

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: Monday, December 19, 2022
TIME: 8:30 a.m.
PLACE: **County Highway Department Committee Room, 1425 South Wisconsin Drive, Jefferson, WI**

YOU MAY ATTEND VIRTUALLY BY FOLLOWING THESE INSTRUCTIONS:

Register in advance for this meeting:

[https://zoom.us/meeting/register/tJEkf--hpi4pHd2y7-u8i9MUTAbnqMB_1Qxy](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 November 17, November 28, December 9 and December 15, 2022 Meeting Minutes**
7. **Communications**
8. **November Monthly Financial Report for Register of Deeds – Staci Hoffman**
9. **November Monthly Financial Report for Land Information Office-Matt Zangl**
10. **December Monthly Financial Report for Zoning – Matt Zangl**
11. **Discussion on Solar Energy Facilities**
12. **Discussion on WE Energies Liquefied Natural Gas (LNG) Facility in the Town of Ixonia**
13. **Discussion on Air, Surface Water, Groundwater, and Health Concerns Relating to Animal Operations and their Regulation**
14. **Discussion and Possible Action on Zoning Ordinance Updates**
15. **Discussion and Possible Action on modifying CU1634-2010 at N6111 Grey Fox Trail (PIN 006-0716-1534-002) owned by David Gust to increase the height of the extensive on-site storage structure from 20' to 26'.**

16. Discussion and Possible Action on Petitions Presented in Public Hearing on December 15, 2022:

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

R4448A-22 – Donald & Nancy Brunson: Create a 1-ac new building site from PIN 006-0716-1642-002 (14.594 ac) near **W1432 County Road B**, Town of Concord. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4449A-22 – Jeffery & Kathryn Riederer/Concord Wisconsin Properties LLC, Owner): Rezone 0.8 acre of PIN 006-0716-1334-004 (13.315 ac) to add it to an existing 1.414-ac A-3 zone along **Concord Center Drive** in the Town of Concord. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4450A-22 – Michael Sullivan/John Marks Property: Create a 1-ac new building site from part of PIN 012-0816-3611-000 (9.624 ac) on **Rockvale Rd**, Town of Ixonia. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4451A-22 – David & Judy Hernke/Dennis Kutka Trust: Create a 1-ac new building site from part of PIN 026-0616-2813-001 (17.187 ac), Town of Sullivan, on **Rome Oak Hill Rd**. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

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

R4452A-22 – Ohne Raasch/Ronald & Lori Draeger Property: Create a 9.8-ac N zone from part of PINs 030-0813-3123-000 (31.94 ac) and 030-0813-3124-003 (34.482 ac), Town of Waterloo to be served by a 20-foot easement to **County Road O**. This is in accordance with Sec. 11.04(f)12 of the Jefferson County Zoning Ordinance.

CONDITIONAL USE PERMIT APPLICATION

CU2075-22 – Grace Foelker/Hebron Community Methodist Church Property: Conditional use for an event facility as an eating and drinking place within a Community zone at **N2349 County Road D**, Town of Hebron on PIN 10-0515-0224-015 (0.83 ac). This is in accordance with Sec. 11.04(f)9 of the Jefferson County Zoning Ordinance.

17. Possible Future Agenda Items

18. Upcoming Meeting Dates

January 13, 2023, 8:00 a.m. – Site Inspections Beginning at Woolen Mills, 222 Wisconsin Drive, Jefferson
January 19, 7:00 p.m. – Public Hearing in Highway Department Training Room, 1425 S. Wisconsin Dr
January 30, 8:30 a.m. – Decision Meeting in Highway Department Training Room, 1425 S. Wisconsin Dr
February 10, 8:00 a.m. – Site Inspections Beginning at Woolen Mills, 222 Wisconsin Drive
February 16, 7:00 p.m. – Public Hearing in Highway Department Training Room, 1425 S. Wisconsin Dr
February 27, 8:30 a.m. – Decision Meeting Highway Department Training Room, 1425 S. Wisconsin Dr

19. Adjourn

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

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, Cassie Richardson

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

DATE: Thursday, November 17, 2022

TIME: 7:00 p.m. (Doors will open at 6:30)

PLACE: **JEFFERSON COUNTY HIGHWAY DEPARTMENT TRAINING ROOM, 1425 SOUTH WISCONSIN DRIVE, JEFFERSON, WI 53549**
OR Via Zoom Videoconference

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

You are invited to a Zoom meeting.
When: November 17, 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, except Nass at 7pm. Richardson was present via Zoom. Also in attendance were Matt Zangl and Brett Scherer 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, November 17, 2022, in the **JEFFERSON COUNTY HIGHWAY DEPARTMENT TRAINING ROOM, 1425 SOUTH WISCONSIN DRIVE**, 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 December 13, 2022.

Final decisions on only the conditional uses will be made by the Planning and Zoning Committee on November 28, 2022.

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

R4445A-22 & CU2072 – Aztalan Cycle Club Inc: Rezone PIN 002-0714-0831-000 (32.383 ac) with conditional use to allow a recreational facility (outdoor motorcycle riding/racing) directly related to open space uses & the necessity for a rural location. The site is at **N6641/N6643 Gomoll Rd** on PIN 002-0714-0831-000 (32.383 ac) in the Town of Aztalan. This is in accordance with Sec 11.04(f)7 of the Jefferson County Zoning Ordinance.

PETITIONER: Brian (329 Applewood Lane) presented himself as the petitioner for this rezone. The petitioner was looking to get the property to comply with today's regulations. The petitioner is looking to continue operating the motorcycle racing with occasional camping for special events.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: Nass asked about parking and if there would be any parking in the road? The petitioner said all parking will take place on the property and not road.

STAFF: Given by Zangl in the file. Zangl said the petitioner is looking for a holding tank waiver for the property. Zangl asked about future improvements on the property? The petitioner said there is no immediate plans, maybe a pavilion in the future. Zangl asked about the special events taking place? The petitioner said there is about 10 events a year, and several smaller events in the summer. The petitioner said camping takes place, but is limited to 1 night. He said most events take place from 7am to 7pm with the occasional event going to 11pm.

TOWN: In favor.

