

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, June 26, 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

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 May 25, June 2, June 9 and June 15 meeting minutes
7. Communications
 - a. Update on CU2065-22, N2486 Rock River Road, Town of Koshkonong owned by Robert Steven Parnell, PIN 016-0514-0222-012
8. May Monthly Financial Report for Register of Deeds – Staci Hoffman
9. May Monthly Financial Report for Land Information Office-Matt Zangl
10. June Monthly Financial Report for Zoning – Matt Zangl
11. Discussion on Solar Energy Facilities
 - a. Crawfish River Solar
 - b. Badger State River
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
 - a. Erosion Control and Stormwater Management Ordinances
14. Discussion and Possible Action on Conditions of Approval for CU2089-23, renewing a conditional use for mineral extraction at N2795 Ebbert Ln in the Town of Oakland on PIN 022-0613-3513-000
15. Discussion and Possible Action on increasing the size of the proposed lot for R4464A, Lee Allen Rickerman, PIN 032-0815-1814-000 in the Town of Watertown
16. Discussion and Possible Action on allowing a shared septic system via easement for W7766/W7768 Lamp Rd on PIN(s) 028-0513-1141-033 & 028-0513-1141-034 in the Town of Sumner
17. Discussion and Possible Action on 2023 Salvage Yard License
18. Discussion and Possible Action on Amending the Jefferson County Comprehensive Plan and Agricultural Preservation and Land Use Plan along with the County Zoning Ordinance to allow A-3 lots to be subdivided
19. Discussion and Possible Action on Petitions Presented in Public Hearing on June 15:
R4472A-23 & CU2092-23 – Stock Family Farm/Joseph & Justine Church/James & Steven Mesmer Properties: Create a 2.6-ac lot from part of PINs 026-0616-2013-000 (35.91 ac) owned by Mesmer and 026-0616-2042-001 (37.728 ac) owned by Church, with conditional use for a farm store **near W1844 Bente Rd**, Town of Sullivan. This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

R4473A-23 – Ryan Koehler/Timothy & Debra Koehler Property: Rezone parts of PINs 014-0614-1431-000 (51.015 ac) zoned A-T and 014-0614-1434-000 (51.381 ac) zoned A-1 to create a 2-ac building site near **N3865 County Rd K** in the Town of Jefferson. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4474A-23 – Dan Higgs/ABC Acres Property: Rezone 4-ac of PIN 010-0615-2741-000 (20.744 ac) to add it to the existing A-3 zoned property at **N3080 Haas Road**, Town of Hebron. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4475A-23 – Dan Higgs/Thomas & Rene Foelker and ABC Acres, Owners: Rezone all of PIN 010-0515-1212-001 (1.243 ac) owned by Foelker and part of PIN 010-0515-1212-000 (38.767 ac) owned by ABC Acres to create a 5.2-ac lot at **N2018 Frommader Rd**, Town of Hebron. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4476A-23 – George Golich: Rezone 2 ac of PIN 016-0614-3632-001 (8.5 ac) for a new building site near **W5250 State Rd 106** in the Town of Koshkonong. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4477A-23 – Loren Lindl: Rezone approximately 9.6 ac of PIN 010-0615-3512-000 (40 ac). The site is on the Bark River near **Hess Ln**, Town of Hebron. This is in accordance with Sec. 11.04(f)12 of the Jefferson County Zoning Ordinance.

R4478A-23 & CU2093-23 – Samuel & Allison Kemp/Nieman Trust, Owner: Rezone approximately 2.2 ac of PIN 016-0514-2924-000 (13.648 ac) with conditional use for an event venue at **W6770 Pond Rd**, Town of Koshkonong. This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

R4479A-23 – John & Marcia Herr Trust: Rezone approximately 0.7 ac of PIN 026-0616-2424-001 (19.628 ac) to add it to an adjoining A-2 lot at **W315 Herr Rd** in the Town of Sullivan. This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

CU2091-23 – Christopher Fetzer/Durelle Chopp Trust Property: Conditional use on PIN 012-0816-2143-002 (8.92 ac) to allow mini-warehousing on **Oak Drive**, Town of Ixonia. This is in accordance with Sec. 11.04(f)3 of the Jefferson County Zoning Ordinance.

CU2094-23 – Scott & Dana Scherer: Conditional use for an 1,800 square foot extensive on-site storage structure, 15.5 feet in height in a Residential R-2 zone at **W6021 Friedel Rd**, Town of Koshkonong, on PIN 016-0514-1033-030 (0.795 ac). This is in accordance with Sec. 11.04(f)2 of the Jefferson County Zoning Ordinance.

CU2095-23 – Mary Kuppe: Conditional use to allow keeping of four dogs as household pets on a non-commercial basis in a Residential R-1 zone at **N4412 Wolff Rd**, Town of Oakland, on PIN 022-0613-0812-037 (1.571 ac). This is in accordance with Sec. 11.04(f)1 of the Jefferson County Zoning Ordinance.

R4480T-23 – Jefferson County Zoning: Text amendment to the Jefferson County Zoning Ordinance for changes to shoreland provisions in Sec. 11.10 which will bring the ordinance into compliance with recent DNR updates and will allow for updated mitigation practices on shoreland properties.

20. Possible Future Agenda Items

21. Upcoming Meeting Dates

22. Upcoming Meeting Dates

July 14, 8:00 a.m. - Site Inspections Beginning at Zoning Office, 222 Wisconsin Drive

July 20, 7:00 p.m. - Public Hearing in Highway Department Training Room, 1425 Wisconsin Dr

July 31, 8:30 a.m. - Decision Meeting Highway Department Committee Room, 1425 Wisconsin Dr

August 11, 8:00 a.m. - Site Inspections Beginning at Zoning Office, 222 Wisconsin Drive

August 17, 7:00 p.m. - Public Hearing in Highway Department Training Room, 1425 Wisconsin Dr

August 28, 8:30 a.m. - Decision Meeting Highway Department Committee Room, 1425 Wisconsin Dr

22. 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 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.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.

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, May 25, 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: May 25, 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 7pm.

2. Roll Call

- Supervisors Jaeckel, Nass, Poulson, Foelker and Richardson were present at 7pm. Supervisor Richardson was present via Also in attendance was 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 Nass/Foelker to approve the agenda. Motion passed 5-0.

5. Explanation of Public Hearing Process by Committee Chair

- Supervisor 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, May 25, 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 conditional use permits. A map of the properties affected may be obtained from the Zoning Department. Individual files, which include staff finding of fact, are available for viewing between the hours of 8 a.m. and 4:30 p.m., Monday through Friday, excepting holidays. If you have questions regarding these matters, please contact Zoning at 920-674-7131.

FROM A-T, AGRICULTURAL TRANSITION TO A-3, AGRICULTURAL/RURAL RESIDENTIAL

PETITIONER: Steven Schluter presented himself as the petitioner for this rezone. The petitioner is looking to create a lot in between two existing homes and create a farm consolidation of the current home and structures.

COMMENTS IN FAVOR: Dane Hartwig (N6468 Switzke Road) was in favor of the petition. Hartwig said he was in favor of the lot layout.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None.

STAFF: Given by Zangl and in the file. Zangl asked the petitioner the age of the home, the petitioner said the home was built in the 1900s.

TOWN: In favor.

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.

PETITIONER: Christy Strobel presented herself as the petitioner for this rezone. The petitioner said they are looking to create a 2 acre lot. The petitioner said the lot will not be deep due to where a soil test was completed.

COMMENTS IN FAVOR: Dane Hartwig (N6468 Switzke Road) was in favor of the petition.

COMMENTS OPPOSED:

REBUTTAL:

QUESTIONS FROM COMMITTEE:

STAFF: Given by Zangl and in the file.

TOWN: In favor.

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.

PETITIONER: Adrian Stuebs presented herself on behalf of the petitioners. Stuebs said they are looking to create a lot around the existing two homes and that the variance was recently passed.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: Nass asked the petitioner if there would be a Natural Resource zone proposed? The petitioner said they will not be trying to rezone anything to Natural Resources.

STAFF: Given by Zangl and in the file. Zangl asked the age of the home, the petitioner said the home was built in the 1940s. Zangl said that the Board of Adjustment did approve of the variance for two homes on the property.

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.

PETITIONER: April Fry (254 Wilhelm Drive) presented herself as the petitioner for this conditional use. The petitioner is looking to turn the existing barn into a retreat for pastors to revitalize.

