

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: February 28, 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

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 January 31, February 11 and February 17 Meeting Minutes**
7. **Communications**
8. **January Monthly Financial Report for Register of Deeds – Staci Hoffman**
9. **January Monthly Financial Report for Land Information Office-Matt Zangl**
10. **January Monthly Financial Report for Zoning – Matt Zangl**
11. **Discussion on Solar Energy Facilities**
12. **Discussion on WE Energies Liquefied Natural Gas (LNG) Facility in the Town of Ixonia**
13. **Discussion on Zoning Ordinance Amendments**
14. **Request by Kent Wildes to Reconfigure an Existing 1.94-Acre A-3 Lot at N7029 North Shore Road to Accommodate an Existing Driveway & Buildings. The lot is proposed at 2.1-acre, in the Town of Lake Mills on PIN 018-0713-0231-009**
15. **Discussion and Possible Action on Petition R4361A-21 for Jeffrey and Rebecca Weber, Presented in Public Hearing on November 18, 2021 and Subsequently Postponed. The site is near N4615 Paradise Road in the Town of Jefferson on PIN 014-0615-0441-000.**
16. **Discussion and Possible Action on a Request by D Thomas Landscaping LLC for a Building Replacement at W158 Concord Center Dr in the Town of Concord and part of CU1932-2017 for a Landscaping Business.**
17. **Discussion and Possible Action on Petitions Presented in Public Hearing on February 17:**

R4377A-22 – Andy Selle: Create two new building sites of approximately 1-ac and a 0.9-ac from part of PIN 016-0513-2434-026 (8.711 ac) near **W7526 Koshkonong Mounds Rd**, Town of Koshkonong. This is in accordance with Sec. 11.04(f)2 of the Jefferson County Zoning Ordinance.

R4378A-22 & CU2107-22 – Christopher Leeman: Create a 0.712-ac A-2 zone at **N3549 Schmidt Rd** with conditional use for storage of non-farm equipment. The site is part of PIN 010-0615-2113-000 (39.275 ac) in the Town of Hebron. This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

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R4380A-22 – Donald & Nancy Brunson: Create a 2-ac lot around the home and buildings at **W1432 County Rd B**, part of PIN 006-0716-1642-000 (24 ac) in the Town of Concord. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4381A-22 – Gregory Alt: Create a 5-ac lot around the home and buildings at **W2140 County Road B**, Town of Concord from part of PIN 006-0716-1811-000 (46.804 ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4382A-22 – TW & Ruth Schwalenberg: Create a 2-ac building site from part of PIN 010-0615-3434-001 (35.716 ac) on **Kitzinger Ln** in the Town of Hebron. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance

R4383A-22 & R4384A-22 – TW & Ruth Schwalenberg: Create a 3.3-ac lot around the home at **N2572 Kitzinger Ln**, and a 2.4-ac Natural Resource zone adjacent in the Town of Hebron, part of PIN 010-0615-3434-001 (35.716 ac). This is in accordance with Sec. 11.04(f)8 and 11.04(f) 12 of the Jefferson County Zoning Ordinance.

R4385A-22 – Brian & Jennifer Statz: Create a 2-ac lot around the home and buildings at **W2948 Hagedorn Rd** from part of PIN 010-0615-2344-000 (16 ac) in the Town of Hebron. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

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R4387A-22 – Brian & Jennifer Statz: Create a 4.1-ac N zone from part of PINs 010-0615-2341-000 (22 ac) and 010-0615-2344-000 (16 ac) on **Hagedorn Rd** in the Town of Hebron. This is in accordance with Sec. 11.04(f)12 of the Jefferson County Zoning Ordinance.

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R4389A-22 – Michael & Mary Steptoe: Create a 2.45-ac building site near **N3775 County Rd Y** from part of PIN 014-0615-1843-004 (6.05 ac) in the Town of Jefferson. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4390A-22 – Tim & Amy Dettmann: Create a 3-acre lot around the home & buildings at **W5588 Albers Ln** in the Town of Milford from part of PIN 020-0714-1123-000 (20 ac) and 020-0714-1124-000 (38.38 ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

CU2109-22 – Rod & Theresa Cooke: Conditional use for an extensive on-site storage structure totaling 1,680 square feet in size at **W7288 County Rd V** in the Town of Aztalan. The site is on PIN 002-0714-0732-001 (1.201 ac) in a Residential R-2 zone. This is in accordance with Sec. 11.04(f)2 of the Jefferson County Zoning Ordinance.

CU2110-22 – Meliza & Ryan Ritacca: Conditional use for a kennel to allow doggie daycare, boarding and breeding for up to 32 dogs at **N5617 County Rd A** on PIN 018-0713-2243-000 (40 ac) and 018-0713-2244-002 (10 ac). This is in the Town of Lake Mills in an A-1 Exclusive Agricultural zone. It is in accordance with Sec. 11.04(f)6 of the Jefferson County Zoning Ordinance.

18. Possible Future Agenda Items

19. Upcoming Meeting Dates

March 4, 8:00 a.m. – Site Inspections Beginning in Courthouse Room 203

March 10, 7:00 p.m. – Public Hearing in Courthouse Room 205

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

April 15 (Date Change Needed), 8:00 a.m. – Site Inspections Beginning in Courthouse Room 203

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

April 25, 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.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: January 31, 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

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 Supervisors Jaeckel at 8:30 a.m.

2. Roll Call (Establish a Quorum)

Supervisors Jaeckel, Poulson and Zastrow were present at 8:30 a.m. Supervisors Nass and Foelker were absent, with Foelker being excused. County Administrator Ben Wehmeier, Corporation Counsel Blair Ward, Register of Deeds Staci Hoffman and Planning and Zoning Director Matt Zangl were in attendance. Other Zoning staff members present were Sarah Elsner, Deb Magritz and Brett Scherer. Guests Sue Marx and George Purucker attended in person, and guests attending via Zoom were Danielle Thompson, Dianne Owens, Joan Callan and Frankie Fuller. Staff attending via Zoom were Assistant Corporation Counsel Yelena Zarwell and Supervisor Anita Martin.

3. Certification of Compliance with Open Meetings Law

Poulson verified compliance with Open Meetings.

4. Approval of the Agenda

No changes were proposed to the agenda.

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

Sue Marx expressed concerns with the proposed definition of "Ag Tourism," citing confusing words and meanings. She feels ag tourism should stay on a farm, and noted risks associated with animals, machinery and uneven surfaces.

Attorney Danielle Thompson spoke on behalf of the Owens/Elliott petition, stating that she believes the draft definition falls under her clients' application, specifically the references to marketing and diversification of farm-related activities including sale of agricultural goods. Their intent is to compliment the County's agricultural economy and listed examples. She added that the Town of Farmington is in favor of the Owens/Elliott petition, and the unique proposal best fits as agricultural tourism. The castle structure already exists and is not taking up any new space. She asked that the draft as proposed be used as a working definition allowing approval of the Owens/Elliott petition prior to formal amendment of the Zoning Ordinance.