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

R4446A-22 – James & Steven Mesmer: Create a 2-ac farm consolidation lot at **W1849 Bente Rd** from part of PIN 026-0616-2042-000 (40 ac), Town of Sullivan. This is in accordance with Sec 11.04(f)8 of the Jefferson County Zoning Ordinance.

PETITIONER: Steven Mesmer (W1849 Bente Road) presented himself as the petitioner for this rezone. The petitioner is looking to split off the home to fix up.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None.

STAFF: Given by Zangl in the file. Zangl asked the petitioner the age of the home? The petitioner said the home was built in the 1920s. Zangl asked the location of the septic system? The petitioner said the septic is on the 2-acres proposed.

TOWN: In favor.

R4447A-22 – Angela Ritonia-Peot/Robert & Sharon Peot Trust Property: Create a 2.05-ac building site from part of PIN 026-0616-1131-000 (39.737 ac) on **Froelich Rd**, Town of Sullivan. This is in accordance with Sec 11.04(f)8 of the Jefferson County Zoning Ordinance.

PETITIONER: Angela Ritonia-Peot (N3970 Jefferson Street) presented herself as the petitioner for this rezone. The petitioner said she is looking to split off 2-acrs for the homestead.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None.

STAFF: Given by Zangl in the file. Zangl asked the petitioner for the design of the lot? The petitioner said they want the house on the hillside for an exposed basement.

TOWN: In favor.

CONDITIONAL USE PERMIT APPLICATIONS

CU2073-22 – HL Beemer Trust: Allow an event facility in an existing A-2 zone at **N1507 Groeler Rd**, Town of Koshkonong on PIN 016-0514-1732-002 (1.979 ac). This is in accordance with Sec.11.04(f)7 of the Jefferson County Zoning Ordinance as an “adaptive reuse of a barn.”

PETITIONER: Andrew Logan (N1507 Groeler Road) presented himself as the petitioner for this conditional use. The petitioner is looking to use the historical site for and save the barn to be used for weddings. He said he plans to have bathrooms with a septic system and parking for 150-200 people. The petitioner also said all parking will be onsite.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED:

Carol Verhalen (N1457 Schwemmer Lane) spoke in opposition to the conditional use. Concerns included was the road being a dead end road, traffic, parking, noise from the venues, the area is all residential with no business, busy with foot traffic from the bike trail and the additional parking problems which is already a problem.

Jane Mays (N1657 Groeler Road) spoke in opposition to the conditional use. Concerns included traffic, road has bad curves and no shoulder and no turn arounds.

Dawn Sleaver (N1633 Groeler Road) spoke in opposition to the conditional use. Concerns included was traffic, safety to bike trail users, overflow parking, road maintenance, garbage, road debris and wanted more information on the business plan.

Barbara Munro (N1627 Groeler Road) spoke in opposition to the conditional use. An email was sent in by Munro and in the file.

Joan Fitzgerald (545 Stratford Court) asked for a postponement to request more information.

REBUTTAL: Logan said no parking will take place on the road and that there would be no boat parking on the property during the fishing season. The petitioner also said he is the first house on the road, and it would be tough to miss the wedding barn. Logan also explained his business plan and bathrooms plans. Logan said they would also use signage and the parking lot would be well lighted.

QUESTIONS FROM COMMITTEE: None

STAFF: Given by Zangl in the file. Zangl asked the age of the barn? The petitioner said the barn was built in 1901 and the house was built in 1851. Zangl asked about state approval? The petitioner said he will get all state approvals required. Zangl asked about the operations? The petitioner said he would have plenty of parking on both sides, his personal animals would be moved, he also said he would follow all federal, state and local regulations.

TOWN: In favor.

CU2074-22 – Aqua Investment Partnership: Allow for ten duplex buildings, established as a planned development in an existing Residential R-2 zone at **W7489 Koshkonong Mounds Road**. The site is in the Town of Koshkonong on PIN 016-0513-2512-001 (35.124 ac). This is in accordance with Sec. 11.04(f)2.

PETITIONER: Vincent Kent (W5934 Apple Lane) presented himself as the petitioner for this conditional use. The petitioner said he purchased the property which is already residential and is looking to be able to build several duplexes/multifamily living structures

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: Richardson asked how many structures would be on the property? The petitioner said 10 duplexes and a recreational building. The petitioner said the condo owners would have a HOA fee and the road would be private.

STAFF: Given by Zangl in the file.

TOWN: In favor.

CU2066-22 – Heidi & Andrew Deuster: CU for home occupation floral business in an A-1 Agricultural zone at **N2356 County Rd E**, PIN 024-0516-0314-001 (3 ac), Town of Palmyra. This is in accordance with Sec 11.04(f)6 of the Jefferson County Zoning Ordinance.

PETITIONER: Heidi & Andrew Deuster presented themselves as the petitioners for this Conditional Use. The petitioners stated they are looking to have a floral shop on the property.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None.

STAFF: Given by Zangl in the file. Zangl asked the petitioners if there would be public on the property. The petitioners said yes, for pickup of flowers.

TOWN: In favor.

7. Adjourn

Motion by Supervisors Foelker/Poulson to adjourn the meeting. Motion passed 4-0 and the meeting was adjourned at 8:15 p.m.

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 this meeting should contact the County Administrator 24 hours prior to the meeting at 920-674-7101 so appropriate arrangements can be made.

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

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

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

SUBJECT: Planning and Zoning Committee Decision Meeting
DATE: November 28, 2022
TIME: 8:30 a.m.
PLACE: **County Highway Department Training Room, 1425 South Wisconsin Drive, Jefferson, WI**

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**
The meeting was called to order by Supervisor Jaeckel at 8:30 a.m.
- 2. Roll Call (Establish a Quorum)**
All Committee members were present at 8:30 a.m. County Board Supervisor Anita Martin , Register of Deeds Staci Hoffman and Zoning Staff members Matt Zangl, Sarah Elsner, Deb Magritz and Brett Scherer were also in attendance. Attending via Zoom were Jennifer Pitzner and Pat Flounders.
- 3. Certification of Compliance with Open Meetings Law**
Poulson verified compliance with Open Meetings Law.
- 4. Approval of the Agenda**
No changes were proposed to the agenda.
- 5. Public Comment (Not to exceed 15 minutes and not to include petitions slated for decision. Members of the public who wish to address the Committee on specific agenda items must register their request at this time)**
Supervisor Martin suggested that the Planning and Zoning Committee members may want to do research on agenda item 13 in conjunction with Zoning Department staff.
- 6. Approval of October 31, November 11 and November 17, 2022 Meeting Minutes**
Motion by Supervisors Poulson/Foelker to approve the October 31 minutes. Motion passed 5-0.

