

AGENDA
JEFFERSON COUNTY PLANNING AND ZONING COMMITTEE
DECISION MEETING

George Jaeckel, Chair; Steve Nass, Vice-Chair; Blane Poulson, Secretary; Matt Foelker; Cassie Richardson

SUBJECT: Planning and Zoning Committee Decision Meeting
DATE: June 27, 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--hpi4pHd2y7-u8i9MUTAbnqMB_1Qxy

Meeting ID: 959 8698 5379

Passcode: Zoning

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

1. Call to Order
2. Roll Call (Establish a Quorum)
3. Certification of Compliance with Open Meetings Law
4. Approval of the Agenda
5. Public Comment (Not to exceed 15 minutes and not to include petitions slated for decision. Members of the public who wish to address the Committee on specific agenda items must register their request at this time)
6. Approval of April 21, May 19, May 23 and June 10 Meeting Minutes
7. Communications
8. May Monthly Financial Report for Register of Deeds – Staci Hoffman
9. May Monthly Financial Report for Land Information Office - Matt Zangl
10. June Monthly Financial Report for Zoning – Matt Zangl
11. Discussion and Possible Action on Entering into a Contract for Back Indexing Register of Deeds Documents
12. Discussion on Solar Energy Facilities
 - a. Crawfish River Solar
 - b. Badger State Solar
13. Discussion on WE Energies Liquefied Natural Gas (LNG) Facility in the Town of Ixonia
14. Discussion and Possible Action on a Holding Tank Waiver request by WE Energies for the Liquefied Natural Gas (LNG) Facility in the Town of Ixonia at N8828 North Road
15. Discussion and Possible Action on Possible Zoning Ordinance Violations at N5775 Ziebell Road owned by Russell C Bienfang
16. Discussion and Possible Action on 2022-2023 Salvage Yard License

17. Discussion and Possible Action on a Request by Laura Willson on PIN 024-0516-2141-000 to allow an adjoining property owner transfer with PIN 024-0516-2141-001 owned by the Barbara Tutton Trust. This is proposed as an even exchange of land in an A-T, Agricultural Transition zone in the Town of Palmyra near W1391 State Road 59.

18. Discussion and Possible Action on Petitions Presented in Public Hearing on June 16, 2022:

R4412A-22 – Reu Farms Partnership: Create a 2.9-ac farm consolidation lot around the home at **N2502 Wenham Rd**, Town of Hebron, from part of PINs 010-0515-0521-000 (49.158 ac) and 010-0615-3234-003 (31.362 ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4413A-22 – ZLRM II LLC: Create a 3-ac lot around the home at **N9010 Ridge Ln** in the Town of Ixonia from part of PIN 012-0816-1042-000 (11.382 ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4414A-22 – Wayne E & Donna J Martin: Create a 5-ac lot around the home and farm buildings at **W9458 County Road B**, Town of Lake Mills, on PIN 018-0713-0743-000 (38.25 ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4415A-22 – Thomas & Kathleen Twohig: Rezone one additional acre of PIN 022-0613-3122-001 (2.96 ac), resulting in a 2.96-ac A-3 zone at **W9663 Hoopen Rd**, Town of Oakland. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4416A-22 – Sarah Miller & Mary Krueger: Create a 2.55-acre lot around the existing home and buildings at **W2847 Aliceton Dr**, Town of Watertown from PIN 032-0815-3622-000 (38.37 ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4417A-22 & CU2124-22 – David Berres/D Thomas Landscaping LLC: Rezone 2.17 acres from PIN 006-0716-1344-002 (3.58 ac) with conditional use for storage of landscaping contractor's materials and equipment at **W158 Concord Center Dr**, Town of Concord. This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

CU2125-22 – Paul Oliver: Conditional home occupation at **N6065 Jefferson Rd**, Town of Aztalan for office and storage of building contractor's equipment and materials. The site is on PIN 002-0714-2412-000 (10.223 ac) in an A-1, Exclusive Agricultural zone. This is in accordance with Sec 11.04(f)6 of the Jefferson County Zoning Ordinance.

19. Possible Future Agenda Items

20. Upcoming Meeting Dates

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

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

July 25, 8:30 a.m. – Decision Meeting in Courthouse Room 202

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

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

August 29, 8:30 a.m. – Decision Meeting in Courthouse Room 202

21. Adjourn

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

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

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

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

MINUTES OF PUBLIC HEARING
JEFFERSON COUNTY PLANNING AND ZONING COMMITTEE

George Jaeckel, Chair; Steve Nass, Vice-Chair; Blane Poulson, Secretary; Matt Foelker and substitute Michael Wineke

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

DATE: Thursday, April 21, 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, April 21, 2022 at 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 7pm.

2. Roll Call

All Committee members were present at 7pm. Also in attendance were Matt Zangl and Sarah Elsner from the Zoning Department. Attending via Zoom was Dianne Owens, Danielle Thompson, Lloyd Bartlett, Jean, Jer Bastin, and Carol Juneau.

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

Chairman Jaeckel explained the process.

6. Public Hearing

NOTICE IS HEREBY GIVEN that the Jefferson County Planning and Zoning Committee will conduct a public hearing on Thursday, April 21, 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, a Zoning Ordinance text amendment 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.

Final decisions on the **rezoning and text amendments** may be made by the Planning and Zoning Committee on April 25 and County Board of Supervisors on May 10.

Final decisions on the **conditional uses** may be made by the Planning and Zoning Committee on April 25.

FROM A-1, EXCLUSIVE AGRICULTURAL TO B, BUSINESS

R4400A-22 & CU2113-22 – Kathy Doering-Kilkenny: Rezone all of PIN 016-0514-3644-000 (1.5 ac) with conditional use to sanction an eating and drinking place in a proposed Business zone at **N112 Old Highway 12**, Town of Koshkonong. This is in accordance with Sec. 11.04(f)3 of the Jefferson County Zoning Ordinance.

PETITIONER: Kathy Doering-Kilkenny (N112 US Highway 12, Whitewater, WI) presented herself as the petitioner for this rezone and conditional use. Kilkenny explained the request to rezone from A-1 to Business to allow for operation of the bar. The business was last opened in January of 2011.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None.

STAFF: Given by Zangl and in the file. Zangl explained the previous business and that it is now a non-conforming use after not being in operation for more than 12 months. Zangl asked about hours/days of operation. The hours and days of operation will be Tuesday – Thursday from 10:30a – 11:30p; Fridays 10:30a – 12a; Saturdays 8:30a – 12a; Sundays 8:30a – 7p. Zangl also asked if the existing building would be used or if a new one is proposed. The existing building will be used for the business. Zangl asked about the existing septic and Kilkenny stated it has not been looked at yet.

TOWN: In favor.

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

R4401A-22 – Steven D Grant/SGRT Morgan LLC: Create a 1-ac building site **north of N6779 Morgan Road**, Town of Concord, from part of PINs 006-0716-1211-000 (30.4 ac) and 006-0716-1214-000 (34.51 ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

PETITIONER: Steve Grant (N51 W34861 Wisconsin Ave, Unit 2117, Okauchee, WI) presented himself as the petitioner for this rezone. Grant explained the request to split the property into 2 lots zoned A-1, and into two lots zoned A-3.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: Carol Juneau (N6779 Morgan Rd, Oconomowoc, WI) spoke in opposition to the rezone and would like to see the property remain farmland.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None.

STAFF: Given by Zangl and in the file.

TOWN: In favor.

R4402A-22 – Steven D Grant/SGRT Morgan LLC: Create a 1-ac building site **south of N6747 Morgan Road**, Town of Concord, from part of PIN 006-0716-1214-000 (34.51 ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

PETITIONER: Steve Grant (N51 W34861 Wisconsin Ave, Unit 2117, Okauchee, WI) presented himself as the petitioner for this rezone. Grant explained the request to split the property into 2 lots zoned A-1, and into two lots zoned A-3.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: Lloyd Bartlett (N6693 Morgan Rd, Oconomowoc, WI) spoke in opposition of the petition with concern about proposed lot 4 and the location of the proposed new home and it obstructing view, and loss of backyard privacy. Carol Juneau (N6779 Morgan Rd, Oconomowoc, WI) spoke in opposition to the rezone and would like to see the property remain farmland.

REBUTTAL: Grant explained the proposed house is positioned the way it is due to the topography of the proposed new lot. There are plans for an exposed basement and a soil test for the property has already been completed that supports that location. There will also be pine trees between houses for privacy.

QUESTIONS FROM COMMITTEE: None.

STAFF: Given by Zangl and in the file.

TOWN: In favor.

R4403A-22 – Anfang Properties LLC: Create two new building sites, a 1.3-ac and a 1-acre lot near **N3981 Betschler Rd**, Town of Jefferson, from part of PIN 014-0615-1323-000 (37 ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

PETITIONER: Tom Anfang (N4589 Pioneer Dr, Sullivan, WI) presented himself as the petitioner for this rezone. The request is to have a couple lots in place for further development.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: Dave Rasmussen (N3930 Betschler Rd, Helenville, WI) spoke in opposition of the petition. Rasmussen had questions regarding the total acreage and number of splits allowed. Rasmussen owns the property across the road from the proposed lots and spoke of concerns regarding sight issues and safety with the driveways due to a steep hill to the west, and the road not being well maintained. Rasmussen also felt the splits wouldn't maintain the rural character of the area.

REBUTTAL: Anfang explained the request for the size of the 1.3-acre lot was to get off the corner between 2 trees and not up and down the hill. The speed limit of the road is also a slower speed.

QUESTIONS FROM COMMITTEE: None.

STAFF: Given by Zangl and in the file.

TOWN: In favor.

R4404A-22 – Anfang Properties LLC: Create a new 2-ac building site west of **W1646 US Highway 18** from part of PINs 026-0616-0423-000 (13.268 ac) and 026-0616-0424-000 (27.404 ac) in the Town of Sullivan. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

PETITIONER: Tom Anfang (N4589 Pioneer Dr, Sullivan, WI) presented himself as the petitioner for this rezone. The request is to have a couple lots in place for further development. Anfang stated his own would like to some day build a house at this location.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: Chairman Jaeckel questioned about access approval from DOT. Anfang stated he has not gotten access approval yet.

STAFF: Given by Zangl and in the file. Zangl questioned the lot design. Anfang explained the design is to get up the hill and get back in the trees and off of the field area.

TOWN: In favor.

R4405A-22 – Arnold Vandre: Create a 2.6-ac lot around the home and buildings at **N7548 Vandre Rd**, Town of Milford, from part of PIN 020-0814-3224-000 (40 ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

PETITIONER: Arnold Vandre (N7548 Vandre Rd, Johnson Creek, WI) presented himself as the petitioner for this rezone. Vandre explained the request to split off the farmhouse and buildings from the 40-acre parcel.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: Chairman Jaeckel asked if the petitioner would like to increase the lot size request to 3 acres to accommodate for extra space, animal units, etc. Vandre explained he did not want to take up farmland and the buyer would like the buildings.

STAFF: Given by Zangl and in the file. Zangl asked about an area for a future septic replacement site. Vandre stated that there should be plenty of room for that.

TOWN: In favor.

R4399A-22 – Kyle Skalitzky: Create a 3-ac lot around the home and buildings at **W8968 Kenny Ln**, Town of Waterloo from part of PIN 030-0813-1744-000 (38.859 ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

PETITIONER: Kyle Skalitzky (N8272 Moungey Ln, Waterloo, WI) presented himself as the petitioner for this rezone. Skalitzky explained the request for 3 acres to split off the original homestead for his nephew to purchase.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM 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 land. The house was built in the early 1900's and there is access for remaining land.

TOWN: In favor.

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

R4406A-22 & CU2114-22 – Nick Draskovich/Larry & Lyn Tarnowski: Rezone approximately 1.601 ac of PIN 024-0516-1432-002 (3.6 ac) with conditional use to allow for storage of concrete contractor's equipment and materials. The site is at **N1424 Zion Rd** in the Town of Palmyra. This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

PETITIONER: Jason Heinonen (1741 Erin Ln, Waukesha, WI) presented himself on behalf of the petitioners/owners for this rezone and conditional use. Heinonen explained the request is to allow for the business in the rear of the property.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None.

STAFF: Given by Zangl and in the file. Zangl asked about the size of area to be used. Just the rear 1.6-acre area of the lot will be used for the concrete business as the front of the lot has floodplain and wetlands. There is a pole barn in the back of the lot for equipment. Only employees from the company will come to the site. The petitioner is unsure about outside storage. There will be no bathrooms in the building.

TOWN: In favor.

CONDITIONAL USE PERMIT APPLICATIONS

CU2115-22 – James G Reu: Request for an agriculturally-related grain storage facility for up to 1,000,000 bushels per year in an A-1, Exclusive Agriculture zone. The site is at **W3020 Willing Rd**, Town of Hebron, on PIN 010-0615-3041-002 (36.023 ac). This is in accordance with Sec. 11.04(f)6 of the Jefferson County Zoning Ordinance.

PETITIONER: James Reu (N2508 Frommader Rd, Fort Atkinson, WI) presented himself as the petitioner for this conditional use. Reu explained the request to add storage to an existing grain facility.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None.

STAFF: Given by Zangl and in the file.

TOWN: In favor.

CU2116-22 – Troy Blakey: Request for a conditional home occupation plumbing business at **W5462 Church Rd**, Town of Milford. The site is zoned A-3, Agricultural/Rural Residential on PIN 020-0714-0243-001 (1.883 ac). This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

PETITIONER: Ed Spiegelhoff (N7619 Rock Lake Rd, Lake Mills, WI) presented himself on behalf of the petitioner for this conditional use. Spiegelhoff explained that he is purchasing the property to live and operate his plumbing business from.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: Supervisor Nass asked if there would be any outside storage, and Spiegelhoff responded with no.

STAFF: Given by Zangl and in the file. Zangl asked about the size of the building area being used for the operation. Spiegelhoff explained that the business will only be occupying part of the shop area, approximately 2400 square feet. They will be utilizing the existing building. Zangl asked about public coming to the site and if there would be deliveries to the property. There will be 1 employee on-site and there will be deliveries to the site and trucks will come from County Road N.

TOWN: In favor.

CU2117-22 – Donald C & Jean J Lenz Trust/Joyce J Takle Trust: Request to have five dogs as household pets in an A-1, Exclusive Agricultural zone at **N7214 Stoney Creek Rd.** The site is in the Town of Lake Mills on PIN 018-0713-0522-000 (36.842 ac). This is in accordance with Sec. 1104(f)6 of the Jefferson County Zoning Ordinance.

PETITIONER: Jean Lenz (N7214 Stoney Creek Rd, Waterloo, WI) presented herself as the petitioner for this rezone. Lenz explained the request for 5 dogs as zoning only allows 4. The property has 3 acres fenced off for the dogs and they have outside water available. The dogs come in the house every night.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None.

STAFF: Given by Zangl and in the file. Zangl asked about the breed of the dogs and waste disposal. Lenz has 5 standard poodles, all of which are fixed, groomed, and fed. Lenz also explained that they have a manure pile on the property where waste is disposed of. There are no neighbors, and they are on a dead end.

TOWN: In favor with the condition that if there are noise complaints it may result in suspension or revocation of the conditional use permit.

ZONING ORDINANCE TEXT AMENDMENT

R4407T-22 – Jefferson County: A text amendment to the Jefferson County Zoning Ordinance defining “Agricultural Tourism.”

PETITIONER: Jefferson County was the petitioner for this text amendment.

COMMENTS IN FAVOR: Anita Martin (261 Pinnacle Dr, Lake Mills, WI) had questions regarding the text amendment. Martin suggested better verbiage for the definition and working with the Ag Tourism Committee at the state level. Martin also mentioned WI Act 269 for immunity from liability for farms. Dianne Owens and Paul Elliott (N7040 Saucer Dr, Watertown, WI) spoke in favor of the amendment.

COMMENTS OPPOSED: Sue Marx (N4642 S Helenville Rd, Helenville, WI) opposed of the amendment as written. Marx explained the purpose of agricultural tourism is to promote agriculture and connect the public with farms. Marx had concerns with the definition opening doors for more permanent business/commercial uses. Marx also expressed concern with the text amendment being in conjunction with a resident that wants an event center, and that ag tourism should not be

combined with event centers. Marx expressed concerns with this causing a loophole that will create more problems down the road.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None.

STAFF: Given by Zangl and in the file. Zangl noted that 15/16 towns responded. Zangl stated that all Towns except for Sullivan were in favor. There was no response from Town of Sumner. Anita Martin then corrected that there were 2 Towns who were not in favor – Town of Jefferson and Town of Sullivan. The correction was noted.

TOWN: In favor.

Supervisor Nass moved to adjourn at 7:50 p.m. and was seconded by Supervisor Foelker. Motion passed 5-0 on a voice vote.

7. Adjourn

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

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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.

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NOTICE OF PUBLIC HEARING
JEFFERSON COUNTY PLANNING AND ZONING COMMITTEE

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

DATE: Thursday, May 19, 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: May 19, 2022 at 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 7:00pm.
2. **Roll Call**
- All Committee members were present at 7pm. Also in attendance were Matt Zangl and Sarah Elsner from 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 Supervisors Poulson/Foelker to approve the agenda as presented. Motion passed 5-0.
5. **Explanation of Public Hearing Process by Committee Chair**
- Chairman Jaeckel explained the process.
6. **Public Hearing**

NOTICE IS HEREBY GIVEN that the Jefferson County Planning and Zoning Committee will conduct a public hearing on Thursday, May 19, 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.

Final action on only the rezoning amendments will be made by the County Board of Supervisors on June 14, 2022.

Final decisions on only the conditional uses will be made by the Planning and Zoning Committee on May 23, 2022.

**FROM A-1, EXCLUSIVE AGRICULTURAL TO A-2, AGRICULTURAL & RURAL BUSINESS WITH
CONDITIONAL USE**

R4408A-22 & CU2118-22 – Tom Stade/Stade Auction Center, Inc: Rezone 0.84 ac of PIN 016-0514-2641-000 (39.734 ac) with conditional use for a cabinet shop at **N640 US Highway 12** in the Town of Koshkonong. This is in accordance with Sec 11.04(f)7 of the Jefferson County Zoning Ordinance.

PETITIONER: Tom Stade (W5289 Bockman Lane) presented himself as the petitioner for this rezone and conditional use. Stade explained they are looking at having a cabinet shop at the farm. Stade said there is three existing buildings looking to be included with the split and they meet all setbacks of the proposed split.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None.

STAFF: Given by Elsner and in the file.

TOWN: In favor.

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

R4409A-22 – Tom Stade/Stade Auction Center, Inc: Create a 1-acre building site on Cheesebrough Rd from PIN 016-0514-2641-000 (39.734 ac) in the Town of Koshkonong. This is in accordance with Sec 11.04(f)8 of the Jefferson County Zoning Ordinance.

PETITIONER: Tom Stade (W5289 Bockman Lane) presented himself as the petitioner for this rezone. Stade said the A-3 lot would be for the son looking to be on the property of the wood working shop. The petitioner said they are looking to put a new 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. Elsner asked the petitioner if there is remaining A-1 Access? Stade said yes.

TOWN: In favor.

R4410A-22 – Dane M Hartwig: Rezone 0.5 ac of PIN 008-0715-1621-004 (28.336 ac) to add it to an adjoining A-3 zoned lot at **W3912 County Road B** in the Town of Farmington. This is in accordance with Sec 11.04(f)8 of the Jefferson County Zoning Ordinance.

PETITIONER: Dane Hartwig (N6468 Switzke Road) presented himself as the petitioner for this rezone. Hartwig said he is looking at giving .5-acres to the neighbor to allow them to build a garage for storage of vehicles and other property.

COMMENTS IN FAVOR: Craig Jansen (W2912 County Road B) spoke in favor of the petition. Jansen said he would be buying the property and would be using the land to build storage for his vehicles and other property.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None.

STAFF: Given by Elsner and in the file. Elsner asked the petitioner the age of the home. Hartwig said the home is from the late 1800s.

TOWN: In favor.

R4411A-22 – Craig Meech/David Meech Trusts, Russel & Janice Meech Trust Properties: Rezone all of PIN 026-0616-2741-001 (0.32 ac) and part of PIN 026-0616-2741-000 (38.08 ac) to create a lot around the buildings at **N3066 County Road E** in the Town of Sullivan. This is in accordance with Sec 11.04(f)8 of the Jefferson County Zoning Ordinance.

PETITIONER: Craig Meech (825 Birch Drive) presented himself as the petitioner for this rezone. Meech is looking to consolidate the farm after his father passed away.

COMMENTS IN FAVOR: Russel Meech spoke in favor of the petition.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None.

STAFF: Given by Elsner and in the file. Elsner asked the petitioner the age of the home?

TOWN: In favor.

CONDITIONAL USE PERMIT APPLICATIONS

CU2119-22- Kyle Pearson: Conditional use for an extensive on-site storage structure of 2,048 square feet, 16 feet in height at **W3381 Piper Rd** on PIN 004-0515-2711-001 (5.3 ac). The property is zoned Residential R-2 in the Town of Cold Spring. This is in accordance with Sec 11.04(f)2 of the Jefferson County Zoning Ordinance.

PETITIONER: Kyle Pearson (W3381 Piper Road) presented himself as the petitioner for this conditional use. Pearson said he has 5 kids and needs more space for vehicles and toys.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: A letter was sent in opposing the conditional use. The letter stated the structure would be larger than any of the nearby properties' structures.

REBUTTAL: Pearson said the structure would be used to store a boat, truck, and other things he would like to keep inside. He said this would prevent things from being left outside.

QUESTIONS FROM COMMITTEE: None.

STAFF: Given by Elsner and in the file. Elsner asked the petitioner for the size of the building? The petitioner the structure would be 2,048 square feet and 18' tall. Elsner asked the petitioner if there would be a lighting or bathrooms? The petitioner said no. Elsner asked the petitioner if it was all personal storage? The petitioner said yes, it was all personal property.

TOWN: In favor.

CU2120-22 – Saul Pechous: Allow a conditional home occupation for gun sales in an Agricultural A-1 zone at **N2620 County Rd D**, on PIN 010-0614-3532-001 (7.773 ac), Town of Hebron. This is in accordance with Sec 11.04(f)6 of the Jefferson County Zoning Ordinance.

PETITIONER: Saul Pechous (N2620 County Road D) presented himself as the petitioner for this conditional use. Pechous. The petitioner is looking to allow for online gun sales on the property. The petitioner said he is ATF approved and this is the last step to be official and legal.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None.

STAFF: Given by Elsner and in the file. Elsner asked the petitioner about the hours of operation? The petitioner said from around 10:00am- 5:00pm. Elsner asked the petitioner if the business I conducted inside the home? The petitioner said yes. Elsner asked the petitioner if public would be onsite. The petitioner said almost no one unless he personally knows them.

TOWN: In favor.

CU2121-22 – Jeff Powers: Conditional use for an extensive on-site storage structure of 1,500 square feet, 16.4 feet in height in a Residential R-2 zone at **N605 Wishing Well Ln**. The site is on PIN 016-0513-2532-002 (5 ac) in the Town of Koshkonong. This is in accordance with Sec 11.04(f)2 of the Jefferson County Zoning Ordinance.

PETITIONER: Jeff Powers (N605 Wishing Well Ln) presented himself as the petitioner for this conditional use. The petitioner is looking to allow for extensive on-site storage on his property. The petitioner said the building would be 1,500 square feet. The petitioner also said it would be for personal storage.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None.

STAFF: Given by Elsner and in the file. Elsner asked the petitioner the size and height of the structure. The petitioner said the structure would be 1,500 square feet with a peak height of 16.4 feet. Elsner asked if there would be bathrooms? The petitioner said no. Elsner asked the petitioner if there would be anything stored outside? The petitioner said no. Elsner asked the petitioner if there would be any outside lighting? The petitioner said there may be a security light, but there are also town restrictions on lighting that he will meet.

TOWN: In favor.

CU2122-22 – Marianne Schulz: Conditional use for keeping up to 15 dogs at **W691 County Rd CI** in the Towns of Sullivan and Palmyra. The property is zoned Agricultural A-1 and is made up of PINs 026-0616-3543-001 (1.54 ac), 026-0616-3543-002 (0.4 ac), 024-0516-0212-000 (47.61 ac) and 024-0516-0212-002 (1.46 ac). This is in accordance with Sec 11.04(f)6 of the Jefferson County Zoning Ordinance.

PETITIONER: Marianne Schulz (W691 County Road CI) presented herself as the petitioner for this conditional use. Schulz is looking for a conditional use for boarding of dogs. Schulz said there are fences and stalls existing already.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None.

STAFF: Given by Elsner and in the file. Elsner asked the petitioner what the hours of operations are? The petitioner said there is no set hours, and everything is done by appointment for drop off and pick up. Elsner asked the petitioner for the maximum number of dogs to be boarded? The petitioner said 15. Elsner asked the petitioner on how the waste would be disposed of? The petitioner said it would be composted with the horse manure.

TOWN: The Town of Palmyra and Town of Sullivan are both in favor.

CU2123-22 – Stephen & Judith Zillmer: Conditional use for an extensive on-site storage structure of 672 square feet at **N8754 Jefferson Rd** in a Residential R-2 zone. The site is on PIN 032-0815-1724-015 (1.11 ac) in the Town of Watertown. This is in accordance with Sec 11.04(f)2 of the Jefferson County Zoning Ordinance.

PETITIONER: Stephen Zillmer (N8754 Jefferson Road) presented himself as the petitioner for this conditional use. Zillmer is looking to build a 672 square feet structure for storage space and a workshop. Zillmer said he would be storing a car, gardening items and other outdoor equipment.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None.

STAFF: Given by Elsner and in the file. Elsner asked the petitioner if it was for personal? The petitioner said no public or business would be conducted. Elsner asked the petitioner the size and height of the structure? The petitioner said 24 feet by 28 feet with a height of 14 feet. Elsner asked the petitioner if there would be bathrooms? The petitioner said no. Elsner asked the petitioner if there would be any outdoor storage? The petitioner said no.

TOWN: In favor.

7. Adjourn

Supervisor Nass moved to adjourn at 7:27 p.m. and was seconded by Supervisor Foelker. Motion passed 5-0 on a voice vote.

7. Adjourn

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

**MINUTES OF THE
JEFFERSON COUNTY PLANNING AND ZONING COMMITTEE
DECISION MEETING**

George Jaeckel, Steve Nass, Blane Poulson, Matt Foelker, Cassie Richardson

SUBJECT: Planning and Zoning Committee Decision Meeting
DATE: May 23, 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/meeting/register/tJEkf--hpj4pHd2y7-u8i9MUTAbnqMB_1Qxy](https://zoom.us/join/zoom/register/tJEkf--hpj4pHd2y7-u8i9MUTAbnqMB_1Qxy)
[https://zoom.us/meeting/register/tJEkf--hpj4pHd2y7-u8i9MUTAbnqMB_1Qxy](https://zoom.us/join/zoom/register/tJEkf--hpj4pHd2y7-u8i9MUTAbnqMB_1Qxy)

Meeting ID: 959 8698 5379

Passcode: Zoning

1. Call to Order

The meeting was called to order by County Administrator Ben Wehmeier at 8:30 a.m.

2. Roll Call (Establish a Quorum)

All Committee members were present at 8:30. Also present in person were Corporation Counsel Blair Ward, Register of Deeds Staci Hoffman and Planning and Zoning Department staff Matt Zangl, Sarah Elsner, Brett Scherer and Deb Magritz. Attending via ZOOM were Supervisors Walt Christensen and Anita Martin, staff member Sarana Stolar and member of the public Sue Marx.

3. Certification of Compliance with Open Meetings Law

Wehmeier certified compliance with Open Meetings Law.

4. Approval of the Agenda

Motion by Supervisors Jaeckel/Foelker to approve the agenda. Motion passed 5-0.

5. Election of Officers (Chair, Vice-Chair and Secretary – if necessary)

Wehmeier called for nominations for Chair. Motion by Supervisors Nass/Foelker to nominate Supervisor Jaeckel as Chair. Wehmeier asked Supervisor Jaeckel if he would accept the nomination, to which Jaeckel responded that he would. Wehmeier called for additional nominations, but there were none. Wehmeier called for a vote. Motion by Supervisors Nass/Poulson to elect Supervisor Jaeckel as Chair; motion passed 5-0.

Supervisor Jaeckel called for nominations for Vice-Chair. Motion by Supervisors Poulson/Foelker to nominate Supervisor Nass as Vice-Chair. Supervisor Nass accepted the nomination. Jaeckel called for additional nominations, but there were none. Supervisor Jaeckel closed nominations and called for a vote. Motion by Supervisors Poulson/Foelker to elect Supervisor Nass as Vice Chair; motion passed 5-0.

Supervisors Jaeckel called for nominations for Secretary. Motion by Supervisors Nass/Foelker to nominate Supervisor Poulson as Secretary. Supervisor Poulson accepted the nomination. Supervisor Jaeckel called for additional nominations, but there were none. Supervisor Jaeckel closed nominations and called for a vote. Motion by Supervisors Nass/Foelker to elect Supervisor Poulson as Secretary; motion passed 5-0.

6. 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 thanked the Committee for looking at the ag tourism definition again.

7. Approval of April 25, May 13 and May 19 Meeting Minutes

Motion by Supervisors Poulson/Foelker to approve the April 25 meeting minutes. Motion passed 5-0.

Motion by Supervisors Foelker/Poulson to approve the May 13 meeting minutes. Motion passed 5-0.

The May 19 public hearing minutes were not available for review.

8. Communications

Zangl drew the Committee's attention to the laminated and metal clipped info which will be available at each decision meeting.

9. April Monthly Financial Report for Register of Deeds – Staci Hoffman

Hoffman reported that like last month, document recordings are slowing down. However, transfer documents are keeping the budget numbers just where they should be. An RFP is out for back indexing; she is hopeful that it may go to the July County Board meeting for approval.

10. April Monthly Financial Report for Land Information Office-Matt Zangl

The office budget closely follows the Register of Deeds report.

11. May Monthly Financial Report for Zoning – Matt Zangl

April revenues are slightly over where they were at this point in 2021. May has been a little bit slower. A lot of permits and a lot of rezones are coming in, just not to the point they were in 2021.

12. Discussion on Solar Energy Facilities

The Crawfish River quarterly report was included in the Committee's packet. Zangl, Brian Udovich from Highway and the site manager were recently out on site viewing the access onto County Road J. Crawfish River Solar will reduce the size of the access after construction to that of a regular agricultural access. They are finishing up grading and pilings will be going in soon.

Badger State Solar is starting the permitting process, working with the Drainage Board to get ditches cleaned out and putting in some new access and draining crossings. Site plans are expected soon, getting closer to construction after financing is approved.

13. Discussion on WE Energies Liquefied Natural Gas (LNG) Facility in the Town of Ixonia

WE Energies quarterly report was included in the Committee's packet. The foundation for the LNG tank was poured a couple of weeks ago, using about 80 truckloads of concrete. A holding tank is being proposed for the site; the Committee will be seeing that in an upcoming meeting. Wehmeier added that there will be mini-orientation and education sessions for the County Board including the Comp Plan, Farmland Preservation Plan and utility projects.

14. Discussion and Possible Action on Petition R4407T-22, a text amendment to the Jefferson County Zoning Ordinance Defining "Agricultural Tourism"

Zangl explained and asked for input from the Committee. Zangl explained the two aspects of the definition, noting that the first is that it has to take place at one of the listed locations and secondly it has to allow members of the public to participate in one of the listed aspects. Ward further explained and asked the Committee to consider how much of a connection the business needs to have to agriculture. Wehmeier reminded Committee members why this has come back to them. Motion by Poulson/Jaeckel to adopt the optional definition of Agricultural Tourism with the addition of "and" between the bullet points. Ward also noted that he would prefer dropping "that meets the following;" in the first sentence of OPTIONAL DEFINITION and replacing it with a semi-colon. There was brief discussion on what would come next, with the answer ultimately being sending this

to County Board on June 14.

15. Discussion and Possible Action on text amendments to the Jefferson County Zoning Ordinance: reviewing the A-2, Agricultural and Rural Business Zone

Zangl explained and pointed to an outline of the existing A-2 zone allowances. He has checked with DATCP to make sure any changes to the A-2 zone would not affect Farmland Preservation certification. Poulson suggested adding event facility to see if it is accepted; Wehmeier suggested adding a maximum capacity of guests. Nass asked whether this is really what we want to encourage, and discussion followed. Wehmeier suggested taking a parallel path with educational sessions for County Board members. Zangl asked whether preparing a survey might be appropriate. Motion by Supervisors Jaeckel/Poulson to postpone indefinitely. Motion passed 5-0.

16. Discussion and Possible Action on a Request by Laura Willson on PIN 024-0516-2141-000 to allow an adjoining property owner transfer with PIN 024-0516-2141-001 owned by the Barbara Tutton Trust. This is proposed as an even exchange of area in an A-T, Agricultural Transition zone in the Town of Palmyra near W1391 State Road 59.

Information on this project was not available; no action was taken.

17. Discussion and Possible Action on Petitions Presented in Public Hearing on May 19:

APPROVED WITH CONDITIONS BOTH R4408A-22 & CU2118-22 – Tom Stade/Stade Auction Center, Inc on a motion by Supervisors Nass/Poulson to rezone 0.84 ac of PIN 016-0514-2641-000 (39.734 ac) and on a motion by Supervisors Jaeckel/Poulson for conditional use allowing a cabinet shop at **N640 US Highway 12** in the Town of Koshkonong. This is in accordance with Sec 11.04(f)7 of the Jefferson County Zoning Ordinance. Both motions passed 5-0/

APPROVED WITH CONDITIONS R4409A-22 – Tom Stade/Stade Auction Center, Inc on a motion by Supervisors Poulson/Foelker to create a 1-acre building site on Cheesebrough Rd from PIN 016-0514-2641-000 (39.734 ac) in the Town of Koshkonong. This is in accordance with Sec 11.04(f)8 of the Jefferson County Zoning Ordinance. Motion passed 5-0.

APPROVED WITH CONDITIONS R4410A-22 – Dane M Hartwig on a motion by Supervisors Nass/Poulson to rezone 0.5 ac of PIN 008-0715-1621-004 (28.336 ac) to add it to an adjoining A-3 zoned lot at **W3912 County Road B** in the Town of Farmington. This is in accordance with Sec 11.04(f)8 of the Jefferson County Zoning Ordinance. Motion passed 5-0/

APPROVED WITH CONDITIONS R4411A-22 – Craig Meech/David Meech Trusts, Russel & Janice Meech Trust Properties on a motion by Supervisors Nass/Poulson to rezone all of PIN 026-0616-2741-001 (0.32 ac) and part of PIN 026-0616-2741-000 (38.08 ac) to create a lot around the buildings at **N3066 County Road E** in the Town of Sullivan. This is in accordance with Sec 11.04(f)8 of the Jefferson County Zoning Ordinance. Motion passed 5-0.

APPROVED WITH CONDITIONS CU2119-22- Kyle Pearson on a motion by Supervisors Nass/Poulson for conditional use to allow an extensive on-site storage structure of 2,048 square feet, 16 feet in height at **W3381 Piper Rd** on PIN 004-0515-2711-001 (5.3 ac). The property is zoned Residential R-2 in the Town of Cold Spring. This is in accordance with Sec 11.04(f)2 of the Jefferson County Zoning Ordinance. Motion passed 5-0.

APPROVED WITH CONDITIONS CU2120-22 – Saul Pechous on a motion by Supervisors Jaeckel/Poulson to allow a conditional home occupation for gun sales in an Agricultural A-1 zone at **N2620 County Rd D**, on PIN 010-0614-3532-001 (7.773 ac), Town of Hebron. This is in accordance with Sec 11.04(f)6 of the Jefferson County Zoning Ordinance. Motion passed 5-0.

APPROVED CU2121-22 – Jeff Powers on a motion by Supervisors Jaeckel/Foelker for conditional use for an extensive on-site storage structure of 1,500 square feet, 16.4 feet in height in a Residential R-2 zone at **N605 Wishing Well Ln**. The site is on PIN 016-0513-2532-002 (5 ac) in the Town of Koshkonong. This is in accordance with Sec 11.04(f)2 of the Jefferson County Zoning Ordinance. Motion passed 5-0.

APPROVED CU2122-22 – Marianne Schulz on a motion by Supervisors Richardson/Poulson for conditional use to keep up to 15 dogs at **W691 County Rd CI** in the Towns of Sullivan and Palmyra. The property is zoned Agricultural A-1 and is made up of PINs 026-0616-3543-001 (1.54 ac), 026-0616-3543-002 (0.4 ac), 024-0516-0212-000 (47.61 ac) and 024-0516-0212-002 (1.46 ac). This is in accordance with Sec 11.04(f)6 of the Jefferson County Zoning Ordinance. Motion passed 5-0.

APPROVED CU2123-22 – Stephen & Judith Zillmer on a motion by Supervisors Nass/Reese for conditional use for an extensive on-site storage structure of 672 square feet at **N8754 Jefferson Rd** in a Residential R-2 zone. The site is on PIN 032-0815-1724-015 (1.11 ac) in the Town of Watertown. This is in accordance with Sec 11.04(f)2 of the Jefferson County Zoning Ordinance. Motion passed 5-0.

18. Possible Future Agenda Items

19. Upcoming Meeting Dates

June 10, 8:00 a.m. – Site Inspections Beginning in Courthouse Room 203-will include a site visit to N5775 Ziebell Rd for potential violation

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

June 27, 8:30 a.m. – Decision Meeting in Courthouse Room 202

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

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

July 25, 8:30 a.m. – Decision Meeting in Courthouse Room 202

20. Adjourn

Motion by Supervisors Nass/Richardson to adjourn the meeting. Motion passed 5-0, and the meeting adjourned at 10:11 a.m.

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

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

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

MINUTES
JEFFERSON COUNTY PLANNING AND ZONING COMMITTEE
SITE INSPECTIONS

George Jaeckel, Chair; Steve Nass, Vice-Chair; Blane Poulson, Secretary; Matt Foelker, Cassie Richardson

ROOM 203, COUNTY COURTHOUSE
311 S. CENTER AVE., JEFFERSON, WI 53549
8 A.M. ON FRIDAY, JUNE 10, 2022

1. Call to Order

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

2. Roll Call (Establish a Quorum)

All Committee members were present at 8:00 a.m. Also present were staff members Matt Zangl, Sarah Elsner, Deb Magritz, Haley Nielsen and Brett Scherer.

3. Certification of Compliance with Open Meetings Law

Supervisor Poulson verified compliance with Open Meetings Law.

4. Approval of the Agenda

Motion by Supervisors Jaeckel to approve the agenda as presented. Motion passed 5-0.

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

There was no public comment.

6. Communications

Zangl spoke briefly of the upcoming site inspections and noted one additional site that is not on the public hearing notice but was a property that the Committee had discussed at the May 23 decision meeting.

7. Site Inspections for Petitions to be Presented in Public Hearing on June 16, 2022:

The Committee left with Nielsen for the following site inspections:

R4414A-22 – Wayne E & Donna J Martin: Create a 5-ac lot around the home and farm buildings at **W9458 County Road B**, Town of Lake Mills, on PIN 018-0713-0743-000 (38.25 ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4415A-22 – Thomas & Kathleen Twohig: Rezone one additional acre of PIN 022-0613-3122-001 (2.96 ac), resulting in a 2.96-ac A-3 zone at **W9663 Hoopen Rd**, Town of Oakland. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4412A-22 – Reu Farms Partnership: Create a 2.9-ac farm consolidation lot around the home at **N2502 Wenham Rd**, Town of Hebron, from part of PINs 010-0515-0521-000 (49.158 ac) and 010-0615-3234-003 (31.362 ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4417A-22 & CU2124-22 – David Berres/D Thomas Landscaping LLC: Rezone 2.17 acres from PIN 006-0716-1344-002 (3.58 ac) with conditional use for storage of landscaping contractor's materials and equipment at **W158 Concord Center Dr**, Town of Concord. This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

R4413A-22 – ZLRM II LLC: Create a 3-ac lot around the home at **N9010 Ridge Ln** in the Town of Ixonia from part of PIN 012-0816-1042-000 (11.382 ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4416A-22 – Sarah Miller & Mary Krueger: Create a 2.55-acre lot around the existing home and buildings at **W2847 Aliceton Dr**, Town of Watertown from PIN 032-0815-3622-000 (38.37 ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

CU2125-22 – Paul Oliver: Conditional home occupation at **N6065 Jefferson Rd**, Town of Aztalan for office and storage of building contractor's equipment and materials. The site is on PIN 002-0714-2412-000 (10.223 ac) in an A-1, Exclusive Agricultural zone. This is in accordance with Sec 11.04(f)6 of the Jefferson County Zoning Ordinance.

