

**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, July 31, 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](https://zoom.us/join/zoom/register/tJEkf--hpj4pHd2y7-u8i9MUTAbnqMB_1Qxy)

Meeting ID: 959 8698 5379

Passcode: Zoning

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

1. Call to Order
2. Roll Call (Establish a Quorum)
3. Certification of Compliance with Open Meetings Law
4. Approval of the Agenda
5. Public Comment (Not to exceed 15 minutes and not to include petitions slated for decision. Members of the public who wish to address the Committee on specific agenda items must register their request at this time)
6. Approval of June 26, July 14, and July 20 meeting minutes
7. Communications
  - a. Communication from Wisteria Castle, Town of Farmington
8. June Monthly Financial Report for Register of Deeds – Staci Hoffman
9. June Monthly Financial Report for Land Information Office – Matt Zangl
10. July 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 Amending R4474A-23 (Mark Foelker/ABC Acres – PIN 010-0615-2741-000) and R4475A-23 (Thomas Foelker/ABC Acres – 010-0515-1212-000), both in the Town of Hebron, to transfer one acre from R4474A-23 and to add it to R4474A-23 creating a 4.86 acre lot and a 3.87 acre lot
15. Discussion and Possible Action on Request by Timothy Otterstatter for a holding tank waiver at W2866 East Gate Dr on PIN 032-0815-1223-000, Town of Watertown
16. Discussion and Possible Action on Request by Scott Schiefelbein for a holding tank waiver at N6077 Country View, PIN 006-0716-2212-004, Town of Concord
17. Discussion and Possible Action on Replacing a Single Family Home in an A-1 Zone at N2628 Kutz Road, PIN 016-0614-3541-003 in the Town of Koshkonong
18. Discussion and Possible Action on the Preliminary Plat of Oakland Hills Subdivision in the Town of Oakland near N4510 County Road A owned by John and Anne Didion
19. 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
20. Discussion on Planning and Zoning Department and Land Information Office 2024 Budget
21. Discussion and Possible Action on 2024 Fee Schedule
22. Discussion and Possible Action on Petitions Presented in Public Hearing on July 20, 2023:

**R4480A-23 – Jenny DeBlare/Kimberly M & Mardell E Emslie Trust:** Rezone part of PIN 014-0615-1521-000 (40.00 ac) to create a 3-ac building site on the **corner of Wolf Rd and S Helenville Rd**, Town of Jefferson. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**R4481A-23 – Walter Trust (Sarah Walter)/Roland F & Lois V Zabel (LE):** Rezone part of PIN 020-0814-2414-000 (26.820 ac) to create (2) 1-ac building sites on **Hilltop Rd**, Town of Milford. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**R4482A-23 – Glenn W Griebenow Trust:** Rezone part of PIN 032-0815-0134-000 (40.00 ac) to create (3) 1.5-ac A-3 lots at **W2762 Gopher Hill Rd** in the Town of Watertown. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**R4483A-23 – Cullen Schmeling/Dane County Growers:** Rezone part of PIN 028-0513-1932-000 (50.106 ac) to create a 1-ac building site off **Oldson Rd** in the Town of Sumner. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**R4484A-23 & CU2096-23 – Cullen Schmeling/Dane County Growers:** Rezone part of PINs 028-0513-1932-000 (50.106 ac) zoned A-1 and 028-0513-1933-000 (43.694 ac) zoned A-T to create an approximate 14-ac Natural Resource lot with conditional use to allow for agricultural use including farm-type animals off **Olson Rd** in the Town of Sumner. This is in accordance with Sec. 11.04(f)12 of the Jefferson County Zoning Ordinance.

**R4485A-23 – Penny A Cerchio:** Rezone part of PIN 024-0516-3421-000 (9.902 ac) to create a 4-ac lot at **W1275 South Shore Dr** in the Town of Palmyra. This is in accordance with Sec. 11.04(f)2 of the Jefferson County Zoning Ordinance.

**R4486A-23 & CU2097-23 – Joan Evans Krueger:** Rezone all of PIN 012-0816-2222-003 (3.79 ac) with conditional use to allow for carpentry and fabrication business off **North Rd** in the Town of Ixonia. This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

**R4487A-23 K&V Farms LLC:** Rezone part of PIN 014-0614-1242-000 (39.537 ac) to create an approximate 2.6-acre lot around the existing barn at **N4283 County Road Y** in the Town of Jefferson. This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

**CU2098-23 – Kira & Rita Midland:** Conditional use to allow for up to 7 dogs as household pets in an A-1 zone at **N8362 River Valley Rd**, PIN 012-0816-2214-000 (20.527 ac), in the Town of Ixonia. This is in accordance with Sec. 11.04(f)6 of the Jefferson County Zoning Ordinance.

**CU2099-23 – Jonathan F Jones:** Conditional use to allow for up to 9 dogs in an A-3 zone at **W9147 Waldman Rd**, PIN 028-0513-0521-004 (1.062 ac), in the Town of Sumner. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

23. Possible Future Agenda Items

24. Upcoming Meeting Dates

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 in Highway Department Committee Room, 1425 Wisconsin Dr

September 15, 8:00 a.m. - Site Inspections Beginning at Zoning Office, 222 Wisconsin Drive

September 21, 7:00 p.m. - Public Hearing in Highway Department Training Room, 1425 Wisconsin Dr

September 25, 8:30 a.m. – Decision Meeting Highway Department Committee Room, 1425 Wisconsin Dr.

25. 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.jeffersoncountywisc.gov](http://www.jeffersoncountywisc.gov).**

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

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

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

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

*George Jaeckel, Chair; Steve Nass, Vice-Chair; Blane Poulson, Secretary; Matt Foelker, 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/join/zoom/register/tJEkf--hpj4pHd2y7-u8i9MUTAbnqMB\\_1Qxy](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 8:31 a.m.

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

All Committee members were present at 8:31 a.m. Also present was Staci Hoffman, Register of Deeds; Zoning Department staff Matt Zangl, Sarah Elsner, Brett Scherer, Deb Magritz. Attending via Zoom were staff members Ben Wehmeier, County Administrator and Brian Udovich. Guests attending via Zoom were Chris Lockery, Allison Kemp, Sam Kemp, and William Springer.

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

Supervisor Poulson verified compliance with open meetings requirements.

**4. Approval of the Agenda**

Motion by Supervisors Poulson/Richardson to approve the agenda, with a change to move up agenda items for the convenience of guests present.

**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 May 25, June 2, June 9 and June 15 meeting minutes**

Motion by Supervisors Nass/Foelker to approve the May 25 minutes as presented. Motion passed 5-0.

Motion by Supervisors Foelker/Nass to approve the June 2 minutes as presented. Motion passed 5-0.

Motion by Supervisors Poulson/Richardson to approve the June 9 minutes as presented. Motion passed 5-0.

Motion by Supervisors Richardson/Nass to approve the June 15 minutes as presented. Motion passed 5-0.

**7. Communications**

- a. Update on CU2065-22, N2486 Rock River Road, Town of Koshkonong owned by Robert Steven Parnell, PIN 016-0514-0222-012  
Scherer reported that after the conditional use denial last fall, Mr Parnell removed all but two of his dogs, so he is in compliance.

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

Hoffman explained that her office revenues are at 36% of budget for recordings. However, transfer fees and copy fees are keeping the office at 50% of budget.

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

Zangl noted that the Land Information Office revenues follow the retained fees of the Register of Deeds.

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

Zangl went on to say that June's revenues were a little over those of June 2022.

**THE COMMITTEE WENT TO AGENDA ITEM 16 AT THIS POINT AND FOLLOWED WITH SEVERAL PETITIONS FROM AGENDA ITEM 19:**

**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**

Zangl explained that the request was for one holding tank to serve two houses on separate lots. Elsner further noted that the owner previously applied for and was denied a variance to combine the lots. An easement would be required to accommodate this latest request. After discussion, there was a motion by Supervisor Nass/Richardson to approve the request conditioned upon having a sanitary permit approved for the holding tank. Motion passed 5-0.

**19. Discussion and Possible Action on Petitions Presented in Public Hearing on June 15:**

**APPROVED WITH CONDITIONS** R4474A-23 on a motion by Supervisors Nass/Poulson for Dan Higgs/ABC Acres Property to 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. Motion passed 4-0, with Foelker abstaining.

**APPROVED WITH CONDITIONS** R4475A-23 on a motion by Supervisors Nass/Poulson for Dan Higgs/Thomas & Rene Foelker and ABC Acres, Owners to 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. Motion passed 4-0, with Foelker abstaining.

**APPROVED WITH CONDITIONS** R4478A-23 on a motion by Supervisors Nass/Richardson & CU2093-23 on a motion by Supervisors Jaeckel/Richardson for Samuel & Allison Kemp/Nieman Trust, Owner to 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. Both motions passed 5-0.

**11. Discussion on Solar Energy Facilities**

**a. Crawfish River Solar**

Zangl gave an update to the Crawfish River Solar project. It appears that by the end of July, 2023, the whole site may go live. The Committee would like to go on two site visits there-one shortly and one after the vegetation is established.

**b. Badger State River**

Discussions on this project continue. It appears that construction will begin no later than Spring of 2024.

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

Zangl reported that construction on the project continues. The latest work was the pour of the bottom of the containment area. The contractor has been great to work with and very responsive to concerns. Completion is expected at the end of the year.

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

- a. Erosion Control and Stormwater Management Ordinances

The next meeting will be held the meeting of June 27.

**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**

Zangl asked whether the Committee wants to continue with the original conditions of approval or wants to develop new conditions. The Committee determined to use the original conditions, but to modify them to take out the wordiness. Motion by Supervisors Jaeckel/Poulson to use the original conditions but to simplify the verbiage. Motion passed 5-0.

**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**

After explanation by Zangl and Committee discussion, it was determined that the lot could remain the same size and the soil test must be on the lot.

**17. Discussion and Possible Action on 2023 Salvage Yard License**

Zangl described the state of several of the County salvage yards. The Marty property is under review to make sure they meet their conditions of approval. Staff is in discussions with Jack's Auto Ranch's new owner. The North Helenville Road property needs some work, and Highway 18 Salvage has junk outside its fenced area. The Committee put Highway 18 Salvage on an 18-month renewal cycle and will ask Corporation Counsel to write a letter to that operator. The other salvage yards' licenses were renewed for one year on a motion by Supervisors Jaeckel/Poulson with conditions. Motion passed 5-0.

**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**

The proposal would only apply to lots A-3 lots created between 1975 and 2000, using all other current standards for prime and non-prime ag land lots. This would not require a rezoning, but would necessitate a public hearing and Committee review.

**19. Discussion and Possible Action on Petitions Presented in Public Hearing on June 15:**

**APPROVE WITH CONDITIONS R4472A-23** on a motion by Supervisors Poulson/Foelker & CU2092-23 on a motion by Supervisors Poulson/Foelker for the Stock Family Farm/Joseph & Justine Church/James & Steven Mesmer Properties to 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. Motion passed 5-0.

**APPROVE WITH CONDITIONS R4473A-23** on a motion by Supervisors Jaeckel/Richardson for Ryan Koehler on the Timothy & Debra Koehler Property to 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 and 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. Motion passed 5-0.

**APPROVE WITH CONDITIONS R4476A-23** on a motion by Supervisors Jaeckel/Poulson for George Golich to 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. Motion passed 5-0.

**APPROVE WITH CONDITIONS R4477A-23** on a motion by Supervisors Jaeckel/Poulson for Loren Lindl to 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. Motion passed 5-0.

**APPROVE WITH CONDITIONS R4479A-23** on a motion by Supervisors Poulson/Richardson for John & Marcia

Herr Trust to 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. Motion passed 5-0.

**APPROVE WITH CONDITIONS CU2091-23** on a motion by Supervisors Nass/Poulson for Christopher Fetzer and the Durelle Chopp Trust Property and grant a conditional use on PIN 012-0816-2143-002 (8.92 ac) and 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. Motion passed 5-0.

**APPROVE WITH CONDITIONS CU2094-23** on a motion by Supervisors Jaeckel/Poulson for Scott & Dana Scherer and grant a 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. Motion passed 5-0.

**APPROVE WITH CONDITIONS CU2095-23** on a motion by Supervisors Poulson/Foelker for Mary Kuppe and grant a 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. Motion passed 5-0.

**SUPERVISOR RICHARDSON LEFT THE MEETING AT THIS TIME.**

**APPROVE R4480T-23** on a motion by Supervisors Poulson/Foelker for Jefferson County Zoning allowing a 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. Motion passed 4-0.

## **20. Possible Future Agenda Items**

## **21. 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  
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**

Motion by Supervisors Foelker/Poulson to adjourn the meeting. Motion passed, 4-0 and the meeting adjourned at 10:17 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.jeffersoncountywi.gov](http://www.jeffersoncountywi.gov).**

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

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

**SUBJECT:** Planning and Zoning Committee Site Inspections  
**DATE:** Friday, July 14, 2023  
**TIME:** 8:00 a.m.  
**PLACE:** Zoning Office, 222 Wisconsin Drive, Jefferson, WI

**1. Call to Order**

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

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

All Committee members were present except for Supervisor Poulson. Also in attendance were Zoning staff members Matt Zangl, Brett Scherer and Deb Magritz.

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

Zangl verified compliance with Open Meetings.

**4. Approval of the Agenda**

Motion by Supervisors Foelker/Nass to approve the agenda. 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 at 8:01 for the following site inspections:**

**7. Site Inspections for Petitions to be Presented in Public Hearing on July 20, 2023:**

**CU2099-23 – Jonathan F Jones:** Conditional use to allow for up to 9 dogs in an A-3 zone at **W9147 Waldman Rd**, PIN 028-0513-0521-004 (1.062 ac), in the Town of Sumner. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**R4483A-23 – Cullen Schmeling/Dane County Growers:** Rezone part of PIN 028-0513-1932-000 (50.106 ac) to create a 1-ac building site off **Oldson Rd** in the Town of Sumner. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

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**R4485A-23 – Penny A Cerchio:** Rezone part of PIN 024-0516-3421-000 (9.902 ac) to create a 4-ac lot at **W1275 South Shore Dr** in the Town of Palmyra. This is in accordance with Sec. 11.04(f)2 of the Jefferson County Zoning Ordinance.

**R4480A-23 – Jenny DeBlare/Kimberly M & Mardell E Emslie Trust:** Rezone part of PIN 014-0615-1521-000 (40.00 ac) to create a 3-ac building site on the **corner of Wolf Rd and S Helenville Rd** in the Town of Jefferson. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**R4487A-23 K&V Farms LLC:** Rezone part of PIN 014-0614-1242-000 (39.537 ac) to create an approximate 2.6-acre lot around the existing barn at **N4283 County Road Y** in the Town of Jefferson. This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

**8. Adjourn**

Motion by Supervisors Foelker/Richardson to adjourn the meeting. Motion passed 4-0, and the meeting adjourned at 11:32 a.m.

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

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**NOTICE OF PUBLIC HEARING**  
**JEFFERSON COUNTY PLANNING AND ZONING COMMITTEE**  
*George Jaeckel, Chair; Steve Nass, Vice-Chair; Blane Poulson, Secretary; Matt Foelker; Cassie Richardson*

**SUBJECT:** Map and Text Amendments to the Jefferson County Zoning Ordinance and Requests for Conditional Use Permits  
**DATE:** Thursday, July 20, 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: July 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 7pm.

**2. Roll Call**

Chairman Jaeckel, Supervisor Nass and Supervisor Poulson were present at 7pm. Supervisors Foelker and Richardson were absent. Also present were Matt Zangl and Sarah Elsner from the Zoning Department. Attending via Zoom were Jessica Tucker, Terri Persico, and Julie Philbin.

**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/Nass to approve the agenda. Motion passed 3-0.

**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, July 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, 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 JULY 31**

**DECISIONS ON THE REZONINGS WILL BE MADE ON AUGUST 8**

**FROM A-1, EXCLUSIVE AGRICULTURAL TO A-3, AGRICULTURAL/RURAL RESIDENTIAL  
R4480A-23 – Jenny DeBlare/Kimberly M & Mardell E Emslie Trust:** Rezone part of PIN 014-0615-1521-000 (40.00 ac) to create a 3-ac building site on the **corner of Wolf Rd and S Helenville Rd** in the Town of Jefferson. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**PETITIONER:** Jenny DeBlare (214 W North St, Jefferson, WI) presented herself as the petitioner. DeBlare explained the request to build a house on her parent's land.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**QUESTIONS FROM COMMITTEE:** None.

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

**TOWN:** In favor.

**R4481A-23 – Walter Trust (Sarah Walter)/Roland F & Lois V Zabel (LE):** Rezone part of PIN 020-0814-2414-000 (26.820 ac) to create (2) 1-ac building sites off of **Hilltop Rd** in the Town of Milford. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**PETITIONER:** Mike Walter (W5340 French Rd, Johnson Creek, WI) presented himself as the petitioner. Walter explained the request to create 2 lots to build on.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**QUESTIONS FROM COMMITTEE:** None.

**STAFF:** Given by Zangl and in the file. Zangl asked for an explanation of the site selection. Walter explained that the area to the north is farm field and to the south there are woods and wetlands.

**TOWN:** In favor.

**R4482A-23 – Glenn W Griebenow Trust:** Rezone part of PIN 032-0815-0134-000 (40.00 ac) to create (3) 1.5-ac A-3 lots at **W2762 Gopher Hill Rd** in the Town of Watertown. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**PETITIONER:** Glenn Griebenow (W2762 Gopher Hill Rd, Watertown, WI) presented himself as the petitioner. Griebenow explained the request to create 2 lots to build on.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**QUESTIONS FROM COMMITTEE:** None.

**STAFF:** Given by Zangl and in the file. Zangl asked what year the house was built. The house was built in 1978. Zangl also explained the modification to the request by the Town to only allow for 2, 1-acre lots. The modification included a lot to be shifted down to the property line due to traffic. A new survey was submitted reflecting these changes.

**TOWN:** In favor of one farm consolidation of lot #1 with lot #2 next to it. Access would be next to each other at the crest of the hill, lot #1 on east side and lot #2 on the west side. Lot #3 over to east towards fence line with no restriction for access. This is being done for safety purposes.

**FROM A-1, EXCLUSIVE AGRICULTURAL TO A-3, AGRICULTURAL/RURAL RESIDENTIAL AND FROM A-T, AGRICULTURAL TRANSITION AND FROM A-1, EXCLUSIVE AGRICULTURAL TO N, NATURAL RESOURCE WITH CONDITIONAL USE PERMIT**

**R4483A-23 – Cullen Schmeling/Dane County Growers:** Rezone part of PIN 028-0513-1932-000 (50.106 ac) to create a 1-ac building site off **Oldson Rd** in the Town of Sumner. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**PETITIONER:** Cullen Schmeling (N1046 Olson Rd, Edgerton, WI) presented himself as the petitioner. Schmeling explained the request to create a lot on top of the hill to build a home with the remainder of the land to be used as a homestead for gardening, chickens, etc. and maintain conservation of the land.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** Julie Philbin (N1059 Glenn Oaks Rd, Edgerton, WI) had concerns regarding if the proposed use would be personal or open to the public and asked about renewable energy location.

**REBUTTAL:** The property will not be open to the public and there will be no issues for the proposed renewable energy source because it will adhere to the normal zoning setback standards.

**QUESTIONS FROM COMMITTEE:** Chairman Jaeckel asked if the farm field would be used for growing crops and/or animals. Schmeling answered yes.

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

**TOWN:** In favor.

**R4484A-23 & CU2096-23 – Cullen Schmeling/Dane County Growers:** Rezone part of PINs 028-0513-1932-000 (50.106 ac) zoned A-1 and 028-0513-1933-000 (43.694 ac) zoned A-T to create an approximate 14-ac Natural Resource lot with conditional use to allow for agricultural use including farm-type animals off **Oldson Rd** in the Town of Sumner. This is in accordance with Sec. 11.04(f)12 of the Jefferson County Zoning Ordinance.

**PETITIONER:** Cullen Schmeling (N1046 Olson Rd, Edgerton, WI) presented himself as the petitioner. Schmeling explained the request to create a lot on top of the hill to build a home with the remainder of the land to be used as a homestead for gardening, chickens, etc. and maintain conservation of the land.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** Julie Philbin (N1059 Glenn Oaks Rd, Edgerton, WI) had concerns regarding if the proposed use would be personal or open to the public and asked about renewable energy location.

**REBUTTAL:** The property will not be open to the public and there will be no issues for the proposed renewable energy source because it will adhere to the normal zoning setback standards.

**QUESTIONS FROM COMMITTEE:** Chairman Jaeckel asked if the farm field would be used for growing crops and/or animals. Schmeling answered yes.

**STAFF:** Given by Zangl and in the file. Zangl asked for further explanation of the conditional use request. Schmeling explained the request is to bring chickens in and possibly goats and plans to build an agricultural structure for storage and shelter for animals. Zangl explained the need for a conditional use to allow for farming in a Natural Resources zone.

**TOWN:** In favor with the condition that the shed size is limited to 40'x80'.

**FROM A-3, AGRICULTURAL/RURAL RESIDENTIAL TO R-2, RESIDENTIAL-UNSEWERED**

**R4485A-23 – Penny A Cerchio:** Rezone part of PIN 024-0516-3421-000 (9.902 ac) to create a 4-ac lot at **W1275 South Shore Dr** in the Town of Palmyra. This is in accordance with Sec. 11.04(f)2 of the Jefferson County Zoning Ordinance.

**PETITIONER:** Heather Henry (1078 Timberline Ct, Oconomowoc, WI) presented herself on behalf of the petitioner. Henry explained the request to chunk off a 4-acre piece from an existing 10-acre parcel and rezone it to R-2.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**QUESTIONS FROM COMMITTEE:** Supervisor Poulson asked about the Board of Adjustments decision for the Variance. Zangl explained that the decision for a request for reduced frontage for the new proposed lot was tabled by the Board of Adjustment.