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 how many people will be staying overnight? The petitioner said 5 pastors at a time will be staying 2-5 days at a time. Petitioner said there will be day offices which will be used to write sermons, relax, get away from the office and will be tailored to the pastor's needs.

TOWN: In favor.

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.

PETITIONER: Andy Nieman (4915 County Road A) presented himself as the petitioner for this Conditional Use. The petitioner is looking to look to renew and continue the extraction under the previously approved conditions.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: Nass asked if there were any complaints regarding the extraction operations? Zangl said there were no complaints regarding the pit.

STAFF: Given by Zangl and in the file. Zangl asked the petitioner on how many times there will be blasting at the pit. The petitioner said there will be blasting 1-3 times a year.

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 024-0516-1244-001 (2 ac) in the Town of Palmyra. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

PETITIONER: Kara was representing Peter Unke (N1785 County Road H) presented herself as the petitioner for this Conditional Use. The petitioner is looking to allow for 10 dogs on the property.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

**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: Friday, June 2, 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/join/zoom/register/tJEkf--hpj4pHd2y7-u8i9MUTAbnqMB_1Qxy

Meeting ID: 959 8698 5379

Passcode: Zoning

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

1. Call to Order

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

2. Roll Call (Establish a Quorum)

Supervisors Jaeckel, Poulson and Foelker were in attendance at 8:30 a.m. Supervisor Richardson was absent and excused.

Zoning Department staff present included Matt Zangl, Sarah Elsner, Brett Scherer, Deb Magritz and Mia Pollasky. Joe Strupp of the Land and Water Conservation Department was also in attendance.

Guests in attendance were Supervisor Anita Martin, Lynn Schultz, April Fry and Steve D Tarels.

Others attending via Zoom were Brian Udovich, Sarana Stolar and Laura Payne.

3. Certification of Compliance with Open Meetings Law

Poulson verified compliance with Open Meetings.

4. Approval of the Agenda

Motion by Supervisors Poulson/Foelker to move some agenda items around to accommodate guests. Motion passed 3-0.

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. Approval of March 16, April 20, April 24, May 12 and May 25 meeting minutes

Motion by Supervisors Poulson/Foelker to approve the March 16 meeting minutes. Motion passed 3-0.

Motion by Supervisors Foelker/Poulson to approve the April 20 meeting minutes. Motion passed 3-0.

Motion by Supervisors Poulson/Foelker to approve the April 24 meeting minutes. Motion passed 3-0.

Motion by Supervisors Foelker/Poulson to approve the May 12 meeting minutes. Motion passed 3-0.

The May 25 meeting minutes were not available.

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. Motion passed 4-0.

14. Discussion and Possible Action on Request by Jonathan Snell to Allow a Septic Easement for the A-3 zoned lot at N6252 Sunset Road, PIN 006-0716-1841-007 Partially on the Adjoining A-1 zoned property, PIN 006-0716-1841-002. Both properties are in the Town of Concord

Zangl explained that private on-site waste treatment systems regulations require the Planning and Zoning Committee to review any system which crosses a lot line. There was discussion. Motion by Jaeckel/Foelker to have the lot resurveyed so that the septic system is completely on the lot. Motion passed 4-0.

16. Discussion and Possible Action on an amendment to CU1918-17 for D&P Dolph Trust to allow a new milk house waste transfer to the existing manure storage structure at N7855 County Road G, Town of Lake Mills on PIN 030-0813-2531-000

A roll call was taken, with Committee members Jaeckel, Poulson, Nass and Foelker in attendance. Zangl explained. Strupp explained that the animal numbers would stay the same. The building would simply be a new milkhouse and transfer system. Zangl explained that they meet requirements and that a letter confirming that was received from the Land and Water Conservation Department. Motion by Supervisors Jaeckel/Nass to approve the request. A roll call vote was taken, with Jaeckel, Poulson, Nass, and Foelker voting in favor.

17. Discussion and Possible Action on Request for D&P Dolph Trust for a Holding Tank at N7855 County Road G, Town of Lake Mills, on PIN 030-0813-2531-000

Zangl explained the situation, and noted that the soils would only allow for a holding tank and the location of buildings all around this site were restrictive too. Motion by Jaeckel/Poulson to approve the holding tank waiver, and the motion passed 4-0.

18. Discussion and Possible Action on Amending the Jefferson County Comprehensive Plan and Agricultural Preservation and Land Use Plan along with the County Zoning Ordinance to allow A-3 lots to be subdivided

Zangl introduced the discussion Poulson explained the reason for discussion. A change in the rule would help with clustering and take the pressure off ag land divisions.

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

19. Discussion and Possible Action on Petitions Presented in Public Hearing on May 25:

APPROVE WITH CONDITIONS R4464A-23 – Lee Allen Rickerman on a motion by Supervisors Jaeckel/Poulson to 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. Motion passed 4-0.

APPROVE WITH CONDITIONS R4465A-23 – Stephanie Bratz/Karen Kerr Property on a motion by Supervisors Poulson/Jaeckel to 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. Motion passed 4-0.

APPROVE WITH CONDITIONS R4466A-23 – Steven Schluter/Schluter Trust Property on a motion by Supervisors Nass/Foelker to 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. Motion passed 4-0.

APPROVE WITH CONDITIONS R4467A-23 – Christy Strobel/CDS Investments LLC on a motion by Supervisors Poulson/Foelker to 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. Motion passed 4-0.

**MINUTES OF
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, June 9, 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 Jaeckel at 8 a.m.

2. Roll Call (Establish a Quorum)

Supervisors Jaeckel, Nass, Poulson and Foelker were present. Supervisor Richardson was absent and excused. Also present from the Zoning Department were Director Matt Zangl and Intern Mia Pollasky.

3. Certification of Compliance with Open Meetings Law

Supervisors Poulson verified compliance with Open Meetings.

4. Approval of the Agenda

The agenda was approved on a motion by Supervisors Poulson/Foelker. Motion passed 4-0.

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 with Pollasky:

7. Site Inspections for Petitions to be Presented in Public Hearing on June 15, 2023:

CU2091-23 – Christopher Fetzer/Durelle Chopp Trust Property: Conditional use on PIN 012-0816-2143-002 (8.92 ac) to allow mini-warehousing on **Oak Drive**, Town of Ixonia. This is in accordance with Sec. 11.04(f)3 of the Jefferson County Zoning Ordinance.

R4479A-23 – John & Marcia Herr Trust: Rezone approximately 0.7 ac of PIN 026-0616-2424-001 (19.628 ac) to add it to an adjoining A-2 lot **at W315 Herr Rd** in the Town of Sullivan. This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

R4472A-23 & CU2092-23 – Stock Family Farm/Joseph & Justine Church/James & Steven Mesmer Properties: Create a 2.6-ac lot from part of PINs 026-0616-2013-000 (35.91 ac) owned by Mesmer and 026-0616-2042-001 (37.728 ac) owned by Church, with conditional use for a farm store **near W1844 Bente Rd**, Town of Sullivan. This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

R4475A-23 – Dan Higgs/Thomas & Rene Foelker and ABC Acres, Owners: Rezone all of PIN 010-0515-1212-001 (1.243 ac) owned by Foelker and part of PIN 010-0515-1212-000 (38.767 ac) owned by ABC Acres to create a 5.2-ac lot **at N2018 Frommader Rd**, Town of Hebron. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

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 and Text Amendments to the Jefferson County Zoning Ordinance and Requests for Conditional Use Permits
DATE: Thursday, June 15, 2023
TIME: 7:00 p.m. (Doors will open at 6:30)
PLACE: **JEFFERSON COUNTY HIGHWAY DEPARTMENT COMMITTEE ROOM, 1425 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: June 15, 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 p.m.

2. Roll Call

All members of the Committee were present at 7 p.m. Also present were staff members Sarah Elsner and Brett Scherer. Attending via Zoom was Megan Koehler, Josef Pelc, Losi Schoenike, William Springer and Mary Kuppe.

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 and Foelker to approve the agenda as presented. Motion passed

5. Explanation of Public Hearing Process by Committee Chair

Chairman Jaeckel explained the process.

6. Public Hearing

Scherer read aloud the following:

NOTICE IS HEREBY GIVEN that the Jefferson County Planning and Zoning Committee will conduct a public hearing at 7 p.m. on Thursday, June 15, 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, text of the Jefferson County Ordinance 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.

DECISIONS ON THE CONDITIONAL USES ONLY WILL BE MADE ON JUNE 26

DECISIONS ON THE REZONINGS WILL BE MADE ON JULY 11

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: Nass asked the petitioner if he was aware that Jefferson County does not allow for 4-acre splits? Attorney Springer said he was not aware, but documentation for Dan Higgs and staff regarding the matter.