Site Inspection at N5775 Ziebell Rd, Town of Aztalan on PIN 002-0714-2234-000, property owned by Russell Bienfang

8. Adjourn

Motion by Supervisors Jaeckel/Nass to adjourn the meeting. The motion passed, and the meeting adjourned at 10:25 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.jeffersoncountywv.gov.

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

AGENDA
JEFFERSON COUNTY PLANNING AND ZONING COMMITTEE
DECISION MEETING

George Jaeckel, Chair; Steve Nass, Vice-Chair; Blane Poulson, Secretary; Matt Foelker; Cassie Richardson

SUBJECT: Planning and Zoning Committee Decision Meeting
DATE: June 27, 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--hpi4pHd2y7-u8i9MUTAbnqMB_1Qxy

Meeting ID: 959 8698 5379

Passcode: Zoning

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

1. Call to Order
2. Roll Call (Establish a Quorum)
3. Certification of Compliance with Open Meetings Law
4. Approval of the Agenda
5. Public Comment (Not to exceed 15 minutes and not to include petitions slated for decision. Members of the public who wish to address the Committee on specific agenda items must register their request at this time)
6. Approval of April 21, May 19, May 23 and June 10 Meeting Minutes
7. Communications
8. May Monthly Financial Report for Register of Deeds – Staci Hoffman
9. May Monthly Financial Report for Land Information Office - Matt Zangl
10. June Monthly Financial Report for Zoning – Matt Zangl
11. Discussion and Possible Action on Entering into a Contract for Back Indexing Register of Deeds Documents
12. Discussion on Solar Energy Facilities
 - a. Crawfish River Solar
 - b. Badger State Solar
13. Discussion on WE Energies Liquefied Natural Gas (LNG) Facility in the Town of Ixonia
14. Discussion and Possible Action on a Holding Tank Waiver request by WE Energies for the Liquefied Natural Gas (LNG) Facility in the Town of Ixonia at N8828 North Road
15. Discussion and Possible Action on Possible Zoning Ordinance Violations at N5775 Ziebell Road owned by Russell C Bienfang
16. Discussion and Possible Action on 2022-2023 Salvage Yard License

17. Discussion and Possible Action on a Request by Laura Willson on PIN 024-0516-2141-000 to allow an adjoining property owner transfer with PIN 024-0516-2141-001 owned by the Barbara Tutton Trust. This is proposed as an even exchange of land in an A-T, Agricultural Transition zone in the Town of Palmyra near W1391 State Road 59.

18. Discussion and Possible Action on Petitions Presented in Public Hearing on June 16, 2022:

R4412A-22 – Reu Farms Partnership: Create a 2.9-ac farm consolidation lot around the home at **N2502 Wenham Rd**, Town of Hebron, from part of PINs 010-0515-0521-000 (49.158 ac) and 010-0615-3234-003 (31.362 ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4413A-22 – ZLRM II LLC: Create a 3-ac lot around the home at **N9010 Ridge Ln** in the Town of Ixonia from part of PIN 012-0816-1042-000 (11.382 ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4414A-22 – Wayne E & Donna J Martin: Create a 5-ac lot around the home and farm buildings at **W9458 County Road B**, Town of Lake Mills, on PIN 018-0713-0743-000 (38.25 ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4415A-22 – Thomas & Kathleen Twohig: Rezone one additional acre of PIN 022-0613-3122-001 (2.96 ac), resulting in a 2.96-ac A-3 zone at **W9663 Hoopen Rd**, Town of Oakland. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4416A-22 – Sarah Miller & Mary Krueger: Create a 2.55-acre lot around the existing home and buildings at **W2847 Aliceton Dr**, Town of Watertown from PIN 032-0815-3622-000 (38.37 ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4417A-22 & CU2124-22 – David Berres/D Thomas Landscaping LLC: Rezone 2.17 acres from PIN 006-0716-1344-002 (3.58 ac) with conditional use for storage of landscaping contractor's materials and equipment at **W158 Concord Center Dr**, Town of Concord. This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

CU2125-22 – Paul Oliver: Conditional home occupation at **N6065 Jefferson Rd**, Town of Aztalan for office and storage of building contractor's equipment and materials. The site is on PIN 002-0714-2412-000 (10.223 ac) in an A-1, Exclusive Agricultural zone. This is in accordance with Sec 11.04(f)6 of the Jefferson County Zoning Ordinance.

19. Possible Future Agenda Items

20. Upcoming Meeting Dates

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

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

July 25, 8:30 a.m. – Decision Meeting in Courthouse Room 202

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

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

August 29, 8:30 a.m. – Decision Meeting in Courthouse Room 202

21. Adjourn

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

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

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

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

MINUTES OF PUBLIC HEARING
JEFFERSON COUNTY PLANNING AND ZONING COMMITTEE

George Jaeckel, Chair; Steve Nass, Vice-Chair; Blane Poulson, Secretary; Matt Foelker and substitute Michael Wineke

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

DATE: Thursday, April 21, 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, April 21, 2022 at 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 7pm.

2. Roll Call

All Committee members were present at 7pm. Also in attendance were Matt Zangl and Sarah Elsner from the Zoning Department. Attending via Zoom was Dianne Owens, Danielle Thompson, Lloyd Bartlett, Jean, Jer Bastin, and Carol Juneau.

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

Chairman Jaeckel explained the process.

6. Public Hearing

NOTICE IS HEREBY GIVEN that the Jefferson County Planning and Zoning Committee will conduct a public hearing on Thursday, April 21, 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, a Zoning Ordinance text amendment 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.

Final decisions on the **rezoning and text amendments** may be made by the Planning and Zoning Committee on April 25 and County Board of Supervisors on May 10.

Final decisions on the **conditional uses** may be made by the Planning and Zoning Committee on April 25.

FROM A-1, EXCLUSIVE AGRICULTURAL TO B, BUSINESS

R4400A-22 & CU2113-22 – Kathy Doering-Kilkenny: Rezone all of PIN 016-0514-3644-000 (1.5 ac) with conditional use to sanction an eating and drinking place in a proposed Business zone at **N112 Old Highway 12**, Town of Koshkonong. This is in accordance with Sec. 11.04(f)3 of the Jefferson County Zoning Ordinance.

PETITIONER: Kathy Doering-Kilkenny (N112 US Highway 12, Whitewater, WI) presented herself as the petitioner for this rezone and conditional use. Kilkenny explained the request to rezone from A-1 to Business to allow for operation of the bar. The business was last opened in January of 2011.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None.

STAFF: Given by Zangl and in the file. Zangl explained the previous business and that it is now a non-conforming use after not being in operation for more than 12 months. Zangl asked about hours/days of operation. The hours and days of operation will be Tuesday – Thursday from 10:30a – 11:30p; Fridays 10:30a – 12a; Saturdays 8:30a – 12a; Sundays 8:30a – 7p. Zangl also asked if the existing building would be used or if a new one is proposed. The existing building will be used for the business. Zangl asked about the existing septic and Kilkenny stated it has not been looked at yet.

TOWN: In favor.

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

R4401A-22 – Steven D Grant/SGRT Morgan LLC: Create a 1-ac building site **north of N6779 Morgan Road**, Town of Concord, from part of PINs 006-0716-1211-000 (30.4 ac) and 006-0716-1214-000 (34.51 ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

PETITIONER: Steve Grant (N51 W34861 Wisconsin Ave, Unit 2117, Okauchee, WI) presented himself as the petitioner for this rezone. Grant explained the request to split the property into 2 lots zoned A-1, and into two lots zoned A-3.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: Carol Juneau (N6779 Morgan Rd, Oconomowoc, WI) spoke in opposition to the rezone and would like to see the property remain farmland.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None.

STAFF: Given by Zangl and in the file.

TOWN: In favor.

R4402A-22 – Steven D Grant/SGRT Morgan LLC: Create a 1-ac building site **south of N6747 Morgan Road**, Town of Concord, from part of PIN 006-0716-1214-000 (34.51 ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

PETITIONER: Steve Grant (N51 W34861 Wisconsin Ave, Unit 2117, Okauchee, WI) presented himself as the petitioner for this rezone. Grant explained the request to split the property into 2 lots zoned A-1, and into two lots zoned A-3.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: Lloyd Bartlett (N6693 Morgan Rd, Oconomowoc, WI) spoke in opposition of the petition with concern about proposed lot 4 and the location of the proposed new home and it obstructing view, and loss of backyard privacy. Carol Juneau (N6779 Morgan Rd, Oconomowoc, WI) spoke in opposition to the rezone and would like to see the property remain farmland.

REBUTTAL: Grant explained the proposed house is positioned the way it is due to the topography of the proposed new lot. There are plans for an exposed basement and a soil test for the property has already been completed that supports that location. There will also be pine trees between houses for privacy.

QUESTIONS FROM COMMITTEE: None.

STAFF: Given by Zangl and in the file.

TOWN: In favor.

R4403A-22 – Anfang Properties LLC: Create two new building sites, a 1.3-ac and a 1-acre lot near **N3981 Betschler Rd**, Town of Jefferson, from part of PIN 014-0615-1323-000 (37 ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

PETITIONER: Tom Anfang (N4589 Pioneer Dr, Sullivan, WI) presented himself as the petitioner for this rezone. The request is to have a couple lots in place for further development.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: Dave Rasmussen (N3930 Betschler Rd, Helenville, WI) spoke in opposition of the petition. Rasmussen had questions regarding the total acreage and number of splits allowed. Rasmussen owns the property across the road from the proposed lots and spoke of concerns regarding sight issues and safety with the driveways due to a steep hill to the west, and the road not being well maintained. Rasmussen also felt the splits wouldn't maintain the rural character of the area.

REBUTTAL: Anfang explained the request for the size of the 1.3-acre lot was to get off the corner between 2 trees and not up and down the hill. The speed limit of the road is also a slower speed.

QUESTIONS FROM COMMITTEE: None.

STAFF: Given by Zangl and in the file.

TOWN: In favor.

R4404A-22 – Anfang Properties LLC: Create a new 2-ac building site west of **W1646 US Highway 18** from part of PINs 026-0616-0423-000 (13.268 ac) and 026-0616-0424-000 (27.404 ac) in the Town of Sullivan. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

PETITIONER: Tom Anfang (N4589 Pioneer Dr, Sullivan, WI) presented himself as the petitioner for this rezone. The request is to have a couple lots in place for further development. Anfang stated his own would like to some day build a house at this location.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: Chairman Jaeckel questioned about access approval from DOT. Anfang stated he has not gotten access approval yet.

STAFF: Given by Zangl and in the file. Zangl questioned the lot design. Anfang explained the design is to get up the hill and get back in the trees and off of the field area.

TOWN: In favor.

R4405A-22 – Arnold Vandre: Create a 2.6-ac lot around the home and buildings at **N7548 Vandre Rd**, Town of Milford, from part of PIN 020-0814-3224-000 (40 ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

PETITIONER: Arnold Vandre (N7548 Vandre Rd, Johnson Creek, WI) presented himself as the petitioner for this rezone. Vandre explained the request to split off the farmhouse and buildings from the 40-acre parcel.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: Chairman Jaeckel asked if the petitioner would like to increase the lot size request to 3 acres to accommodate for extra space, animal units, etc. Vandre explained he did not want to take up farmland and the buyer would like the buildings.

STAFF: Given by Zangl and in the file. Zangl asked about an area for a future septic replacement site. Vandre stated that there should be plenty of room for that.

TOWN: In favor.

R4399A-22 – Kyle Skalitzky: Create a 3-ac lot around the home and buildings at **W8968 Kenny Ln**, Town of Waterloo from part of PIN 030-0813-1744-000 (38.859 ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

PETITIONER: Kyle Skalitzky (N8272 Moungey Ln, Waterloo, WI) presented himself as the petitioner for this rezone. Skalitzky explained the request for 3 acres to split off the original homestead for his nephew to purchase.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM 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 land. The house was built in the early 1900's and there is access for remaining land.

TOWN: In favor.

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

R4406A-22 & CU2114-22 – Nick Draskovich/Larry & Lyn Tarnowski: Rezone approximately 1.601 ac of PIN 024-0516-1432-002 (3.6 ac) with conditional use to allow for storage of concrete contractor's equipment and materials. The site is at **N1424 Zion Rd** in the Town of Palmyra. This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

PETITIONER: Jason Heinonen (1741 Erin Ln, Waukesha, WI) presented himself on behalf of the petitioners/owners for this rezone and conditional use. Heinonen explained the request is to allow for the business in the rear of the property.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None.

STAFF: Given by Zangl and in the file. Zangl asked about the size of area to be used. Just the rear 1.6-acre area of the lot will be used for the concrete business as the front of the lot has floodplain and wetlands. There is a pole barn in the back of the lot for equipment. Only employees from the company will come to the site. The petitioner is unsure about outside storage. There will be no bathrooms in the building.

TOWN: In favor.

CONDITIONAL USE PERMIT APPLICATIONS

CU2115-22 – James G Reu: Request for an agriculturally-related grain storage facility for up to 1,000,000 bushels per year in an A-1, Exclusive Agriculture zone. The site is at **W3020 Willing Rd**, Town of Hebron, on PIN 010-0615-3041-002 (36.023 ac). This is in accordance with Sec. 11.04(f)6 of the Jefferson County Zoning Ordinance.

PETITIONER: James Reu (N2508 Frommader Rd, Fort Atkinson, WI) presented himself as the petitioner for this conditional use. Reu explained the request to add storage to an existing grain facility.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None.

STAFF: Given by Zangl and in the file.

TOWN: In favor.

CU2116-22 – Troy Blakey: Request for a conditional home occupation plumbing business at **W5462 Church Rd**, Town of Milford. The site is zoned A-3, Agricultural/Rural Residential on PIN 020-0714-0243-001 (1.883 ac). This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

PETITIONER: Ed Spiegelhoff (N7619 Rock Lake Rd, Lake Mills, WI) presented himself on behalf of the petitioner for this conditional use. Spiegelhoff explained that he is purchasing the property to live and operate his plumbing business from.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: Supervisor Nass asked if there would be any outside storage, and Spiegelhoff responded with no.

STAFF: Given by Zangl and in the file. Zangl asked about the size of the building area being used for the operation. Spiegelhoff explained that the business will only be occupying part of the shop area, approximately 2400 square feet. They will be utilizing the existing building. Zangl asked about public coming to the site and if there would be deliveries to the property. There will be 1 employee on-site and there will be deliveries to the site and trucks will come from County Road N.

TOWN: In favor.

CU2117-22 – Donald C & Jean J Lenz Trust/Joyce J Takle Trust: Request to have five dogs as household pets in an A-1, Exclusive Agricultural zone at **N7214 Stoney Creek Rd.** The site is in the Town of Lake Mills on PIN 018-0713-0522-000 (36.842 ac). This is in accordance with Sec. 1104(f)6 of the Jefferson County Zoning Ordinance.

PETITIONER: Jean Lenz (N7214 Stoney Creek Rd, Waterloo, WI) presented herself as the petitioner for this rezone. Lenz explained the request for 5 dogs as zoning only allows 4. The property has 3 acres fenced off for the dogs and they have outside water available. The dogs come in the house every night.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None.

STAFF: Given by Zangl and in the file. Zangl asked about the breed of the dogs and waste disposal. Lenz has 5 standard poodles, all of which are fixed, groomed, and fed. Lenz also explained that they have a manure pile on the property where waste is disposed of. There are no neighbors, and they are on a dead end.

TOWN: In favor with the condition that if there are noise complaints it may result in suspension or revocation of the conditional use permit.

ZONING ORDINANCE TEXT AMENDMENT

R4407T-22 – Jefferson County: A text amendment to the Jefferson County Zoning Ordinance defining “Agricultural Tourism.”

PETITIONER: Jefferson County was the petitioner for this text amendment.

COMMENTS IN FAVOR: Anita Martin (261 Pinnacle Dr, Lake Mills, WI) had questions regarding the text amendment. Martin suggested better verbiage for the definition and working with the Ag Tourism Committee at the state level. Martin also mentioned WI Act 269 for immunity from liability for farms. Dianne Owens and Paul Elliott (N7040 Saucer Dr, Watertown, WI) spoke in favor of the amendment.

COMMENTS OPPOSED: Sue Marx (N4642 S Helenville Rd, Helenville, WI) opposed of the amendment as written. Marx explained the purpose of agricultural tourism is to promote agriculture and connect the public with farms. Marx had concerns with the definition opening doors for more permanent business/commercial uses. Marx also expressed concern with the text amendment being in conjunction with a resident that wants an event center, and that ag tourism should not be

combined with event centers. Marx expressed concerns with this causing a loophole that will create more problems down the road.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None.

STAFF: Given by Zangl and in the file. Zangl noted that 15/16 towns responded. Zangl stated that all Towns except for Sullivan were in favor. There was no response from Town of Sumner. Anita Martin then corrected that there were 2 Towns who were not in favor – Town of Jefferson and Town of Sullivan. The correction was noted.

TOWN: In favor.

Supervisor Nass moved to adjourn at 7:50 p.m. and was seconded by Supervisor Foelker. Motion passed 5-0 on a voice vote.

7. Adjourn

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

NOTICE OF PUBLIC HEARING
JEFFERSON COUNTY PLANNING AND ZONING COMMITTEE

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

DATE: Thursday, May 19, 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: May 19, 2022 at 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=eHZRbHZXWXhUnlKdkhtOXhoTmtNZz09>

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 7:00pm.
2. **Roll Call**
- All Committee members were present at 7pm. Also in attendance were Matt Zangl and Sarah Elsner from 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 Supervisors Poulson/Foelker to approve the agenda as presented. Motion passed 5-0.
5. **Explanation of Public Hearing Process by Committee Chair**
- Chairman Jaeckel explained the process.
6. **Public Hearing**

NOTICE IS HEREBY GIVEN that the Jefferson County Planning and Zoning Committee will conduct a public hearing on Thursday, May 19, 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.

Final action on only the rezoning amendments will be made by the County Board of Supervisors on June 14, 2022.

Final decisions on only the conditional uses will be made by the Planning and Zoning Committee on May 23, 2022.

**FROM A-1, EXCLUSIVE AGRICULTURAL TO A-2, AGRICULTURAL & RURAL BUSINESS WITH
CONDITIONAL USE**

R4408A-22 & CU2118-22 – Tom Stade/Stade Auction Center, Inc: Rezone 0.84 ac of PIN 016-0514-2641-000 (39.734 ac) with conditional use for a cabinet shop at **N640 US Highway 12** in the Town of Koshkonong. This is in accordance with Sec 11.04(f)7 of the Jefferson County Zoning Ordinance.

PETITIONER: Tom Stade () presented himself as the petitioner for this rezone and conditional use. Stade explained they are looking at having a cabinet shop at the farm. Stade said there is three existing buildings looking to be included with the split and they meet all setbacks of the proposed split.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None.

STAFF: Given by Elsner and in the file.

TOWN: In favor.

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

R4409A-22 – Tom Stade/Stade Auction Center, Inc: Create a 1-acre building site on Cheesebrough Rd from PIN 016-0514-2641-000 (39.734 ac) in the Town of Koshkonong. This is in accordance with Sec 11.04(f)8 of the Jefferson County Zoning Ordinance.

PETITIONER: Tom Stade () presented himself as the petitioner for this rezone. Stade said the A-3 lot would be for the son looking to be on the property of the wood working shop. The petitioner said they are looking to put a new 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. Elsner asked the petitioner if there is remaining A-1 Access? Stade said yes.

TOWN: In favor.

R4410A-22 – Dane M Hartwig: Rezone 0.5 ac of PIN 008-0715-1621-004 (28.336 ac) to add it to an adjoining A-3 zoned lot at **W3912 County Road B** in the Town of Farmington. This is in accordance with Sec 11.04(f)8 of the Jefferson County Zoning Ordinance.

PETITIONER: Dane Hartwig () presented himself as the petitioner for this rezone. Hartwig said he is looking at giving .5-acres to the neighbor to allow them to build a garage for storage of vehicles and other property.

COMMENTS IN FAVOR: Craig Jansen (W2912 County Road B) spoke in favor of the petition. Jansen said he would be buying the property and would be using the land to build storage for his vehicles and other property.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None.

STAFF: Given by Elsner and in the file. Elsner asked the petitioner the age of the home. Hartwig said the home is from the late 1800s.

TOWN: In favor.