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

**TOWN:** In favor.

**FROM A-T, AGRICULTURAL TRANSITION TO A-2, AGRICULTURAL AND RURAL BUSINESS WITH  
CONDITIONAL USE PERMIT**

**R4486A-23 & CU2097-23 – Joan Evans Krueger:** Rezone all of PIN 012-0816-2222-003 (3.79 ac) with conditional use to allow for carpentry and fabrication business off **North Rd** in the Town of Ixonia. This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

**PETITIONER:** *\*No petitioner was present at Public Hearing\**

**COMMENTS IN FAVOR:** N/A

**COMMENTS OPPOSED:** N/A

**REBUTTAL:** N/A

**QUESTIONS FROM COMMITTEE:** N/A

**STAFF:** N/A

**TOWN:** N/A

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

**R4487A-23 K&V Farms LLC:** Rezone part of PIN 014-0614-1242-000 (39.537 ac) to create an approximate 2.6-acre lot around the existing barn at **N4283 County Road Y** in the Town of Jefferson. This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

**PETITIONER:** Chris Sukow (811 E Racine St, Jefferson, WI) presented herself as the petitioner. Sukow explained the request to replace the house that was previously on the property.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**QUESTIONS FROM COMMITTEE:** None.

**STAFF:** Given by Zangl and in the file. Zangl noted that a soil test had been done for the property and verified that the house that was previously on the property dated back to the 1800's.

**TOWN:** In favor.

#### **CONDITIONAL USE PERMIT APPLICATIONS**

**CU2098-23 – Kira & Rita Midland:** Conditional use to allow for up to 7 dogs as household pets in an A-1 zone at **N8362 River Valley Rd**, PIN 012-0816-2214-000 (20.527 ac), in the Town of Ixonia. This is in accordance with Sec. 11.04(f)6 of the Jefferson County Zoning Ordinance.

**PETITIONER:** Kira Midland (N8362 River Valley Rd, Ixonia, WI) presented herself as the petitioner. Midland explained the property is occupied by multiple people with a total of 6 dogs. There have been no complaints from the neighbors regarding the dogs.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**QUESTIONS FROM COMMITTEE:** None.

**STAFF:** Given by Zangl and in the file. Zangl asked about the breed of the dogs, waste removal, and fencing. Midland explained the dogs are pitbull mixes and pugs and that a company comes to remove waste from the property. The property is a 20.5-acre hobby farm with a fenced in area for the dogs and they have occupied it for 2 years.

**TOWN:** In favor to allow 6 dogs on property until time when dogs pass away bringing total dogs to 4 as allowed by zoning code.

**CU2099-23 – Jonathan F Jones:** Conditional use to allow for up to 9 dogs in an A-3 zone at **W9147 Waldman Rd**, PIN 028-0513-0521-004 (1.062 ac), in the Town of Sumner. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**PETITIONER:** Jonathan Jones (W9147 Waldman Rd, Cambridge, WI) presented himself as the petitioner. Jones explained the request to allow for a kennel for 9 total dogs. Jones is looking to properly license the dogs and maintain the number of dogs currently there. The dogs are lab/coonhound/retriever mixes.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**QUESTIONS FROM COMMITTEE:** None.

**STAFF:** Given by Zangl and in the file. Zangl asked about fencing, waste removal, and junk located on the property. There is a 6' fence installed on the property and the waste is picked up and put in the garbage and could be composted if needed. Jones also explained that they are in the process of cleaning and scrapping out materials from the property. All but 2 unlicensed vehicles were removed, and the goal is to have the remainder of the property cleaned up by the end of summer.

**TOWN:** In favor with condition to put fence up as soon as possible to contain dogs.

**7. Adjourn**

~~Supervisors Poulson moved to adjourn at 7:33 p.m. and was seconded by Supervisor Nass. Motion passed 3-0 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.**



## Matt Zangl

---

**From:** Matt Zangl  
**Sent:** Tuesday, July 11, 2023 7:32 AM  
**To:** Dianne Owens  
**Subject:** RE: Wisteria Castle  
  
**Expires:** Wednesday, July 10, 2024 12:00 AM

Dianne,

This could be on the end of January or end of February meeting. At the meeting you would need to provide the Committee with a report or evidence that the property was used in compliance with the Conditional Use Permit. I will make myself a note to touch base at the end of the year. If you do not hear from me, please reach out and we can discuss the details then.

Thanks,  
Matt

*Matt Zangl*

Director of Planning and Zoning/Land Information  
Jefferson County Planning and Zoning Department/Land Information Office  
Phone: 920-674-8638  
Email: [mattz@jeffersoncountywi.gov](mailto:mattz@jeffersoncountywi.gov)

**From:** Dianne Owens <dianne@wisteriacastle.com>  
**Sent:** Monday, July 10, 2023 1:24 PM  
**To:** Matt Zangl <mattz@jeffersoncountywi.gov>  
**Subject:** Wisteria Castle

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

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Hi Matt,

We previously discussed coming before the Zoning Board again for our Conditional Use Permit. Our first official event was held, **February 11, 2023**. We will need to get on the agenda before then. Please let me know what I need to do to proceed.

Thanks.  
Dianne

Register of Deeds	June 2023	Output Measures			YR to Date	Current Yr. Target
Program/Service Description	2021	2022	2023	Totals	%	
Documents Recorded	1,776	1,249	945	4,796	38%	
Vital Records Filed	245	211	211	1,086	52%	
Vital Record Copies	1,643	1,365	1,667	8,256	54%	
ROD Revenue (Gross Total)	\$ 232,117.76	\$ 303,702.63	\$ 211,729.55	\$1,043,323.07	62%	
Transfer Fees	\$ 31,399.74	\$ 49,249.26	\$ 32,313.96	\$ 158,021.64	79%	
LIO Fees	\$ 14,925.00	\$ 10,717.00	\$ 8,160.00	\$ 41,994.00	39%	
Document Copies	\$ 6,723.56	\$ 7,030.83	\$ 7,253.25	\$ 32,684.91	59%	
Laredo	\$ 4,145.50	\$ 3,400.50	\$ 4,129.50	\$ 22,444.96	70%	
ROD Revenue to General Fund	\$ 74,781.80	\$ 83,374.59	\$ 63,737.71	\$ 314,606.51	59%	
Percentage of Documents eRecorded	69%	65%	63%	68%		
Budget Goals Met	Yes	Yes	Yes	Yes	Yes	
Back Indexed	2,373	3,681	3,394	66,667	333%	

**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.*

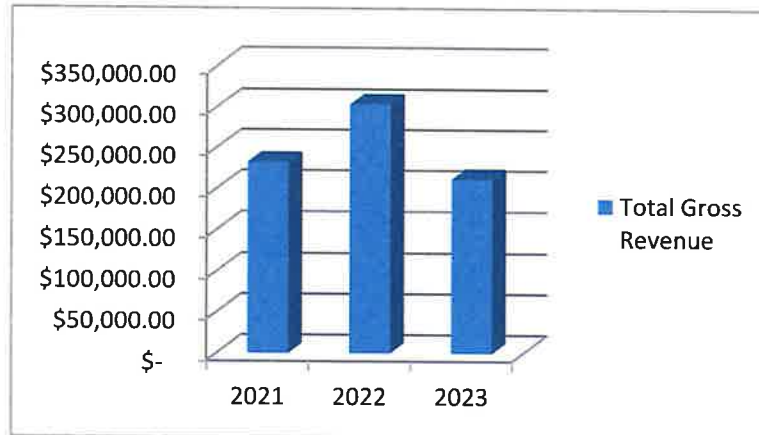
**Wisconsin Public Records Board:**

*Nothing new to report.*

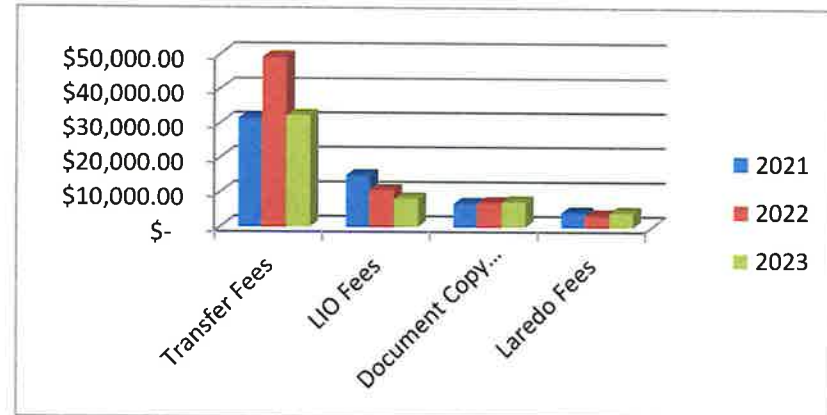
# Register of Deeds Year to Date Budget Report

Jun-23

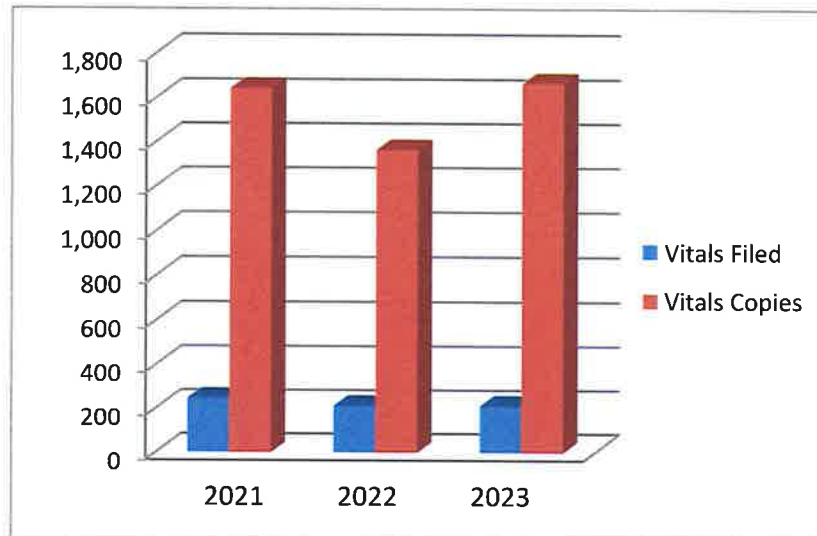
## ROD Total Gross Revenues



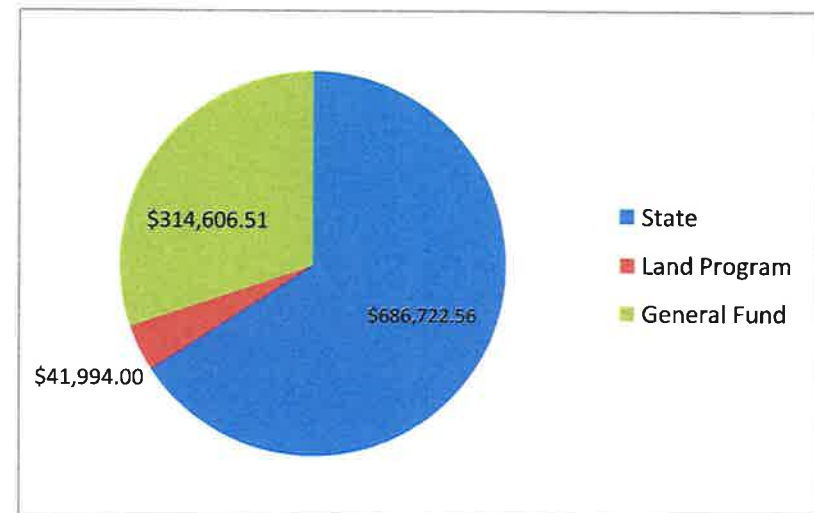
## Land Related Revenue



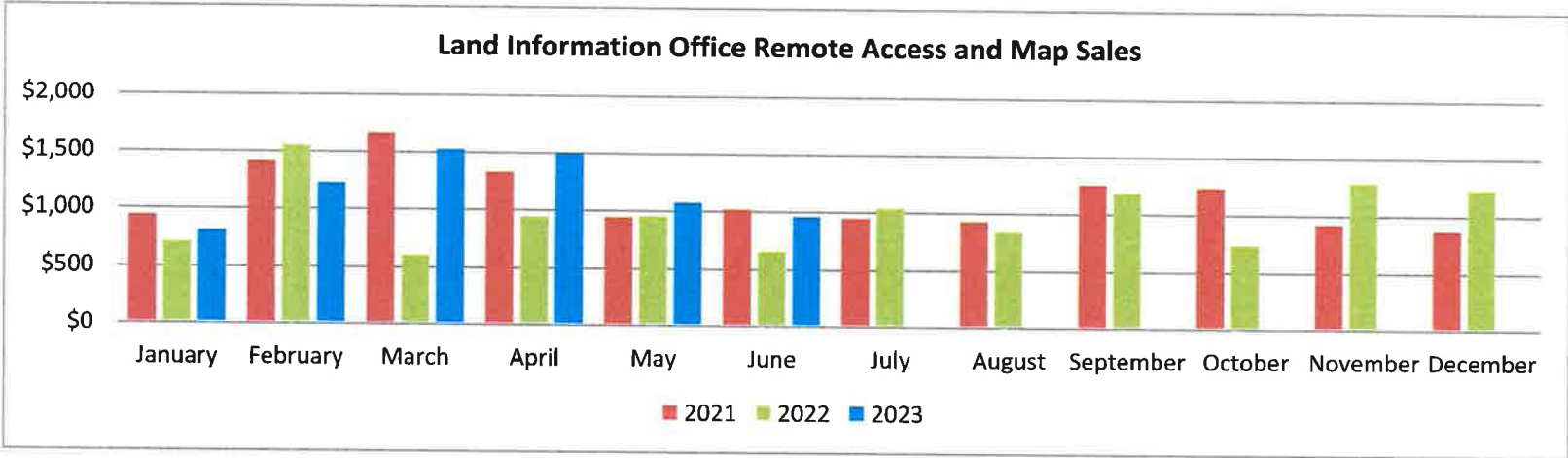
## Vital Records



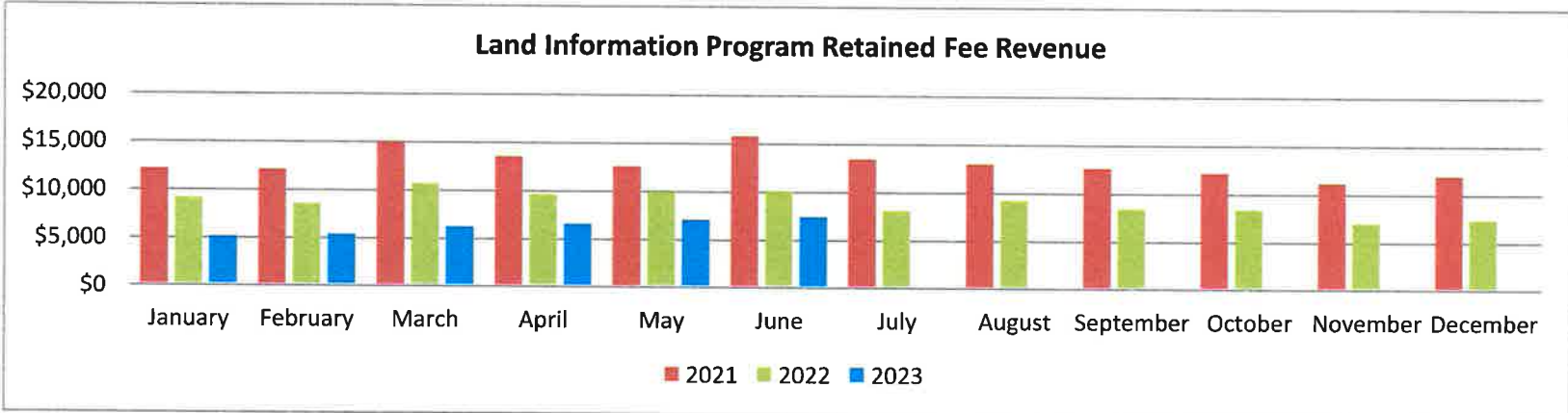
## Year to Date Revenue Payout



## Land Information Monthly Revenue Report June 2023



Jan	Feb	March	April	May	June	July	August	Sept	Oct	Nov	Dec	Total	Budget
810	1,223	1,521	1,495	1,073	958	0	0	0	0	0	0	7,080	13,300
													53.2%



Jan	Feb	March	April	May	June	July	August	Sept	Oct	Nov	Dec	Total	Budget
5,088	5,328	6,168	6,528	7,032	7,392	0	0	0	0	0	0	37,536	102,000
36.8%													

**Jefferson County Planning and Zoning Department**  
**Monthly Ledger Report**  
**07-28-2023**

	RF	WFG	OP	PPC	MC	PSS (	STF	FQAS	FAA	FPFC	SRWF	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	18,717.8
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	600.00		12,965.00	1.25	3.75	5,925.00	1,760.00							21,255.00	20,502.0
June	750.00		15,835.00	1.25		8,125.00	1,280.00							25,991.25	20,129.0
July	660.00		12,695.00	5.04		6,475.00	960.00							20,795.04	19,817.0
Aug															22,023.0
Sept															17,850.0
Oct															20,225.0
Nov															12,466.0
Dec															10,385.0
Total	4,090.00		101,460.00	1,029.54	6.25	31,950.00	6,320.00			20.00			230.00	144,875.79	219,259.0

2022 Actual Zoning Deposit: Please Enter Deposit

2023 Budget Revenues: Please Enter Revenues

2023 Deposits YTD: \$144,875.79

**CRAWFISH RIVER**  
**(NEAR TOWN OF JEFFERSON, JEFFERSON COUNTY, WISCONSIN)**

**IV. Introduction.**

On October 18, 2021, WPL acquired Crawfish River Solar from Crawfish River Solar Holdings, LLC and Crawfish River Solar became WPL's direct, wholly owned subsidiary.

**V. Required Information**

**a. Construction Commencement Date:**

Construction commenced on the Crawfish River project on March 7, 2022.

**b. Major Construction and Environmental Milestones, including permits obtained, by agency, subject, and date:**

Table V.b.1. below identifies the major construction milestones and anticipated planned start dates.

**Table V.b.1: Major Construction Milestones for Crawfish River**

<b>Construction Milestones</b>	<b>Plan Start</b>	<b>Actual</b>	<b>% Complete</b>
Construction Begins	3/7/2022	3/7/2022	100%
Mobilization	3/7/2022	3/7/2022	100%
Site Preparation and Road Construction	3/7/2022	4/1/2022	100%
Drive Posts	5/4/2022	5/16/2022	97%
Install Racking	5/20/2022	6/13/2022	88%
Install Inverters	8/1/2022	9/22/2022	100%
Install Modules	6/3/2022	7/15/2022	86%
Construction of Project Substation	3/30/2022	4/19/2022	100%
Construct Gen-Tie	7/20/2022	8/12/2022	100%
Start of Commissioning	4/28/2023	4/28/2023	65%
In-Service	9/2023		0%

Table II.b.2 below identifies the environmental milestones, including permits obtained, the applicable governmental agency, and the date obtained.



**We Energies**  
**Bluff Creek & Ixonia Liquefied Natural Gas (LNG) Facilities**  
Docket 5-CG-106  
Q2 2023 Progress Report

### 1. Major Construction Milestones

Milestone	Bluff Creek		Ixonia	
	Baseline	Actual	Baseline	Actual
Start of Construction		1/05/2022		1/13/2022
Tank Foundation Mobilization		1/21/2022		3/14/2022
Start Outer LNG Tank	5/16/2022	4/15/2022	6/23/2022	6/14/2022
BOP Buildings Erected	12/16/2022	1/04/2023	12/16/2022	1/06/2023
LNG Outer Tank Roof Complete	1/30/2023	12/14/2022	3/10/2023	3/07/2023
Start Inner LNG Tank	2/07/2023	12/02/2022	3/13/2023	1/24/2023
Delivery of Equipment	8/08/2023		8/28/2023	
Mechanical Completion Date	8/18/2023		11/01/2023	
Commercial Operation	11/01/2023		2/01/2024	
Tank Full*	12/31/2023		3/31/2024	

\* This represents the shortest time required to fill the LNG tank, economic conditions may dictate a different schedule for this activity.

### 2. Summary Status of Construction

The overall construction is 74 percent complete and the status of the work is as follows:

- Installation of site entrances and access roads is complete at both sites.
- Installation of the LNG tank foundation is complete at both sites.
- Raising of the LNG outer tank roof is complete at both sites.
- Installation and welding of the outer LNG tank is complete at both sites.
- Installation and welding of the inner LNG tank is complete at Bluff Creek.
- Hydro-test on the inner LNG tank is complete at Bluff Creek.
- Installation of the LNG tank containment is complete at Bluff Creek.
- Installation of the gas piping to tie into the existing gas laterals is complete at both sites.
- Installation of the equipment and administration buildings are in progress at both sites.
- Installation and welding of the process piping is in progress at both sites.
- Installation of electrical work is in progress at both sites.

### 3. Status of Permits

Federal	Bluff Creek	Ixonia
USACE – Clean Water Act – Section 404	Not Applicable	Issued 5/31/2022
USACE – Rivers & Harbors Act – Section 10	Not Applicable	Issued 5/31/2022
State	Bluff Creek	Ixonia
PSCW - Certificate of Authority	Issued 12/22/2021	Issued 12/22/2021
WDNR - Air Permit (NR 406 & 407)	Issued 7/01/2021	Issued 7/01/2021
WDNR - Construction Site Erosion Control & Stormwater Management Permit (NR 216)	Issued 8/31/2021	Issued 8/31/2021

July 28, 2023

**Via Email:** [mattz@jeffersoncountywi.gov](mailto:mattz@jeffersoncountywi.gov)

Jefferson County Planning & Zoning Committee  
c/o Matt Zangl, Director of Planning and Zoning  
Jefferson County Courthouse  
311 S. Center Avenue, Room 201  
Jefferson, WI 53549

**Re: R4474A-23 – Mark Foelker/ABC Acres, Inc. 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 (“Mark Foelker Rezone Request”)**

**R4475A-23 – Thomas & Rene Foelker/ABC Acres, Inc. Property: 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 (“Tom Foelker Rezone Request”)(the Mark Foelker Rezone Request and the Tom Foelker Rezone Request may collectively be referred to herein as the “Rezone Requests”)**

Dear Jefferson County Planning & Zoning Committee Members:

Our firm represents Mark A. Foelker and Thomas A. Foelker, and I am writing to you regarding the above-referenced rezoning petitions in anticipation of the Jefferson County Planning & Zoning Committee (“P&Z Committee”) meeting to be held on Monday, July 31, 2023 at 8:30am.

## BACKGROUND

The above-referenced rezone requests stem from an agreement between ABC Acres, Inc. (“ABC Acres”) and former shareholders of ABC Acres. In particular, as part of that agreement, ABC Acres agreed to (i) convey to Mark A. Foelker (“Mark”) four (4) acres of ABC Acres land contiguous to Mark’s residence in Jefferson County, WI [Tax Parcel 010-0615-2741-002] (“Mark’s Residence”), and (ii) convey to Thomas A. Foelker (“Tom”) four (4) acres of land contiguous to Tom’s residence in Jefferson County, WI [Tax Parcel 010-0515-1212-001] (“Tom’s Residence”). Mark’s Residence, Tom’s Residence and the ABC Acres land in question are all located in the Town of Hebron, Jefferson County, Wisconsin.

Jefferson County Planning & Zoning Committee  
c/o Matt Zangl, Director of Planning and Zoning  
July 28, 2023  
Page 2

Dan Higgs, a surveyor with Combs & Associates, Inc., filed the subject Rezone Requests with Jefferson County in April 2023 in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance. Said Rezone Requests were approved, as filed, by the Town of Hebron. On June 15, 2023, the P&Z Committee held a public hearing on the subject Rezone Requests.

The P&Z Committee held a Decision Meeting on June 26, 2023, and, at said meeting, made the following recommendations to the Jefferson County Board regarding the subject Rezone Requests:

- Mark Foelker Rezone Request: 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 as a consolidation of parcels of record. It will utilize the last available A-3 zones for multiple properties; therefore, rezoning is conditioned upon recording of an affidavit acknowledging that fact. It will also be conditioned upon a final certified survey map for the lot, and suitable soil tests if needed. R4474A-23.
- Tom Foelker Rezone Request: Rezone all of PIN 010-0515-1212-001 (1.243 ac) owned by Foelker and 2 acres of PIN 010-0515-1212-000 (38.767 ac) owned by ABC Acres to create an approximately 3.2-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. This utilizes the last available A-3 zone for the property; therefore, rezoning is conditioned upon recording of an affidavit acknowledging that fact. It is further conditioned upon approval and recording of a final certified survey map for the lot, and suitable soil tests if needed. R4475A-23.

On July 11, 2023, the Jefferson County Board adopted an Ordinance to amend the official zoning map of Jefferson County, which included the subject Rezone Request as recommended by the P&Z Committee at its Decision Meeting held on June 16, 2023.

## PROPOSAL

Although the County Board, upon the recommendation of the P&Z Committee, approved the rezone of four (4) acres contiguous to Mark's Residence, the adoption of the Ordinance approving the Rezone Requests differs from what was anticipated under the agreement between ABC Acres and its former shareholders, as the County Board approved the rezone of only two (2) of the four (4) acres to be conveyed to Tom. It's my understanding that the Tom Foelker Rezone Request was limited to two (2), one (1) acre splits due to the number of splits available from parent parcels contiguous to Tom's Residence.

Subsequent to the P&Z Committee Meeting held on June 26, 2023, I have had numerous conversations with P&Z Director Zangl to discuss various ways to possibly address the



Jefferson County Planning & Zoning Committee  
c/o Matt Zangl, Director of Planning and Zoning  
July 28, 2023  
Page 3

differences between the parties' agreement (i.e., the agreement between ABC Acres and its former shareholders) and what was approved by the P&Z Committee and the County Board, in order to bring the Rezone Requests more in line with the parties' underlying agreement.

As such, Mark A. Foelker and Thomas A. Foelker are proposing that the P&Z Committee approve the reduction of the rezone request of ABC Acres land surrounding Mark's residence to three (3) acres instead of four (4), while simultaneously requesting that the rezone of the acreage surrounding Tom's parcel be increased from two (2) to three (3) acres. No additional ABC Acres splits would be needed, and all parties are aware that all splits will be exhausted under this proposal. We believe that this proposed combination is consistent with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance. Of note, the total numbers of ABC Acres land (and prime lots) rezoned from A-1 to A-3 in the Town of Hebron would remain the same under this proposal (6 acres), with the only change being the relocation a one (1) acre split from Mark to Tom.

For your reference, attached hereto as Exhibit A is a copy of a revised CSM for Mark Foelker's property showing the combination of his current parcel together with three (3) acres of ABC Acres land. In addition, a copy of a revised CSM for Tom Foelker's property showing the combination of his current parcel together with three (3) acres of contiguous ABC Acres land is attached hereto as Exhibit B.

Thank you for your attention to these matters.

Regards,

**BRENNAN ■ STEIL** S.C.

By:



William F. Springer

E-Mail: [wspringer@brennansteil.com](mailto:wspringer@brennansteil.com)

WFS

Enc.

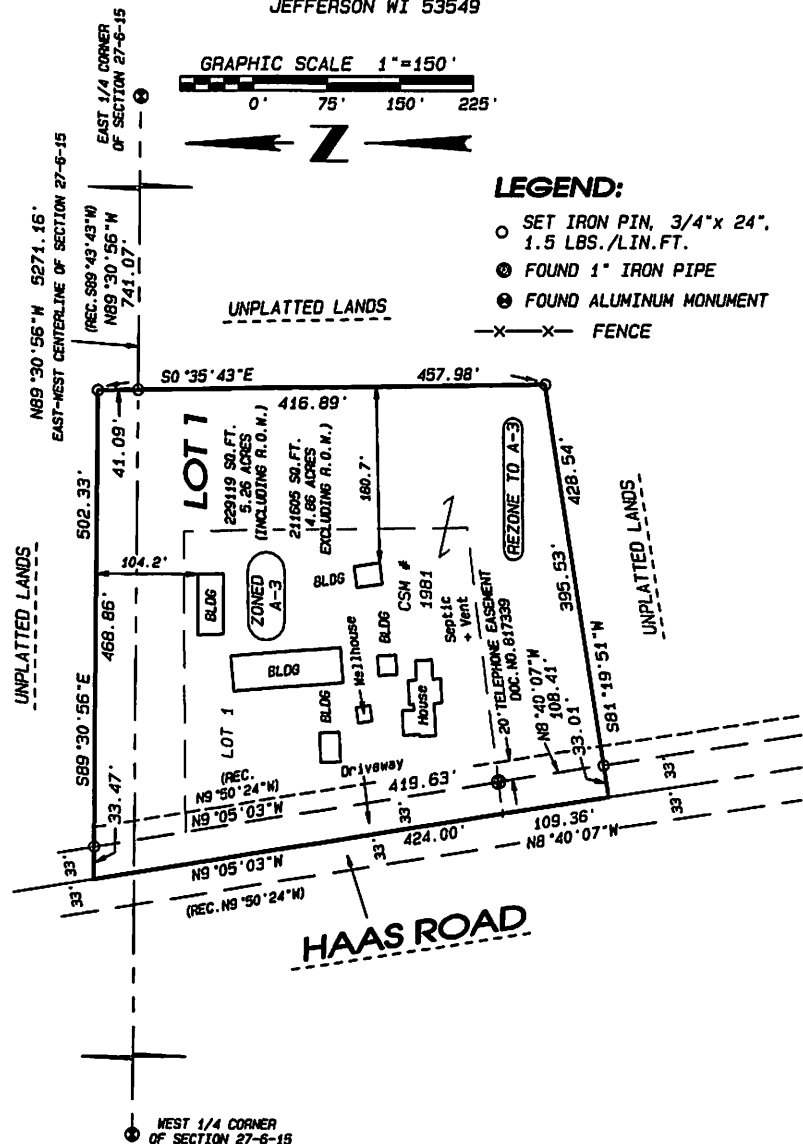
cc: Mark Foelker

Thomas Foelker

01510583.DOCX

LOT 1 OF CERTIFIED SURVEY MAP NO. 1981, RECORDED IN VOLUME 6, PAGE 237 OF CERTIFIED SURVEY MAPS OF JEFFERSON COUNTY, WISCONSIN, AS DOCUMENT NO. 824805; ALSO PART OF THE NE 1/4 OF THE SE 1/4 AND PART OF THE SE 1/4 OF THE NE 1/4 OF SECTION 27, T.6N., R.15E. OF THE 4TH P.M., TOWN OF HEBRON, JEFFERSON COUNTY, WISCONSIN.

OWNERS OF RECORD:  
ABC ACRES INC.  
W3467 LOWER HEBRON RD.  
FORT ATKINSON, WI 53538



**SHEET 1 OF 4 SHEETS**

**Combs**  
**& ASSOCIATES**

- LAND SURVEYING
- LAND PLANNING
- CIVIL ENGINEERING

109 N. Milwaukee St.  
Janesville, WI 53548  
[www.combsurvey.com](http://www.combsurvey.com)

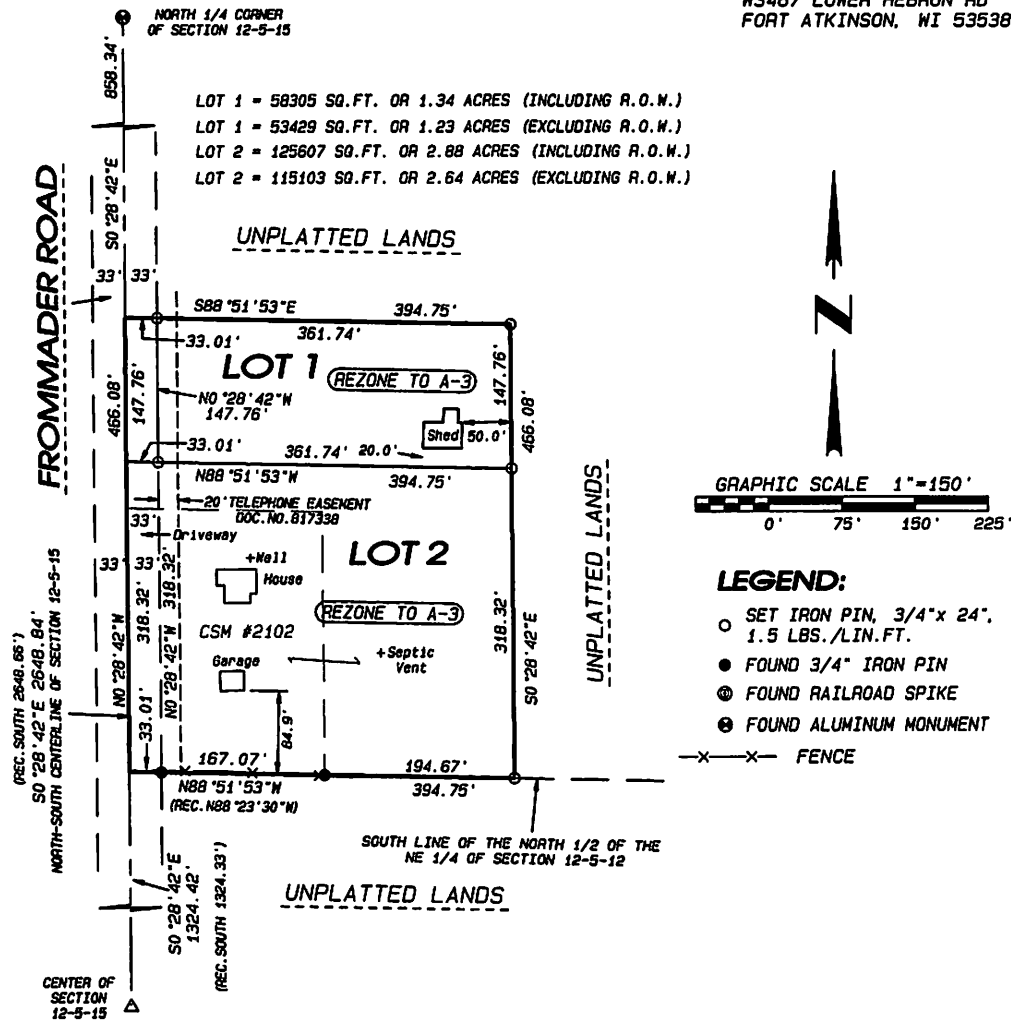
tel: 608 752-0575  
fax: 608 752-0534

# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

LOT 1 OF CERTIFIED SURVEY MAP NO. 2102, RECORDED IN VOLUME 7, PAGE 70 OF CERTIFIED SURVEY MAPS OF JEFFERSON COUNTY, WISCONSIN AS DOCUMENT NO. 838810; ALSO PART OF NW ¼ OF THE NE ¼ OF SECTION 12, T.5N., R.15E. OF THE 4TH P.M., TOWN OF HEBRON, JEFFERSON COUNTY, WISCONSIN.

OWNER OF RECORD:  
THOMAS A. FOELKER  
RENE J. FOELKER  
N2018 FROMMADER RD  
FORT ATKINSON, WI 53538

OWNER OF RECORD:  
ABC ACRES INC  
W3467 LOWER HEBRON RD  
FORT ATKINSON, WI 53538



Project No. 123 - 108  
For: MILTON PROPANE

SHEET 1 OF 4 SHEETS

**Combs & Associates**  
 • LAND SURVEYING  
 • LAND PLANNING  
 • CIVIL ENGINEERING

109 N. Milwaukee St.  
Janesville, WI 53548  
www.combsurvey.com  
tel: 608 752-0575  
fax: 608 752-0534



Phone (262) 567-6982  
FAX (920) 261-4799  
E-mail: jerry@hoeflerexcavating.com



W1320 Marietta Avenue  
Ixonia, Wisconsin 53036  
Cert. # 222479

Jefferson County  
Zoning & Sanitation Dept.  
320 South Main St. Room 201  
Jefferson, WI. 53549

June 13, 2023

**Project:**  
Timothy P. Otterstatter  
**Project Location:** W2866 East Gate Drive  
Town of Watertown

Members of Jefferson County Zoning and Sanitation,  
Regarding to the property located at W2866 East Gate Drive. This is a shop building used for repair of agriculture equipment. Due to the type of work done in this building there is a high potential for petroleum products to get into the POWTS system. Routine shop cleanup, and frequent handwashing of grease and oil covered hands can make a high concentration of petroleum in the wastewater. It is our professional opinion that this site is best suited for a holding tank POWTS. By putting this wastewater into a holding tank, it can be properly treated before it is put back into the ground.

Sincerely,

William Hoeftler  
231249

**Sarah Elsner**

---

**From:** sarahE@jeffersoncountywi.gov  
**To:** Bill Hoefler  
**Subject:** RE: W2866 East Gate Drive

**From:** Bill Hoefler <bill@hoeflerexcavating.com>  
**Sent:** Monday, July 10, 2023 6:44 AM  
**To:** Sarah Elsner <sarahE@jeffersoncountywi.gov>  
**Subject:** RE: W2866 East Gate Drive

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

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Hi Sara,  
Thanks for looking at this for me.  
I have attached a soil map from the county website.  
It looks like the entire property has hydric soils, with severe limitations.  
I do think that a good part of the property has had standing water at some point in time.

Thanks, Bill

**From:** Bill Hoefler <[bill@hoeflerexcavating.com](mailto:bill@hoeflerexcavating.com)>  
**Sent:** Wednesday, July 5, 2023 6:39 PM  
**To:** Sarah Elsner <[sarahE@jeffersoncountywi.gov](mailto:sarahE@jeffersoncountywi.gov)>  
**Subject:** W2866 East Gate Drive

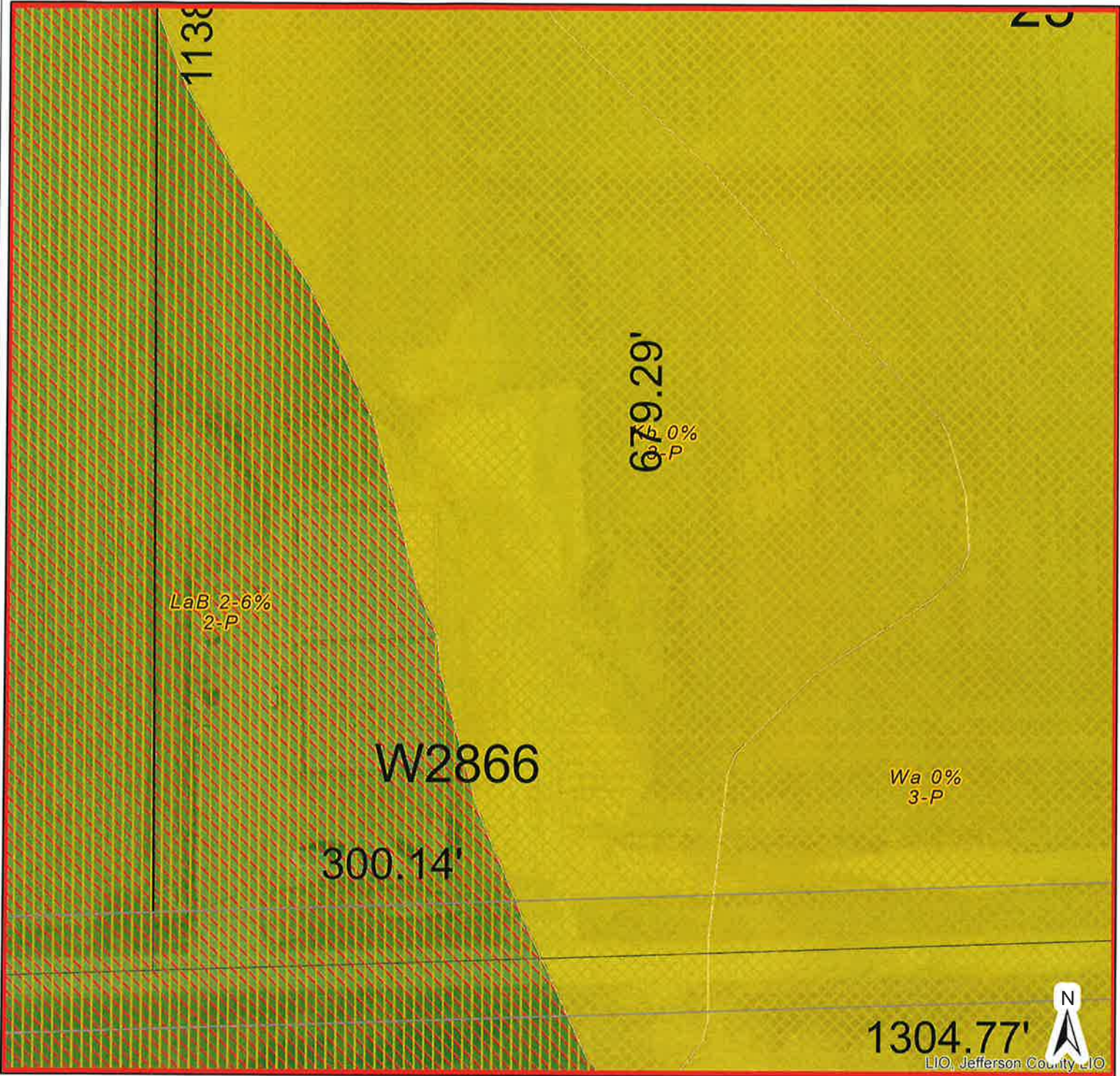
This Email has originated from outside Jefferson County's Email Domain. Please verify the Sender before opening any links or attachments. - Jefferson County MIS

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Hi Sarah,  
I am contacting you regarding the property located at W2866 East Gate dr. in the Town of Watertown. ( Parcel 032-0815-1223-000)  
This is currently an agricultural repair building with one employee, and two floor drains.  
The owner, Tim Otterstatter has asked me to send you a letter stating why a holding tank would be a good choice for his application.  
Has he contacted you regarding this?  
Attached is a letter and a plan.  
Please let me know if this will work.  
Thanks, Bill Hoefler