STAFF: Given by Scherer and in the file.

TOWN: In favor.

R4475A-23 – Dan Higgs/Thomas & Rene Foelker and ABC Acres, Owners: Rezone all of PIN 010-0515-1212-001 (1.243 ac) owned by Foelker and part of PIN 010-0515-1212-000 (38.767 ac) owned by ABC Acres to create a 5.2-ac lot at **N2018 Frommader Rd**, Town of Hebron. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

PETITIONER: Attorney William Springer (1 E. Milwaukee Street) presented himself on behalf of the petitioners. He said there is an agreement between the shareholders to rezone from A-1 to A-3 then combine the proposed lot with an existing A-3 lot.

COMMENTS IN FAVOR: Rene Foelker (N2018 Frommader Road) was in favor of the petition. Foelker said the split is already in their yard and will not be taking much farmland out of production. The split will take in the adjacent yard area.

Mark Foelker (N3080 Haas Road) was in favor of the petition. Foelker said there is an old, buried barn in that area and that the land is not prime farmland.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None.

STAFF: Given by Scherer and in the file.

TOWN: In favor.

R4476A-23 – George Golich: Rezone 2 ac of PIN 016-0614-3632-001 (8.5 ac) for a new building site near **W5250 State Rd 106** in the Town of Koshkonong. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ord.

PETITIONER: George Golich (W5250 State Road 106) presented himself as the petitioner for this rezone. Golich said he owns 16-acres and is selling 14-acres to his son. He wants to retain 2-acres to build a residence in the future. He said there is two access to the property. Golich said he is working with the DOT to figuring out driveway permitting.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None.

be any new proposed structures and bathrooms? The petitioner said all portable bathrooms would be used and only the existing buildings would be utilized. Scherer asked about the hours? The petitioner said 8am would be the start, which would include getting ready. Around 10am they would start setting up for the events. The petitioner said the events would go to 12am but are flexible to suggested hours. Scherer asked the petitioner to clarify on what events would be taking place? The petitioner said mostly weddings in May-October. This would be Friday through Sunday. She also said showers, charity events and business events would also take place. Scherer asked if there would be any signage on the property? The petitioner said there would be only one sign.

TOWN: In favor.

R4479A-23 – John & Marcia Herr Trust: Rezone approximately 0.7 ac of PIN 026-0616-2424-001 (19.628 ac) to add it to an adjoining A-2 lot at **W315 Herr Rd** in the Town of Sullivan. This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

PETITIONER: Theresa Domres (N3646 Hardscrabble Road) presented herself as the petitioner for this rezone. The petitioner explained that they are looking to correct a lot line issues and existing structures that they discovered were on the wrong lot. Domres wants all the buildings for the business on the same property.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None.

STAFF: Given by Scherer and in the file.

TOWN: In favor.

CONDITIONAL USE PERMIT APPLICATIONS

CU2091-23 – Christopher Fetzer/Durelle Chopp Trust Property: Conditional use on PIN 012-0816-2143-002 (8.92 ac) to allow mini-warehousing on **Oak Drive**, Town of Ixonia. This is in accordance with Sec. 11.04(f)3 of the Jefferson County Zoning Ordinance.

PETITIONER: Casey Fetzer presented himself as the petitioner for this conditional use. The petitioner is looking to create mini warehousing on the property. The petitioner said no sewer would be connected to the property and there would be no water on the property. He said the woods would not be disturbed and will be adding an additional 50 feet to the setback to appease the neighbors.

COMMENTS IN FAVOR: Durelle Chopp was in favor of the petition. She said it would be a good use of the property.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None.

STAFF: Given by Scherer and in the file. Scherer asked the petitioner to explain phasing? The petitioner said the phasing is broken up into 3 different phases. They are all dependent on how the business is doing. He said it will be asphalted as the phases take place. Scherer asked is there would be storm water plans submitted? The petitioner said yes that they are engineered. Scherer asked the petitioner about the hours and lighting? The petitioner said the hour would be 6am to 11pm with no access afterhours. He said the lighting will be downward facing on timers. The petitioner said they will meet all town lighting ordinances.

TOWN: In favor. Scherer read the conditions from the town aloud.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None.

STAFF: Given by Scherer and in the file.

TOWN: All towns in favor, except no response from The Township of Concord or The Township of Lake Mills.

7. Adjourn

Supervisor Poulson moved to adjourn at 7:55 p.m. and was seconded by Supervisor Richardson. Motion passed 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.

Register of Deeds	May 2023			Output Measures	YR to Date	Current Yr. Target
Program/Service Description	2021	2022	2023	Totals	%	
Documents Recorded	1,595	1,286	881	3,851		30%
Vital Records Filed	163	177	202	875		42%
Vital Record Copies	1,207	1,173	1,201	6,589		44%
ROD Revenue (Gross Total)	\$ 209,664.24	\$ 286,467.98	\$ 288,976.58	\$ 831,593.52		49%
Transfer Fees	\$ 28,315.68	\$ 45,852.42	\$ 48,889.14	\$ 125,707.68		63%
LIO Fees	\$ 13,377.00	\$ 10,855.00	\$ 7,698.00	\$ 33,834.00		31%
Document Copies	\$ 8,440.59	\$ 7,489.15	\$ 5,131.13	\$ 25,431.66		46%
Laredo	\$ 1,346.25	\$ 3,141.73	\$ 4,795.75	\$ 18,315.46		57%
ROD Revenue to General Fund	\$ 68,516.52	\$ 79,946.30	\$ 76,402.02	\$ 250,868.80		47%
Percentage of Documents eRecorded	68%	70%	58%	68%		
Budget Goals Met	Yes	Yes	Yes	Yes		Yes
Back Indexed	7,193	3,585	4,342	63,273		316%

Wisconsin Register of Deeds Association:

AB277 & SB274 proposes 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 1956.

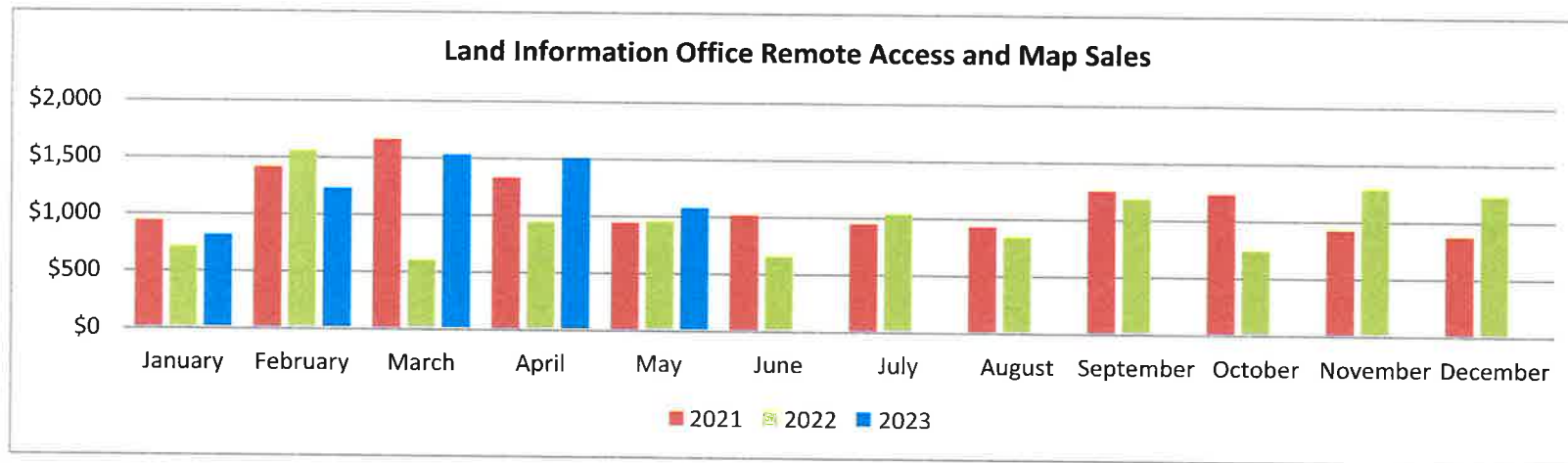
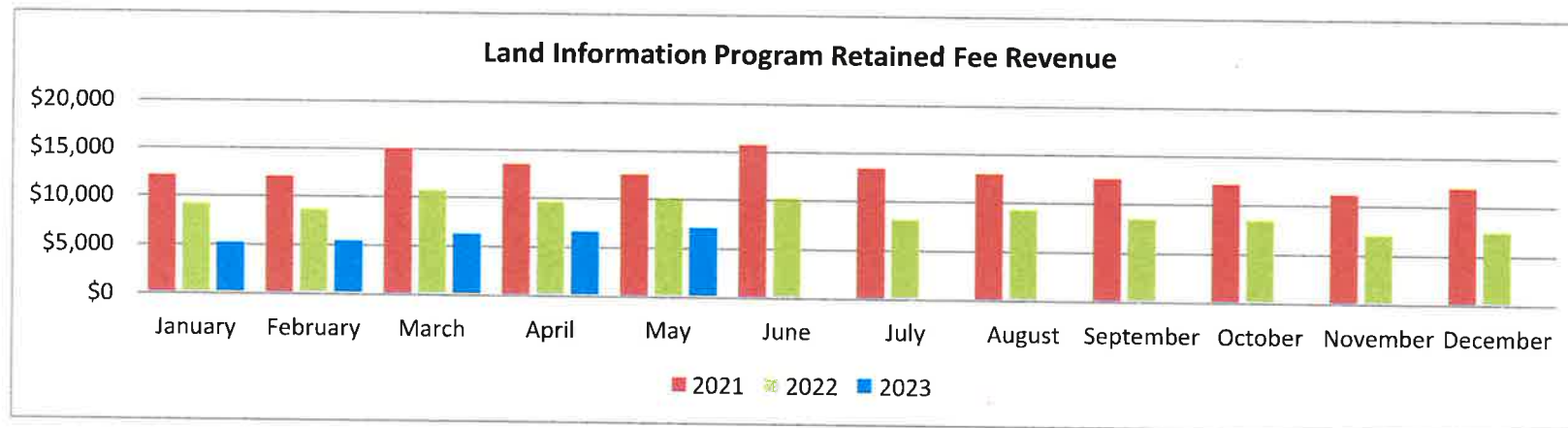
Wisconsin Counties Association Board of Directors:

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.

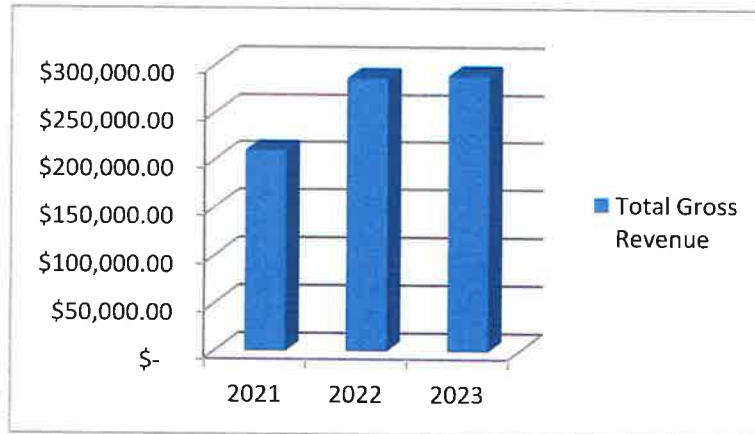
Land Information Monthly Revenue Report May 2023

[illegible][illegible]

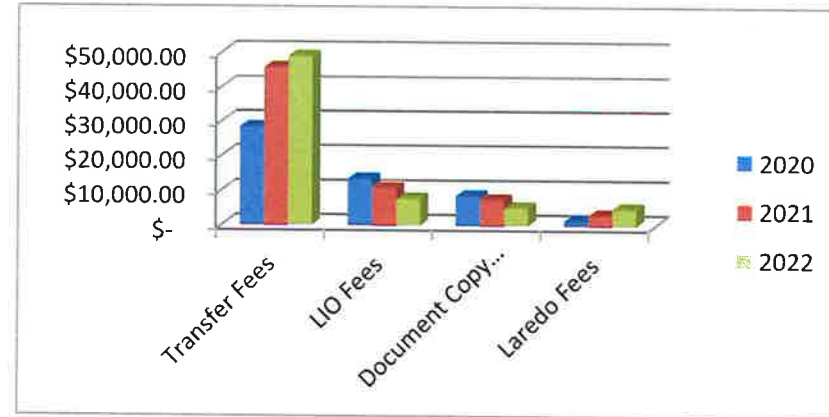
Register of Deeds Year to Date Budget Report

May-23

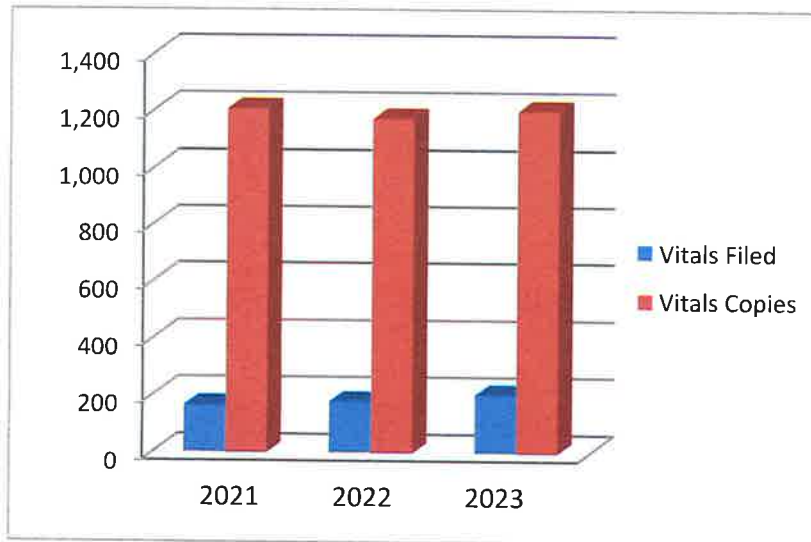
ROD Total Gross Revenues



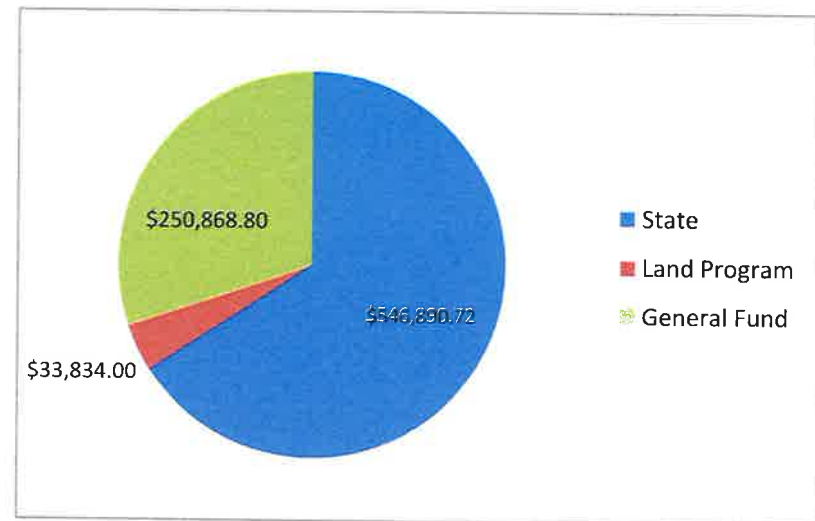
Land Related Revenue



Vital Records



Year to Date Revenue Payout



Jefferson County Planning and Zoning Department
Monthly Ledger Report
06-22-2023

	RF	WFG	OP	PPC	MC	PSS(STF	FQAS	FAA	FPFC	SRFWF	ZOF	Refunds	2023 Totals	202
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
Feb	540.00		14,555.00	100.00		2,925.00	240.00							18,360.00	13
Mar	670.00		20,515.00	210.63		3,800.00	800.00						200.00	25,995.63	21
Apr	540.00		18,535.00	103.54	2.50	3,025.00	640.00			20.00			30.00	22,866.04	21
May	600.00		12,965.00	1.25	3.75	5,925.00	1,760.00							21,255.00	20
June	630.00		10,925.00	1.25		6,975.00	800.00							19,331.25	20
July															19
Aug															22
Sept															17
Oct															20
Nov															12
Dec															10
Total	3,310.00		83,855.00	1,024.50	6.25	24,325.00	4,880.00			20.00			230.00	117,420.75	215

2022 Actual Zoning Deposit: Please Enter Deposit

2023 Budget Revenues: Please Enter Revenues

2023 Deposits YTD: \$117,420.75

would be limited to identifying significant flaws in the structure. Their validity would be determined by the Zoning Department. Copies of all correspondence to be sent by Evenson Construction Co. Inc. shall be first reviewed by the Zoning Department, including the list of those sent the correspondence.