R4411A-22 – Craig Meech/David Meech Trusts, Russel & Janice Meech Trust Properties: Rezone all of PIN 026-0616-2741-001 (0.32 ac) and part of PIN 026-0616-2741-000 (38.08 ac) to create a lot around the buildings at **N3066 County Road E** in the Town of Sullivan. This is in accordance with Sec 11.04(f)8 of the Jefferson County Zoning Ordinance.

PETITIONER: Craig Meech (825 Birch Drive) presented himself as the petitioner for this rezone. Meech is looking to consolidate the farm after his father passed away.

COMMENTS IN FAVOR: Russel Meech spoke in favor of the petition.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None.

STAFF: Given by Elsner and in the file. Elsner asked the petitioner the age of the home?

TOWN: In favor.

CONDITIONAL USE PERMIT APPLICATIONS

CU2119-22- Kyle Pearson: Conditional use for an extensive on-site storage structure of 2,048 square feet, 16 feet in height at **W3381 Piper Rd** on PIN 004-0515-2711-001 (5.3 ac). The property is zoned Residential R-2 in the Town of Cold Spring. This is in accordance with Sec 11.04(f)2 of the Jefferson County Zoning Ordinance.

PETITIONER: Kyle Pearson (W3381 Piper Road) presented himself as the petitioner for this conditional use. Pearson said he has 5 kids and needs more space for vehicles and toys.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: A letter was sent in opposing the conditional use. The letter stated the structure would be larger than any of the nearby properties' structures.

REBUTTAL: Pearson said the structure would be used to store a boat, truck, and other things he would like to keep inside. He said this would prevent things from being left outside.

QUESTIONS FROM COMMITTEE: None.

STAFF: Given by Elsner and in the file. Elsner asked the petitioner for the size of the building? The petitioner the structure would be 2,048 square feet and 18' tall. Elsner asked the petitioner if there would be a lighting or bathrooms? The petitioner said no. Elsner asked the petitioner if it was all personal storage? The petitioner said yes, it was all personal property.

TOWN: In favor.

CU2120-22 – Saul Pechous: Allow a conditional home occupation for gun sales in an Agricultural A-1 zone at **N2620 County Rd D**, on PIN 010-0614-3532-001 (7.773 ac), Town of Hebron. This is in accordance with Sec 11.04(f)6 of the Jefferson County Zoning Ordinance.

PETITIONER: Saul Pechous (N2620 County Road D) presented himself as the petitioner for this conditional use. Pechous. The petitioner is looking to allow for online gun sales on the property. The petitioner said he is ATF approved and this is the last step to be official and legal.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None.

STAFF: Given by Elsner and in the file. Elsner asked the petitioner about the hours of operation? The petitioner said from around 10:00am- 5:00pm. Elsner asked the petitioner if the business I conducted inside the home? The petitioner said yes. Elsner asked the petitioner if public would be onsite. The petitioner said almost no one unless he personally knows them.

TOWN: In favor.

CU2121-22 – Jeff Powers: Conditional use for an extensive on-site storage structure of 1,500 square feet, 16.4 feet in height in a Residential R-2 zone at **N605 Wishing Well Ln**. The site is on PIN 016-0513-2532-002 (5 ac) in the Town of Koshkonong. This is in accordance with Sec 11.04(f)2 of the Jefferson County Zoning Ordinance.

PETITIONER: Jeff Powers (N605 Wishing Well Ln) presented himself as the petitioner for this conditional use. The petitioner is looking to allow for extensive on-site storage on his property. The petitioner said the building would be 1,500 square feet. The petitioner also said it would be for personal storage.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None.

STAFF: Given by Elsner and in the file. Elsner asked the petitioner the size and height of the structure. The petitioner said the structure would be 1,500 square feet with a peak height of 16.4 feet. Elsner asked if there would be bathrooms? The petitioner said no. Elsner asked the petitioner if there would be anything stored outside? The petitioner said no. Elsner asked the petitioner if there would be any outside lighting? The petitioner said there may be a security light, but there are also town restrictions on lighting that he will meet.

TOWN: In favor.

CU2122-22 – Marianne Schulz: Conditional use for keeping up to 15 dogs at **W691 County Rd CI** in the Towns of Sullivan and Palmyra. The property is zoned Agricultural A-1 and is made up of PINs 026-0616-3543-001 (1.54 ac), 026-0616-3543-002 (0.4 ac), 024-0516-0212-000 (47.61 ac) and 024-0516-0212-002 (1.46 ac). This is in accordance with Sec 11.04(f)6 of the Jefferson County Zoning Ordinance.

PETITIONER: Marianne Schulz (W691 County Road CI) presented herself as the petitioner for this conditional use. Schulz is looking for a conditional use for boarding of dogs. Schulz said there are fences and stalls existing already.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None.

STAFF: Given by Elsner and in the file. Elsner asked the petitioner what the hours of operations are? The petitioner said there is no set hours, and everything is done by appointment for drop off and pick up. Elsner asked the petitioner for the maximum number of dogs to be boarded? The petitioner said 15. Elsner asked the petitioner on how the waste would be disposed of? The petitioner said it would be composted with the horse manure.

TOWN: The Town of Palmyra and Town of Sullivan are both in favor.

CU2123-22 – Stephen & Judith Zillmer: Conditional use for an extensive on-site storage structure of 672 square feet at **N8754 Jefferson Rd** in a Residential R-2 zone. The site is on PIN 032-0815-1724-015 (1.11 ac) in the Town of Watertown. This is in accordance with Sec 11.04(f)2 of the Jefferson County Zoning Ordinance.

PETITIONER: Stephen Zillmer (N8754 Jefferson Road) presented himself as the petitioner for this conditional use. Zillmer is looking to build a 672 square feet structure for storage space and a workshop. Zillmer said he would be storing a car, gardening items and other outdoor equipment.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None.

STAFF: Given by Elsner and in the file. Elsner asked the petitioner if it was for personal? The petitioner said no public or business would be conducted. Elsner asked the petitioner the size and height of the structure? The petitioner said 24 feet by 28 feet with a height of 14 feet. Elsner asked the petitioner if there would be bathrooms? The petitioner said no. Elsner asked the petitioner if there would be any outdoor storage? The petitioner said no.

TOWN: In favor.

7. Adjourn

**MINUTES OF THE
JEFFERSON COUNTY PLANNING AND ZONING COMMITTEE
DECISION MEETING**

George Jaeckel, Steve Nass, Blane Poulson, Matt Foelker, Cassie Richardson

SUBJECT: Planning and Zoning Committee Decision Meeting
DATE: May 23, 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/meeting/register/tJEkf--hpj4pHd2y7-u8i9MUTAbnqMB_1Qxy](https://zoom.us/join/zoom/register/tJEkf--hpj4pHd2y7-u8i9MUTAbnqMB_1Qxy)
[https://zoom.us/meeting/register/tJEkf--hpj4pHd2y7-u8i9MUTAbnqMB_1Qxy](https://zoom.us/join/zoom/register/tJEkf--hpj4pHd2y7-u8i9MUTAbnqMB_1Qxy)

Meeting ID: 959 8698 5379

Passcode: Zoning

1. Call to Order

The meeting was called to order by County Administrator Ben Wehmeier at 8:30 a.m.

2. Roll Call (Establish a Quorum)

All Committee members were present at 8:30. Also present in person were Corporation Counsel Blair Ward, Register of Deeds Staci Hoffman and Planning and Zoning Department staff Matt Zangl, Sarah Elsner, Brett Scherer and Deb Magritz. Attending via ZOOM were Supervisors Walt Christensen and Anita Martin, staff member Sarana Stolar and member of the public Sue Marx.

3. Certification of Compliance with Open Meetings Law

Wehmeier certified compliance with Open Meetings Law.

4. Approval of the Agenda

Motion by Supervisors Jaeckel/Foelker to approve the agenda. Motion passed 5-0.

5. Election of Officers (Chair, Vice-Chair and Secretary – if necessary)

Wehmeier called for nominations for Chair. Motion by Supervisors Nass/Foelker to nominate Supervisor Jaeckel as Chair. Wehmeier asked Supervisor Jaeckel if he would accept the nomination, to which Jaeckel responded that he would. Wehmeier called for additional nominations, but there were none. Wehmeier called for a vote. Motion by Supervisors Nass/Poulson to elect Supervisor Jaeckel as Chair; motion passed 5-0.

Supervisor Jaeckel called for nominations for Vice-Chair. Motion by Supervisors Poulson/Foelker to nominate Supervisor Nass as Vice-Chair. Supervisor Nass accepted the nomination. Jaeckel called for additional nominations, but there were none. Supervisor Jaeckel closed nominations and called for a vote. Motion by Supervisors Poulson/Foelker to elect Supervisor Nass as Vice Chair; motion passed 5-0.

Supervisors Jaeckel called for nominations for Secretary. Motion by Supervisors Nass/Foelker to nominate Supervisor Poulson as Secretary. Supervisor Poulson accepted the nomination. Supervisor Jaeckel called for additional nominations, but there were none. Supervisor Jaeckel closed nominations and called for a vote. Motion by Supervisors Nass/Foelker to elect Supervisor Poulson as Secretary; motion passed 5-0.

6. 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 thanked the Committee for looking at the ag tourism definition again.

7. Approval of April 25, May 13 and May 19 Meeting Minutes

Motion by Supervisors Poulson/Foelker to approve the April 25 meeting minutes. Motion passed 5-0.

Motion by Supervisors Foelker/Poulson to approve the May 13 meeting minutes. Motion passed 5-0.

The May 19 public hearing minutes were not available for review.

8. Communications

Zangl drew the Committee's attention to the laminated and metal clipped info which will be available at each decision meeting.

9. April Monthly Financial Report for Register of Deeds – Staci Hoffman

Hoffman reported that like last month, document recordings are slowing down. However, transfer documents are keeping the budget numbers just where they should be. An RFP is out for back indexing; she is hopeful that it may go to the July County Board meeting for approval.

10. April Monthly Financial Report for Land Information Office-Matt Zangl

The office budget closely follows the Register of Deeds report.

11. May Monthly Financial Report for Zoning – Matt Zangl

April revenues are slightly over where they were at this point in 2021. May has been a little bit slower. A lot of permits and a lot of rezones are coming in, just not to the point they were in 2021.

12. Discussion on Solar Energy Facilities

The Crawfish River quarterly report was included in the Committee's packet. Zangl, Brian Udovich from Highway and the site manager were recently out on site viewing the access onto County Road J. Crawfish River Solar will reduce the size of the access after construction to that of a regular agricultural access. They are finishing up grading and pilings will be going in soon.

Badger State Solar is starting the permitting process, working with the Drainage Board to get ditches cleaned out and putting in some new access and draining crossings. Site plans are expected soon, getting closer to construction after financing is approved.

13. Discussion on WE Energies Liquefied Natural Gas (LNG) Facility in the Town of Ixonia

WE Energies quarterly report was included in the Committee's packet. The foundation for the LNG tank was poured a couple of weeks ago, using about 80 truckloads of concrete. A holding tank is being proposed for the site; the Committee will be seeing that in an upcoming meeting. Wehmeier added that there will be mini-orientation and education sessions for the County Board including the Comp Plan, Farmland Preservation Plan and utility projects.

14. Discussion and Possible Action on Petition R4407T-22, a text amendment to the Jefferson County Zoning Ordinance Defining "Agricultural Tourism"

Zangl explained and asked for input from the Committee. Zangl explained the two aspects of the definition, noting that the first is that it has to take place at one of the listed locations and secondly it has to allow members of the public to participate in one of the listed aspects. Ward further explained and asked the Committee to consider how much of a connection the business needs to have to agriculture. Wehmeier reminded Committee members why this has come back to them. Motion by Poulson/Jaeckel to adopt the optional definition of Agricultural Tourism with the addition of "and" between the bullet points. Ward also noted that he would prefer dropping "that meets the following;" in the first sentence of OPTIONAL DEFINITION and replacing it with a semi-colon. There was brief discussion on what would come next, with the answer ultimately being sending this

to County Board on June 14.

15. Discussion and Possible Action on text amendments to the Jefferson County Zoning Ordinance: reviewing the A-2, Agricultural and Rural Business Zone

Zangl explained and pointed to an outline of the existing A-2 zone allowances. He has checked with DATCP to make sure any changes to the A-2 zone would not affect Farmland Preservation certification. Poulson suggested adding event facility to see if it is accepted; Wehmeier suggested adding a maximum capacity of guests. Nass asked whether this is really what we want to encourage, and discussion followed. Wehmeier suggested taking a parallel path with educational sessions for County Board members. Zangl asked whether preparing a survey might be appropriate. Motion by Supervisors Jaeckel/Poulson to postpone indefinitely. Motion passed 5-0.

16. Discussion and Possible Action on a Request by Laura Willson on PIN 024-0516-2141-000 to allow an adjoining property owner transfer with PIN 024-0516-2141-001 owned by the Barbara Tutton Trust. This is proposed as an even exchange of area in an A-T, Agricultural Transition zone in the Town of Palmyra near W1391 State Road 59.

Information on this project was not available; no action was taken.

17. Discussion and Possible Action on Petitions Presented in Public Hearing on May 19:

APPROVED WITH CONDITIONS BOTH R4408A-22 & CU2118-22 – Tom Stade/Stade Auction Center, Inc on a motion by Supervisors Nass/Poulson to rezone 0.84 ac of PIN 016-0514-2641-000 (39.734 ac) and on a motion by Supervisors Jaeckel/Poulson for conditional use allowing a cabinet shop at **N640 US Highway 12** in the Town of Koshkonong. This is in accordance with Sec 11.04(f)7 of the Jefferson County Zoning Ordinance. Both motions passed 5-0/

APPROVED WITH CONDITIONS R4409A-22 – Tom Stade/Stade Auction Center, Inc on a motion by Supervisors Poulson/Foelker to create a 1-acre building site on Cheesebrough Rd from PIN 016-0514-2641-000 (39.734 ac) in the Town of Koshkonong. This is in accordance with Sec 11.04(f)8 of the Jefferson County Zoning Ordinance. Motion passed 5-0.

APPROVED WITH CONDITIONS R4410A-22 – Dane M Hartwig on a motion by Supervisors Nass/Poulson to rezone 0.5 ac of PIN 008-0715-1621-004 (28.336 ac) to add it to an adjoining A-3 zoned lot at **W3912 County Road B** in the Town of Farmington. This is in accordance with Sec 11.04(f)8 of the Jefferson County Zoning Ordinance. Motion passed 5-0/

APPROVED WITH CONDITIONS R4411A-22 – Craig Meech/David Meech Trusts, Russel & Janice Meech Trust Properties on a motion by Supervisors Nass/Poulson to rezone all of PIN 026-0616-2741-001 (0.32 ac) and part of PIN 026-0616-2741-000 (38.08 ac) to create a lot around the buildings at **N3066 County Road E** in the Town of Sullivan. This is in accordance with Sec 11.04(f)8 of the Jefferson County Zoning Ordinance. Motion passed 5-0.

APPROVED WITH CONDITIONS CU2119-22- Kyle Pearson on a motion by Supervisors Nass/Poulson for conditional use to allow an extensive on-site storage structure of 2,048 square feet, 16 feet in height at **W3381 Piper Rd** on PIN 004-0515-2711-001 (5.3 ac). The property is zoned Residential R-2 in the Town of Cold Spring. This is in accordance with Sec 11.04(f)2 of the Jefferson County Zoning Ordinance. Motion passed 5-0.

APPROVED WITH CONDITIONS CU2120-22 – Saul Pechous on a motion by Supervisors Jaeckel/Poulson to allow a conditional home occupation for gun sales in an Agricultural A-1 zone at **N2620 County Rd D**, on PIN 010-0614-3532-001 (7.773 ac), Town of Hebron. This is in accordance with Sec 11.04(f)6 of the Jefferson County Zoning Ordinance. Motion passed 5-0.

APPROVED CU2121-22 – Jeff Powers on a motion by Supervisors Jaeckel/Foelker for conditional use for an extensive on-site storage structure of 1,500 square feet, 16.4 feet in height in a Residential R-2 zone at **N605 Wishing Well Ln**. The site is on PIN 016-0513-2532-002 (5 ac) in the Town of Koshkonong. This is in accordance with Sec 11.04(f)2 of the Jefferson County Zoning Ordinance. Motion passed 5-0.

APPROVED CU2122-22 – Marianne Schulz on a motion by Supervisors Richardson/Poulson for conditional use to keep up to 15 dogs at **W691 County Rd CI** in the Towns of Sullivan and Palmyra. The property is zoned Agricultural A-1 and is made up of PINs 026-0616-3543-001 (1.54 ac), 026-0616-3543-002 (0.4 ac), 024-0516-0212-000 (47.61 ac) and 024-0516-0212-002 (1.46 ac). This is in accordance with Sec 11.04(f)6 of the Jefferson County Zoning Ordinance. Motion passed 5-0.

APPROVED CU2123-22 – Stephen & Judith Zillmer on a motion by Supervisors Nass/Reese for conditional use for an extensive on-site storage structure of 672 square feet at **N8754 Jefferson Rd** in a Residential R-2 zone. The site is on PIN 032-0815-1724-015 (1.11 ac) in the Town of Watertown. This is in accordance with Sec 11.04(f)2 of the Jefferson County Zoning Ordinance. Motion passed 5-0.

18. Possible Future Agenda Items

19. Upcoming Meeting Dates

June 10, 8:00 a.m. – Site Inspections Beginning in Courthouse Room 203-will include a site visit to N5775 Ziebell Rd for potential violation

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

June 27, 8:30 a.m. – Decision Meeting in Courthouse Room 202

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

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

July 25, 8:30 a.m. – Decision Meeting in Courthouse Room 202

20. Adjourn

Motion by Supervisors Nass/Richardson to adjourn the meeting. Motion passed 5-0, and the meeting adjourned at 10:11 a.m.

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

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

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
JEFFERSON COUNTY PLANNING AND ZONING COMMITTEE
SITE INSPECTIONS

George Jaeckel, Chair; Steve Nass, Vice-Chair; Blane Poulson, Secretary; Matt Foelker, Cassie Richardson

ROOM 203, COUNTY COURTHOUSE
311 S. CENTER AVE., JEFFERSON, WI 53549
8 A.M. ON FRIDAY, JUNE 10, 2022

1. Call to Order

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

2. Roll Call (Establish a Quorum)

All Committee members were present at 8:00 a.m. Also present were staff members Matt Zangl, Sarah Elsner, Deb Magritz, Haley Nielsen and Brett Scherer.

3. Certification of Compliance with Open Meetings Law

Supervisor Poulson verified compliance with Open Meetings Law.

4. Approval of the Agenda

Motion by Supervisors Jaeckel to approve the agenda as presented. Motion passed 5-0.

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

There was no public comment.

6. Communications

Zangl spoke briefly of the upcoming site inspections and noted one additional site that is not on the public hearing notice but was a property that the Committee had discussed at the May 23 decision meeting.

7. Site Inspections for Petitions to be Presented in Public Hearing on June 16, 2022:

The Committee left with Nielsen for the following site inspections:

R4414A-22 – Wayne E & Donna J Martin: Create a 5-ac lot around the home and farm buildings at **W9458 County Road B**, Town of Lake Mills, on PIN 018-0713-0743-000 (38.25 ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4415A-22 – Thomas & Kathleen Twohig: Rezone one additional acre of PIN 022-0613-3122-001 (2.96 ac), resulting in a 2.96-ac A-3 zone at **W9663 Hoopen Rd**, Town of Oakland. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4412A-22 – Reu Farms Partnership: Create a 2.9-ac farm consolidation lot around the home at **N2502 Wenham Rd**, Town of Hebron, from part of PINs 010-0515-0521-000 (49.158 ac) and 010-0615-3234-003 (31.362 ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4417A-22 & CU2124-22 – David Berres/D Thomas Landscaping LLC: Rezone 2.17 acres from PIN 006-0716-1344-002 (3.58 ac) with conditional use for storage of landscaping contractor's materials and equipment at **W158 Concord Center Dr**, Town of Concord. This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

R4413A-22 – ZLRM II LLC: Create a 3-ac lot around the home at **N9010 Ridge Ln** in the Town of Ixonia from part of PIN 012-0816-1042-000 (11.382 ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4416A-22 – Sarah Miller & Mary Krueger: Create a 2.55-acre lot around the existing home and buildings at **W2847 Aliceton Dr**, Town of Watertown from PIN 032-0815-3622-000 (38.37 ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

CU2125-22 – Paul Oliver: Conditional home occupation at **N6065 Jefferson Rd**, Town of Aztalan for office and storage of building contractor's equipment and materials. The site is on PIN 002-0714-2412-000 (10.223 ac) in an A-1, Exclusive Agricultural zone. This is in accordance with Sec 11.04(f)6 of the Jefferson County Zoning Ordinance.

