

**AGENDA**  
**JEFFERSON COUNTY PLANNING AND ZONING COMMITTEE**  
**DECISION MEETING**

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

**SUBJECT:** Planning and Zoning Committee Decision Meeting  
**DATE:** Monday, July 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](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 June 20, June 24, July 12, July 18
7. Communications
8. June Monthly Financial Report for Register of Deeds
9. July Monthly Financial Report for Land Information Office
10. July 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 2025 Salvage Yard Licenses
14. Discussion and Possible Action on 2025 Planning & Development Dept. Budget and Fee Schedule
15. Discussion and Possible Action on a lot line/zone adjustment at W5138 & W5180 Bark River Road, PIN 016-0514-0124-000 and 016-0514-0124-001 in the Town of Koshkonong
16. Discussion and Possible Action on Petitions Presented in Public Hearing on July 18, 2024:

**R4544A-24 – Benjamin & Karen Kacheris:** Request for the A-3 zoned lot to be subdivided to create a 2.0-acre lot and a 1.0 acre lot on **Pioneer Drive** in the Town of Concord, parcel 006-0716-2913-002.

**R4545A-24 – Chris Heinecke:** Rezone approximately 1.6 acres to be added to existing 2.0-acre A-3 lot for a total lot size of 3.66 acres on **County Road B**, Town of Concord, from parcel 006-0716-1813-005.

**R4546A-24 – R&W Ventures LLC:** Rezone to create a 3.3-acre lot around existing buildings as a farm consolidation at **W4178 State Road 106**, Town of Hebron, from parcel 010-0615-3214-000.

**R4547A-24 – R&W Ventures LLC:** To create three – 2.0 acre lots at **W4178 State Road 106**, Town of Hebron, from parcel 0110-0615-3214-000.

**R4548A-24 – Michael Braatz:** Rezone to create a 2.0-acre parcel at **N7513 County Road F**, Town of Ixonia, from parcel 012-0816-3431-000. Property is owned by John A & Nancy C Braatz Trust.

**R4549A-24 – Courtney Dunkelberger:** Rezone a 1.1-acre lot along **Schwemmer Lane**, Town of Koshkonong, parcel 016-0514-1733-000. Owners are Daniel & Melanie Dunkelberger.

**CU2131-24 – Ryan & Nicole Meyers:** Conditional use to allow for a 1280 sq. ft. addition to a previously approved 2880 sq ft. extensive onsite storage structure in R-2 at **W9017 US Highway 18**, Town of Oakland, on parcel 022-0613-0543-003.

**CU2130-24 – Todd Crawley & Jennifer Blossom:** Conditional use to expand from 20 dogs to 40 dogs in an A-3 at **N6304 Coffee Road**, Town of Farmington, on parcel 008-0715-1523-002.

17. Planning and Development Department Update

18. Possible Future Agenda Items

19. Discussion on Upcoming Meeting Dates:

August 9, 8:00 a.m. – Site Inspections leaving from Courthouse Room C1049

August 15, 7:00 p.m. – Public Hearing in Courthouse Room C2063

August 26, 8:30 a.m. – Decision Meeting in Courthouse Room C1021

September 13, 8:00 a.m. – Site Inspections leaving from Courthouse Room C1049

September 19, 7:00 p.m. – Public Hearing in Courthouse Room C2063

September 30, 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.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.

**MINUTES 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, June 20, 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: June 20, 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=eHZRbHZXWXhlUnlkdkhtOXhoTmtNZz09>  
After registering, you will receive a confirmation email containing information about joining the meeting.

**1. Call to Order**

The meeting was called to order by Chairman Jaeckel at 7:00 p.m.

**2. Roll Call**

Supervisors Jaeckel, Poulson, Foelker and Nass of the Committee were present at 7:00 p.m. Jason Forest & Supervisor Richardson appeared via Zoom. Also present was Zoning staff Sarah Elsner and Sharyl Fischback.

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

Supervisor Poulson verified that the meeting was being held in compliance with Open Meetings Law.

**4. Approval of Agenda**

Motion by Supervisors Poulson/Nass to approve the agenda. Motion passed 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, June 20, 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 **June 24, 2024**

Recommendations by the Committee on rezones, will be made on **June 24, 2024**, and the final decision will be made by the County Board on **July 9, 2024**

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

All is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance

**R4542A-24 – Richard & Kimberly Heine:** Reapplication of an expired approval to create a 2-acre residential building site on the corner of **Bakertown Road and N Helenville Road** in the Town of Farmington, parcel 008-0715-3522-000.

**PETITIONER:** Cody & Heather Heine appeared representing his parents, Richard & Kimberly Heine for the reapplication to create a 2-acre lot for Cody & Heather Heine to build a new home as he helps to keep the farm operational and eliminating his current travel time. The proposed lot was previously approved in 2021 (R4350A-21) but final CSM was not recorded within 1 year of approval date.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**TOWN:** In favor.

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

**R4543A-24 – Jacqueline Christensen:** Rezone to create a 1.136-acre residential lot along **Hustisford Road**, Town of Ixonia, from parcel 012-0816-1942-000.

**PETITIONER:** Jacqueline Christensen (N8305 Hustisford Rd., Watertown, WI 53094) presented herself for this rezone to create a 1.136-acre lot for herself.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**TOWN:** In favor.

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

**CONDITIONAL USE PERMIT APPLICATIONS**

All is in accordance with Sec. 11.04(f)1 & 2 of the Jefferson County Zoning Ordinance

**CU2127-24 – Amy Bavuso:** Conditional use to allow up to 5 dogs as household pets in an R-1 at **W1301 Marietta Avenue**, Town of Ixonia, on parcel 012-0816-2242-007.