Jefferson County Land Information



- Municipal Boundaries

Parcel Lines

Property Boundary

Old Lot/Meander Lines

Rail Right of Ways

Road Right of Ways

Section Lines

Surface Water

Map Hooks

Tax Parcel Information

Hydric Soils

Whole Units

Inclusions

Moderate Limitation

Slight Limitation

Severe Limitation

1-P

2-P

3-P

3-NP

4-NP

5-NP

6-NP

7-NP

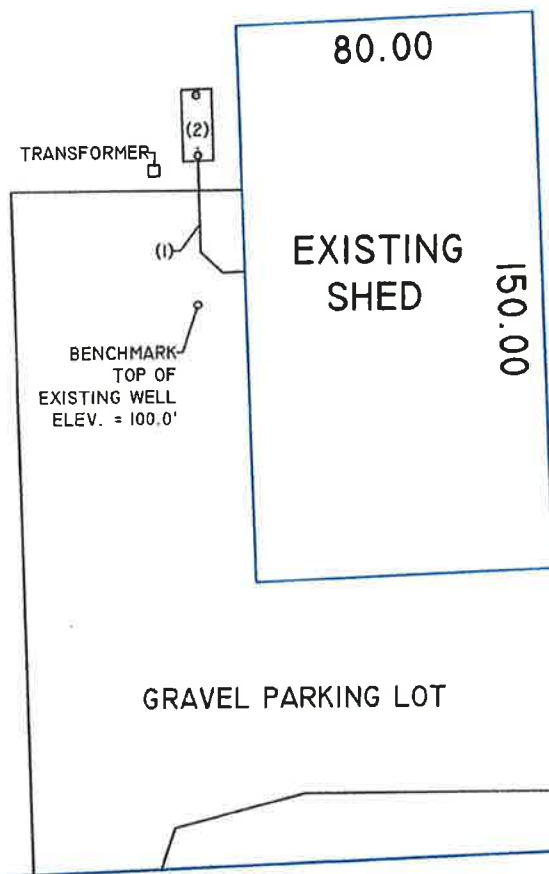
Prime Soil Classification

1-P

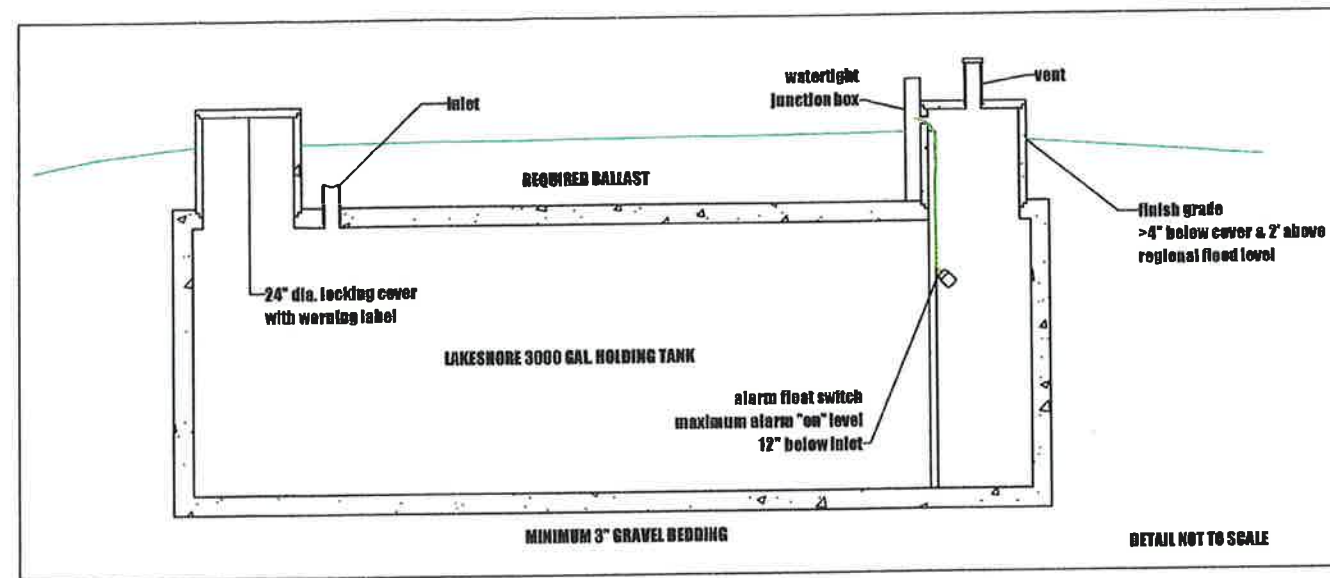
2-P
- 
- Jefferson County Geographic Information System
- DISCLAIMER: This map is not a substitute for an actual field survey or onsite investigation. The accuracy of this map is limited to the quality of the records from which it was assembled. Other inherent inaccuracies occur during the compilation process. Jefferson County makes no warranty whatsoever concerning this information.
- Printed on: July 10, 2023
- Author: Public User

1138.33

20.38 ACRE PARCEL



- (1) 4" PVC AS PER SPS 382.30
- (2) 3000 GALLON LAKESHORE HOLDING TANK



EAST GATE DRIVE

JERRY  
**HOEFLER**  
EXCAVATING INC.

N  
PAGE 2

PHONE: 262-567-6982 FAX: 920-261-4789 E MAIL: jerry@hoeflorexcavating.com

PARCEL ID# 032-0815-1223-000

owner approval :

Owner: Timothy Otterstatter

Location: W2866 East Gate Drive, Town of Watertown, Jefferson County

Scale: 1" = 50'

Date: 6/7/23

Cert. # 231249



Gallitz Grading Inc  
N6131 County Road Y  
Johnson Creek, WI 53038  
920-699-9347

TO: Jefferson County Zoning

RE: Scott Schiefelbein property @ N6077 Country View Ln., Sullivan holding tank

To Whom It May Concern:

To install an effluent line to existing house septic system it would have to cross an existing ROW easement. The existing seepage cells would be approximately 450' from the location of proposed bathroom in the existing building. There will be approximately 35' of lift from proposed bathroom up to existing seepage cells (that would take a big pump, possibly 3-phase electric) and there's no 3-phase available. In my professional opinion, I think a holding tank would be the best option due to the conditions listed above.

Sincerely,



Thomas E. Gallitz  
MPRS 227300

7-24-23

Scott Schiefelbein  
N6077 Country View Lane  
Sullivan WI 53178-9760

Jefferson County  
311 S. Center Avenue  
Jefferson WI. 53549

Dear Board of Review,

I'm writing to you hoping to acquire a Sanitary Permit for a Holding Tank for a convenience bathroom in my barn. I'm working with Gallitz Grading, and they had Jeff Levake come to the property to do a soils test. After he evaluated the location, elevation, and boundaries, he contacted Sara from Jefferson County. She looked at the property and told Jeff a test hole wasn't necessary, and agreed there was no suitable location for a system.

I am a farmer and now spend most of my time in and around the barn. I am also 65 years old with my own challenges and disabilities. My barn is 855 feet away from the door of the house. This has created an additional challenge. Unfortunately, at my age, and condition, the phrase (mad dash) is not in my vocabulary. I'm hoping and looking forward to a favorable decision. This will improve the quality of life for me and save me precious time.

Thank you for this consideration.

Scott Schiefelbein

715-790-6963

scottschiefelbein@yahoo.com



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

System Elevations: Holding Tank

Benchmark:  $\Delta = 100.0'$   
At \_\_\_\_\_

Boring Elevations: B1 \_\_\_\_\_ B3 \_\_\_\_\_ B5 \_\_\_\_\_  
B2 \_\_\_\_\_ B4 \_\_\_\_\_ B6 \_\_\_\_\_

Note: No Wells Within 50' Of Test Site.

Scale: 1" = 50'

Property Owner: Schietelbein, Scott + Joyce

Property Location: N6077 Country View Ln  
NW, NE, SE, SW, R16E Town of Concord

87.58'

House

N6077

12-4

447.76'

RESERVE ROW

Driveway +  
Parking

VAC ROW

Filled Area

personal use only

758-46

Existing Building



Proposed Holding Tank

Flood Plain

P3

Ordinance and Section 11.10 Shoreland Provisions: [Amended 2/8/00, Ord. No. 99-28; Ord. No. 2018-13, 08/13/2018] [am. 01/11/22, Ord No. 2021-16]

**(f) Lot Width -Minimum forty (40) feet (served by public sewer).**

- i. Minimum fifty (50) feet (served by private sewer).
- ii. Lot Area - Minimum five thousand (5,000) square feet (served by public sewer).
- iii. Minimum ten thousand (10,000) square feet (served by private sewer).

**(g) Yard Setbacks**

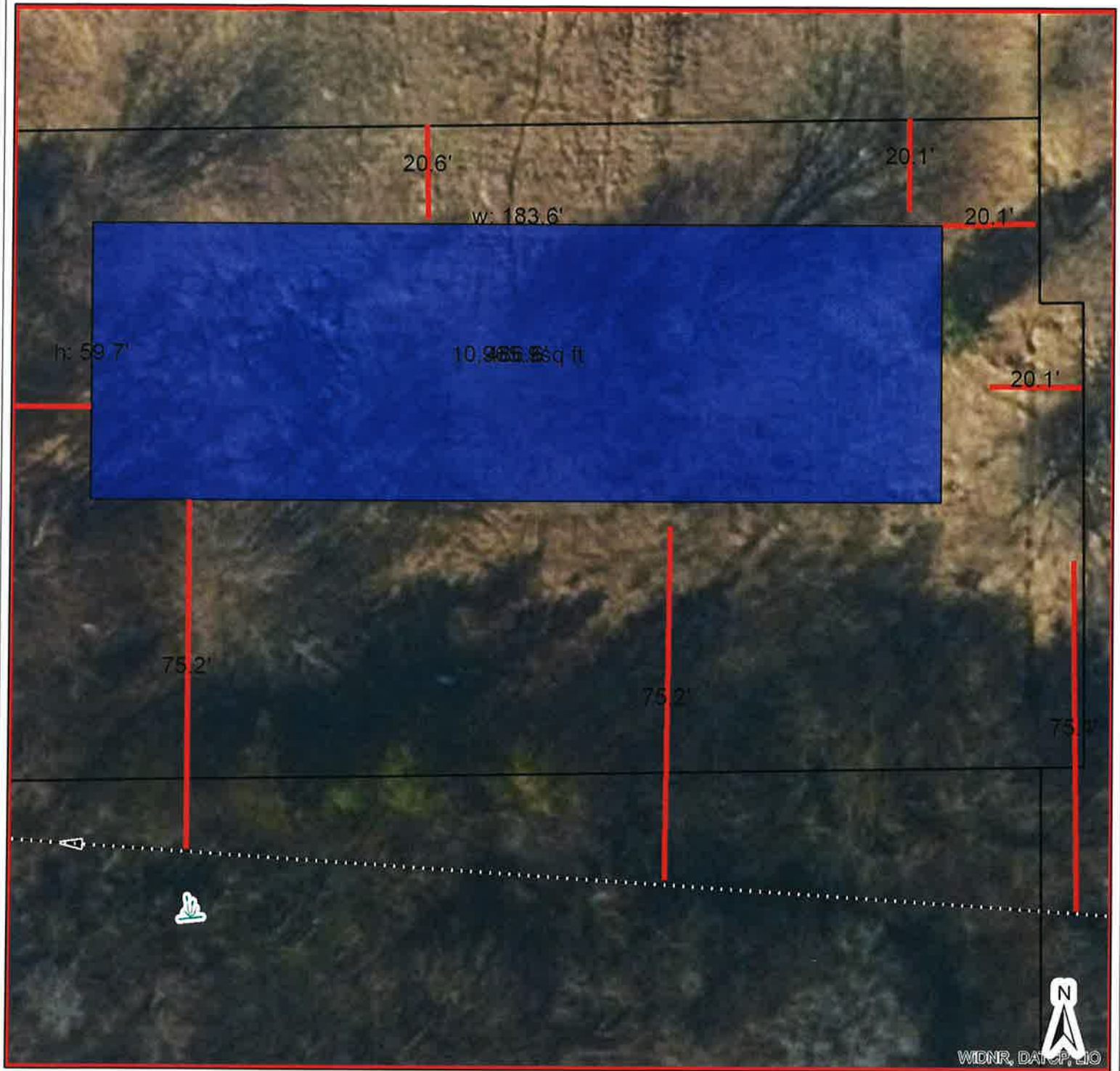
- i. Street: Minimum twenty-five (25) feet from lot line; the second street yard on corner lots shall be not less than ten (10) feet from the lot line.
- ii. Rear: Minimum fifteen (15) feet from lot line.
- iii. Side: Minimum five (5) feet from lot line.
- iv. Shore: Minimum seventy-five (75) feet.
- v. Accessory Structures: A minimum yard for detached accessory structures is three (3) feet if located in rear yard area of principal structure.

[Resolution No. 85, 08/14/1979; Ord. No. 2018-13, 08/13/2018]

**(h) Non-farm residences within the A-1 District.** Residences within the A-1 district legally constructed before January 15, 1975, but not defined as a farm residence under Section 11.02, may continue as prior nonconforming uses, and shall not be subject to any standard or limitation under Section 11.09, except for the following: [Ord. No. 2018-13, 08/13/2018]

1. A residence as established under subsection (f) above, which has been removal, abandoned, or is no longer used as a residence may be replaced, reconstructed, or improved if substantial evidence is provided documenting the previous existence of such legal residence and the replacement, reconstruction, or improvement occurs within 15 years of the residence's removal, abandonment, or nonuse as a residence. If the replacement or reconstruction is requested more than 15 years after the removal, abandonment, or nonuse as a residence, the request shall be made to the Planning and Zoning Committee. The Committee shall review the request for compliance with this ordinance and the Agricultural Preservation and Land Use Plan. The replacement or reconstruction shall meet all provisions of this Ordinance. [am. 01/11/22, Ord No. 2021-16]
2. Where such a nonconforming use is damaged by fire, explosion, flood, the public enemy, or other calamity, or is dismantled for the purpose of reconstruction, it may be restored or replaced, as long as the replacement residence is placed within 100 feet of the residence built before January 15, 1975, and in compliance with all other county ordinances and state laws. [cr. 3/13/12, Ord. 2011-28; Ord. No. 2018-13, 08/13/2018]

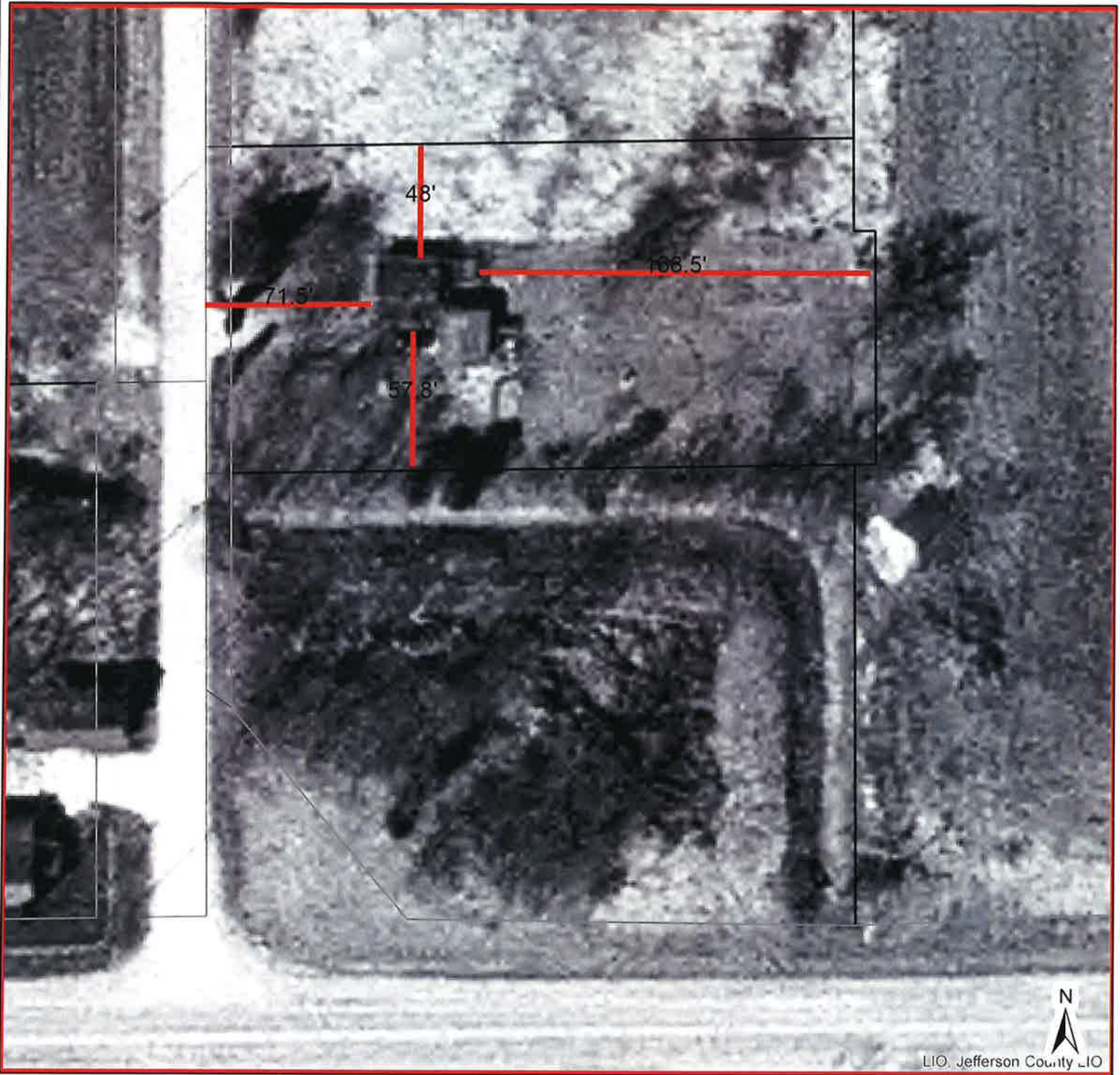
# Jefferson County Land Information














- |                     |                       |  |                    |  |                        |
|---------------------|-----------------------|--|--------------------|--|------------------------|
|                     | Municipal Boundaries  |  | Road Right of Ways |  | Flowline Direction     |
| <b>Parcel Lines</b> |                       |  |                    |  |                        |
|                     | Property Boundary     |  | Section Lines      |  | Surface Water          |
|                     | Old Lot/Meander Lines |  | Map Hooks          |  | Tax Parcel Information |
|                     | Rail Right of Ways    |  |                    |  |                        |



# Jefferson County Land Information



- |  |  |  |
|--|--|--|
|  Municipal Boundaries  |  Road Right of Ways     | <b>B&amp;W Spring 2000</b>   |
| <b>Parcel Lines</b>  |  Section Lines          |  High : 248 |
|  Property Boundary     |  Surface Water          |  Low : 51   |
|  Old Lot/Meander Lines |  Map Hooks              |  |
|  Rail Right of Ways    |  Tax Parcel Information |  |



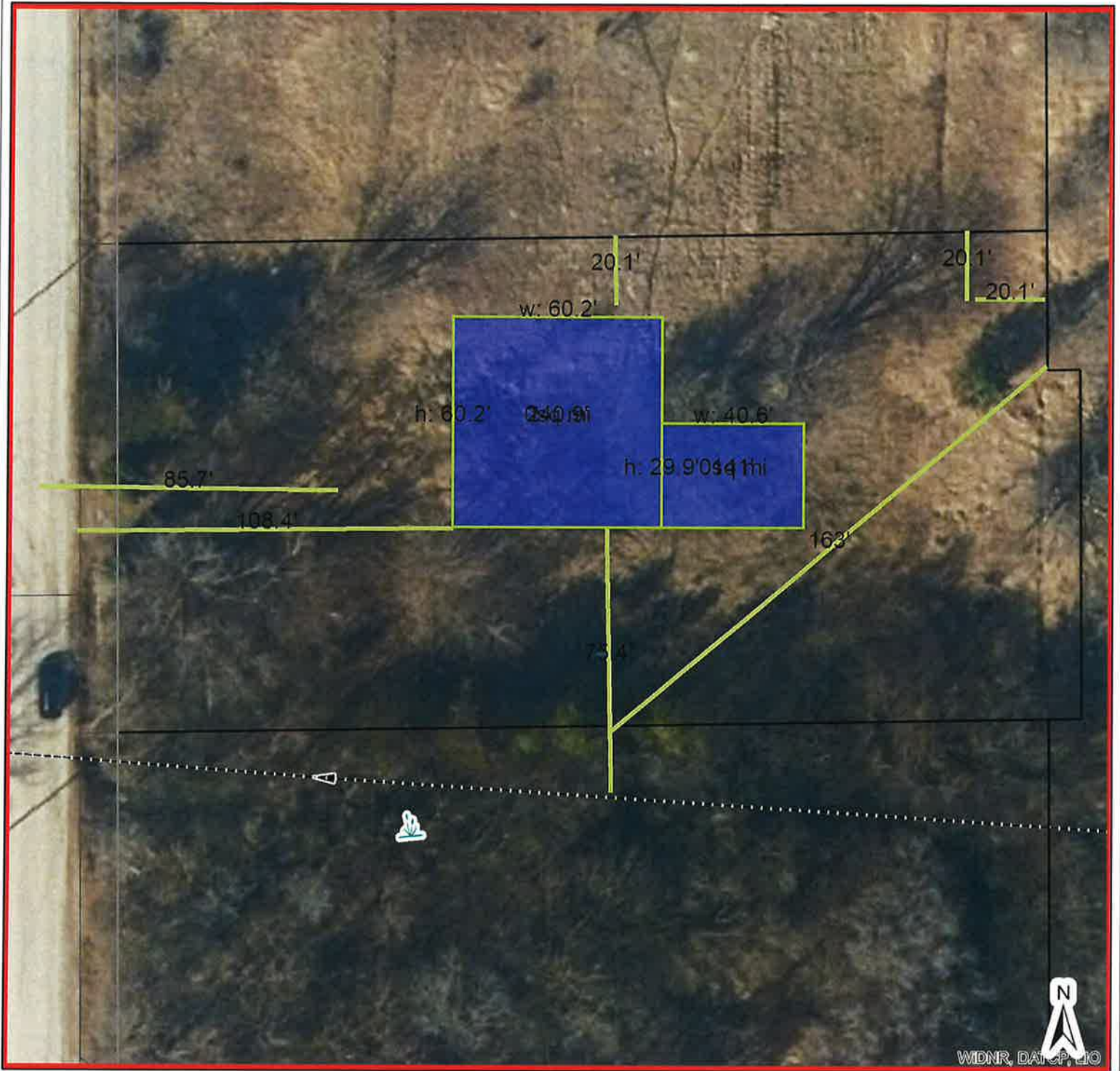
Jefferson County Geographic Information System

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: July 9, 2023

Author: Public User

# Jefferson County Land Information



Municipal Boundaries



Road Right of Ways



Flowline Direction

## Parcel Lines



Property Boundary



Section Lines



Old Lot/Meander Lines



Surface Water



Map Hooks



Rail Right of Ways



Tax Parcel Information



1 inch = 40 feet



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.

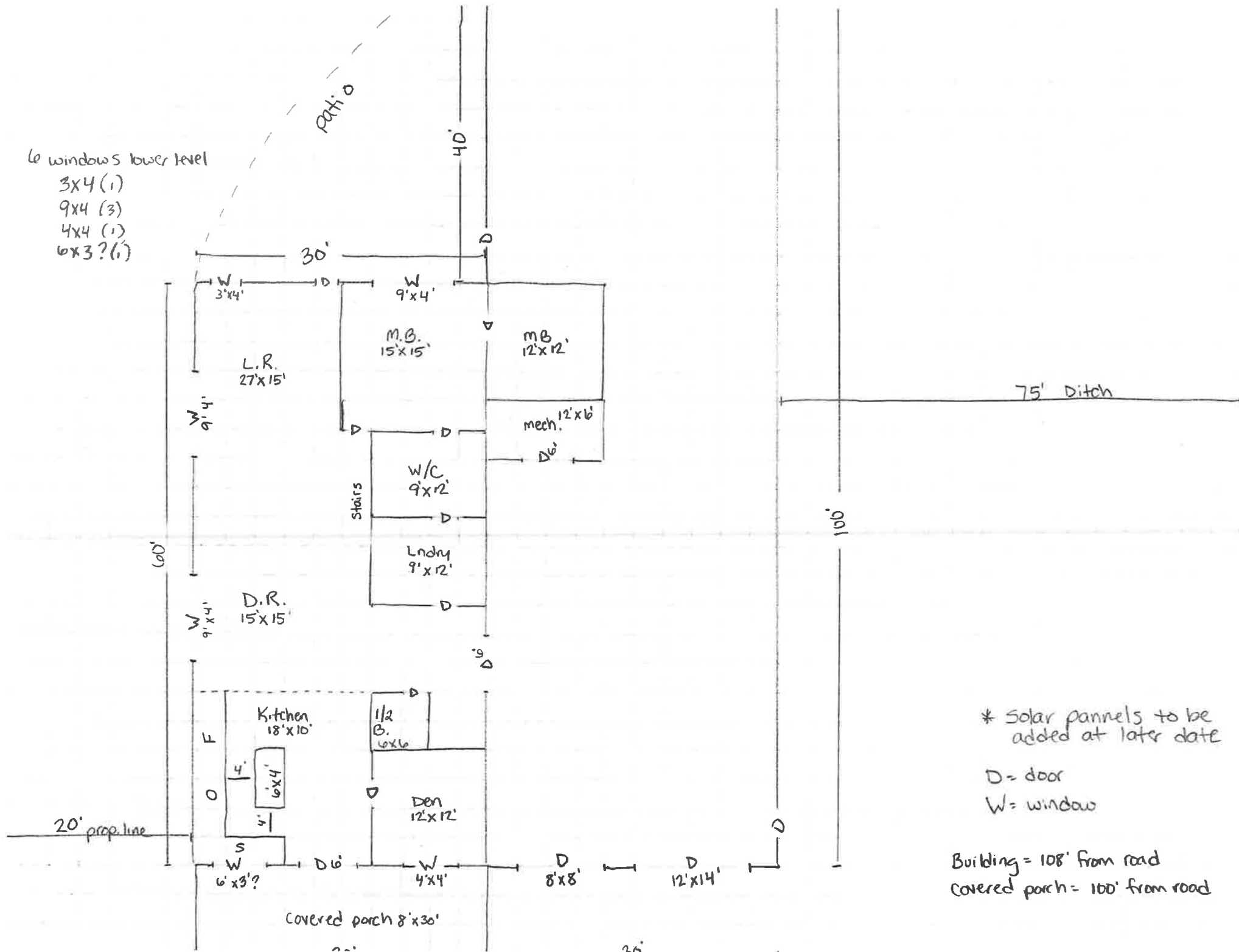
Printed on: July 9, 2023

Author: Public User



6 windows lower level

3x4 (1)  
9x4 (3)  
4x4 (1)  
6x3? (1)



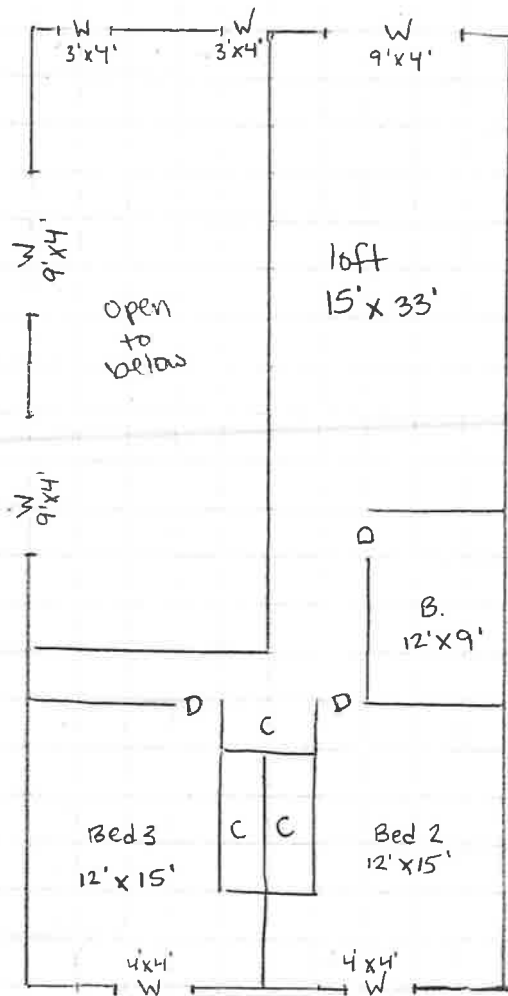
\* Solar pannels to be added at later date

D = door

W = window

Building = 108' from road  
Covered porch = 100' from road





7 windows upper level

3x4 (2)

9x4 (3)

4x4 (2)

# OAKLAND HILLS SUBDIVISION

## PRELIMINARY PLAT

A PARCEL OF LAND LOCATED IN THE SE1/4 AND THE SW ¼ OF THE SW ¼ OF SECTION 4 AND PART SE ¼ OF THE SE ¼ OF SECTION 5, TOWN 6 NORTH, RANGE 13 EAST, IN THE TOWN OF OAKLAND, JEFFERSON COUNTY, WISCONSIN.

### SURVEYOR'S CERTIFICATE

I, PAUL H. VAN HENKELUM, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT I HAVE SURVEYED, DIVIDED, AND MAPPED THE LAND HEREIN DESCRIBED:

A PARCEL OF LAND LOCATED IN THE SE1/4 AND THE SW ¼ OF THE SW ¼ OF SECTION 4 AND PART SE ¼ OF THE SE ¼ OF SECTION 5, TOWN 6 NORTH, RANGE 13 EAST, IN THE TOWN OF OAKLAND, JEFFERSON COUNTY, WISCONSIN, BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE SW CORNER OF SAID SECTION 4, ALSO BEING THE POINT OF BEGINNING, THENCE N89°41'40"W ALONG THE SOUTH LINE OF SAID SOUTHEAST ¼ OF SECTION 5, 1330.63'; THENCE N00°31'12"E, 550.30'; THENCE N74°02'26"E, 411.75'; THENCE S89°42'38"E, 282.23'; THENCE N00°16'54"W, 375.66'; THENCE N87°15'04"E, 145.24'; THENCE N00°53'34"E, 215.10' TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF US HIGHWAY 18; THENCE S89°41'28"E ALONG SAID SOUTH RIGHT-OF-WAY, 26.14'; THENCE CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY 571°17'03"E, 79.06'; THENCE CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY S89°42'31"E, 100.00'; THENCE CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY N84°34'30"E, 100.50'; THENCE CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY S89°42'30"E, 299.97'; THENCE CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY N84°35'32"E 100.50'; THENCE CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY S89°42'12"E, 207.75'; THENCE S00°17'20"W ALONG THE WEST LINE OF CSM #1873, 404.23'; THENCE S89°42'37"E ALONG THE SOUTH LINE OF SAID CSM, 536.15'; THENCE N00°03'50"E ALONG THE EAST LINE OF SAID CSM, 414.13' TO A POINT ON SAID SOUTH RIGHT-OF-WAY LINE; THENCE S89°41'58"E ALONG SAID SOUTH RIGHT-OF-WAY, 407.71'; THENCE CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY S83°59'21"E, 150.74'; THENCE CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY S89°42'00"E, 199.99'; THENCE CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY N84°08'49"E, 140.04'; THENCE WITH A CURVE TO THE RIGHT A CURVE LENGTH OF 112.65', A RADIUS OF 2080.63', HAVING A CHORD THAT BEARS S88°32'54"E FOR A LENGTH OF 112.65'; THENCE CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY S27°01'49"E, 23.42' TO A POINT; THENCE THENCE S03°00'06"W, 157.56' TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF COUNTY ROAD A; THENCE WITH SAID WEST RIGHT-OF-WAY ALONG A CURVE TO THE RIGHT A CURVE LENGTH OF 254.99', AND A RADIUS OF 510.26, A CHORD THAT BEARS S17°41'31"W FOR A LENGTH OF 252.35'; THENCE CONTINUING ALONG SAID WEST RIGHT-OF-WAY S32°33'44"W, 1001.47' TO THE SOUTH LINE OF THE SW1/4 OF SECTION 4; THENCE N89°45'05"W, 1338.72' ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 3,156,583.9 SF / 72.46 ACRES MORE OR LESS.

I FURTHER CERTIFY THAT I HAVE MADE SAID SURVEY, LAND DIVISION, AND PLAT BY THE DIRECTION OF OWNER OF SAID LAND.

THAT SUCH PLAT IS A CORRECT REPRESENTATION OF ALL THE EXTERIOR BOUNDARIES OF THE LANDS SURVEYED AND THE SUBDIVISION THEREOF MADE.

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236 OF THE WISCONSIN STATUTES AND THE SUBDIVISION REGULATIONS OF THE TOWN OF OAKLAND AND JEFFERSON COUNTY IN SURVEYING, DIVIDING, AND MAPPING THE SAME.

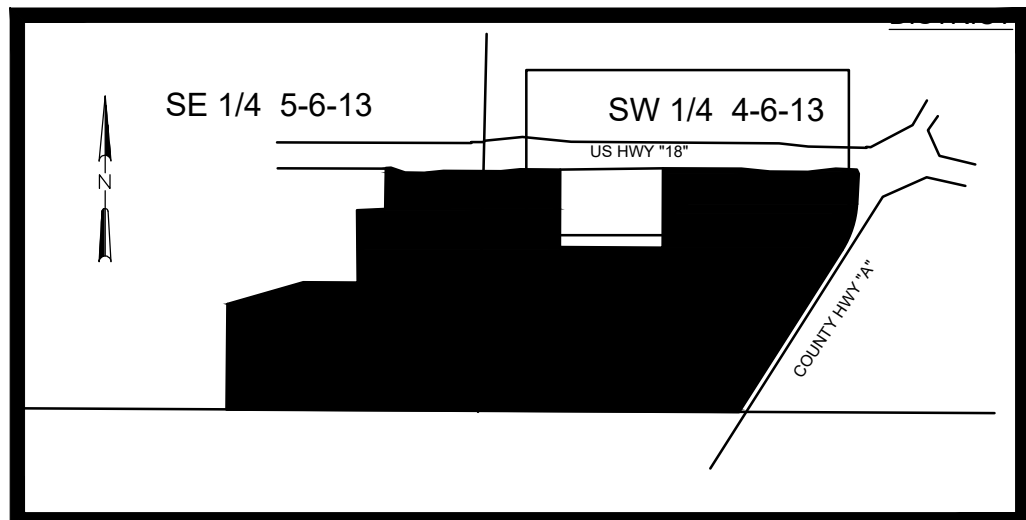
DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

PAUL H. VAN HENKELUM,  
WISCONSIN PROFESSIONAL LAND SURVEYOR, NO. 1931  
(original if signed in red)

### NOTES:

- TOTAL PARCEL OF LAND INCLUDED IN THIS PLAT CONTAINS 72.46 ACRES+/-.
- THIS PARCEL IS NOT IN A FLOOD HAZARD ARE PER FEMA FLOOD MAP 55055C0163F, EFFECTIVE 02/04/2015.
- ALL LOTS TO BE SERVED BY SANITARY SEWER PROVIDED BY THE TOWN OF OAKLAND SANITARY DISTRICT.
- SEE SHEET 3 FOR EXISTING TOPOGRAPHY.
- SEE SHEET 4 FOR EXISTING AND PROPOSED ZONING AND TREE AREAS.
- SOILS TAKEN FROM JEFFERSON COUNTY G.I.S. WEBSITE, JAN 29, 2023.
- THE ENVIRONMENTAL CORRIDOR TAKEN FROM JEFFERSON COUNTY G.I.S. WEBSITE JAN 29, 2023.
- WETLANDS DELINEATED BY WETLAND & WATERWAY CONSULTING, LLC ON 10-27-2021.
- SEE SHEET 2 FOR TANGENT TABLE, AND OTHER RESTRICTIONS.
- ELEVATIONS ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 ("NAD88").

### LOCATION MAP

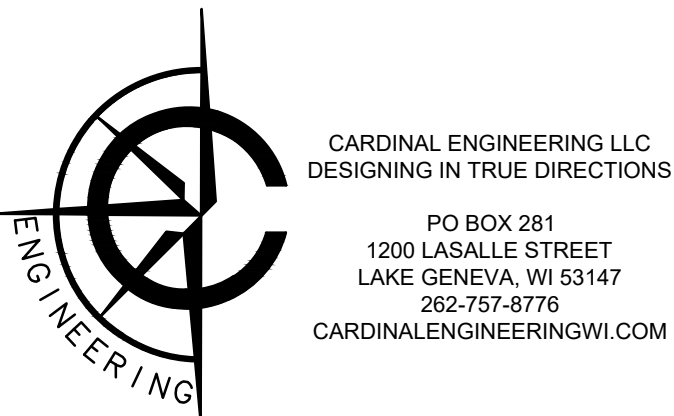
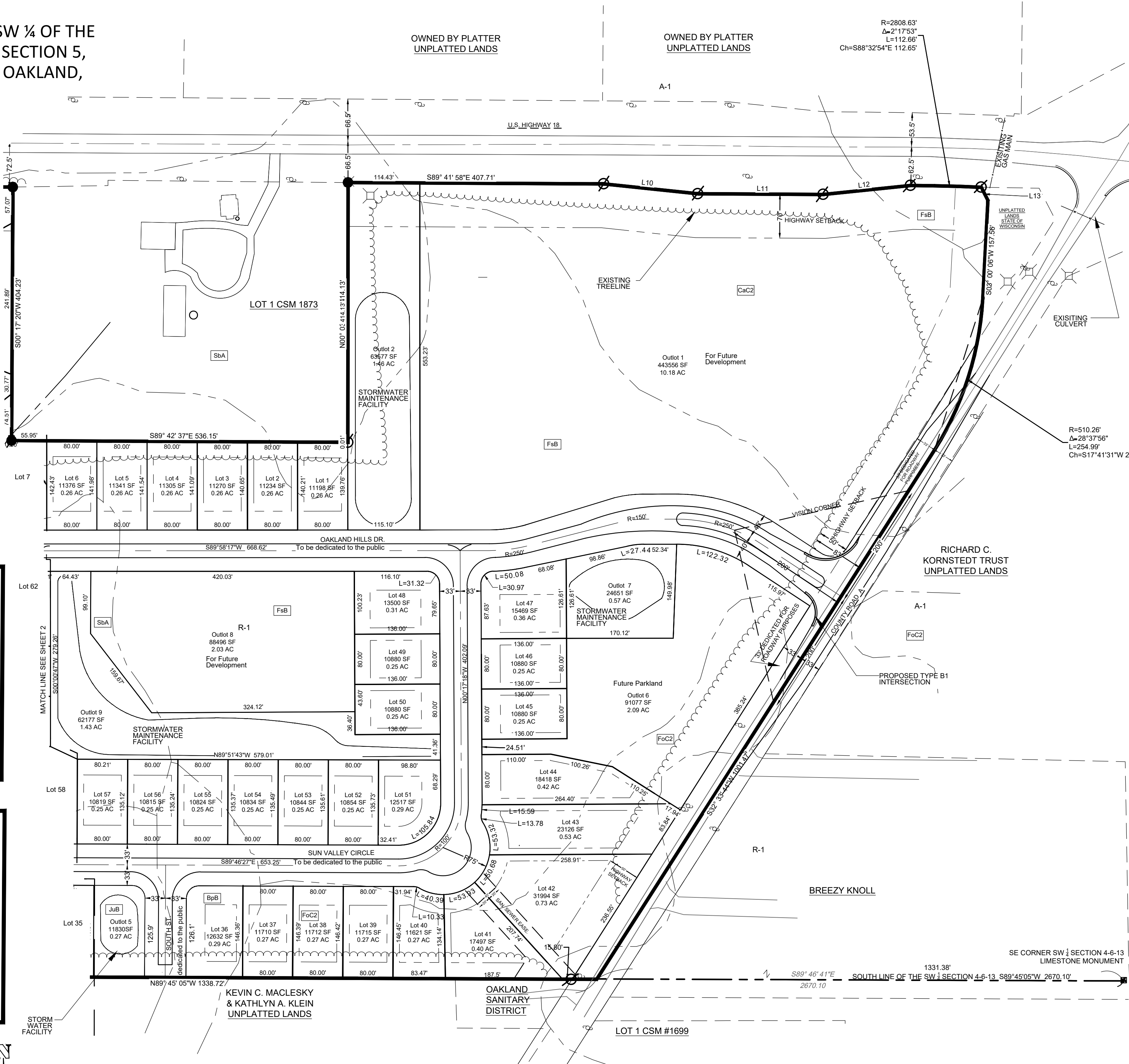
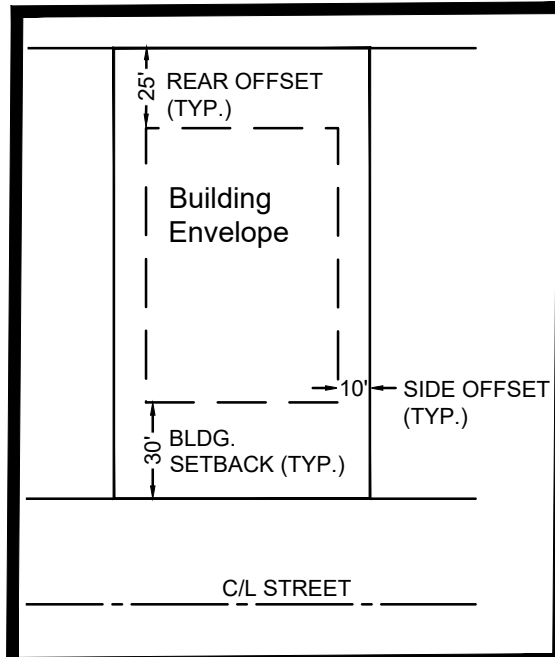


SE 1/4 OF SECT. 5 AND SW 1/4 OF SECT. 4 - T6N - R13E  
Scale 1" = 1000'

### LEGEND

- Found Section Corner
- Found 1" ID
- Iron Pipe Set 1 1/4" x 18"
- Found utility pedestal
- Found power pole
- Environmental Corridor
- Soil type, delineation
- Existing zoning
- Wetlands
- Existing contours

### TYPICAL LOT DETAIL



OWNER/DEVELOPER:  
JOHN A. & ANN E. DIDION  
W8961 RIPLEY ROAD  
CAMBRIDGE, WI 53147

SURVEYOR / ENGINEER:  
PAUL H. VAN HENKELUM  
CARDINAL ENGINEERING  
PO BOX 281 / 1200 LASALLE STREET  
LAKE GENEVA, WI 53147  
PHONE 262-757-8776

0 100 200  
SCALE: 1" = 100'

JOB No. 21416  
DATE: 02-16-2023  
REVISED 04-24-2023  
REVISED 6-26-2023  
SHEET 1 OF 4

INSTRUMENT DRAFTED BY: PAUL H. VAN HENKELUM, P.L.S., S-1931



# OAKLAND HILLS SUBDIVISION

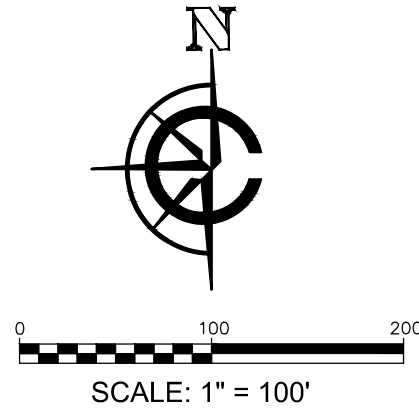
## PRELIMINARY PLAT

A PARCEL OF LAND LOCATED IN THE SE1/4 AND THE SW ¼ OF THE SW ¼ OF SECTION 4 AND PART SE ¼ OF THE SE ¼ OF SECTION 5, TOWN 6 NORTH, RANGE 13 EAST, IN THE TOWN OF OAKLAND, JEFFERSON COUNTY, WISCONSIN.