Dianne Owens said that Attorney Thompson represents her thoughts and plans and presented them perfectly. Owens didn't need anything to what Thompson said.

Supervisor Nass arrived at 8:32 a.m.

6. **Approval of January 3, January 14 and January 20 Meeting Minutes**
Motion by Supervisors Poulson/Jaeckel to approve the January 3 minutes as written. Motion passed 4-0.

Motion by Supervisors Poulson/Zastrow to approve the January 14 minutes as written. Motion passed 4-0.

Motion by Supervisor Nass/Jaeckel to approve the January 20 minutes as written. Motion passed 4-0.
7. **Communications**
There were no communications.
8. **December Monthly Financial Report for Register of Deeds – Staci Hoffman**
Hoffman reported that 2021 ended with at \$362,000 revenue surplus. She is working with Wehmeier to use some of the monies for back indexing which will become especially important with the Courthouse update. It was a great year for her office.
9. **December Monthly Financial Report for Land Information Office-Matt Zangl**
Zangl noted that there was nothing too surprising about Land Information's revenues-the year ended well. Pretty status quo with no major changes.
10. **January Monthly Financial Report for Zoning – Matt Zangl**
Zangl said that January 2022 started well but slowed in the middle of the month. Things picked up toward the end of January, and the Department ended with about \$19,000 in revenues.
11. **Discussion on Solar Energy Facilities**
Badger State Solar is working through their funding at the Federal level, Zangl reported. Crawfish River Solar held a pre-construction meeting a couple of weeks ago. They have applied for a Zoning Permit for the arrays and grading. Groundbreaking is scheduled for early March 2022. Wehmeier added that we have received official notification from Alliant Energy that they have taken over the obligations of the joint development agreement from Ranger Power.
12. **Discussion on WE Energies Liquefied Natural Gas (LNG) Facility in the Town of Ixonia**
Zangl noted that grading at the site is taking place right now, and a monthly construction meeting is coming up.
13. **Discussion and Possible Action on Agricultural Tourism Definition**
Zangl and Ward have met to discuss creating this definition. Ward noted that he based his input on a definition of agricultural tourism in State Statutes for premises liability, and not specifically zoning. Committee members had questions for Marx and Ward.
14. **Discussion and Possible Action on Amending the Jefferson County Zoning Ordinance**
Zangl reported that the subdivision and sign ordinances need to be amended, and that solar should be included as well. Motion by Supervisors Nass/Poulson to continue at this time with adoption of the ag tourism definition for inclusion in the Zoning Ordinance; motion passed 4-0. Nass suggested that all renewable energy be covered.
15. **Discussion and Possible Action on Reconfiguration of PINs 014-0614-2534-006 (owned by the James and Dianne Witte Trust and zoned A-1, Exclusive Agricultural) and 014-0614-2534-007 (owned by George H Purucker and Lisa L Rueth and zoned A-3, Agricultural/Rural Residential). The properties are in the Town of Jefferson near N2918 County Road N.**
The Committee heard that Purucker/Rueth would like to enlarge their A-3 zoned area to include the shed immediately north of their lot line, and in return would transfer an area on the eastern side of their lot to Wittes' A-1 zone because it is currently farmed. Motion by Supervisors Nass/Poulson to approve the request, conditioned upon approval and recording of a final certified survey map for the enlarged A-3 lot.
16. **Discussion and Possible Action on R3963A-17 for David Schroeder, presented in public hearing on April 24, 2017 and subsequently postponed for additional information from the petitioner regarding**

consolidation of parcels of record. The request is on PIN 018-0713-3343-003, Town of Lake Mills on Hope Lake Road.

Motion by Supervisors Nass/Poulson to approve this request with the 2017 conditions of approval, including filing of a "Notice of Zoning Limitations."

17. Discussion and Possible Action on Petitions Presented in Public Hearing on January 20, 2022:

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

APPROVE WITH CONDITION on a motion by Supervisors Nass/Zastrow to create a 2.42-ac lot around the existing home & buildings at **N8203 County Rd D**, Town of Watertown from part of PINs 032-0815-2331-000 (39.8 ac) and 032-0815-2334-000 (32.285 ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance. Motion passed 4-0. R4374A-22 – Alvin & Judith Gudenkauf LE

APPROVE WITH CONDITIONS on a motion by Supervisors Jaeckel/Poulson to create a 1.15-ac new building site on **Kasten Ln** from part of PIN 032-0815-1843-000 (23.66 ac), Town of Watertown. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance. Motion passed 4-0. R4375A-22 – Lee Allen L Rickerman

APPROVE WITH CONDITIONS on a motion by Supervisors Jaeckel/Nass to create a 1.15-ac new building site on **Kasten Ln** from part of PIN 032-0815-1843-000 (23.66 ac), Town of Watertown. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance. Motion passed 4-0. R4376A-22 – Lee Allen L Rickerman

APPROVE WITH CONDITIONS on a motion by Supervisors Nass/Zastrow to allow a 2,592 square foot, 26 feet high extensive on-site storage structure for personal storage in a Residential R-2 zone at **N2304 Banker Rd**. This is requested on PIN 014-0614-2821-002 (1.22 ac) in the Town of Jefferson and is in accordance with Sec. 11.04(f)2 of the Jefferson County Zoning Ordinance. Motion passed 4-0. CU2104-22 – Joy & Tom Levake

APPROVE WITH CONDITIONS on a motion by Supervisors Jaeckel/Poulson to allow a 2,592 square foot extensive on-site storage structure for personal storage in a Residential R-2 zone at **N2973 Bauer Ln**. This is requested on PIN 014-0614-2532-007 (1.654 ac) in the Town of Jefferson and is in accordance with Sec. 11.04(f)2 of the Jefferson County Zoning Ordinance. Motion passed 4-0. CU2105-22 – Anthony Zuelsdorf

APPROVE WITH CONDITIONS on a motion by Supervisors Nass/Zastrow to allow up to seven dogs as household pets in an A-3, Agricultura/Rural Residential zone at **N5611 County Road A**, Town of Lake Mills. This is requested on PIN 018-0713-2712-002 (3.43 ac) and is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance. Motion passed 4-0. CU2106-22 – Jessica L Kelderman

18. Possible Future Agenda Items

19. Upcoming Meeting Dates

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

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

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

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

May 23

December 19

20. Adjourn

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

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

**ROOM 203, COUNTY COURTHOUSE
311 S. CENTER AVE., JEFFERSON, WI 53549
8:00 A.M. ON MONDAY, FEBRUARY 11, 2022**

1. Call to Order

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

2. Roll Call (Establish a Quorum)

Supervisors Jaeckel, Poulson, Foelker and Zastrow were in attendance at 8:02. Zoning staff present included Matt Zangl, Sarah Elsner and Deb Magritz.

3. Certification of Compliance with Open Meetings Law

Poulson verified compliance with Open Meetings Law.

4. Approval of the Agenda

No changes were proposed to the agenda.

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

Supervisor Poulson asked whether there is still a need for a Planning and Zoning Committee Secretary. Zangl will talk with Corporation Counsel.

6. Communications

Zangl asked if the Committee would consider changing the March public hearing date from the 17th to the 24th to allow for Zoning staff to attend a conference. There were conflicts with the 24th, and other dates were discussed.

7. Site Inspections for Petitions to be Presented in Public Hearing on February 17, 2022:

The Committee left at 8:09 for the following inspections and met Supervisor Nass in the parking lot.

R4377A-22 – Andy Selle: Create two new building sites of approximately 1-ac and a 0.9-ac from part of PIN 016-0513-2434-026 (8.711 ac) near **W7526 Koshkonong Mounds Rd**, Town of Koshkonong. This is in accordance with Sec. 11.04(f)2 of the Jefferson County Zoning Ordinance.

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8. Adjourn

Motion by Supervisors Jaeckel/Foelker to adjourn the meeting. Motion passed, and the meeting adjourned at 10:34 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.

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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, February 17, 2022

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: Thursday, February 17, 2022, 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 Supervisor Jaeckel at 7pm.

2. Roll Call

All Committee members were present at 7pm. Also in attendance were Brett Scherer and Sarah Elsner from the Zoning Department. Attending via Zoom was Walt Christensen, Rod Cooke, Chad Hilstad, Allan Kutz, and Robynn Selle.

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 Supervisors Poulson/Foelker to approve the agenda as presented. Motion passed 5-0.

5. Explanation of Public Hearing Process by Committee Chair

Supervisor Jaeckel explained the process.

6. Public Hearing

Scherer read aloud the following:

NOTICE IS HEREBY GIVEN that the Jefferson County Planning and Zoning Committee will conduct a public hearing on Thursday, February 17, 2022 in Room 205 of the Jefferson County Courthouse, Jefferson, Wisconsin. Members of the public will be allowed to be heard regarding any petition under consideration by the Planning and Zoning Committee. **PETITIONERS, OR THEIR REPRESENTATIVES SHALL BE PRESENT EITHER IN PERSON OR VIA ZOOM.** Matters to be heard are petitions to amend the official zoning map of Jefferson County and applications for conditional use permits. A map of the properties affected may be obtained from the Zoning Department. Individual files, which include staff finding of fact, are available for viewing between the hours of 8 a.m. and 4:30 p.m., Monday through Friday, excepting holidays. If you have questions regarding these matters, please contact Zoning at 920-674-7131.

FROM A-T, AGRICULTURAL TRANSITION TO R-2, RESIDENTIAL

R4377A-22 – Andy Selle: Create two new building sites of approximately 1-ac and a 0.9-ac from part of PIN 016-0513-2434-026 (8.711 ac) near **W7526 Koshkonong Mounds Rd**, Town of Koshkonong. This is in accordance with Sec. 11.04(f)2 of the Jefferson County Zoning Ordinance.

PETITIONER: Robynn Selle (W7526 Koshkonong Mounds Rd, Fort Atkinson, WI) presented herself as the petitioner for this rezone.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None.

STAFF: Given by Scherer and in the file.

TOWN: In favor.

FROM A-1, EXCLUSIVE AGRICULTURAL TO A-2, AGRICULTURAL AND RURAL BUSINESS AND CONDITIONAL USE PERMITS

R4378A-22 & CU2107-22 – Christopher Leeman: Create a 0.712-ac A-2 zone at **N3549 Schmidt Rd** with conditional use for storage of non-farm equipment. The site is part of PIN 010-0615-2113-000 (39.275 ac) in the Town of Hebron. This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

PETITIONER: Christopher Leeman (N3559 Schmidt Rd, Jefferson, WI) presented himself as the petitioner for this rezone and conditional use. Leeman explained the request is for storage for trailers.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None.

STAFF: Given by Scherer and in the file. Scherer asked for the size and height of the structure. The proposed structure will be 42 ft x 72 ft and 17 ft tall to the peak. Scherer then asked if the proposed structure will be used for personal or business use. It will be used for a mix of personal and business for a trucking company. Scherer also asked if there will be any bathrooms or outdoor lighting for the structure. There will be no bathroom and there will be a dusk to dawn light on the front of the structure.

TOWN: In favor.

R4379A-22 & CU2108-22 – Donald & Nancy Brunson: Create a 7.4-ac A-2 zone near **W1432 County Rd B** with conditional use for boat storage. The site is part of PIN 006-0716-1642-000 (24 ac) in the Town of Concord. This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

PETITIONER: Pete Gross (N5921 Jefferson Rd, Johnson Creek, WI) presented himself on behalf of the petitioners and owners for this rezone and conditional use.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED:

REBUTTAL:

QUESTIONS FROM COMMITTEE: None.

STAFF: Given by Scherer and in the file.

TOWN: In favor.

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

R4380A-22 – Donald & Nancy Brunson: Create a 2-ac lot around the home and buildings at **W1432 County Rd B**, part of PIN 006-0716-1642-000 (24 ac) in the Town of Concord. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

PETITIONER: Pete Gross (N5921 Jefferson Rd, Johnson Creek, WI) presented himself on behalf of the petitioners and owners for this rezone and conditional use.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED:

REBUTTAL:

QUESTIONS FROM COMMITTEE:

STAFF: Given by Scherer and in the file. Scherer asked about the age of the home and the location of the septic. The house is 100 years old and the septic is located on the east side of the house.

TOWN: In favor.

R4381A-22 – Gregory Alt: Create a 5-ac lot around the home and buildings at **W2140 County Road B**, Town of Concord from part of PIN 006-0716-1811-000 (46.804 ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

PETITIONER: Steven Alt (W2192 County Road B, Watertown, WI) presented himself as the petitioner for this rezone. The request is for a 5-acre farm consolidation around the buildings so he can purchase the remaining farmland to keep in the family.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: Steve Holverson (N6315 Peaceful Ln, Watertown, WI) spoke with concerns regarding racecars on the property and concerns about any future potential business operation proposals there.

REBUTTAL: Alt explained the racecars are a personal endeavor and they will try to be mindful of the noise.

QUESTIONS FROM COMMITTEE: None.

STAFF: Given by Scherer and in the file. Scherer also asked about the age of the house and where the septic is located. The house was built in 1972 and the septic is in the front of the house on the south side.

TOWN: In favor.

R4382A-22 – TW & Ruth Schwalenberg: Create a 2-ac building site from part of PIN 010-0615-3434-001 (35.716 ac) on **Kitzinger Ln** in the Town of Hebron. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

PETITIONER: Terry Schwalenberg (N2572 Kitzinger Ln, Fort Atkinson, WI) presented himself as the petitioner for this rezone. The request is to split 35 acres of land into 2 parcels in order to sell off the farmland with a building site in order for him and his wife to downsize.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None.

STAFF: Given by Scherer and in the file.

TOWN: In favor.

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

R4383A-22 & R4384A-22 – TW & Ruth Schwalenberg: Create a 3.3-ac lot around the home at **N2572 Kitzinger Ln**, and a 2.4-ac Natural Resource zone adjacent in the Town of Hebron, part of PIN 010-0615-3434-001 (35.716 ac). This is in accordance with Sec. 11.04(f)8 and 11.04(f) 12 of the Jefferson County Zoning Ordinance.

PETITIONER: Terry Schwalenberg (N2572 Kitzinger Ln, Fort Atkinson, WI) presented himself as the petitioner for this rezone. The request is to allow for a 5-acre piece that the existing house is on with a natural resource zone for the current owners to keep.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None.

STAFF: Given by Scherer and in the file.

TOWN: In favor.

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

R4385A-22 – Brian & Jennifer Statz: Create a 2-ac lot around the home and buildings at **W2948 Hagedorn Rd** from part of PIN 010-0615-2344-000 (16 ac) in the Town of Hebron. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

PETITIONER: Brian Statz (W3450 Markert Rd, Helenville, WI) presented himself as the petitioner for this rezone. Statz explained they are looking for a farm consolidation around the house.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: Supervisor Nass asked if the current house was a replacement for a previously built house. Statz confirmed that there was a house there previously.

STAFF: Given by Scherer and in the file. Scherer asked about the age of the home and location of the septic. Statz stated that the current house was built 25 years ago, but later clarified that the current home was a replacement of a previous home that was built over 100 years ago. Statz also confirmed that the septic is located in front of the house.

TOWN: In favor.

R4386A-22 – Brian & Jennifer Statz: Create two lots, one of 2 ac and one of 1.5 ac near **W2948 Hagedorn Rd** from part of PIN 010-0615-2344-000 (16 ac) in the Town of Hebron. This is in accordance with Sec. 11.04(f) of the Jefferson County Zoning Ordinance.

PETITIONER: Brian Statz (W3450 Markert Rd, Helenville, WI) presented himself as the petitioner for this rezone.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None.

STAFF: Given by Scherer and in the file. Scherer asked for confirmation of the existing shed that is located on the property because the shed does not meet setback requirements for the proposed new lot. Statz stated that the current shed will be removed.

TOWN: In favor.

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

R4387A-22 – Brian & Jennifer Statz: Create a 4.1-ac N zone from part of PINs 010-0615-2341-000 (22 ac) and 010-0615-2344-000 (16 ac) on **Hagedorn Rd** in the Town of Hebron. This is in accordance with Sec. 11.04(f)12 of the Jefferson County Zoning Ordinance.

PETITIONER: Brian Statz (W3450 Markert Rd, Helenville, WI) presented himself as the petitioner for this rezone. The request is to create a natural resource zone in order to add it to one of the proposed new A-3 lots.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None.

STAFF: Given by Scherer and in the file. Scherer also noted that the proposed lot could be sold separately if approved because it meets the requirements for frontage and access from a public road.

TOWN: In favor.

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

R4388A-22 - Kutz Dairy LLC: Create a 1.3-ac lot around the home at **N3965 County Rd Y** from PIN 014-0615-1823-000 (26.162 ac) in the Town of Jefferson. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

PETITIONER: Allan Kutz (N3684 Will Rd, Jefferson, WI) presented himself as the petitioner for this rezone.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None.

STAFF: Given by Scherer and in the file.

TOWN: In favor.

R4389A-22 – Michael & Mary Steptoe: Create a 2.45-ac building site near **N3775 County Rd Y** from part of PIN 014-0615-1843-004 (6.05 ac) in the Town of Jefferson. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

PETITIONER: Michael Steptoe (N3775 County Road Y, Jefferson, WI) presented himself as the petitioner for this rezone. Steptoe is requesting the rezone for a buildable site for his daughter and her husband.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None.

STAFF: Given by Scherer and in the file. Scherer also asked for clarification on the acreage being requested. Steptoe explained that was done by the surveyor to keep the property lines of the proposed lot square with the existing lot.

TOWN: In favor.

R4390A-22 – Tim & Amy Dettmann: Create a 3-acre lot around the home & buildings at **W5588 Albers Ln** in the Town of Milford from part of PIN 020-0714-1123-000 (20 ac) and 020-0714-1124-000 (38.38 ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

PETITIONER: Tim Dettmann (W5331 Vesper Ln, Johnson Creek, WI) presented himself as the petitioner for this rezone. The request is to separate the house and buildings to sell to another party. The house is at least 100 years old and the septic is located on the west side of the house.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None.

STAFF: Given by Scherer and in the file.

TOWN: In favor.

CONDITIONAL USE PERMIT APPLICATIONS

CU2109-22 – Rod & Theresa Cooke: Conditional use for an extensive on-site storage structure totaling 1,680 square feet in size at **W7288 County Rd V** in the Town of Aztalan. The site is on PIN 002-0714-0732-001 (1.201 ac) in a Residential R-2 zone. This is in accordance with Sec. 11.04(f)2 of the Jefferson County Zoning Ordinance.

PETITIONER: Rod Cooke (W7288 County Road V, Lake Mills, WI) presented himself as the petitioner for this conditional use. The request is for a structure to house his personal tools and toys.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None.

STAFF: Given by Scherer and in the file.

TOWN: In favor.

CU2110-22 – Meliza & Ryan Ritacca: Conditional use for a kennel to allow doggie daycare, boarding and breeding for up to 32 dogs at **N5617 County Rd A** on PIN 018-0713-2243-000 (40 ac) and 018-0713-2244-002 (10 ac). This is in the Town of Lake Mills in an A-1 Exclusive Agricultural zone. It is in accordance with Sec. 11.04(f)6 of the Jefferson County Zoning Ordinance.

PETITIONER: Meliza Ritacca (N5617 County Road A, Lake Mills, WI) presented herself as the petitioner for this conditional use. The request is to operate a doggie daycare, boarding and breeding facility for up to 32 dogs.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: Michael Hellekson (N5604 County Road A, Lake Mills, WI) spoke in opposition to the petition with concerns regarding noise.

REBUTTAL: Ritacca said that dogs would be given bark collars to wear to control the noise.

QUESTIONS FROM COMMITTEE: Supervisor Foelker asked about waste disposal. Ritacca explained that waste will be double bagged and placed into the garbage toter, which can hold up to 95 gallons or 200 pounds. If necessary, a 2-yd dumpster could be placed on the property for the waste disposal.

STAFF: Given by Scherer and in the file. Scherer also asked about the breed of the dogs and the proposed hours of operation of the business. The dogs being bred will be German Short-Haired Pointers and they will all be AKC registered. The hours of operation will be 6a-8a for check in and 4p-6p for check out.

TOWN: In favor.

General comments, not specific to any of the above petitions, were provided by Chad Hilstad during the meeting. It was explained that a faculty member from the Planning and Zoning Department would reach out to Hilstad regarding his concerns during regular business hours.

7. Adjourn

Supervisor Poulson moved to adjourn at 8:13 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.jeffersoncountyiwi.gov

Register of Deeds	January 2022			YR to Date	Current Yr. Target
Program/Service Description	2020	2021	2022	Totals	%
Documents Recorded	1,124	1,637	1,247	1,247	9%
Vital Records Filed	201	161	155	155	7%
Vital Record Copies	1,816	1,804	1,486	1,486	10%
ROD Revenue (Gross Total)	\$ 137,695.21	\$ 180,459.22	\$ 161,697.97	\$ 161,697.97	10%
Transfer Fees	\$ 16,409.46	\$ 22,109.82	\$ 20,723.82	\$ 20,723.82	12%
LIO Fees	\$ 9,534.00	\$ 13,638.00	\$ 10,677.00	\$ 10,677.00	10%
Document Copies	\$ 4,997.41	\$ 6,745.62	\$ 7,481.02	\$ 7,481.02	15%
Laredo	\$ 2,294.50	\$ 2,757.50	\$ 3,594.85	\$ 3,594.85	12%
ROD Revenue to General Fund	\$ 47,603.37	\$ 62,606.94	\$ 55,767.97	\$ 55,767.69	11%
Percentage of Documents eRecorded	60%	72%	66%	66%	97%
Budget Goals Met	Yes	Yes	Yes	Yes	Yes
Back Indexed	1,505	5,613	931	931	5%

Wisconsin Register of Deeds Association:

Documents are starting to slow down all around the state. Our long time employee Mary Beth Haney retired 1/3/2022 and have hired a new staff member, Kristine Olson.

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.

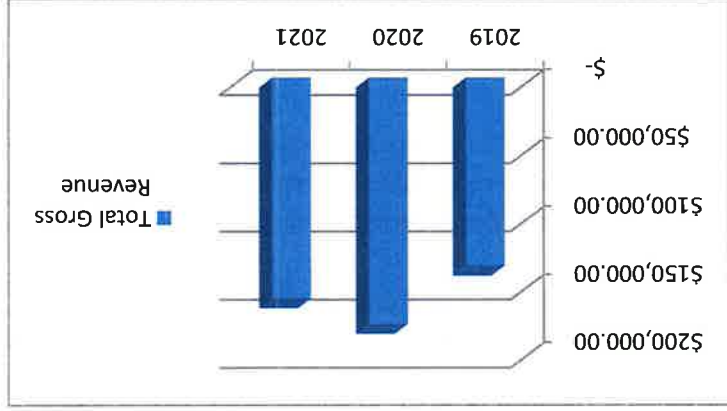
Wisconsin Public Records Board:

I am working with the WI Public Records Board, the WI Historical Society, our county staff as well as representative across the state to update the county retention schedule. WI Counties Association is helping to coordinate monthly meetings with a workgroup made of several counties.

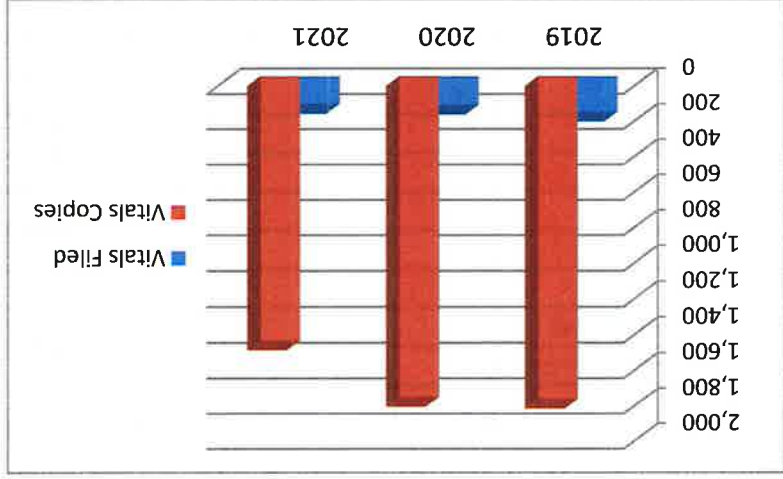
Register of Deeds Monthly Budget Report

Jan-22

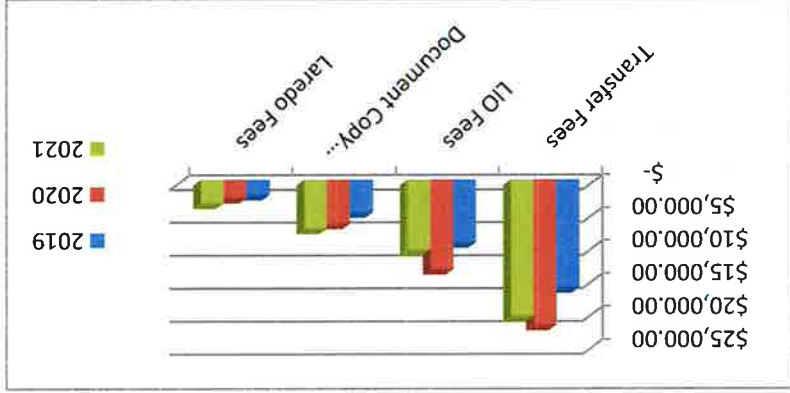
ROD Total Gross Revenues



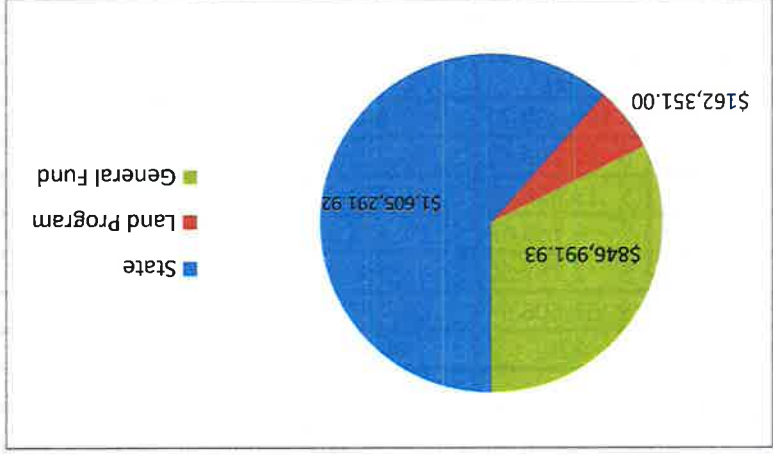
Vital Records



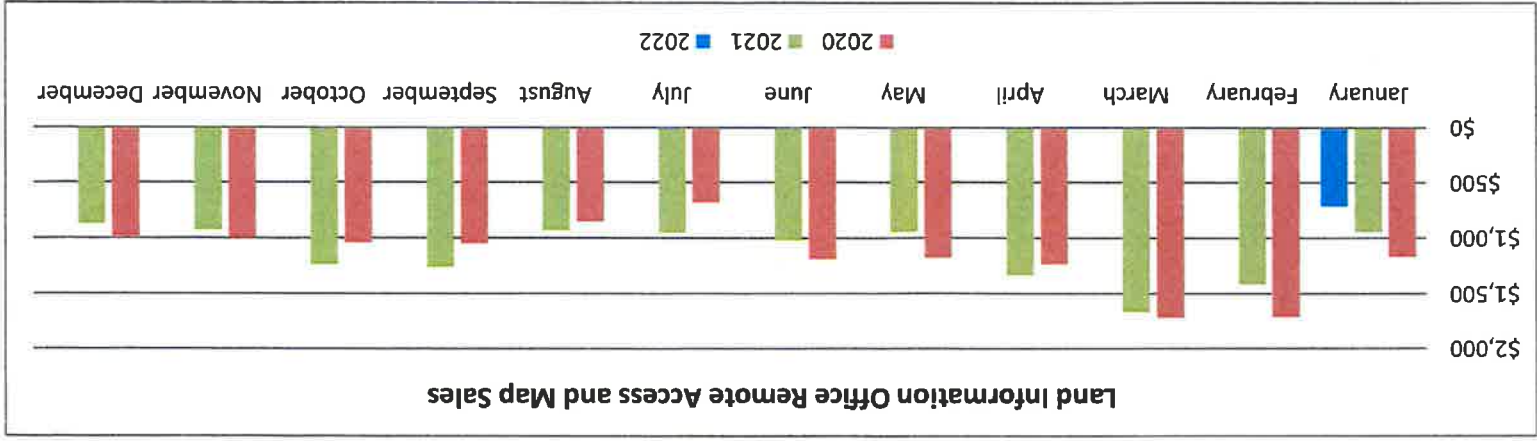
Land Related Revenue



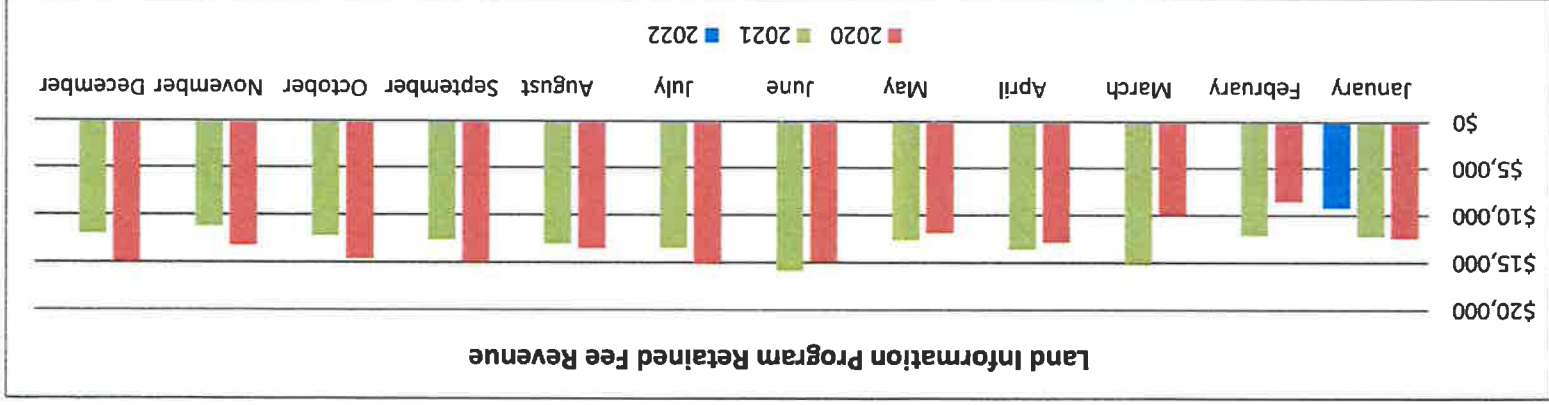
Year to Date Revenue Payout



Land Information Monthly Revenue Report January 2022



Jan 706
Feb 0
March 0
April 0
May 0
June 0
July 0
August 0
Sept 0
Oct 0
Nov 0
Dec 0
Total 706
Budget 15,100
4.7%



Jan 9,136
Feb 0
March 0
April 0
May 0
June 0
July 0
August 0
Sept 0
Oct 0
Nov 0
Dec 0
Total 9,136
Budget 112,000
8.2%

Jefferson County Planning and Zoning Department
Monthly Ledger Report
02-25-2022

	RF	WFG	OP	PPC	MC	PSS{	STF	FQAS	FAA	FPFC	SRWF	ZOF	Refunds	2022 Totals	2021 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	480.00		13,901.00	411.81		3,675.00	250.00							18,717.81	19,215.63
Feb	420.00		9,940.00	87.09		2,775.00	200.00						80.00	13,422.09	15,460.33
Mar															28,398.54
Apr															21,258.08
May															22,440.48
June															21,270.25
July															16,898.54
Aug															21,952.09
Sept															19,285.34
Oct															18,850.63
Nov															17,147.29
Dec															12,577.50
Total	900.00		23,841.00	498.90		6,450.00	450.00						80.00	32,139.90	234,754.70

2021 Actual Zoning Deposit: Please Enter Deposit

2022 Budget Revenues: \$220,500.00

2022 Deposits YTD: \$32,139.90

JEFFERSON COUNTY

PRELIMINARY REVIEW FOR CERTIFIED SURVEY

A division of land located in the NW1/4, SW1/4 of Section 2, Town 7 N, Range 13 E, Town of LAKE MILLS, Jefferson County, Wisconsin, on Parcel Number(s) 018-0713-0231-0001

Owner: KENT WILDES
Address: N7029 NORTH SHORE RD.
City, ST Zip: LAKE MILLS, WI 53567
Phone: 920-605-0183

Surveyor: DAN HIGGS
Address: 109 W MILWAUKEE ST
City, ST Zip: JANESVILLE, WI 53548
Phone: 608-572-3192

- ☐ Rezoning
☒ Allowed Division within an Existing Zoning District
☒ Survey of Existing Parcel

Date Submitted: 2/10/22
Revised: _____

Note to be placed on final CSM

Petition # _____ Zoning _____

Check for subsequent zoning changes with
Jefferson County Planning and Zoning Department.

In addition to the info required by Section 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

Intent and Description of Parcel to be divided:

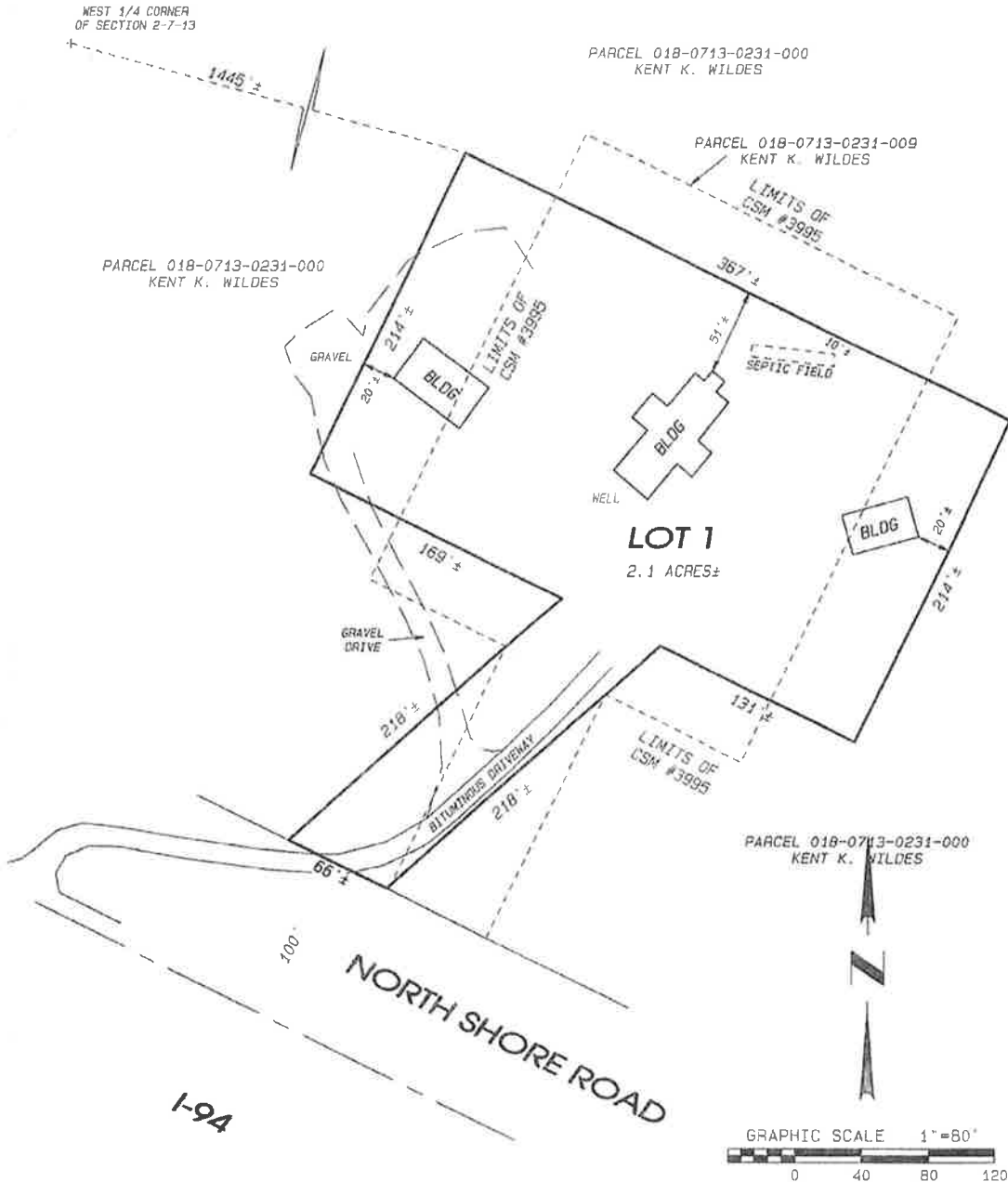
MR. WILDES IS RECONFIGURING HIS EXISTING 1.94 ACRE LOT (CSM NO 3995) TO ACCOMMODATE EXISTING IMPROVEMENTS AND HIS EXISTING DRIVEWAY WITH A PROPOSED 2.1 ± ACRE CSM LOT. IMPROVEMENTS AND DRIVEWAY WERE ALL CONSTRUCTED BY PREVIOUS OWNER(S) AND AREN'T ALL CONTAINED IN THE EXISTING CSM LOT.

Town Board Approval _____ Date _____
(Includes Access approval if applicable)
County Highway Approval _____ Date _____
(If applicable)
Extraterritorial Approval _____ Date _____
(If applicable)
County Surveyor Approval Jim A. Morrow Date 2/14/22
Zoning Office Approval _____ Date _____

Please submit to Jefferson County Planning & Zoning, 311 S Center Ave. Room 201, Jefferson, WI 53549

PRELIMINARY CERTIFIED SURVEY MAP

PART OF LOT 1 OF CERTIFIED SURVEY MAP NO. 3995, RECORDED IN VOLUME 19, PAGES 177 & 178 OF CERTIFIED SURVEY MAPS OF JEFFERSON COUNTY, WISCONSIN, AS DOCUMENT NO. 1042015 AND PART OF THE NE 1/4 OF THE SW 1/4 AND PART OF THE NW 1/4 OF THE SW 1/4 OF SECTION 2, T.7N., R.13E. OF THE 4TH P.M., TOWN OF LAKE MILLS, JEFFERSON COUNTY, WISCONSIN.



County Surveyor Approval: *Jim I. Morrow*

Date: 02/14/2022

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

THE BASIS OF BEARINGS IS ASSUMED.

Project No. 121 - 594 For: WILDES

Combs & Associates

- LAND SURVEYING
- LAND PLANNING
- CIVIL ENGINEERING

109 N. Milwaukee St.
Janesville, WI 53548
www.combsurvey.com

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

New Proposal

JEFFERSON COUNTY

PRELIMINARY REVIEW FOR CERTIFIED SURVEY

A division of land located in the NE 1/4, SE 1/4 of Section 4, Town 6 N, Range 15 E,
Town of Jefferson, Jefferson County, Wisconsin, on Parcel Number(s) 014-0615-0441-000

Owner: Jeff & Rebecca Weber
Address: N4614 Paradise Rd.
City, ST Zip: Helenville, WI 53137
Phone: _____

Surveyor: Holland & Thomas, LLC
Address: 202 West St.
City, ST Zip: Johnson Creek, WI 53038
Phone: sdthomas@tds.net , hntrls.nate@gmail.com

- ☒ Rezoning
☐ Allowed Division within an Existing Zoning District
☐ Survey of Existing Parcel

Date Submitted: _____
Revised: _____

Note to be placed on final CSM

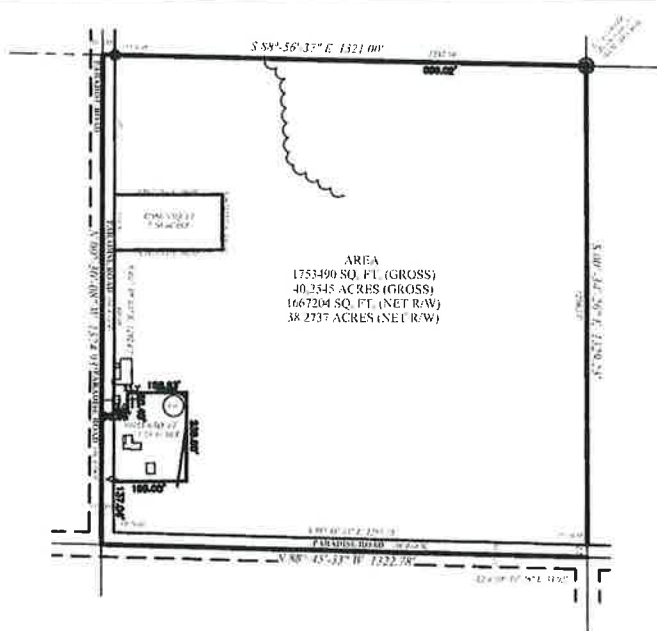
Petition # _____ Zoning _____

Check for subsequent zoning changes with
Jefferson County Planning and Zoning Department.

