

**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, October 30, 2023

**TIME:** 8:30 a.m.

**PLACE:** Room C1021, County Courthouse, Jefferson WI

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

Register in advance for this meeting:

[https://zoom.us/meeting/register/tJEkf--hpj4pHd2y7-u8i9MUTAbnqMB\\_1Qxy](https://zoom.us/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 September 25, October 13 and October 19 meeting minutes
7. Communications
8. September Monthly Financial Report for Register of Deeds – Staci Hoffman
9. September Monthly Financial Report for Land Information Office – Matt Zangl
10. October 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 Liquified Natural Gas (LNG) Facility in the Town of Ixonia
13. Discussion and Possible Action on Enacting an Erosion Control Ordinance
14. Discussion and Possible Action on Enacting a Post-Construction Stormwater Management Ordinance
15. Discussion 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
16. Discussion and Possible Action on Entering into a Memorandum of Understanding for GIS Services with Local Municipalities
17. Discussion and Possible Action on a Request by M A Mortenson Company/East 97<sup>th</sup> Place LLC to Allow Expanded Outdoor Storage at W1265 Linden Rd, Town of Ixonia, on PIN 012-0816-2723-006
18. Discussion and Possible Action on a Request by Mark Schellinger for a Convenience Bathroom in a Building at N5546 County Road F, Town of Concord, on PIN 006-0716-2712-002 b
19. Discussion and Possible Action on Petitions Presented in Public Hearing on October 19, 2023:

**R4495A-23 – Hughes Reynolds Group LLC:** Rezone PIN 012-0816-2121-002 (6.8 ac) from Industrial to Business to allow for automotive repair and maintenance at **W1593 Marietta Ave** in the Town of Ixonia. This is in accordance with Sec 11.04(f)3 of the Jefferson County Zoning Ordinance.

**R4496A-23 – Russell & Cheryl Heine:** Rezone 1 acre of PIN 002-0714-2813-000 (20 ac) to create a lot around the home at **N5594 Popp Rd** in the Town of Aztalan. This is in accordance with Sec 11.04(f)8 of the Jefferson County Zoning Ordinance.

**R4497A-23 – Mitch & Julia Brock/Scott & Jill Johnson Property:** Create a 1-ac building site north of N3043 Haas Rd from part of PIN 010-0615-2742-000 (44.461 ac) in the Town of Hebron. This is in accordance with Sec 11.04 (f)8 of the Jefferson County Zoning Ordinance.

**CU2105 -23 – Michael Podevels:** Conditional use to allow an extensive onsite storage structure in a Community zone at W110 Rockvale Rd, Town of Ixonia on PIN 012-0816-2544-006 (0.826 ac). This is in accordance with Sec 11.04(f)9 of the Jefferson County Zoning Ordinance.

**CU2106-23 – Tasha Bynum:** Conditional home occupation for health and wellness services at N7010 Kroghville Rd in the Town of Lake Mills on PIN 018-0713-0542-000 (36.058 ac), located in an A-1 Agricultural zone. This is in accordance with Sec 11.04(f)6 of the Jefferson County Zoning Ordinance.

**CU2107-23 – Elmer Rehr Trust:** Conditional use for an extensive onsite storage structure in a Residential R-2 zone at N4209 County Road A, PIN 022-0613-0841-015 (1.42 ac), Town of Oakland. This is in accordance with Sec 11.04(f)2 of the Jefferson County Zoning Ordinance.

**CU2109-23 – Angela J Starr:** Conditional use for a home occupation flower shop at N901 Old 26 Rd, Town of Koshkonong on PIN 016-0514-1933-000 (5.627 ac) in an A-3 Agricultural/Rural Residential zone. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**CU2108-23 – Seeger Bos Farms, LLC:** Conditional use for an ATCP regulated livestock facility in an A-1 Agricultural zone at N2901 Mode Ln, Town of Oakland, on PINs 022-0613-3522-000 (36.574 ac), 022-0613-3411-000 (40 ac) and 022-0613-3414-000 (20 ac). This is in accordance with Sec 11.04(f)6 of the Jefferson County Zoning Ordinance.

20. Possible Future Agenda Items

21. Upcoming Meeting Dates:

November 10, 8:00 a.m. – Site Inspections  
November 16, 7:00 p.m. – Public Hearing  
November 27, 8:30 a.m. – Decision Meeting  
December 15, 8:00 a.m. – Site Inspections  
December 21, 7:00 p.m. – Public Hearing  
December 28 (TH), 29 (F) OR January 5, 8:30 a.m. – Decision Meeting

22. Adjourn

**If you have questions regarding the petitions, please contact the Zoning Department at 920-674-7131. Petition files referenced on this agenda may be viewed at 222 Wisconsin Drive between the hours of 8:00 a.m. and 4:30 p.m., Monday through Friday, excluding holidays. Materials covering other agenda items can be found at [www.jeffersoncountymi.gov](http://www.jeffersoncountymi.gov).**

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

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

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

**MINUTES 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, September 25, 2023

**TIME:** 8:30 a.m.

**PLACE:** County Highway Department Committee Room, 1425 Wisconsin Drive, Jefferson, WI

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

Register in advance for this meeting:

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

Meeting ID: 959 8698 5379

Passcode: Zoning

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

**1. Call to Order**

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

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

Supervisors Jaeckel, Nass, Poulson, Foelker and Richardson were in attendance at 8:30 a.m. Others present were Ben Wehmeier, County Administrator; Staci Hoffman, Register of Deeds; Zoning Department staff Matt Zangl, Sarah Elsner, Brett Scherer and Deb Magritz; Land and Water Conservation Department staff Patricia Cicero and Joe Strupp. Attending via Zoom were Corporation Counsel JB Ward, Michael Luckey, Brian Udovich, Scott Schiefelbein, and Sue Marx.

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

Supervisor Poulson verified compliance with Open Meetings.

**4. Approval of the Agenda**

Motion by Supervisors Poulson/Foelker to approve the agenda, but with moving item 15 up on 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)**

There was no public comment.

**6. Approval of August 17, August 28, September 15 and September 21 Meeting Minutes**

Motion by Supervisors Poulson/Richardson to approve the August 17 minutes as presented. Motion passed 5-0.

Motion by Supervisors Foelker/Richardson to approve the August 28 minutes as presented. Motion passed 5-0.

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

The September 21 meeting minutes were not ready for this agenda.

**7. Communications**

**a. Defend Town Plans Oral Ruling scheduled for September 25**

This is scheduled for today at 1:30 p.m.

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

Hoffman said that there was nothing exciting to report except getting ready for the move back to the Courthouse.

Document counts are still low, but Laredo fees are starting to creep up a little bit which generally means that people will be refinancing or buying.

**9. August Monthly Financial Report for Land Information Office – Matt Zangl**

The Land Information Office revenues are on pace with what Hoffman said.

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

Zangl said that revenues are status quo with last year, but are slightly over the budgeted amount and on mark with the last year or two.

**11. Discussion on Solar Energy Facilities**

**a. Crawfish River Solar**

Crawfish River Solar is online, and it will soon be handed over to Alliant Energy. There are just a couple of things needed to close the Joint Development Agreement. A site visit is being planned.

**b. Badger State Solar**

There was no major update on the Badger State Solar project. They are getting ready for planning and working toward permitting.

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

This project is working toward final construction phase. On pace to finish construction by the end of the year and filling the tank next year.

**13. Discussion and Possible Action on a Determination of Completeness for an ATCP 51 Regulated Facility for Seeger Bos Farms, LLC for up to 759 Animal Units (Dairy and Beef Cows) located at N2901 Mode Lane in the Town of Oakland, PIN 022-0613-3522-000.**

A roll call was taken, with Supervisors Jaeckel, Nass, Poulson, Foelker and Richardson all signifying their attendance. Zangl explained that the operation was changing from dairy to more beef. The owners plan to construct a new manure storage facility. The Land and Water Conservation Department found the application to be complete. The next step for this application is to put it on a Committee site inspection and public hearing. Motion by Supervisors Jaeckel/Richardson to determine the application complete. A roll call vote was taken with Supervisors Jaeckel, Nass, Poulson, Foelker and Richardson voting in favor of finding the application complete and forwarding it to public hearing.

**14. Discussion 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**

Magritz reported that eight Town responses to the proposal have been received, with seven in favor and one opposed. Zangl suggested that the amendment might be ready for public hearing in November or December if enough Town responses are received.

**15. 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**

The plat was viewed and discussed. Zangl explained that the developers are concentrating on the single-family area with access on County Road A. There is also reservation for a proposed access on to US Highway 18. Motion by Supervisors Jaeckel/Foelker to approve the preliminary plat. Motion passed 5-0.

**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**

Zangl summed up this request and showed additional information. There was considerable discussion, including what would prevent the owner from making this a habitable space. Nass asked for a document saying that it won't become a residence. Motion by Supervisors Nass/Foelker to approve the waiver with that condition. Motion passed 5-0.

**17. Discussion and Possible Action on a Request by Dustin Wilke/Wilkes LLC to allow a septic easement for the A-3 zoned lot owned by Dustin Wilke and adjacent to N7836 Newville Rd, on PIN 030-0813-2941-004. The easement would be on the adjoining A-1 zoned property, PIN 030-0813-2914-004, owned by Wilkes**

**LLC. Both properties are in the Town of Waterloo.**

Zangl explained the situation to date, and it was discussed. Motion by Supervisors Nass/Foelker to approve the request with a recorded agreement, citing low use and the need to use virgin soils. There was further discussion, and Nass withdrew his motion and made a new motion to first require an interpretive soil test and evaluate that. Poulson seconded, and the motion passed 5-0.

**18. Discussion and Possible Action on a Proposed Even Exchange of Land Between the A-3 Zone at W4368 Ebenezer Dr, PIN 032-0815-2034-001 and the Adjacent A-1 Zone, PIN 032-0815-2034-003. Both properties are owned by Michael Yenser and Rebecca Freson in the Town of Watertown.**

Zangl explained and showed a map of the proposed changes. Supervisors Nass/Richardson made a motion to approve the request, and the motion passed 5-0.

**19. Discussion and Possible Action on Enacting an Erosion Control Ordinance**

Zangl explained and provided potential permitting fees that could help support the service for an erosion control ordinance. There were questions from the Committee, and Wehmeier, Zangl, and Elsner responded. Cicero also added input. Poulson wished to go on record as saying that this has been a big waste of his time. There was concern from Committee members on how to make this revenue neutral. Motion by Supervisors Nass/Poulson to approve and pass it on to the Board. Motion passed 5-0.

**20. Discussion and Possible Action on Enacting a Post-Construction Stormwater Management Ordinance**

Motion by Supervisors Richardson/Jaeckel to approve the Post-Construction Stormwater Management Ordinance. Motion passed 5-0.

Motion by Supervisors Nass/Richardson to send the fee schedule adjustment to the Finance Committee to cover a position for enforcement of these new ordinances. Motion passed 5-0.

**21. Discussion and Possible Action on Petitions Presented in Public Hearing on September 21, 2023:**

**APPROVE WITH CONDITIONS R4490A-23** – Dan & Diane Garr/Robert & Margaret Schaefer Property on a motion by Supervisors Jaeckel/Foelker to rezone 0.262 ac of PIN 016-0513-2443-000 (26.672 ac) at **W7476 Koshkonong Mounds Rd** owned by Robert and Margaret Schaefer and add it to an adjoining R-2 lot at **N996 Vinnie Ha Ha Rd** owned by Dan & Diane Garr, PIN 016-0513-2434-022 (0.196 ac.) The properties are in the Town of Koshkonong. This is in accordance with Sec 11.04(f)2 of the Jefferson County Zoning Ordinance. Motion passed 5-0.

**APPROVE WITH CONDITIONS R4491A-23** – Kevin & Christine Griswold on a motion by Supervisors Poulson/Richardson to rezone 4.53 ac from PINs 012-0816-1432-000 (68.75 ac), 012-0816-1514-000 (39.63 ac) & 012-0816-1514-001 (0.375 ac) to create a lot around the existing home at **N8744 River Valley Rd** in the Town of Ixonia. This is in accordance with Sec 11.04(f)8 of the Jefferson County Zoning Ordinance. Motion passed 5-0.

**POSTPONE R4492A-23** – Stanley A Hansen Trust on a motion by Supervisors Nass/Richardson to rezone part of PIN 030-0813-2311-000 (33.867 ac) & add 0.262 ac from PIN 030-0813-2311-002 (3.995 ac) already zoned A-3 to create a 1.9-ac new building site along **Island Church Rd** in the Town of Waterloo. This is in accordance with Sec 11.04(f)8 of the Jefferson County Ordinance. Motion passed 5-0.

**APPROVE WITH CONDITIONS R4493A-23** – Kelvin & Vonnice Buske on a motion by Supervisors Nass/Foelker and rezone to create a 4.56-ac lot around the home and building at **N8497 County Road D** from part of PIN 032-0815-2321-000 (40 ac), Town of Watertown. This is in accordance with Sec 11.04(f)8 of the Jefferson County Zoning Ordinance. Motion passed 5-0.

**APPROVE WITH CONDITIONS R4494A-23** – David Kerschke on a motion by Supervisors Nass/Poulson to rezone and create a 1.26-ac building site from part of PIN 032-0815-3042-000 (38 ac) on **County Road Y** in the Town of Watertown. This is in accordance with Sec 11.04(f)8 of the Jefferson County Zoning Ordinance. Motion passed 5-0.

**APPROVE WITH CONDITIONS CU2104-23** – Andrew Bauer on a motion by Supervisors Poulson/Foelker to modify conditional uses CU2071-22 and CU1494-08 to allow an additional building for the dog training/boarding facility at **W2193 Staude Rd**, on PIN 026-0616-0744-000 (1.639 ac), Town of Sullivan. The site is zoned A-1, Exclusive

Agricultural. This is in accordance with Sec 11.04(f)8 of the Jefferson County Zoning Ordinance. Motion passed 5-0.

## **22. Possible Future Agenda Items**

### **23. Upcoming Meeting Dates – Locations To Be Determined**

October 13, 8:00 a.m. - Site Inspections  
October 19, 7:00 p.m. - Public Hearing  
October 30, 8:30 a.m. – Decision Meeting  
November 10, 8:00 a.m. - Site Inspections  
November 16, 7:00 p.m. - Public Hearing  
November 27, 8:30 a.m. - Decision Meeting

## **24. Adjourn**

Motion by Supervisors Foelker/Richardson to adjourn the meeting. Motion passed and the meeting adjourned at 10:15 a.m.

**If you have questions regarding the petitions, please contact the Zoning Department at 920-674-7131. Petition files referenced on this agenda may be viewed at 222 Wisconsin Drive between the hours of 8:00 a.m. and 4:30 p.m., Monday through Friday, excluding holidays. Materials covering other agenda items can be found at [www.jeffersoncountymi.gov](http://www.jeffersoncountymi.gov).**

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

**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, October 13, 2023  
**TIME:** 8:00 a.m.  
**PLACE:** JEFFERSON COUNTY HIGHWAY DEPARTMENT COMMITTEE ROOM, 1425 Wisconsin Drive, Jefferson, WI

**1. Call to Order**

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

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

Supervisors Jaeckel, Foelker and Poulson were present at 8:00. Supervisor Richardson was on her way. Supervisor Nass was also expected.

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

Poulson verified compliance with Open Meetings.

**4. Approval of the Agenda**

Motion by Supervisors Poulson/Foelker to approve the agenda as presented. Motion passed 3-0

**5. Public Comment (Not to exceed 15 minutes and not to include petitions slated for decision.**

**Members of the public who wish to address the Committee on specific agenda items must register their request at this time)**

There was no public comment.

**6. Communications**

There were no communications.

Supervisors Richardson and Nass arrived prior to the Committee leaving for site inspections. The Committee left at 8:17 a.m. for the following:

**7. Site Inspections for Petitions to be Presented in Public Hearing on October 19, 2023:**

**CU2105 -23 – Michael Podevels:** Conditional use to allow an extensive onsite storage structure in a Community zone at **W110 Rockvale Rd**, Town of Ixonia on PIN 012-0816-2544-006 (0.826 ac). This is in accordance with Sec 11.04(f)9 of the Jefferson County Zoning Ordinance.

**R4495A-23 – Hughes Reynolds Group LLC:** Rezone PIN 012-0816-2121-002 (6.8 ac) from Industrial to Business to allow for automotive repair and maintenance at **W1593 Marietta Ave** in the Town of Ixonia. This is in accordance with Sec 11.04(f)3 of the Jefferson County Zoning Ordinance.

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#### **8. Adjourn**

Motion by Supervisors Poulson/Foelker to adjourn the meeting, and the motion passed 5-0. The meeting adjourned at 11:00 am.

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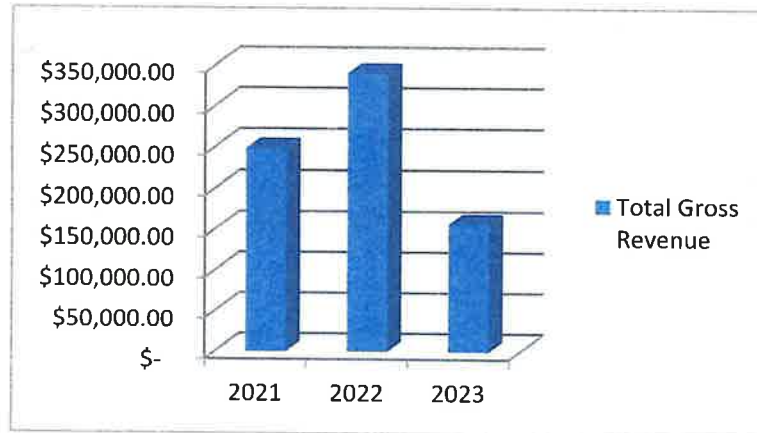
*A digital recording of the meeting will be available in the Zoning Department upon request.*



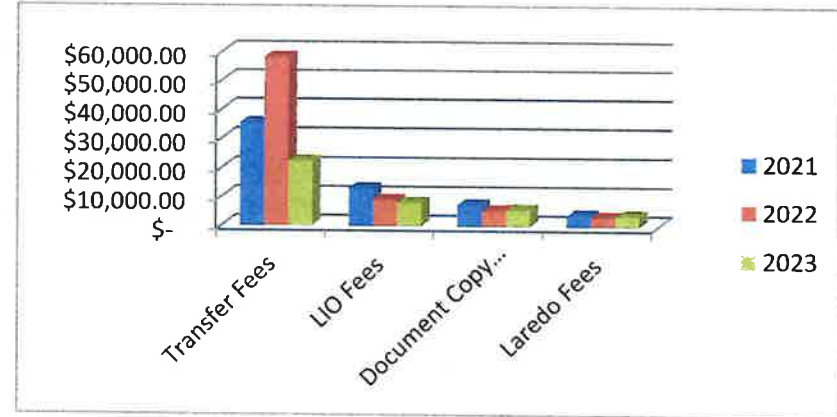
# Register of Deeds Year to Date Budget Report

Sep-23

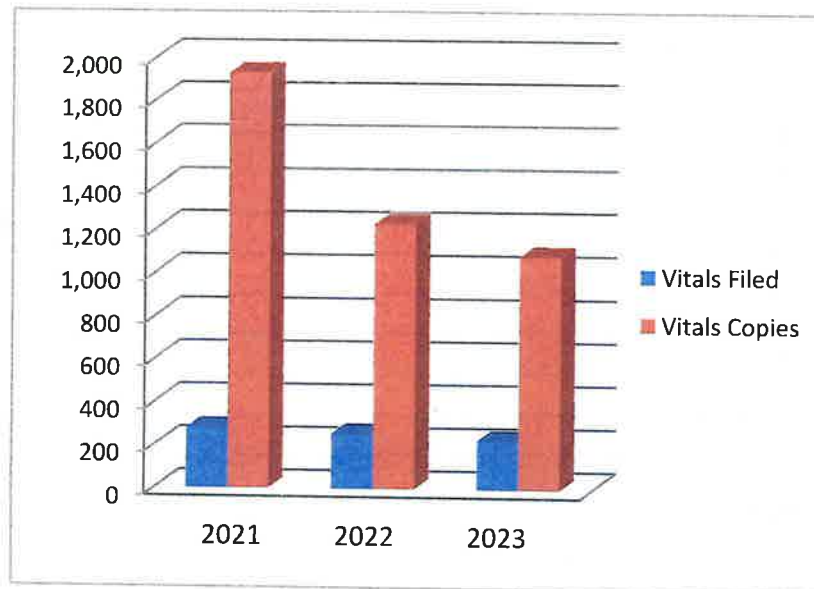
## ROD Total Gross Revenues



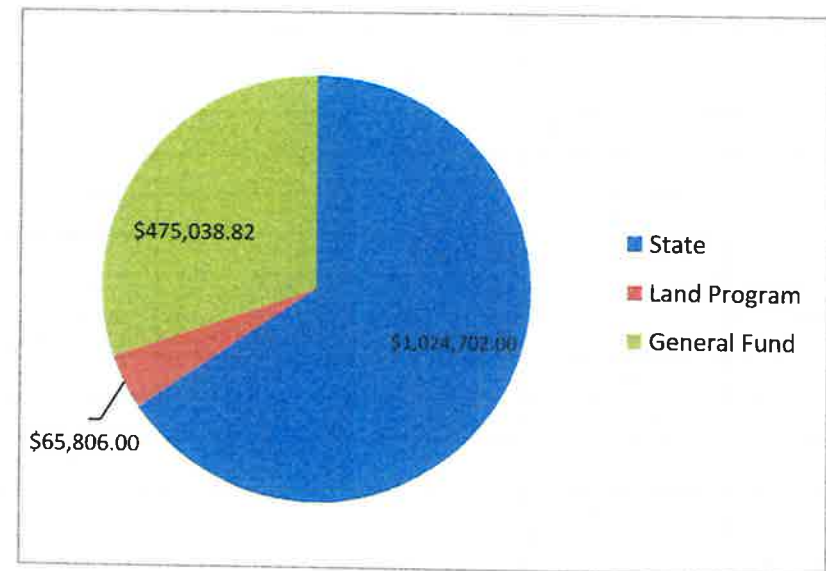
## Land Related Revenue



## Vital Records



## Year to Date Revenue Payout



Register of Deeds	September 2023			Output Measures	YR to Date	Current Yr. Target
Program/Service Description	2021	2022	2023	Totals	%	
Documents Recorded	1,552	1,043	924	7,538	59%	
Vital Records Filed	280	256	228	1,733	83%	
Vital Record Copies	1,931	1,230	1,082	11,925	79%	
ROD Revenue (Gross Total)	\$ 247,921.27	\$ 340,251.61	\$ 156,497.30	\$1,565,546.82	93%	
Transfer Fees	\$ 35,452.44	\$ 58,328.58	\$ 22,364.04	\$ 235,005.00	118%	
LIO Fees	\$ 13,091.00	\$ 9,109.00	\$ 8,034.00	\$ 65,806.00	60%	
Document Copies	\$ 7,425.82	\$ 5,504.21	\$ 5,698.68	\$ 50,405.27	92%	
Laredo	\$ 3,929.25	\$ 3,258.50	\$ 3,714.42	\$ 33,636.55	105%	
ROD Revenue to General Fund	\$ 77,060.51	\$ 87,147.29	\$ 49,545.14	\$ 475,038.82	89%	
Percentage of Documents eRecorded	66%	68%	63%	68%		
Budget Goals Met	Yes	Yes	Yes	Yes		Yes
Back Indexed	4,588	1,554	2,637	79,351	397%	

**Wisconsin Register of Deeds Association:**

*The legislation to decrease the transfer fee is moving forward, please see 2023 SB274 for more details. We should also be prepared for privacy shielding with the continued attacks on judges.*

**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 1951. The staff averages one year of back indexing per month. We are also working to plan the move back to the courthouse, hopefully our books can be moved prior to the staff being relocated, this is a big project.*

**Wisconsin Counties Association Board of Directors:**

*I attended the WCA annual conference and participated in several sessions that were very enlightening: Fundamentals of Parli Pro, County Surveyor & the Important Work They Do for Wisconsin, County Leadership in the Workforce Housing, Access to Childcare in WI, Creating a Culture of Belonging in Local Government, and What is Needed for a Successful County Fair. I highly recommend going to the WCA Annual Conference in the future.*

**Wisconsin Public Records Board:**

*Nothing new to report*

**Jefferson County Planning and Zoning Department**  
**Monthly Ledger Report**  
**10-27-2023**

	RF	WFG	REDC	OP	PPC	MC	PSS	STF	FQAS	FAA	FFFC	SRFWF	ZOF	Refunds	2023 Totals
MTH	1.239022	7102.421001	2501.451006	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
Feb	540.00			14,555.00	100.00		2,925.00	240.00						200.00	18,360.00
Mar	670.00			20,515.00	210.63		3,800.00	800.00							25,995.63
Apr	540.00			18,535.00	103.54	2.50	3,025.00	640.00			20.00			30.00	22,866.04
May	600.00			12,965.00	1.25	3.75	5,925.00	1,760.00							21,255.00
June	750.00			15,835.00	1.25		8,125.00	1,280.00							25,991.25
July	690.00			13,905.00	5.04		6,575.00	1,040.00							22,215.04
Aug	810.00			13,175.00	22.41		6,900.00	1,040.00							21,947.41
Sept	480.00			13,945.00	25.02		3,725.00	960.00							19,135.02
Oct	600.00		105.00	12,405.00	19.42		4,525.00	1,040.00							18,694.42
Nov															
Dec															
Total	6,010.00		105.00	142,195.00	1,096.39	6.25	47,200.00	9,440.00			20.00			230.00	206,072.64

2022 Actual Zoning Deposit: Please Enter Deposit

2023 Budget Revenues: Please Enter Revenues

2023 Deposits YTD: \$206,072.64



M. A. Mortenson Company  
Milwaukee Equipment Facility  
W1265 Linden Rd  
Ixonia, WI 53036

Main 262.879.2590  
Fax 262.879.2599  
[www.mortenson.com](http://www.mortenson.com)

Jefferson County Planning and Zoning Committee

I, Corey Heiman on behalf of M.A. Mortenson Company, located at W1265 Linden Rd, Ixonia, Wisconsin, would like to request approval for outside storage and expansion of our current dust free surface area.

The attached plot plan and aerial photos will show the current outside storage and proposed addition to the dust free surface area. I have also attached the CAD drawings for the storm water management plan that has been approved by raSmith.

This location currently has a 6' fence surrounding the property, grass berms and trees that provide partial concealment of the outside storage.

Thank you,

Corey Heiman  
Equipment Facility Manager  
M.A. Mortenson Company

° Per conversation with Corey on 10/5/23, type of equipment to be stored will include commercial construction such as safety equipment, cones, signs, etc.  
-SE

☐ Mail Permit

☒ Call for PICK-UP

Corey Heiman @ 414-313-8723  
(Contact person) name and phone #

## JEFFERSON COUNTY

### ZONING AND LAND USE PERMIT APPLICATION

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

PHONE: (920) 674-7130

FAX: (920) 674-7525 EMAIL: zoning@jeffersoncountywi.gov

Entered \_\_\_\_\_ Scanned \_\_\_\_\_  
Office Use Only

Please use  
black or blue ink

I. OWNERS  
(all)

FULL NAME	(Mailing) STREET ADDRESS	CITY / STATE	ZIP	TELEPHONE NO.
M.A. Mortenson Company	W1265 Linden Rd, Ixonia, WI 53036			262-878-2590
East 97th Place LLC	c/o Mortenson			

CONTRACTOR

II. PROPERTY DESCRIPTION: TAX PARCEL (PIN #) 012.0816-2723-006

TOWN Ixonia

LOT NO. 5 BLOCK SUBDIVISION Ixonia Industrail Park South

ACRES 2.858 ZONING DISTRICT I

LOT NO. - CSM NO. - VOL. - PG. - PROJECT SITE- FIRE NO. & ROAD

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

#### A. RESIDENTIAL

NEW STRUCTURE ☐ ADDITION ☐  
SINGLE FAMILY RESIDENCE/ No. of Bedrooms  
MH PARK SINGLE FAMILY ☐ Addition ☐ Accessory  
MULTI-FAMILY RESIDENCE  
No. of Units \_\_\_\_\_ No. of Bedrooms \_\_\_\_\_  
GARAGE-ATTACHED  
GARAGE-DETACHED  
FLOODPLAIN ☐ FF ☐ IFW  
SHORELAND / WETLAND  
OTHER  
SQ. FT. OF RESIDENCE OR ADDITION  
SQ. FT. OF GARAGE (ATT OR DET)  
HEIGHT OF PROPOSED STRUCTURE  
SPECIFY USE  
VALUE OF CONSTRUCTION

#### B. NON-RESIDENTIAL

NEW STRUCTURE ☐ ADDITION ☐  
AGRICULTURAL  
INDUSTRIAL  
BUSINESS  
CAMPGROUND  
SHORELAND / WETLAND  
FLOODPLAIN ☐ FF ☐ IFW  
☒ OTHER Outdoor gravel  
laydown yard  
SQ. FT. OF NEW STRUCTURE OR ADDITION  
HT. OF PROPOSED STRUCTURE  
SPECIFY USE  
VALUE OF CONSTRUCTION

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

OTHER DETAILS: Items store in yard are  
commercial construction equipment like  
conexes, safety, traffic control, formwork

SANITARY PERMIT NO. \_\_\_\_\_  
NUMBER OF BEDROOMS \_\_\_\_\_  
PUBLIC SEWER ☒  
NON-CONFORM STRUCTURE / USE \_\_\_\_\_  
FLOODPLAIN \_\_\_\_\_  
SHORELAND / WETLAND \_\_\_\_\_  
INSPECTION DATE \_\_\_\_\_  
ACCESS APPROVAL REQUIRED:  
TOWN, COUNTY, OR STATE ☐ Y ☒ N Existing

IV. ★ PLOT PLAN (SKETCH) REQUIRED TO BE ATTACHED - NO LARGER THAN 11" x 17". PLOT PLAN SKETCH SHALL INCLUDE THE FOLLOWING:  
ALL EXISTING STRUCTURES AND THE LOCATION OF THE NEW STRUCTURE OR ADDITION INCLUDING DISTANCES FROM THE CENTERLINE AND  
RIGHT-OF-WAY OF THE ROAD, SIDE AND REAR LOT LINES, NAVIGABLE WATERS, SEPTIC TANK & FIELD, WELL, DRIVEWAY ACCESS. GIVE ALL  
DIMENSIONS. BE SURE TO INCLUDE DECKS PROPOSED FOR NEW HOMES.

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

### V. ACKNOWLEDGEMENTS

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

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

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

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

  
Signature of Applicant

10/4/23  
Application Date

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

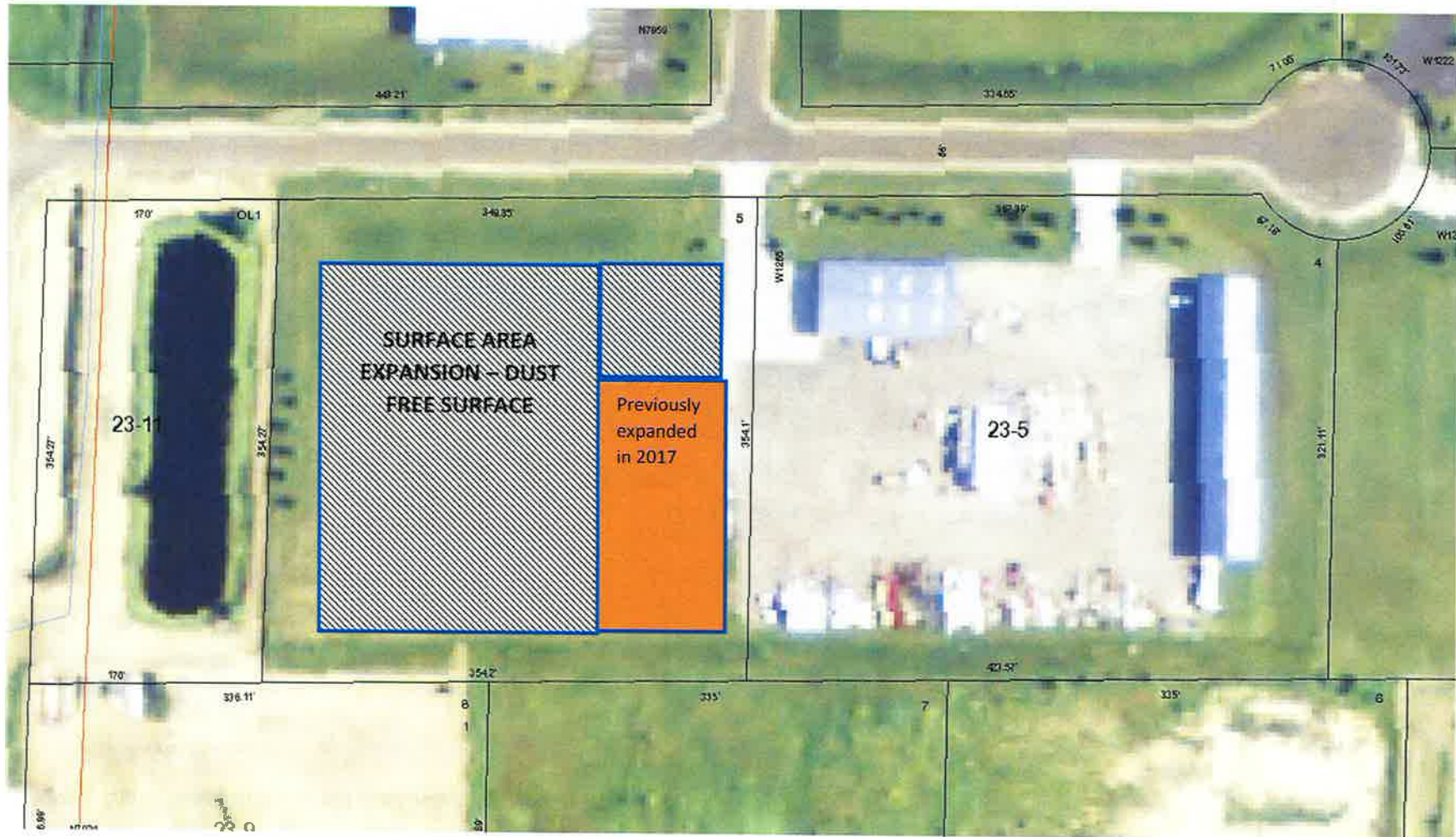
PERMIT FEE	APPROVED BY	DATE PERMIT ISSUED
\$		

☐ See Attached Conditions of Approval

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



- ✓ New expansion inside blue & white lines
- ✓ Orange area was a previously approved expanded area in 2017 (shown in aerial map further below)



M.A. Mortenson Company W1265 Linden Rd, Ixonia, WI 53036

- ✓ New expansion inside white lines





CREATIVITY BEYOND ENGINEERING

R.A. Smith, Inc.  
16745 W. Bluemound Road  
Brookfield, WI 53005-5938  
(262) 781-1000 | [rasmith.com](http://rasmith.com)

October 3, 2023

Alex Blel (via e-mail)  
Mortenson  
700 Meadow Lane North  
Minneapolis, MN 55422

Re: Mortenson Equipment Yard - W1265 Linden Road, Ixonia, Wisconsin  
Approval Letter

Dear Ms. Blel:

On behalf of the Town of Ixonia, we have reviewed the following documents submitted for the above referenced development project:

- Civil Engineering Construction Plans dated 10-2-2023, prepared by Williams Engineering Services.
- Stormwater Management Plan dated 10-2-2023, prepared by Williams Engineering Services.

**The plans for the Mortenson Equipment Yard are in general conformance with the Town of Ixonia's Code of Ordinances and we recommend the issuance of permits for the proposed development contingent on the following item:**

- *Revise Figure 1 in Exhibit B of the Stormwater Maintenance Agreement (SWMA) to show the approved grading plan. Once completed, obtain signatures on the SWMA and record the document with Jefferson County. A copy of the recorded SWMA shall be sent to the Town once completed. It should be noted that the addendum (Exhibit E and F) shall also be recorded with the County upon completion of the project.*

The submitted data has been reviewed for conformance with generally accepted engineering and surveying practices and Town policies. Although this data has been reviewed, the design engineer is responsible for the thoroughness and accuracy of plans and supplemental data, and for compliance with all state and local codes, ordinances, and procedures. Modification to the design, plans, etc. may be required should errors or changed conditions be found at a future date.

If you have any questions, please contact me at 262-317-3269.

Sincerely,

Riley Stone, P.E.  
Civil Engineer

Enclosures as noted





Page 2

cc: Robert Wielgos, P.E. / Town Engineer, raSmith  
Corey Heiman / Mortenson  
Brooke Muhlack / Braun Intertec  
Travis Fristed / Braun Intertec  
Ronnie Williams / Williams Engineering Services, LLC  
Nancy Zastrow / Town of Ixonia

H:\2232401\Eng Data\Mortenson Equipment Yard\EL 231003 Mortenson Equipment Yard Approval.docx

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# RdR Septic & Well Services, LLC

Date 9/28/2023

RE: Mark Schellinger

006-0716-2712-002 T/Concord N5546 County Road F

Jefferson County Planning and Zoning Dept

This letter is to justify the request for a 2000 gallon holding tank for a new structure for convenience bathroom.

Reasons being 1. Soil test conducted by Clay Vanderleest showed no A+4 suitable soils for any type of septic drain field per DSPS codes.

2. This is a separate parcel from the residence and due to the elevations and distance from the residence @ ~~N5833~~ County Road F it is not physically feasible to connect to home system. Over 650+/-'. **N5598**

Sincerely,



Ronald Raduenz  
MPRS 877507

## Deb Magritz

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**From:** Mark Schellinger <mdschellinger@gmail.com>  
**Sent:** Tuesday, October 24, 2023 8:09 AM  
**To:** Deb Magritz  
**Subject:** Holding tank

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

Shed use is for Agg storage hay storage shop area. Thanks Mark Sent from my iPhone

SCALE 1" = 80'

□ = SOIL BORING

— = GRADE SHOT

ONE INCH  
IF THIS BOX DOES NOT EQUAL ONE INCH ON ALL SIDES, THEN THIS DRAWING IS NOT TO SCALE

ALL HOLDING TANKS ARE:  
≥ 5' FROM BLDG.  
≥ 2' FROM LOT LINE  
≥ 25' FROM WELL.

VENT FOR HOLDING TANK IS  
≥ 10' FROM ANY DOOR, WINDOW OR FRESH AIR INTAKE

PRIVATE USE SHED w/  
CONVENIENCE  
BATHROOM.  
Discharge of  
non-domestic wastewater  
from the shed to a  
POWTS is prohibited w/o  
concurrence from D&S &  
DNR.  
#N5546 CTH F  
USE 1 BEDROOM  
SIZING

BM = TOP OF DRIP  
CAP @ BOTTOM  
OF SIDING @  
CORNER  
ELEV. = 852.5

PROPOSED  
WELL O

GRAVEL  
DRIVE  
(all weather  
access)

2200 GAL. HOLDING  
TANK\* BY DALMARAY  
GRADE AT TANK = ~851.1'

4" PVC BLDG. SEWER - SCH 40 OR  
ASTM D3034, FROST PROOFED AS  
PER SPS 382 30(11)(c)2.

850'

851'

851'

CTH "F" R/W

45.01 ACRES

MAN-MADE POND

MAN-MADE POND

A WATER METER THAT MEETS THE AWWA C700-90 STANDARDS AND A  
DIRECT READING REMOTE REGISTRATION SYSTEM WHICH MEETS AWWA  
STANDARD C706 MAY BE REQUIRED TO BE INSTALLED ON THE WATER