TANGENT TABLE		
LINE NUMBER	LENGTH (FT)	DIRECTION
L4	26.14	S89° 41' 28"E
L5	79.06	S71° 17' 03"E
L6	100.00	S89° 42' 31"E
L7	100.50	N84° 34' 30"E
L8	100.50	N84° 35' 32"E
L9	207.75	S89° 42' 12"E
L10	150.74	S83° 59' 21"E
L11	199.99	S89° 42' 00"E
L12	140.04	N84° 08' 49"E
L13	23.42	S27° 01' 49"E
L14	157.56	S03° 00' 06"W

### LEGEND

	Found Section Corner
	Found 1" ID
	Iron Pipe Set 1 1/4" x 18"
	Found utility pedestal
	Found power pole
	Environmental Corridor
	Soil type, delineation
	Existing zoning
	Wetlands
	Existing contours



### ACCESS RESTRICTION CLAUSE:

All lots and blocks are hereby restricted so that no owner, possessor, user, licensee, or other person may have any right of direct vehicular ingress from or egress to any highway lying within the right-of-way of U.S.H. "18". It is expressly intended that this restriction constitute a restriction for the benefit of the public as provided in s.236.293, Wisconsin Statutes, and shall be enforceable by the Wisconsin Department of Transportation or its assigns. Any access shall be allowed only by special exception. Any access allowed by special exception shall be confirmed and granted only through the driveway permitting process and all permits are revocable.

### HIGHWAY SETBACK RESTRICTION:

No improvements or structures are allowed between the right-of-way line and the highway setback line. Improvements and structures include, but are not limited to signs, parking areas, driveways, wells, septic systems, drainage facilities, buildings and retaining walls. It is expressly intended that this restriction is for the benefit of the public as provided in section 236.293, Wisconsin Statutes, and shall be enforceable by the Wisconsin Department of Transportation or its assigns. Contact the Wisconsin Department of Transportation for more information. The phone number may be obtained by contacting the County Highway Department.

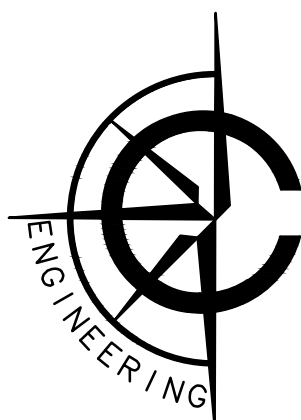
### NOISE NOTATION:

The lots of this land division may experience noise at levels exceeding the levels in s. Trans 405.04, Table 1. These levels are based on federal standards. The Department of Transportation is not responsible for abating noise from existing state trunk highways or connecting highways, in the absence of any increase by the department to the highways' through-lane capacity.

### OUTLOT CONVEYANCE:

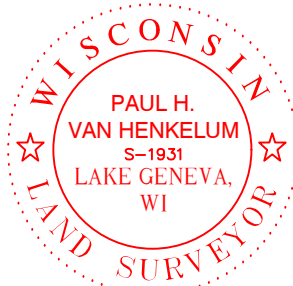
All conveyances of any lot in this subdivision shall be deemed to include as an appurtenance, an undivided one-fortysixth (1/46) interest in Outlot 5, the storm water management area, whether or not such fractional interest is specifically set forth in the conveying instrument, unless such fractional interest is identified with a particular lot has been acquired by a municipality or other lot owner in this subdivision. Such undivided fractional interests shall be held as tenants in common with the fractional interest held by other lot owners and shall not be conveyed without the lot to which it is appurtenant except as above.

SCOTT R. & AMY R.  
SIMDON  
UNPLATTED LANDS



CARDINAL ENGINEERING LLC  
DESIGNING IN TRUE DIRECTIONS

PO BOX 281  
1200 LASALLE STREET  
LAKE GENEVA, WI 53147  
262-757-8776  
CARDINALENGINEERINGWI.COM



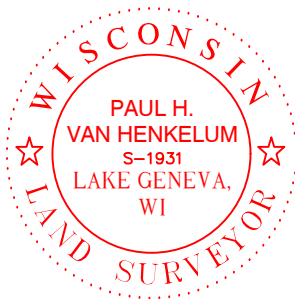
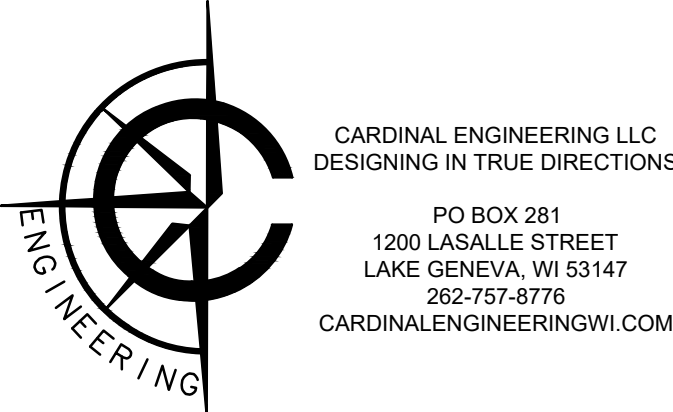
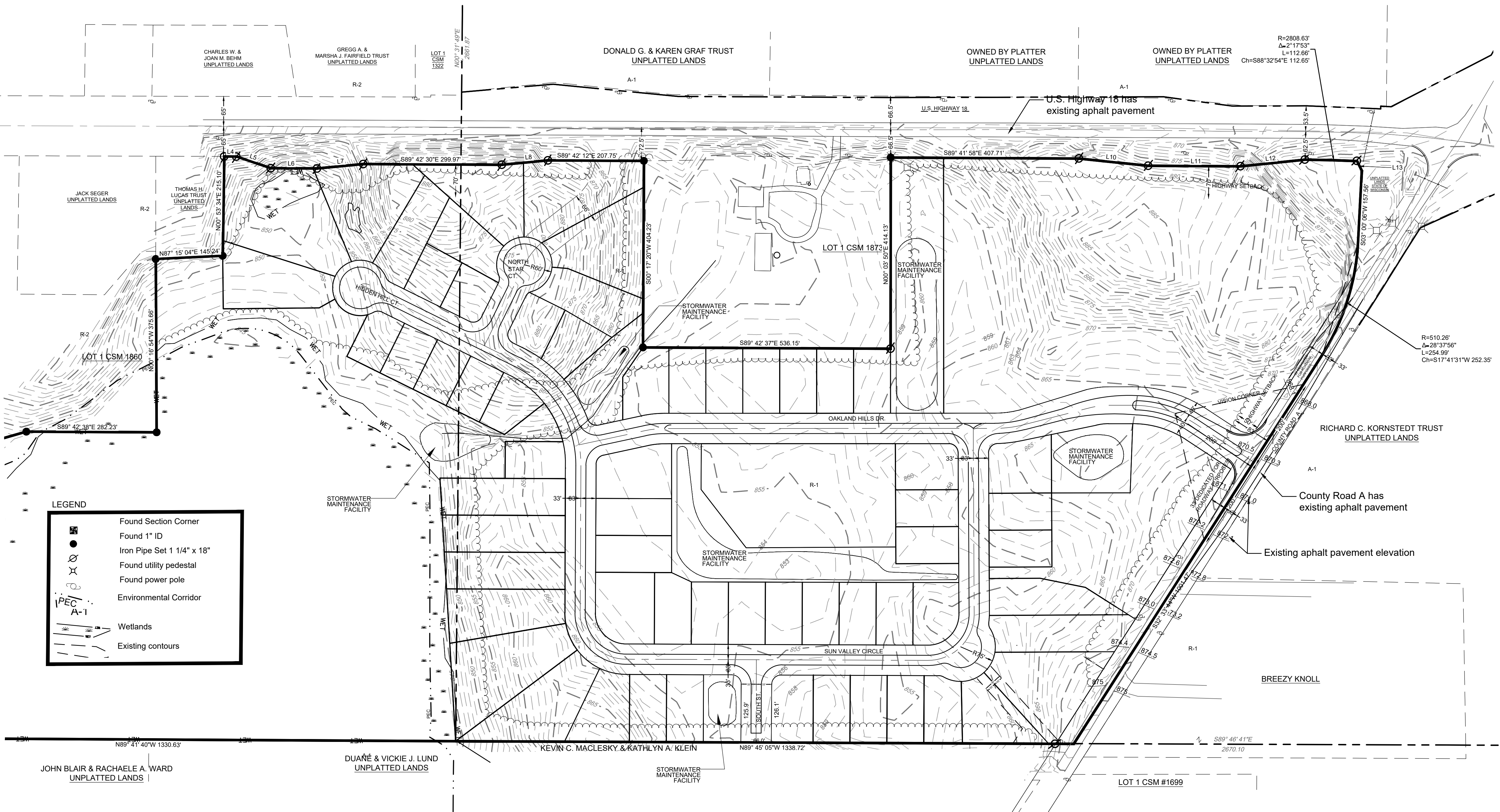
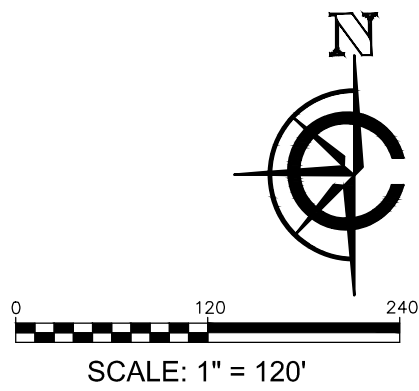


# OAKLAND HILLS SUBDIVISION

## PRELIMINARY PLAT

A PARCEL OF LAND LOCATED IN THE SE1/4 AND THE SW ¼ OF THE  
SW ¼ OF SECTION 4 AND PART SE ¼ OF THE SE ¼ OF SECTION 5,  
TOWN 6 NORTH, RANGE 13 EAST, IN THE TOWN OF OAKLAND,  
JEFFERSON COUNTY, WISCONSIN.

## TOPOGRAPHIC SURVEY



JOB No. 21416  
DATE: 02-16-2023  
REVISED 4-24-2023  
REVISED 6-26-2023  
SHEET 3 OF 4

INSTRUMENT DRAFTED BY: PAUL H. VAN HENKELUM, P.L.S., S-1931

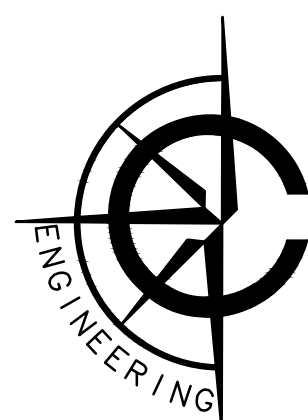
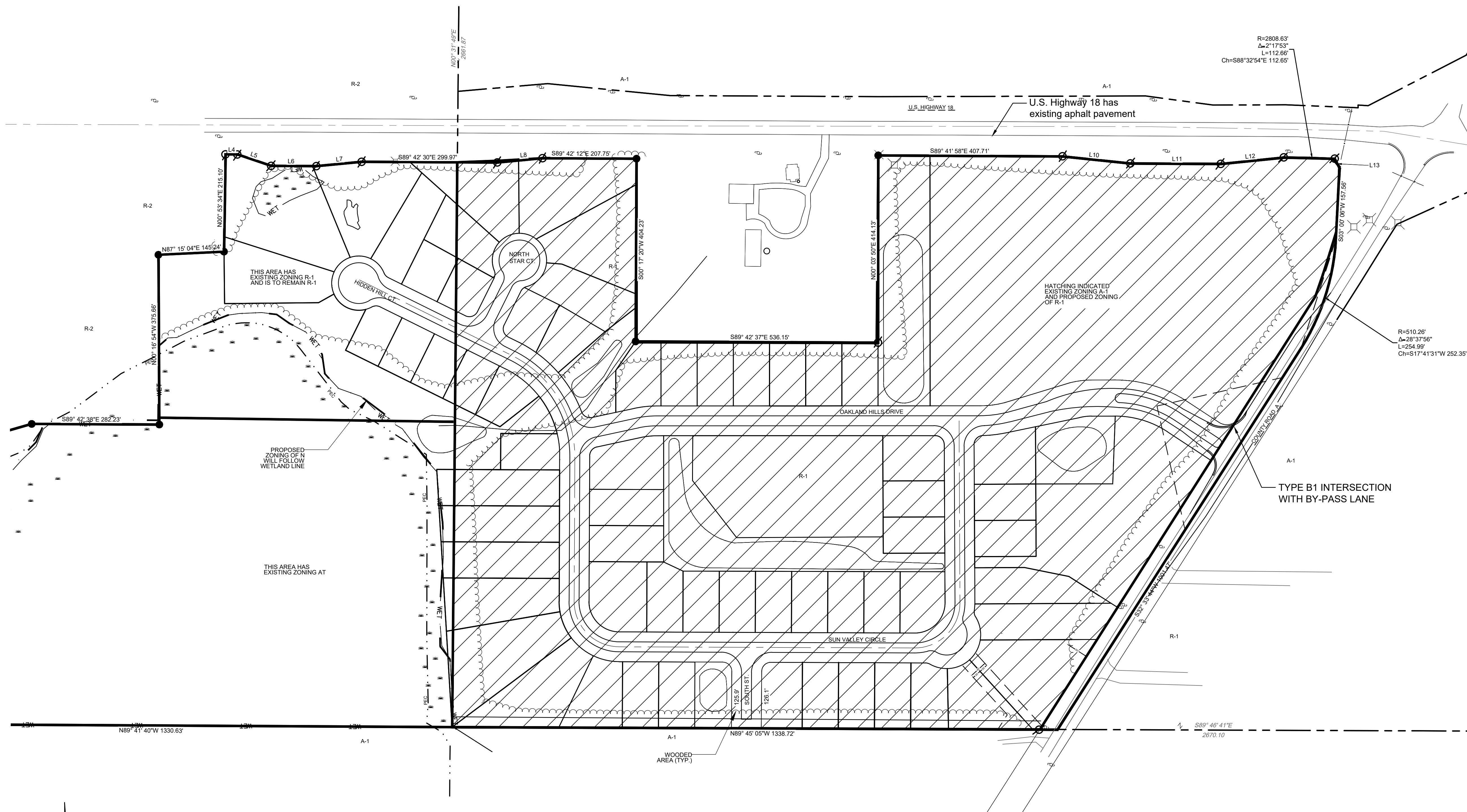
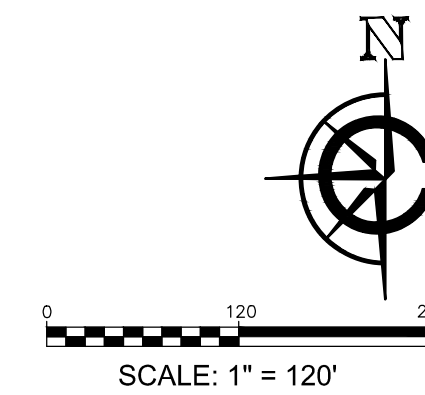


# OAKLAND HILLS SUBDIVISION

PRELIMINARY PLAT

A PARCEL OF LAND LOCATED IN THE SE1/4 AND THE SW ¼ OF THE SW ¼ OF SECTION 4 AND PART SE ¼ OF THE SE ¼ OF SECTION 5, TOWN 6 NORTH, RANGE 13 EAST, IN THE TOWN OF OAKLAND, JEFFERSON COUNTY, WISCONSIN.

## EXISTING AND PROPOSED ZONING SKETCH



CARDINAL ENGINEERING LLC  
DESIGNING IN TRUE DIRECTIONS

PO BOX 281  
1200 LASALLE STREET  
LAKE GENEVA, WI 53147  
262-757-8776  
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JOB No. 21416  
DATE: 02-16-2023  
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SHEET 4 OF 4

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- 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]

Proposed Language:

Existing A-3 lots created on or after ~~1977~~ February 8, 2000 shall not be further divided so as to create additional lots. A-3 zoned lots created prior to February 8, 2000 may be further divided to create a maximum of two (2) additional lots. The Planning and Zoning Committee shall review and make a decision on the proposed A-3 division. Application for the redivision of an existing A-3 zoned lot shall be made to the Zoning Administrator who shall refer it to the Committee. The Committee shall request an opinion and recommendation from the Town prior to scheduling a public hearing on the application. The Committee shall also request an opinion from the road maintenance authority relating to driveway and access considerations. The Committee shall schedule a public hearing on the application, publish a Class 2 Notice according to Chapter 985, Wisconsin Statutes, and notify, by certified mail, the clerk of the town for which the proposed A-3 division is located and all persons listed in the Jefferson County Land Information Office as owning property within 500 feet of the exterior boundary of the proposed A-3 division at least ten (10) days prior to the hearing date. The Committee shall review the application, site, public hearing testimony, effect on farmland and prime agricultural soil, section 11.11(e)6 of this ordinance, and consistency with the Jefferson County Comprehensive Plan and Agricultural Preservation and Land Use Plan before making a decision.

**2023 ZONING AND LAND USE PERMIT REQUIREMENTS AND FEE SCHEDULE**  
**COUNTY BOARD APPROVAL**

**Zoning Permits: 11.03(b) & 11.11(b)5.a.(1); Compliance.** No structure, land, or water shall hereafter be used, and no structure or part thereof shall hereafter be located, erected, moved, reconstructed, extended, enlarged, converted, or STRUCTURALLY altered without a Zoning Permit and without full compliance with the provisions of the Jefferson County Zoning Ordinance and all other applicable local, county, and state regulations.

No Zoning Permit is required for ordinary maintenance repairs such as painting, decorating, paneling, shingling, siding, and the replacement of doors, windows and other NON-STRUCTURAL components.

**IF YOU'RE NOT SURE IF A PERMIT IS REQUIRED, CALL ZONING AT 920-674-7130 BEFORE STARTING!!!**

**STRUCTURAL ALTERATION/REPAIR or CHANGE OF USE** - Includes ANY CHANGE in the supporting members of a structure, such as foundations, bearing walls, columns, beams, girders, or change in window or door dimensions, but not classified as an addition or new structure. \$ 50.00

**RESIDENTIAL STRUCTURES**

	STANDARD	SHORELAND*
SINGLE FAMILY HOME	\$ 600.00	\$ 650.00
DUPLEX & MULTI-FAMILY	\$ 400.00/UNIT	\$ 450.00/UNIT
ADDITION (HABITABLE) <500 sq.ft.	\$ 150.00	\$ 200.00
ADDITION (HABITABLE) ≥500 sq.ft.	\$ 200.00	\$ 250.00
ADDITION (NON-HABITABLE) <500 sq.ft.	\$ 50.00	\$ 100.00
(Includes garages, porches, etc...)		
ADDITION (NON-HABITABLE) ≥500 sq.ft.	\$ 100.00	\$ 150.00
(Includes garages, porches, etc...)		
ACCESSORY STRUCTURES (enclosed w/roof) ≤200 sq.ft.	\$ 30.00	\$ 80.00
<500 sq.ft.	\$ 50.00	\$ 100.00
≥500 sq.ft.	\$ 100.00	\$ 150.00
ACCESSORY STRUCTURES (not enclosed)- (Includes decks, pools, lean-to's, patios, walkways, wetland piers, etc.)		
<500 sq. ft.	\$ 30.00	\$ 80.00
≥ 500 sq.ft.	\$ 100.00	\$ 100.00
NON-STRUCTURAL- (Includes floodplain fill, plantings, ponds, shoreland alterations, etc.)		
<250 sq. ft.		\$ 50.00
≥250 sq. ft.		\$ 100.00
VIEWING/ACCESS CORRIDOR ESTABLISHMENT		\$ 100.00
NAVIGABILITY DETERMINATION		\$ 100.00
WATERFRONT PROPERTY REVIEW		\$ 50.00
MITIGATION/IMPERVIOUS SURFACE PLAN		\$ 100.00
TREE REMOVAL		\$ 30.00

**FLOODPLAIN: ADD ADDITIONAL \$150 TO ALL STRUCTURE FEES**

**\*Shoreland fees are for any lot or project within 300 feet of the Ordinary High Water Mark.**

**For non-residential permits, a fee of \$150 is added to any permit for a structure in the floodplain.**

**AGRICULTURAL STRUCTURES** (shoreland fee exempt)

500-999 sq.ft.	\$ 50.00
1000-1499 sq.ft.	\$ 80.00
1500-1999 sq.ft.	\$ 100.00
2000-4999 sq.ft.	\$ 150.00
5000+ sq.ft.	\$ 200.00

**BUSINESS/INDUSTRIAL**

PRINCIPAL STRUCTURE	\$ 500.00
ADDITION <500 sq.ft.	\$ 150.00
ADDITION ≥500 sq.ft.	\$ 300.00
ACCESSORY STRUCTURES >1,000 sq. ft.	\$ 150.00
ACCESSORY STRUCTURES <1,000 sq. ft.	\$ 100.00
OUTSIDE STORAGE IN I ZONE	\$ 50.00
<b>REMOVAL OF STRUCTURE/RAZE PERMIT</b>	\$ 30.00
<b>SALVAGE YARD LICENSE</b>	\$ 50.00
<b>REVISION FEE/EXTENSION</b>	\$ 50.00
<b>ZONING VERIFICATION LETTER</b>	\$ 100.00

**AGRI-BUSINESS**

PRINCIPAL	\$ 300.00
ADDITIONS	\$ 150.00
ACCESSORY STRUCTURES >1,000 sq.ft.	\$ 100.00
ACCESSORY STRUCTURES <1,000 sq.ft.	\$ 50.00

**SIGN PERMITS** \$25 or \$0.50/square foot, whichever is greater

**SUBDIVISIONS/CSM (CERTIFIED SURVEY MAP)**

PRELIMINARY SUBDIVISION PLAT	\$ 350 + \$10/LOT
FINAL SUBDIVISION PLAT	\$ 200.00
<b>CONDOMINIUM PLAT</b>	\$ 200 + \$10/LOT
CERTIFIED SURVEY - PRELIMINARY	\$ 50.00
CERTIFIED SURVEY - FINAL	\$ 50.00

**CAMPGROUNDS**

FILL	\$ 50.00
ACCESSORY	\$ 50.00

**MOBILE TOWER**

NEW & CLASS 1 COLLOCATION	\$ 3,000.00
CLASS 2 COLLOCATION	\$ 500.00

**NOTE: A double permit fee will be charged for all after-the fact permits (Minimum fee of \$100)**

**PETITION FEES FOR PUBLIC HEARING**

<b>CONDITIONAL USE</b>	\$ 300.00	<b>REZONING PETITION FEE - 1 lot</b>	\$ 300.00
Conditional Use application with Rezone	\$ 100.00	2 or more lots	\$ 50.00 per lot
Variance	\$ 450.00	<b>APPEAL FEE</b>	\$ 500.00
<b>REAPPLICATION FEE</b>	\$ 100.00		
<b>ADMINISTRATIVE DATCP REPORTING FEE FOR REZONING OUT OF A-1</b> (Non-refundable, paid at time of application)			\$ 100.00



## PLANS/ORDINANCES

JEFFERSON COUNTY AGRICULTURAL PRESERVATION & LANDUSE PLAN	\$	40.00
Disc Format (Includes Shipping)	\$	5.00
JEFFERSON COUNTY ZONING ORDINANCE	\$	30.00
JEFFERSON COUNTY PRIVATE SEWAGE SYSTEM ORDINANCE	\$	5.00
JEFFERSON COUNTY FLOODPLAIN ORDINANCE	\$	12.00
JEFFERSON COUNTY LAND DIVISION/SUBDIVISION ORDINANCE (Mailing fees to be added to the above as appropriate)	\$	9.00

## SANITARY PERMIT FEES (effective )

TYPE OF SYSTEM	FEE	RECORDING FEES FOR AGREEMENT	TOTAL FEE
LARGE SCALE (DNR Defined)	\$ 875.00	\$30.00	\$ 905.00
SAND FILTER	\$ 825.00	\$30.00	\$ 855.00
MOUND & IN-GROUND PRESSURE	\$ 575.00 ↗	\$30.00	\$ 605.00
HOLDING TANKS	\$ 675.00 ↗	\$30.00	\$ 705.00
IN-GROUND NON-PRESSURE	\$ 500.00 ↗	\$30.00	\$ 530.00
ATU (Aerobic Treatment Unit)-Separate Installation	\$ 325.00	\$30.00	\$ 355.00
ATU - (If added as part of an entire system install, Add'l fee not required for sand filter)	\$ 150 add'l	\$30.00	\$ 180.00
TANK REPLACEMENT	\$ 375.00	\$30.00	\$ 305.00
REPAIRS (Includes recoring of existing mound or sand filter. Does not include other system replacement)	\$ 375.00	\$30.00	\$ 305.00
REVISIONS	\$ 100.00		\$ 100.00
TRANSFERS	\$ 50.00		\$ 50.00
RE-INSPECTIONS (if not complete on initial inspection)	\$ 50.00		\$ 50.00
PERMIT EXTENSIONS (prior to expiration)	\$ 100.00		\$ 50.00
INSPECTIONS (for systems requiring more than four (4) inspections)	\$ 75.00 per inspection over (4)		
SOIL TEST REVIEW FEE	\$ 80.00		\$ 80.00
WISCONSIN FUND APPLICATION FEE	\$ 100.00		\$ 100.00

**NOTE:** A Maintenance Agreement & fee will NOT be required if a previous permit has been issued after 1/15/90.

A Holding Tank Agreement is NOT required if an agreement has been previously recorded for the property.

Checks for Permit and/or Inspection Fees Made Payable to: **Jefferson County Zoning Department**

**NOTE:** Any additional fee increases prescribed by the State of Wisconsin shall be added to the fees listed above.

## OTHER FEES AS ADOPTED BY COUNTY BOARD RESOLUTION NO. 93-94, REVISED RESOLUTION 2001-78, APPROVED ON 12/11/01

Special Computer Reports- Minimum fee (up to 10 pages)	\$	50.00
COMPUTER REPORTS (CUSTOM) - (page fee for reports over 10 pages)	\$	0.65
CUSTOM EXTENSIVE SEARCHES OR CLERICAL SERVICES	\$	50.00/HR
ADDRESS ASSIGNMENT - NEW CONSTRUCTION OR REASSIGNMENT	\$	35.00
Deeds or Recorded Documents (first page)	\$ 2.00	Photocopies - Letter & Legal \$ 0.25
Deeds or Recorded Documents (each add. page)	\$ 1.00	Photocopies - 11" X 17" \$ 0.50
Emailed Recorded Documents (first page)	\$ 2.00	Property Map Copies - 18" X 24" \$ 2.50
Emailed Recorded Documents (each add. page)	\$ 1.00	Photocopies - 24" X 36" \$ 5.00
Emailed Non-Recorded Documents (each page)	\$ 0.25	Photocopies - 36" X 48" \$ 8.00
<b>MAP PLOTS</b>		
8 1/2" x 11" Black and White	\$ 0.25	18" X 24" Black and White or Color \$ 8.00
18" X 24" Black and White	\$ 2.50	24" X 36" Black and White or Color \$ 15.00
8 1/2" X 11" Color	\$ 3.75	36" X 36" Black and White or Color \$ 20.00
11" X 17" Black and White or Color	\$ 5.00	36" X 42" Black and White or Color \$ 25.00

## Jefferson County Planning and Zoning Department

311 S. Center Ave., Jefferson, WI 53549

Phone 920-674-7130; FAX 920-674-7525

[www.jeffersoncountywi.gov](http://www.jeffersoncountywi.gov)

## TOWNSHIP BUILDING INSPECTORS

*Check with local building inspector for all applicable permits required in your township.*

**ADAMS** – Greg Noll 920-675-9062

**COLD SPRING** – Greg Noll 920-675-9062

**CONCORD** – Thomas Marks 262-490-0513

**FARMINGTON** – Greg Noll 920-675-9062

**HEBRON** – Greg Noll 920-675-9062

**IXONIA** – Archie Stigney 920-261-2966

**JEFFERSON** – Greg Noll 920-675-9062

**KOSHKONONG** – Greg Noll 920-675-9062

**LAKE MILLS** - Chris Butschke 608-576-6371

**MILFORD** – Mike Sindorf 262-490-4141

**OAKLAND** – Greg Noll 920-675-9062

**PALMYRA** - Thomas Marks 262-490-0513

**SULLIVAN** – Greg Noll 920-675-9062

**SUMNER** – Dave Geraths 608-697-7776

**WATERLOO** - Chris Butschke 608-576-6371

**WATERTOWN** – John Moosreiner 262-490-0277

## NEXT YEAR BUDGET HISTORICAL COMPARISON

PROJECTION: 2024 2024 Budget

FOR PERIOD 99

ACCOUNTS FOR:

General Fund		PRIOR FY3 ACTUALS	PRIOR FY2 ACTUALS	LAST FY1 ACTUALS	CY ACTUALS	CY REV BUDGET	PROJECTION LEVEL 3	PCT CHANGE
12501	Real Estate Description							
12501 411100	Gen Prop T	-330,134.04	-210,532.20	-304,713.84	-195,613.95	-335,338.15	-570,450.00	70.1%
12501 451006	RE Descp	-4,216.37	-4,484.11	-3,565.33	-3,074.11	-4,500.00	-4,500.00	.0%
12501 451008	Rem Acc	-7,300.00	-7,874.84	-6,316.94	-3,975.00	-7,000.00	-7,000.00	.0%
12501 472011	Othr Land	-2,443.95	-1,673.44	-2,031.85	-1,092.48	-1,800.00	-1,800.00	.0%
12501 511110	Salary	.00	.00	.00	.00	.00	.00	.0%
12501 511210	Wage Reg	134,750.13	135,983.52	187,489.10	125,396.26	227,978.24	297,918.62	30.7%
12501 511220	Wage Ovt	6.18	2.94	68.71	14.21	11.26	107.89	858.2%
12501 511310	Wage SL	.00	.00	.00	.00	.00	.00	.0%
12501 511320	Wage Vac	.00	.00	.00	.00	.00	.00	.0%
12501 511330	Wage Long	789.50	811.00	1,119.50	229.98	1,045.80	1,179.00	12.7%
12501 511340	Wage Hol	.00	.00	.00	.00	.00	.00	.0%
12501 511350	Wage Mic	.00	.00	.00	.00	.00	.00	.0%
12501 511380	Wage Berv	.00	.00	.00	.00	.00	.00	.0%
12501 512141	SS	9,330.93	9,282.01	13,642.11	8,597.51	15,274.13	21,001.79	37.5%
12501 512142	Ret (Emlr)	9,149.42	9,221.90	12,836.93	8,139.20	15,574.41	21,243.59	36.4%
12501 512144	Health	36,298.40	37,985.85	47,869.42	38,331.34	65,070.55	86,741.67	33.3%
12501 512145	Life	41.69	46.30	47.56	29.11	47.16	59.16	25.4%
12501 512150	FSA Contr	.00	.00	.00	.00	.00	.00	.0%
12501 512151	HSA Contri	5,106.25	3,119.53	2,812.50	.00	.00	7,800.00	.0%
12501 512152	Limited FSA	.00	.00	.00	.00	.00	.00	.0%
12501 512153	HRA Contri	.00	.00	.00	605.39	.00	.00	.0%
12501 512173	Dental	2,171.89	2,344.98	2,655.94	1,811.35	3,165.60	4,269.60	34.9%
12501 531243	Furniture	.00	.00	.00	.00	.00	.00	.0%
12501 531298	UPS	8.16	.00	.00	.00	.00	.00	.0%
12501 531311	Postage	89.04	34.81	100.96	19.61	100.00	100.00	.0%
12501 531312	Office Sup	44.02	151.08	64.38	247.34	400.00	400.00	.0%
12501 531313	Print & Dp	51.98	194.40	505.39	.00	100.00	100.00	.0%
12501 531314	Small Item	.00	.00	.00	.00	.00	.00	.0%
12501 531324	Memb Dues	70.00	80.00	80.00	80.00	80.00	80.00	.0%
12501 531326	Advertise	.00	.00	.00	40.32	.00	.00	.0%
12501 531351	Gas/Diesel	.00	52.03	.00	.00	.00	.00	.0%
12501 532325	Registr	.00	140.00	140.00	.00	140.00	140.00	.0%
12501 532332	Mileage	.00	60.00	202.50	52.40	.00	75.00	.0%
12501 532335	Meals	.00	30.60	35.98	32.33	100.00	100.00	.0%
12501 532335 25101	Meals	10.00	.00	.00	.00	.00	.00	.0%
12501 532336	Lodging	164.00	246.00	279.00	.00	492.00	480.00	-2.4%
12501 532339 25101	Other Trvl	9.00	.00	.00	.00	.00	.00	.0%
12501 533225	Tele Fax	63.61	79.19	1.96	.24	.00	100.00	.0%
12501 535242	Maint Mach	1,940.69	2,161.61	2,268.99	2,100.78	2,100.00	2,200.00	4.8%
12501 571004	IP Tel All	358.95	522.46	449.98	291.50	318.00	1,735.00	445.6%
12501 571005	Dup Allc	43.93	123.91	130.90	289.63	316.00	227.00	-28.2%
12501 571007	MIS Direct	.00	.00	.00	.00	.00	.00	.0%
12501 571009	MIS PC	19,253.34	20,634.15	20,239.57	11,012.87	12,014.00	13,330.00	11.0%
12501 571010	MIS Sys	2,398.12	2,427.04	1,783.05	1,659.13	1,810.00	2,130.00	17.7%
12501 591519	Oth Ins	1,234.09	1,349.53	2,074.69	2,170.52	2,501.00	2,582.47	3.3%
12501 699999	Budget FB	.00	.00	.00	.00	.00	.00	.0%
TOTAL Real Estate Descriptio		-120,711.04	2,520.25	-19,728.84	-2,604.52	.00	-119,649.21	.0%

## NEXT YEAR BUDGET HISTORICAL COMPARISON

PROJECTION: 2024 2024 Budget

FOR PERIOD 99

ACCOUNTS FOR:

General Fund		PRIOR FY3 ACTUALS	PRIOR FY2 ACTUALS	LAST FY1 ACTUALS	CY ACTUALS	CY REV BUDGET	PROJECTION LEVEL 3	PCT CHANGE
<b>12502 Assessment Of Property</b>								
12502 411100	Gen Prop T	-5,624.04	-5,889.00	-6,284.04	-4,308.50	-7,386.00	.00	.0%
12502 531312	Office Sup	2,389.65	2,030.04	3,219.28	84.95	3,000.00	3,500.00	16.7%
12502 531313	Print & Dp	1,456.99	1,474.38	2,616.05	178.37	1,500.00	2,800.00	86.7%
12502 532156	Brd Train	.00	.00	.00	.00	.00	.00	.0%
12502 532332	Mileage	.00	.00	.00	.00	.00	.00	.0%
12502 535242	Maint Mach	750.00	750.00	750.00	750.00	750.00	750.00	.0%
12502 571005	Dup Allc	81.19	838.11	685.21	1,958.00	2,136.00	1,186.00	-44.5%
12502 699999	Budget FB	.00	.00	.00	.00	.00	.00	.0%
<b>TOTAL Assessment Of Property</b>		<b>-946.21</b>	<b>-796.47</b>	<b>986.50</b>	<b>-1,337.18</b>	<b>.00</b>	<b>8,236.00</b>	<b>.0%</b>
<b>12503 Land Information Program</b>								
12503 411100	Gen Prop T	.00	.00	.00	.00	.00	.00	.0%
12503 421001	St Aid	-43,648.00	-50,000.00	-61,000.00	-71,000.00	-51,000.00	-51,000.00	.0%
12503 424001	Fed Grants	-16,560.75	-1,000.00	.00	.00	.00	.00	.0%
12503 451008	Rem Acc	.00	.00	.00	.00	.00	.00	.0%
12503 451305	Land Inf/D	-151,887.00	-156,071.00	-106,904.00	-43,568.00	-102,000.00	-80,000.00	-21.6%
12503 472011	Othr Land	.00	-7,741.00	.00	-5,160.00	.00	-13,000.00	.0%
12503 512141	SS	8.42	4.21	4.97	.00	.00	.00	.0%
12503 514151	Per Diem	110.00	55.00	65.00	.00	.00	.00	.0%
12503 521219	Othr Prof	31,000.00	.00	25,000.00	.00	25,000.00	20,000.00	-20.0%
12503 521220	Consult	.00	.00	3,900.00	.00	6,000.00	6,000.00	.0%
12503 521295	Data Conv	.00	.00	.00	.00	.00	.00	.0%
12503 521296	Comp Sup	31,820.64	31,676.32	32,015.10	29,919.20	36,160.00	38,160.00	5.5%
12503 531303	Comp Eq	3,004.85	10,523.30	9,470.33	4,653.87	6,000.00	16,200.00	170.0%
12503 531311	Postage	.00	.00	.00	.00	.00	.00	.0%
12503 531312	Office Sup	.00	956.00	83.96	.00	500.00	.00	.0%
12503 531313	Print & Dp	.00	52.37	.00	.00	.00	.00	.0%
12503 531314	Small Item	.00	.00	.00	.00	.00	.00	.0%
12503 531321	Pub of Lgl	.00	.00	.00	.00	.00	.00	.0%
12503 531324	Memb Dues	200.00	700.00	536.10	530.00	500.00	500.00	.0%
12503 532325	Registr	1,050.00	145.00	800.00	1,210.00	1,360.00	1,610.00	18.4%
12503 532332	Mileage	60.96	13.44	74.67	.00	.00	.00	.0%
12503 532335	Meals	.00	.00	60.32	.00	100.00	100.00	.0%
12503 532336	Lodging	.00	.00	180.00	360.00	656.00	1,200.00	82.9%
12503 535242	Maint Mach	.00	.00	.00	.00	.00	.00	.0%
12503 571005	Dup Allc	1.87	.00	7.04	.00	.00	12.19	.0%
12503 571020	FleetAlloc	.00	.00	.00	.00	.00	.00	.0%
12503 592003	NP Prin	30,512.50	.00	.00	.00	.00	.00	.0%
12503 594810	Cap Equip	.00	14,290.00	.00	.00	.00	25,000.00	.0%
12503 594811	Cap Auto	.00	.00	.00	.00	.00	.00	.0%
12503 594813	Cap Office	.00	.00	.00	.00	.00	.00	.0%
12503 594818	Cap Comp	.00	.00	.00	.00	.00	.00	.0%
12503 594819	Cap Oth Eq	.00	.00	.00	116,947.05	115,000.00	52,000.00	-54.8%
12503 594819 25305	Cap Oth Eq	113,981.50	.00	48,203.61	.00	.00	.00	.0%
12503 594950	Oper Res	.00	.00	.00	.00	284,918.20	.00	.0%
12503 599992	Adm Dental	.00	.00	.00	.00	.00	.00	.0%

## NEXT YEAR BUDGET HISTORICAL COMPARISON

PROJECTION: 2024 2024 Budget

FOR PERIOD 99

ACCOUNTS FOR:

General Fund		PRIOR FY3 ACTUALS	PRIOR FY2 ACTUALS	LAST FY1 ACTUALS	CY ACTUALS	CY REV BUDGET	PROJECTION LEVEL 3	PCT CHANGE
12503 632100	Proc LT N	.00	.00	.00	.00	.00	.00	.0%
12503 691100	Oper Rev	.00	.00	.00	.00	.00	.00	.0%
12503 691200	Cap Rev	.00	.00	.00	.00	.00	.00	.0%
12503 699700	Res Oper	.00	.00	.00	.00	-323,194.20	.00	.0%
12503 699992	Bal For PY	.00	.00	.00	.00	.00	.00	.0%
12503 699999	Budget FB	.00	.00	.00	.00	.00	.00	.0%
TOTAL Land Information Progr		-345.01	-156,396.36	-47,502.90	33,892.12	.00	16,782.19	.0%
12505	Surveyor							
12505 411100	Gen Prop T	-88,494.00	-121,350.00	-96,922.80	-58,623.11	-100,496.72	.00	.0%
12505 451409	Subp Witn	.00	.00	.00	.00	.00	.00	.0%
12505 472007	Mun Othr	.00	.00	.00	.00	.00	.00	.0%
12505 474175	Hwy Bill	-18,703.00	.00	.00	.00	.00	.00	.0%
12505 484001	Ins Revy	.00	.00	-879.15	.00	.00	.00	.0%
12505 511110	Salary	70,341.07	72,892.05	78,229.17	47,495.87	81,148.28	91,813.71	13.1%
12505 511210	Wage Reg	.00	.00	.00	.00	.00	.00	.0%
12505 511310	Wage SL	.00	.00	.00	.00	.00	.00	.0%
12505 511320	Wage Vac	.00	.00	.00	.00	.00	.00	.0%
12505 511340	Wage Hol	.00	.00	.00	.00	.00	.00	.0%
12505 511350	Wage Mic	.00	.00	.00	.00	.00	.00	.0%
12505 512141	SS	5,381.13	5,576.23	5,984.42	3,633.46	6,207.84	7,023.75	13.1%
12505 512142	Ret (Emlr)	4,747.99	4,913.62	5,077.78	3,008.74	5,518.08	6,092.77	10.4%
12505 512145	Life	18.85	32.20	38.75	19.70	38.52	38.52	.0%
12505 512146	WC	.00	.00	.00	.00	.00	.00	.0%
12505 512173	Dental	883.18	974.86	954.76	644.00	1,104.00	1,104.00	.0%
12505 531311	Postage	.00	.00	.00	.00	.00	.00	.0%
12505 531312	Office Sup	27.43	24.15	9.50	51.50	40.00	40.00	.0%
12505 531313	Print & Dp	11.88	.00	11.09	.00	20.00	20.00	.0%
12505 531314	Small Item	180.87	1,117.75	864.29	1,147.49	700.00	2,500.00	257.1%
12505 531324	Memb Dues	664.36	.00	.00	.00	.00	.00	.0%
12505 531349	Othr Oper	238.98	.00	.00	.00	.00	.00	.0%
12505 531351	Gas/Diesel	318.04	390.36	868.92	442.08	500.00	850.00	70.0%
12505 532325	Registr	95.00	.00	310.00	340.00	310.00	350.00	12.9%
12505 532332	Mileage	.00	.00	.00	.00	.00	.00	.0%
12505 532335	Meals	.00	.00	.00	.00	.00	.00	.0%
12505 532336	Lodging	164.00	.00	198.00	204.00	164.00	240.00	46.3%
12505 533225	Tele Fax	15.54	19.47	.00	.00	.00	.00	.0%
12505 533236	Wirel Int	332.04	432.48	480.12	280.07	450.00	500.00	11.1%
12505 535242	Maint Mach	.00	.00	.00	.00	.00	.00	.0%
12505 535352	Veh Repair	204.96	747.26	917.30	96.00	.00	.00	.0%
12505 571004	IP Tel All	89.74	130.61	112.50	97.13	106.00	578.00	445.3%
12505 571005	Dup Allc	.02	.00	2.93	.00	.00	5.00	.0%
12505 571009	MIS PC	1,069.63	1,146.34	1,190.56	1,100.88	1,201.00	1,481.00	23.3%
12505 571010	MIS Sys	705.33	713.84	742.94	691.13	754.00	888.00	17.8%
12505 571020	FleetAlloc	.00	.00	.00	.00	780.00	800.00	2.6%
12505 591519	Oth Ins	1,107.98	1,152.40	1,269.38	1,253.45	1,455.00	1,475.94	1.4%
12505 594810	Cap Equip	.00	.00	.00	.00	.00	.00	.0%
12505 594811	Cap Auto	.00	.00	.00	.00	.00	.00	.0%
12505 599999	Over Trans	.00	.00	.00	.00	.00	.00	.0%

