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**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, November 27, 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/meeting/register/tJEkf--hpj4pHd2y7-u8i9MUTAbnqMB_1Qxy)

Meeting ID: 959 8698 5379

Passcode: Zoning

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

1. Call to Order
2. Roll Call (Establish a Quorum)
3. Certification of Compliance with Open Meetings Law
4. Approval of the Agenda
5. Public Comment (Not to exceed 15 minutes and not to include petitions slated for decision. Members of the public who wish to address the Committee on specific agenda items must register their request at this time)
6. Approval of September 21, October 19, October 30, November 10 and November 16 meeting minutes
7. Communications
8. October Monthly Financial Report for Register of Deeds
9. October Monthly Financial Report for Land Information Office
10. November Monthly Financial Report for Zoning
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 and Possible Action on Entering into a Memorandum of Understanding for GIS Services with Local Municipalities
14. Discussion and Possible Action on Petitions Presented in Public Hearing on November 16, 2023:  
**R4498A-23 & CU2110-23 – Jon Gehler/Ebenezer Moravian Church:** Rezone all of PIN 032-0815-2911-006 (8.59 ac) and 032-0815-2911-007 (3.83 ac) with conditional use to sanction and expand a cemetery at **N8023 Ebenezer Rd**, Town of Watertown. This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.  
**R4499A-23 – Kurt Wileman /Dane County Growers Property:** Create a 5-ac lot around the home and buildings at **N956 Bingham Rd**, Town of Sumner, from PIN 028-0513-1933-000 (43.694 ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance  
**R4500A-23 – Kevin Emrath:** Create a 1.7437-ac lot at **N6132 Switzke Rd** in the Town of Farmington from part of PINs 008-0715-1633-000 (36.1 ac) and all of PIN 008-0715-1633-001 (0.82 ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.  
**R4501A-23 – William & Laura Flood:** Create two 4-ac lots from PIN 026-0616-0134-000 (35.086 ac) **near N4579 Indian Point Rd** in the Town of Sullivan. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.  
**R4502A-23 – Daniel & Gwynn Novak:** Rezone all of PIN 026-0616-2643-002 (0.602 ac) and part of PIN 026-0616-2643-000 (38.898 ac) owned by the Novak Trusts to create a 1-ac lot at **W660 Rome Oak Hill Rd** in the Town of Sullivan. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.  
**R4503A-23 – Robert & Dorothy Novak:** Rezone all of PIN 026-0616-2643-001 (0.5 ac) and part of PIN 026-0616-2643-000 (38.898 ac) to create a 1-ac lot at **W604 Rome Oak Hill Rd** in the Town of Sullivan. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**R4504A-23 – Jonathan Boche:** Create a 1.1-ac building site from part of PIN 012-0816-0323-001 (39.22 ac) on **County Rd CW** in the Town of Ixonia. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**R4505A-23 – Jonathan Boche:** Rezone 3.9 ac of PIN 012-0816-0323-001 (39.22 ac) to create a Natural Resource zone on **County Rd CW**, Town of Ixonia. This is in accordance with Sec. 11.04(f)12 of the Jefferson County Zoning Ordinance.

**CU2111-23 – Michael & Sandy Janke/Shady Belle Acres LLC:** Conditional use for a dog kennel at **N4907 Coffee Rd**, Town of Farmington on PIN 008-0715-3344-000 (37 ac). The property is in an A-1, Agricultural zone; this is in accordance with Sec. 11.04(f)6 of the Jefferson County Zoning Ordinance.

**CU2112-23 – Joseph Kondroski:** Conditional use for storage of landscaping equipment in a Community zone at **W1232 Marietta Ave** on PIN 012-0816-2232-013 (1.5 ac) in the Town of Ixonia. This is in accordance with Sec. 11.04(f)9 of the Jefferson County Zoning Ordinance.

