

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, April 29, 2024
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

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 meeting minutes from March 21, March 25, April 12 and April 18
7. Communications
 - a. Town of Koshkonong Letter RE: Penny Lane Cocker Spaniels CU 1990 CU114M
8. March Monthly Financial Report for Register of Deeds
9. April Monthly Financial Report for Land Information Office
10. April Monthly Financial Report for Zoning
11. Discussion on Solar Energy Facilities
 - a. Crawfish River Solar
 - b. Badger State River
 - c. Sinnissippi Solar
 - d. Hackbarth Solar
12. Discussion on WE Energies Liquified Natural Gas (LNG) Facility in the Town of Ixonia
13. Discussion and Possible Action on a holding tank request for St. Peter's Evangelical Lutheran Church at N4656/N4676 S Helenville Road, PIN 014-0615-0232-001 in the Town of Jefferson
14. Discussion and Possible Action on a holding tank request for D Thomas Landscaping LLC at W158 Concord Centner Dr, PIN 006-0716-1344-002 in the Town of Concord
15. Discussion and Possible Action on R4521A-24 & CU2120-24 – Nick Klein/Michael L Klein located at N4922 S Farmington Road, PIN 008-0715-3644-000 in the Town of Farmington. The petition was previously tabled.
16. Discussion and Possible Action on Petitions Presented in Public Hearing on April 18, 2024:

R4531A-24 Chris Sukow (Kemmeter's Properties LLC): Rezone from A-2 to A-T and from A-T to A-2 to create a 4.9-acre A-2 lot located at **W5003 US Highway 18** from part of PIN 014-0614-1212-002 (36.636 Ac) in the Town of Jefferson. This is in accordance with Sec.11.04(f)5 and 11.04(f)7 of the Jefferson County Zoning Ordinance.

R4532A-24 – Charlie K Oestreich Trust: Rezone to create a 1-acre lot around the existing home located at **N5870 Popp Road** from part of PIN 002-0714-2142-000 (40 Ac) in the Town of Aztalan. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4533A-24 – Eric & Lindsay Baneck: Rezone to create a 1-acre lot around the existing home located at **N5323 County Road D** and to create a 1-acre lot around the existing home at **N5325 County Road D** from part of PIN

008-0715-2634-000 (40 Ac) in the Town of Farmington. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

CU2123-24 – Erik & Sarah Hoffman: Request to allow for an extensive onsite storage structure in an R-2, Residential-Unsewered zone at **N435 Oxbow Bend** on PIN 016-0513-3412-017 (0.78 Ac) in the Town of Koshkonong. This is in accordance with Sec. 1104(f)2 of the Jefferson County Zoning Ordinance.

17. Planning and Development Department Update

18. Possible Future Agenda Items

19. Upcoming Meeting Dates:

May 10, 8:00 a.m. – Site Inspections leaving from Courthouse Room C1049

May 16, 7:00 p.m. – Public Hearing, 8:30 a.m. – Public Hearing in Courthouse Room C2063

May 28, 8:30 a.m. – Decision Meeting in Courthouse Room C1021

June 14, 8:00 a.m. – Site Inspections leaving from Courthouse Room C1049

June 20, 7:00 p.m. – Public Hearing in Courthouse Room C2063

June 24, 8:30 a.m. – Decision Meeting in Courthouse Room C1021

20. 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.jeffersoncountyi.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, April 18, 2024
TIME: 7:00 p.m. (Doors will open at 6:30)

PLACE: **JEFFERSON COUNTY COURTHOUSE, ROOM C2063**
311 S. CENTER AVE, JEFFERSON, WI 53549
OR Via Zoom Videoconference

PETITIONERS OR MEMBERS OF THE PUBLIC MAY ATTEND THE MEETING VIRTUALLY BY FOLLOWING THESE INSTRUCTIONS IF THEY CHOOSE NOT TO ATTEND IN PERSON:

You are invited to a Zoom meeting.
When: March 21, 2024, 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=eHZRbHZXWXhlUnlKdkhtOXhoTmtNz09>

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

1. Call to Order
 - The meeting was called to order by Chairman Jaeckel at 7:00pm.
2. Roll Call
 - All members of the Committee were present at 7:00pm. Also present were Sarah Elsner and Brett Scherer from the Zoning Department. Supervisor Richardson was present 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 Agenda
 - Motion by Supervisors Poulson/Foelker to approve the agenda. Motion passed 5-0.
5. Explanation of Public Hearing Process by Committee Chair
 - Chairman Jaeckel explained the process.
6. Public Hearing
 - Elsner read the Public Hearing

NOTICE IS HEREBY GIVEN that the Jefferson County Planning and Zoning Committee will conduct a public hearing at 7 p.m. on Thursday, March 21, 2024, in Room C2063 of the Jefferson County Courthouse, 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, except 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 MARCH 25, 2024
DECISIONS ON THE REZONINGS WILL BE MADE ON APRIL 16, 2024

**FROM A-1, EXCLUSIVE AGRICULTURAL TO A-2, AGRICULTURAL/RURAL BUSINESS WITH
CONDITIONAL USE**

R4521A-24 & CU2120-24 – Nick Klein/Michael L Klein: Rezone to create a 1.1-ac A-2 zone to allow for storage of business equipment from part of PIN 008-0715-3644-000 (33.411 Ac) located at **N4922 S Farmington Rd** in the Town of Farmington. This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

PETITIONER: Nick Klien (N4922 S Farmington Road) presented himself as the petitioner for this rezone and conditional use. The petitioner said he is looking to zone of the business for his excavating business.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None.

STAFF: Given by Elsner and in the file. Elsner asked the hours? The petitioner said would only be during the week and would be for storage only. Elsner asked the petitioner if public would be onsite? The petitioner said no. Elsner asked the petitioner if there would be signs or lightning? The petitioner said just yard lights and no signs. Elsner asked the petitioner if there would be outdoor storage? The petitioner said a few pieces would be outside, but most would be located in the proposed building.

TOWN: In favor.

R4522A-24 & CU2121-24 - Rick Jaeger/St Paul’s Evangelical Lutheran Church/Lawrence T & Donna Schueler Finley Trust: Rezone part of PIN 012-0816-0824-000 (30.314 Ac) and all of PIN 012-0816-0824-003 (2.741 Ac) and combine with all of PIN 012-0816-0824-001 (3.00 Ac) to create a 7.275-ac A-2 zone to allow for a playground area for the existing school located at **W1956 Gopher Hill Rd** in the Town of Ixonia. This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

PETITIONER: Rick Jaeger (N9404 Fox Road) presented himself as the petitioner for his rezone and conditional use. The petitioner is looking to buy more land for the future mound system, expand the school and expand the playground area. The petitioner said the expansion would be approximately 1,100 square feet.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None.

STAFF: Given by Elsner and in the file. Elsner asked the hours? The petitioner said Monday through Friday, 6am to 6pm.

TOWN: In favor.

R4523A-24 & CU2122-24 – Al Genz/Greg & Kristie Melcher: Rezone to create a 5-ac A-2 zone to allow for storage of business equipment and materials with an office from part of PIN 032-0815-2643-001 (15.557 Ac) located off **D Ln** in the Town of Watertown. This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

PETITIONER: Ryan Melcher (N8002 County Road D) presented himself as the petitioner for this rezone and conditional use. The petitioner said they want to building storage and office area for the existing business.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None.

STAFF: Given by Elsner and in the file. Elsner asked the hours? The petitioner said Monday-Friday. Elsner asked the petitioner if there would be public onsite? The petitioner said no.

TOWN: In favor.

**FROM A-1, EXCLUSIVE AGRICULTURAL TO A-3, AGRICULTURAL/RURAL RESIDENTIAL AND TO N,
NATURAL RESOURCES**

R4524A-24 – Joel K & Robin K Lenz Trust: Rezone to create (2) 1-ac A-3 residential building sites from part of PIN 014-0614-0622-000 (16.122 Ac) located **directly north of N4862 County Road G** in the Town of Jefferson. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

PETITIONER: Joel Lenz (4885 County Road G) presented himself as the petitioner for this rezone. The petitioner is looking to split off the house from the A-1 farmland.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None.

STAFF: Given by Elsner and in the file.

TOWN: In favor.

R4525A-24 – Joel K & Robin K Lenz Trust: Rezone to create a 4-ac A-3 lot around the existing home and buildings from part of PIN 014-0614-0622-000 (16.122 Ac) and all of PIN 022-0613-0111-001 (0.83 Ac) located at **N4862 County Road G** in the Town of Jefferson. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

PETITIONER: Joel Lenz (4885 County Road G) presented himself as the petitioner for this rezone. The petitioner is looking to split off the house from the A-1 farmland.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None.

STAFF: Given by Elsner and in the file. Elsner asked how old the home was and septic location? The petitioner said the home is older than 100-years and septic is in the front lawn.

TOWN: In favor.

R4531A-24 – Joel K & Robin K Lenz Trust: Rezone to create a 1.3-ac A-3 lot around the existing home and buildings from part of PIN 022-0613-0111-000 (36.38 Ac) and all of PIN 014-0614-0622-001 (1.56 Ac) located at **N4881 County Road G** in the Town of Oakland. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

PETITIONER:

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None.

STAFF: Given by Elsner and in the file.

TOWN: In favor.

R4526A-24 – Troy A & Lindsey C Kjendlie: Rezone to create a 2.462-ac A-3 zone around the existing home and buildings from part of PIN 018-0713-3221-000 (5 Ac) and PIN 018-0713-3221-001 (33.732 Ac) located at **W9122 London Rd** in the Town of Lake Mills. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

PETITIONER: Troy Kjendlie presented himself as the petitioner for this rezone. The petitioner is looking to adjust lot lines and create a A-3 zone around the existing home. The to put he hog barn back into A-1.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None.

STAFF: Given by Zangl and in the file.

TOWN: In favor.

R4527A-24 – Mary Seurer/Gertrude A Moss Trust: Rezone to create (2) 1-ac A-3 residential building sites from part of PIN 020-0814-2442-000 (25.236 Ac) located **off Reichart Ln** in the Town of Milford. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

PETITIONER: Mary Seurer (W8225 Stockbridge Court) presented herself as the petitioner for this rezone. The petitioner is looking to split off two lots for homes.

COMMENTS IN FAVOR: Daniel Seurer (W8225 Stockbridge Court) spoke in favor of the petition.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None.

STAFF: Given by Elsner and in the file.

TOWN: In favor.

R4528A-24 – Mary Seurer/Gertrude A Moss Trust: Rezone to create a 6.745-ac Natural Resources lot from part of PIN 020-0814-2424-000 (24.531 Ac) located **off Reichart Ln** in the Town of Milford. This is in accordance with Sec. 11.04(f)12 of the Jefferson County Zoning Ordinance.

PETITIONER: Mary Seurer (W8225 Stockbridge Court) presented herself as the petitioner for this rezone. The petitioner is looking split the woods off from the rest of the parcel.

COMMENTS IN FAVOR: Daniel Seurer (W8225 Stockbridge Court) spoke in favor of the petition.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None.

STAFF: Given by Elsner and in the file.

TOWN: In favor.

R4529A-24 – Mary Seurer/Gertrude A Moss Trust: Rezone to create a 1-ac A-3 residential building site from part of PIN 032-0815-1944-000 (23.785 Ac) located **directly south of N8188 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: Mary Seurer (W8225 Stockbridge Court) presented herself as the petitioner for this rezone. The petitioner is looking to split off one lot for a home.

COMMENTS IN FAVOR: Daniel Seurer (W8225 Stockbridge Court) spoke in favor of the petition.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None.

STAFF: Given by Elsner and in the file.

TOWN: In favor.

R4530A-24 – Rosy-Lane Holsteins LLC: Rezone to create a 1.5-ac A-3 zone around the existing home and buildings from part of PIN 032-0815-2114-000 (16.00 Ac) located at **N8369 County Road X** in the Town of Watertown. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

PETITIONER: A representative from Rosy-Lane Holsteins LLC (W3855 Ebenezer Drive) presented himself as the petitioner for this rezone. The petitioner is looking to split off the old farmhouse from the A-1 land.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None.

STAFF: Given by Elsner and in the file. Elsner asked the age of the home and where the septic was located? The petitioner said the home is approximately from the 1900s and the septic is located west of the garage.

TOWN: In favor.

7. **Adjourn**

- Supervisor Poulson moved to adjourn 7:45 p.m. and was seconded by Supervisor Foelker. Motion passed 5-0 on a voice vote.

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

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

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

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

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

SUBJECT: Planning and Zoning Committee Decision Meeting
DATE: Monday, March 25, 2024
TIME: 8:30 a.m.
PLACE: Room C1021, County Courthouse, Jefferson WI

1. Call to Order

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

2. Roll Call (Establish a Quorum)

Supervisors Jaeckel, Nass, Poulson, Foelker and Richardson were present. Other County staff in attendance were Supervisor Anita Martin, County Administrator Ben Wehmeier, and Assistant to County Administrator Michael Luckey. Zoning Department staff present were Matt Zangl, Brett Scherer, Kim Buchholz and Shari Fishback. Attending via Zoom were Yalena Zarwell and Lianna Spencer. Members of the public present were Diane Lunde and Mick Ulrich.

3. Certification of Compliance with Open Meetings Law

Supervisor Poulson confirmed the meeting was in compliance.

4. Approval of the Agenda

Supervisors Foelker/Nass motioned to approve the agenda as proposed. Motion passed 5-0 on a voice vote.

5. Public Comment (Not to exceed 15 minutes and not to include petitions slated for decision. Members of the public who wish to address the Committee on specific agenda items must register their request at this time.) Supervisor Martin commented on the Crawfish Solar Project. The County and Town have not received monies yet. She requested that conditions of payment be included in upcoming agreements.

6. Approval of February 26, March 15 and March 21 meeting minutes

Motion by Supervisors Foelker/Richardson to approve the February 26 and March 15 meeting minutes. Motion passed on a voice vote 5-0.

7. Communications - None

8. February Monthly Financial Report for Register of Deeds

Hoffmann shared with the committee that recordings are down. They are back indexing. They are making budget.

9. March Monthly Financial Report for Land Information Office

Zangl explained that the Land Information Office budget is status quo for January and February.

10. March Monthly Financial Report for Zoning

Zangl reported that Zoning is \$5,000 short for March but there are a few days left. On pace but different from last year.

11. Discussion on Solar Energy Facilities

- a. Crawfish River Solar - Zangl stated that there is no update. They are 80-90% complete.
- b. Badger State River - Zangl reported that the project requested and received their 3rd extension from PSC. They have until 9/30/24 to begin construction. Supervisor Jaeckel asked if land remains taxable in current zoning. Zangl and Wehmeier agreed that it would be taxed as ag land.
- c. Sinnissippi Solar - No Update

- d. Hackbarth Solar – They are aiming to start construction on May 1 with hopes to be in the testing/producing phase by the end of summer.

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

Zangl reported that as of February 23, 2024, they are in the operational phase. No current construction occurring. Will be some minor projects to complete over the summer.

13. Discussion and Possible Action on replacing a home near W9512 County Road B, PIN 018-0713-0734-000 owned by Lunde Farms Inc, more than 100 feet from previous single-family home that was removed more than 15 years ago

Zangl provided a brief overview. Motion by Supervisors Nass/Richardson to approve as presented. Motion passed 5-0 on voice vote.

14. Discussion and Possible Action on R4514A-24 Nicholas and Melanie Brock for a 1-acre A-3 zoned lot, PIN 016-0514-1344-002 on Carnes Road in the Town of Koshkonong

Zangl stated that a new lot has been proposed and the lot is primarily prime soils and 1 acre. Motion by Supervisors Foelker/Jaeckel, to approve the request. Motion passed 5-0 on voice vote. See written decision and file for further conditions and discussion.

15. Discussion and Possible Action on Petitions Presented in Public Hearing on March 21, 2024:

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

POSTPONED R4521A-24 & CU2120-24 – Nick Klein/Michael L Klein: Rezone to create a 1.1-ac A-2 zone to allow for storage of business equipment from part of PIN 008-0715-3644-000 (33.411 Ac) located at **N4922 S Farmington Rd** in the Town of Farmington. This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance. Supervisor Nass with agreement from rest of the committee stated that further information was needed to determine if requested A-2 zone is large enough for the current businesses. Motion by Supervisors Poulson/Jaeckel to postpone the decision until next month. Motion passed 5-0 on voice vote.

APPROVE WITH CONDITIONS R4522A-24 & CU2121-24 - Rick Jaeger/St Paul's Evangelical Lutheran Church/Lawrence T & Donna Schueler Finley Trust: Rezone part of PIN 012-0816-0824-000 (30.314 Ac) and all of PIN 012-0816-0824-003 (2.741 Ac) and combine with all of PIN 012-0816-0824-001 (3.00 Ac) to create a 7.275-ac A-2 zone to allow for a playground area for the existing school located at **W1956 Gopher Hill Rd** in the Town of Ixonia. This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance. Motion by Supervisors Nass/Foelker to approve both the rezone as well as the conditional use with conditions. Motion passed 5-0 on voice vote.

APPROVE WITH CONDITIONS R4523A-24 & CU2122-24 – Al Genz/Greg & Kristie Melcher: Rezone to create a 5-ac A-2 zone to allow for storage of business equipment and materials with an office from part of PIN 032-0815-2643-001 (15.557 Ac) located off **D Ln** in the Town of Watertown. This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance. Motion by Supervisors Richardson/Jaeckel to approve rezone request with conditions. Motion passed 5-0 on voice vote.

APPROVE WITH CONDITIONS R4524A-24 – Joel K & Robin K Lenz Trust: Rezone to create (2) 1-ac A-3 residential building sites from part of PIN 014-0614-0622-000 (16.122 Ac) located **directly north of N4862 County Road G** in the Town of Jefferson. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance. Motion by Supervisors Richardson/Jaeckel to approve rezone with recommendation that lots are shifted to South. Motion passed 5-0 on voice vote.

APPROVE WITH CONDITIONS R4525A-24 – Joel K & Robin K Lenz Trust: Rezone to create a 4-ac A-3 lot around the existing home and buildings from part of PIN 014-0614-0622-000 (16.122 Ac) and all of PIN 022-0613-0111-001 (0.83 Ac) located at **N4862 County Road G** in the Town of Jefferson. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance. Motion by Supervisors

Richardson/Jaekel to approve rezone with recommendation that lots are shifted to South. Motion passed 5-0 on voice vote.

APPROVE WITH CONDITIONS R4531A-24 – Joel K & Robin K Lenz Trust: Rezone to create a 1.3-ac A-3 lot around the existing home and buildings from part of PIN 022-0613-0111-000 (36.38 Ac) and all of PIN 014-0614-0622-001 (1.56 Ac) located at **N4881 County Road G** in the Town of Oakland. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance. Motion by Supervisors Richardson/Jaekel to approve rezone with recommendation that lots are shifted to South. Motion passed 5-0 on voice vote.

APPROVE WITH CONDITIONS R4526A-24 – Troy A & Lindsey C Kjendlie: Rezone to create a 2.462-ac A-3 zone around the existing home and buildings from part of PIN 018-0713-3221-000 (5 Ac) and PIN 018-0713-3221-001 (33.732 Ac) located at **W9122 London Rd** in the Town of Lake Mills. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance. Motion by Supervisors Jaekel/Foelker to approve the rezone as presented. Motion passed 5-0 on voice vote.

APPROVE WITH CONDITIONS R4527A-24 – Mary Seurer/Gertrude A Moss Trust: Rezone to create (2) 1-ac A-3 residential building sites from part of PIN 020-0814-2442-000 (25.236 Ac) located **off Reichart Ln** in the Town of Milford. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance. Motion by Supervisors Nass/Richardson to approve rezone and creation of (2) building sites. Motion passed 5-0 on voice vote.

APPROVE WITH CONDITIONS R4528A-24 – Mary Seurer/Gertrude A Moss Trust: Rezone to create a 6.745-ac Natural Resources lot from part of PIN 020-0814-2424-000 (24.531 Ac) located **off Reichart Ln** in the Town of Milford. This is in accordance with Sec. 11.04(f)12 of the Jefferson County Zoning Ordinance. Motion by Supervisors Nass/Richardson to approve rezone. Motion passed 5-0 on voice vote.

APPROVE WITH CONDITIONS R4529A-24 – Mary Seurer/Gertrude A Moss Trust: Rezone to create a 1-ac A-3 residential building site from part of PIN 032-0815-1944-000 (23.785 Ac) located **directly south of N8188 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 by Supervisors Nass/Richardson to approve rezone. Motion passed 5-0 on voice vote.

APPROVE WITH CONDITIONS R4530A-24 – Rosy-Lane Holsteins LLC: Rezone to create a 1.5-ac A-3 zone around the existing home and buildings from part of PIN 032-0815-2114-000 (16.00 Ac) located at **N8369 County Road X** in the Town of Watertown. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance. Motion by Supervisors Nass/Poulson to approve rezone. Motion passed 5-0 on voice vote.