**PETITIONER:** Amy Bavuso (W1301 Marietta Avenue, Ixonia, WI 53036) presented herself for this conditional use to allow up to 5 dogs as household pets. She currently has two dogs (a 5 lb. Chihuahua/Yorkie mix & a 70 lb. mutt), requested to have three additional dogs. One would be her elderly father's pet, a Border Collie, when/if he moves in with her; one 40 lb. pup would be a service dog for her daughter; one is a female German Shepard foster dog. The animal waste is double bagged and put in the trash.

**COMMENTS IN FAVOR:** Other public hearing participant, Jacqueline Christensen, who also lives in Ixonia, spoke up in favor of approving petitioner's request.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**TOWN:** In favor with conditions. Sarah Elsner confirmed that petitioner understood the conditions from the Town and Planning Commission. Petitioner did not have the same understanding of the conditions but will contact the Town for clarification.

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

**CU2128-24 – Steve & Dawn Sleaver:** Conditional use to allow for an extensive onsite storage structure 2860 sq. ft. with height of 22 ft. 10 inches in R-2 at **N3555 County Road N**, Town of Jefferson, on parcel 014-0614-2313-001.

**PETITIONER:** Steve & Dawn Sleaver presented themselves for this conditional use. Steve Sleaver explained the storage structure is for personal storage, 52 X 55 with approximate height of 22' 10" to remain under 23'. Structure will not be used for business, will not have a bathroom, will have a floor drain only and standard lighting.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**TOWN:** In favor.

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

**CU2129-24 – Jason & Kathy Forest:** Conditional use to allow an extensive residential on-site storage addition of 588 sq. ft on to an existing 560 sq. ft. garage for a total of 1148 sq. ft. with a height of 19 ft. at **N6286 Korth Highlands** on parcel 018-0713-1542-002 Town of Lake Mills.

**PETITIONER:** Jason presented via Zoom and phone due to microphone issues for this conditional use. He explained the addition of 560 sq. ft (20 X 28) with height of 19' to existing garage for personal use. Structure will not be used for business, will not have a bathroom or lighting, will have a floor drain.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**TOWN:** In favor.

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

## 7. Adjourn

Motion by Supervisors Nass/Foelker to adjourn the meeting at 7:28 p.m. Motion passed 5-0.

**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.**

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

**SUBJECT:** Planning and Zoning Committee Decision Meeting  
**DATE:** Monday, June 24, 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 County Administrator Ben Wehmeier, Assistant to County Administrator Michael Luckey, Patricia Cicero, Director of Land & Water Conservation and Staci Hoffman, Register of Deeds arrived at 8:45 a.m. Zoning Department staff present were Matt Zangl, Sarah Elsner, Haley Nielsen, Taylor Gray and Shari Fishback. Members of the public present were Anita Martin, and Amy Bavuso via Zoom.

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

Supervisor Poulson confirmed that meeting was being held in compliance.

**4. Approval of the Agenda**

Motion by Poulson, second by Foelker to approve the agenda. Motion passes on a voice vote, 5-0.

**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. Approval of meeting minutes from May 28, June 14, and June 20**

Motion by Foelker/Poulson, to approve May 28, 2024 minutes as written. Motion passed on a voice vote 5-0.  
Motion by Foelker/Poulson, to approve June 14, 2024 minutes as written. Motion passed on a voice vote 5-0.  
Zangl stated June 20 meeting minutes have been prepared but need a final review, will be issued later today.

**7. Communications**

Zangl had nothing other than the agenda items

**8. May Monthly Financial Report for Register of Deeds**

Zangl reported that the Register of Deeds is status quo.

**9. June Monthly Financial Report for Land Information Office**

Zangl reported that the Land Information Office is status quo.

**10. June Monthly Financial Report for Zoning**

Zangl reported that May looked extremely well, more than last year. June has been slow, short of last year. Should meet budget though. Also, one new cell tower permit was received.

**11. Discussion on Solar Energy Facilities**

- a. Crawfish River Solar - Zangl reported no update at this time.
- b. Badger State River – Project has been very quiet but may seek another extension.
- c. Sinnissippi Solar - Project has been very quiet. No update.
- d. Hackbarth Solar – Making good progress with grading completed, pilings and rack should start next week.

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

Zangl reported project is 99% complete.

**13. Discussion and Possible Action on a lot line/zone adjustment at N2856 County Road D, PIN 010-0615-3522-003 in the Town of Hebron**

Zangl reporting that shape of lot is changing due to placement of solar panels. Motion by Nass/Foelker to approve. Motion approved on a 5-0 voice vote.

**14. Discussion and Possible Action on amending Conditional Use Permit CU2087-23 for Benjamin and Maureen Lawrenz to allow a bathroom in the detached garage at N9646 Pleasant Heights Circle, PIN 032-0815-0212-023 in the Town of Watertown**

Zangl explained that approval of a Conditional Use Permit was issued in April 2023 that included conditions of no bathroom but now they are wanting a bathroom in the detached garage. Septic is next to structure and no capacity issue is anticipated. It will be for personal use only. Motion by Foelker/Richardson to approve. Motion approved on a 5-0 voice vote to amend the permit to allow for a bathroom.

**15. Discussion and Possible Action on Petitions Presented in Public Hearing on June 20, 2024:**

**APPROVED R4542A-24 – