVISED BUDGET	ACTUALS	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
12502 531313 Printing & Duplicating	1,500	0	1,500	354.04	.00	1,145.96	23.6%
12502 532156 Board Member Training	20	0	20	.00	.00	20.00	.0%
12502 532332 Mileage	50	0	50	.00	.00	50.00	.0%
12502 535242 Maintain Machinery & Equip	800	0	800	750.00	.00	50.00	93.8%
12502 571005 Duplicating Allocation	519	0	519	475.75	.00	43.25	91.7%
TOTAL Assessment Of Property	0	0	0	-3,960.67	.00	3,960.67	.0%
<b>12503 Land Information Program</b>							
12503 421001 State Aid	-41,000	0	-41,000	-50,000.00	.00	9,000.00	122.0%
12503 424001 Federal Grants	0	0	0	-1,000.00	.00	1,000.00	.0%
12503 451305 Land Info/Deeds Fee	-102,000	0	-102,000	-150,487.00	.00	48,487.00	147.5%
12503 472011 Other Govt Land Info Charges	0	0	0	-7,741.00	.00	7,741.00	.0%
12503 512141 Social Security	0	0	0	4.21	.00	-4.21	.0%
12503 514151 Per Diem	0	0	0	55.00	.00	-55.00	.0%
12503 521219 25313 Other Professional Serv	25,500	0	25,500	.00	.00	25,500.00	.0%
12503 521220 25308 Consultant	3,000	0	3,000	.00	.00	3,000.00	.0%
12503 521220 25310 Consultant	3,000	0	3,000	.00	.00	3,000.00	.0%
12503 521296 25308 Computer Support	32,560	0	32,560	31,481.32	.00	1,078.68	96.7%
12503 531303 25308 Computer Equipmt & Soft	4,160	0	4,160	5,573.30	.00	-1,413.30	134.0%
12503 531313 Printing & Duplicating	0	0	0	14.85	.00	-14.85	.0%
12503 531324 25312 Membership Dues	650	0	650	700.00	.00	-50.00	107.7%
12503 532325 25312 Registration	1,240	0	1,240	145.00	.00	1,095.00	11.7%
12503 532332 Mileage	0	0	0	13.44	.00	-13.44	.0%
12503 532335 25312 Meals	100	0	100	.00	.00	100.00	.0%
12503 532336 25312 Lodging	656	0	656	.00	.00	656.00	.0%
12503 594810 25305 Capital Equipment	71,000	0	71,000	19,240.00	.00	51,760.00	27.1%
12503 594950 Operating Reserve	30,754	89,675	120,429	.00	.00	120,428.94	.0%
12503 699700 Resv Applied Operating	-29,620	-89,675	-119,295	.00	.00	-119,294.94	.0%
TOTAL Land Information Program	0	0	0	-152,000.88	.00	152,000.88	.0%
<b>12505 Surveyor</b>							
12505 411100 General Property Taxes	-121,350	0	-121,350	-121,350.00	.00	.05	100.0%
12505 511110 Salary-Permanent Regular	72,147	0	72,147	67,360.80	.00	4,786.50	93.4%
12505 512141 Social Security	5,519	0	5,519	5,153.08	.00	366.19	93.4%

