

**NOTICE 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, March 16, 2023

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

**PLACE:** JEFFERSON COUNTY HIGHWAY DEPARTMENT COMMITTEE 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: March 16, 2023 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 7:00p.m.

**2. Roll Call**

All members of the committee were present except Supervisor Foelker. Also present were staff members Brett Scherer and Matt Zangl. Attending via Zoom was Felix Jarczyk.

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

Supervisor Poulson verified that the meeting was being held in compliance with Open Meeting Law.

**4. Approval of Agenda**

Motion by Supervisor Poulson/Foelker to approve the agenda presented. Motion passed 4-0.

**5. Explanation of Public Hearing Process by Committee Chair**

Chairman Jaeckel explained the process.

**6. Public Hearing**

Zangl read aloud the following:

**NOTICE IS HEREBY GIVEN** that the Jefferson County Planning and Zoning Committee will conduct a public hearing at 7 p.m. on Thursday, March 16, 2023, in the **JEFFERSON COUNTY HIGHWAY DEPARTMENT COMMITTEE 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 a conditional use permit. 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 April 11, 2023.

Final decisions on only the conditional uses will be made by the Planning and Zoning Committee on March 27, 2023.

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

**R4458A-23 – Austin Naber/Charles & Cathy Naber Property:** Create a 1.38-ac building site from part of PINs 016-0514-3134-000 (38 ac) and 016-0514-3133-000 (33.76 ac) near **W7170 County Line Rd**, Town of Koshkonong. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**PETITIONER:** Austin Naber (W7170 County Line Road) presented himself as the petitioner for the rezone. Naber explained they are looking to create a future building lot and shop.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**QUESTIONS FROM COMMITTEE:** None.

**STAFF:** Given by Zangl and in the file. Zangl asked the petitioner if there would be enough room for a septic system? The petitioner said yes.

**TOWN:** In favor.

**R4459A-23 – Felix & Bonnie Jarczyk:** Create a 1-ac building site from part of PIN 022-0613-1833-001 (35.98 ac) on **Rucks Rd**, Town of Oakland. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**PETITIONER:** Felix Jarczyk (N4044 Majestic Circle) presented himself as the petitioner for this rezone. The petitioner said he is looking to build a lot in the southeast corner of the property. The petitioner is looking to build a new home for him and his wife's retirement and to pass on eventually. The petitioner also stated that the land is not fit for agriculture use and the north section is very wet for any plowing and mowing.

**COMMENTS IN FAVOR:** Nick Loniello was in favor of the petition. He is representing the petitioner as their attorney. He explained that the land was never used for agricultural use and most likely never will be. He also said that Felix has grown up in the area and wants to stay in the area.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**QUESTIONS FROM COMMITTEE:** None.

**STAFF:** Given by Zangl and in the file. Zangl asked attorney Loniello if he would like to explain his nine-page memo that was submitted to the Planning and Zoning Department. Loniello explained the memo in more depth and why the rezone should be allowed.

**TOWN:** In favor.

### **CONDITIONAL USE PERMIT APPLICATION**

**CU2080-23 – Peter Gailloreto:** Conditional use to sanction duplex use in an A-3 zone at **W3456 State Road 59**, Town of Cold Spring, on PIN 004-0515-2743-009 (2.64 ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**PETITIONER:** Peter Gailloreto presented himself as the petitioner for this conditional use application. The petitioner said he is looking to make the existing duplex legal. The petitioner said the duplex was created in 1992 and the septic was updated for 5 bedrooms in 2003.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**QUESTIONS FROM COMMITTEE:** None.

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

**TOWN:** In favor.

## **7. Adjourn**

**Supervisor Jaeckel moved to adjourn at 7:29p.m. and was seconded by Supervisor Poulson. Motion passed 4-0 on a voice vote.**

**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.**

**NOTICE 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, April 20, 2023

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

**PLACE:** **JEFFERSON COUNTY HIGHWAY DEPARTMENT COMMITTEE 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: April 20, 2023 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 7p.m.

**2. Roll Call**

All members of the committee were present at 7 p.m. Also present were staff members Sarah Elsner and Matt Zangl. Attending via Zoom were Nate Mueller, Terri Palm-Kostroski, Russell Walton, Maureen Lawrenz, and Brian Jensen.

**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**

Zangl read aloud the following:

**NOTICE IS HEREBY GIVEN** that the Jefferson County Planning and Zoning Committee will conduct a public hearing at 7 p.m. on Thursday, April 20, 2023, in the **JEFFERSON COUNTY HIGHWAY DEPARTMENT COMMITTEE 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 a 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 May 9, 2023.

Final decisions on **only the conditional uses** will be made by the Planning and Zoning Committee on April 24, 2023.

**FROM R-2, RESIDENTIAL TO A-3, AGRICULTURAL/RURAL RESIDENTIAL WITH CONDITIONAL USE**

**R4460A-23 & CU2081-23 – Jeffrey & Debra Boos:** Rezone all of PIN 010-0615-3123-002 (4.743 ac) with conditional use to allow for a lawn care business at **W4842 State Road 106**, Town of Hebron. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**PETITIONER:** Nate Mueller (N537 Old 26 Rd, Fort Atkinson, WI) presented himself on behalf of the petitioner for the rezone and conditional use. Mueller explained the request for a small business using the existing buildings on the property. The structural integrity of the barn on the property is failing and owners plan to rehab it when they have the time and money. There are plans to build a new barn. Deb Boos (W4842 State Road 106, Fort Atkinson, WI) explained the request for a lawn care business. There will be no public/customers coming to the site so there will be no increase in traffic. The property will be used for storage of business equipment only.

**COMMENTS IN FAVOR:** None.

**-0**

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**QUESTIONS FROM COMMITTEE:** None.

**STAFF:** Given by Zangl and in the file. Zangl also asked about the number of employees and if there are any proposed bathrooms in the new building. Boos explained that the only employees would be her, her husband, and their son. There is a potential for summer help, and they would come to park at the property then go to jobs from there. There is no proposed bathroom.

**TOWN:** In favor.

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

**R4461A-23 – Mike Walter/Michael R & Sarah S Walter Trust Property:** Create a 2.161-ac building site at the west end of **Spruce Drive** from PIN 008-0715-0612-000 (44.16 ac), Town of Farmington. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**PETITIONER:** Dane Radeaugh (W4623 Spruce Dr, Watertown, WI) presented himself as the petitioner for this rezone. The request is to build a home and the land has been surveyed. The Town of Farmington was concerned about the turnaround on the survey and wanted the Town of Watertown to handle it because they maintain the road. The Town of Watertown recommended that there be a half hammerhead turnaround and recommended 6-9” of gravel and 3” of asphalt be added to the turnaround.

**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 meeting with the Town of Watertown. Radeaugh met with them within the last month, and they had requests regarding the cul-de-sac and turnaround. Radeaugh also clarified that the existing shed in the road right-of-way is to be torn down.

**TOWN:** In favor.

**R4462A-23 – Gerald & Pamela Drewek:** Rezone PIN 010-0615-2213-000 (1.722 ac) at **N3573 Haas Road**, Town of Hebron to combine it with the adjoining existing A-3 zone at N3577 Haas Road. This is in accordance with Sec, 11.04(f)8 of the Jefferson County Zoning Ordinance.

**PETITIONER:** Gerald Drewek (N3573 Haas Rd, Jefferson, WI) presented himself as the petitioner for this rezone. Drewek is looking to install a new septic and the property to the north can accommodate a conventional system versus having to install a mound.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**QUESTIONS FROM COMMITTEE:** None.

**STAFF:** Given by Zangl and in the file. Zangl explained combining the existing lots.

**TOWN:** In favor.

**R4463A-23 – Nathan & Leah Holland:** Create a 4-ac lot around the home at **N4753 Paradise Road**, Town of Jefferson from part of PIN 014-0615-0413-000 (38.55 ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**PETITIONER:** Nathan Holland (N4753 Paradise Rd, Helenville, WI) presented himself as the petitioner for this rezone. Holland explained that the property was originally approved for a 3-acre lot around the house because the ordinance only allowed for 3-acres at that time. Holland is now requesting a 4-acre lot.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**QUESTIONS FROM COMMITTEE:** None.

**STAFF:** Given by Zangl and in the file. House was built in early 1900s and a new septic was installed in 2021.

**TOWN:** In favor.

### **CONDITIONAL USE PERMIT APPLICATIONS**

**CU2082-23 – Michael & Heidi Roehl:** Allow an addition to an existing detached garage resulting in an extensive on-site storage structure at **N5031 Aztalan Ct**, Town of Aztalan on PIN 002-0714-3531-037 (0.721 ac) in a Residential R-2 zone. This is in accordance with Sec. 11.04(f)2 of the Jefferson County Zoning Ordinance.

**PETITIONER:** Michael Roehl (N5031 Aztalan Ct, Jefferson, WI) presented himself as the petitioner for this conditional use. Roehl explained the request for an extension to the current garage to allow for more storage for a growing family.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** Tim Crotteau (N5026 Aztalan Ct, Jefferson, WI) spoke against the request with concerns about the proximity of the structure to the property line.

**REBUTTAL:** Roehl explained that the line between the properties had been surveyed and the structure will maintain the 3' setback per the ordinance.

**QUESTIONS FROM COMMITTEE:** None.

**STAFF:** Given by Zangl and in the file. It was also clarified that the 3' setback was measured from the eaves of the structure. The combined total square footage of the structure is 1500 and the height will be 14' to match the existing roof line. There are no bathrooms proposed in the structure.

**TOWN:** In favor.

**CU2083-23 – Russell R Walton:** Allow renewal of CU1681-11 and CU1719-12, conditional uses for non-metallic mining and crushing of concrete and asphalt at **W3978 County Rd U**, Town of Cold Spring. The site is on PIN 004-0515-2834-000 (35.84 ac) and is zoned A-1, Exclusive Agricultural. This is in accordance with Sec. 11.04(f)6 and 11.05(c) of the Jefferson County Zoning Ordinance.

**PETITIONER:** Russell Walton (1005 W Main St, Whitewater, WI) presented himself as the petitioner for this conditional use. Walton explained the operation has been running for 10 years and asked for continuation of the operation which consists of digging sand, selling to farmers, and recycling blacktop and concrete.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**QUESTIONS FROM COMMITTEE:** Supervisor Nass asked the petitioner to clarify that they were asking for a 10-year renewal.

**STAFF:** Given by Zangl and in the file. Zangl clarified that there were no changes being made from the existing operation.

**TOWN:** In favor.

**CU2084-23 – Jaeckel Land LLC & JGB Land Inc:** Allow renewal of CU1730-13, a conditional use for non-metallic mining at **W4414 Lower Hebron Rd**, Town of Hebron. The site is on PINs 010-0515-0531-000 (20 ac) owned by Jaeckel Land LLC and 010-0515-0532-000 (16.68 ac) owned by JGB Land Inc, both zoned A-1, Exclusive Agricultural. This is in accordance with Sec. 11.04(f)6 and 11.05(c) of the Jefferson County Zoning Ordinance.