Site Inspection at N5775 Ziebell Rd, Town of Aztalan on PIN 002-0714-2234-000, property owned by Russell Bienfang

8. Adjourn

Motion by Supervisors Jaeckel/Nass to adjourn the meeting. The motion passed, and the meeting adjourned at 10:25 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.jeffersoncountywv.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.

Register of Deeds	May 2022			Output Measures	YR to Date	Current Yr. Target
Program/Service Description	2020	2021	2022	Totals	%	
Documents Recorded	1,517	1,595	1,286	6,095	44%	
Vital Records Filed	142	163	177	888	42%	
Vital Record Copies	949	1,207	1,173	6,977	45%	
ROD Revenue (Gross Total)	\$ 153,327.25	\$ 209,664.24	\$ 286,467.98	\$1,028,935.69	62%	
Transfer Fees	\$ 18,143.28	\$ 28,315.68	\$ 45,852.42	\$ 149,357.46	83%	
LIO Fees	\$ 12,712.00	\$ 13,377.00	\$ 10,855.00	\$ 51,195.00	47%	
Document Copies	\$ 6,822.85	\$ 8,440.59	\$ 7,489.15	\$ 35,188.91	70%	
Laredo	\$ 3,234.00	\$ 3,546.25	\$ 3,141.73	\$ 17,453.48	58%	
ROD Revenue to General Fund	\$ 54,495.13	\$ 68,516.52	\$ 79,946.30	\$ 318,528.85	63%	
Percentage of Documents eRecorded	68%	70%	68%	66%	66%	
Budget Goals Met	Yes	Yes	Yes	Yes	Yes	
Back Indexed	5,336	7,193	3,585	15,793	79%	

Wisconsin Register of Deeds Association:

We are currently working on legislation that pertains to the sheilding of real estate records for pending federal legislation. The Register of Deeds Association is also working with the Surveyors Association to help standardize recording processes to make it easier for submitting documents statewide.

Register of Deeds Office:

The staff continues to work on back indexing documents for easier access. We are also working on back scanning some old folded documents located in file cabinets in the basement. This will be extremely helpful during the remodeling project as we need to offer access to our records during normal business hours.

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. I was reappointed to the WI Counties Board and have a new appointment on their Audit Committee.

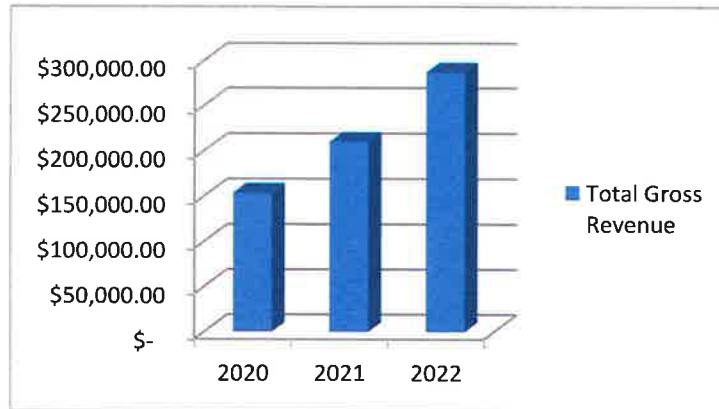
Wisconsin Public Records Board:

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.

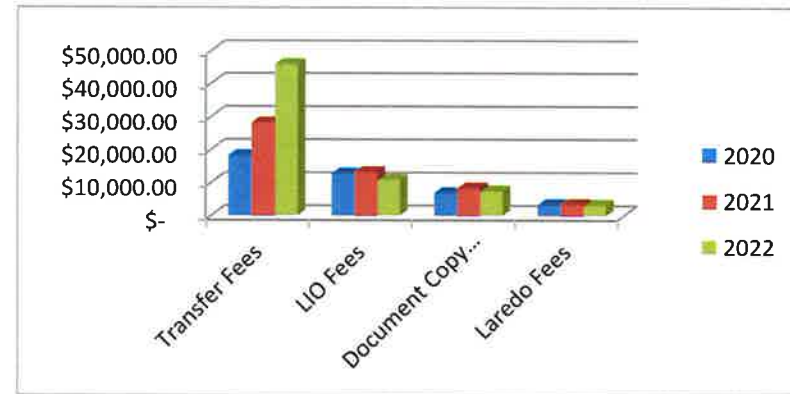
Register of Deeds Monthly Budget Report

May-22

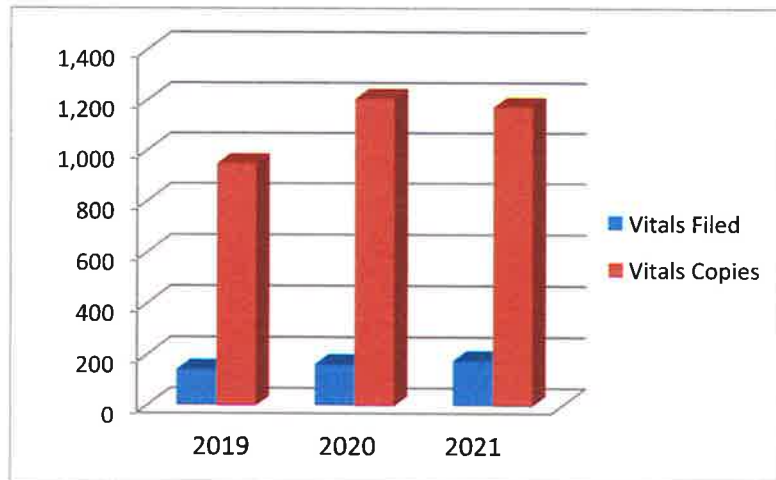
ROD Total Gross Revenues



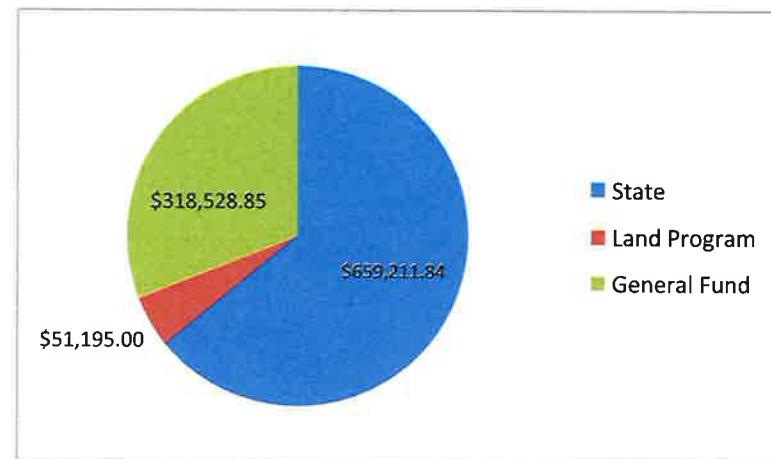
Land Related Revenue



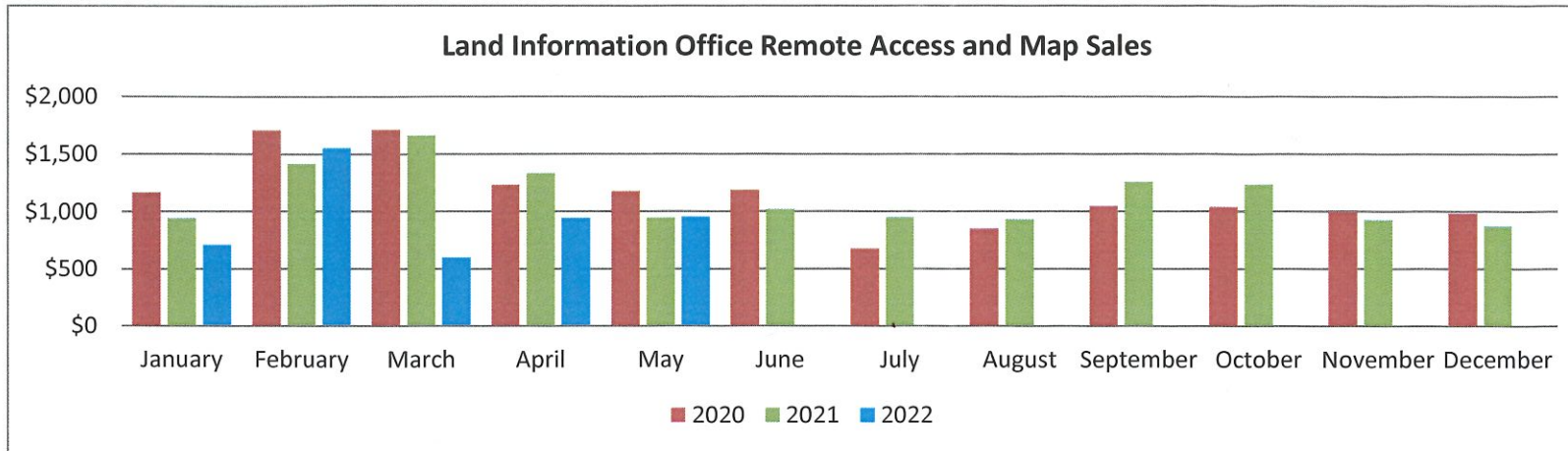
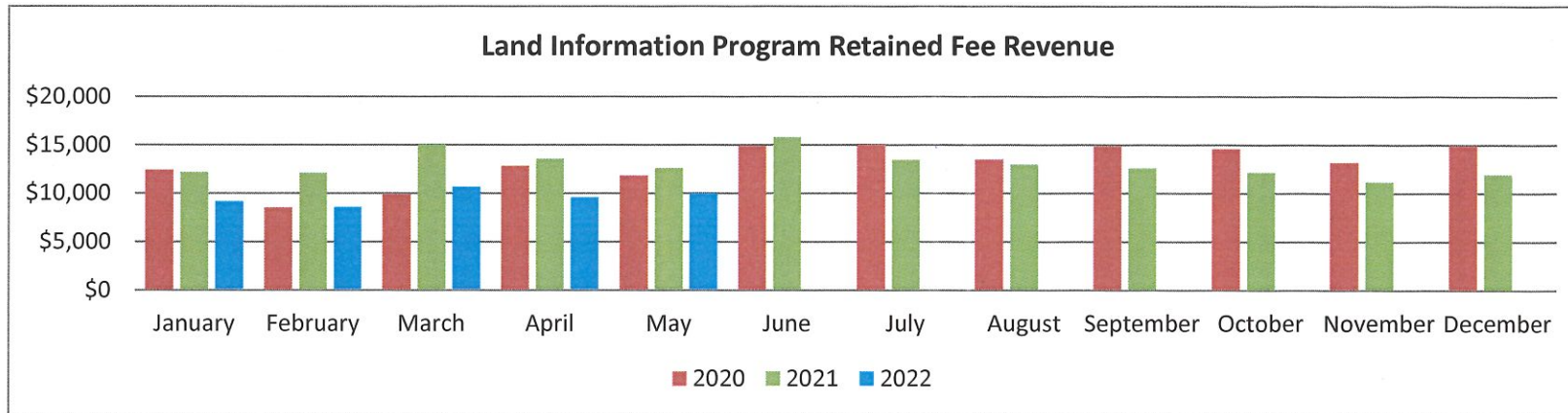
Vital Records



Year to Date Revenue Payout



Land Information Monthly Revenue Report May 2022

[illegible][illegible]

Jefferson County Planning and Zoning Department
Monthly Ledger Report
06-23-2022

	RF	WFG	OP	PPC	MC	PSS(STF	FQAS	FAA	FPFC	SRFWF	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		10,240.00	87.09		2,775.00	200.00						680.00	13,722.09	15,460.33
Mar	930.00		13,971.00	168.00		5,875.00	500.00						30.00	21,444.00	28,398.54
Apr	540.00		15,755.00	107.09		4,375.00	1,200.00						830.00	21,977.09	21,258.08
May	810.00		11,835.00	7.08		7,550.00	550.00							20,752.08	22,440.48
June	690.00		10,005.00	19.17		4,550.00	750.00							16,014.17	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	3,870.00		75,707.00	800.24		28,800.00	3,450.00						1,540.00	112,627.24	234,754.70

2021 Actual Zoning Deposit:Please Enter Deposit

2022 Budget Revenues: \$220,500.00

2022 Deposits YTD:\$112,627.24

RESOLUTION NO. 2022-____

Authorizing a Contract with Fidlar Technologies to Back Index Documents in the Register of Deeds Office

Executive Summary

Real estate documents recorded in the office of the Register of Deeds are integral to completing real estate transactions within Jefferson County. The county implemented a computerized grantor/grantee index in 1987. In 2010, the Register of Deeds office began a tract index for all documents being recorded. There is currently a 43-year electronic search capability, however many title searches require a 60 year search history. The Register of Deeds office continues to work diligently to index documents to allow electronic searches for documents recorded more than 43 years ago. This project will allow internal and external business partners to electronically search for information specific to a piece of property through owner names and legal descriptions, creating efficiencies for all parties involved. The Planning and Zoning Committee considered this resolution on June 27, 2022, and recommended forwarding to the County Board for approval.

WHEREAS, the Executive Summary is incorporated into this resolution, and

WHEREAS, documents recorded or filed in the office of the Register of Deeds are integral to completing real estate transactions within Jefferson County, and

WHEREAS, creating a digital index of various types of records currently in the Register of Deeds Office will assist staff as well as public and private business partners in locating real estate documents pertaining to property, and

WHEREAS, the Register of Deeds has requested proposals from various vendors to completely index grantor, grantee, legal descriptions, parcel numbers if available, document and recording dates allowing approximately 166,600 additional deeds, easements, agreements, mortgages, and various miscellaneous documents to be searchable electronically, and

WHEREAS, two vendors submitted responses in compliance with the requirements set forth in the request for proposals, and

WHEREAS, the two responsive bidders were:

<u>Vendor</u>	<u>Full Indexing</u>	<u>Import Fee</u>
Fidlar Technologies	1.50/document, 1.00/without legals	\$0
On Q Solutions	.95/document	\$.20/document

WHEREAS, Fidlar Technologies is the Register of Deeds' current land records software vendor with direct access to the data tables, therefore requiring minimal staff involvement.

WHEREAS, indexed documents will be available immediately for viewing because they are added in real time to the County's land records system, and

WHEREAS, Fidlar Technologies has the most experience working with the Jefferson

County Register of Deeds Office and as a result, the Register of Deeds and the Planning and Zoning Committee both recommend contracting with Fidlar Technologies as the lowest responsible bidder.

NOW, THEREFORE, BE IT RESOLVED by the Jefferson County Board of Supervisors that the Register of Deeds is authorized to contract with Fidlar Technologies as the lowest responsible bidder for its Record Indexing Project in an amount not to exceed \$175,000.

Fiscal Note: Funding for the project is included in the 2022 budget, \$150,000 for data conversion in the Register of Deeds Office under A/C 13001.594818 (Carryover) and \$25,000.00 in the Land Information Program retained fees under A/C 12503.521219.25313.

Ayes_____ Noes_____ Abstain_____ Absent_____ Vacant_____

Requested by
Planning and Zoning Committee

06-27-2022

REVIEWED: Corporation Counsel _____; Finance Director _____



We Energies
231 W. Michigan St.
Milwaukee, WI 53203
www.we-energies.com

Sanitary Permit – Wisconsin Gas LLC

We Energies is requesting that a Holding Tank exception be granted for the Ixonia LNG Facility. A master plumber and certified soil tester, Jerry Lauer, investigated Private Onsite Water Treatment System (POWTS) options at the Facility site and determined that a Holding Tank is the best available option for the Facility. County personnel participated in this onsite investigation and, reportedly, agreed with the assessment of the master plumber/certified soil tester. Details of the observed site conditions and recommendations are include in the Sanitary Permit Application.

SOIL EVALUATION REPORT

Page 1 of 3

in accordance with Comm 85, Wis. Adm. Code

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

Please print all information.

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

County	Jefferson
Parcel I.D.	012-0816-1522-000
Reviewed by	Date

Property Owner We Energies				Property Location Govt. Lot NW 1/4 NW 1/4 S 15 T 8 N R 16 E (or) W			
Property Owner's Mailing Address 231 W. Michigan Ave.				Lot #	Block #	Subd. Name or CSM#	
City Milwaukee	State WI	Zip Code 53203	Phone Number 414 221-3010	<input type="checkbox"/> City	<input type="checkbox"/> Village	<input checked="" type="checkbox"/> Town	Nearest Road Ixonia North Rd.

☒ New Construction Use ☐ Residential / Number of bedrooms _____ Code derived design flow rate Estimated - 156 GPG GPD

☐ Replacement ☒ Public or commercial - Describe: Liquefied Natural Gas Plant

Parent material Glacial Till Flood Plain elevation if applicable _____ ft.

General comments and recommendations: Preliminary site work has started prior to soil test. Entire site has been cut/filled/graded for planned elevations. Due to soils being disturbed and indications of groundwater in the soil, a holding tank is the available option for a POWTS on this site.

1 Boring # ☐ Boring ☒ Pit Ground surface elev. 855.0 ft. Depth to limiting factor 0 in.

Horizon	Depth in.	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	Soil Application Rate GPD/ff	
									*Eff#1	*Eff#2
1	0-14	10YR 6/6	FILL C1D 5YR 5/6	SiL	0m*	mvfr	cw	-	0.0	.2
2	14-24	7.5YR 4/4	-	SCL	2mbk	mfr	cw	-	.4	.6
3	24-48	10YR 6/8	FID - M3P YR 5/6	SiL	0M	mvfr	-	-	0.0	.2
			M3P 10YR 7/1 Grey motts. at 33 inches							
			Topsoil was removed. Fill was recently placed and is mostly loose.							

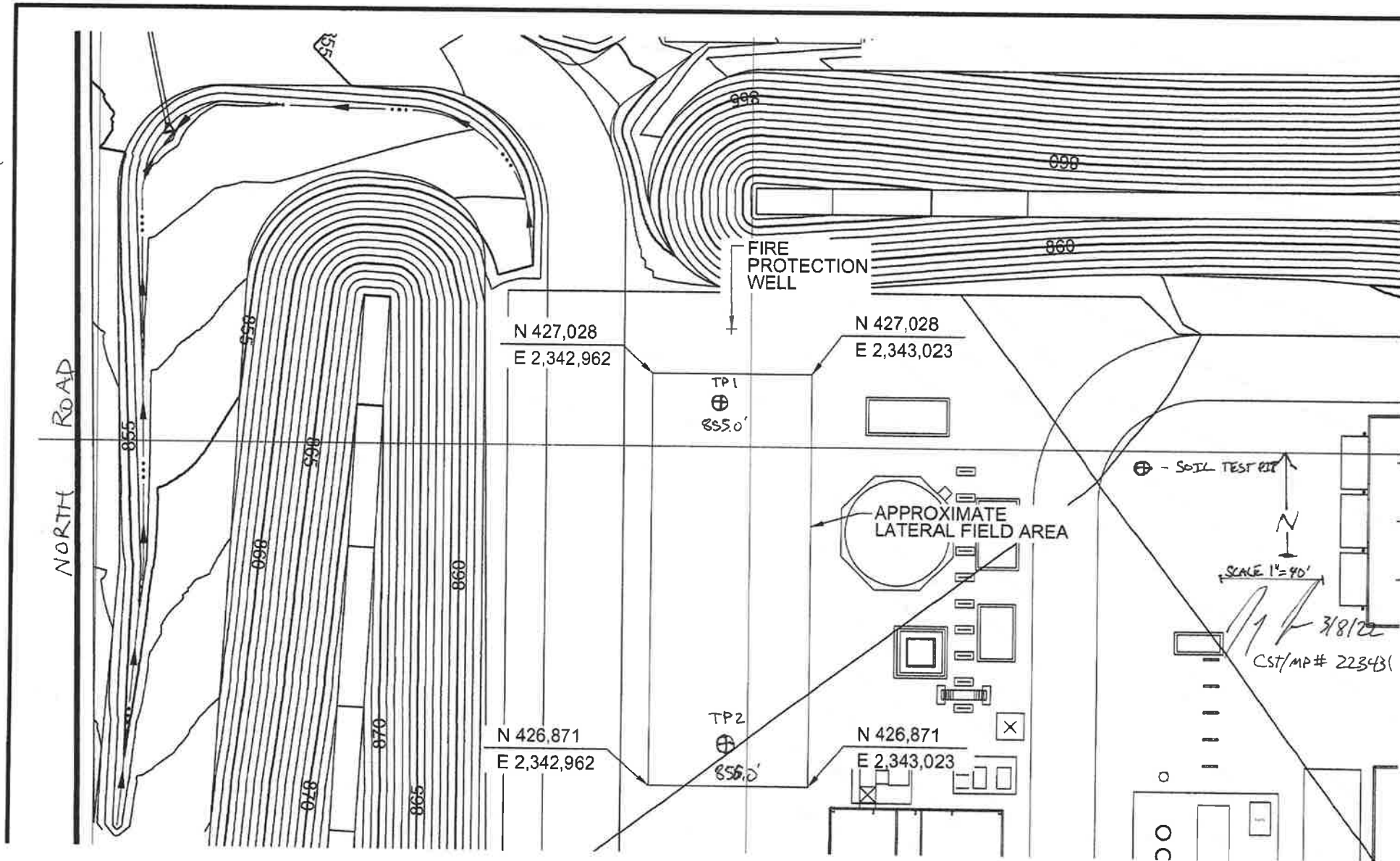
2 Boring # ☐ Boring ☒ Pit Ground surface elev. 856.0 ft. Depth to limiting factor 0 in.