If damage is claimed, due to the blasting, by an impacted landowner who has submitted an initial inspection report within the time limit prescribed, it shall be documented by the same certified inspector having done the initial inspection. The inspection report shall be submitted to the Zoning Department for Planning and Zoning Committee (Committee) review. If the Committee concludes that there is significant likelihood that the damage incurred was the result of blasting, the blasting shall be immediately stopped. Estimates from two reputable contractors shall be provided to the Zoning Department by the land owner identifying the costs of repairing the damages immediately associated with the blasting. The estimates shall be reviewed by the Zoning Department with the lowest acceptable bid approved. The bill for such work shall be approved by the Zoning Department, with Evenson Construction Co. Inc. responsible for payment.

Other negative impacts from the blasting that may not cause structural damage, such as shaking of items in the home, could be assessed by the Zoning Department or Committee to determine their significance. If it is determined by the Director of Planning and Zoning (Director) or the Committee that these other impacts may have a negative impact on the property owner, the blasting shall be immediately stopped or reduced to a level that does not negatively impact the owner. The Director or Committee shall be the final authority on determining negative impact.

Restoration to farmland shall be accomplished according to a land reclamation permit reviewed and approved by the Land and Water Conservation Department (LWCD). If farmland restoration fails, alternative native planting restoration shall be required and shall be enforced through the LWCD permit process.

The operation shall be conducted between the hours of 7 a.m. and 6 p.m., Monday through Saturday; no blasting shall take place on Saturday. Reclamation of the area is to be completed by June 1, 2016.

Date:

6-14-10

Signature:

Dr. [Signature]

**DECISION OF THE JEFFERSON COUNTY
PLANNING & ZONING COMMITTEE
CONDITIONAL USE PERMIT**

I. FINDINGS OF FACT:

Petition #: CU1624-10 Township: Oakland
Site Inspection Date: 5/14/10 Hearing Date: 5/20/10 Decision Date: 5/24/10
Petitioner Name: Evenson Construction Co, Inc.
Property Owner(s): Donald & Susan Ebbert
Property Location: N2795 Ebbert Lane

CONDITIONAL USE REQUEST:

Conditional use for mineral extraction and processing near N2795 Ebbert Lane

PARCEL(S) (PIN#): 022-0613-3513-000 022-0613-3524-000

ADJACENT LAND USE: Agricultural

COMMENTS/ADDITIONAL INFORMATION RECEIVED AT PUBLIC HEARING: _____

TOWN BOARD RECOMMENDATION 4/20/10

☒ Approval ☐ Denial

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

II. CONCLUSIONS

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

For the following reasons: _____

III. ORDER & DETERMINATION

Based on the findings of fact, conclusions and the record herein, the committee recommends that the conditional use be: ☒ **Granted** ☐ **Denied** ☐ **Tabled**

Motioned by: Steve Nass 2nd by: Greg David Vote: 4-1, Rinard opposed Date: 5/24/10

With the following conditions: Contact shall be made by Evenson Construction Co., Inc. in writing to all landowners within one mile of the quarry operation. The correspondence shall briefly explain the course of events associated with this activity and provide each landowner the opportunity for a structural evaluation of their existing structures prior to any further blasting activity. This inspection shall be conducted by a certified inspector hired by Evenson Construction or one hired by the land owner. The land owner shall make that choice. If the land owner chooses to have a structural inspection performed, he/she would have 30 days from the dated correspondence to have the inspection conducted and submitted to Jefferson County Zoning. These inspections

Petition for Variance details – W7766 & W7768 Lamp Road

These properties were purchased on January 6, 2023. Upon inspection, prior to the sale, the inspector exposed the fact that the two properties were sharing a wastewater treatment system – a 3000 gallon holding tank located at W7766. Since then, a notice of violation was received on January 9, 2023 which requested applying for a sanitary permit to install a system at W7768 Lamp Road. In order to comply with stated ordinance violations, I respectfully request a variance to combine parcels W7766 and W7768 and have two dwellings on one parcel.

1. Installing a holding tank at W7768 would require significant physical and financial hardship due to the size of the lot, location of dwelling on the lot, and improvements on this lot. Not only the cost of the installation of the tank but the additional burden of removing and re-installing wooden deck, concrete driveway, and possibly cut down a 30' tree in order to complete installation.
2. See attached Plot Plan. The parcel is .110 acres. There is no accessible room on the parcel for a holding tank. There is a deck on the front of dwelling along with two concrete parking spaces further reducing the ability to place even the smallest 1000 gallon tank which measures 6 x 10' in diameter. In order to proceed with installation, the deck would have to be removed, concrete driveway broken up, and tree cut down.
3. The combining of two parcels and sharing of a septic holding tank does not interfere with the public interest or safety.

These parcels are an inseparable package as you can see in the images. They share everything from siding, driveway, septic holding tank, and well. Separating ownership of the two is not plausible. If a variance for the two parcels to share a holding could be granted, we could avoid giving a variance to combine parcels which then creates a new violation for two dwellings on one parcel thus requiring an additional variance petition.

Thank you for your consideration!

Steve Marcus
W7766 Lamp Road, Fort Atkinson, WI 53538

Plot Plan

W7766 & W7768 Lamp Road



Plot Plan

W7766 & W7768 Lamp Road

Back yard:
there is no back yard or
side yards to install new
holding tank. As you can
see, the dwelling is sitting
over the property lines.


Existing shared holding
tank



Front Yard:
there is a deck
and concrete parking in
front yard with approx
10' of space in between
the two.
There is approx 20' of
space between concrete
and road with a portion
of that taken up by a very
large tree.