Motion by Supervisors Foelker/Poulson to approve the November 11 minutes. Motion passed 5-0.

The November 17 minutes were not available for review at this time.
- 7. Communications**
There were no communications.
- 8. October Monthly Financial Report for Register of Deeds – Staci Hoffman**
Hoffman reported that revenues have been awesome, but her office is currently down on the number of recordings. They are keeping busy with back indexing.

9. **October Monthly Financial Report for Land Information Office-Matt Zangl**
Zangl said that there was nothing new to report on revenues for the Land Information Office.
10. **November Monthly Financial Report for Zoning – Matt Zangl**
Zangl went on to say that Zoning revenues are currently down about \$6,000 from 2021.
11. **Discussion on Solar Energy Facilities**
Crawfish River Solar is a couple of months behind on its construction schedule. The hope is for the project to be operational in the first quarter, but realistically more like May or June of 2023.

There is no new information on Badger State Solar.
12. **Discussion on WE Energies Liquefied Natural Gas (LNG) Facility in the Town of Ixonia**
The tank is at its full height and the exterior is done. The interior tank is under construction. There has been good progress on some of the buildings, facilities and grading.
13. **Discussion on Air, Surface Water, Groundwater, and Health Concerns Relating to Animal Operations and their Regulation**
This item is on multiple Committee agendas as an update to keep Committee members informed. An internal meeting with staff was held to discuss the outcome of the series of meetings previously held. Staff is planning to meet again in January and report back. Meanwhile, Departments work through action items as they look for more guidance. Zangl explained the Zoning public hearing notice mailing requirements and practice to date. Committee members agreed that for this purpose, a one-quarter mile radius for mailings is sufficient.

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

14. **Discussion and Possible Action on a Petition Presented in Public Hearing on September 15 and Subsequently Postponed:**

APPROVED WITH CONDITIONS CU2068-22 on a motion by Supervisors Poulson/Nass for Jennifer Pitzner on the Steve & Pat Flounders property to have an extensive on-site storage structure on **Joyce Rd**, Town of Sumner, PIN 028-0513-1613-025 (0.388 ac). The property is zoned Residential R-2. This is in accordance with Sec 11.04(f)2 of the Jefferson County Zoning Ordinance. Motion passed 5-0.

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

APPROVE WITH CONDITIONS R4445A-22 & CU2072 on a motion by Supervisors Nass/Poulson for Aztalan Cycle Club Inc to rezone PIN 002-0714-0831-000 (32.383 ac) with conditional use to allow a recreational facility (outdoor motorcycle riding/racing) directly related to open space uses & the necessity for a rural location. The site is at **N6641/N6643 Gomoll Rd** on PIN 002-0714-0831-000 (32.383 ac) in the Town of Aztalan. This is in accordance with Sec 11.04(f)7 of the Jefferson County Zoning Ordinance. Motion passed 5-0.

APPROVE WITH CONDITIONS R4446A-22 on a motion by Supervisors Foelker/Poulson for James & Steven Mesmer to create a 2-ac farm consolidation lot at **W1849 Bente Rd** from part of PIN 026-0616-2042-000 (40 ac), Town of Sullivan. This is in accordance with Sec 11.04(f)8 of the Jefferson County Zoning Ordinance. Motion passed 5-0.

APPROVE WITH CONDITIONS R4447A-22 on a motion by Supervisors Poulson/Foelker for Angela Ritonio-Peot/Robert & Sharon Peot Trust Property to create a 2.05-ac building site from part of PIN 026-0616-1131-000 (39.737 ac) on **Froelich Rd**, Town of Sullivan. This is in accordance with Sec 11.04(f)8 of the Jefferson County Zoning Ordinance. Motion passed 5-0.

APPROVE WITH CONDITIONS CU2073-22 on a motion by Supervisors Poulson/Foelker to allow the HL Beemer Trust to have an event facility in an existing A-2 zone at **N1507 Groeler Rd**, Town of Koshkonong on PIN 016-0514-

1732-002 (1.979 ac). This is in accordance with Sec.11.04(f)7 of the Jefferson County Zoning Ordinance as an “adaptive reuse of a barn.” Motion passed 5-0.

APPROVE WITH CONDITIONS CU2074-22 – Aqua Investment Partnership on a motion by Supervisors Jaeckel/Poulson to allow for ten duplex buildings, established as a planned development in an existing Residential R-2 zone at **W7489 Koshkonong Mounds Road**. The site is in the Town of Koshkonong on PIN 016-0513-2512-001 (35.124 ac). This is in accordance with Sec. 11.04(f)2. Motion passed 5-0.

APPROVE WITH CONDITIONS CU2066-22 – Heidi & Andrew Deuster on a motion by Supervisors Jaeckel/Foelker to allow a home occupation floral business in an A-1 Agricultural zone at **N2356 County Rd E**, PIN 024-0516-0314-001 (3 ac), Town of Palmyra. This is in accordance with Sec 11.04(f)6 of the Jefferson County Zoning Ordinance. Motion passed 5-0.

16. Possible Future Agenda Items

17. Upcoming Meeting Dates

December 9, 8:00 a.m. – Site Inspections Beginning at Woolen Mills, 222 Wisconsin Drive, Jefferson
December 15, 7:00 p.m. – Public Hearing in Highway Department Training Room, 1425 S. Wisconsin Dr
December 19, 8:30 a.m. – Decision Meeting in Highway Dept Conference Room, 1425 S Wisconsin Dr
January 13, 8:00 a.m. – Site Inspections Beginning at Woolen Mills, 222 Wisconsin Drive
January 19, 7:00 p.m. – Public Hearing in Highway Department Training Room, 1425 S. Wisconsin Dr
January 30, 8:30 a.m. – Decision Meeting Highway Department Training Room, 1425 S. Wisconsin Dr

18. Adjourn

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

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

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

SUBJECT: Planning and Zoning Committee Site Inspection Meeting

DATE: December 9, 2022

TIME: 8:00 a.m.