15. Possible Future Agenda Items

16. Upcoming Meeting Dates:

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

January 12, 8:00 a.m. – Site Inspections – 8:00 a.m. – Site Inspections

January 18, 7:00 p.m. – Public Hearing, 8:30 a.m. – Public Hearing

January 29, 8:30 a.m. – Decision Meeting

17. Adjourn

**If you have questions regarding the petitions, please contact the Zoning Department at 920-674-7131. Petition files referenced on this agenda may be viewed in Courthouse Room C1040 at 311 S Center Ave 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.jeffersoncountywv.gov](http://www.jeffersoncountywv.gov).**

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

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

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

**NOTICE OF PUBLIC HEARING**  
**JEFFERSON COUNTY PLANNING AND ZONING COMMITTEE**

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

**SUBJECT:** Map Amendments to the Jefferson County Zoning Ordinance and Requests for Conditional Use Permits  
**DATE:** Thursday, September 21, 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: September 21, 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, Supervisors Foelker and Supervisor Poulson were present at 7pm. Supervisor Richardson was present via Zoom. Supervisor Nass was absent. Also present was Sarah Elsner and Brett Scherer from the Zoning Department.
3. Certification of Compliance with Open Meetings Law  
- Supervisor Poulson verified that the meeting was being held in compliance with Open Meetings Law.
4. Approval of Agenda
5. Explanation of Public Hearing Process by Committee Chair  
- Chairman Jaeckel explained the process.
6. Public Hearing  
- Elsner 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, September 21, 2023, in the **JEFFERSON COUNTY HIGHWAY DEPARTMENT COMMITTEE ROOM, 1425 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 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 SEPTEMBER 25, 2023.**  
**DECISIONS ON THE REZONINGS WILL BE MADE ON OCTOBER 10, 2023**

**FROM A-T, AGRICULTURAL TRANSITION TO R-2, RESIDENTIAL**

**R4490A-23 – Dan & Diane Garr/Robert & Margaret Schaefer Property:** Rezone 0.262 ac of PIN 016-0513-2443-000 (26.672 ac) at **W7476 Koshkonong Mounds Rd** owned by Robert and Margaret Schaefer to 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.

**PETITIONER:** Diane Garr (N996 Vinnie Ha Ha Road) presented herself as the petitioner for this rezone. The petitioner said she is looking to add to her existing lot from the adjacent landowner.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**QUESTIONS FROM COMMITTEE:** None.

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

**TOWN:** In favor.

**FROM A-1, EXCLUSIVE AGRICULTURAL TO A-3, AGRICULTURAL/RURAL RESIDENTIAL R4491A-23 – Kevin & Christine Griswold:** 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.

**PETITIONER:** Kevin Griswold (N8812 River Valley Road) presented himself as the petitioner for this rezone. The petitioner is looking to separate the farmhouse from the farmland at this time. The petitioner is looking to possibly build a new home in the future on the proposed split.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**QUESTIONS FROM COMMITTEE:** Supervisor Paulson asked the age of the home? The petitioner said the house was constructed around 100 years ago.

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

**TOWN:** In favor.

**R4492A-23 – Stanley A Hansen Trust:** 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.

**PETITIONER:** Jackie Hansen (382 Chapin Street) presented herself as the petitioner for this rezone. The petitioner is looking to create a new building site for a home.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**QUESTIONS FROM COMMITTEE:** None.

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

**TOWN:** In favor.

**R4493A-23 – Kelvin & Vonnie Buske:** 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.

**PETITIONER:** Kelvin Buske (N8497 County Road D) presented himself as the petitioner for this rezone. The petitioner wants to separate the current home from approximately 35-acres of farmland as they rent it out currently.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**QUESTIONS FROM COMMITTEE:** None.

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

**TOWN:** In favor.

**R4494A-23 – David Kerschke:** Rezone to 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.

**PETITIONER:** David Kerschke (N7842 Petig Road) presented himself as the petitioner for this rezone. The petitioner said she is looking to add to her existing lot from the adjacent landowner.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**QUESTIONS FROM COMMITTEE:** None.