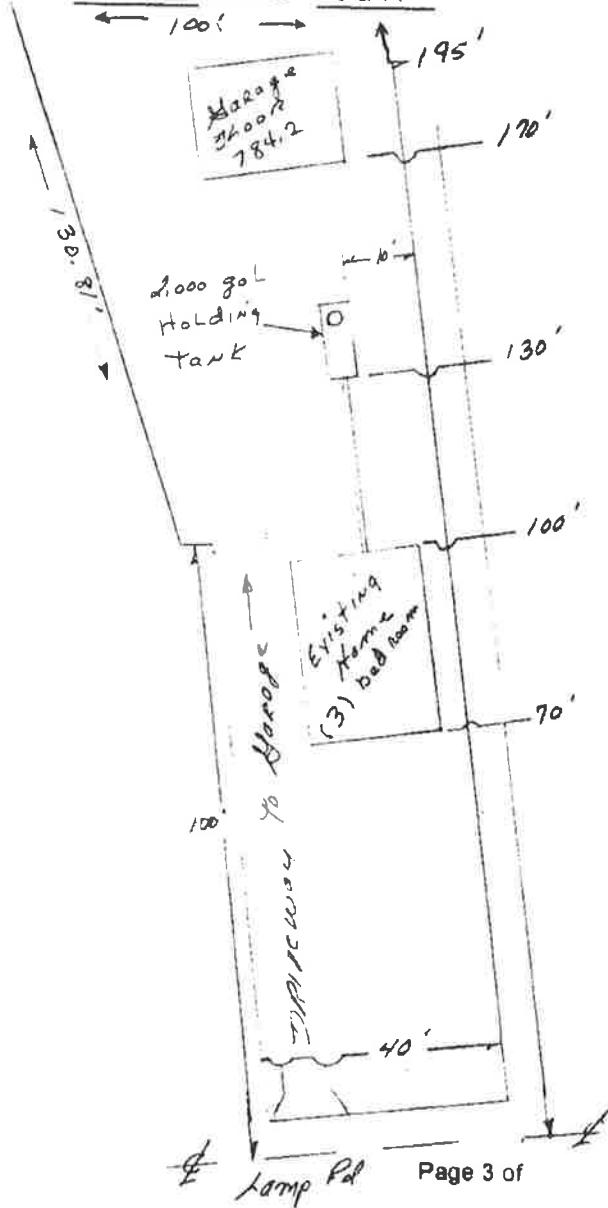
W ✓

		Sanitary Permit Application In accord with Comm 83.21, Wis. Adm. Code Personal information you provide may be used for secondary purposes [Privacy Law, s. 15.04(1)(m)]		Safety & Buildings Division 201 W. Washington Ave. PO Box 7302 Madison, WI 53707-7302 (Submit completed form to county if not state owned.)	
Attach complete plans (to the county copy only) for the system, on paper not less than 8-1/2 x 11 inches in size.					
County JEFFERSON		State Sanitary Permit Number 370441/10465		<input type="checkbox"/> Check if revision to previous application	
State Plan I. D. Number 250392					
I. Application Information - Please Print all Information				Location:	
Property Owner Name RONALD ZOLTAN ; Linda				Property Location NE 1/4 SE 1/4, S 5 T 13 N, R 1 E	
Property Owner's Mailing Address 4754 W. ARBON W7766 Lamp Rd.				Lot Number 10+14 Block Number (297A)	
City, State Fort Atkinson WI		Zip Code 53538		Phone Number (414) 282-4226	
Subdivision Name or CSM Number ACT PETERS ADD.					
II Type of Building: (check one) <input checked="" type="checkbox"/> 1 or 2 Family Dwelling - No. of Bedrooms: 3 <input type="checkbox"/> Public/Commercial (describe use): <input type="checkbox"/> State-owned				<input type="checkbox"/> City <input type="checkbox"/> Village <input checked="" type="checkbox"/> Town of SUMNER	
III Type of Permit: (Check only one box on line A. Check box on line B if applicable)				Nearest Road LAMP RD W7766	
A) <input type="checkbox"/> New System		<input checked="" type="checkbox"/> Replacement System		<input type="checkbox"/> Replacement of Tank Only	
<input type="checkbox"/> Addition to Existing System				Parcel Tax Number(s) 05 13 11 41 034	
B) <input type="checkbox"/> A Sanitary Permit was previously issued		Permit Number		Date Issued	
IV. Type of POWT System: (Check all that apply)					
<input type="checkbox"/> Non-pressurized In-ground		<input type="checkbox"/> Mound		<input type="checkbox"/> Sand Filter	
<input type="checkbox"/> Pressurized In-ground		<input checked="" type="checkbox"/> Holding Tank		<input type="checkbox"/> Single Pass	
<input type="checkbox"/> At-grade		<input type="checkbox"/> Aerobic Treatment Unit		<input type="checkbox"/> Recirculating	
<input type="checkbox"/> Constructed Wetland		<input type="checkbox"/> Drip Line		<input type="checkbox"/> Other:	
V Dispersal/Treatment Area Information:					
1. Design Flow (gpd) 450		2. Dispersal Area Required		3. Dispersal Area Proposed	
4. Soil Application Rate (Gals./day/sq. ft.)		5. Percolation Rate (Min./inch)		6. System Elevation	
7. Final Grade Elevation					
VI Tank Information		Capacity in Gallons		Total Gallons	
		# of Tanks		Manufacturer	
		Prefab Concrete		Site Constructed	
		Steel		Fiber-glass	
		Plastic			
HOLDING TANK		2450		2450	
1		LAKE SHORE		<input checked="" type="checkbox"/>	
				<input type="checkbox"/>	
				<input type="checkbox"/>	
				<input type="checkbox"/>	
VII Responsibility Statement					
I, the undersigned, assume responsibility for installation of the POWTS shown on the attached plans.					
Plumber's Name (print) Darrell Prisk		Plumber's Signature (no stamps) <i>Darrell Prisk</i>		Business Phone Number 920-563-5336	
Plumber's Address (Street, City, State, Zip Code) 22250 Breckinridge Island Rd Fort Atkinson WI 53538					
VIII County/Department Use Only					
<input checked="" type="checkbox"/> Approved		<input type="checkbox"/> Disapproved		Sanitary Permit Fee (Includes Groundwater Surcharge Fee) \$225.00	
<input type="checkbox"/> Owner Given Initial Adverse Determination				Date Issued 10 12 00	
				Issuing Agent Signature (No stamps) <i>[Signature]</i>	
IX. Conditions of Approval /Reasons for Disapproval: HOLDING TANK INSTALLED WITHOUT COUNTY PERMIT WATER METER TO BE <u>INSTALLED</u> FOR CODE !!!					

Legal Description: # 05-13-11-41-034

Scale: 1: 30'

Lot No.: 10 & 14



**PRIVATE SEWAGE SYSTEM
INSPECTION REPORT
(ATTACH TO PERMIT)**

GENERAL INFORMATION

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

Permit Holder's Name: RONALD ZOCCAC		<input type="checkbox"/> City <input type="checkbox"/> Village <input checked="" type="checkbox"/> Town of: SUMNER
CST BM Elev 784.2	Insp BM Elev	BM Description: TOP GARAGE FLOOR

County: JEFFERSON
Sanitary Permit No: 57044/10465
State Plan ID No: 250392
Parcel Tax No: 05131144034

TANK INFORMATION

TYPE	MANUFACTURER	CAPACITY
Septic		
Dosing		
Aeration		
Holding	LKSHORE	2450

ELEVATION DATA

STATION	BS	HI	FS	ELEV.
Benchmark		784.80		
Bldg. Sewer			4.40	780.40
St/Ht Inlet			5.40	779.40
St/Ht Outlet				780.40
Dt Inlet				
Dt Bottom				
Header / Man.				
Dist. Pipe				
Bot. System				
Final Grade				

TANK SETBACK INFORMATION

TANK TO	P/L	WELL	BLDG.	Vent to Air Intake	ROAD
Septic					NA
Dosing					NA
Aeration					NA
Holding	13'	725'	>25'	>15'	5'

PUMP / SIPHON INFORMATION

Manufacturer		Demand	
Model Number		GPM	
TDH	Lift	Friction Loss	System Head
Forcemain	Length	Dia.	Dist To Well

SOIL ABSORPTION SYSTEM

BED / TRENCH DIMENSIONS	Width	Length	No. Of Trenches	PIT DIMENSIONS	No. Of Pits	Inside Dia.	Liquid Depth
SETBACK INFORMATION	SYSTEM TO	P/L	BLDG	WELL	LAKE / STREAM	LEACHING CHAMBER OR UNIT	Manufacturer:
Type Of System:							Model Number:

DISTRIBUTION SYSTEM

Header / Manifold	Distribution Pipe(s)	x Hole Size	x Hole Spacing	Vent To Air Intake
Length	Length	Dia	Spacing	

SOIL COVER

x Pressure Systems Only

xx Mound Or At-Grade Systems Only

Depth Over Bed / Trench Center	Depth Over Bed / Trench Edges	xx Depth Of Topsoil	xx Seeded / Sodded <input type="checkbox"/> Yes <input type="checkbox"/> No	xx Mulched <input type="checkbox"/> Yes <input type="checkbox"/> No
--------------------------------	-------------------------------	---------------------	--	--

COMMENTS: (Include code discrepancies, persons present, etc.)

CEMENT USED FOR ANCHORING

Plan revision required? ☐ Yes ☒ No
Use other side for additional information.

SBD-6710 (R.3/97)