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FROM 2021 01 TO 2021 12

ACCOUNTS FOR:	ORIGINAL	TRANFRS/	REVISED			AVAILABLE	PCT
100 General Fund	APPROP	ADJSTMTS	BUDGET	ACTUALS	ENCUMBRANCES	BUDGET	USED
12505 512142 Retirement (Employer)	4,870	0	4,870	4,546.92	.00	323.02	93.4%
12505 512145 Life Insurance	20	0	20	29.22	.00	-9.66	149.4%
12505 512173 Dental Insurance	1,104	0	1,104	1,104.00	.00	.00	100.0%
12505 531312 Office Supplies	75	0	75	24.15	.00	50.85	32.2%
12505 531313 Printing & Duplicating	20	0	20	.00	.00	20.00	.0%
12505 531314 Small Items Of Equipment	1,500	0	1,500	1,117.75	.00	382.25	74.5%
12505 531324 Membership Dues	362	0	362	.00	.00	362.00	.0%
12505 531351 Gas/Diesel	700	0	700	320.23	.00	379.77	45.7%
12505 532325 Registration	300	0	300	.00	.00	300.00	.0%
12505 532335 Meals	20	0	20	.00	.00	20.00	.0%
12505 532336 Lodging	246	0	246	.00	.00	246.00	.0%
12505 533225 Telephone & Fax	20	0	20	18.36	.00	1.64	91.8%
12505 533236 Wireless Internet	450	0	450	387.48	.00	62.52	86.1%
12505 535242 Maintain Machinery & Equip	0	0	0	579.36	.00	-579.36	.0%
12505 535352 Vehicle Parts & Repairs	750	0	750	167.90	.00	582.10	22.4%
12505 571004 IP Telephony Allocation	134	0	134	122.87	.00	11.13	91.7%
12505 571005 Duplicating Allocation	1	0	1	.88	.00	.12	88.0%
12505 571009 MIS PC Group Allocation	1,208	0	1,208	1,107.37	.00	100.63	91.7%
12505 571010 MIS Systems Grp Alloc(ISIS)	737	0	737	675.62	.00	61.38	91.7%
12505 591519 Other Insurance	1,167	0	1,167	1,049.03	.00	117.85	89.9%
12505 594811 Capital Automobiles	30,000	0	30,000	.00	.00	30,000.00	.0%
TOTAL Surveyor	0	0	0	-37,584.98	.00	37,584.98	.0%
TOTAL General Fund	0	0	0	-206,220.11	.00	206,220.11	.0%
TOTAL REVENUES	-525,691	-89,675	-615,366	-560,273.09	.00	-55,093.00	
TOTAL EXPENSES	525,691	89,675	615,366	354,052.98	.00	261,313.11	

**Jefferson County Planning and Zoning Department**  
**Monthly Ledger Report**  
**12-30-2021**

	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		11,035.00	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		15,210.00	7.09		5,425.00	500.00						350.00	21,952.09	20,482.08
Sept	510.00		12,485.00	15.34		5,275.00	1,000.00						610.00	19,285.34	17,021.00
Oct	810.00		10,180.00	10.63		6,750.00	1,100.00							18,850.63	28,734.16
Nov	720.00		9,015.00	12.29		6,500.00	900.00						4.00	17,147.29	13,074.17
Dec	480.00		7,775.00	327.50		3,525.00	750.00							12,857.50	14,701.53
Total	8,280.00		147,230.00	1,624.70		67,600.00	10,300.00						1,674.00	235,034.70	227,609.17

2020 Actual Zoning Deposit: Please Enter Deposit

2021 Budget Revenues: \$223,200.00

2021 Deposits YTD: \$235,034.70

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*Zoning YTD 2021*

FROM 2021 01 TO 2021 12

 ACCOUNTS FOR:  
 100 General Fund

	ORIGINAL APPROP	TRANFRS/ ADJSTMNTS	REVISED BUDGET	ACTUALS	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
<b>12901 Zoning</b>							
12901 411100 General Property Taxes	-278,048	0	-278,048	-278,048.04	.00	-0.03	100.0%
12901 432002 Private Sewage System	-52,000	0	-52,000	-67,375.00	.00	15,375.00	129.6%
12901 432099 Other Permits	-162,500	0	-162,500	-145,225.00	.00	-17,275.00	89.4%
12901 451002 Private Party Photocopy	-1,200	0	-1,200	-1,297.20	.00	97.20	108.1%
12901 458010 Soil Testing Fee	-7,500	0	-7,500	-10,000.00	.00	2,500.00	133.3%
12901 511110 Salary-Permanent Regular	89,330	0	89,330	83,480.52	.00	5,849.45	93.5%
12901 511210 Wages-Regular	247,241	0	247,241	223,721.89	.00	23,519.60	90.5%
12901 511220 Wages-Overtime	0	0	0	1,091.86	.00	-1,091.86	.0%
12901 511330 Wages-Longevity Pay	750	0	750	750.00	.00	.00	100.0%
12901 512141 Social Security	24,036	0	24,036	22,646.71	.00	1,389.52	94.2%
12901 512142 Retirement (Employer)	22,769	0	22,769	20,860.43	.00	1,908.77	91.6%
12901 512144 Health Insurance	58,015	0	58,015	54,462.84	.00	3,552.22	93.9%
12901 512145 Life Insurance	124	0	124	126.18	.00	-1.98	101.6%
12901 512151 HSA Contribution	6,000	0	6,000	5,531.25	.00	468.75	92.2%
12901 512173 Dental Insurance	4,344	0	4,344	4,064.50	.00	279.50	93.6%
12901 521212 Legal	0	30,000	30,000	.00	.00	30,000.00	.0%
12901 521212 12901 Legal	0	0	0	62,349.12	.00	-62,349.12	.0%
12901 521219 Other Professional Serv	0	100,000	100,000	15,819.43	.00	84,180.57	15.8%
12901 531311 Postage & Box Rent	5,800	0	5,800	5,709.38	.00	90.62	98.4%
12901 531312 Office Supplies	2,500	0	2,500	1,633.46	.00	866.54	65.3%
12901 531313 Printing & Duplicating	500	0	500	1,227.87	.00	-727.87	245.6%
12901 531321 Publication Of Legal Notice	5,700	0	5,700	7,277.95	.00	-1,577.95	127.7%
12901 531324 Membership Dues	100	0	100	75.00	.00	25.00	75.0%
12901 531327 Certification Fees	340	0	340	250.20	.00	89.80	73.6%
12901 531329 Other Publ/Subscriptions/Dues	400	0	400	171.95	.00	228.05	43.0%
12901 531351 Gas/Diesel	1,500	0	1,500	1,298.34	.00	201.66	86.6%
12901 532325 Registration	375	0	375	377.30	.00	-2.30	100.6%
12901 532332 Mileage	100	0	100	1.65	.00	98.35	1.7%
12901 532335 Meals	150	0	150	61.24	.00	88.76	40.8%
12901 532336 Lodging	350	0	350	.00	.00	350.00	.0%
12901 533225 Telephone & Fax	800	0	800	1,045.03	.00	-245.03	130.6%
12901 535242 Maintain Machinery & Equip	4,000	0	4,000	835.63	.00	3,164.37	20.9%
12901 535352 Vehicle Parts & Repairs	750	0	750	64.77	.00	685.23	8.6%
12901 571004 IP Telephony Allocation	1,076	0	1,076	986.37	.00	89.63	91.7%
12901 571005 Duplicating Allocation	340	0	340	311.63	.00	28.37	91.7%
12901 571009 MIS PC Group Allocation	15,701	0	15,701	14,392.62	.00	1,308.38	91.7%
12901 571010 MIS Systems Grp Alloc(ISIS)	4,052	0	4,052	3,714.37	.00	337.63	91.7%
12901 591519 Other Insurance	4,104	0	4,104	3,657.96	.00	445.96	89.1%



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FROM 2021 01 TO 2021 12

 ACCOUNTS FOR:  
 100 General Fund

	ORIGINAL APPROP	TRANFRS/ ADJSTMTS	REVISED BUDGET	ACTUALS	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
12901 591520 Liability Claims	0	0	0	29,704.14	.00	-29,704.14	.0%
12901 699999 Budgetary Fund Balance	0	-100,000	-100,000	.00	.00	-100,000.00	.0%
TOTAL Zoning	0	30,000	30,000	65,756.35	.00	-35,756.35	219.2%
<b>12902 Solid Waste Program</b>							
12902 421001 State Aid	-15,000	0	-15,000	.00	.00	-15,000.00	.0%
12902 451009 Deer Track Park Charges	-73,000	0	-73,000	.00	.00	-73,000.00	.0%
12902 458011 Public Solid Waste Charges	-5,500	0	-5,500	-6,425.00	.00	925.00	116.8%
12902 472007 Municipal Other Charges	-20,000	0	-20,000	-3,716.35	.00	-16,283.65	18.6%
12902 485100 Donations - Unrestricted	-2,500	0	-2,500	-3,390.00	.00	890.00	135.6%
12902 486014 Sale Recycling Material	0	0	0	-5.82	.00	5.82	.0%
12902 511210 Wages-Regular	22,042	0	22,042	21,648.32	.00	393.65	98.2%
12902 511220 Wages-Overtime	0	0	0	4.18	.00	-4.18	.0%
12902 512141 Social Security	1,686	0	1,686	1,620.19	.00	66.02	96.1%
12902 512142 Retirement (Employer)	1,488	0	1,488	1,461.59	.00	26.24	98.2%
12902 512144 Health Insurance	0	0	0	2,995.04	.00	-2,995.04	.0%
12902 512145 Life Insurance	3	0	3	2.67	.00	-1.15	106.0%
12902 512151 HSA Contribution	0	0	0	281.25	.00	-281.25	.0%
12902 512173 Dental Insurance	0	0	0	236.50	.00	-236.50	.0%
12902 529299 Purchase Care & Services	78,000	0	78,000	61,672.29	19,856.01	-3,528.30	104.5%
12902 529299 12902 Purchase Care & Service	0	0	0	3,200.00	.00	-3,200.00	.0%
12902 531311 Postage & Box Rent	1,500	0	1,500	25.34	.00	1,474.66	1.7%
12902 531312 Office Supplies	800	0	800	224.02	.00	575.98	28.0%
12902 531313 Printing & Duplicating	2,000	0	2,000	428.05	.00	1,571.95	21.4%
12902 531313 12902 Printing & Duplicating	0	0	0	289.90	.00	-289.90	.0%
12902 531314 Small Items Of Equipment	1,000	0	1,000	.00	.00	1,000.00	.0%
12902 531314 12902 Small Items Of Equipmen	0	0	0	124.70	.00	-124.70	.0%
12902 531322 Subscriptions	150	0	150	.00	.00	150.00	.0%
12902 531324 Membership Dues	250	0	250	150.00	.00	100.00	60.0%
12902 531326 Advertising	2,500	0	2,500	1,179.32	.00	1,320.68	47.2%
12902 531334 Educational Initiative	5,000	0	5,000	1,986.06	.00	3,013.94	39.7%
12902 532325 Registration	400	0	400	595.00	.00	-195.00	148.8%
12902 532335 Meals	100	0	100	.00	.00	100.00	.0%
12902 532336 Lodging	180	0	180	.00	.00	180.00	.0%
12902 533225 Telephone & Fax	16	0	16	18.69	.00	-2.69	116.8%
12902 535242 Maintain Machinery & Equip	1,000	0	1,000	.00	.00	1,000.00	.0%
12902 571004 IP Telephony Allocation	134	0	134	122.87	.00	11.13	91.7%
12902 571005 Duplicating Allocation	591	0	591	541.75	.00	49.25	91.7%

12/21/2021  
07:51:58

Jefferson County  
YTD 2021

PAGE 3  
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FROM 2021 01 TO 2021 12

ACCOUNTS FOR:  
100 General Fund

	ORIGINAL APPROP	TRANFRS/ ADJSTMTS	REVISED BUDGET	ACTUALS	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
12902 571009 MIS PC Group Allocation	1,208	0	1,208	1,107.37	.00	100.63	91.7%
12902 571010 MIS Systems Grp Alloc(ISIS)	368	0	368	337.37	.00	30.63	91.7%
12902 591519 Other Insurance	203	0	203	201.41	.00	1.96	99.0%
12902 594950 Operating Reserve	161,112	85,045	246,157	.00	.00	246,156.92	.0%
12902 699700 Resv Applied Operating	-165,731	-85,045	-250,776	.00	.00	-250,775.82	.0%
TOTAL Solid Waste Program	0	0	0	86,916.71	19,856.01	-106,772.72	.0%
TOTAL General Fund	0	30,000	30,000	152,673.06	19,856.01	-142,529.07	575.1%
TOTAL REVENUES	-782,979	-185,045	-968,024	-515,482.41	.00	-452,541.48	
TOTAL EXPENSES	782,979	215,045	998,024	668,155.47	19,856.01	310,012.41	

## Crawfish River Solar, Jefferson County, Town of Jefferson

Project Milestone	Start	Finish	Duration (Days)
<b>Permitting/ Prep</b>			
Pre-Construction Drainage Conditions of Crossings	15-Nov-21	20-Jan-22	66
Pre-Construction Meeting with Local Governments	15-Nov-21	20-Jan-22	66
Pre-Construction Road/Traffic Report	15-Nov-21	20-Jan-22	66
Provide EPC Site Manager Contact to Local Government	20-Jan-22	1-Feb-22	12
SWPPP/WPDES Issued		14-Feb-22	
<b>Construction Phase</b>			
Full PV Site Mobilization	4-Mar-22		
PV Permit Issued - Building & Electrical		1-Apr-22	
Pile Install	14-Apr-22	11-Jul-22	88
Tracker Install	13-May-22	28-Jul-22	76
Solar Module Install	17-May-22	16-Aug-22	91
Completion Milestone (Mechanical Completion)		15-Sep-22	
Overall Construction Duration	4-Mar-22	15-Sep-22	195
<b>Commissioning/Startup Phase</b>			
Energize PV Field	16-Sep-22		
Completion Milestone (Substantial Completion)		20-Oct-22	
Overall Commissioning Duration	16-Sep-22	20-Oct-22	34



## Deb Magritz

---

**From:** Wendy Norem <wnorem@shorewest.com>  
**Sent:** Saturday, December 11, 2021 6:57 AM  
**To:** Deb Magritz  
**Subject:** Re: Gimler duplex

**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 Deb - I'm trying to buy my parent's duplex, and the Decision sheet with preliminary survey - has a condition on it that it can be a duplex as long as the current owners own the property. I'm a little confused on this as the whole purpose of going through this process was so dad could split it off and I could buy it to help pay down some of their debt.

Is there a way to get this changed? I don't want to buy it and then be against the ruling.

Thanks  
Wendy

On Aug 27, 2020, at 2:00 PM, Deb Magritz <[DebM@jeffersoncountywi.gov](mailto:DebM@jeffersoncountywi.gov)> wrote:

I am here until 4:30. If you need me to stay just a little later I can do that; let me know.

---

**From:** Wendy Norem [<mailto:wnorem@shorewest.com>]  
**Sent:** Thursday, August 27, 2020 1:51 PM  
**To:** Deb Magritz  
**Subject:** Re: Gimler duplex

**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 Deb - the age of the home is over 60 years as it was there when they moved onto the farm 60 years ago.

What are your hours? Perhaps I can call on my way home from work.

Wendy

On 8/27/20 1:43 PM, Deb Magritz wrote:

Hi Wendy,

I'm sorry you didn't get my voicemail. In it I had asked about the age of the home, and talked briefly about rezoning. Please either email or phone me at 920-674-7131 and we can discuss the options further.

Deb

**DECISION OF THE JEFFERSON COUNTY  
PLANNING & ZONING COMMITTEE  
CONDITIONAL USE PERMIT  
I. FINDINGS OF FACT:**

Petition # CU2082-21 Township: Watertown  
Site Inspection Date: 8/13/2021 Hearing Date: 8/19/2021  
Petitioner Name: Richard G. Gimler  
Property Owner(s): Richard & Joann Gimler Trust  
Property Location: N8728/N8728A River Road

**CONDITIONAL USE REQUEST:** To allow for a duplex in a proposed A-3 zone at N8728/N8728A River Road, PINs 032-0815-1324-000 and 032-0815-1334-000

**PARCEL(S)(PIN#):** 032-0815-1324-000 (39.57ac) 032-0815-1334-000 (3.80ac)  
032-0815-1323-011 (1.00ac)

**ADJACENT LAND USE:** A-1, Exclusive Agricultural; A-3, Agricultural/Rural Residential; R-2....

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

-Total number of bedrooms? TWO UPSTAIRS AND TWO DOWNSTAIRS

-Septic? WILL BE MARKED ON THE FINAL CERTIFIED SURVEY MAP

**TOWN BOARD RECOMMENDATION** 7/19/2021 ☒ Approval ☐ Denial ☐ Postponed ☐ No action

Note: Town Board recommendation does not constitute final county action. See Sec. III Order & Determination

**II. CONCLUSIONS**

BASED UPON THE FINDINGS OF FACT, THE CONDITIONAL USE FILE, SITE INSPECTION, PUBLIC HEARING, ZONING ORDINANCE, AND THE AGRICULTURAL PRESERVATION AND LAND USE PLAN, THE PLANNING & ZONING COMMITTEE CONCLUDES THAT THE PROPOSED CONDITIONAL USE ☒ Complies ☐ Does Not Comply

FOR THE FOLLOWING REASONS: This is an existing structure which has been a duplex for many years. The use is not changing; this conditional use will bring the duplex into compliance.

**III. ORDER & DETERMINATION**


Based on the findings of fact, conclusions and the record herein, the committee recommends that the

conditional use be: ☒ **Granted** ☐ **Denied** ☐ **Postponed**

Motioned by: Matt Foelker 2nd by: George Jaeckel Vote: 5-0 Date: 8/30/2021

**WITH THE FOLLOWING CONDITIONS:** This applies to the existing structure under current ownership, but not to future owners.

Date 9/16/2021

Signature 

# JEFFERSON COUNTY

## PRELIMINARY REVIEW FOR CERTIFIED SURVEY

A division of land located in the <sup>NW&SW</sup> NW 1/4 of the <sup>NE</sup> SE 1/4 of section 30, township 6 north, range 16 east, town of Sullivan, Jefferson County, Wisconsin.

Date submitted August 7, 1995

Owner William Greener

Address 523 South Center Avenue  
Jefferson, WI 53549

Phone # 674-4253

Surveyor WOODMAN, ANDERSON & ASSOCIATES

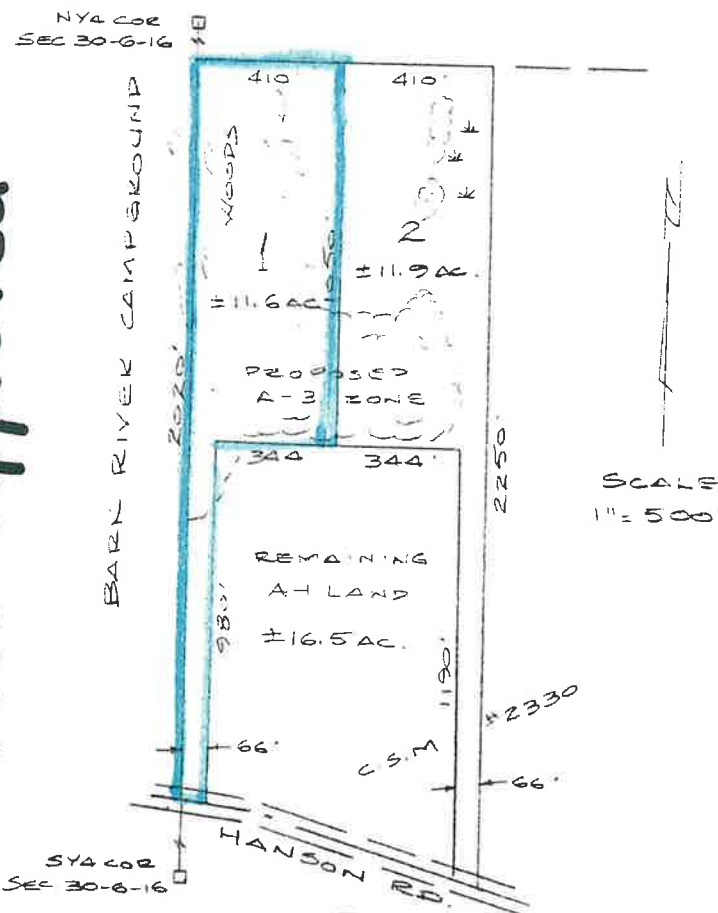
Address 210 Madison Avenue  
Fort Atkinson, WI 53538

Phone # 563-8162

Intent and description of parcel to be divided:

Create two (2) lots as residential building sites for change of ownership.