Horizon	Depth in.	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	Soil Application Rate GPD/ff	
									*Eff#1	*Eff#2
1	1-72	10YR 6/4	C2D 5YR 5/6	SiL	0m->2cpl	mvfr	cw	-	0.0	.2
2	72-101	10YR 4/1	M3P 10YR 5/1	L	0m	mvfr	-	-	.2	.5
			No water encountered							
			7-9 feet of natural soil removed from area							

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

* Effluent #2 = BOD₅ ≤ 30 mg/L and TSS ≤ 30 mg/L

CST Name (Please Print) Jerry Lauer	Signature 	CST Number 223431
Address 1408 Cherrywood Drive, Waukesha, WI 53188	Date Evaluation Conducted 3/8/22	Telephone Number 262 408-6372



NORTH ROAD

TRAVEL ROAD

BM1
N 427,277.59
E 2,343,092.61
EL 846.07

FIRE PROTECTION WELL

N 427,028
E 2,342,962

N 427,028
E 2,343,023

APPROXIMATE LATERAL FIELD AREA

N 426,871
E 2,342,962

TP 2

N 426,871
E 2,343,023

100' RADIUS
FROM POTABLE
WATER WELL



1" = 100'

3/8/22
CST/MP# 22347

THIS PAGE IS FOR BENCHMARK LOCATION



Site Conditions

On Tuesday, March 8th, 2022, I conducted a soil evaluation for a POWTS for the WeEnergies/Ixonia Liquefied Natural gas Plant. It is currently in the preliminary site work stage of construction. This is a large project with planned locations of all facilities. The site has been stripped and filled as necessary to meet rough elevations. Soil testing was done in a pre-determined area for the septic system. Matt Zangl and Sarah Elsner from the Jefferson County Zoning Department witnessed the soil testing. There were two soil pits dug.

Test Pit #1 is located on the north end of the area. It was excavated to 48 inches deep. Topsoil was stripped and the area was filled. There is 14 inches of recently placed mottled, loose glacial till fill over 10 inches of sandy clay loam. Mottles start immediately below at 24 inches in the silt loam/glacial till with a grey band at 33 inches. Plans show a proposed fire protection water well within 30 feet of this boring – inside the 50 foot setback requirement for a POWTS.

Test Pit #2 is located on the south end of the proposed POWTS area. There was seven to nine feet of natural soil removed from this area to get to rough grade. Undisturbed, mottled glacial till was immediately encountered down to 72 inches where it consistently changed to a dark grey loam. The excavation was taken down to 101 inches. No water was encountered, but due to current moderate drought conditions, I would expect that to change when normal water levels return.

The proposed WeEnergies facility is expected to be manned 24/7 with (3) employees x 3 shifts and have (5) floor drains. Per Table 3 of the Holding Tank Component Manual, employees Estimated Wastewater Flow is 13 Gallons Per Day and floor drains are given an EWF of 25 GPD each. The EWF for this facility is 242 GPD.

Due to indications of high groundwater in the soil, the removal of original soils, fill being placed, and proximity to the proposed fire protection well, neither test pit location is suitable for a POWTS other than a holding tank.

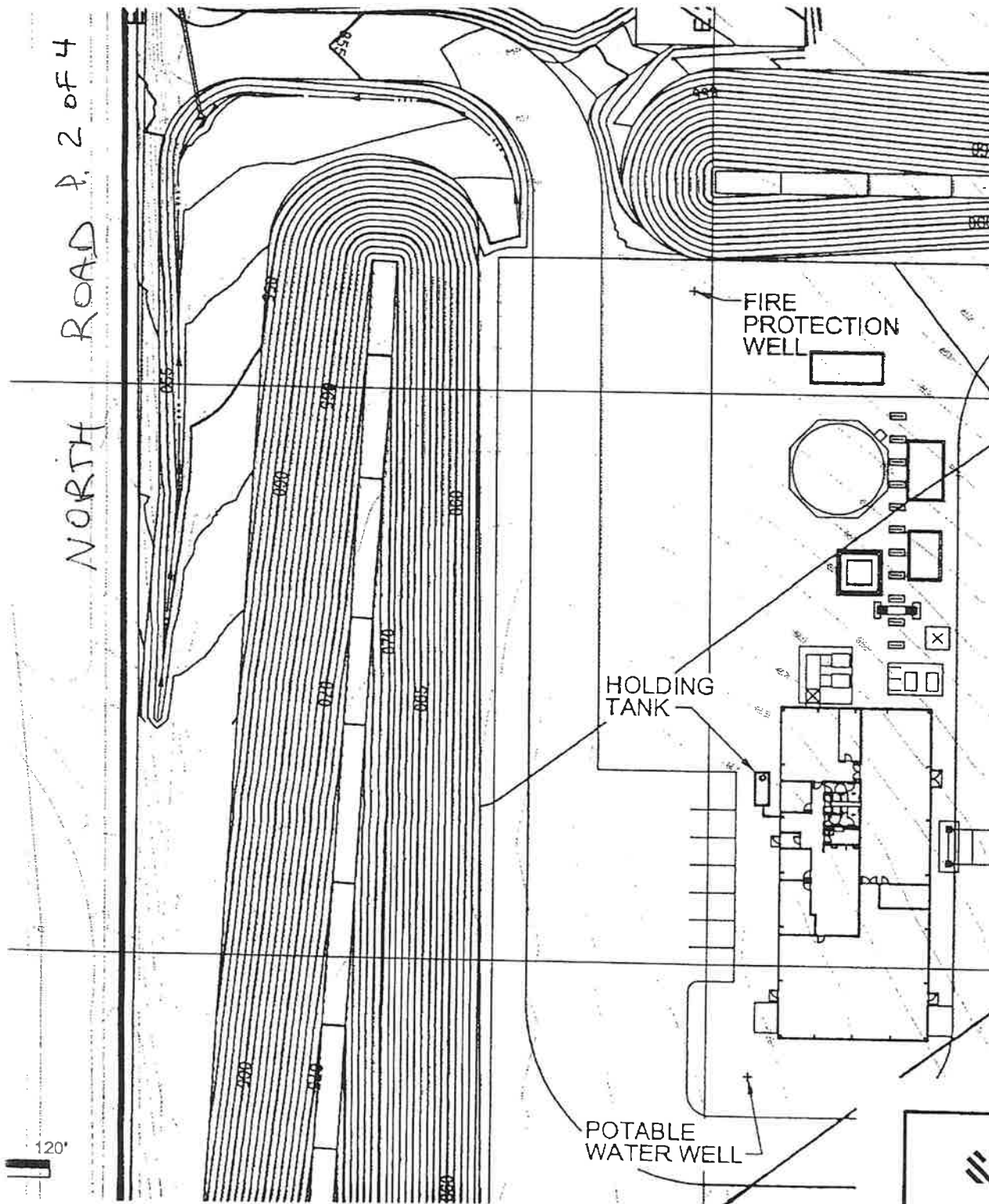
Jerry Lauer

MP/CST #223431

Lauer Plumbing LLC

jerry@lauerplumbing.com

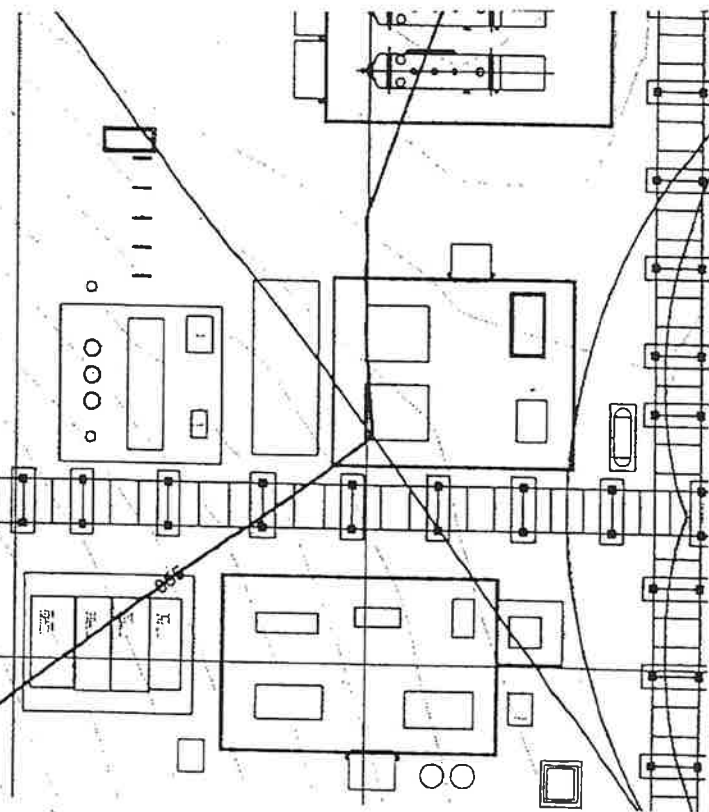
NORTH ROAD P. 2 OF 4



SPECIFICATIONS

- VENTED MANHOLE COVER PER SPS 382.31(16)
- (d)2. AND 383.45(6)(b) WIS. ADM. CODE
- 4" SCH 40 PVC BUILDING SEWER WITH INSIDE CLEAN-OUT
- SEPTRONICS (TM1) AUDIOVISUAL ALARM (INTERIOR)

3/11/2022
CST/MP# 223431
SCALE 1"=60'



POTABLE WATER WELL

BURNS
MEDONNELL



**DECISION OF THE JEFFERSON COUNTY
PLANNING & ZONING COMMITTEE/COUNTY BOARD
ZONING AMENDMENTS
I. FINDINGS OF FACT:**

Petition #: R3701A-14 Township: Aztalan
Site Inspection Date: 02/17/2014 Hearing Date: 02/20/2014
Petitioner Name: Russell Bienfang
Property Owner(s): Donald Bienfang Estate
Property Location: N5775 Ziebell Road

REZONING REQUEST:

Rezone 4.7 acres from A-1 to A-3 around an existing farmstead at N5775 Ziebell Road

PARCEL(S) (PIN#): 002-0714-2234-000 002-0714-2234-000

PARENT PARCEL(S):(See attached map) PARCEL OF RECORD:(See attached map)

TOTAL CONTIGUOUS A-1 ACRES 44.25 ☒ Less than 50 ☐ More than 50

PREVIOUS A-3 LOTS CREATED FROM PARENT PARCEL: None

LOTS AVAILABLE: Non Prime 3 or Prime 1

LOTS REQUESTED: Rezone 4.7 acres with existing farmstead which was built before 1976

☒ AGRICULTURAL PRESERVATION ☐ LIMITED SERVICE AREA ☐ LONG RANGE URBAN SERVICE AREA
☐ ENVIRONMENTAL CORRIDOR ☐ 15 YEAR GROWTH AREA ☐ RURAL HAMLET

SOIL TYPES: SbA, MpB, KeC2 and WvB

Class I 60 % Class II 30 % Class III _____ % Class III Non-Prime _____ %

Class IV 10 % Class V-VII _____ %

Cropland _____ % Woods _____ % Fallow/Pasture _____ % Existing Yard 100 % Slope _____ %

☐ FLOODPLAIN ☐ WETLANDS ☐ SHORELAND

ADJACENT LAND USE: Agricultural

COMMENTS/ADDITIONAL INFORMATION RECEIVED AT PUBLIC HEARING:

Farmstead has a lot of salvage material, semi trailers and unlicensed vehicles

TOWN BOARD RECOMMENDATION 12/11/13
Date

☒ Granted ☐ Denied ☐ Tabled ☐ Not Received

Note: Town Board recommendation does not constitute final county action. See Sec. III Order & Determination (pg. 2)

II. CONCLUSIONS

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

AS A PRIME LOT _____ NONPRIME LOT _____ LOT COMBINATION _____
FOR THE FOLLOWING REASONS: The rezoning meets plan and ordinance requirements
if finalized as proposed.

☒ The Jefferson County Planning and Zoning Committee finds this amendment meets the standards of 91.48 Wisconsin State Statutes and 11.11(c)6 of the Jefferson County Zoning Ordinance.

DECISION

III. ORDER & DETERMINATION

DECISION

Based on the findings of fact conclusions and the record herein, the committee recommends to the Jefferson County Board of Supervisors that the amendment be: ☒ **Granted** ☐ **Denied** ☐ **Postponed**

Motioned by: Don Reese 2nd by: George Jaeckel Abstained _____

Vote: voice vote, no objection Date: 2/24/14

Note: If postponed, this amendment is not forwarded to the Jefferson County Board of Supervisors for action and may be required to go back to a public hearing.

Based on the Planning and Zoning Committee recommendation the Jefferson County Board of Supervisors:

☒ **Granted** ☐ **Denied** ☐ **Postponed** Date: 3/11/14

If the requested amendment was granted, it is subject to the following: *(Check all that apply)*

☐ ACCESS APPROVAL BY MAINTAINING AUTHORITY

☐ RECEIPT OF SUITABLE SOIL TEST


☒ RECEIPT OF AND RECORDING OF THE FINAL CSM

☐ EXTRATERRITORIAL PLAT REVIEW

☒ REZONING SHALL BE NULL & VOID & OF NO EFFECT ONE YEAR FROM THE DATE OF COUNTY BOARD APPROVAL UNLESS ALL APPLICABLE CONDITIONS HAVE BEEN COMPLETED BY THAT DATE

☒ OTHER All salvage material shall be removed by February 2016, as per the petitioner's
comments at public hearing. The Committee will review the site in February 2016 to determine
compliance.

☐ FILING OF AFFIDAVIT OF ZONING STATUS ON REMAINING LANDS
(SEE ATTACHED INSTRUCTION SHEET)

DATE: 3-17-14 SIGNATURE: 

JEFFERSON COUNTY

PRELIMINARY REVIEW FOR CERTIFIED SURVEY

A Division of land located in the NE 1/4 and SE 1/4 of the SW 1/4 of Section 22, Town 7N, Range 14 E,
Town of Aztalan, Jefferson County, Wisconsin, on Parcel Number 002-0714-2231-000 & 2234-000★

Owner: Donald C. Bienfang Estate c/o Russell Bienfang
Address: N5775 Ziebell Road
Jefferson, WI 53549
Phone: 920-699-3351

Date Submitted: November 6, 2013
Revised: _____

Surveyor: Woodman & Associates, S.C.
Address: 210 Madison Avenue
Fort Atkinson, WI 53538
Phone: 920-563-8162

Note to Be Placed on Final CSM

Petition # R3701A-14 Zoning A-3

Check for subsequent zoning
Changes with Jefferson County
Zoning Department.

X Rezoning

Allowed Division within Existing Zone

X Farm Consolidation in an existing A-1 Zone

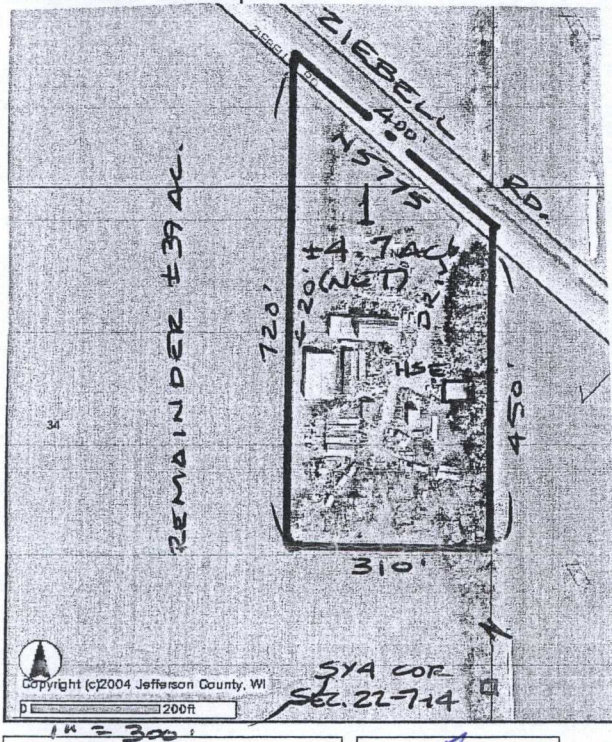
35+ Acre Lot in A-1 Zone

Survey of Existing Parcel

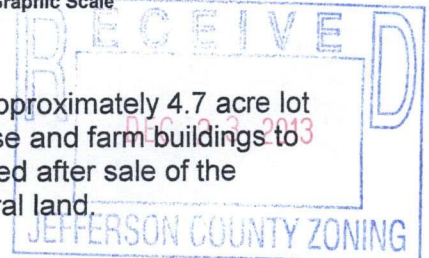
In addition to the info required by Sec 236.34 of State Statutes, Sec. 15.04(f) of the Jefferson County Land Division/Subdivision Ordinance requires that the following be shown:

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

Intent and Description of Parcel to be Divided:



Create approximately 4.7 acre lot with house and farm buildings to be retained after sale of the agricultural land.

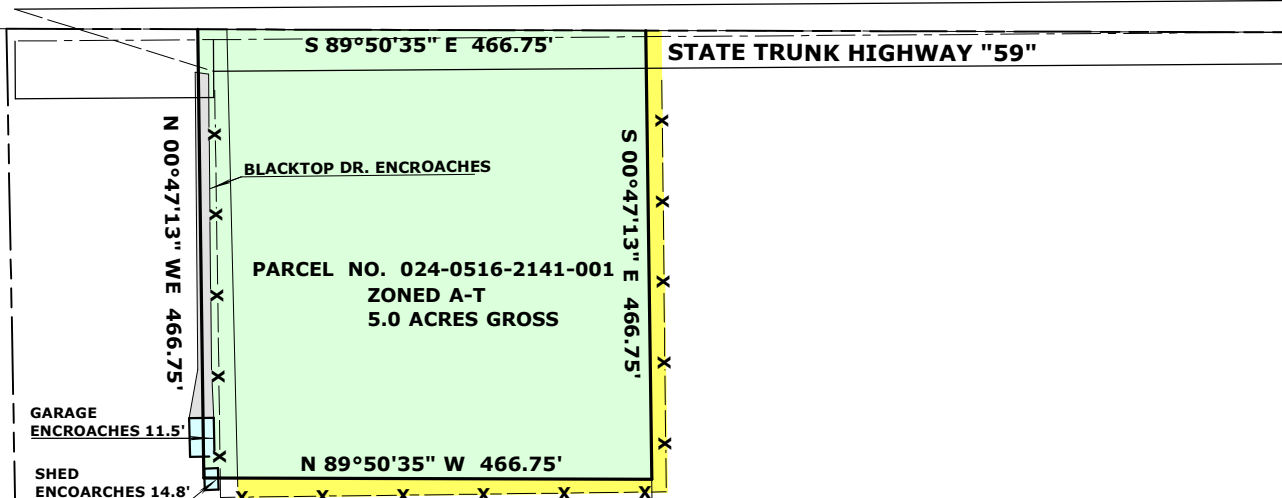


NOTE: Areas and dimensions on this Preliminary are approximate only and in most cases will vary from the Final survey data.