*Chairman Jaeckel abstained from this conditional use request.*

**PETITIONER:** Willie Jaeckel (923 E South St, Jefferson, WI) presented himself as the petitioner for this conditional use. Jaeckel asked for renewal of the conditional land use.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**QUESTIONS FROM COMMITTEE:** Supervisor Nass asked if there was any change in the operation and if the request was for a 10-year renewal. There will be no changes in operation and the request is for a 10-year renewal.

**STAFF:** Given by Zangl and in the file. Zangl also asked if there would be any blasting. Jaeckel responded no.

**TOWN:** In favor.

**CU2085-23 – Joseph Topel:** Allow revision of CU1506-08 to add a new building for the tree service business at **W6631 County Road A**, Town of Milford. The site is part of PIN 020-0714-0543-001 (1.751 ac) and is zoned A-2, Agricultural and Rural Business. This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

**PETITIONER:** Joe Topel (W6631 County Road A, Lake Mills, WI) presented himself as the petitioner for this conditional use. Topel explained the request to remove the lean-to on the side of the barn and add a new one.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**QUESTIONS FROM COMMITTEE:** None.

**STAFF:** Given by Zangl and in the file. Zangl asked if there were any proposed changes in business. No changes are proposed, and the business will be operating as is. The structure will be used for cold storage and no bathrooms proposed.

**TOWN:** In favor.

**CU2086-23 – Steven M Sterwald/SJS Sand & Gravel LLC Property:** Allow renewal of CU1728-13, a conditional use for non-metallic mining at **W8399 Lenius Ln**, Town of Waterloo. The site is on PIN 030-0813-2234-000 (40.103 ac) zoned A-1 Exclusive Agricultural. This is in accordance with Sec. 11.04(f)6 of the Jefferson County Zoning Ordinance.

**PETITIONER:** Steven Sterwald (W8270 Woeffler Ln, Waterloo, WI) presented himself as the petitioner for this conditional use. Sterwald asked for a 10-year renewal of the operation and explained that the operation will stay the same as it has been.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** Brian Jensen (N8110 Abendroth Rd, Waterloo, WI) had concerns regarding the activity of the pit, if there would be blasting, and if there would be any water issues.

**REBUTTAL:** Sterwald explained that the pit is currently inactive because they did not want to operate without approval. There will also be no blasting and no water issues.

**QUESTIONS FROM COMMITTEE:** None.

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

**TOWN:** In favor.

**CU2087-23 – Benjamin & Maureen Lawrenz:** Allow an extensive on-site storage structure, 1,320 square feet in area and 18.5 feet in height in a Residential R-2 zone at **N9646 Pleasant Heights Circle**. The site is on PIN 032-0815-0212-023 (1.569 ac) in the Town of Watertown. This is in accordance with Sec. 11.04(f)2 of the Jefferson County Zoning Ordinance.

**PETITIONER:** Maureen Lawrenz (N9646 Pleasant Heights Cir, Watertown, WI) presented herself as the petitioner for this conditional use. Lawrenz explained the request to build an outbuilding for storage of tools, lawn equipment, bikes, etc. The proposed building will be 1000 square feet with an 8' x 40' covered porch attached to it and will be 18.5' in height.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** None.



**REBUTTAL:** None.

**QUESTIONS FROM COMMITTEE:** None.

**STAFF:** Given by Zangl and in the file. Zangl also asked about bathrooms, business use, and outdoor lighting. There may potentially be a bathroom, but there will be no business use and no outdoor lighting. Zangl also noted that the structure cannot be used for habitable use.

**TOWN:** In favor.

## **7. Adjourn**

**Supervisor Nass moved to adjourn at 7:30 p.m. and was seconded by Supervisor Poulson. Motion passed 5-0 on a voice vote.**

**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:** Monday, April 24, 2023  
**TIME:** 8:30 a.m.  
**PLACE:** County Highway Department Committee Room, 1425 Wisconsin Drive, Jefferson, WI

**YOU MAY ATTEND VIRTUALLY BY FOLLOWING THESE INSTRUCTIONS:**

Register in advance for this meeting:

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

Meeting ID: 959 8698 5379

Passcode: Zoning

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

**1. Call to Order**

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

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

All Committee members were present. County Administrator Ben Wehmeier, Corporation Counsel Blair Ward, Register of Deeds Staci Hoffman and Supervisor Anita were also in attendance. Zoning Department staff present included Matt Zangl, Sarah Elsner, Brett Scherer, and Deb Magritz. Viewing on Zoom was Sarana Stolar.

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

Poulson verified compliance with Open Meetings Law.

**4. Approval of the Agenda**

Motion by Supervisors Poulson/Richardson to move items 15 and 18 up following item 10 on the agenda and approve the agenda with that change. 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)**

Supervisor Martin noted that items 16 and 17 don't have Townships listed, and asked that Townships be included in the future.

**6. Approval of March 16, March 27, April 14 and April 20 Meeting Minutes**

The March 16 and April 20 minutes were not ready for review.

Motion by Supervisors Poulson/Foelker to approve the March 27 minutes as presented. Motion passed 5-0.

Motion by Supervisors Richardson/Foelker to approve the April 14 minutes as presented. Motion passed 5-0.

**7. Communications**

**a. Defend Town Plans, et al v. Jefferson County Board of Supervisors Petitioners Brief on Certiorari Review**

The topic in question is the Brunson boathouse petition which had previously been circulated to the Committee and was again in the Committee meeting packet.

**b. Shoreland Revisions to the Jefferson County Zoning Ordinance**

Zangl reported that Zoning has received eleven Township decisions to date. This will go to public hearing in June and County Board in July.

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

Hoffman reported that documents are at their lowest numbers ever, but transfer fees are keeping her office on budget. The reduced number of deeds have allowed back indexing to be done at a rate of one year every two months, and they are working on 1957 records right now.

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

Zangl noted that Land Information revenues continue to follow the Register of Deeds resulting in lower revenues. Remote access and map sales continue to be trending where they have been for the last couple of years.

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

Revenues for March ended well. April is currently \$4,000 behind last year though.

**15. Discussion and Possible Action on Outside Storage Permit in the Ixonia Industrial Park:**

**a. LRS/Badgerland Disposal – W1223 Linden Rd, PIN 012-0816-2723-004 Owned by Linden Road LLC**

Zangl explained. Mike Lange spoke, asking for truck parking and roll off box storage. The Town approved. Hard surface and privacy fencing were two conditions that the Town requested. Motion by Supervisors Foelker/Nass to also approve of the outside storage. Motion passed 5-0.

**18. Discussion and Possible Action on Petition R4459A-23 for Felix and Bonnie Jarczyk in the Town of Oakland, Presented in Public Hearing on March 16, 2023 and Subsequently Postponed on March 27, 2023**

Zangl explained the facts to date. With that explanation, a motion was made by Nass/Poulson to approve the rezoning request. Motion passed 5-0 with conditions.

**11. Discussion on Solar Energy Facilities**

**a. Crawfish River Solar**

The eastern area has had fencing issues potentially not meeting setbacks with the drainage district. It has been found to be meeting drainage district setbacks. The western side is a little farther behind in the low areas.

**b. Badger State Solar**

There is no update for Badger State Solar.

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

The inner tank is almost completed; most other buildings are created or at least started as well. The project is just slightly behind schedule.

**13. Discussion on Air, Surface Water, Groundwater, and Health Concerns Relating to Animal Operations and their Regulation**

**a. Erosion Control and Stormwater Management Ordinances**

Zangl reported working on this project. Plans are to have four to five meetings; he will get an email out soon.

**14. Discussion and Possible Action on Amending the Zoning Ordinance to Incorporate Solar Regulations**

The ordinance is in process. Poulson spoke of his concern allowing so much ag land being taken out of production in one county. Wehmeier added input and there was further discussion.

**16. Discussion and Possible Action on extending the one-year time limit of R4345A-21 for Richard and Joann Gimler at N8728 & N8728A, PIN 032-0815-1324-000, Town of Watertown.**

Zangl explained the request; correspondence from the owner was in the Committee packet. Motion by Supervisors Nass/Poulson to approve the extension. Motion passed 5-0.

**17. Discussion and Possible Action on amending CU2064-21 for Brian and Tina Buth to Allow the Extensive Onsite Storage Structure to be Attached to the Existing Detached Garage at W9627 Bridge Street in the Town of Sullivan.**

Zangl explained. Motion by Supervisors Nass/Foelker to approve the request. Motion passed 5-0.

**19. Discussion and Possible Action on Oakland Hills Subdivision in the Town of Oakland near N4510 County Road A owned by John and Anne Didion**

Zangl explained. The Department of Transportation restricted access for this proposal onto US Highway 18, but the original plan was for access onto both Highway 18 and County Road A. The Committee will have to review the requirement for two access points and the wetland setback. Zangl said that he is not asking for a Committee decision until he hears from the Highway Department. Motion by Supervisors Nass/Foelker to postpone taking any action. Motion passed, 5-0.

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

**20. Discussion and Possible Action on Petitions Presented in Public Hearing on April 20:**

**APPROVE WITH CONDITIONS** R4460A-23 on a motion by Supervisors Jaeckel/Foelker & CU2081-23 on a motion by Supervisors Poulson/Richardson for Jeffrey & Debra Boos to rezone all of PIN 010-0615-3123-002 (4.743 ac) with conditional use to allow for a lawn care business at **W4842 State Road 106**, Town of Hebron. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance. Motion passed 5-0.

**APPROVE WITH CONDITIONS** R4461A-23 on a motion by Supervisors Nass/Richardson for Mike Walter/Michael R & Sarah S Walter Trust Property to create a 2.161-ac building site at the west end of **Spruce Drive** from PIN 008-0715-0612-000 (44.16 ac), Town of Farmington. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance. Motion passed 5-0.

**APPROVE WITH CONDITIONS** R4462A-23 on a motion by Supervisors Foelker/Jaeckel for Gerald & Pamela Drewek to rezone PIN 010-0615-2213-000 (1.722 ac) at **N3573 Haas Road**, Town of Hebron to combine it with the adjoining existing A-3 zone at N3577 Haas Road. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance. Motion passed 5-0.

**APPROVE WITH CONDITIONS** R4463A-23 on a motion by Supervisors Jaeckel/Foelker for Nathan & Leah Holland to create a 4-ac lot around the home at **N4753 Paradise Road**, Town of Jefferson from part of PIN 014-0615-0413-000 (38.55 ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance. Motion passed 5-0.

**APPROVE WITH CONDITIONS** CU2082-23 on a motion by Supervisors Jaeckel/Foelker for Michael & Heidi Roehl allowing an addition to an existing detached garage resulting in an extensive on-site storage structure at **N5031 Aztalan Ct.** The site is in the Town of Aztalan on PIN 002-0714-3531-037 (0.721 ac) in a Residential R-2 zone. This is in accordance with Sec. 11.04(f)2 of the Jefferson County Zoning Ordinance. Motion passed 5-0.

**APPROVE WITH CONDITIONS** CU2083-23 on a motion by Supervisors Nass/Poulson for Russell R Walton, allowing renewal of CU1681-11 and CU1719-12, conditional uses for non-metallic mining and crushing of concrete and asphalt at **W3978 County Rd U**, Town of Cold Spring. The site is on PIN 004-0515-2834-000 (35.84 ac) and is zoned A-1, Exclusive Agricultural. This is in accordance with Sec. 11.04(f)6 and 11.05(c) of the Jefferson County Zoning Ordinance. Motion passed 5-0.