16. Planning and Development Department Update

Zangl reported that Shari and Laura have started. Shari is our new administrative assistant and Laura is the GIS Specialist who will be working with the Cities of Fort Atkinson and Watertown.

17. Possible Future Agenda Items

Continue with the usual agenda items. Supervisor Richardson requested an update of erosion & stormwater ordinances.

18. Upcoming Meeting Dates:

April 12, 8:00 a.m. – Site Inspections leaving from Courthouse Room C1049

April 18, 7:00 p.m. – Public Hearing in Courthouse Room C2063

April 29, 8:30 a.m. – Decision Meeting in Courthouse Room C1021

May 10, 8:00 a.m. – Site Inspections leaving from Courthouse Room C1049

May 16, 7:00 p.m. – Public Hearing, 8:30 a.m. – Public Hearing in Courthouse Room C2063

May 28, 8:30 a.m. – Decision Meeting in Courthouse Room C1021

19. Adjourn

Meeting adjourned at 9:22 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 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.jeffersoncountywi.gov.

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

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

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

NOTICE OF PUBLIC HEARING
JEFFERSON COUNTY PLANNING AND ZONING COMMITTEE

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

SUBJECT: Map Amendments to the Jefferson County Zoning Ordinance and Requests for Conditional Use Permits
DATE: Thursday, April 18, 2024
TIME: 7:00 p.m. (Doors will open at 6:30)

PLACE: **JEFFERSON COUNTY COURTHOUSE, ROOM C2063**
311 S. CENTER AVE, JEFFERSON, WI 53549
OR Via Zoom Videoconference

PETITIONERS OR MEMBERS OF THE PUBLIC MAY ATTEND THE MEETING VIRTUALLY BY FOLLOWING THESE INSTRUCTIONS IF THEY CHOOSE NOT TO ATTEND IN PERSON:

You are invited to a Zoom meeting.
When: April 18, 2024, 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=eHZRbHZXWXhlUnlKdkhtOXhoTmtNz09>
After registering, you will receive a confirmation email containing information about joining the meeting.

1. Call to Order
- The meeting was called to order by Chairman Jaeckel at 7:00pm.
2. Roll Call
- All members of the Committee were present at 7:00pm. Also present were Matt Zangl and Brett Scherer from the Zoning Department.
3. Certification of Compliance with Open Meetings Law
- Supervisor Poulson verified that the meeting was being held in compliance with Open Meetings Law.
4. Approval of Agenda
-Motion by Supervisors Poulson/Foelker to approve the agenda. Motion passed 5-0.
5. Explanation of Public Hearing Process by Committee Chair
- Chairman Jaeckel explained the process.
6. Public Hearing

NOTICE IS HEREBY GIVEN that the Jefferson County Planning and Zoning Committee will conduct a public hearing at 7 p.m. on Thursday, April 18, 2024, in Room C2063 of the Jefferson County Courthouse, 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, except holidays. If you have questions regarding these matters, please contact Zoning at 920-674-7131.

Decisions on Conditional Use Permits will be made on **April 29, 2024**
Recommendations by the Committee on rezones, will be made on **April 29** and the final decision will be made by the County Board on **May 14, 2024**

FROM A-2, AGRICULTURAL AND RURAL BUSINESS TO A-T AGRICULTURAL TRANSITION AND FROM A-T TO A-2

R4531A-24 Chris Sukow (Kemmeter's Properties LLC): Rezone from A-2 to A-T and from A-T to A-2 to create a 4.9-acre A-2 lot located at **W5003 US Highway 18** from part of PIN 014-0614-1212-002 (36.636 Ac) in the Town of Jefferson. This is in accordance with Sec.11.04(f)5 and 11.04(f)7 of the Jefferson County Zoning Ordinance.

PETITIONER: Chris Sukow (811 E Racine Street) presented herself as the petitioner for this rezone. The petitioner said she is looking to make the bar and fields all one parcel as it should be. This would include the bar, concessions stand, parking lot and sport areas.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None.

STAFF: Given by Zangl and in the file. Zangl asked the end goal of the property? The petitioner said to have everything under one parcel and convert the bar to a supper club.

TOWN: In favor.

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

R4532A-24 – Charlie K Oestreich Trust: Rezone to create a 1-acre lot around the existing home located at **N5870 Popp Road** from part of PIN 002-0714-2142-000 (40 Ac) in the Town of Aztalan. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

PETITIONER: Tom Stade (W5289 Bockmann Lane) presented himself as the petitioner for this rezone. The petitioner said he is looking to create an A-3 zone around the existing home and outbuildings.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None.

STAFF: Given by Zangl and in the file. Zangl asked the petitioner the age of the home? The petitioner said the home is very old. Zangl asked the petitioner where the septic is located on the property? The petitioner said the septic is on the lot behind the house. He said there is room for a new system also.

TOWN: In favor.

R4533A-24 – Eric & Lindsay Baneck: Rezone to create a 1-acre lot around the existing home located at **N5323 County Road D** and to create a 1-acre lot around the existing home at **N5325 County Road D** from part of PIN 008-0715-2634-000 (40 Ac) in the Town of Farmington. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

PETITIONER: Eric Baneck (N5325 County Road D) presented himself as the petitioner for this rezone. The petitioner is looking to rezone the existing farmhouse and out buildings.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None.

STAFF: Given by Zangl and in the file. Zangl asked the age of the home? The petitioner said the first home is an old home and part of the farm consolidation. Lots 2 home was built in 1979. Zangl noted that the north lot may need to be expanded to include the existing septic.

TOWN: In favor.

CONDITIONAL USE PERMIT APPLICATIONS

CU2123-24 – Erik & Sarah Hoffman: Request to allow for an extensive onsite storage structure in an R-2, Residential-Unsewered zone at **N435 Oxbow Bend** on PIN 016-0513-3412-017 (0.78 Ac) in the Town of Koshkonong. This is in accordance with Sec. 1104(f)2 of the Jefferson County Zoning Ordinance.

PETITIONER: Erik Hoffman (N435 Oxbow Bend) presented himself as the petitioner for this conditional use application. The petitioner is looking to create a large outbuilding for cold storage on his property. The petitioner said he is designing his home currently and will be losing the existing garage for the expansion.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM COMMITTEE: None.

STAFF: Given by Zangl and in the file. Zangl asked the petitioner the size of the building? The petitioner said the building will be 15'x26'. The petitioner also said there would be no bathrooms proposed.

TOWN: In favor.

7. Adjourn

- Supervisor Poulson moved to adjourn 7:14 p.m. and was seconded by Supervisor Foelker. Motion passed 5-0 on a voice vote.

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

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

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

Minutes
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: April 12, 2024
TIME: 8:00 a.m.
PLACE: Jefferson County Courthouse, 311 S. Center Ave., Jefferson, WI in Room C1049

1. **Call to Order** – Supervisor Jaeckel called the meeting to order at 8:00 a.m.
2. **Roll Call (Establish a Quorum)** – All present with Supervisors Nass and Richardson arriving at 8:05 a.m.
3. **Certification of Compliance with Open Meetings Law** – Supervisor Poulson confirmed the meeting was in compliance.
4. **Approval of the Agenda** – Supervisor Poulson made a motion to approve the agenda, seconded by Supervisor Foelker. Motion passed on voice vote, 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)**
- None
6. **Communications** – Zangl gave an update on the solar farms
7. **Site Inspections for Petitions to be Presented in Public Hearing on April 18, 2024:** Committee left for site inspection at 8:08 a.m.

R4531A-24 Chris Sukow (Kemmeter’s Properties LLC): Rezone from A-2 to A-T and from A-T to A-2 to create a 4.9-acre A-2 lot located at **W5003 US Highway 18** from part of PIN 014-0614-1212-002 (36.636 Ac) in the Town of Jefferson. This is in accordance with Sec.11.04(f)5 and 11.04(f)7 of the Jefferson County Zoning Ordinance.

R4533A-24 – Eric & Lindsay Baneck: Rezone to create a 1-acre lot around the existing home located at **N5323 County Road D** and to create a 1-acre lot around the existing home at **N5325 County Road D** from part of PIN 008-0715-2634-000 (40 Ac) in the Town of Farmington. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

R4532A-24 – Charlie K Oestreich Trust: Rezone to create a 1-acre lot around the existing home located at **N5870 Popp Road** from part of PIN 002-0714-2142-000 (40 Ac) in the Town of Aztalan. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

CU2123-24 – Erik & Sarah Hoffman: Request to allow for an extensive onsite storage structure in an R-2, Residential-Unsewered zone at **N435 Oxbow Bend** on PIN 016-0513-3412-017 (0.78 Ac) in the Town of Koshkonong. This is in accordance with Sec. 11.04(f)2 of the Jefferson County Zoning Ordinance.

8. **Adjourn** – Motion made by Supervisor Foelker, seconded by Supervisor Richardson to adjourn at 9:36 a.m. Motion passed on a voice vote, 5-0.

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

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

March 2024

Program/Service Description	Output Measures			YR to Date	Current Yr. Target
	2022	2023	2024	Totals	%
Documents Recorded	1,297	777	711	745	17%
Vital Records Filed	168	180	197	549	23%
Vital Record Copies	1,557	1,475	1,084	3,882	26%
ROD Revenue (Gross Total)	\$ 249,854.48	\$ 131,116.45	\$ 123,469.89	\$ 376,894.76	22%
Transfer Fees	\$ 37,958.22	\$ 17,304.18	\$ 17,111.40	\$ 51,566.64	26%
LIO Fees	\$ 10,760.00	\$ 6,983.00	\$ 6,388.00	\$ 19,360.00	18%
Document Copies	\$ 6,811.88	\$ 5,816.55	\$ 5,308.61	\$ 15,627.28	28%
Laredo	\$ 3,718.50	\$ 5,032.00	\$ 3,704.28	\$ 12,255.28	38%
ROD Revenue to General Fund	\$ 73,744.60	\$ 45,239.73	\$ 40,706.29	\$ 126,195.20	24%
Percentage of Documents eRecorded	66%	57%	63%	62%	
Budget Goals Met	Yes	Yes	No	No	Yes
Back Indexed	4,728	12,121	2,302	6,740	34%

Wisconsin Register of Deeds Association:

2023 WI Act 235 - Judicial Officer Privacy act has been signed by the governor, the bill will take effect April 1, 2025. County departments will be required to remove judicial officer privacy information from the public facing websites and pulic record documents within their office. 2023 WI Act 210 - Discriminatory Restrictions act has been signed by the governor and will take effect August 1, 2024, the owner of a property with past discriminatory covenants will be able to record a document in the Register of Deeds office to discharge and release such discriminatory restriction.