10500
Date

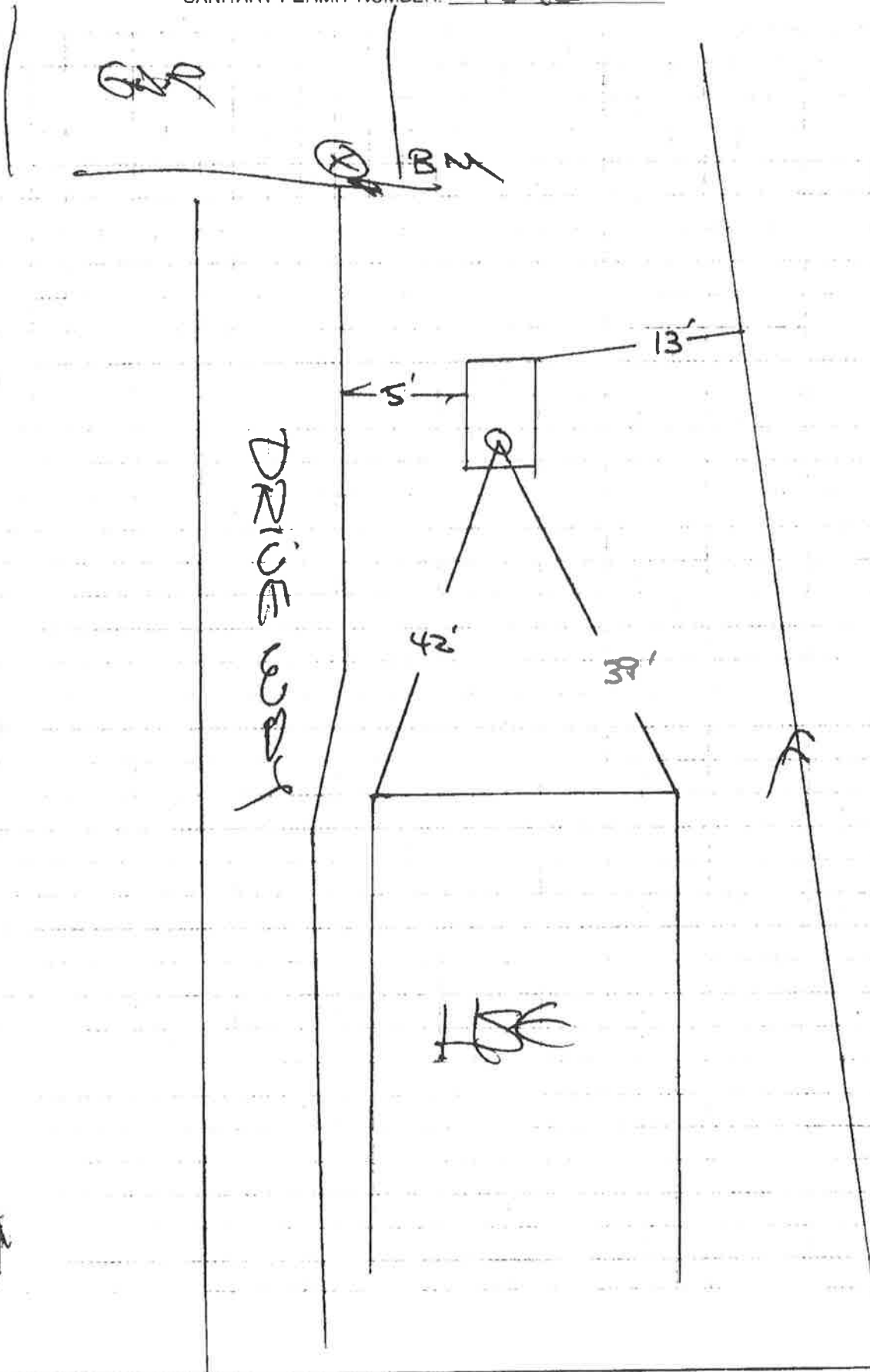
Inspector's Signature

2235
Cert No

ADDITIONAL COMMENTS AND SKETCH

SANITARY PERMIT NUMBER:

10465



Brett Scherer

Subject:

Marty's Salvage Yard

6/19/2023

-Called Paul Marty on 6/19/2023 to discuss current progress and conditions of the salvage yard. Marty said the north side is complete with tree plantings and the other section is halfway complete. Marty said he has limited time to plant due to the planting of corn on the neighboring field. Marty said one temporary gate is up. Marty said he would hope to have plantings completed by Spring of 2024. No update was given on the gate timeline. -BS

Salvage Yard On-Site Inspection Report

Submitted By: ZoningMappers

Submitted Time: June 14, 2023 1:16 PM

Date and Time:

June 14, 2023 1:08 PM

Salvage Yard Name:

Marty's Salvage Yard

Salvage Yard Address:

W8501 Blue Joint Rd, Waterloo, WI, 53594, USA



Esri, NASA, NGA, USGS, FEMA | Esri Community Maps Contrib | Powered by Esri

Owner/Operator:

Paul, John, and Frank Marty

Telephone Number:

9209886388

Comments:

Junk far away from road, no signage or fence visible, limited organization.

Adequate Screening (Lockable Gate):
No

Inspected by:
Mia Pollasky

Pictures:





Salvage Yard On-Site Inspection Report

Submitted By: ZoningMappers

Submitted Time: June 13, 2023 3:16 PM

Date and Time:

June 13, 2023 2:57 PM

Salvage Yard Name:

Auto Truck & Savage & Parts

Salvage Yard Address:

W1459 highway 18

State Road 18



Esri, NASA, NGA, USGS, FEMA | Esri Community Maps Contrib | Powered by Esri

Owner/Operator:

Mark Nuchell

Telephone Number:

2624908666

Comments:

Some vehicles outside of fenced area.

Adequate Screening (Lockable Gate):
Yes

Inspected by:
Mia Pollasky

Pictures:







Salvage Yard On-Site Inspection Report

Submitted By: ZoningMappers

Submitted Time: June 13, 2023 2:43 PM

Date and Time:

June 13, 2023 11:32 AM

Salvage Yard Name:

CE-J Parts and Repairs

Salvage Yard Address:

N5069 N Helenville Rd, Helenville, WI, 53137, USA



Esri, NASA, NGA, USGS, FEMA | Esri Community Maps Contrib | Powered by Esri

Owner/Operator:

James E Banek

Telephone Number:

9206506758

Comments:

Junk not confined to designated area

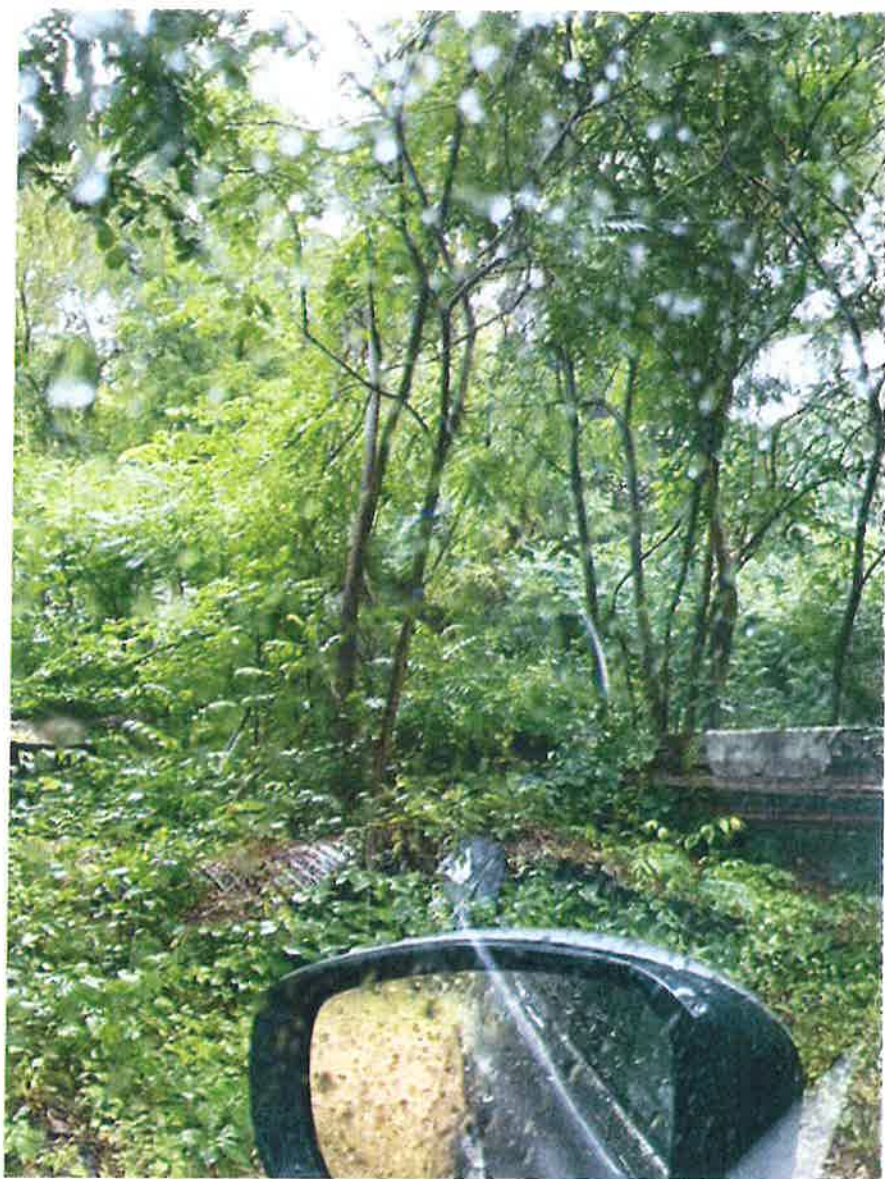
Adequate Screening (Lockable Gate):
No

Inspected by:
Mia

Pictures:







Salvage Yard On-Site Inspection Report

Submitted By: ZoningMappers

Submitted Time: June 13, 2023 3:16 PM

Date and Time:

June 13, 2023 2:43 PM

Salvage Yard Name:

Jack's Auto Ranch

Salvage Yard Address:

N6830 N Island View Rd, Watertown, WI, 53094, USA



N Island View Rd

Esri, NASA, NGA, USGS, FEMA | Esri Community Maps Contrib | Powered by Esri

Owner/Operator:

Christ Bender

Telephone Number:

9203424218

Comments:

Vehicles everywhere, fence falling in with big parts of it missing.