**APPROVE WITH CONDITIONS** CU2084-23 on a motion by Supervisors Nass/Richardson, allowing Jaeckel Land LLC & JGB Land Inc renewal of CU1730-13, a conditional use for non-metallic mining at **W4414 Lower Hebron Rd**, Town of Hebron. The site is on PINs 010-0515-0531-000 (20 ac) owned by Jaeckel Land LLC and 010-0515-0532-000 (16.68 ac) owned by JGB Land Inc, both zoned A-1, Exclusive Agricultural. This is in accordance with Sec. 11.04(f)6 and 11.05(c) of the Jefferson County Zoning Ordinance. Motion passed 4-0 with Jaeckel abstaining.

**APPROVE WITH CONDITIONS** CU2085-23 on a motion by Supervisors Poulson/Foelker for Joseph Topel, allowing revision of CU1506-08 to add a new building for the tree service business at **W6631 County Road A**, Town of Milford.

The site is part of PIN 020-0714-0543-001 (1.751 ac) and is zoned A-2, Agricultural and Rural Business. This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance. Motion passed 5-0.

**APPROVE WITH CONDITIONS** CU2086-23 on a motion by Supervisors Nass/Poulson for Steven M Sterwald/SJS Sand & Gravel LLC Property, allowing renewal of CU1728-13, a conditional use for non-metallic mining at **W8399 Lenius Ln**, Town of Waterloo. The site is on PIN 030-0813-2234-000 (40.103 ac) zoned A-1 Exclusive Agricultural. This is in accordance with Sec. 11.04(f)6 of the Jefferson County Zoning Ordinance. Motion passed 5-0.

**APPROVE WITH CONDITIONS** CU2087-23 on a motion by Supervisors Poulson/Richardson for Benjamin & Maureen Lawrenz, allowing an extensive on-site storage structure, 1,320 square feet in area and 18.5 feet in height in a Residential R-2 zone at **N9646 Pleasant Heights Circle**. The site is on PIN 032-0815-0212-023 (1.569 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.

- 21. Convene in closed session pursuant to section 19.85 (1)(g) Wis. Stats. to confer with legal counsel concerning strategy to be adopted by Jefferson County with respect to litigation in which it is involved for the purpose of discussion on Town Plans, et al. v. Jefferson County Board of Supervisors**  
A roll call vote was taken with Supervisors Jaeckel, Poulson, Richardson, Foelker and Nass voting to convene in closed session.

- 22. Reconvene in open session for action on closed session items if necessary.**  
A roll call vote was taken with Supervisors Jaeckel, Poulson, Richardson, Foelker and Nass voting to reconvene in open session. No action was taken.

**23. Possible Future Agenda Items**

**24. Upcoming Meeting Dates**

**May 12, 8:00 a.m. - Site Inspections Beginning at Woolen Mills, 222 Wisconsin Drive**  
**May 18, 7:00 p.m. - Public Hearing in Highway Department Committee Room, 1425 Wisconsin Dr (this later was changed to May 25.)**  
**May 22, 8:30 a.m. - Decision Meeting Highway Department Committee Room, 1425 Wisconsin Dr (this later was changed to June 2)**  
**June 9, 8:00 a.m. - Site Inspections Beginning at Woolen Mills, 222 Wisconsin Drive**  
**June 15, 7:00 p.m. - Public Hearing in Highway Department Committee Room, 1425 Wisconsin Dr**  
**June 26, 8:30 a.m. - Decision Meeting Highway Department Committee Room, 1425 Wisconsin Dr**

**25. Adjourn**

Motion by Supervisors Foelker/Richardson to adjourn the meeting. Motion passed 5-0, and the meeting adjourned at 9:52 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 at 222 Wisconsin Drive between the hours of 8:00 a.m. and 4:30 p.m., Monday through Friday, excluding holidays. Materials covering other agenda items can be found at [www.jeffersoncountymi.gov](http://www.jeffersoncountymi.gov).**

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

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

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

**MINUTES**  
**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 Inspections  
**DATE:** Friday, May 12, 2023  
**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 George Jaeckel at 8:00 a.m.

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

Committee members present at 8:00 a.m. were Supervisors Jaeckel, Poulson, Foelker and Richardson. Zoning Department staff members present were Matt Zangl, Brett Scherer and Deb Magritz.

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

Poulson verified compliance with the Open Meetings Law.

**4. Approval of the Agenda**

Motion by Supervisors Poulson/Foelker to approve the agenda as presented. It was suggested that the Committee skip the inspection for the Town of Palmyra property, and also the outside storage in Ixonia (item 7.) That Ixonia tenant is leaving the facility so there will be no need for outside storage.

**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 noted correspondence from additional owners of Petition N4469A-23 who are opposed to the petition.

**7. Site Inspection for Proposed Outdoor Storage at N8121 Industrial Drive in the Ixonia Industrial Park, PIN 012-0816-2144-000**

The tenant at this site is leaving, so there will be no outside storage and no need for a site inspection.

**Nass arrived at 8:05 a.m., and the Committee left for the following site inspections.**

**8. Site Inspections for Petitions to be Presented in Public Hearing on May 25, 2023:**

**CU2090-23 – Peter Unke:** Conditional use to allow a kennel for up to 10 dogs in an A-3, Rural Residential zone at **N1785 County Road H**, on PIN 024-0526-1244-001 (2 ac) in the Town of Palmyra. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**R4467A-23 – Christy Strobel/CDS Investments LLC:** Create a 2.27-ac building site from part of PIN 008-0715-1532-001 (20 ac) near **N6132 Coffee Rd** in the Town of Farmington. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**R4466A-23 – Steven Schluter/Schluter Trust Property:** Create both a 1-ac building site and a 1-ac lot around the home & buildings at **W3878 Ranch Rd**, Town of Farmington from part of PIN 008-0715-0443-000 (40 ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**R4465A-23 – Stephanie Bratz/Karen Kerr Property:** Create a new 1.7-ac building site to be zoned A-3 with an attached 41.6-ac Natural Resource zone; create a 3.7-ac lot around the existing home & buildings at **W4451 River Rd**

with a 3.9-ac Natural Resource zone. These are proposed to be created from PINs 032-0815-1721-001 (48.48.9 ac) and 032-0815-1722-000 (42.6 ac), Town of Watertown. This is in accordance with Sec. 11.04(f)8 and 11.04(f)11 of the Jefferson County Zoning Ordinance.

**R4470A-23 – Helen Weihert:** Create a 5-ac lot around the home and buildings at **W8890 West Rd** in the Town of Watertown from part of PIN 032-0814-1512-000 (39.223 ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**R4469A-23 – Glen Schultz:** Rezone all of PIN 030-0813-3034-001 (1 ac) and 2.35 ac of PIN 030-0813-3034-000 (39 ac) to create a 3.35-ac lot at **W9596 E Medina Rd** in the Town of Waterloo. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**R4464A-23 – Lee Allen Rickerman:** Create a 2.711-ac building site on **Riverdale Ln** from part of PIN 032-0815-1814-000 (21.675 ac) in the Town of Watertown. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**R4468A-23 – Daniel Raatz:** Create a 3.07-ac lot around two existing homes at **W9252 and W9258 County Road B**, Town of Lake Mills, on PINs 018-0713-0833-000 (7.768 ac) and 018-0713-0832-001 (15.867 ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**CU2089-23 – Donald & Susan Ebbert:** Conditional use to renew the existing conditional use for mineral extraction at **N2795 Ebbert Ln**, Town of Oakland on PIN 022-0613-3513-000 (40 ac). The site is in an A-1 Agricultural zone. This is in accordance with Sec. 11.04(f) 6 of the Jefferson County Zoning Ordinance.

**CU2088-23 – Pastor William Bartz:** Conditional use to allow a pastor care retreat as a public/semi-public use at **W6783/W6785 Westphal Ln** on PIN 016-0514-0824-002 (2.889 ac), Town of Koshkonong in an A-3, Agricultural/Rural Residential zone. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

## **9. Adjourn**

Motion by Supervisors Jaeckel/Nass to adjourn the meeting. Motion carried 5-0, and the meeting adjourned at 10:30 a.m.

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

**Jefferson County Planning and Zoning Department**  
**Monthly Ledger Report**  
**05-31-2023**

	RF	WFG	OP	PPC	MC	PSS (	STF	FQAS	FAA	FPFC	SREWF	ZOF	Refunds	2023 Totals	2022 Tot
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	330.00		6,360.00	607.83		1,675.00	640.00							9,612.83	18,717.6
Feb	540.00		14,555.00	100.00		2,925.00	240.00						200.00	18,360.00	13,722.0
Mar	670.00		20,515.00	210.63		3,800.00	800.00							25,995.63	21,444.0
Apr	540.00		18,535.00	103.54	2.50	3,025.00	640.00			20.00			30.00	22,866.04	21,977.0
May	570.00		12,765.00	1.25	3.75	5,750.00	1,760.00							20,850.00	20,502.0
June															20,129.1
July															19,817.0
Aug															22,023.1
Sept															17,850.5
Oct															20,225.0
Nov															12,466.5
Dec															10,385.0
Total	2,650.00		72,730.00	1,023.25	6.25	17,175.00	4,080.00			20.00			230.00	97,684.50	219,259.

2022 Actual Zoning Deposit: Please Enter Deposit

2023 Budget Revenues: Please Enter Revenues

2023 Deposits YTD: \$97,684.50



Register of Deeds	April 2023			Output Measures	YR to Date	Current Yr. Target
Program/Service Description	2021	2022	2023	Totals	%	
Documents Recorded	1,681	1,196	824	2,970	23%	
Vital Records Filed	172	204	159	673	32%	
Vital Record Copies	1,377	1,215	1,272	5,388	35%	
ROD Revenue (Gross Total)	\$ 192,245.98	\$ 19,496.69	\$ 135,482.77	\$ 542,616.94	32%	
Transfer Fees	\$ 22,619.46	\$ 27,103.74	\$ 19,057.14	\$ 76,818.54	38%	
LIO Fees	\$ 15,619.00	\$ 10,118.00	\$ 7,084.00	\$ 26,136.00	24%	
Document Copies	\$ 7,698.93	\$ 6,572.74	\$ 5,173.32	\$ 20,300.53	37%	
Laredo	\$ 3,681.75	\$ 3,768.25	\$ 2,375.75	\$ 13,519.71	42%	
ROD Revenue to General Fund	\$ 68,091.14	\$ 59,796.73	\$ 43,410.21	\$ 174,466.78	33%	
Percentage of Documents eRecorded	69%	65%	62%	68%		
Budget Goals Met	Yes	Yes	Yes	Yes		Yes
Back Indexed	7,193	8,048	6,505	63,273	316%	

**Wisconsin Register of Deeds Association:**

*An LRB was introduced to change the transfer fee split between the counties and state from 20% to 50%, however, the legislation also reduces the fee from \$3/\$1,000 to \$2/\$1,000. The fees would be tiered to the county, 30% in 2023 & 2024, 40% in 2025 & 50% in 2026 and into the future. Counties would receive the same amounts in 2023 & 2024, and would realize an increase beginning in 2025.*

**Register of Deeds Office:**

*The staff continues to work on back indexing documents for easier access. Giving our searchers and staff the ability to search documents by name and legal description back to 1957.*

**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.*

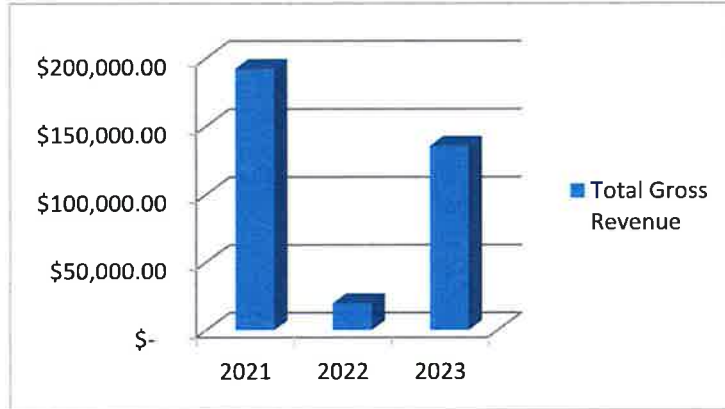
**Wisconsin Public Records Board:**

*Nothing new to report.*

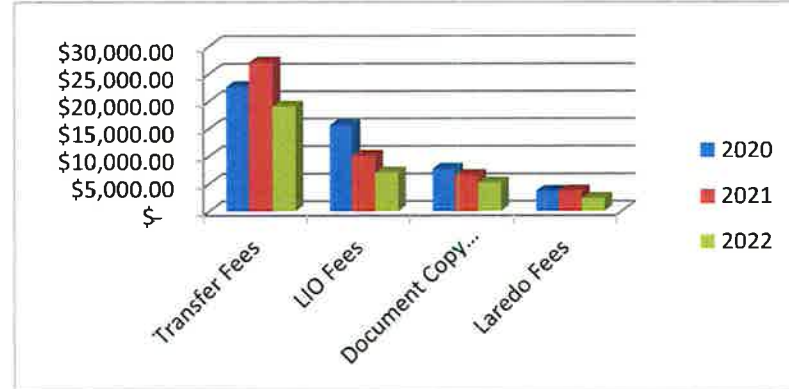
# Register of Deeds Year to Date Budget Report

Apr-23

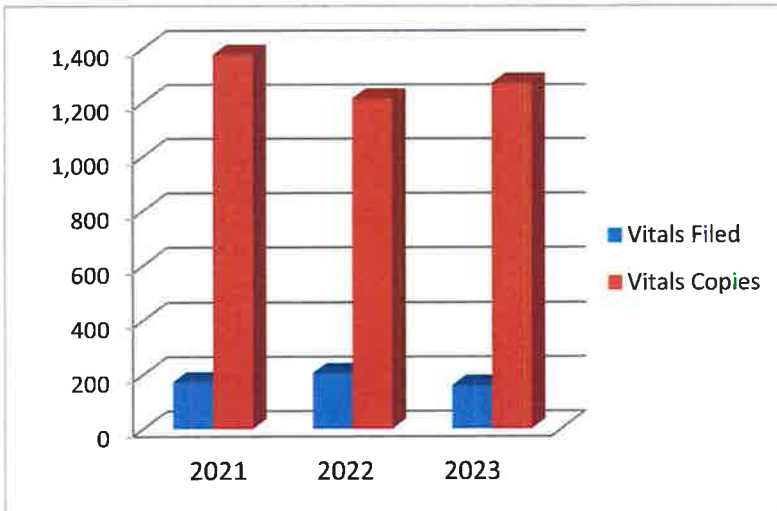
ROD Total Gross Revenues



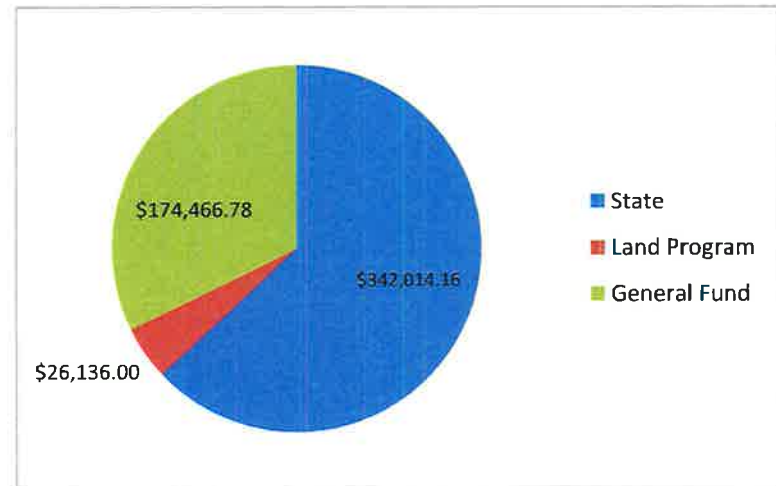
Land Related Revenue



Vital Records



Year to Date Revenue Payout





4-20-2023

To Whom it may concern:

I'm requesting an approval of  
an easement located at

N6252 Sunset Rd

Concord, WI 53094

from lot 3 to lot 1.

Both lots are owned by  
Jonathan Snell

This easement is needed to  
install a septic system.

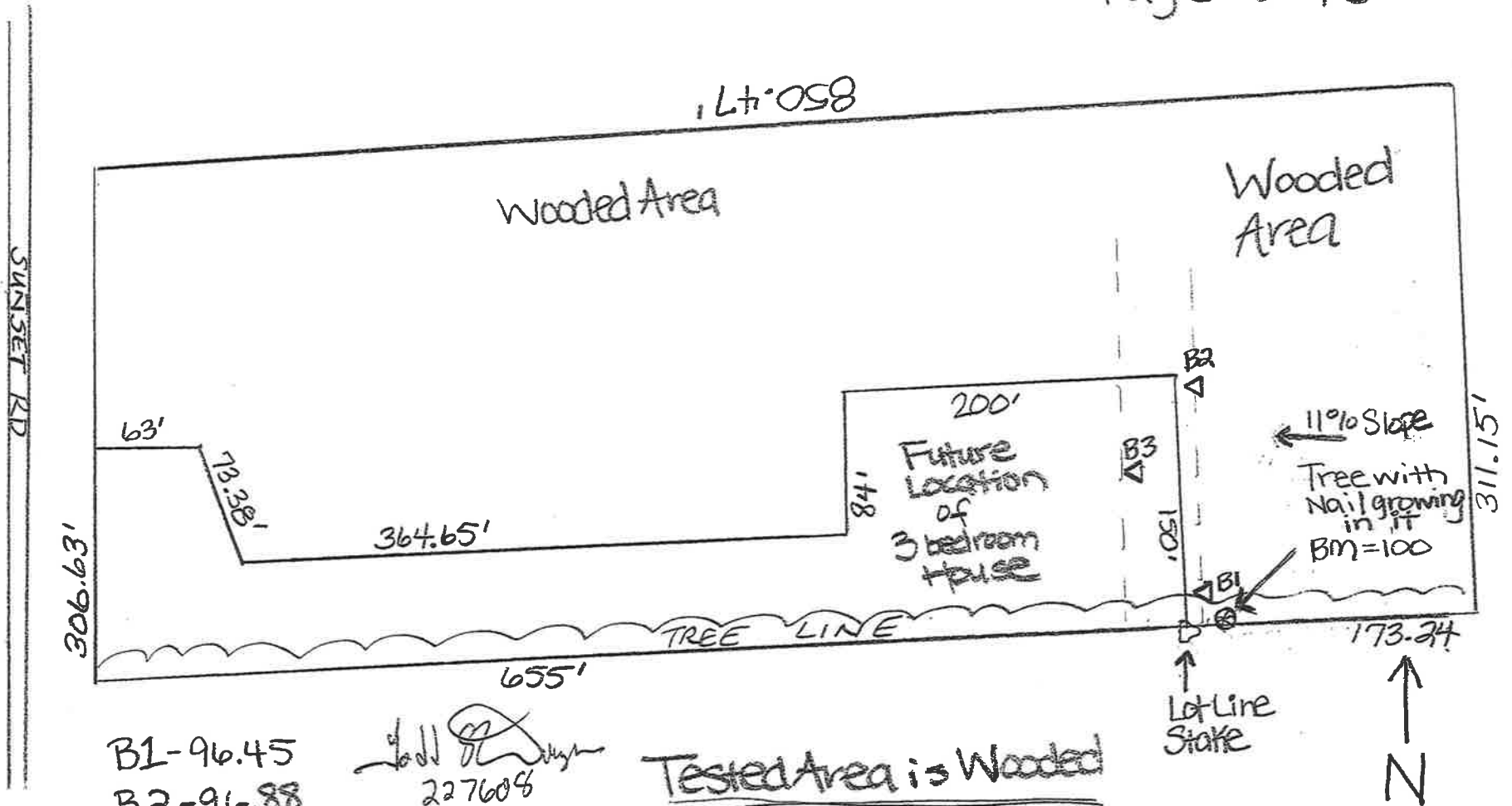
Attached are the perk test  
results & map.

Jonathan Snell

Jonathan Snell

Jrg

920-296-0770



B1-96.45  
B2-96.88  
B3-92.56

*[Signature]*  
227604  
4-13-23

Tested Area is Wooded

N6252 Sunset Rd  
Watertown, WI 53094  
NE 1/4 SE 1/4 SEC 18 T7 R16 E  
PARCELS - 006-0716-1841-002  
+  
006-0716-1841-007

3

Boring #

☐ Boring  
☒ Pit

Ground surface elev. 92.56 ft.

Depth to limiting factor 38 in. / elev. \_\_\_\_\_ ft.

Horizon	Depth In.	Dominant Color Munsell	Redox Description Qu. Az. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	Soil Application Rate	
									GPD/Ft <sup>2</sup>	
									*Eff#1	*Eff#2
1	0-8	10YR 3/2	-----	SIL	2FSBK	MFR	CW	3M-C	0.6	0.8
2	8-17	10YR 5/4	-----	SIL	2FSBK	MFR	CW	2F-M	0.6	0.8
3	17-26	7.5YR 4/4	-----	CL	2FSBK	MFR	CW	2F	0.4	0.6
4	26-38	7.5YR 4/4	-----	CL	1FSBK	MFR	CW	1VF-F	0.2	0.3
5	38-45	7.5YR 4/4	7.5YR 5/8 F1F SPOTS	CL	1FSBK	MFR	CW	-----	0.2	0.3
6	45-57	10YR 5/4	7.5YR 5/8 C2D SPOTS	SL	0M	MFR	-----	-----	0.2	0.6

Boring #

☐ Boring  
☐ Pit

Ground surface elev. \_\_\_\_\_ ft.

Depth to limiting factor \_\_\_\_\_ in. / elev. \_\_\_\_\_ ft.

Horizon	Depth In.	Dominant Color Munsell	Redox Description Qu. Az. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	Soil Application Rate	
									GPD/Ft <sup>2</sup>	
									*Eff#1	*Eff#2

Boring #

☐ Boring  
☐ Pit

Ground surface elev. \_\_\_\_\_ ft.

Depth to limiting factor \_\_\_\_\_ in. / elev. \_\_\_\_\_ ft.