PLACE: Woolen Mills, 222 Wisconsin Drive, Jefferson, WI

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 members of the Committee were present at 8:00 a.m.

3. Certification of Compliance with Open Meetings Law

Poulson certified compliance with Open Meetings Law.

4. Approval of the Agenda

Motion by Supervisors Poulson/Foelker to amend the agenda and remove the first two stops from the agenda.
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

There were no communications.

The Committee left for the following site inspections at 8:03 a.m.

7. Site Inspection for a Petition to be Presented in Public Hearing on December 15, 2022:

R4452A-22 – Ohne Raasch/Ronald & Lori Draeger Property: Create a 9.8-ac N zone from part of PINs 030-0813-3123-000 (31.94 ac) and 030-0813-3124-003 (34.482 ac), Town of Waterloo to be served by a 20-foot easement to **County Road O**. This is in accordance with Sec. 11.04(f)12 of the Jefferson County Zoning Ordinance.

R3674A-13 Ann/James Tourbier: Create a 2.00 acre A-3 lot on PIN 032-0815-2522-003 at N8015 Wesley Road, Town of Watertown, Presented in Public Hearing on October 17, 2013 and Subsequently Tabled by the Committee for Change in Location

R4449A-22 – Jeffery & Kathryn Riederer/Concord Wisconsin Properties LLC, Owner: Rezone 0.8 acre of PIN 006-0716-1334-004 (13.315 ac) to add it to an existing 1.414-ac A-3 zone along **Concord Center Drive** in the Town of Concord. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4448A-22 – Donald & Nancy Brunson: Create a 1-ac new building site from PIN 006-0716-1642-002 (14.594 ac) near **W1432 County Road B**, Town of Concord. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4451A-22 – David & Judy Hernke/Dennis Kutka Trust: Create a 1-ac new building site from part of PIN 026-0616-2813-001 (17.187 ac), Town of Sullivan, on **Rome Oak Hill Rd**. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

CU2075-22 – Grace Foelker/Hebron Community Methodist Church Property: Conditional use for a eating/drinking place to be used as an event center in a Community zone at **N2349 County Road D**, Town of Hebron on PIN 010-0515-0224-015 (0.83 ac). This is in accordance with Sec. 11.04(f)9 of the Jefferson County Zoning Ordinance.

9. Adjourn

Motion by Supervisors Poulson/Foelker to adjourn the meeting. Motion passed, and the meeting adjourned at 10:03 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.jeffersoncountyi.gov.

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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 that appropriate arrangements can be made.

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

Register of Deeds	November 2022			Output Measures	YR to Date	Current Yr. Target
Program/Service Description	2020	2021	2022	Totals	%	
Documents Recorded	1,650	1,414	873	12,500	91%	
Vital Records Filed	167	187	162	2,189	104%	
Vital Record Copies	1,947	1,595	1,262	15,194	98%	
ROD Revenue (Gross Total)	\$ 232,173.89	\$ 240,365.66	\$ 141,181.36	\$2,518,714.63	151%	
Transfer Fees	\$ 32,333.46	\$ 35,121.66	\$ 19,218.00	\$ 385,248.18	214%	
LIO Fees	\$ 13,892.00	\$ 11,946.00	\$ 7,667.94	\$ 106,425.94	98%	
Document Copies	\$ 6,367.59	\$ 7,385.86	\$ 6,213.17	\$ 73,687.24	147%	
Laredo	\$ 2,708.00	\$ 4,377.50	\$ 3,515.25	\$ 39,489.55	132%	
ROD Revenue to General Fund	\$ 73,068.05	\$ 73,970.02	\$ 46,712.42	\$ 741,089.97	146%	
Percentage of Documents eRecorded	68%	66%	60%	68%	66%	
Budget Goals Met	Yes	Yes	Yes	Yes	Yes	
Back Indexed	1,650	1,414	4,417	33,761	169%	

Wisconsin Register of Deeds Association:

We are currently working on legislation that pertains to the sheilding of real estate records for pending federal legislation, this has now been added to the defense annual budget bill, so is will be passing soon. The agencies have 120 days after passage to have a plan in place. We are also watching possible legislation to increase the percentage of transfer fees the counties will recieve.

Register of Deeds Office:

The staff continues to work on back indexing documents for easier access. We have also contracted with Fidlar Techonolgies to back index more documents; directly into our system, the project started this month and we have an additional 27,426 documents available to search!

Wisconsin Counties Association Board of Directors:

WCA has held weekly webinars on a variety of subjects, I highly encourage participation from staff and county board members.

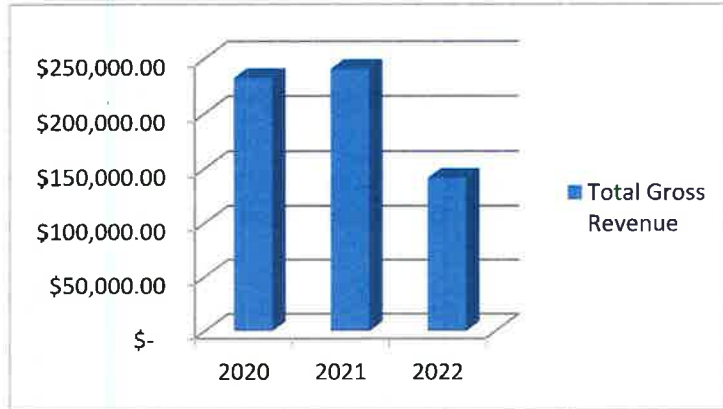
Wisconsin Public Records Board:

Nothing new to report.

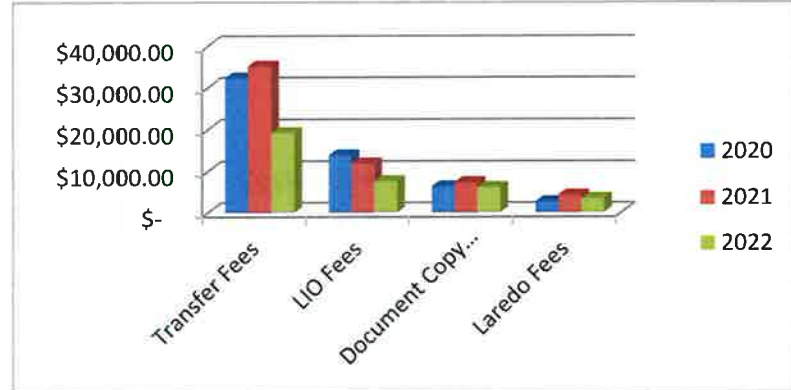
Register of Deeds Monthly Budget Report

Nov-22

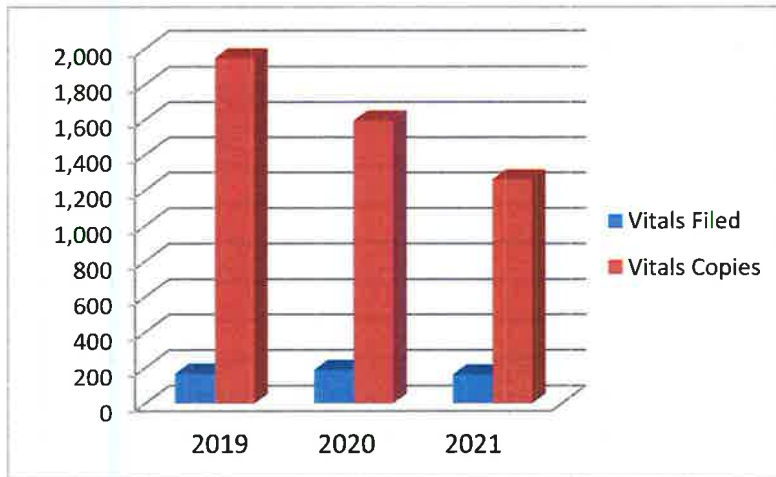
ROD Total Gross Revenues



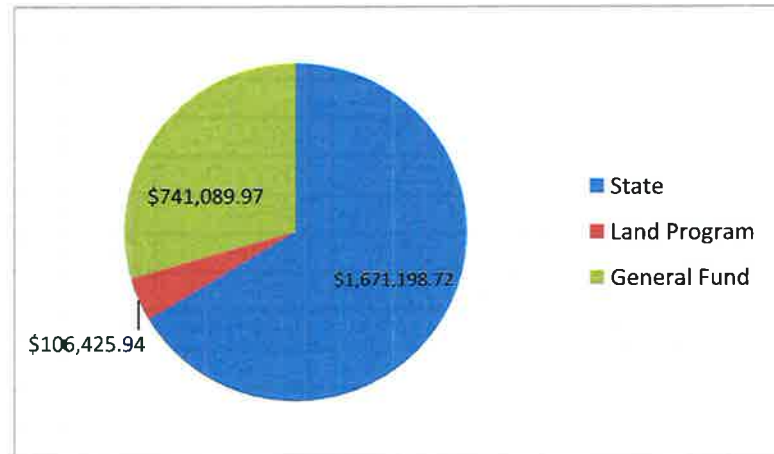
Land Related Revenue



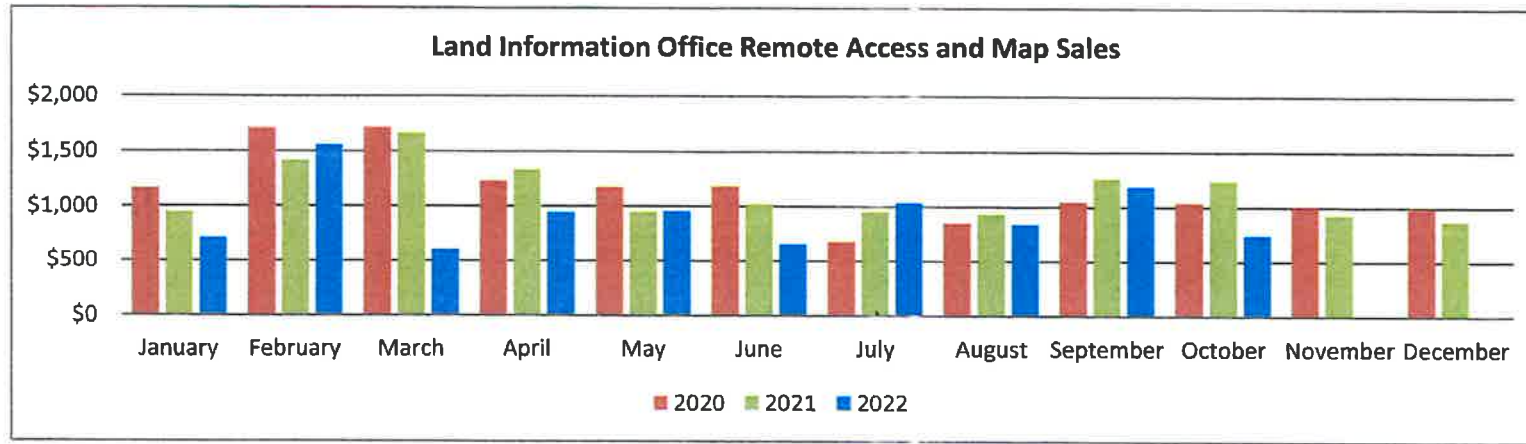
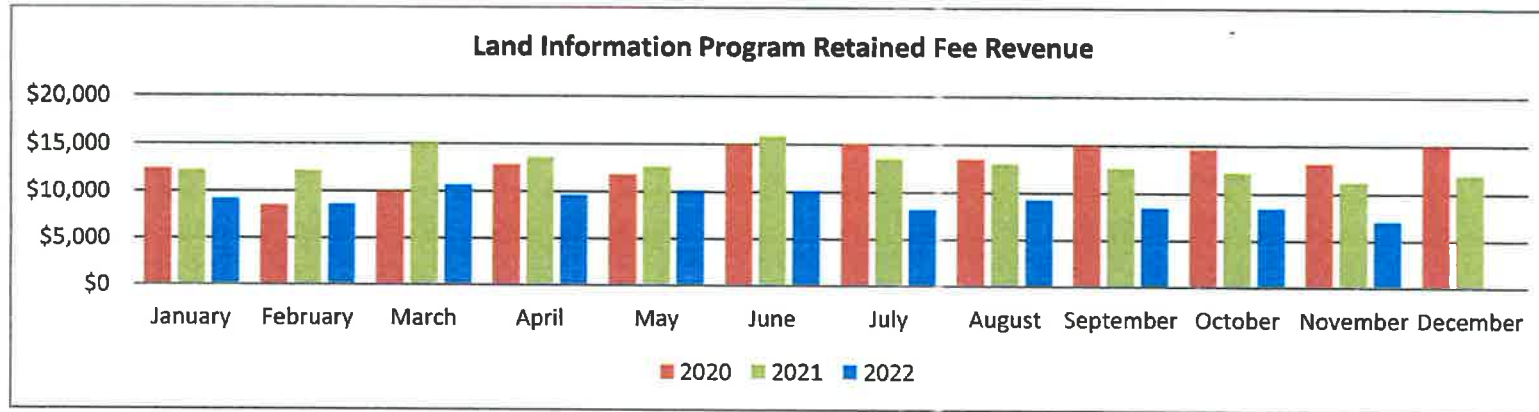
Vital Records