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 1946.

Wisconsin Counties Association Board of Directors:

Forward Analytics created a document on Reevaluations & Property Taxes to help explain the effect of your assessments to your tax bill. It is available on WCA's website or with this link: <https://www.forward-analytics.net/wp-content/uploads/2024/04/Revaluation-and-Property-Taxes.pdf>

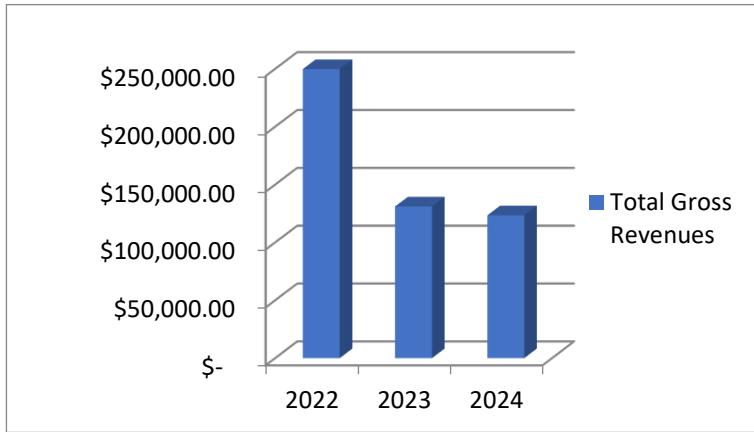
Wisconsin Public Records Board:

Reviewed and approved 116 records retention disposition authorizations from state & local goverments, the UW system and general records schedules.

Register of Deeds Year to Date Budget Report

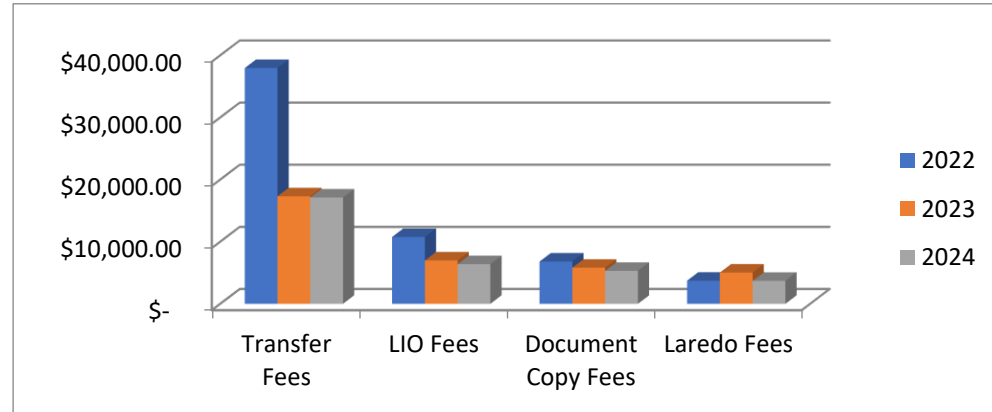
March

ROD Total Gross Revenues

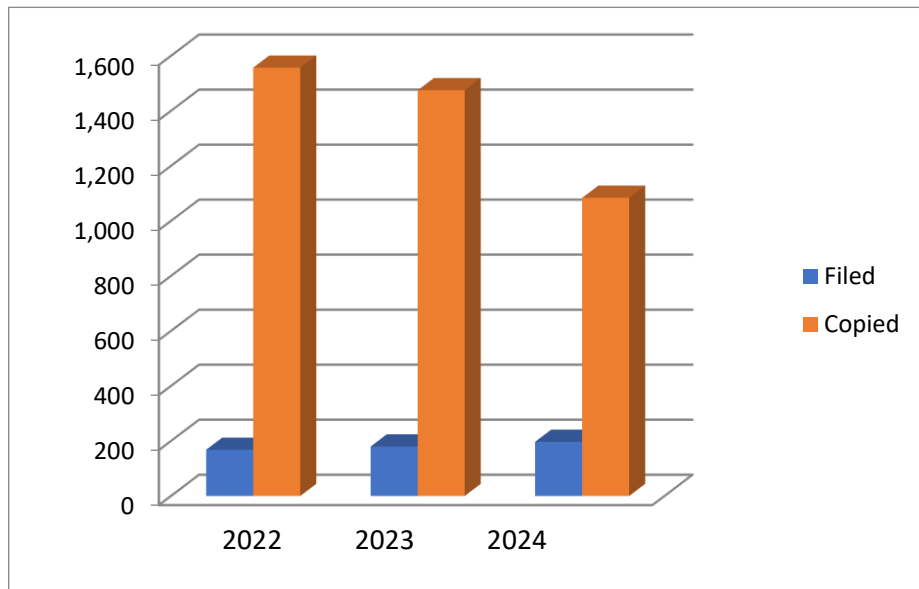


2024

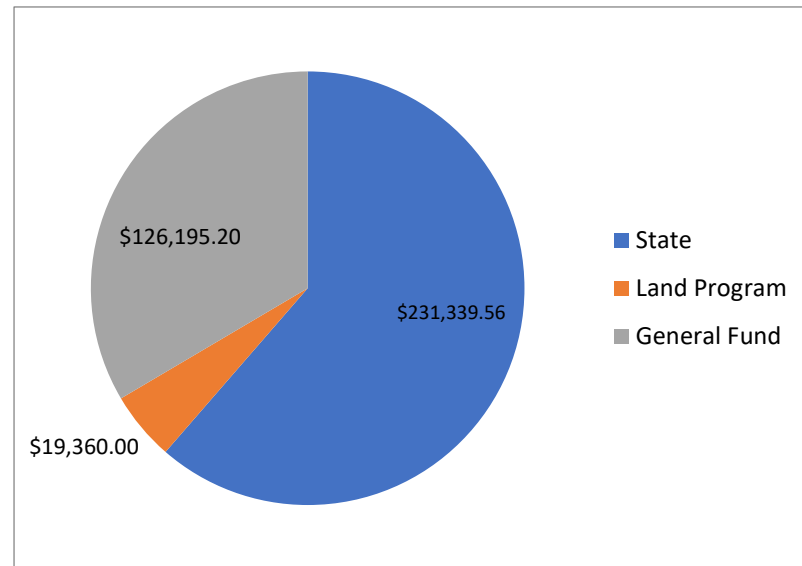
Land Related Revenue



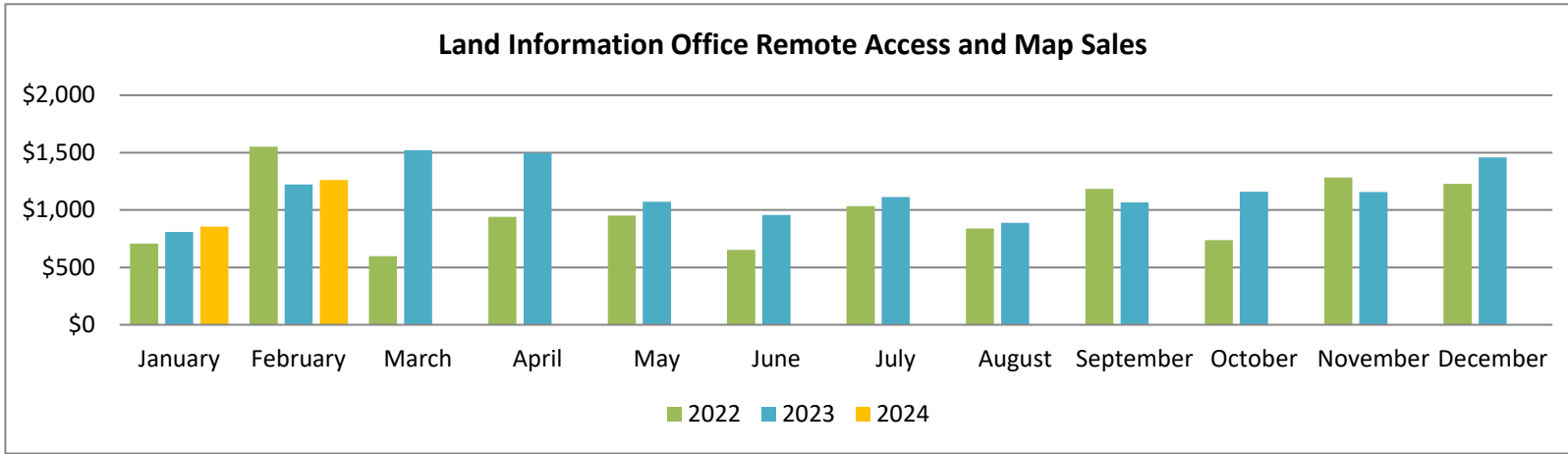
Vital Records



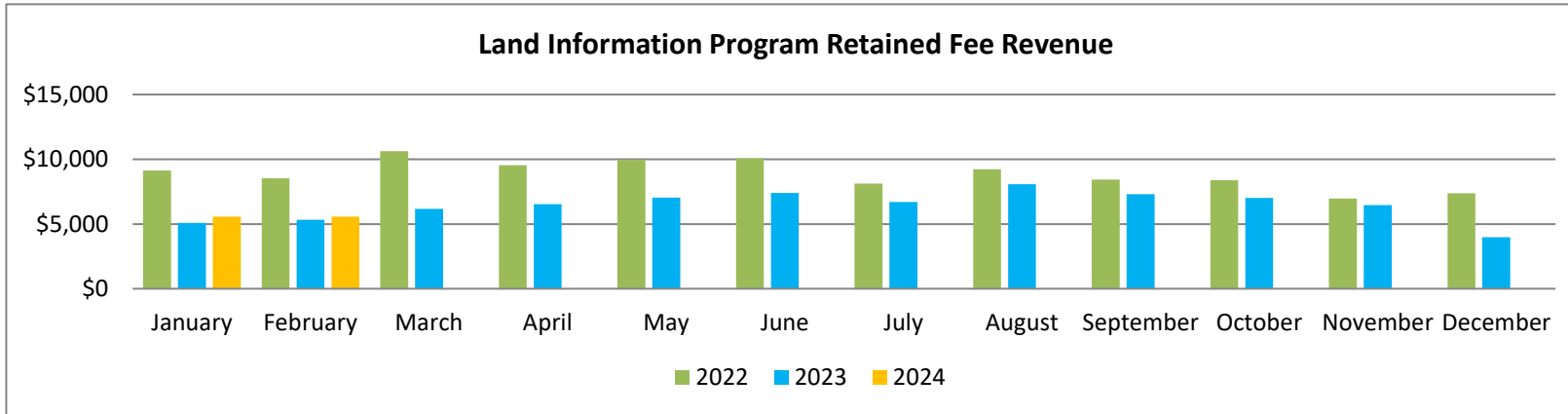
Year to Date Revenue Payout



Land Information Monthly Revenue Report March 2024



Jan	Feb	March	April	May	June	July	August	Sept	Oct	Nov	Dec	Total	Budget
854	1,262	0	0	0	0	0	0	0	0	0	0	2,116	13,300
												15.9%	