Horizon	Depth In.	Dominant Color Munsell	Redox Description Qu. Az. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	Soil Application Rate	
									GPD/Ft <sup>2</sup>	
									*Eff#1	*Eff#2

\* Effluent #1 = BOD &gt; 30 ≤ 220 mg/L and TSS &gt; 30 ≤ 150 mg/L

\* Effluent #2 = BOD, ≤ 30 mg/L and TSS ≤ 30 mg/L

111 RSE  
 227608  
 4-13-23



☐ Mail Permit

☒ Call for PICK-UP

Kerin Cray 414-412-9346  
(Contact person) name and phone #

# 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

	FULL NAME	(Mailing) STREET ADDRESS	CITY / STATE	ZIP	TELEPHONE NO.
I. OWNERS (all)	Randy & Charlotte Forsyth (Owner/Seller)				
	Steve Daniels of Global Containment Solutions (Buyer)				
CONTRACTOR	New Berlin Grading - Ken Kroeger				
	Kerin Cray - Capital Commercial				
II. PROPERTY DESCRIPTION: TAX PARCEL (PIN #)	D12-D816-2141-012		TOWN	Select Town	Ixonia
LOT NO.	BLOCK	SUBDIVISION	ACRES	ZONING DISTRICT	
LOT NO.	CSM NO.	VOL.	PG.	PROJECT SITE- FIRE NO. & ROAD	W361 Elmwood Ave

## 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 ☐ FF ☐ IFW

☐ SHORELAND / WETLAND

☐ OTHER \_\_\_\_\_

SQ. FT. OF RESIDENCE OR ADDITION \_\_\_\_\_

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

HEIGHT OF PROPOSED STRUCTURE \_\_\_\_\_

SPECIFY USE \_\_\_\_\_

VALUE OF CONSTRUCTION \_\_\_\_\_

### B. NON-RESIDENTIAL

NEW STRUCTURE ☐ ADDITION ☐

☐ AGRICULTURAL

☒ INDUSTRIAL

☐ BUSINESS

☐ CAMPGROUND

☐ SHORELAND / WETLAND

☐ FLOODPLAIN ☐ JFF ☐ JFW

☐ OTHER uncovered outdoor storage

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:

SANITARY PERMIT NO. \_\_\_\_\_

NUMBER OF BEDROOMS \_\_\_\_\_

PUBLIC SEWER \_\_\_\_\_

NON-CONFORM. STRUCTURE / USE \_\_\_\_\_

FLOODPLAIN \_\_\_\_\_

SHORELAND / WETLAND \_\_\_\_\_

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.

PERMIT #

## 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.

  
Signature of Applicant

5/19/2023  
Application Date

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

PERMIT FEE	APPROVED BY	DATE PERMIT ISSUED
\$		

☐ See Attached Conditions of Approval

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



Global Containment Solutions

405 East Forest Street, Suite 110, Oconomowoc, WI 53066

---

May 17, 2023

Jefferson County Zoning  
311 S Center Avenue  
Room 201  
Jefferson, WI 53594

To Whom it May Concern:

Please find enclosed Permit Application, Application Fee, Plot Plan, Aerial Photo of Property, Photos of items to be stored, and Ixonia Town Board Agenda (Approval granted May 8, 2023),

GCS was approved for ½ Acre of outside storage of F350 Pickups, E350 Vans, 32' Box Trailers, and 22' Flatbed trailers on Crushed Black Asphalt surface at the Town of Ixonia Board meeting May 8, 2023. Any topsoil stripped prior to placement of crushed black asphalt will be removed from the site.

The storage will only be from approximately Nov/Dec to Mar/Apr annually in our off season (winter).

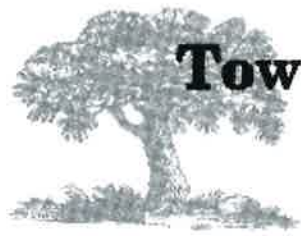
The area proposed is screened from the road by a berm with mature trees as can be seen on the Aerial photo and is delineated on the plot plan,

GCS request Jefferson County Zoning issue the proposed permit for outside storage based on the enclosed information, description of storage use, and the fact that the Town of Ixonia has already approved.

Sincerely,

Steven P Daniels  
President/Owner





# Town of Ixonia

## AGENDA

Town of Ixonia  
Town Board

Ixonia Town Hall

Monday, May 8<sup>th</sup>, 2023  
7:00 p.m.

W1195 Marietta Avenue  
Ixonia, WI 53036

NOTICE IS HEREBY GIVEN that the Town Board, County of Jefferson, will conduct a meeting for the transaction of business as is by law required or permitted at such meeting pursuant to the notice requirements of Wisconsin Statute 19.84 public notices for its regular meeting.

1. Call to Order, Roll Call and Pledge of Allegiance
2. Proof of Posting and Notice
3. Approval of Minutes – April 10<sup>th</sup>, 2023
4. Treasurer's Report
  - a) Approve April 2023 Financial Report
5. Jefferson County Sheriff's Department Report and/or Jefferson County Supervisor Report
6. Plan Commission
  - a) Discussion and Action regarding a request by Christopher Fetzer to rezone all of parcel #012-0816-2143-002 (8.92 acres) from Business to A-2 with a conditional use for proposed mini-warehousing/storage units along Oak Drive. The property is owned by Durelle Chopp Trust
  - b) Discussion and Action regarding a request to amend the motion to install slated fencing and instead plant trees or other screening for Mortenson at W1265 Linden Road, Ixonia
  - \*c) Discussion and Action regarding a request from Steve Daniels of Global Containment Solutions to expand the outdoor storage at W1361 Elmwood Drive, Parcel 012-0816-2141-012 currently owned by Randy Forseth - **APPROVED** -
7. Discussion and Action regarding Official Depository and Official Newspaper for 2023-2024
  - a) Designate – Ixonia Bank – Official Depository, Premier Bank & Local Government Investment Pool – Secondary
  - b) Designate - Watertown Daily Times – Official Newspaper
8. Discussion and Action regarding a Special Event application for Race Day Events, Brad Rogstad, to conduct a race day on August 16, 2023 – starting location Ixonia Firemen's Park
9. Highway Department
  - a) Discussion and Possible Action giving staff direction to add to the Town No Parking Resolution Hustisford Road, River Road and Overland Drive
  - b) Update on crack filling for 2023
  - c) Update on purchase of 1 ton truck new vs used
10. Fire Department
  - a) Monthly report for Fire & EMS
  - b) Discussion and Action approving Jack Zwisler and Mike Gartzke as members of the department

## Sarah Elsner

---

**From:** Nancy Zastrow <nancyz@townofixonia.com>  
**Sent:** Wednesday, May 10, 2023 4:26 PM  
**To:** Matt Zangl; Deb Magritz; Sarah Elsner  
**Cc:** 'Perry T. Goetsch'  
**Subject:** Town of Ixonia Plan Commission items  
**Attachments:** doc00897620230510161755.pdf

Good Afternoon:

Attached you will find the signed Rezoning and CUP for parcel 012-0816-2143-002 - Durell Chopp property. The Plan Commission and Town Board have a specific motion which includes the 100' of woods and fencing, etc. I have sent the exact motion as an attachment to the documents. This was unanimously approved by the Town Board.

The Plan Commission and Town Board also approved the additional outdoor storage at 012-0816-2141-012 currently owned by Randy Forseth and Steve Daniels of Global Containment has an offer to purchase. The motion for this was the surface must be ground asphalt, no gravel in this additional area.

The Plan Commission did not take any action on the HTK - Craig Plowman property in the Industrial Park for the outdoor storage. He is going to come back with whatever is needed to satisfy the County. I told him we had complaints about the outdoor storage, he said the company that was using the area has moved out now. We will wait to hear from either Sarah or Matt or Mr. Plowman before I put it on another Plan Commission agenda.

Lastly, I had a resident stop in - he has a barn/shed in bad shape and wants to repair it on the same foundation. Reinforce the walls, new roof and possible rafters, new siding and windows - if this is on the same footprint as the current structure in R1 zoning, is this allowable. I believe he spoke with you about taking it down, but you indicated he would not be able to put the barn back up only 2 garages on the lot. Can you give me some direction on this.

That's all for now.

Nancy

Nancy J. Zastrow, Clerk/Treasurer  
Town of Ixonia  
W1195 Marietta Avenue  
Ixonia, WI 53036  
nancyz@townofixonia.com  
920-261-1588

-----Original Message-----

From: townofixoniascans@gmail.com <townofixoniascans@gmail.com>  
Sent: Wednesday, May 10, 2023 4:18 PM  
To: nancyz@townofixonia.com  
Subject:

-----  
CS 2553ci  
[00:17:c8:ad:4f:d6]  
-----

- c) Discussion and Action regarding Resolution #2023-02-R for Fire Inspection fees to \$50/annually and define per parcel or structure
- 11. Park & Recreation Commission
  - a) Discussion and Action regarding hiring Nolan Burzlaff for the position of Summer Help for the parks
  - b) Update on Movie Night sponsored by Ixonia Bank
- 12. Transfer/Recycling Committee
  - a) Discussion and Action regarding hiring Eric Van Lare to work at Transfer Site
- 13. Utility District #1
  - a) Discussion and Action authorizing Pay Request #1 to Staab Construction Corporation for WWTP in the amount of \$391,931.05
- 14. Upcoming Meetings:
  - Town Board Meeting – June 12<sup>th</sup>, 2023
  - Town Board Audit Presentation – June 19<sup>th</sup>, 2023 @ 6:00 pm
  - Plan Commission – May 24<sup>th</sup>, 2023 @ 7:00 pm
  - Recycling Committee Meeting – July 11<sup>th</sup>, 2023 @ 1:00 pm
  - Park & Recreation Committee – June 12<sup>th</sup>, 2023 @ 5:00 pm
  - Ixonia Fire Dept. Officer's Meeting – June 7<sup>th</sup>, 2023 @ 6:30 pm
  - Board of Review – May 16<sup>th</sup> from 7:00 – 9:00 pm
- 15. Motion to Adjourn

Posted by: Nancy J. Zastrow, Clerk/Treasurer  
May 4, 2023

Please note, upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information or to request this service, contact Town of Ixonia @ 920-261-1588.