Year to Date Revenue Payout



Land Information Monthly Revenue Report November 2022

[illegible]

Jan	Feb	March	April	May	June	July	August	Sept	Oct	Nov	Dec	Total	Budget
9,136	8,536	10,624	9,544	9,960	10,064	8,112	9,216	8,424	8,392	6,968	0	98,976	112,000
													88.4%

Jefferson County Planning and Zoning Department
Monthly Ledger Report
12-16-2022

	RF	WFG	OP	PPC	MC	PSS{	STF	FQAS	FAA	FPFC	SFRWF	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		11,585.00	7.08		7,550.00	550.00						250.00	20,502.08	22,440.48
June	720.00		13,565.00	19.17		4,875.00	950.00							20,129.17	21,270.25
July	390.00		14,120.00	7.08		4,750.00	550.00						300.00	19,817.08	16,898.54
Aug	690.00		14,570.00	38.13		5,925.00	800.00							22,023.13	21,952.09
Sept	570.00		11,725.00	5.54		4,850.00	700.00							17,850.54	19,285.34
Oct	480.00		13,120.00			5,425.00	1,200.00							20,225.00	18,850.63
Nov	570.00		7,920.00	26.93		3,550.00	350.00							12,416.93	17,147.29
Dec	300.00		2,790.00			1,500.00	200.00							4,790.00	12,577.50
Total	6,900.00		143,262.00	877.92		55,125.00	7,450.00						2,090.00	213,614.92	234,754.70

2021 Actual Zoning Deposit: Please Enter Deposit

2022 Budget Revenues: \$220,500.00

2022 Deposits YTD: \$213,614.92

Mailing Address

Dave Gust
N6111 Grey Fox Trail
Sullivan, WI, 53178

Telephone
(414)581-2896

December 11, 2022

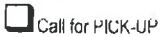
Matt Zangl
Jefferson County Board
920-674-8638
311 S. Center Ave.
Rm. 201
Jefferson, WI.53549-1701

Re: Barn Conditional Use Permit

To whom it may concern,
My name is Dave Gust I reside at N6111 Grey Fox Trail in Sullivan. I currently hold a building permit #65259 that was issued for a barn I wish to build in the spring. I also have a conditional use permit that allows for a 20' peak height and a 14' sidewall. I have been talking to the designer at Zuern who I have been working with for the plans. They have informed me that I need to have a 16' sidewall and a 26' peak height so I would have enough room for a vehicle lift and also have some upper storage on one side. This was an oversight on my part when I originally sent in for the permits. I was just wondering if there was any way to amend the conditional use permit for these changes without starting the whole process over again. The square footage is staying the same, just increasing the height by 6'. Thank you for your time and consideration.

David C. Gust

COPY



JEFFERSON COUNTY ZONING AND LAND USE PERMIT APPLICATION

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

PHONE: (920) 674-7130

FAX: (920) 674-7525

Please use
black or blue ink

(Contact person) name and phone #

I. OWNERS
(all)

FULL NAME	(Mailing) STREET ADDRESS	CITY / STATE	ZIP	TELEPHONE NO.
David Gust	1611 Grey Fox Trail	Sullivan, WI	53178	414-581-2596

CONTRACTOR

II. PROPERTY DESCRIPTION: TAX PARCEL (PIN #) 006-0716-1534-002

TOWN Concord

LOT NO. BLOCK SUBDIVISION

ACRES 2.978 ZONING DISTRICT B-2

LOT NO. 1 CSM NO. 4873 VOL. 25 PG. 195 PROJECT SITE- FIRE NO. & ROAD 1611 Grey Fox Tr.

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

A. RESIDENTIAL

NEW STRUCTURE ☐ ADDITION ☐

- ☐ SINGLE FAMILY RESIDENCE/ No. of Bedrooms
- ☐ MH PARK SINGLE FAMILY ☐ Addition ☐ Accessory
- ☐ MULTI-FAMILY RESIDENCE
- No. of Units No. of Bedrooms
- ☐ GARAGE-ATTACHED
- ☒ GARAGE-DETACHED
- ☐ FLOODPLAIN ☐ OFF ☐ FW
- ☐ SHORELAND / WETLAND
- ☐ OTHER

SQ. FT. OF RESIDENCE OR ADDITION 40x80 3200 sq'

SQ. FT. OF GARAGE (ATT. OR DET.)