## NEXT YEAR BUDGET HISTORICAL COMPARISON

PROJECTION: 2024		2024 Budget					FOR PERIOD 99	
ACCOUNTS FOR:								
		PRIOR FY3 ACTUALS	PRIOR FY2 ACTUALS	LAST FY1 ACTUALS	CY ACTUALS	CY REV BUDGET	PROJECTION LEVEL 3	PCT CHANGE
General Fund								
12505 699999	Budget FB	.00	.00	.00	.00	.00	.00	.0%
TOTAL Surveyor		-20,598.98	-31,086.38	-539.54	1,882.39	.00	115,800.69	.0%
TOTAL General Fund		-142,601.24	-185,758.96	-66,784.78	31,832.81	.00	21,169.67	.0%
GRAND TOTAL		-142,601.24	-185,758.96	-66,784.78	31,832.81	.00	21,169.67	.0%

\*\* END OF REPORT - Generated by Matt Zangl \*\*

## NEXT YEAR BUDGET HISTORICAL COMPARISON

PROJECTION: 2024 2024 Budget

FOR PERIOD 99

ACCOUNTS FOR:

General Fund	Field #	Total	Page Break	PRIOR FY3 ACTUALS	PRIOR FY2 ACTUALS	LAST FY1 ACTUALS	CY ACTUALS	CY REV BUDGET	PROJECTION LEVEL 3	PCT CHANGE
Sequence 1	1	Y	Y							
Sequence 2	9	Y	N							
Sequence 3	0	N	N							
Sequence 4	0	N	N							

Report title:

07/28/2023 08:03

Mattz

Jefferson County

NEXT YEAR BUDGET HISTORICAL COMPARISON

|P

|bgnyrp

PROJECTION: 2024 2024 Budget

FOR PERIOD 99

Report type: 4  
 Budget level: 3  
 Percentage change calculation method: 1  
 Print first or second year of budget requests: F  
 Print revenue as credit: Y  
 Include cfwd in rev bud: N  
 Include cfwd in actuals: N  
 Print totals only: N  
 Include segment code: N  
 Include report grand totals by account type: N  
 Print full GL account: N  
 Double space: N  
 Suppress zero bdgt accts: N  
 Print as worksheet: N  
 Print percent change or comment: C  
 Print text: N  
 Amounts/totals exceed 999 million dollars: N  
 Print five budget levels: N  
 Report view: D

## Find Criteria

Field Name Field Value

Org 1250\*  
 Object  
 Project  
 Account type  
 Account status

## NEXT YEAR BUDGET DETAIL REPORT

PROJECTION: 2024 2024 Budget

ACCOUNTS FOR:  
General Fund

		VENDOR	QUANTITY	UNIT COST	2024 DEPARTMENT
12503	Land Information Program				
12503	411100 -				.00
12503	421001 -				-51,000.00
12503	424001 -				.00
12503	451008 -				.00
12503	451305 -				-80,000.00
12503	472011 -				-13,000.00
12503	512141 -				.00
12503	514151 -				.00
12503	521219 -				20,000.00 *
	ROD Back Indexing		1.00	20,000.00	20,000.00
12503	521220 -				6,000.00 *
	GIS Consultant Fees		1.00	6,000.00	6,000.00
12503	521295 -				.00
12503	521296 -				38,160.00 *
	FileDirector for Land groups		1.00	13,000.00	13,000.00
	GIS Licensing		1.00	22,000.00	22,000.00
	Surveyor Carlson License		1.00	160.00	160.00
	Pictometry License		1.00	3,000.00	3,000.00
12503	531303 -				16,200.00 *
	Ipad with Data for zoning		1.00	800.00	800.00
	Laptop for LWCD		1.00	1,400.00	1,400.00
	2 Laptop for ROD		2.00	1,400.00	2,800.00
	4 computersMatt, Brett		4.00	1,000.00	4,000.00
	GPS unit		1.00	3,000.00	3,000.00
	Laptop for Treasurer		1.00	1,200.00	1,200.00
	Drone		1.00	3,000.00	3,000.00



## NEXT YEAR BUDGET DETAIL REPORT

PROJECTION: 2024 2024 Budget

ACCOUNTS FOR: General Fund		VENDOR	QUANTITY	UNIT COST	2024 DEPARTMENT
12503	531311 -				.00
12503	531312 -				.00
12503	531313 -				.00
12503	531314 -				.00
12503	531321 -				.00
12503	531324 -				500.00 *
	WLIA Memberships		1.00	500.00	500.00
12503	532325 -				1,610.00 *
	WLIA Conference for 5 staff		5.00	250.00	1,250.00
	WLIA Regional for 3 staff		3.00	120.00	360.00
12503	532332 -				.00
12503	532335 -				100.00
12503	532336 -				1,200.00 *
	2 nights for 5 staff		10.00	120.00	1,200.00
12503	535242 -				.00
12503	571005 -				12.19
12503	571020 -				.00
12503	592003 -				.00
12503	594810 -				25,000.00 *
	Surveyor GPS/Total Station ???		1.00	25,000.00	25,000.00
12503	594811 -				.00
12503	594813 -				.00
12503	594818 -				.00

## NEXT YEAR BUDGET DETAIL REPORT

PROJECTION: 2024 2024 Budget						
ACCOUNTS FOR:						
General Fund		VENDOR	QUANTITY	UNIT COST	2024	DEPARTMENT
12503	594819 -				52,000.00	*
	NG 911 Funds		1.00	10,000.00	10,000.00	
	Large format plotter and scanner		1.00	12,000.00	12,000.00	
	GIS Portal Implementation		1.00	10,000.00	10,000.00	
	Scanning documents for Treasurer		1.00	20,000.00	20,000.00	
12503	594819 - 25305					.00
12503	594950 -					.00
12503	599992 -					.00
12503	632100 -					.00
12503	691100 -					.00
12503	691200 -					.00
12503	699700 -					.00
12503	699992 -					.00
12503	699999 -					.00
TOTAL Land Information Program					16,782.19	
TOTAL General Fund					16,782.19	
GRAND TOTAL					16,782.19	

\*\* END OF REPORT - Generated by Matt Zangl \*\*

## NEXT YEAR BUDGET HISTORICAL COMPARISON

PROJECTION: 2024 2024 Budget		FOR PERIOD 99							
ACCOUNTS FOR:									
General Fund		PRIOR FY3 ACTUALS	PRIOR FY2 ACTUALS	LAST FY1 ACTUALS	CY ACTUALS	CY REV BUDGET	PROJECTION LEVEL 3	PCT CHANGE	
12901	Zoning								
12901	411100	Gen Prop T	-270,746.04	-278,048.04	-319,841.76	-230,800.15	-395,657.35	-504,945.00	27.6%
12901	421001	St Aid	-15,000.00	.00	.00	.00	.00	.00	.0%
12901	432002	Priv SS	-66,400.00	-67,600.00	-56,770.00	-31,025.00	-60,000.00	-60,000.00	.0%
12901	432099	Oth Per	-140,489.50	-146,310.00	-144,167.00	-99,285.00	-145,000.00	-145,000.00	.0%
12901	441002	Co Ord Ft	.00	.00	.00	.00	.00	.00	.0%
12901	451002	PP Photo	-1,174.67	-1,624.70	-797.92	-1,029.54	-1,000.00	-1,000.00	.0%
12901	458001	Tree Sales	.00	.00	.00	.00	.00	.00	.0%
12901	458002	Septic Rpl	.00	.00	.00	.00	.00	.00	.0%
12901	458010	Soil Test	-9,350.00	-10,250.00	-7,700.00	-6,340.00	-7,500.00	-8,500.00	13.3%
12901	472003	Munic Cpy	.00	.00	.00	-6.25	.00	.00	.0%
12901	484001	Ins Revy	-5,000.00	.00	-4,099.07	.00	.00	.00	.0%
12901	486004	Misc Rev	.00	.00	-750.00	.00	.00	.00	.0%
12901	511110	Salary	89,831.91	93,794.02	99,518.37	59,827.60	109,962.88	121,144.01	10.2%
12901	511210	Wage Reg	225,784.15	242,310.54	261,523.63	147,353.52	279,960.81	360,747.52	28.9%
12901	511220	Wage Ovt	1,212.20	1,091.86	196.98	243.60	1,660.68	214.16	-87.1%
12901	511240	Wage Temp	.00	.00	6,442.50	8,261.25	8,985.60	.00	.0%
12901	511310	Wage SL	.00	.00	.00	.00	.00	.00	.0%
12901	511320	Wage Vac	.00	.00	.00	.00	.00	.00	.0%
12901	511330	Wage Long	750.00	750.00	750.00	.00	750.00	750.00	.0%
12901	511340	Wage Hol	.00	.00	.00	.00	.00	.00	.0%
12901	511350	Wage Mic	.00	.00	.00	.00	.00	.00	.0%
12901	512141	SS	23,452.95	24,779.80	26,874.49	15,676.39	28,476.63	35,415.38	24.4%
12901	512142	Ret (Emplr)	21,277.67	22,780.91	23,477.54	13,884.10	26,678.74	33,406.73	25.2%
12901	512144	Health	52,733.88	55,416.79	69,212.28	41,090.79	94,213.07	90,603.63	-3.8%
12901	512145	Life	116.90	137.21	144.08	74.44	140.94	157.68	11.9%
12901	512147	ED & Train	40.00	.00	.00	.00	.00	.00	.0%
12901	512148	Unemploy C	.00	.00	111.28	.00	.00	.00	.0%
12901	512150	FSA Contr	.00	.00	.00	.00	.00	.00	.0%
12901	512151	HSA Contri	8,000.00	5,531.25	5,234.37	.00	.00	8,400.00	.0%
12901	512152	Limited FSA	.00	.00	.00	.00	.00	.00	.0%
12901	512153	HRA Contri	.00	.00	.00	.00	.00	.00	.0%
12901	512173	Dental	3,213.34	3,589.04	3,942.69	2,684.50	4,602.00	5,654.40	22.9%
12901	521212	Legal	.00	.00	6,100.00	760.75	.00	.00	.0%
12901	521212	12901 Legal	1,174.72	62,349.12	.00	1,889.55	.00	.00	.0%
12901	521219	Othr Prof	99,107.47	15,819.43	.00	.00	.00	.00	.0%
12901	529299	Purch Care	.00	.00	.00	.00	.00	.00	.0%
12901	531003	Notary Pub	.00	.00	.00	.00	.00	100.00	.0%
12901	531301	Office Eq	97.42	.00	.00	6.99	.00	.00	.0%
12901	531303	Comp Eq	.00	.00	.00	.00	.00	.00	.0%
12901	531311	Postage	5,213.59	6,011.97	5,536.67	3,334.71	5,800.00	5,800.00	.0%
12901	531312	Office Sup	924.37	1,657.36	1,181.10	906.71	1,500.00	1,500.00	.0%
12901	531313	Print & Dp	461.59	1,274.44	673.90	75.12	750.00	700.00	-6.7%
12901	531314	Small Item	.00	.00	68.97	.00	.00	4,000.00	.0%
12901	531321	Pub of Lgl	4,953.88	7,277.95	5,117.14	3,030.89	6,000.00	6,000.00	.0%
12901	531324	Memb Dues	.00	75.00	242.00	521.19	250.00	500.00	100.0%
12901	531326	Advertise	121.62	.00	175.00	350.00	.00	350.00	.0%
12901	531327	Cert Fees	651.63	250.20	416.00	.00	.00	350.00	.0%
12901	531329	Other Pub	584.29	171.95	98.18	98.18	100.00	100.00	.0%

## NEXT YEAR BUDGET HISTORICAL COMPARISON

PROJECTION: 2024 2024 Budget						FOR PERIOD 99		
ACCOUNTS FOR:								
General Fund		PRIOR FY3 ACTUALS	PRIOR FY2 ACTUALS	LAST FY1 ACTUALS	CY ACTUALS	CY REV BUDGET	PROJECTION LEVEL 3	PCT CHANGE
12901 531351	Gas/Diesel	805.76	1,614.88	2,122.60	1,118.20	1,600.00	1,900.00	18.8%
12901 532325	Registr	.00	377.30	705.00	780.00	750.00	700.00	-6.7%
12901 532332	Mileage	91.43	1.65	.00	.00	.00	.00	.0%
12901 532335	Meals	.00	61.24	262.63	115.18	200.00	200.00	.0%
12901 532336	Lodging	.00	.00	786.00	556.00	984.00	810.00	-17.7%
12901 532339	Other Trvl	6.00	.00	.00	.00	.00	.00	.0%
12901 533225	Tele Fax	916.49	1,155.92	976.54	515.06	1,000.00	1,000.00	.0%
12901 533236	wirel Int	.00	.00	.00	69.09	.00	200.00	.0%
12901 535242	Maint Mach	2,050.67	893.01	1,611.81	1,339.38	1,200.00	1,500.00	25.0%
12901 535352	Veh Repair	66.08	64.77	5,154.73	.00	.00	.00	.0%
12901 571004	IP Tel All	717.90	1,044.92	899.96	875.38	955.00	4,628.00	384.6%
12901 571005	Dup Allc	65.27	721.88	178.33	1,686.63	1,840.00	309.00	-83.2%
12901 571007	MIS Direct	.00	.00	.00	.00	.00	.00	.0%
12901 571009	MIS PC	13,905.19	14,902.44	15,477.32	16,519.25	18,021.00	22,217.00	23.3%
12901 571010	MIS Sys	3,879.31	3,926.10	4,086.17	3,802.37	4,148.00	4,882.00	17.7%
12901 571020	FleetAlloc	.00	2,076.84	5,011.74	.00	3,580.00	3,500.00	-2.2%
12901 591519	Oth Ins	3,833.58	3,979.46	4,240.14	4,248.97	5,048.00	5,040.56	-.1%
12901 591520	Liab Claim	47,826.38	29,704.14	.00	.00	.00	.00	.0%
12901 594811	Cap Auto	.00	.00	.00	.00	.00	.00	.0%
12901 594813	Cap Office	8,514.78	.00	.00	.00	.00	.00	.0%
12901 594950	Oper Res	.00	.00	.00	.00	.00	.00	.0%
12901 699700	Res Oper	.00	.00	.00	.00	.00	.00	.0%
12901 699999	Budget FB	.00	.00	.00	.00	.00	.00	.0%
TOTAL Zoning		114,222.21	101,760.65	24,424.39	-36,790.15	.00	3,335.07	.0%
12902 Solid waste Program								
12902 411100	Gen Prop T	-15,000.00	.00	-520.92	536.48	919.66	.00	.0%
12902 421001	St Aid	-17,580.00	-21,630.75	-20,853.57	-1,374.07	-18,500.00	-20,000.00	8.1%
12902 421001	St Aid	.00	.00	.00	.00	.00	.00	.0%
12902 421003	St Aid GPR	.00	.00	.00	.00	.00	.00	.0%
12902 451009	Deer Track	-79,896.55	-105,591.08	-108,215.64	.00	-80,000.00	-90,000.00	12.5%
12902 458011	Pub SW Cg	-2,205.00	-6,425.00	-4,961.00	-5,051.50	-6,000.00	-6,000.00	.0%
12902 472007	Mun Othr	-20,000.00	-23,716.35	-20,000.00	-100.00	-20,000.00	-20,000.00	.0%
12902 481001	Int & Div	.00	.00	.00	.00	.00	.00	.0%
12902 485100	Donat-Unr	-3,415.00	-4,390.00	-5,750.00	-1,050.00	-4,000.00	-4,000.00	.0%
12902 486014	Sale Recy	.00	-5.82	.00	.00	.00	.00	.0%
12902 511210	Wage Reg	12,543.26	23,392.18	21,802.09	12,557.58	26,165.82	30,417.75	16.2%
12902 511220	Wage Ovt	.00	4.18	149.56	243.60	6.98	290.20	4057.6%
12902 511310	Wage SL	.00	.00	.00	.00	.00	.00	.0%
12902 511320	Wage Vac	.00	.00	.00	.00	.00	.00	.0%
12902 511330	Wage Long	.00	.00	.00	.00	.00	.00	.0%
12902 511340	Wage Hol	.00	.00	.00	.00	.00	.00	.0%
12902 511350	Wage Mic	.00	.00	.00	.00	.00	.00	.0%
12902 512141	SS	959.23	1,750.77	1,650.21	952.95	1,967.02	2,297.05	16.8%
12902 512142	Ret (Emplr)	846.71	1,577.21	1,353.80	870.49	1,779.75	2,180.26	22.5%
12902 512144	Health	-18.37	2,837.03	2,989.54	2,764.58	5,149.95	5,561.32	8.0%
12902 512145	Life	1.56	2.93	4.23	3.30	2.82	7.92	180.9%
12902 512150	FSA Contr	.00	.00	.00	.00	.00	.00	.0%
12902 512151	HSA Contri	.00	281.25	234.38	.00	.00	600.00	.0%

## NEXT YEAR BUDGET HISTORICAL COMPARISON

PROJECTION: 2024 2024 Budget						FOR PERIOD 99			
ACCOUNTS FOR:									
General Fund			PRIOR FY3 ACTUALS	PRIOR FY2 ACTUALS	LAST FY1 ACTUALS	CY ACTUALS	CY REV BUDGET	PROJECTION LEVEL 3	PCT CHANGE
12902	512152	Limited FSA	.00	.00	.00	.00	.00	.00	.0%
12902	512153	HRA Contri	.00	.00	.00	.00	.00	.00	.0%
12902	512173	Dental	.00	208.83	185.94	150.50	258.00	309.60	20.0%
12902	529299	Purch Care	39,077.92	100,804.66	71,331.05	61,927.68	80,000.00	85,000.00	6.3%
12902	529299	12902 Purch Care	.00	3,200.00	1,800.00	.00	.00	.00	.0%
12902	531301	Office Eq	.00	.00	.00	.00	.00	.00	.0%
12902	531303	Comp Eq	.00	.00	.00	.00	.00	.00	.0%
12902	531311	Postage	37.98	26.53	27.70	.00	700.00	100.00	-85.7%
12902	531312	Office Sup	48.00	224.52	80.01	22.19	500.00	500.00	.0%
12902	531313	Print & Dp	872.07	439.67	189.05	.00	1,000.00	1,000.00	.0%
12902	531313	12902 Print & Dp	.00	289.90	.00	.00	.00	.00	.0%
12902	531314	Small Item	.00	.00	.00	.00	.00	.00	.0%
12902	531314	12902 Small Item	.00	124.70	.00	.00	.00	.00	.0%
12902	531322	Subscript	135.00	.00	98.17	98.17	100.00	100.00	.0%
12902	531324	Memb Dues	.00	150.00	50.00	245.00	150.00	250.00	66.7%
12902	531326	Advertise	737.50	1,260.87	195.19	1,392.04	1,000.00	1,700.00	70.0%
12902	531326	12902 Advertise	.00	.00	.00	.00	.00	.00	.0%
12902	531334	Educ Init	.00	1,986.06	.00	.00	5,000.00	5,000.00	.0%
12902	532325	Registr	.00	595.00	195.00	385.00	300.00	400.00	33.3%
12902	532332	Mileage	.00	.00	.00	.00	.00	.00	.0%
12902	532335	Meals	.00	.00	32.16	.00	100.00	100.00	.0%
12902	532336	Lodging	164.00	.00	212.00	205.00	246.00	270.00	9.8%
12902	532339	Other Trvl	.00	.00	.00	.00	.00	.00	.0%
12902	533225	Tele Fax	14.60	19.83	.21	.00	20.00	20.00	.0%
12902	535242	Maint Mach	364.09	.00	.00	.00	500.00	500.00	.0%
12902	571004	IP Tel All	89.74	130.61	112.50	97.13	106.00	1,157.00	991.5%
12902	571005	Dup Allc	1,125.03	249.04	50.03	582.12	635.00	87.00	-86.3%
12902	571006	SW Charge	.00	.00	.00	.00	.00	.00	.0%
12902	571006	12902 SW Charge	.00	.00	200.00	.00	.00	.00	.0%
12902	571009	MIS PC	1,069.63	1,146.34	1,190.56	1,100.88	1,201.00	1,481.00	23.3%
12902	571010	MIS Sys	352.66	356.92	371.47	345.62	377.00	444.00	17.8%
12902	591519	Oth Ins	114.06	230.81	261.49	248.05	315.00	295.10	-6.3%
12902	594813	Cap Office	.00	.00	.00	.00	.00	.00	.0%
12902	594950	Oper Res	.00	.00	.00	.00	326,779.77	.00	.0%
12902	699700	Res Oper	.00	.00	.00	.00	-326,779.77	.00	.0%
12902	699800	Res Cap	.00	.00	.00	.00	.00	.00	.0%
12902	699999	Budget FB	.00	.00	.00	.00	.00	.00	.0%
TOTAL Solid Waste Program			-79,561.88	-20,469.16	-55,534.79	77,152.79	.00	68.20	.0%
12903 WI Fund Septic Replacement									
12903	421001	St Aid	-3,335.00	.00	.00	.00	.00	.00	.0%
12903	521660	Septic	3,335.00	.00	.00	.00	.00	.00	.0%
12903	529299	Purch Care	.00	.00	.00	.00	.00	.00	.0%
12903	699999	Budget FB	.00	.00	.00	.00	.00	.00	.0%
TOTAL WI Fund Septic Replace			.00	.00	.00	.00	.00	.00	.0%
TOTAL General Fund			34,660.33	81,291.49	-31,110.40	40,362.64	.00	3,403.27	.0%
GRAND TOTAL			34,660.33	81,291.49	-31,110.40	40,362.64	.00	3,403.27	.0%

## NEXT YEAR BUDGET HISTORICAL COMPARISON

PROJECTION: 2024    2024 Budget FOR PERIOD 99

ACCOUNTS FOR:

General Fund	PRIOR FY3 ACTUALS	PRIOR FY2 ACTUALS	LAST FY1 ACTUALS	CY ACTUALS	CY REV BUDGET	PROJECTION LEVEL 3	PCT CHANGE
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\*\* END OF REPORT - Generated by Matt Zangl \*\*