## Length/Area Calculation

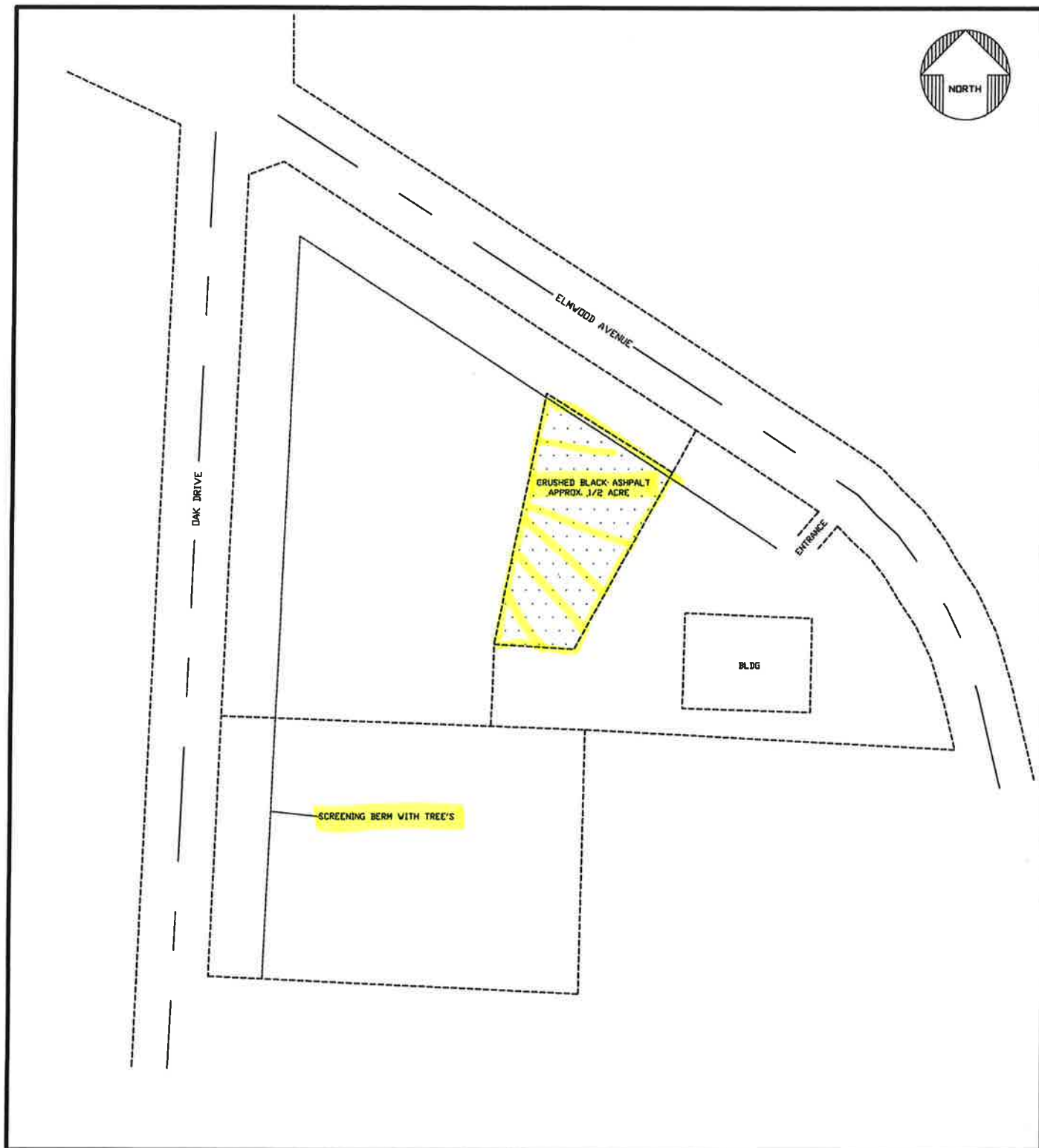
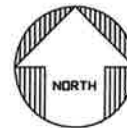
Layer: Perimeters

Lines (1): Region 1

Line Length:	1,256.686	Feet	418.9	Yards
Slope Length:	1,256.686	Feet	418.9	Yards
Horizontal Area:	74,613.487	Sq. Feet	1.7	Acres

W1361 Elmwood Ave





Global Containment Solutions

## GLOBAL CONTAINMENT SOLUTIONS

405 E FOREST STREET, SUITE 110  
OCONOMOWOC, WI 53066

DRAWN BY: DCG	REVISION #:	JOB #:	DATE: 4/11/23
SCALE: NTS	DESCRIPTION: PROPERTY LAYOUT W1361 ELMWOOD DRIVE IXONIA, WI	SHEET: 1 OF 1	

# New Berlin Grading, Inc

19400 W. Lincoln Ave. New Berlin, WI 53146

Office: 262.542.1772

Fax: 262.542.2894

**Date:** 3/31/2023

**To:** Steve Daniels  
Global Containment Solutions LLC

**Project:** Yard in Ixonia  
**Plan Date:** email of 2/10/2023

**Bid Includes:**

Strip topsoil and stockpile adjacent to new yard area  
(figured ave. 4" topsoil/vegetation)  
Seed topsoil pile  
Shape lot for drainage  
Finish grade and roll prior to placing crushed asphalt  
Purchase and install 6" of crushed asphalt base  
Finish grade, water and roll base  
Figured 21,780sy of area  
No work on existing grassed area

**Bid Price** \$23,900

Alt to truck off topsoil add \$3,126

**Bid Price Does Not Include:** silt fence (should not be needed) seeding (should not be needed except for topsoil pile if left on site) Hauling on or off site of dirt.

If you have any questions, please contact me at (262) 542-1772.

*Kenneth W Kroeger*

Kenneth W. Kroeger  
President

"Excavating, Grading, & Demolition"  
"Since 1960"











**CARGO  
EXPRESS**  
MADE IN USA 1000LBS



**Global Containment Solutions**  
Oconomowoc, WI • 262-354-0959

262-354-0959



**Global Containment Solutions**  
Oconomowoc, WI • 262-354-0959

**PRO**SERIES





Jefferson County  
Land & Water Conservation Department  
Courthouse - 311 S Center Ave, Rm 113  
Jefferson, WI 53549-1701  
(920) 674-7110



MEMORANDUM

TO: Dolph Dairy  
CC: Planning and Zoning Department  
FROM: Land and Water Conservation Department  
DATE: May 30<sup>h</sup>, 2023  
SUBJECT: Amendment of Livestock Siting Application for CU1918-17

Dolph Dairy went through the livestock siting process in 2017 obtaining a conditional use permit (CU1918-17) for 989.5 animal units. This amendment to their permit is to construct a new milk house waste transfer. Animal units will remain the same.

The Planning and Zoning Department and the Land and Water Conservation Department requested that Dolph Dairy revise or submit the following parts of their livestock siting application because they would or could change with the proposed project:

- Site Map
- 2023 Nutrient Management Plan
- Worksheet 1, Animal Units
- Worksheet 3, Waste & Nutrient Management
- Worksheet 4, Waste Storage Facilities

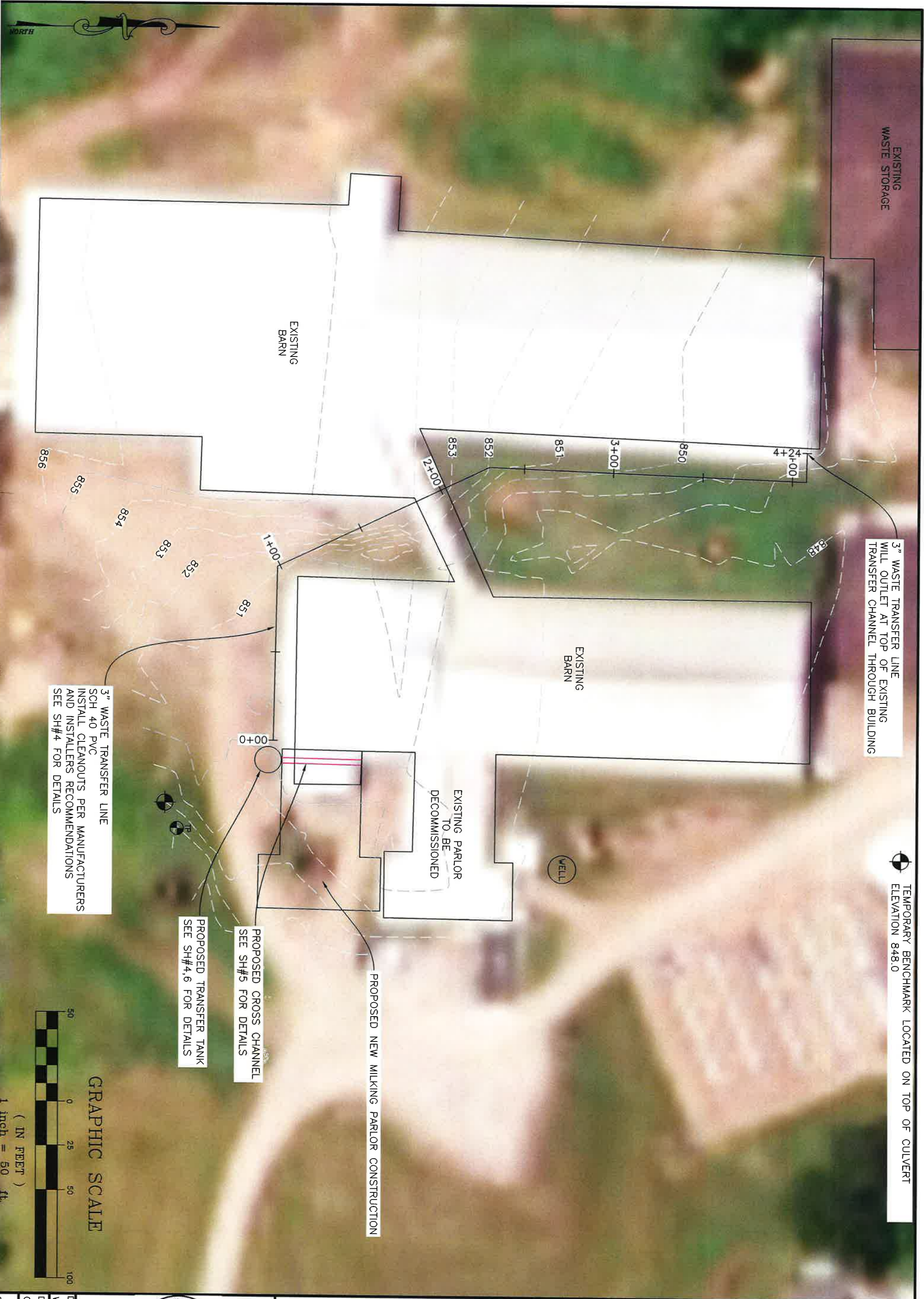
**The Land and Water Conservation Department has reviewed the amended application materials and finds them to be complete.**


**Other Items**

- Per the Livestock Siting Law [ATCP 51.8 (2)] **within 2 years** the livestock operator must begin populating the approved facility and **begin construction on every new or expanded livestock housing structure, as well as every new or expanded waste storage structure, proposed in the application.**
- Any changes to your operation that would change the information provided in this Livestock Siting Application or Worksheets once the Conditional Use Permit has been issued will require either a new application to be filed or an amendment to your current Livestock Siting Application.

Questions regarding the completeness determination should be directed to Joe Strupp of the Land and Water Conservation Department at 920-674-7483.