Town Board Approval [Signature] Date 12-11-13
(Includes access approval if applicable)
County Highway Approval N/A Date _____
(If Applicable)
Extraterritorial Approval N/A Date _____
(If Applicable)
County Surveyor Approval [Signature] Date 3/12/14
Zoning Office Approval [Signature] Date 3-17-14

Please submit four copies to Jefferson County Zoning, Room 201, 320 S. Main St., Jefferson, WI 53549

SHEET 1 OF 1
JOB NO: 13-54



w 1/2

ne 1/4

se 1/4

Register of Deeds	May 2022			Output Measures	YR to Date	Current Yr. Target
Program/Service Description	2020	2021	2022	Totals	%	
Documents Recorded	1,517	1,595	1,286	6,095	44%	
Vital Records Filed	142	163	177	888	42%	
Vital Record Copies	949	1,207	1,173	6,977	45%	
ROD Revenue (Gross Total)	\$ 153,327.25	\$ 209,664.24	\$ 286,467.98	\$1,028,935.69	62%	
Transfer Fees	\$ 18,143.28	\$ 28,315.68	\$ 45,852.42	\$ 149,357.46	83%	
LIO Fees	\$ 12,712.00	\$ 13,377.00	\$ 10,855.00	\$ 51,195.00	47%	
Document Copies	\$ 6,822.85	\$ 8,440.59	\$ 7,489.15	\$ 35,188.91	70%	
Laredo	\$ 3,234.00	\$ 3,546.25	\$ 3,141.73	\$ 17,453.48	58%	
ROD Revenue to General Fund	\$ 54,495.13	\$ 68,516.52	\$ 79,946.30	\$ 318,528.85	63%	
Percentage of Documents eRecorded	68%	70%	68%	66%	66%	
Budget Goals Met	Yes	Yes	Yes	Yes	Yes	
Back Indexed	5,336	7,193	3,585	15,793	79%	

Wisconsin Register of Deeds Association:

We are currently working on legislation that pertains to the sheilding of real estate records for pending federal legislation. The Register of Deeds Association is also working with the Surveyors Association to help standardize recording processes to make it easier for submitting documents statewide.

Register of Deeds Office:

The staff continues to work on back indexing documents for easier access. We are also working on back scanning some old folded documents located in file cabinets in the basement. This will be extremely helpful during the remodeling project as we need to offer access to our records during normal business hours.

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. I was reappointed to the WI Counties Board and have a new appointment on their Audit Committee.

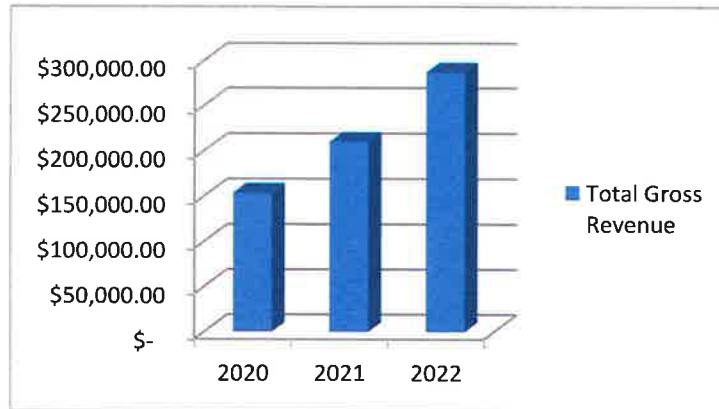
Wisconsin Public Records Board:

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.

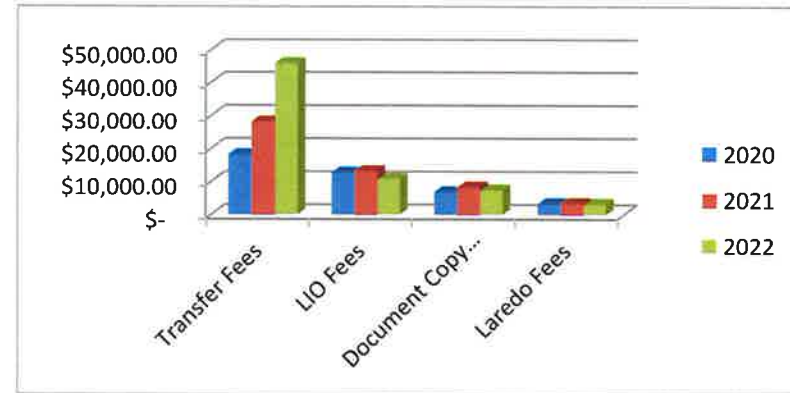
Register of Deeds Monthly Budget Report

May-22

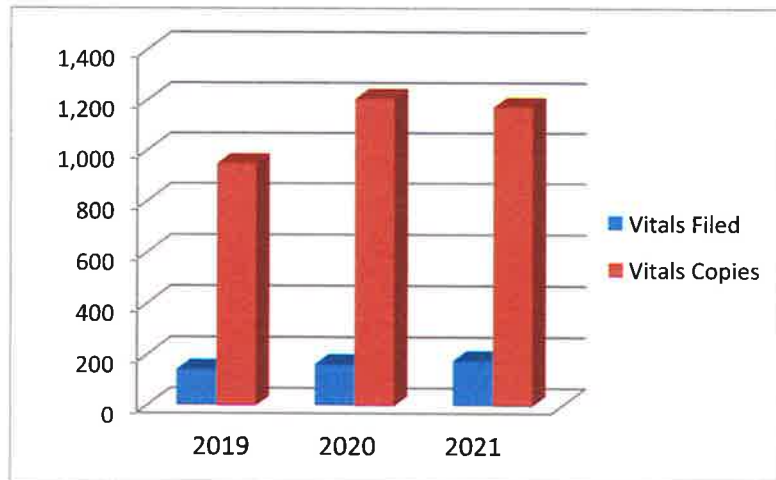
ROD Total Gross Revenues



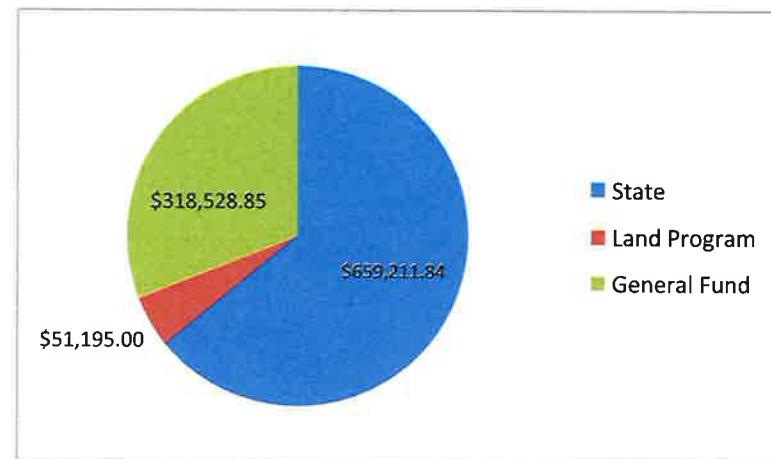
Land Related Revenue



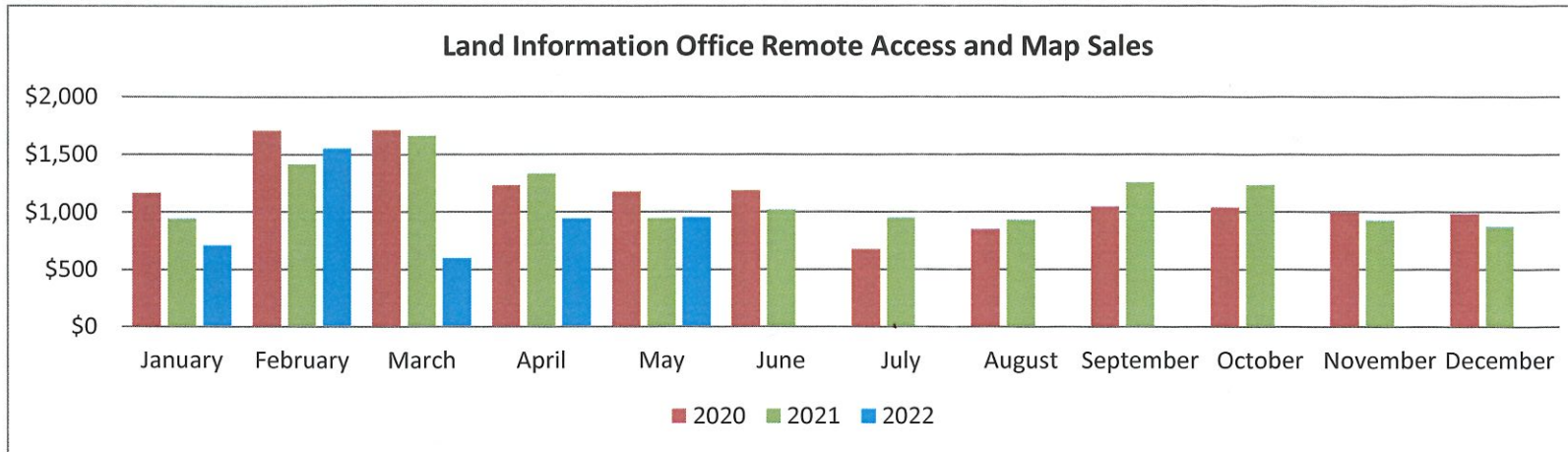
Vital Records



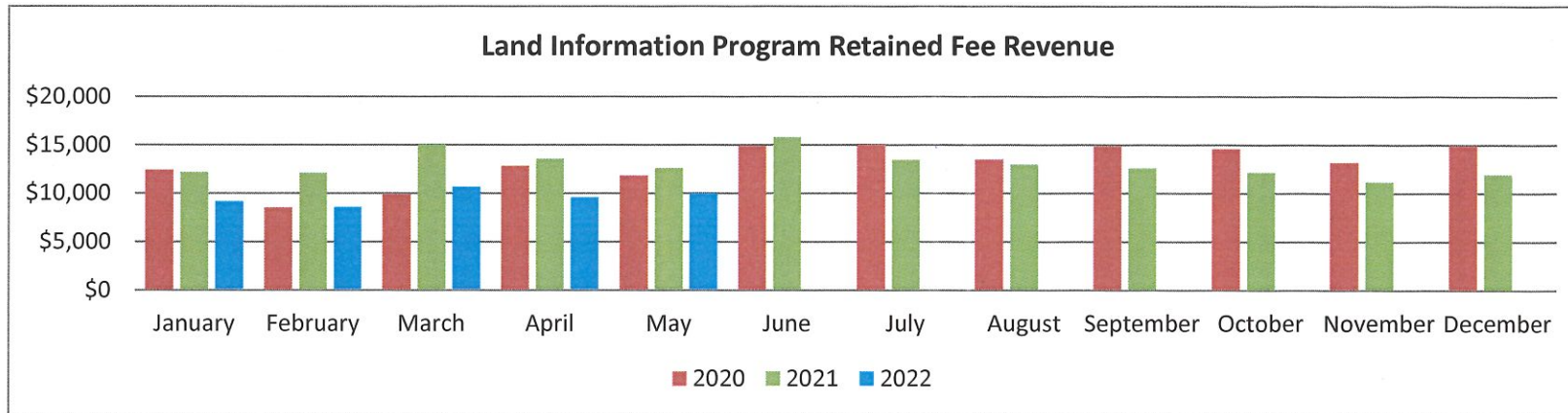
Year to Date Revenue Payout



Land Information Monthly Revenue Report May 2022



Jan	Feb	March	April	May	June	July	August	Sept	Oct	Nov	Dec	Total	Budget	
706	1,551	597	940	952	0	0	0	0	0	0	0	0	4,746	15,100
													31.4%	

[illegible]

Jefferson County Planning and Zoning Department
Monthly Ledger Report
06-23-2022

	RF	WFG	OP	PPC	MC	PSS(STF	FQAS	FAA	FPFC	SRFWF	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		10,240.00	87.09		2,775.00	200.00						680.00	13,722.09	15,460.33
Mar	930.00		13,971.00	168.00		5,875.00	500.00						30.00	21,444.00	28,398.54
Apr	540.00		15,755.00	107.09		4,375.00	1,200.00						830.00	21,977.09	21,258.08
May	810.00		11,835.00	7.08		7,550.00	550.00							20,752.08	22,440.48
June	690.00		10,005.00	19.17		4,550.00	750.00							16,014.17	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	3,870.00		75,707.00	800.24		28,800.00	3,450.00						1,540.00	112,627.24	234,754.70

2021 Actual Zoning Deposit:Please Enter Deposit

2022 Budget Revenues: \$220,500.00

2022 Deposits YTD:\$112,627.24

RESOLUTION NO. 2022-____

Authorizing a Contract with Fidlar Technologies to Back Index Documents in the Register of Deeds Office

Executive Summary

Real estate documents recorded in the office of the Register of Deeds are integral to completing real estate transactions within Jefferson County. The county implemented a computerized grantor/grantee index in 1987. In 2010, the Register of Deeds office began a tract index for all documents being recorded. There is currently a 43-year electronic search capability, however many title searches require a 60 year search history. The Register of Deeds office continues to work diligently to index documents to allow electronic searches for documents recorded more than 43 years ago. This project will allow internal and external business partners to electronically search for information specific to a piece of property through owner names and legal descriptions, creating efficiencies for all parties involved. The Planning and Zoning Committee considered this resolution on June 27, 2022, and recommended forwarding to the County Board for approval.

WHEREAS, the Executive Summary is incorporated into this resolution, and

WHEREAS, documents recorded or filed in the office of the Register of Deeds are integral to completing real estate transactions within Jefferson County, and

WHEREAS, creating a digital index of various types of records currently in the Register of Deeds Office will assist staff as well as public and private business partners in locating real estate documents pertaining to property, and

WHEREAS, the Register of Deeds has requested proposals from various vendors to completely index grantor, grantee, legal descriptions, parcel numbers if available, document and recording dates allowing approximately 166,600 additional deeds, easements, agreements, mortgages, and various miscellaneous documents to be searchable electronically, and

WHEREAS, two vendors submitted responses in compliance with the requirements set forth in the request for proposals, and

WHEREAS, the two responsive bidders were:

<u>Vendor</u>	<u>Full Indexing</u>	<u>Import Fee</u>
Fidlar Technologies	1.50/document, 1.00/without legals	\$0
On Q Solutions	.95/document	\$.20/document

WHEREAS, Fidlar Technologies is the Register of Deeds' current land records software vendor with direct access to the data tables, therefore requiring minimal staff involvement.

WHEREAS, indexed documents will be available immediately for viewing because they are added in real time to the County's land records system, and

WHEREAS, Fidlar Technologies has the most experience working with the Jefferson

County Register of Deeds Office and as a result, the Register of Deeds and the Planning and Zoning Committee both recommend contracting with Fidlar Technologies as the lowest responsible bidder.

NOW, THEREFORE, BE IT RESOLVED by the Jefferson County Board of Supervisors that the Register of Deeds is authorized to contract with Fidlar Technologies as the lowest responsible bidder for its Record Indexing Project in an amount not to exceed \$175,000.

Fiscal Note: Funding for the project is included in the 2022 budget, \$150,000 for data conversion in the Register of Deeds Office under A/C 13001.594818 (Carryover) and \$25,000.00 in the Land Information Program retained fees under A/C 12503.521219.25313.

Ayes_____ Noes_____ Abstain_____ Absent_____ Vacant_____

Requested by
Planning and Zoning Committee

06-27-2022

REVIEWED: Corporation Counsel _____; Finance Director _____



We Energies
231 W. Michigan St.
Milwaukee, WI 53203
www.we-energies.com

Sanitary Permit – Wisconsin Gas LLC

We Energies is requesting that a Holding Tank exception be granted for the Ixonia LNG Facility. A master plumber and certified soil tester, Jerry Lauer, investigated Private Onsite Water Treatment System (POWTS) options at the Facility site and determined that a Holding Tank is the best available option for the Facility. County personnel participated in this onsite investigation and, reportedly, agreed with the assessment of the master plumber/certified soil tester. Details of the observed site conditions and recommendations are include in the Sanitary Permit Application.

SOIL EVALUATION REPORT

Page 1 of 3

in accordance with Comm 85, Wis. Adm. Code

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

Please print all information.

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

County	Jefferson
Parcel I.D.	012-0816-1522-000
Reviewed by	Date

Property Owner We Energies		Property Location Govt. Lot NW 1/4 NW 1/4 S 15 T 8 N R 16 E (or) W	
Property Owner's Mailing Address 231 W. Michigan Ave.		Lot #	Block #
City Milwaukee	State WI	Zip Code 53203	Phone Number 414 221-3010
		<input type="checkbox"/> City	<input type="checkbox"/> Village <input checked="" type="checkbox"/> Town
		Nearest Road Ixonia North Rd.	

☒ New Construction Use ☐ Residential / Number of bedrooms _____ Code derived design flow rate Estimated - 156 GPG GPD

☐ Replacement ☒ Public or commercial - Describe: Liquefied Natural Gas Plant

Parent material Glacial Till Flood Plain elevation if applicable _____ ft.

General comments and recommendations: Preliminary site work has started prior to soil test. Entire site has been cut/filled/graded for planned elevations. Due to soils being disturbed and indications of groundwater in the soil, a holding tank is the available option for a POWTS on this site.

1 Boring # ☐ Boring ☒ Pit Ground surface elev. 855.0 ft. Depth to limiting factor 0 in.

Horizon	Depth in.	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	Soil Application Rate GPD/ff	
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2	14-24	7.5YR 4/4	-	SCL	2mbk	mfr	cw	-	.4	.6
3	24-48	10YR 6/8	FID - M3P YR 5/6	SiL	0M	mvfr	-	-	0.0	.2
			M3P 10YR 7/1 Grey motts. at 33 inches							
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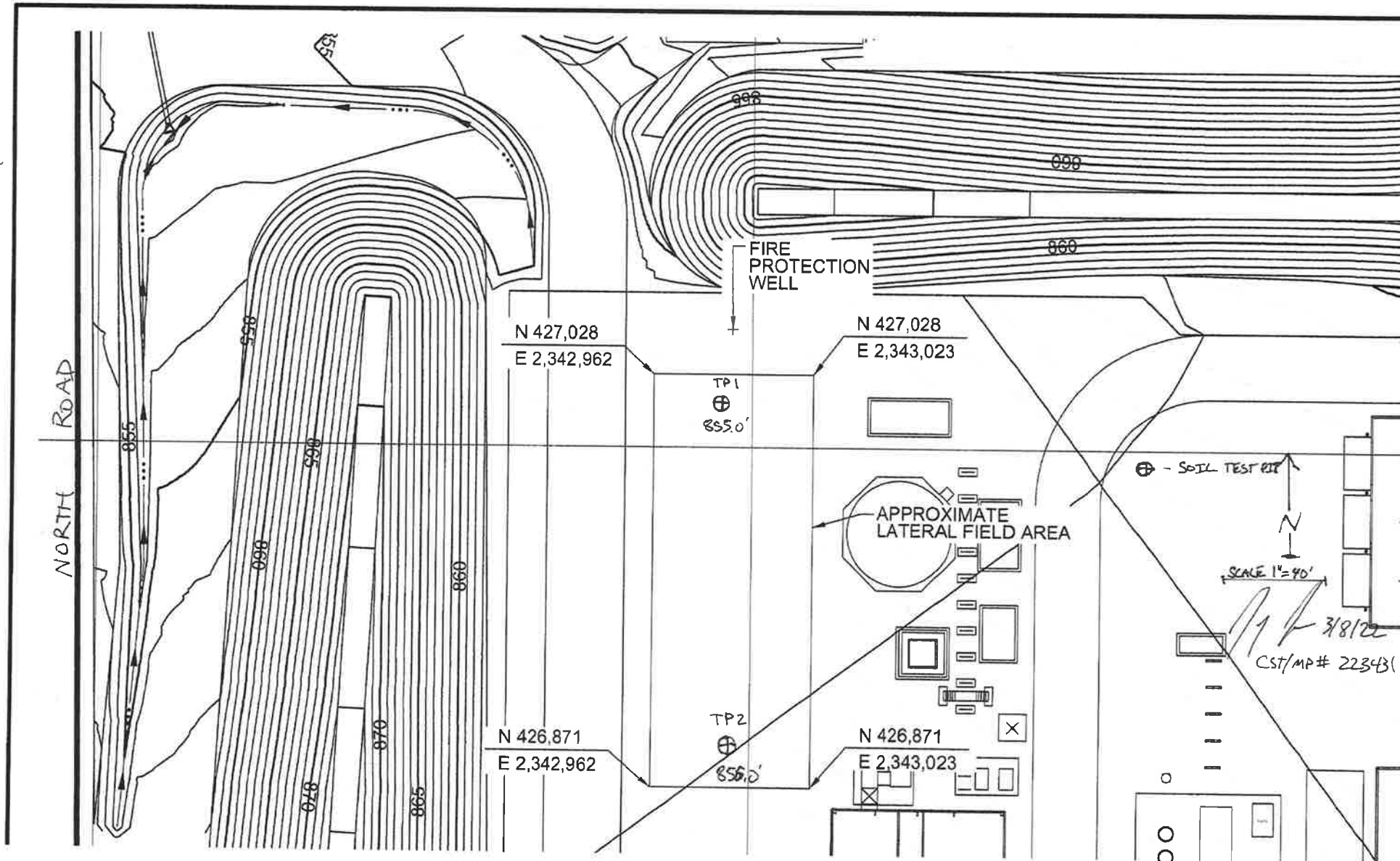
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2	72-101	10YR 4/1	M3P 10YR 5/1	L	0m	mvfr	-	-	.2	.5
			No water encountered							
			7-9 feet of natural soil removed from area							

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

* Effluent #2 = BOD₅ ≤ 30 mg/L and TSS ≤ 30 mg/L

CST Name (Please Print) Jerry Lauer	Signature 	CST Number 223431
Address 1408 Cherrywood Drive, Waukesha, WI 53188	Date Evaluation Conducted 3/8/22	Telephone Number 262 408-6372



NORTH ROAD

TRAVEL
ROAD

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N 427,277.59
E 2,343,092.61
EL 846.07

FIRE
PROTECTION
WELL

N 427,028
E 2,342,962

N 427,028
E 2,343,023

TP 1

APPROXIMATE
LATERAL FIELD AREA

N 426,871
E 2,342,962

TP 2

N 426,871
E 2,343,023

100' RADIUS
FROM POTABLE
WATER WELL



1" = 100'

3/8/22

CST/MP# 22347

THIS PAGE IS FOR BENCHMARK LOCATION



Site Conditions

On Tuesday, March 8th, 2022, I conducted a soil evaluation for a POWTS for the WeEnergies/Ixonia Liquefied Natural gas Plant. It is currently in the preliminary site work stage of construction. This is a large project with planned locations of all facilities. The site has been stripped and filled as necessary to meet rough elevations. Soil testing was done in a pre-determined area for the septic system. Matt Zangl and Sarah Elsner from the Jefferson County Zoning Department witnessed the soil testing. There were two soil pits dug.

Test Pit #1 is located on the north end of the area. It was excavated to 48 inches deep. Topsoil was stripped and the area was filled. There is 14 inches of recently placed mottled, loose glacial till fill over 10 inches of sandy clay loam. Mottles start immediately below at 24 inches in the silt loam/glacial till with a grey band at 33 inches. Plans show a proposed fire protection water well within 30 feet of this boring – inside the 50 foot setback requirement for a POWTS.

Test Pit #2 is located on the south end of the proposed POWTS area. There was seven to nine feet of natural soil removed from this area to get to rough grade. Undisturbed, mottled glacial till was immediately encountered down to 72 inches where it consistently changed to a dark grey loam. The excavation was taken down to 101 inches. No water was encountered, but due to current moderate drought conditions, I would expect that to change when normal water levels return.

The proposed WeEnergies facility is expected to be manned 24/7 with (3) employees x 3 shifts and have (5) floor drains. Per Table 3 of the Holding Tank Component Manual, employees Estimated Wastewater Flow is 13 Gallons Per Day and floor drains are given an EWF of 25 GPD each. The EWF for this facility is 242 GPD.

Due to indications of high groundwater in the soil, the removal of original soils, fill being placed, and proximity to the proposed fire protection well, neither test pit location is suitable for a POWTS other than a holding tank.

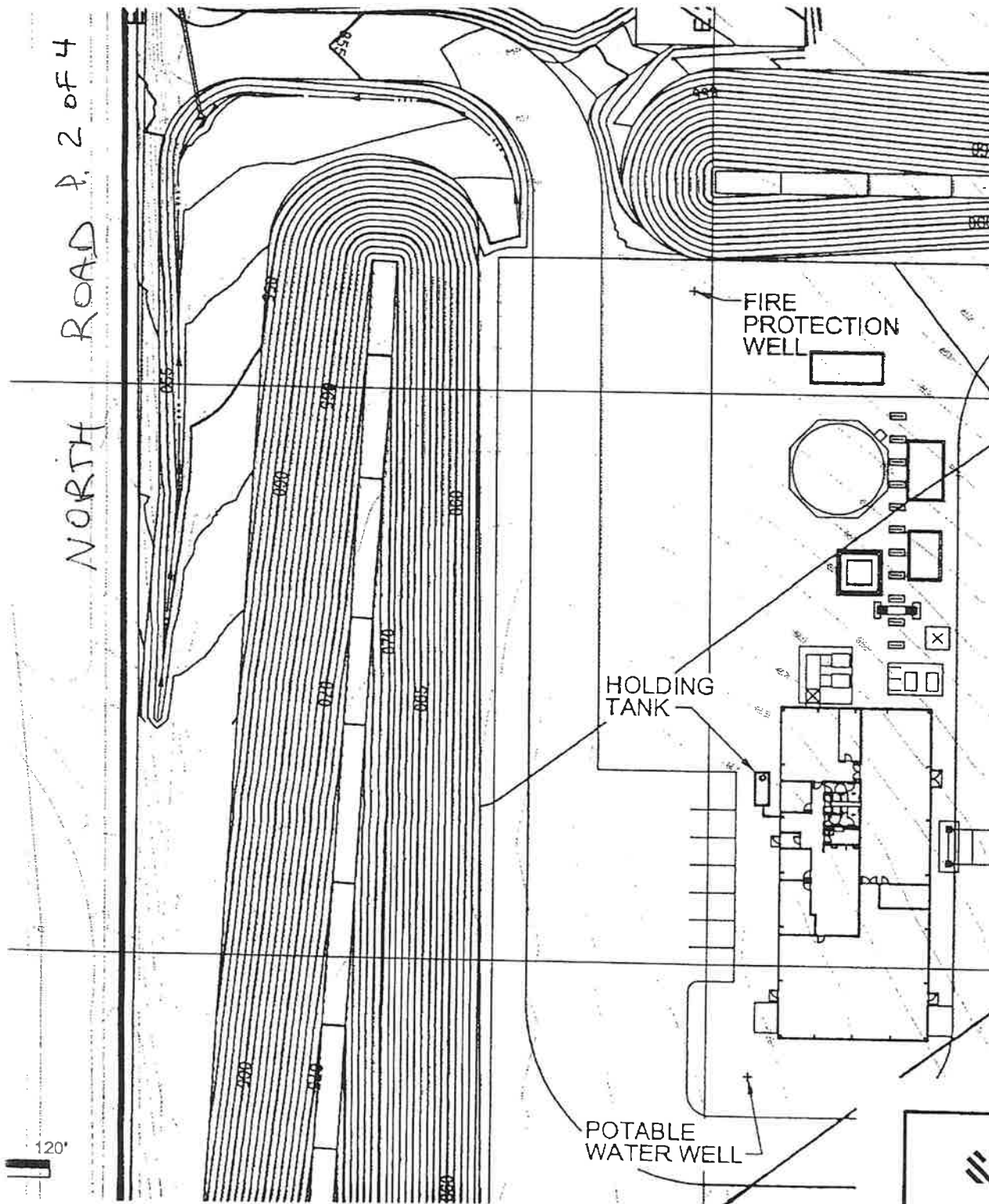
Jerry Lauer

MP/CST #223431

Lauer Plumbing LLC

jerry@lauerplumbing.com

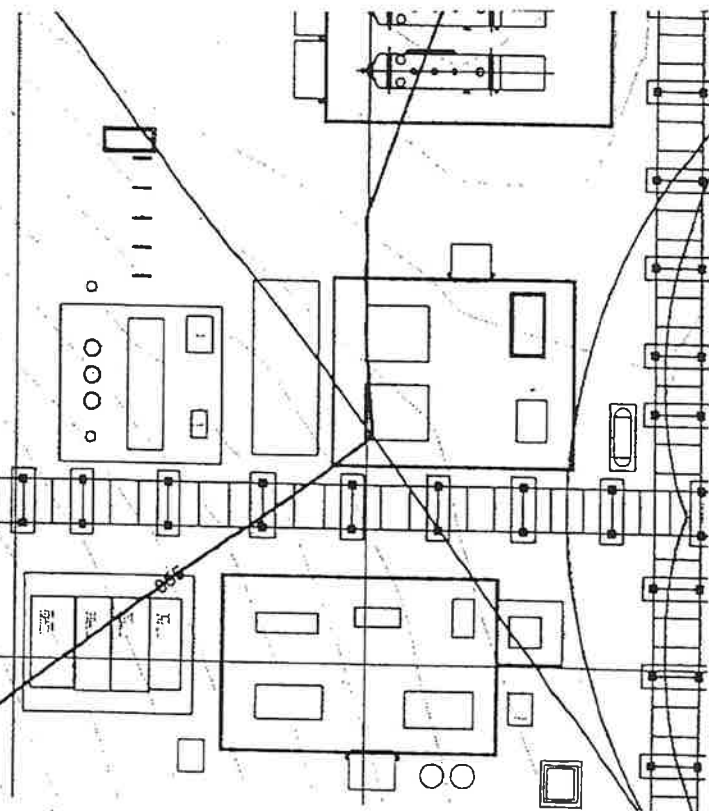
NORTH ROAD P. 2 OF 4



SPECIFICATIONS

- VENTED MANHOLE COVER PER SPS 382.31(16)
- (d)2. AND 383.45(6)(b) WIS. ADM. CODE
- 4" SCH 40 PVC BUILDING SEWER WITH INSIDE CLEAN-OUT
- SEPTRONICS (TM1) AUDIOVISUAL ALARM (INTERIOR)

3/11/2022
CST/MP# 223431
SCALE 1"=60'



POTABLE WATER WELL

BURNS MEDONNELL



**DECISION OF THE JEFFERSON COUNTY
PLANNING & ZONING COMMITTEE/COUNTY BOARD
ZONING AMENDMENTS
I. FINDINGS OF FACT:**

Petition #: R3701A-14 Township: Aztalan
Site Inspection Date: 02/17/2014 Hearing Date: 02/20/2014
Petitioner Name: Russell Bienfang
Property Owner(s): Donald Bienfang Estate
Property Location: N5775 Ziebell Road

REZONING REQUEST:

Rezone 4.7 acres from A-1 to A-3 around an existing farmstead at N5775 Ziebell Road

PARCEL(S) (PIN#): 002-0714-2234-000 002-0714-2234-000

PARENT PARCEL(S): *(See attached map)* PARCEL OF RECORD: *(See attached map)*

TOTAL CONTIGUOUS A-1 ACRES 44.25 ☒ Less than 50 ☐ More than 50

PREVIOUS A-3 LOTS CREATED FROM PARENT PARCEL: None

LOTS AVAILABLE: Non Prime 3 or Prime 1

LOTS REQUESTED: Rezone 4.7 acres with existing farmstead which was built before 1976

☒ AGRICULTURAL PRESERVATION ☐ LIMITED SERVICE AREA ☐ LONG RANGE URBAN SERVICE AREA
☐ ENVIRONMENTAL CORRIDOR ☐ 15 YEAR GROWTH AREA ☐ RURAL HAMLET

SOIL TYPES: SbA, MpB, KeC2 and WvB

Class I 60 % Class II 30 % Class III _____ % Class III Non-Prime _____ %

Class IV 10 % Class V-VII _____ %

Cropland _____ % Woods _____ % Fallow/Pasture _____ % Existing Yard 100 % Slope _____ %

☐ FLOODPLAIN ☐ WETLANDS ☐ SHORELAND

ADJACENT LAND USE: Agricultural

COMMENTS/ADDITIONAL INFORMATION RECEIVED AT PUBLIC HEARING:

Farmstead has a lot of salvage material, semi trailers and unlicensed vehicles

TOWN BOARD RECOMMENDATION 12/11/13
Date

☒ Granted ☐ Denied ☐ Tabled ☐ Not Received

Note: Town Board recommendation does not constitute final county action. See Sec. III Order & Determination (pg. 2)

II. CONCLUSIONS

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

AS A PRIME LOT _____ NONPRIME LOT _____ LOT COMBINATION _____
FOR THE FOLLOWING REASONS: The rezoning meets plan and ordinance requirements
if finalized as proposed.

☒ The Jefferson County Planning and Zoning Committee finds this amendment meets the standards of 91.48 Wisconsin State Statutes and 11.11(c)6 of the Jefferson County Zoning Ordinance.

DECISION

III. ORDER & DETERMINATION

DECISION

Based on the findings of fact conclusions and the record herein, the committee recommends to the Jefferson County Board of Supervisors that the amendment be: ☒ **Granted** ☐ **Denied** ☐ **Postponed**

Motioned by: Don Reese 2nd by: George Jaeckel Abstained _____

Vote: voice vote, no objection Date: 2/24/14

Note: If postponed, this amendment is not forwarded to the Jefferson County Board of Supervisors for action and may be required to go back to a public hearing.

Based on the Planning and Zoning Committee recommendation the Jefferson County Board of Supervisors:

☒ **Granted** ☐ **Denied** ☐ **Postponed** Date: 3/11/14

If the requested amendment was granted, it is subject to the following: *(Check all that apply)*

☐ ACCESS APPROVAL BY MAINTAINING AUTHORITY

☐ RECEIPT OF SUITABLE SOIL TEST


☒ RECEIPT OF AND RECORDING OF THE FINAL CSM

☐ EXTRATERRITORIAL PLAT REVIEW

☒ REZONING SHALL BE NULL & VOID & OF NO EFFECT ONE YEAR FROM THE DATE OF COUNTY BOARD APPROVAL UNLESS ALL APPLICABLE CONDITIONS HAVE BEEN COMPLETED BY THAT DATE

☒ OTHER All salvage material shall be removed by February 2016, as per the petitioner's
comments at public hearing. The Committee will review the site in February 2016 to determine
compliance.

☐ FILING OF AFFIDAVIT OF ZONING STATUS ON REMAINING LANDS
(SEE ATTACHED INSTRUCTION SHEET)

DATE: 3-17-14 SIGNATURE: 

JEFFERSON COUNTY

PRELIMINARY REVIEW FOR CERTIFIED SURVEY

A Division of land located in the NE 1/4 and SE 1/4 of the SW 1/4 of Section 22, Town 7N, Range 14 E,
Town of Aztalan, Jefferson County, Wisconsin, on Parcel Number 002-0714-2231-000 & 2234-000★

Owner: Donald C. Bienfang Estate c/o Russell Bienfang
Address: N5775 Ziebell Road
Jefferson, WI 53549
Phone: 920-699-3351

Date Submitted: November 6, 2013
Revised: _____

Surveyor: Woodman & Associates, S.C.
Address: 210 Madison Avenue
Fort Atkinson, WI 53538
Phone: 920-563-8162

Note to Be Placed on Final CSM

Petition # R3701A-14 Zoning A-3

Check for subsequent zoning
Changes with Jefferson County
Zoning Department.

X Rezoning

Allowed Division within Existing Zone

X Farm Consolidation in an existing A-1 Zone

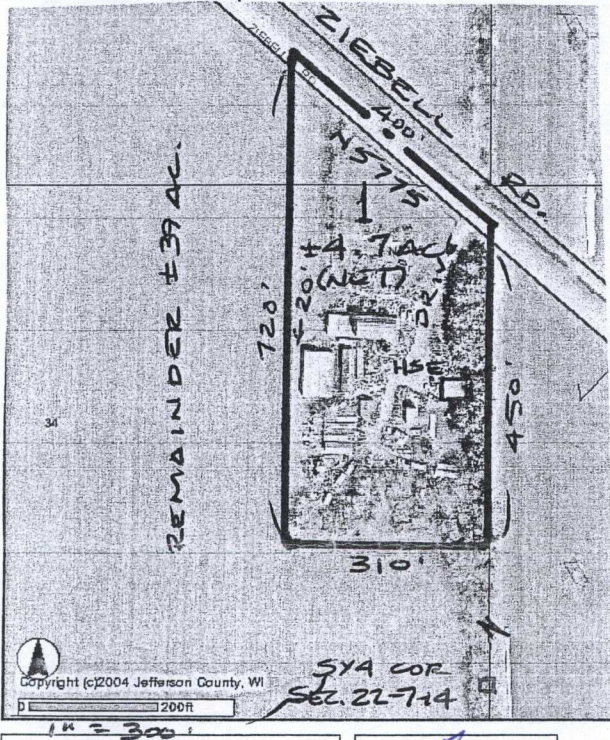
35+ Acre Lot in A-1 Zone

Survey of Existing Parcel

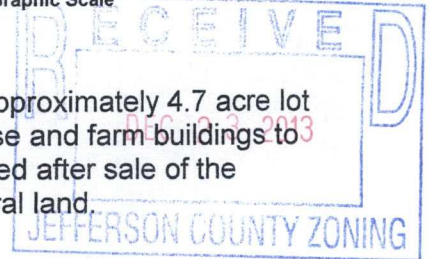
In addition to the info required by Sec 236.34 of State Statutes, Sec. 15.04(f) of the Jefferson County Land Division/Subdivision Ordinance requires that the following be shown:

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

Intent and Description of Parcel to be Divided:



Create approximately 4.7 acre lot with house and farm buildings to be retained after sale of the agricultural land.

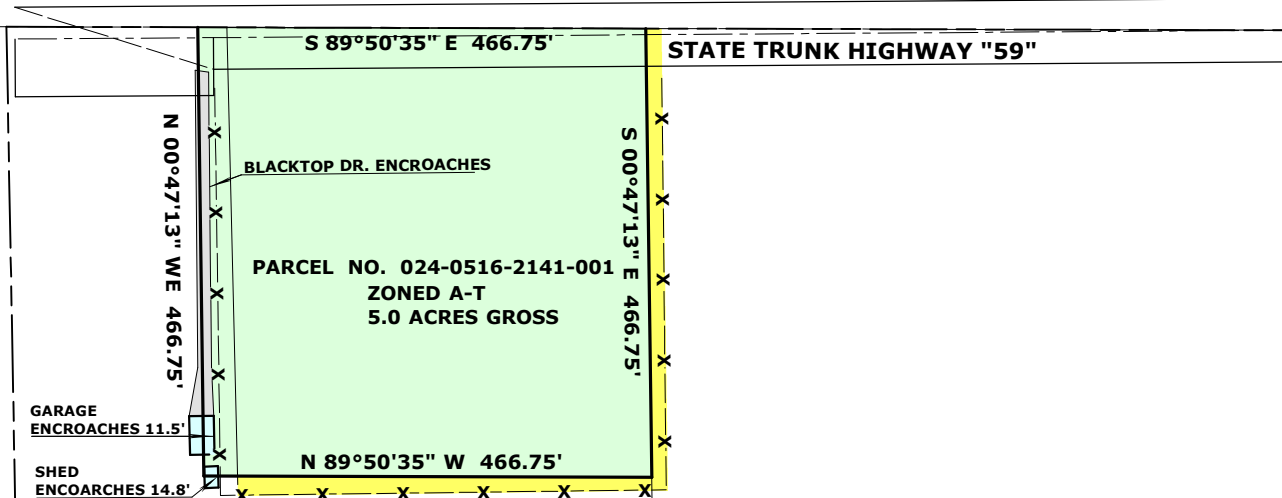


NOTE: Areas and dimensions on this Preliminary are approximate only and in most cases will vary from the Final survey data.

Town Board Approval [Signature] Date 12-11-13
(Includes access approval if applicable)
County Highway Approval N/A Date _____
(If Applicable)
Extraterritorial Approval N/A Date _____
(If Applicable)
County Surveyor Approval [Signature] Date 3/12/14
Zoning Office Approval [Signature] Date 3-17-14

Please submit four copies to Jefferson County Zoning, Room 201, 320 S. Main St., Jefferson, WI 53549

SHEET 1 OF 1
JOB NO: 13-54



w 1/2

ne 1/4

se 1/4