Jan	Feb	March	April	May	June	July	August	Sept	Oct	Nov	Dec	Total	Budget
5,568	5,558	0	0	0	0	0	0	0	0	0	0	11,126	102,000
												10.9%	

Jefferson County Planning and Zoning Department

Enter Year:

Excel

Enter 2023 Actual Zoning Deposit:

Submit

Enter 2024 Budget Revenues:

Submit

NY11	Recorded Fee 1,239,022	Wisconsin Fund 7,022,421,001	Real Estate 1,250,145,006	Other Govt Land 1,250,145,006	Intergovernmental Charges 1,250,145,006	LIP (12503) 1,250,145,006	Other Permits/LU 1,250,145,006	Private Parties Copies/Maps 1,250,145,006	Municipal Copies/Printing 1,250,145,006	Private Sewage System (County) 1,250,145,006	Soil Testing Fee 1,250,145,006	Farmland Qualifying Average Schedule 1,250,145,006	Farmland Agreement App 1,250,145,006	Preservation Fee/ GIS 1,250,145,006	Farmland Preservation Fee/ GIS 1,250,145,006	Sports/Recreation Fee/Water Fund 1,250,145,006	Zoning Ordinance Permit Fees 1,250,145,006	Merch 1,250,145,006	2024 Totals	2023 Totals	2023-2024 Difference
Jan	390.00		610.62	5.00		1,500.00	9,490.00	500.00		4,750.00	720.00						12,901,441,002	17,965.62	9,612.83	8332.79	
Feb	510.00		512.09	144.90		8,000.00	13,613.00	314.54		5,450.00	1,040.00							29,584.53	18,340.00	11,244.53	
Mar	510.00		140.78	303.75		500.00	14,631.00	128.35		8,775.00	560.00							22,548.88	25,995.63	-3,446.75	
Apr	1,020.00		233.76	147.70		500.00	13,045.00	1.00		6,650.00	1,600.00							23,187.46	22,866.04	321.42	
May																				-21,255.00	-21,255.00
June																				25,991.25	-25,991.25
July																				22,215.04	-22,215.04
Aug																				21,947.41	-21,947.41
Sept																				19,135.02	-19,135.02
Oct																				18,969.42	-18,969.42
Nov																				20,253.92	-20,253.92
Dec																				14,223.74	-14,223.74
Total	2,430.00		1,487.25	601.35		10,500.00	50,779.00	943.69		22,625.00	3,920.00								93,266.49	240,825.30	-147,558.81

2023 Actual Zoning Deposit: Please Enter Deposit

2024 Budget Revenues: Please Enter Revenues

2024 Deposits YTD: \$93,266.49



April 25, 2024

Mr. Cru Stublely
Secretary to the Commission
Public Service Commission of Wisconsin
4822 Madison Yards Way
Madison, WI 53705-9100

Docket No. 9800-CE-100: Report for 1st Quarter 2024 on the Certificate of Public Convenience and Necessity of Badger State Solar, LLC to Construct a Solar Electric Generation Facility, to be Located in Jefferson County, Wisconsin

Dear Mr. Stublely,

Pursuant to Order Point 6, we are submitting this quarterly report for the 1st quarter of 2024.

- a. Construction Commencement Date;
 - Construction has not yet commenced. A request for extension was filed on January 31, 2024, and granted on February 27, 2024. The current deadline for the start of construction is September 30, 2024.
- b. Major Construction and Environmental Milestones;
 - No major construction or environmental updates were completed this quarter.
- c. Construction Updates, In-Service Date and Percent Completion;
 - No construction activity has commenced as of the end of the reporting period.
 - Subject to Badger State's negotiations with its offtake partner, the anticipated in-service date for the 149 MW Badger State Solar is August 1, 2025.
- d. Placed in Service Date;
 - No facilities have been placed in service as of the end of the reporting period.

Respectfully submitted,

Paul Harris
Badger State Solar, LLC
paul@rangerpower.com
(847) 707-1395
320 N. Sangamon St.
Suite 1025
Chicago, IL 60607
310360672



Wisconsin Power and Light Co.
An Alliant Energy Company

Corporate Headquarters
4902 North Biltmore Lane
Suite 1000
Madison, WI 53718-2148

1-800-ALLIANT (255-4268)
www.alliantenergy.com

Public Service Commission of Wisconsin
RECEIVED: 4/11/2024 3:01:44 PM

April 11, 2024

Mr. Cru Stublely
Secretary to the Commission
Public Service Commission of Wisconsin
P.O. Box 7854
Madison, WI 53707-7854

**RE: Application of Wisconsin Power and Light Company for a Certificate of Authority for Acquisition, Construction, Installation, and Operation of Six Solar Electric Generation Facilities in Wisconsin
Docket No. 6680-CE-182 Compliance Filing – Order Point No. 28**

Dear Mr. Stublely,

The Public Service Commission of Wisconsin (“Commission”) issued its Final Decision in the above captioned docket on June 24, 2021, approving Wisconsin Power and Light Company’s (“WPL”) Application for a Certificate of Authority for Acquisition, Construction, Installation, and Operation of Six Solar Electric Generation Facilities in Wisconsin.

The Commission’s Final Decision in Docket 6680-CE-182 Order Point 28 states:

The applicant shall work with the applicable distribution utility to make available stray voltage testing at each agricultural confined animal operation within one-half mile of the Solar Project areas, prior to construction and after the particular Solar Project is energized. The applicant shall work with the distribution utility and farm owners to rectify any identified stray voltage problem arising from the construction or operation of the Solar Projects. Prior to testing, the applicant shall work with the applicable distribution utility and Commission staff to determine where and how it will conduct the stray voltage measurements. The applicant shall report the results of its testing to Commission staff.

DISCUSSION:

The purpose of this letter is to notify the Commission of post-construction stray voltage testing results at the six agricultural confined animal operations within one-half mile of the Crawfish River Solar Project Area, which is within Wisconsin Electric Power Company’s service territory, and

therefore stray voltage testing was coordinated and completed by Wisconsin Electric Power Company.

Results of the stray voltage testing for the agricultural confined animal operations are presented in the following table. One owner no longer has an agricultural confined animal operation within the project testing area and no post-construction testing was performed.

Identified Agricultural Confined Animal Operations

Project	Total Identified Agricultural Confined Animal Operations	Agricultural Confined Animal Operations Tested	Agricultural Confined Animal Operations No longer on Property	Agricultural Confined Animal Operations Refusing Testing	Stray Voltage Issues Identified
Crawfish River Solar	6	5	1	0	0

As these results show, there are no stray voltage issues at these facilities following energization of the Crawfish River Solar Project. WPL will provide the Commission with a copy of the stray voltage tests upon request.

Should you have any questions please feel free to contact Randy Bermke directly at 920.946.1690 or randybermke@alliantenergy.com.

Sincerely,

/s/ Michael S. Greiveldinger

Michael S. Greiveldinger
Director – Regulatory and Wholesale Customer Affairs
Telephone: 608.458.3318
michaelgreiveldinger@alliantenergy.com

RdR Septic & Well Services, LLC

Date: 4/01/2024

RE: St Peters Evangelical Lutheran Church N4676 S. Helenville Road 014-0615-0232-001
T/Jefferson

Jefferson County Planning and Zoning

This letter is to request a 2000 gallon holding tank for an existing structure which is originally a one room school house to be used for a small meeting room for church related meetings with minimal use. This request is due to the following.

1. A soil test confirms that although this is a fair sized parcel there is no room for a system to serve this building.
2. Tanks will be located west of the structure and due to available space two 1000 gallon tanks will be needed.
3. The areas west of the structure has been cut and is graveled for parking. There are drain lines, water lines and force main for N4678 system. A retaining wall has been installed.
4. Area behind N4678 had an old system area and newer tanks taking up the room. The rest id filled west of the garage.
5. The top parking lot for the church was expanded years ago covering any available area.
6. Well location south of N4676 set back distance is an issue along with vey large trees.
7. System servicing N4678 parsonage and the main church takes up area east of this structure.
8. This is a meeting structure and the bathroom will be for convenience. Very little use anticipated.