	<b>PLAN VIEW</b>		<b>Date</b> <u>5/24/23</u>
	OWNER: <u>Dolph Dairy LLC</u>		<b>Designed</b> <u>RJG</u>
	COUNTY: <u>Jefferson</u>		<b>Drawn</b> <u>RJG</u>
			<b>Checked</b> _____
			<b>Approved</b> _____



# SOIL EVALUATION REPORT

#2538

Department of Safety and Professional Services

Division of Safety and Buildings

In accordance with Comm 85, Wis. Adm. Code

Page 1 of 1

Levake Soil Testing, LLC

Attach complete site plan on paper not less than 8½ 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.	030-0813-2531-000
Reviewed By	Date

Property Owner D&P Dolph Trust		Property Location Govt. Lot NE1/4, SW1/4, S25, T8N, R13E	
Property Owner's Mailing Address N7830 Hwy G		Lot #	Block #
City State Zip Code Phone Number		Subd. Name or CSM#	
Lake Mills WI 53551 920-988-2024		<input type="checkbox"/> City <input type="checkbox"/> Village <input checked="" type="checkbox"/> Town Nearest Road Waterloo Hwy G	

<input checked="" type="checkbox"/> New Construction	Use: <input type="checkbox"/> Residential / Number of bedrooms	Code derived design flow rate	250	GPD
<input type="checkbox"/> Replacement	<input checked="" type="checkbox"/> Public or commercial - Describe: Convenience bathroom.			
Parent material		Flood plain elevation, if applicable NA ft.		
General comments * Due to site and soil conditions this site will only pass for a holding tank. The east side of building was an old sand pit filled in with unsuitable soils for a septic system. All the area around the building is graveled driveways and parking areas.				
The holding tank will be used for a convenience bathroom only. It will be very low GPD.				

\* Effluent #1 =  $BOD_5 > 30 \leq 220$  mg/L and  $TSS > 30 \leq 150$  mg/L

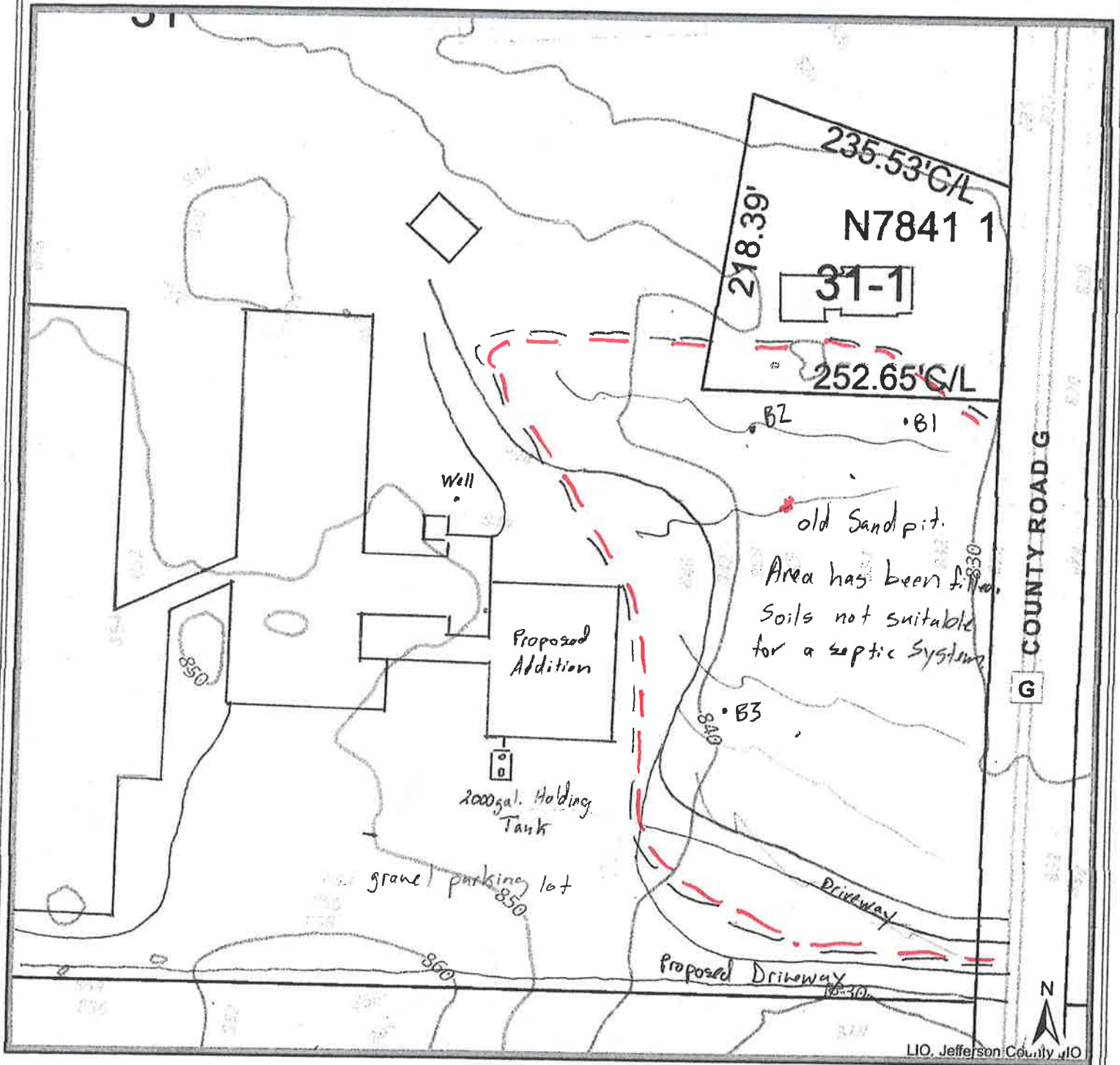
\* Effluent #2 =  $BOD_5 \leq 30$  mg/L and  $TSS \leq 30$  mg/L

CST Name (Please Print) Jeffrey T. Levake	Signature: 	CST Number 223322
Address Levake Soil Testing, LLC P.O. Box 568 Lake Mills, WI 53551	Date Evaluation Conducted 5/18/2023	Telephone Number 920-988-7567

SBD-8330 (R.11/11)



# Jefferson County Land Information



	Municipal Boundaries		Road Right of Ways		2 Foot Contours		100 ft contour interval
	Parcel Lines		Section Lines		2 ft contour interval		
	Property Boundary		Surface Water		10 Foot Contours		
	Old Lot/Meander Lines		Map Hooks		10 ft contour interval		
	Rail Right of Ways		Tax Parcels		50 ft contour interval		

Page 3 of 3.





# SOIL EVALUATION REPORT

#2537

Department of Safety and Professional Services

Page 1 of 3

Division of Safety and Buildings

in accordance with Comm 85, Wis. Adm. Code

Levake Soil Testing, LLC

Attach complete site plan on paper not less than 8½ 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.	030-0813-2531-000
Reviewed By	Date

Property Owner D&P Dolph Trust				Property Location Govt. Lot NE1/4, SW1/4, S25, T8N, R13E			
Property Owner's Mailing Address N7830 Hwy G				Lot #	Block #	Subd. Name or CSM#	
City	State	Zip Code	Phone Number	<input type="checkbox"/> City <input type="checkbox"/> Village <input checked="" type="checkbox"/> Town Nearest Road			
Lake Mills	WI	53551	920-988-2024	Waterloo Hwy G			

<input checked="" type="checkbox"/> New Construction	Use:	<input type="checkbox"/> Residential / Number of bedrooms	Code derived design flow rate	250	GPD
<input type="checkbox"/> Replacement		<input checked="" type="checkbox"/> Public or commercial - Describe: Convenience bathroom.			
Parent material			Flood plain elevation, if applicable NA ft.		
General comments and recommendations: Site will not pass for aseptic system. Area was a sand pit and then filled back with soils not permitting a septic.					

1	Boring #	<input type="checkbox"/> Boring	Ground surface elev.	ft.	Depth to limiting factor	0	in.	Soil Application Rate		
		<input checked="" type="checkbox"/> Pit						GPD/ft²		
Horizon	Depth in.	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	*Eff#1	*Eff#2
1	0-120	10YR 4/4	Fill	*cl	0m	mfr	----	---	0	0
* Mixed fill.										

2	Boring #	<input type="checkbox"/> Boring	Ground surface elev.	ft.	Depth to limiting factor	0	in.	Soil Application Rate		
		<input checked="" type="checkbox"/> Pit						GPD/ft²		
Horizon	Depth in.	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	*Eff#1	*Eff#2
1	0-120	10YR 4/4	Fill	*cl	0m	mfr	----	---	0	0
* Mixed fill.										

\* Effluent #1 = BOD<sub>5</sub> > 30 < 220 mg/L and TSS > 30 < 150 mg/L\* Effluent #2 = BOD<sub>5</sub> ≤ 30 mg/L and TSS ≤ 30 mg/L

CST Name (Please Print) Jeffrey T. Levake	Signature: 	CST Number 223322
Address Levake Soil Testing, LLC P.O. Box 568 Lake Mills, WI 53551	Date Evaluation Conducted 5/18/2023	Telephone Number 920-988-7567

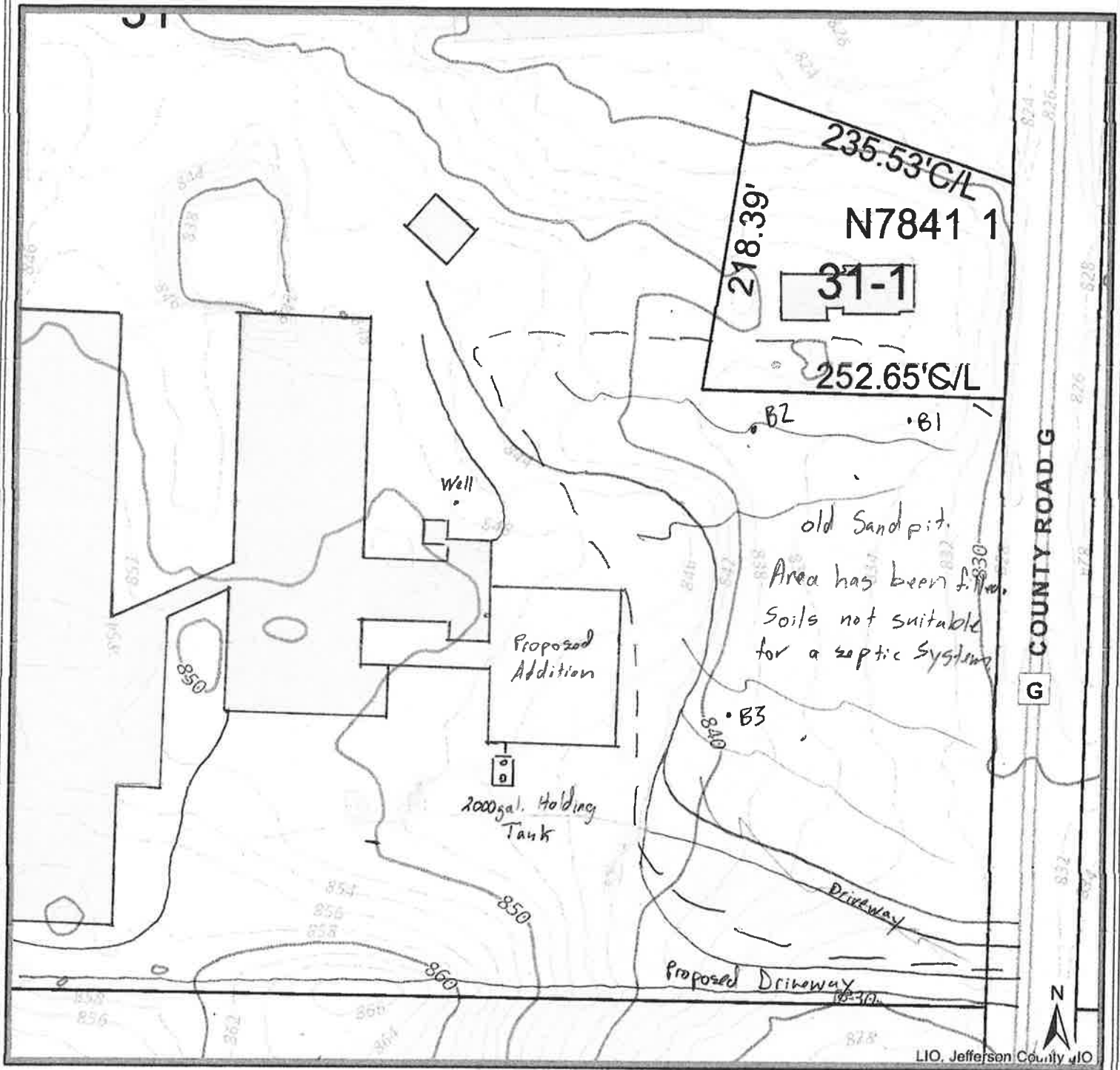
[illegible]