Adequate Screening (Lockable Gate):
No

Inspected by:
Mia Pollasky

Pictures:



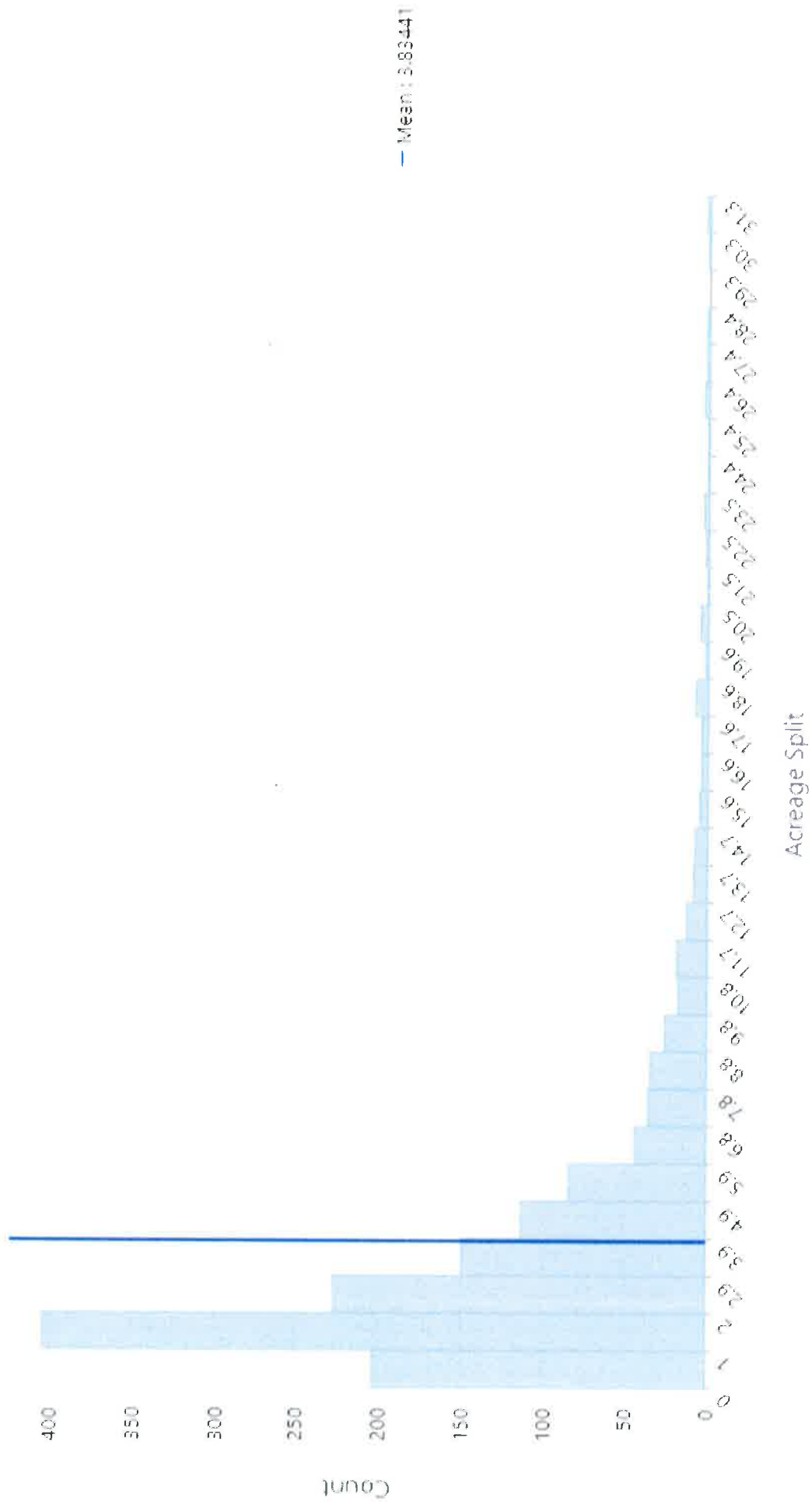




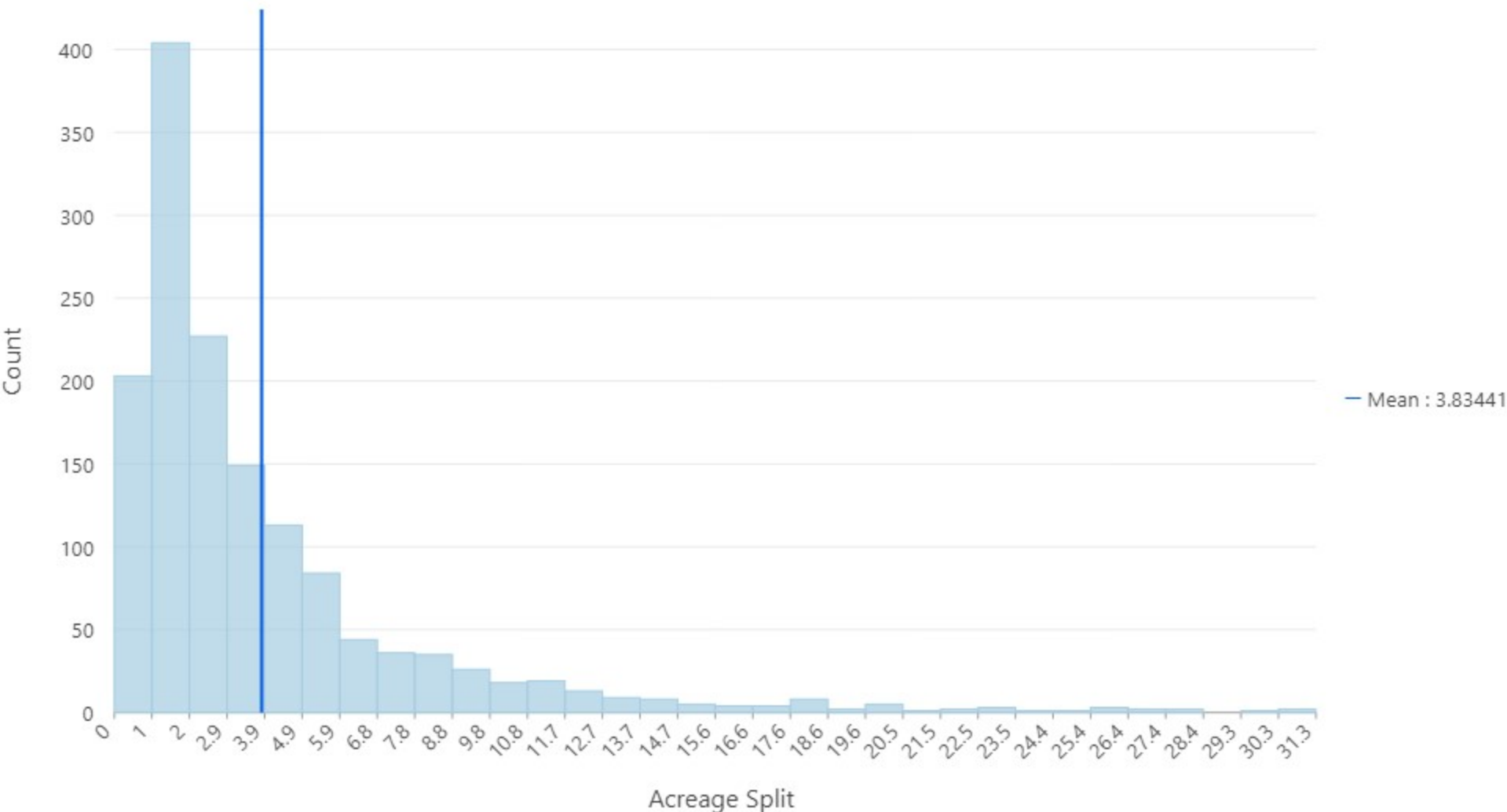
A-3 Division Discussion

- Approximately 3,137 total rezones to A-3
- Approximately 1,440 rezone to A-3 prior to 2000

Distribution of Acreage Split



Distribution of Acreage Split



A-3 Division Discussion

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