Sincerely, Ronald Raduenz MPRS 877507 SP 81800005



PLOT PLAN

PLUMBER'S SIGNATURE _____ MP/MPSRW# _____ DATE _____

CLIENT: ST. PETERS EVANGELICAL LUTHERAN CHURCH

PAGE 1 OF 2

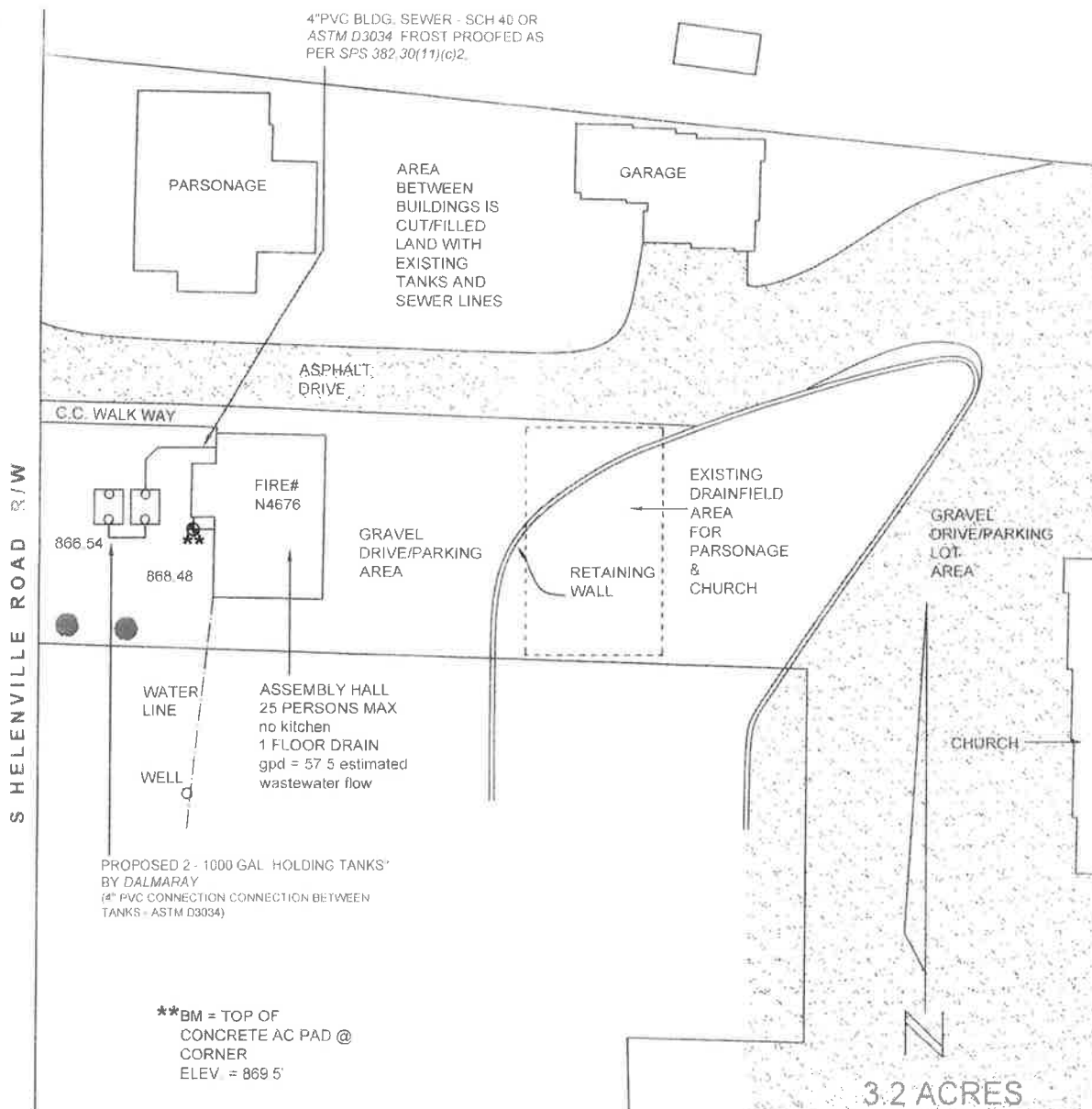
NW 1/4, SW 1/4, S 2, T 6 N, R 15 E, TOWN OF JEFFERSON, JEFFERSON COUNTY

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

SCALE 1" = 30'

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



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 SUPPLY OF THE FACILITY AS PER STATE OR COUNTY REQUIREMENTS. ALL EXTERIOR HYDRANTS ARE EXCLUDED FROM THE METERED FLOW. A CONTROL VALVE WOULD BE INSTALLED ON EACH SIDE OF THE METER

*HOLDING TANK IS VENTED OVER THE INLET BAFFLE OR IN THE MANHOLE COVER. TANK COVERS LOCATED AT OR ABOVE GRADE SHALL HAVE A LOCKING DEVICE AND REMAIN LOCKED EXCEPT FOR CLEANING, MAINTENANCE OR INSPECTION PURPOSES

Division of Industry Services

in accordance with SPS 385, Wis. Adm. Code

Attach complete site plan on paper not less than 8 1/2 x 11" in size. Plan must include, but not limited to: vertical and horizontal reference point (BM), direction and % slope, scale or dimensions, north arrow, location & distance to nearest road.

Please print all information

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

County	JEFFERSON
Parcel I.D.	014-0615-0232-001
Reviewed by	Date

Property Owner ST PETERS EVANGELICAL LUTHERAN CHURCH	Property Location NW 1/4, SW 1/4, S 2, T 6 N, R 15 E
Property Owner's Mailing Address W3255 US HIGHWAY 18	Lot # Subd. Name or CSM#
City State Zip Code Phone Number HELENVILLE, WI 53137	<input type="checkbox"/> City <input checked="" type="checkbox"/> Town Nearest Road JEFFERSON N4676 S HELENVILLE RD

New Construction Use: Residential/No. bedrooms Code derived design flow rate: **86.5 GPD**

Replacement Public or commercial- Describe: **MEETING ROOM**

Parent Material: **LOESS, GLACIAL TILL** Flood Plain elevation if applicable **Unknown**

General comments **CHURCH MEETING ROOM. 1 FLOOR DRAIN, 25 GUESTS**

and recommendations: **NO SUITABLE AREA FOR DRAINFIELD, HOLDING TANK RECOMMENDED**
AREA EAST OF BUILDING IS OCCUPIED BY A CHURCH, PARKING LOT AND CEMETERY

Boring Boring Pit


#	Horizon	Depth inches	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence (Moist)	Roots	Boundary	Soil Application Rate GPD/ft ²	
										*Eff#1	*Eff#2

Boring Boring Pit

#	Horizon	Depth inches	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence (Moist)	Roots	Boundary	Soil Application Rate GPD/ft ²	
										*Eff#1	*Eff#2

*Effluent #1 = BOD₅ > 30 ≤ 220 mg/L and TSS > 30 ≤ 150 mg/L

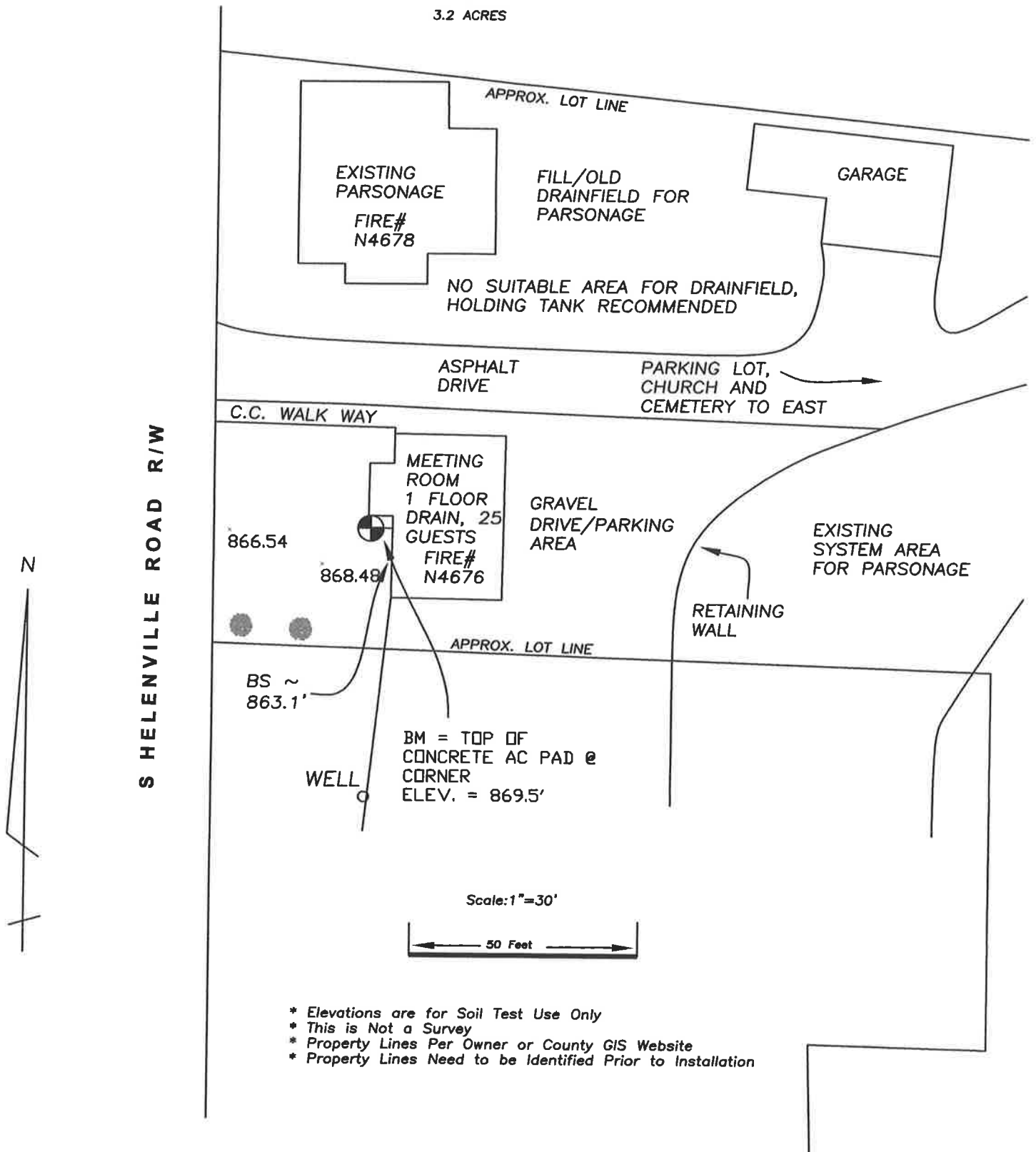
*Effluent #2 = BOD₅ ≤ 30 mg/L and TSS ≤ 30 mg/L

CST Name	CLAY VANDERLEEST	Signature:		CST Number	1190689
Address	N7803 TOPPE RD WATERLOO, WI 53594	Date Evaluation Conducted:	3/20/2024	Telephone No. (608) 509-2855	

ST PETERS EVANGELICAL LUTHERAN CHURCH

PAGE 2 OF 2

3.2 ACRES



- * Elevations are for Soil Test Use Only
- * This is Not a Survey
- * Property Lines Per Owner or County GIS Website
- * Property Lines Need to be Identified Prior to Installation

Dave Beres
D Thomas Landscape
W158 Concord Center Dr
Concord, WI 53718

To whom it may concern,

This letter is to request a 2000 gallon holding tank for a new structure for the intended use of a storage facility.

1. The tank will be located on the northwest corner of the new building
2. The areas west of the structure has been cut and graveled for trailers
3. Much of the area around the building is gravel due to being an old farm, leaving limited room behind the building for a leach bed
4. A future plan of taking down the current farmhouse and building a new home with a new septic system in 4-5 years
5. The bathroom on site (toilet only) will be used at a minimum, as this is a storage building only and the only foot traffic on property will be to move trucks / trailers in and out
6. There will be (2) sanitary sinks and (3) floor drains for trucks to thaw out in the winter after snow events

If any further information is needed, please do not hesitate to contact me directly.