HEIGHT OF PROPOSED STRUCTURE 22' Peak 20' w/ lawn email

SPECIFY USE Storage

VALUE OF CONSTRUCTION \$70,200

B. NON-RESIDENTIAL

NEW STRUCTURE ☐ ADDITION ☐

- ☐ AGRICULTURAL
- ☐ INDUSTRIAL
- ☐ BUSINESS
- ☐ CAMPGROUND
- ☐ SHORELAND / WETLAND
- ☐ FLOODPLAIN ☐ OFF ☐ FW
- ☐ OTHER

SQ. FT. OF NEW STRUCTURE OR ADDITION

HT. OF PROPOSED STRUCTURE

SPECIFY USE

VALUE OF CONSTRUCTION

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

OTHER DETAILS: CU 1634-10
Granted 9/20/2010

SANITARY PERMIT NO. 12268

NUMBER OF BEDROOMS

PUBLIC SEWER

NON-CONFORM. STRUCTURE / USE

FLOODPLAIN on property

SHORELAND / WETLAND on property

INSPECTION DATE:

ACCESS APPROVAL REQUIRED:

TOWN, COUNTY, OR STATE ☐ Y ☐ N

IV. ★ PLOT PLAN (SKETCH) REQUIRED TO BE ATTACHED - NO LARGER THAN 11" x 17". PLOT PLAN SKETCH SHALL INCLUDE THE FOLLOWING:

ALL EXISTING STRUCTURES AND THE LOCATION OF THE NEW STRUCTURE OR ADDITION INCLUDING DISTANCES FROM THE CENTERLINE AND RIGHT-OF-WAY OF THE ROAD, SIDE AND REAR LOT LINES, NAVIGABLE WATERS, SEPTIC TANK & FIELD, WELL, DRIVEWAY ACCESS. GIVE ALL DIMENSIONS. BE SURE TO INCLUDE DECKS PROPOSED FOR NEW HOMES.

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

V. ACKNOWLEDGEMENTS

- YOU ARE RESPONSIBLE FOR COMPLYING WITH STATE AND FEDERAL LAWS CONCERNING CONSTRUCTION NEAR OR ON WETLANDS, LAKES, AND STREAMS. WETLANDS THAT ARE NOT ASSOCIATED WITH OPEN WATER CAN BE DIFFICULT TO IDENTIFY. FAILURE TO COMPLY MAY RESULT IN REMOVAL OR MODIFICATION OF CONSTRUCTION THAT VIOLATES THE LAW OR OTHER PENALTIES OR COSTS. FOR MORE INFORMATION, VISIT THE DEPARTMENT OF NATURAL RESOURCES WETLANDS IDENTIFICATION WEB PAGE OR CONTACT A DEPARTMENT OF NATURAL RESOURCES SERVICE CENTER. (Wis Stats 59.691) <http://dnr.wi.gov/wetlands/mapping.html>

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

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

THE OWNER OF THIS PARCEL & THE UNDERSIGNED AGREE TO CONFORM TO THE CONDITIONS OF THIS PERMIT AND TO ALL APPLICABLE LAWS OF JEFFERSON COUNTY AND ACKNOWLEDGE THAT YOU HAVE RECEIVED AND READ THE ABOVE NOTICE REGARDING WETLANDS, AS WELL AS ALL NOTICES AND TERMS ABOVE.

Must be outside of floodplain & wetland
Must meet 75' offroad setback
no business use, no habitable use, no bathroom

PERMIT #

65059

Signature of Applicant

Application Date

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

PERMIT FEE	APPROVED BY	DATE PERMIT ISSUED
\$ <u>100</u>	<u>MTC ZCU</u>	<u>9/20/2010</u>

☒ See Attached Conditions of Approval

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

COPY

SOIL TESTING

EX-100

Signature: [Signature] MPRS / CST #223322 Date: 16/2/07

Levake Soil Testing
P.O.Box 568
Lake Mills, WI 53551

Benchmark: $\Delta = 100.0'$
At top of lot Pipe

Note: No Wells Within 50' Of Test Site.

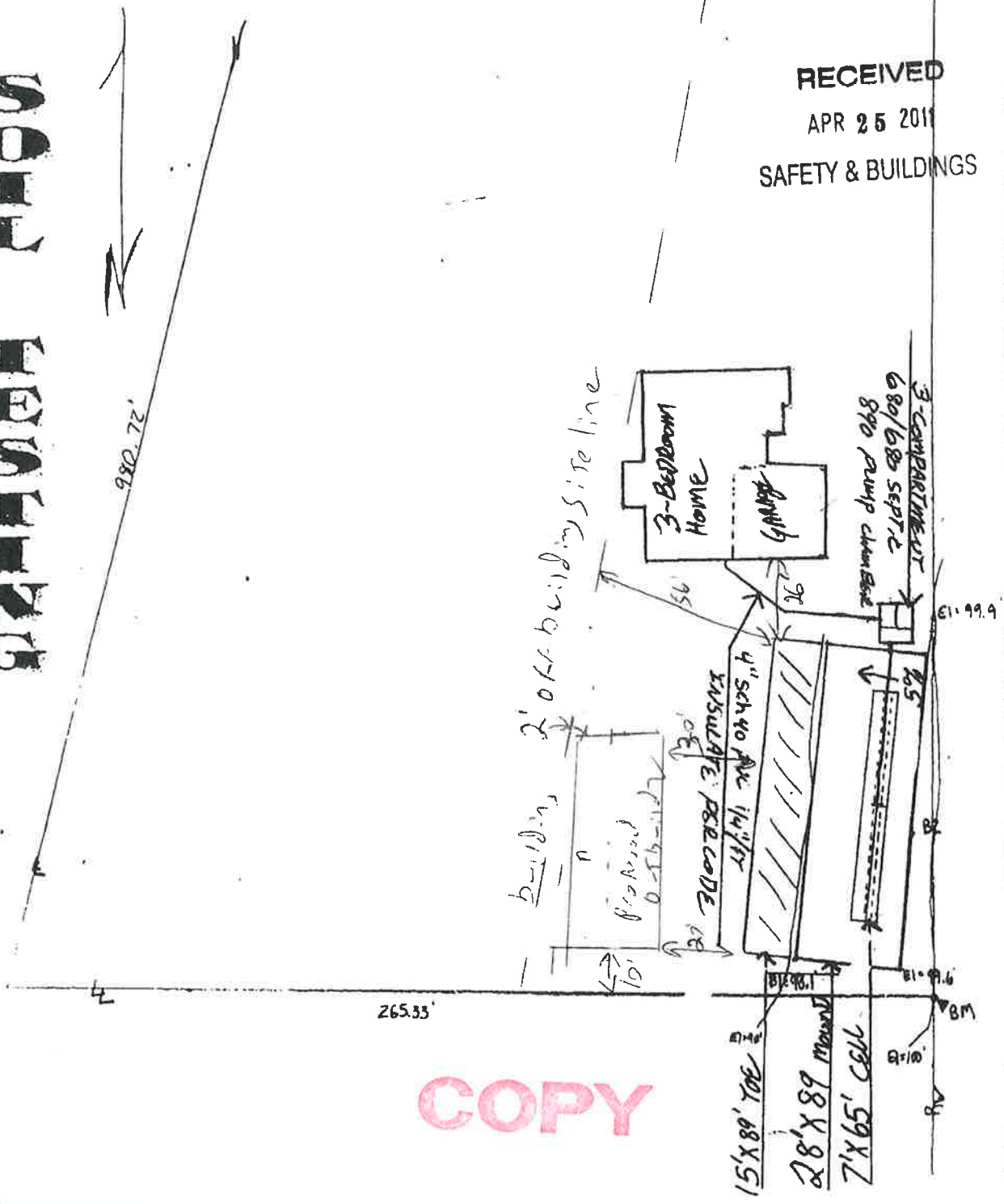
Property Owner: Earl Carcan
Property Location: SE 1/4, SW 1/4, S15, T1N, R16E
Town of Concord