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

**TOWN:** In favor.

## CONDITIONAL USE PERMIT APPLICATION

**CU2104-23 – Andrew Bauer:** 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.

**PETITIONER:** Andrew Bauer (W2193 Staude Road) presented himself as the petitioner for this conditional use. The petitioner wants to create an additional building for dog training/boarding. The petitioner said the same business plan will stay the same and more space is needed.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**QUESTIONS FROM COMMITTEE:** None.

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

**TOWN:** In favor.

### 7. Adjourn

-Supervisor Poulson moved to adjourn at 7:29 p.m. and was seconded by Supervisor Foelker. **Motion passed 4-0.**

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

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

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

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

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

**SUBJECT:** Planning and Zoning Committee Decision Meeting  
**DATE:** Monday, 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/meeting/register/tJEkf--hpj4pHd2y7-u8i9MUTAbnqMB_1Qxy)

Meeting ID: 959 8698 5379

Passcode: Zoning

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

**1. Call to Order**

The meeting was called to order by Supervisor Jaeckel at 8:32 a.m.

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

Committee members present at 8:32 were Supervisors Jaeckel, Nass, Poulson and Foelker.

Zoning staff in attendance were Director Matt Zangl, Sarah Elsner, Brett Scherer and Deb Magritz. Other county staff present included County Administrator Ben Wehmeier, Michael Luckey, Corporation Counsel Danielle Thompson, Land and Water Department Director Patricia Cicero and Brian Udovich. Supervisor Anita Martin and guest Elmer Rehr were present. Supervisor Walt Christensen attended via Zoom.

**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 the Agenda**

Motion by Supervisors Foelker/Poulson to approve the agenda and to move Petition CU2107-23 to the top of decisions in agenda item 19. 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. Approval of September 25, October 13 and October 19 meeting minutes**

Motion by Supervisors Poulson/Foelker to approve the September 25 minutes as presented. Motion passed 4-0.

Motion by Supervisors Foelker/Poulson to approve the October 13 minutes as presented. Motion passed 4-0.

The October 19 minutes were not available for review.

**Supervisor Richardson arrived at 8:35 a.m.**

**7. Communications**

There were no communications.

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

The Register of Deeds information was in the packet previously provided to the Committee. September revenues are similar to those of recent months.

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

Land Information revenues were also similar to those of recent months.

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

Zangl reported that Zoning revenues are comparable to those of last year. October's were about \$1,000 less than those of October 2022, but September's are \$2,000 higher than September's of 2022.

**11. Discussion on Solar Energy Facilities**

**a. Crawfish River Solar**

Zangl reported that Crawfish River Solar is close to finishing construction. Once testing and paperwork is complete, they will turn the project over to Alliant.

**b. Badger State Solar**

Zangl shared that this project is quiet; it is still in permitting stage.

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

This is very close to completion. Restoration and grading work will be completed next spring.

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

Motion by Supervisors Poulson/Foelker to permanently postpone action on enacting an Erosion Control Ordinance. Motion passed 5-0.

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

Motion by Supervisors Poulson/Jaeckel to indefinitely postpone action on this proposed ordinance. Wehmeier asked whether the Committee would like to direct staff in a certain way. Suggestions included coming back with more ideas and more technical information, financial ramifications, and input from Towns. Motion passed 5-0.

**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**

This will likely be put on December's public hearing.

**16. Discussion and Possible Action on Entering into a Memorandum of Understanding for GIS Services with Local Municipalities**

Zangl explained that we are not at that point currently. The cities of Watertown and Fort Atkinson are currently using GIS assistance from the Land Information Department.

**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**

Elsner explained the request, and noted that commercial construction equipment is proposed to be the outdoor storage. The Town had conditions of approval. Motion by Supervisors Foelker/Poulson to approve of the outdoor storage and incorporate the Town's conditions as well. Motion passed 5-0.