Sincerely,

Randy Schoonover

Randy Schoonover
rschoonover@davejonesllc.com
608-712-9373



Department of Safety & Professional Services, Industry Services Division

County Jefferson
Sanitary Permit Number (to be filled in by Co.)

Sanitary Permit Application

In accordance with SPS 383.21(2), Wis. Adm. Code, submission of this form to the appropriate governmental unit is required prior to obtaining a sanitary permit. Note: Application forms for state-owned POWTS are submitted to the Department of Safety and Professional Services. Personal information you provide may be used for secondary purposes in accordance with the Privacy Law, s. 15.04(1)(m), Stats.

State Transaction Number
Project Address (if different than mailing address)

I. Application Information - Please Print All Information

Property Owner's Name: D. Thomas Landscape LLC

Parcel #: 006-0716-1344-002

Property Owner's Mailing Address: W304 S 8120 Oakridge Drive

Property Location

City, State: Mukwonago WI; Zip Code: 53149; Phone Number: 262-219-0554

Govt. Lot: 1/4, 1/4, Section

II. Type of Building (check all that apply)
[] 1 or 2 Family Dwelling - Number of Bedrooms
[] Public/Commercial - Describe Use: Storage
[] State Owned - Describe Use

Lot #: 1
Block #: -
CSM Number: 6372

T, N, R, E or W
Subdivision Name
[] City of
[] Village of
[] Town of

III. Type of POWTS Permit: (Check either "New" or "Replacement" and other applicable on line A. Check one box on line B. Complete line C if applicable.)

A. [] New System, [] Replacement System, [] Other Modification to Existing System (explain), [] Additional Pretreatment Unit (explain)
B. [X] Holding Tank, [X] In-Ground (conventional), [] At-Grade, [] Mound, [] Individual Site Design, [] Other Type (explain)
C. [] Renewal Before Expiration, [] Revision, [] Change of Plumber, [] Transfer to New Owner, List Previous Permit Number and Date Issued

IV. Dispersal/Treatment Area and Tank Information:

Table with columns: Design Flow (gpd), Design Soil Application Rate (gpd/sf), Dispersal Area Required (sf), Dispersal Area Proposed (sf), System Elevation, Tank Information (Capacity in Gallons, Total Gallons, # of Units, Manufacturer, Prefab Concrete, Site Constructed, Steel, Fiber Glass, Plastic)

V. Responsibility Statement- I, the undersigned, assume responsibility for installation of the POWTS shown on the attached plans.

Plumber's Name (Print), Plumber's Signature, MP/MPRS Number, Business Phone Number

Plumber's Address (Street, City, State, Zip Code)

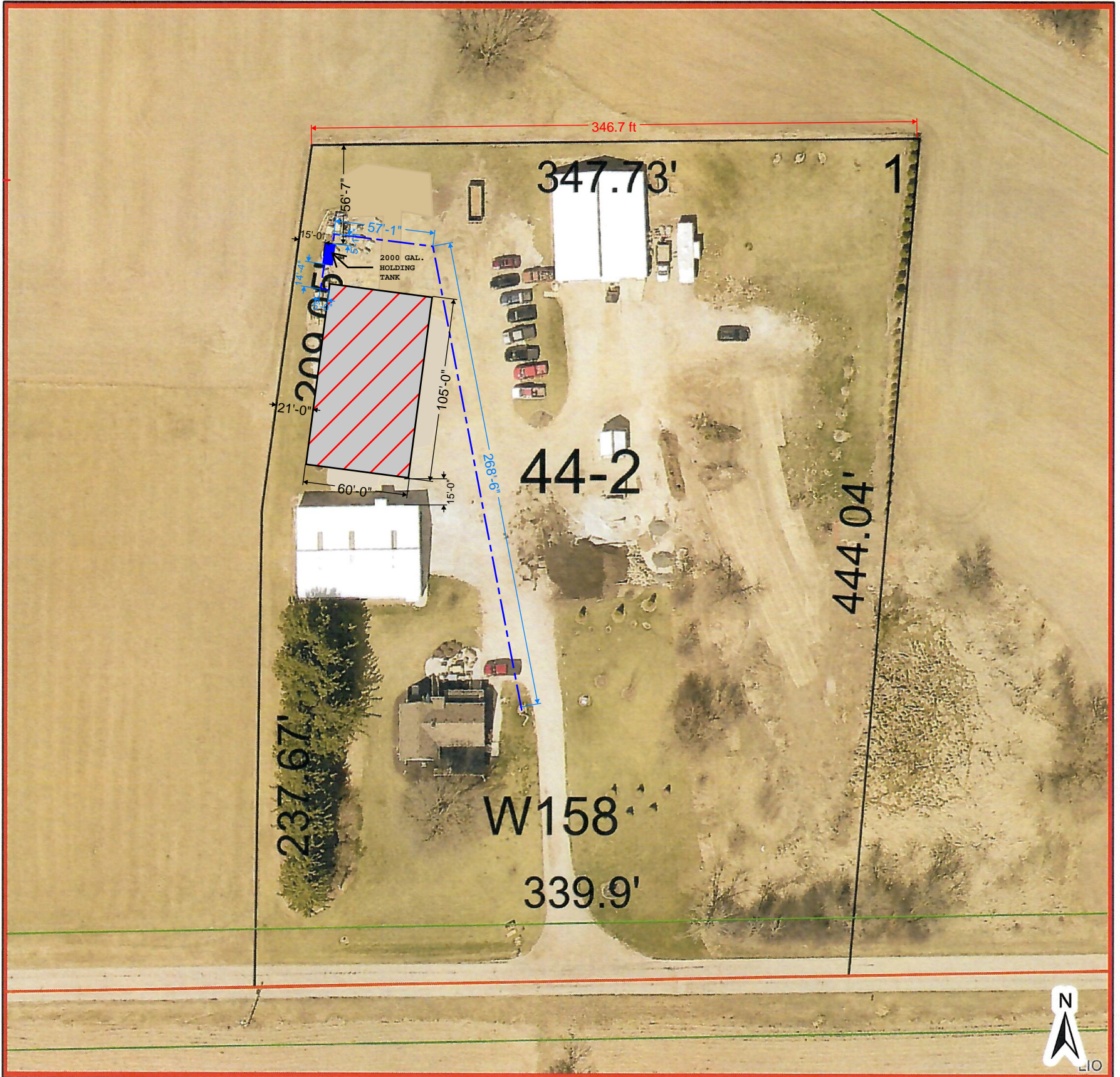
VI. County/Department Use Only

[] Approved, [] Disapproved, Permit Fee \$, Date Issued, Issuing Agent Signature

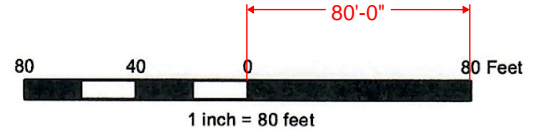
Conditions of Approval/Reasons for Disapproval

Attach to complete plans for the system and submit to the County only on paper not less than 8 1/2 x 11 inches in size

Jefferson County Land Information



- | | | | |
|---|------------------------|---|--------------------|
|  | Municipal Boundaries |  | Rail Right of Ways |
|  | Right of Ways |  | Section Lines |
| Parcel Lines | | | |
|  | Property Boundary |  | Surface Water |
|  | Old Lot/Meander Lines |  | Map Hooks |
|  | 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: March 20, 2024
Author: Public User

Dave Beres
D Thomas Landscape
W158 Concord Center Dr
Concord, WI 53718

To whom it may concern,

This letter is to request a 2000 gallon holding tank for a new structure for the intended use of a storage facility.

1. The tank will be located on the northwest corner of the new building
2. The areas west of the structure has been cut and graveled for trailers
3. Much of the area around the building is gravel due to being an old farm, leaving limited room behind the building for a leach bed
4. A future plan of taking down the current farmhouse and building a new home with a new septic system in 4-5 years
5. The bathroom on site (toilet only) will be used at a minimum, as this is a storage building only and the only foot traffic on property will be to move trucks / trailers in and out
6. There will be (2) sanitary sinks and (3) floor drains for trucks to thaw out in the winter after snow events

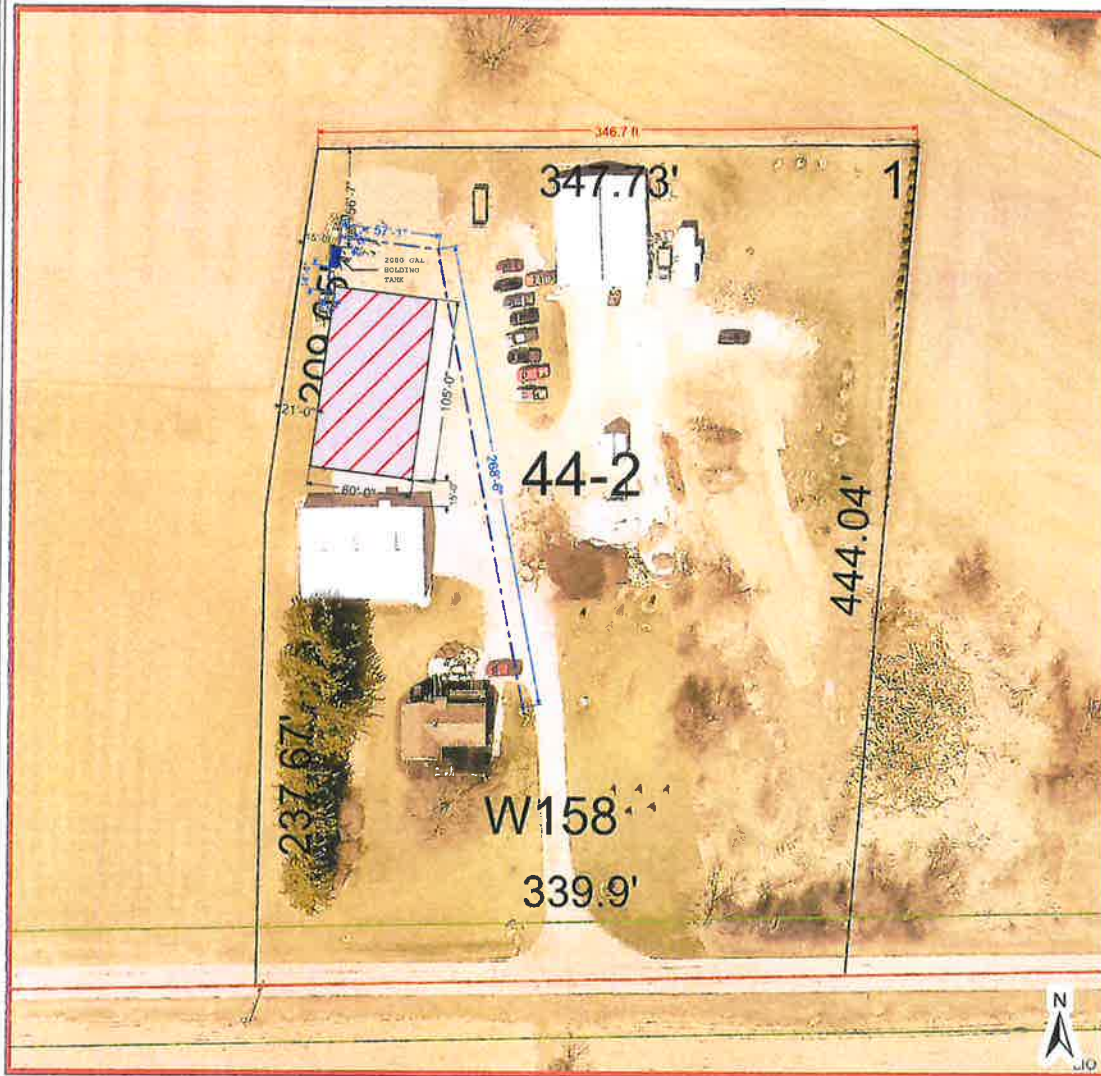
If any further information is needed, please do not hesitate to contact me directly.

Sincerely,

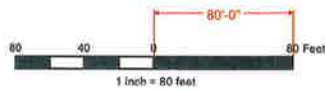
Randy Schoonover

Randy Schoonover
rschoonover@davejonesllc.com
608-712-9373

Jefferson County Land Information



- Municipal Boundaries
- Right of Ways
- Parcel Lines**
- Property Boundary
- Old Lot/Meander Lines
- Rail Right of Ways
- Section Lines
- Surface Water
- Map Hooks
- 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: March 20, 2024
 Author: Public User

Sarah Elsner

From: Dave Beres <dave@d-thomaslandscape.com>
Sent: Friday, April 19, 2024 2:36 PM
To: Sarah Elsner
Subject: D Thomas Landscape satellite redlined drawing
Attachments: Storage Shed - Sanitation Layout.pdf

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

Happy Friday, Sarah!

Attached is the redlined version of the new barn, location of the proposed holding tank and linear footage to run into existing one tank septic system.

Please let me know if you think anything else is needed and have a spectacular day!

Dave Beres

President

Office: 262-933-2885

Monday thru Thursday 8am-4pm

Friday 8am-12pm

www.d-thomaslandscape.com

Sarah Elsner

From: Dave Beres <dave@d-thomaslandscape.com>
Sent: Monday, April 15, 2024 11:14 AM
To: Sarah Elsner
Cc: Randy Schoonover
Subject: RE: W158 Concord Center 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

Hello, Sarah!

The holding tank will be used for the toilet, floor drains and sanitary sinks for washing hands. The toilet will used very minimal as there is no one who will work full time as the building will be used for storage only. The floor drains will move water from plow trucks thawing and washing trucks in the winter.

Thank you and please let me know if you may need anything else.

Dave Beres

President

Office: 262-933-2885

Monday thru Thursday 8am-4pm

Friday 8am-12pm

www.d-thomaslandscape.com

From: Randy Schoonover <RSchoonover@davejonesllc.com>
Sent: Monday, April 15, 2024 10:00 AM
To: Sarah Elsner <sarahe@jeffersoncountywi.gov>; Dave Beres <dave@d-thomaslandscape.com>
Subject: RE: W158 Concord Center Drive

Sarah,

Thanks for the response.

Septic systems and holding tanks are not some we do here at Dave Jones so I may not be the most up to date on the requirements.

I know septic systems are sized by the number of bedrooms, not bathrooms and I know if a septic system was installed before the code updates back in the early 2000's it is "grandfathered" in.

I thought if a grandfathered in septic system was altered in any way, then it would be required to be brought up to todays standards, are you saying that is incorrect?

I think the length and route the sewer would need to travel is relevant. By not allowing a holding tank the owner would have to install a lift station to get the waste to the existing drain field witch will cost more then the holding tank itself.

The owner expressed to me that he plans to tear the hose down and build a new house in the future and I informed him a new house will require a new septic system. I told the owner that when the new septic system is installed that would be a good time to connect this bathroom to the new septic system. Depending on and the new septic

system location a force main may or may not be needed and if that is the case we can either use the holding tank as the pump chamber or abandoned it all together.

Thoughts on that?

Thanks,

Randy Schoonover

Special Projects Plumbing Project Manager

Dave Jones | Steg Plumbing

Cell: 608-712-9373

[Dave Jones voted BEST of Madison GOLD in Plumbing, HVAC, Electrical, and Duct Cleaning!](#)



From: Sarah Elsner <sarahe@jeffersoncountywi.gov>

Sent: Monday, April 15, 2024 9:31 AM

To: Randy Schoonover <RSchoonover@davejonesllc.com>; dave@d-thomaslandscape.com

Subject: RE: W158 Concord Center Drive

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Randy,

Please submit documentation/written statements requesting the holding tank. From the owner, we will need to know the proposed use and how frequently it will be used. From the plumber/soil tester, we will need to know the specific facts and evidence why the holding tank is requested including sizing calculations, site plan with limitations shown and proposed bathroom, existing septic system, and any other relevant information.

The previous document included the distance the building sewer would need to be, but did not include why that is relevant. It also indicated that any work to the septic would require the entire septic to be replaced based on code and County ordinance. We believe this is not accurate, unless there is something specific about the septic system that we are not aware of.

I've attached an example of a holding tank request for your reference.

The next Planning and Zoning Committee meeting will be on April 29 at 8:30 a.m. We will need the complete submittal 1 week prior to the meeting (April 22).

Let me know if you need anything else.

Sarah



Sarah Elsner

Lead Zoning/POWTS Technician
Planning & Development Department
Jefferson County, Wisconsin

Email: sarahe@jeffersoncountywi.gov
Phone: 920-674-7133

311 S. Center Ave, C1040
Jefferson, WI 53549
www.jeffersoncountywi.gov

From: Randy Schoonover <RSchoonover@davejonesllc.com>
Sent: Thursday, April 11, 2024 7:43 AM
To: Sarah Elsner <sarahe@jeffersoncountywi.gov>; dave@d-thomaslandscape.com
Subject: W158 Concord Center 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

Good morning Sarah,

I am the plumbing contractor working for Dave on his storage building he is trying to get a permit for. Dave said you may have some questions for me concerning the holding tank that he wants to have installed.

Please feel free to give me a call or respond to this email.

Thanks,

Randy Schoonover

Special Projects Plumbing Project Manager

Dave Jones | Steg Plumbing

Cell: 608-712-9373

[Dave Jones voted BEST of Madison GOLD in Plumbing, HVAC, Electrical, and Duct Cleaning!](#)



Sarah Elsner

From: Dave Beres <dave@d-thomaslandscape.com>
Sent: Thursday, March 21, 2024 11:27 AM
To: Sarah Elsner
Subject: D Thomas Landscape Re:Holding Tank
Attachments: Committee Letter.pdf; Over view 2 Mark-up.pdf

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

Hello, Sarah!

Thank you for your time yesterday morning with the information you presented regarding the bathroom/holding tank. I have attached a letter from Dave Jones Heating and Electric along with the overview map showing the approximate location of the holding tank placement, current leach bed and linear footage is to scale of the run.

Hopefully, this can make the meeting agenda for Monday, March 25th. Please let me know if you may need anything else.

Have a spectacular day!

Dave Beres

President

Office: 262-933-2885

Monday thru Thursday 8am-4pm

Friday 8am-12pm

www.d-thomaslandscape.com



**Department of Safety
& Professional Services,
Industry Services Division**

County Jefferson

Sanitary Permit Number (to be filled in by Co.)

Sanitary Permit Application

In accordance with SPS 383.21(2), Wis. Adm. Code, submission of this form to the appropriate governmental unit is required prior to obtaining a sanitary permit. Note: Application forms for state-owned POWTS are submitted to the Department of Safety and Professional Services. Personal information you provide may be used for secondary purposes in accordance with the Privacy Law, s. 15.04(1)(m), Stats.

State Transaction Number

Project Address (if different than mailing address)

I. Application Information - Please Print All Information

Property Owner's Name

D. Thomas Landscape LLC

Parcel #

006-0716-1344-002

Property Owner's Mailing Address

W304 S 8120 Oakridge Drive

Property Location

City, State

Mukwonago WI

Zip Code

53149

Phone Number

262-219-0554

Govt. Lot

_____/_____/_____, Section _____

II. Type of Building (check all that apply)

1 or 2 Family Dwelling - Number of Bedrooms _____

Public/Commercial - Describe Use Storage

State Owned - Describe Use _____

Lot #

1

Block #

-

CSM Number

6372

T _____ N _____ R _____ E or W _____

Subdivision Name

City of _____

Village of _____

Town of _____

III. Type of POWTS Permit: (Check either "New" or "Replacement" and other applicable on line A. Check one box on line B. Complete line C if applicable.)

A. New System

Replacement System

Other Modification to Existing System (explain) _____

Additional Pretreatment Unit (explain) _____

B. Holding Tank

In-Ground (conventional)

At-Grade

Mound

Individual Site Design

Other Type (explain) _____

C. Renewal Before Expiration

Revision

Change of Plumber

Transfer to New Owner

List Previous Permit Number and Date Issued _____

IV. Dispersal/Treatment Area and Tank Information:

Design Flow (gpd)

Design Soil Application Rate(gpd/sf)

Dispersal Area Required (sf)

Dispersal Area Proposed (sf)

System Elevation

Tank Information

Capacity in Gallons

Total Gallons

of Units

Manufacturer

New Tanks

Existing Tanks

2,000

Prefab Concrete

Site Constructed

Steel

Fiber Glass

Plastic

Septic or Holding Tank

Dosing Chamber

V. Responsibility Statement- I, the undersigned, assume responsibility for installation of the POWTS shown on the attached plans.

Plumber's Name (Print)

Plumber's Signature

MP/MPRS Number

Business Phone Number

Plumber's Address (Street, City, State, Zip Code)

VI. County/Department Use Only

Approved

Disapproved

Owner Given Reason for Denial

Permit Fee

\$

Date Issued

Issuing Agent Signature

Conditions of Approval/Reasons for Disapproval

Attach to complete plans for the system and submit to the County only on paper not less than 8 1/2 x 11 inches in size