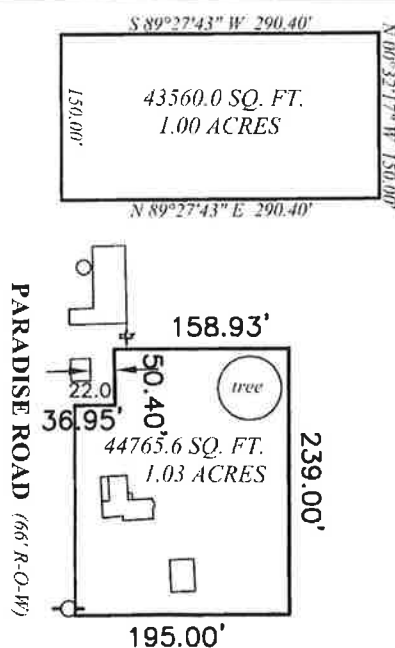
In addition to the info required by Section 236.34 of State Statutes, Sec. 15.04(f) of the Jefferson County Land Division/Subdivision Ordinance requires that the following be shown:

- 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

Intent and Description of Parcel to be Divided: Create two A-3 lots of approx. 2.0 acres total. Leaving the remainder A-1.



PARADISE ROAD



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 _____

Please submit four copies to Jefferson County Planning & Zoning, 311 S Center Ave. Room 201, Jefferson, WI 53549

10209517 W311

Deb Magritz

From: Jeff Weber <Jeff.Weber@wlc.edu>
Sent: Tuesday, February 22, 2022 8:37 AM
To: Deb Magritz
Subject: requested paragraph

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

Good morning Deb and thanks for your work and role in this. While there is no immediate plan to build we do want to have the site be as nice as possible. Following is the paragraph requested and are happy to speak to anyone else as needed to get this done.

The first proposed lot was selected to make the least impact on the farm land and provide for a secluded building site. Zoning felt this was not a viable site due to the size restrictions and steep land contours off of Paradise Road. The second proposed lot was placed based on several conversations with Zoning staff. We were advised that we would be limited to 1 acre and also advised to stay away from the steeper land contours of the NW corner. Roughly halfway between the exiting homes on Paradise Road seemed to be neighborly (people do not want to be real close to neighbors) and also takes advantage of aesthetic positioning of the crest of the hill for a home site and view to the east.

Jeff Weber

JEFFERSON COUNTY

PRELIMINARY REVIEW FOR CERTIFIED SURVEY

A division of land located in the NE 1/4, SE 1/4 of Section 4, Town 6 N, Range 15 E,
Town of Jefferson, Jefferson County, Wisconsin, on Parcel Number(s) 014-0815-0441-000

Owner: Jeff & Rebecca Weber

Address: N4614 Paradise Rd.

City, ST Zip: Helenville, WI 53137

Phone: 414-430-4073

Surveyor: Holland & Thomas, LLC

Address: 202 West St.

City, ST Zip: Johnson Creek, WI 53038

Phone: sdthomas@tds.net, hnrls.nate@gmail.com

- ☒ Rezoning
☐ Allowed Division within an Existing Zoning District
☐ Survey of Existing Parcel

Date Submitted: _____

Revised: _____

Note to be placed on final CSM

Petition # _____ Zoning _____

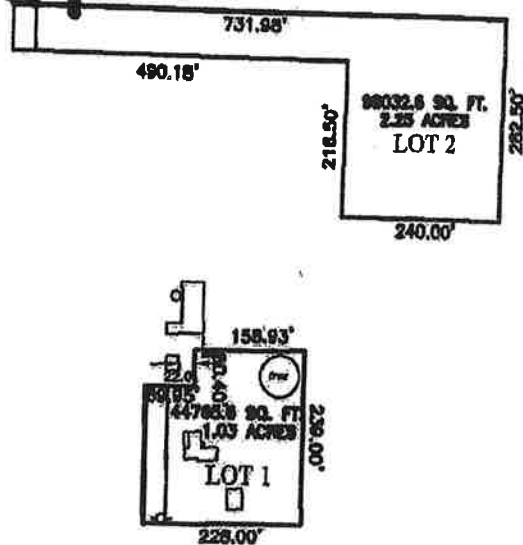
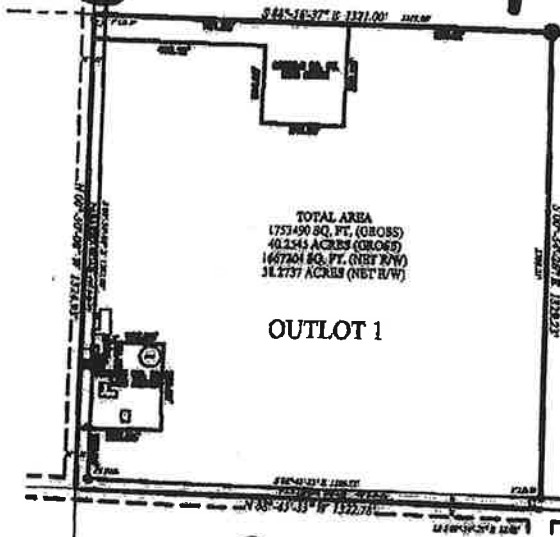
Check for subsequent zoning changes with
Jefferson County Planning and Zoning Department.

In addition to the info required by Section 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

Intent and Description of Parcel to be Divided: Create two A-3 lots of approx. 3.3 acres total. Leaving the remainder A-1.

Original Proposal



Town Board Approval Gregg S. Hill Date 10-6-21
(Includes Access approval if applicable)
County Highway Approval _____ Date _____
(If applicable)
Extraterritorial Approval _____ Date _____
(If applicable)
County Surveyor Approval _____ Date _____
Zoning Office Approval _____ Date _____

Please submit four copies to Jefferson County Planning & Zoning, 311 S Center Ave. Room 201, Jefferson, WI 53549



Jefferson County

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

MEMORANDUM

DATE: December 1, 2021

TO: Jeffrey and Rebecca Weber

FROM: Matt Zangl, Director of Planning and Zoning *MZ* 12-1-2021

RE: Zoning Amendment R4361A-21 for a New Residential Building Site
Near N4614 Paradise Road, Town of Jefferson

The Jefferson County Planning and Zoning Committee, having considered the above-identified petition to amend the zoning ordinance of Jefferson County, does hereby recommend that the petition in question be postponed for redesign. Because the proposal is in soils considered prime for agricultural use, the Committee determined that only one acre should be allowed for lot creation. A new preliminary certified survey map must be submitted, and then the request will be taken up again by the Committee.

If you have questions regarding this action, please contact our office.

Cc Town of Jefferson Clerk
Holland and Thomas, PLS