1995 Approved



Sketch shall include:

- 1) Scale drawing
- 2) Major terrain features of parcel & surrounding land
- 3) Size of parcel (acres)
- 4) Government corners to be used
- 5) Soil type and conditions

NOTE: Area and dimensions of this proposed lot are approximate only and in most cases will vary from the final survey data.

Town Board approval [Signature]

Zoning Office approval [Signature]

Date Sept 29 1995

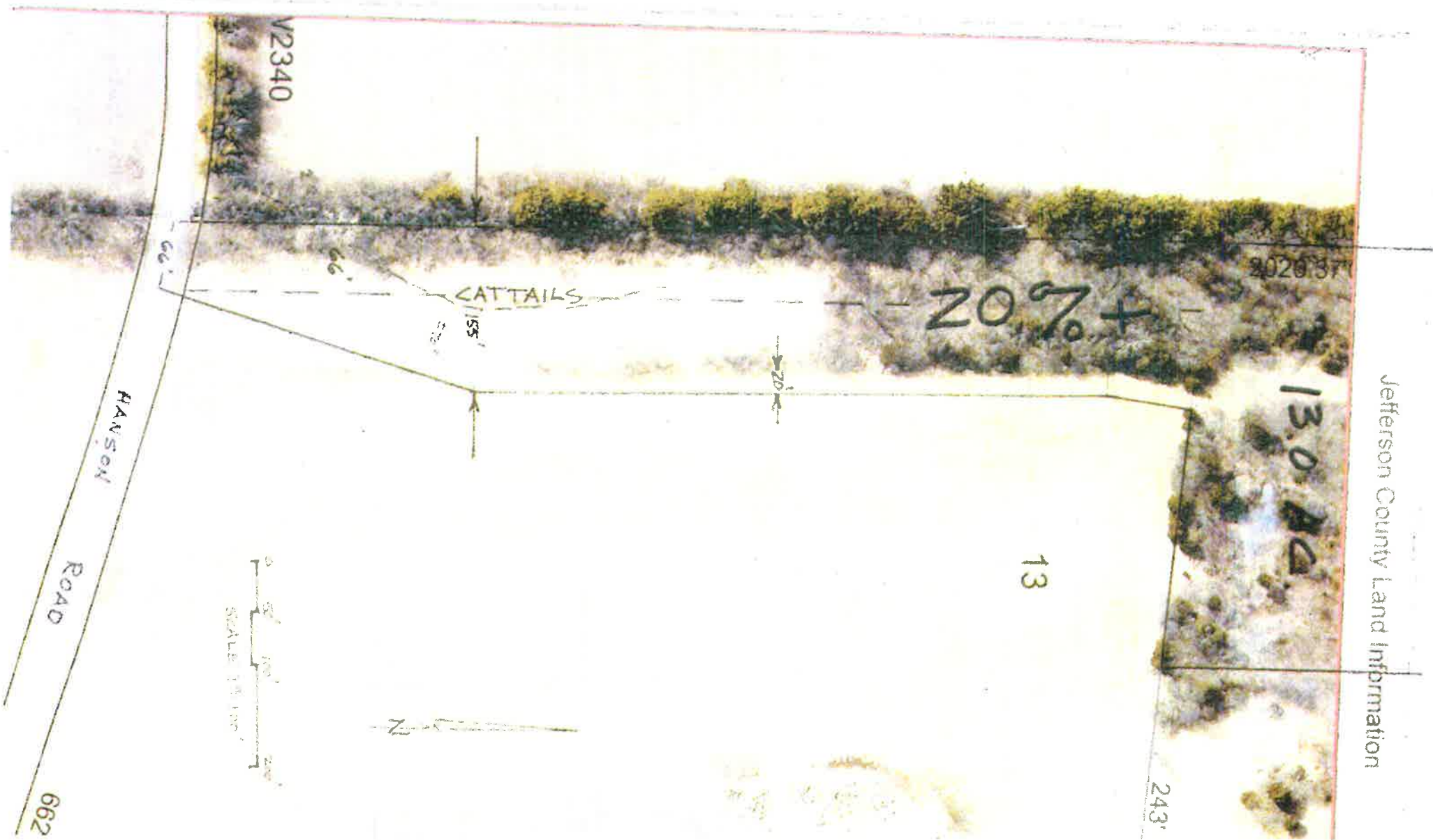
Date 10-18-95

Submit two copies for each survey to:

Fee paid \$           

Survey Review  
Jefferson County Zoning Administrator  
Courthouse  
Jefferson, WI. 53549 (Phone 674-2500)  
674-7130

# 2022 Proposed



Jefferson County Land Information

December 12, 2021

Jefferson County Planning & Zoning Department  
Private Onsite Waste Treatment Systems  
Recycling Program – Drugs/E-Waste/Electronics/Chemicals  
311 S Center Ave – Room 201  
Jefferson, WI 53549-1017

Dear Jefferson County Planning & Zoning Committee,

Thank you very much for granting me the conditional use permit for my shed. With the size of the building I am going to be putting up and not knowing the information that I know now that I can't have any outside storage, I am not going to have room for my trailers (x 3), Fifth wheel camper, because the shed is to house my four pick trucks, 3 motorcycles, four wheeler, lawn mower, 2 Kubota tractors and additional tools.

I am asking for a special permission to be able to store my trailers and camper outside without going with a bigger building.

I had been planning for years with this house to be my retirement home with a shed, which this came sooner than what I expected with my mother passing this past February. I do not have any other place to store the camper and trailers. I was not aware of these restrictions when I first had to present the size / style of the shed

Thank you

Sincerely,

A handwritten signature in black ink that reads "Randy D. Dunn". The signature is written in a cursive, slightly slanted style.

Randy D. Dunn

**DECISION OF THE JEFFERSON COUNTY  
PLANNING & ZONING COMMITTEE  
CONDITIONAL USE PERMIT  
I. FINDINGS OF FACT:**

Petition # CU2096-21 Township: Aztalan  
Site Inspection Date: 11/12/2021 Hearing Date: 11/18/2021  
Petitioner Name: Randy Dunn  
Property Owner(s): Randy & Lynette Dunn  
Property Location: N6299 Jefferson Road

**CONDITIONAL USE REQUEST:** To allow for an extensive on-site storage structure that is 42'x60'  
in an R-2 zone at N6299 Jefferson Rd, PIN 002-0714-1341-001

**PARCEL(S)(PIN#):** 002-0714-1341-001 (1.130-acres)

**ADJACENT LAND USE:** R-2, Residential-Unsewered and Village of Johnson Creek.

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

-No business use? NONE -Height? 20' 4" TO PEAK  
-Bathroom? NO  
-Exterior Lighting? YARD LIGHT

**TOWN BOARD RECOMMENDATION** 10/13/2021 ☒ Approval ☐ Denial ☐ Postponed ☐ No action

Note: Town Board recommendation does not constitute final county action. See Sec. III Order & Determination

**II. CONCLUSIONS**

BASED UPON THE FINDINGS OF FACT, THE CONDITIONAL USE FILE, SITE INSPECTION,  
PUBLIC HEARING, ZONING ORDINANCE, AND THE AGRICULTURAL PRESERVATION  
AND LAND USE PLAN, THE PLANNING & ZONING COMMITTEE CONCLUDES THAT THE  
PROPOSED CONDITIONAL USE ☒ Complies ☐ Does Not Comply  
FOR THE FOLLOWING REASONS: The lot is big enough to accommodate this size of a building.  
The Town is in favor. The use fits Zoning Ordinance requirements.

**III. ORDER & DETERMINATION**

Based on the findings of fact, conclusions and the record herein, the committee recommends that the

conditional use be: ☒ **Granted** ☐ **Denied** ☐ **Postponed**

Motioned by: George Jaeckel 2nd by: Matt Foelker Vote: 5-0 Date: 11/29/2021

**WITH THE FOLLOWING CONDITIONS:** No outside storage is allowed by this  
conditional use .

Date 12-1-2021

Signature