**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**

Elsner reported that a soil test had been done on this site, but no suitable soils were found for a septic system. She noted Schellinger's plans for a convenience bathroom in an agricultural storage building. Motion by Supervisors Nass/Foelker to approve the request and the motion passed 5-0.



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

**19. Discussion and Possible Action on Petitions Presented in Public Hearing on October 19, 2023:**

**The Committee started with CU2107-23 for the convenience of a guest in attendance.**

**APPROVE WITH CONDITIONS CU2107-23** – Elmer Rehr Trust on a motion by Supervisors Nass/Richardson for a conditional use allowing 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. Motion passed 5-0.

**APPROVE WITH CONDITIONS R4495A-23** – Hughes Reynolds Group LLC on a motion by Supervisors Nass/Richardson to 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. Motion passed 5-0.

**APPROVE WITH CONDITIONS R4496A-23** – Russell & Cheryl Heine on a motion by Supervisors Jaeckel/Poulson to rezone 1 acre of PIN 002-0714-2813-000 (20 ac) and 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. Motion passed 5-0.

**POSTPONE ACTION ON R4497A-23** – Mitch & Julia Brock/Scott & Jill Johnson property on a motion by Supervisors Nass/Poulson to 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. Motion passed 5-0.

**APPROVE WITH CONDITIONS CU2105 -23** – Michael Podevels on a motion by Supervisors Nass/Poulson for 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. Motion passed 5-0.

**APPROVE WITH CONDITIONS CU2106-23** – Tasha Bynum on a motion by Supervisors Jaeckel/Richardson allowing a 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. Motion passed 5-0.

**APPROVE WITH CONDITIONS CU2109-23** – Angela J Starr on a motion by Supervisors Poulson/Foelker allowing a 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. Motion passed 5-0.

**APPROVE WITH CONDITIONS CU2108-23** – Seeger Bos Farms, LLC on a motion by Supervisors Foelker/Nass allowing a 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. Motion passed on a roll call vote 5-0.

**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), December 29 (F) OR January 5, 8:30 a.m. – Decision Meeting

## **22. Adjourn**

Motion by Supervisors Foelker/Poulson to adjourn the meeting. Motion passed 5-0, and the meeting adjourned at 9:18 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 Courthouse Room C1040, 311 S Center Ave between the hours of 8:00 a.m. and 4:30 p.m., Monday through Friday, excluding holidays. Materials covering other agenda items can be found at [www.jeffersoncountywi.gov](http://www.jeffersoncountywi.gov).**

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

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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:** November 10, 2023  
**TIME:** 8:30 a.m.  
**PLACE:** Jefferson County Courthouse, 311 S. Center Ave., Jefferson, WI  
Room C1021

**1. Call to Order**

The meeting was called to order by Supervisor Jaeckel at 8:02 a.m.

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

At 8:00 a.m., Supervisors Poulson, Foelker, Jaeckel and Richardson were present. Also present from the Zoning Department were Matt Zangl and Deb Magritz.

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

Supervisor Poulson verified compliance with Open Meetings.

**4. Approval of the Agenda**

The Committee considered not visiting the sites for Petitions R4498A-23, R4499A-23 and R4500A-23.

**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.

Supervisor Nass arrived, and at 8:30 the Committee left for the following site inspections:

**7. Site Inspection for Crawfish River Solar, Beginning at N4695 State Rd 89 Substation, then to US Hwy 18 & W6682 County Road J**

*\*(These sites will be visited amongst those slated for public hearing on November 16)*

**8. Site Inspection on N7777 Ski Slide Road for Mike Herro's Request for Expanded Outside Storage, Town of Ixonia** *\*(This site will be visited amongst those slated for public hearing on November 16)*

**9. Site Inspections for Petitions to be Presented in Public Hearing on November 16, 2023:**

**(Did not visit) R4499A-23 – Kurt Wileman /Dane County Growers Property:** Create a 5-ac lot around the home and buildings at **N956 Bingham Rd**, Town of Sumner, from PIN 028-0513-1933-000 (43.694 ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**CU2111-23 – Michael & Sandy Janke/Shady Belle Acres LLC:** Conditional use for a dog kennel at **N4907 Coffee Rd**, Town of Farmington on PIN 008-0715-3344-000 (37 ac). The property is in an A-1, Agricultural zone; this is in accordance with Sec. 11.04(f)6 of the Jefferson County Zoning Ordinance.