System Elevations:

Boring Elevations: B1 = 98.1' B3 = 99.6' B5 =
B2 = 98.1' B4 = B6 =

Scale: 1" = 40'

RECEIVED
APR 25 2011
SAFETY & BUILDINGS



Grey Fox Trail

COPY

SOIL TESTING

ERAN

Signature: [Signature] MPRS / CST #223322

Date: 4/2/07

Levake Soil Testing
P.O. Box 568
Lake Mills, WI 53551

System Elevations:

Benchmark: $\Delta = 100.0'$
At top of lot Pipe

Boring Elevations: B1 = 98.1 B3 = 99.6 B5 =
B2 = 98.1 B4 = B6 =

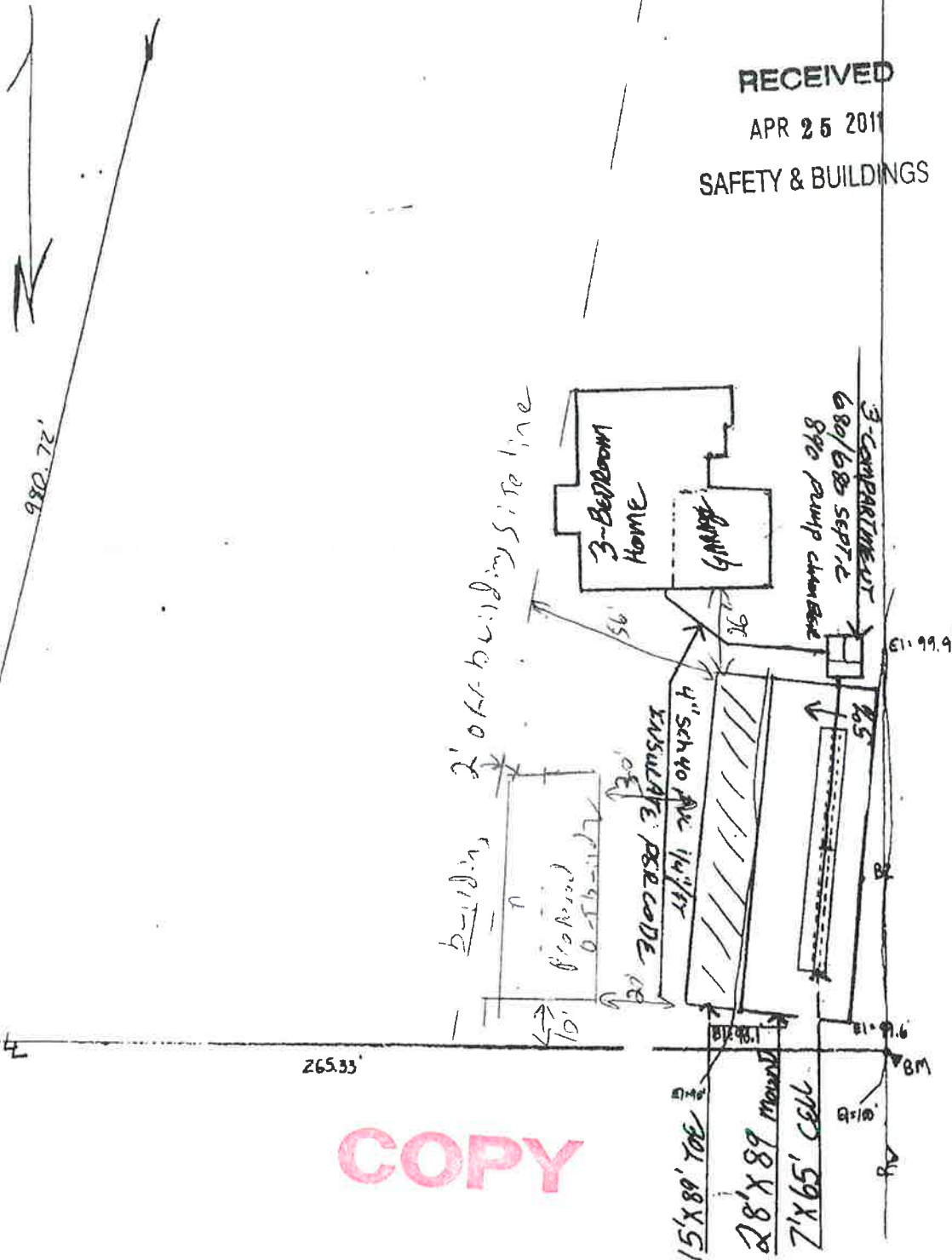
Note: No Wells Within 50 ' Of Test Site.

Scale: 1" = 40'

Property Owner: Earl Curran
Property Location: SE 1/4, SW 1/4, S15, T7N, R16E
Town of Concord

RECEIVED
APR 25 2011
SAFETY & BUILDINGS

Grey Fox Trail



COPY