\* Effluent #2 =  $BOD_5 \leq 30$  mg/L and TSS  $\leq 30$  mg/L

Levake Soil Testing, LLC

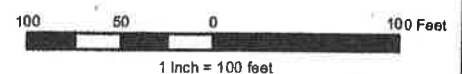


# Jefferson County Land Information



- |  |                       |  |                    |  |                        |  |                         |
|--|-----------------------|--|--------------------|--|------------------------|--|-------------------------|
|  | Municipal Boundaries  |  | Road Right of Ways |  | 2 Foot Contours        |  | 100 ft contour interval |
|  | Parcel Lines          |  | Section Lines      |  | 2 ft contour interval  |  | 10 Foot Contours        |
|  | Property Boundary     |  | Surface Water      |  | 10 ft contour interval |  | 50 ft contour interval  |
|  | Old Lot/Meander Lines |  | Map Hooks          |  |                        |  |                         |
|  | Rail Right of Ways    |  | Tax Parcels        |  |                        |  |                         |

Page 3 of 3.



Jefferson County Geographic Information System

DISCLAIMER: This map is not a substitute for an actual field survey or onsite investigation. The accuracy of this map is limited to the quality of the records from which it was assembled. Other inherent inaccuracies occur during the compilation process. Jefferson County makes no warranty whatsoever concerning this information.

Printed on: April 22, 2023

Author: Public User

### A-3 Agricultural/Rural Residential Zoning District Policies

1. Minimize the conversion of prime farmland for residences and other nonfarm development. Creation of new residential lots on prime farmland will be considered by the Planning and Zoning Committee only if the Committee determines that no available non-prime farmland exists on the parcel of record, or that placement of lots on prime farmland provides better protection of land resources than a non-prime location. In addition, per Section. 91.46(2), Wis. Stats., new development may not:
  - a. Convert prime farmland from agricultural use or convert land previously used as cropland, other than a woodlot, from agricultural use if on the farm there is a reasonable alternative location or size for a nonfarm residential parcel or nonfarm residence.
  - b. Significantly impair or limit the current or future agricultural use of other protected farmland.
2. Allow the development of limited new housing within Farmland Preservation Areas following rezoning of the affected lands to the A-3 Agricultural/Rural Residential zoning district, and otherwise in accordance with the following policies:
  - a. From each “parcel of record” as it existed on February 8, 2000, permit no more than 3 new single-family residences to be built on non-prime farmland, and no more than 2 new single-family residences on prime farmland (on parcels 50 acres or less, no more than 1 new single-family residence on prime farmland), subtracting any previous divisions for residences from the “parent parcel” as it existed on December 13, 1977. Such new residences shall be allowed following the creation of new rural residential lots in conjunction with a rezoning process.
  - b. Treat parcels under common ownership divided only by a road as separate “parcels of record” for the purpose of determining the number of allowable A-3 residential lots. The total number of allowable lots may be shifted between the two “parcels of record” with approval of the County and affected town.
  - c. Encourage the clustering of new residential lots adjacent to one another, and to already-created residential lots and dwellings on the same “parcel of record” and on adjacent and across-the-street lands, unless another non-clustered configuration provides for better protection of land resources and rural character.
  - d. Require that each new A-3 lot have a minimum area of 1 acre and a maximum area of 2 acres, except that lots up to 6 acres in area may be created on non-prime farmland provided that the total number of lots is reduced by one for every 2 acres used. For example, a maximum of one 6-acre lot may be created on non-prime farmland, instead of the three 2 acre lots normally allowed.
  - e. Following its creation, do not permit any A-3 lot to be subsequently divided further to create one or more additional lots.
3. Maintain detailed tracking of “parent parcels”, “parcels of record” and subsequent A-3 divisions via the County Zoning and Planning Department through its computerized Geographic Information System (GIS) tracking capabilities. The County shall require a recorded affidavit as part of the rezoning and land division process to track and limit those “parent parcels” that no longer have the potential for additional rural residential lots under the policies in this Plan.
4. Where policies for A-3 Agricultural/Rural Residential lots within the adopted town comprehensive plan are stricter than County policies for lands within a designated Farmland Preservation Area, review the rezoning request. If appropriate, support the town in its denial of rezoning requests, so that the stricter policy based on the town’s comprehensive plan may be applied.
5. When the owner of a pre-existing residence legally established before January 15, 1975 desires to divide the land occupied by such residence and accessory buildings from the “parent parcel”, in conjunction with a farm consolidation, require the resulting residential lot to be as small as practical, in consideration of a one acre minimum lot size, the desire to keep accessory buildings with the residence, and the future likelihood that farm

**A-3  
AGRICULTURAL/RURAL RESIDENTIAL DISTRICT  
LOT CHART**

PARCEL OF RECORD SIZE AT TIME OF ORDINANCE AMENDMENT	PRIOR A-3 SPLITS FROM PARENT PARCEL	MAY USE ONE OR THE OTHER	
		NON-PRIME LOTS PRIME LOTS AVAILABLE (May Use One Or The Other)	AVAILABLE
Less Than 50	3	1	1
	2	1	1
	1	2	1
	0	3	1
	3	1	1
50 or Greater	2	1	1
	1	2	1
	0	3	2

[2/8/00, Ord. No. 99-28]

In order to achieve safer access, more effective clustering or protection of land resources, the Committee may consider the consolidation of multiple parcels of record that are contiguous or divided only by a public road and under the same ownership. In reviewing the consolidation for the purpose of a proposed A-3 lot(s) relocation, the Committee must determine that they would have otherwise approved the number of lots on each separate parcel of record. Any proposed lots relocated in this manner would constitute use of all the lots from that separate parcel of record regardless of the number actually relocated. Proposed lots that would have been approved in a non-prime agricultural soil location cannot be relocated into prime agricultural soils unless the number of proposed lots is reduced to the prime soil numbers as described in the "Maximum Number of Lots" section. Conversely, the number of lots would not be increased if relocated from a prime soil location on the separate parcel of record to a non-prime agricultural soil location on the consolidated parcel of record. Town approval is required for any request for consolidation of parcels of record. [Created 09/11/06, Ord. 2006-15]

- vii. **Minimum Width.** One hundred fifty (150) feet.
- viii. **Minimum Depth.** Two hundred (200) feet.
- ix. **Minimum Yards.** Front - Section 11.07(d)2. Rear - 20 feet. Side - 20 feet each. [am. 4/21/87, Ord. No. 87-03]
- x. **Maximum Building Height.** Thirty-five (35) feet, except see Section 11.07(a)2 for height standards for agricultural structures. [cr. 3/13/12, Ord. 2011-28]
- xi. **Maximum Lot Area.** Two (2) acres, with the following possible exceptions and qualifiers:
  - a. Possible lot combinations under the policies for creation of A-3 lots within this Ordinance and the Agricultural Preservation and Land Use Plan, which may allow for larger area in non-prime and prime agricultural land lots (i.e., e.g., one six-acre lot may be substituted for three two-acre lots in non-prime agricultural land or one four-acre lot may be substituted for two two-acre lots in prime agricultural land upon Planning and Zoning Committee and County Board approval). A lot combination may be considered by the Committee in an environmental corridor if enough non-prime agricultural land is available, even though the maximum number of lots may have been reduced due to environmental corridor density provisions described in A-3 Maximum Number of Lots section. [am. 3/13/12, Ord. 2011-28] [am. 01/11/22, Ord No. 2021-16]
  - b. A lot of greater than two (2) acres in area shall be considered by the Planning and Zoning Committee if necessary to accommodate a dwelling built before February 8, 2000, and its driveway and accessory structures, if the town board first approves the preliminary certified survey map. In such cases, lot area around the dwelling and accessory structures shall not exceed the maximum acreage allowed by this section. [am. 3/13/12, Ord. 2011-28]  
A lot of up to five (5) acres in area may be considered by the Planning and Zoning Committee in association with a farm consolidation for an existing residence and associated accessory structures, if the residence in question was constructed prior to January 15, 1975 (or was subsequently replaced with a newer home) and the parcel continues to be zoned A-1. [cr. 3/13/12, Ord. 2011-28] [2/8/00, Ord. No. 99-28; lettered 3/13/12, Ord. 2011-28]
- xii. **Maximum Lot Coverage by Buildings.** Maximum lot coverage by principal and accessory structures not to exceed thirty (30) percent of existing lot area. [4/16/85, Ord. No. 85-4]
- xiii. **Maximum Number of Lots.** Three (3) non-prime agricultural land A-3 lots or one (1) or two (2) prime agricultural land A-3 lot(s) with clustering recommended. The number of possible prime agricultural land lots is based on the amount and configuration of land owned (see the lot chart below). With less than fifty (50) acres, one (1) prime agricultural land lot is possible. With fifty (50) acres or more, two (2) prime agricultural land lots are possible. The minimum amount of prime agricultural land shall be utilized when approving the prime lot option. If an option is utilized to mix non-prime and prime agricultural land lots, the prime agricultural land maximum lot numbers shall apply. A-3 lots created since the 1977 adoption of the A-3 zoning district shall also be taken into account when determining how many A-3 lots may be available. All parcels of record may propose the maximum number of lots described in this section unless the number of lots has been reduced due to A-3 lots being created from the parent parcel predating the parcel of record. Each parcel of record would have the possibility of at least one A-3 lot upon Committee review and County Board approval. Existing A-3 lots created since 1977 shall not be further redivided so as to create additional lots. A-3 lots proposed for dwellings constructed prior to December 13, 1977, do not count as having utilized an A-3 lot division. [2/8/00, Ord. No. 99-28]  
Environmental corridor overlays described in the plan may also impact the maximum number of possible A-3 lots available as described in the following lot chart by utilizing the development

density of no greater than one dwelling unit per 10 acres. Clear cutting upland wooded environmental corridor areas in existence at the time of the enactment of this ordinance provision shall not increase the number of A-3 lots available (see the environmental corridor detailed policies in the Jefferson County Agricultural Preservation and Land Use Plan). Also, A-2 lots for an agricultural residence shall reduce the number of lots available. [2/8/00, Ord. No. 99-28]