**(Did not visit) R4500A-23 – Kevin Emrath:** Create a 1.7437-ac lot at **N6132 Switzke Rd** in the Town of Farmington from part of PINs 008-0715-1633-000 (36.1 ac) and all of PIN 008-0715-1633-001 (0.82 ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**(Did not visit) R4498A-23 & CU2110-23 – Jon Gehler/Ebenezer Moravian Church:** Rezone all of PIN 032-0815-2911-006 (8.59 ac) and 032-0815-2911-007 (3.83 ac) with conditional use to sanction and expand a cemetery at **N8023 Ebenezer Rd**, Town of Watertown. This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

**CU2112-23 – Joseph Kondroski:** Conditional use for storage of landscaping equipment in a Community zone at **W1232 Marietta Ave** on PIN 012-0816-2232-013 (1.5 ac) in the Town of Ixonia. This is in accordance with Sec. 11.04(f)9 of the Jefferson County Zoning Ordinance.

**R4504A-23 – Jonathan Boche:** Create a 1.1-ac building site from part of PIN 012-0816-0323-001 (39.22 ac) on **County Rd CW** in the Town of Ixonia. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**R4505A-23 – Jonathan Boche:** Rezone 3.9 ac of PIN 012-0816-0323-001 (39.22 ac) to create a Natural Resource zone on **County Rd CW**, Town of Ixonia. This is in accordance with Sec. 11.04(f)12 of the Jefferson County Zoning Ordinance.

**R4501A-23 – William & Laura Flood:** Create two 4-ac lots from PIN 026-0616-0134-000 (35.086 ac) **near N4579 Indian Point Rd** in the Town of Sullivan. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**R4502A-23 – Daniel & Gwynn Novak:** Rezone all of PIN 026-0616-2643-002 (0.602 ac) and part of PIN 026-0616-2643-000 (38.898 ac) owned by the Novak Trusts to create a 1-ac lot at **W660 Rome Oak Hill Rd** in the Town of Sullivan. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**R4503A-23 – Robert & Dorothy Novak:** Rezone all of PIN 026-0616-2643-001 (0.5 ac) and part of PIN 026-0616-2643-000 (38.898 ac) to create a 1-ac lot at **W604 Rome Oak Hill Rd** in the Town of Sullivan. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

## 10. Adjourn

Motion by Supervisors Foelker/Poulson to adjourn the meeting. Motion passed 4-0 and the meeting adjourned at 11:23 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 C1040 between the hours of 8:00 a.m. and 4:30 p.m., Monday through Friday, excluding holidays. Materials covering other agenda items can be found at [www.jeffersoncountywi.gov](http://www.jeffersoncountywi.gov).**

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

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

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

Register of Deeds October 2023 Program/Service Description	Output Measures			YR to Date	Current Yr. Target
	2021	2022	2023	Totals	%
Documents Recorded	1,519	1,038	882	7,538	66%
Vital Records Filed	278	262	248	1,733	83%
Vital Record Copies	1,469	1,583	1,339	11,925	88%
ROD Revenue (Gross Total)	\$ 221,329.00	\$ 241,612.51	\$ 174,963.37	\$1,740,510.19	103%
Transfer Fees	\$ 30,867.36	\$ 37,989.06	\$ 26,126.70	\$ 261,131.70	131%
LIO Fees	\$ 12,836.00	\$ 8,904.00	\$ 7,706.00	\$ 73,512.00	68%
Document Copies	\$ 7,095.65	\$ 6,314.71	\$ 4,966.40	\$ 55,371.67	101%
Laredo	\$ 4,315.50	\$ 3,806.50	\$ 3,714.42	\$ 37,452.02	117%
ROD Revenue to General Fund	\$ 70,418.51	\$ 69,426.27	\$ 49,545.14	\$ 528,051.39	99%
Percentage of Documents eRecorded	64%	63%	63%	68%	
Budget Goals Met	Yes	Yes	Yes	Yes	Yes
Back Indexed	5,686	4,583	2,637	81,340	407%

**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 1950. The staff averages one year of back indexing per month. The staff worked and continues to work on putting everything back in the appropriate spots.*

**Wisconsin Counties Association Board of Directors:**

*Nothing new to report*

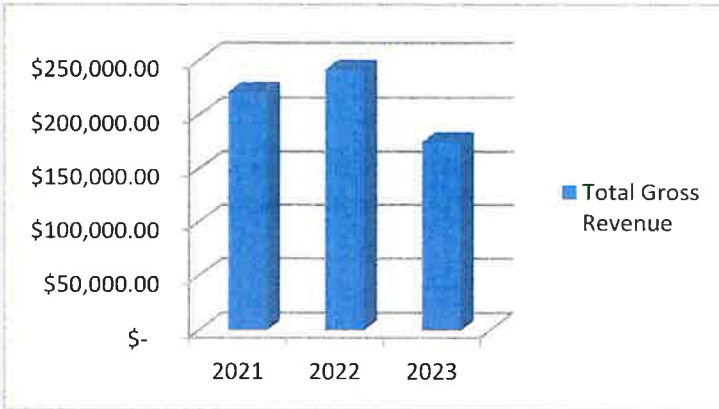
**Wisconsin Public Records Board:**

*Nothing new to report*

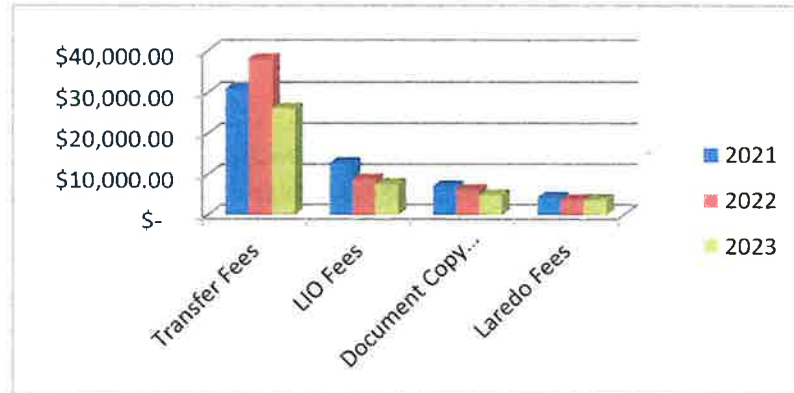
# Register of Deeds Year to Date Budget Report

Oct-23

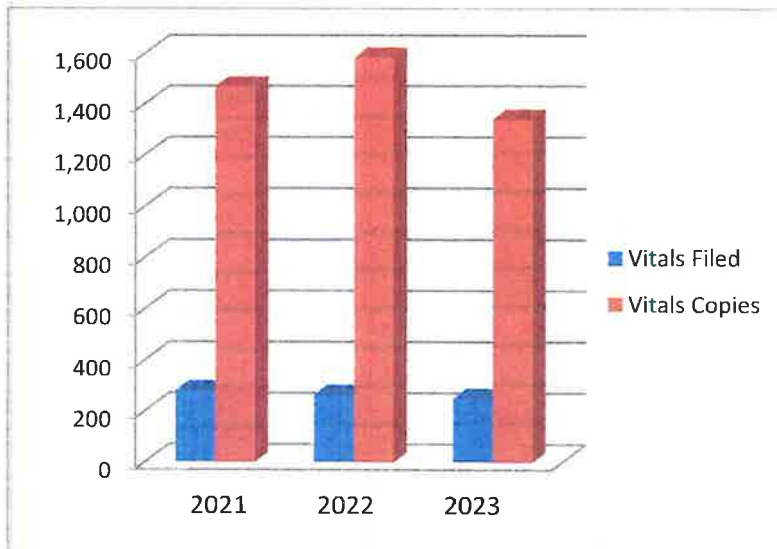
**ROD Total Gross Revenues**



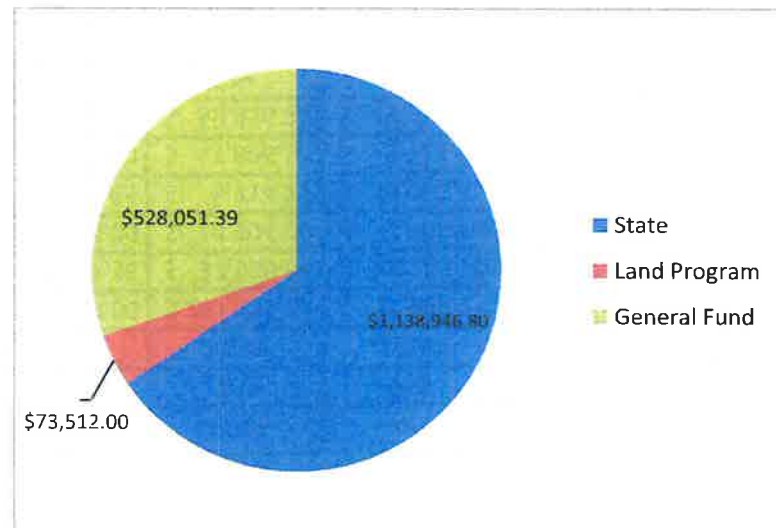
**Land Related Revenue**



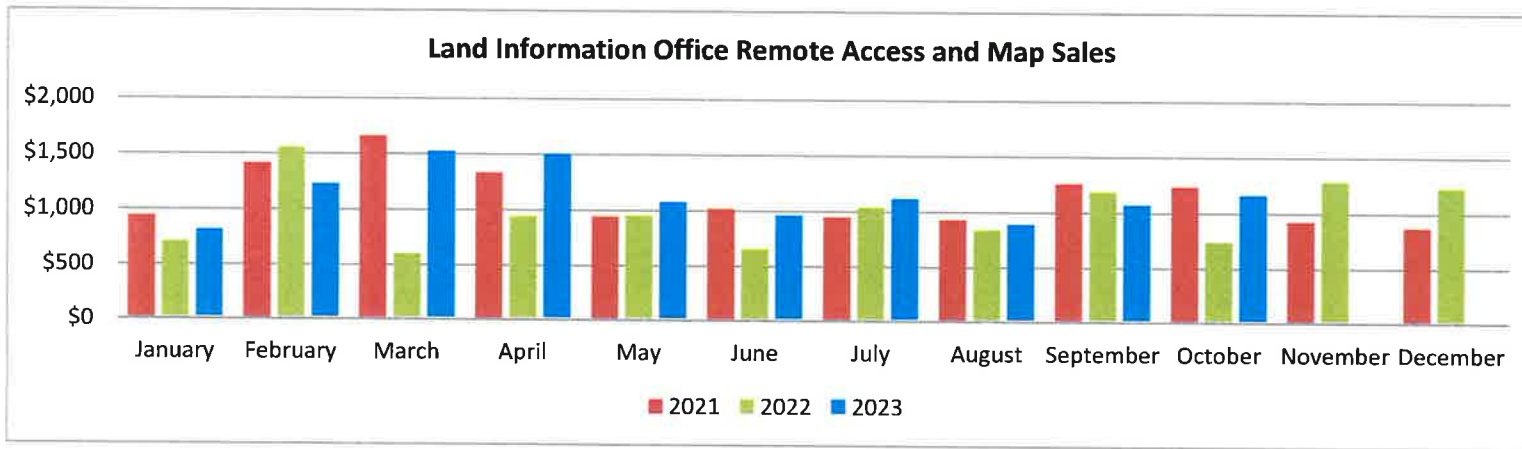
**Vital Records**



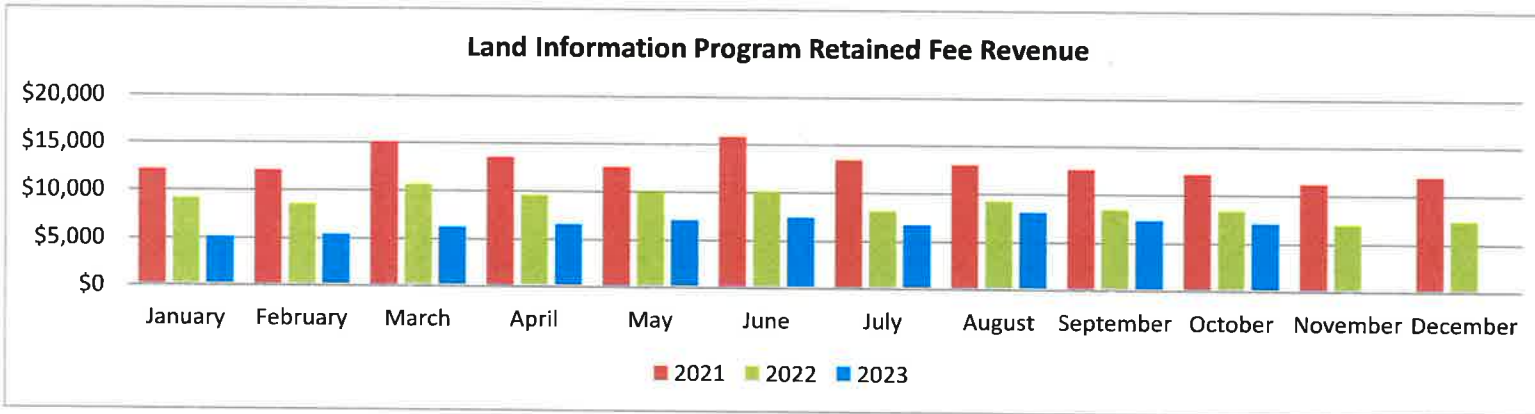
**Year to Date Revenue Payout**



## Land Information Monthly Revenue Report October 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	1,112	888	1,065	1,159	0	0	11,304	13,300
												85.0%	



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	6,688	8,072	7,304	7,024	0	0	66,624	102,000
												65.3%	

**Jefferson County Planning and Zoning Department**  
**Monthly Ledger Report**  
**11-20-2023**

	RF	WFG	REDC	OGLIC	OP	PFC	MC	PSS (	STF	FQAS	FAA	FPFC	SRWF	ZOF	Refunds
MTH	1.239022	7102.421001	2501.451006	2501.472011	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						
Feb	540.00				14,555.00	100.00		2,925.00	240.00						200.00
Mar	670.00				20,515.00	210.63		3,800.00	800.00						
Apr	540.00				18,535.00	103.54	2.50	3,025.00	640.00			20.00			30.00
May	600.00				12,965.00	1.25	3.75	5,925.00	1,760.00						
June	750.00				15,835.00	1.25		8,125.00	1,280.00						
July	690.00				13,905.00	5.04		6,575.00	1,040.00						
Aug	810.00				13,175.00	22.41		6,900.00	1,040.00						
Sept	480.00				13,945.00	25.02		3,725.00	960.00						
Oct	630.00		140.00		12,535.00	19.42		4,525.00	1,120.00						
Nov	390.00		245.00		10,315.00	18.92		3,975.00	240.00						
Dec															
Total	6,430.00		385.00		152,640.00	1,115.31	6.25	51,175.00	9,760.00			20.00			230.00

2022 Actual Zoning Deposit: Please Enter Deposit

2023 Budget Revenues: Please Enter Revenues

2023 Deposits YTD: \$221,531.56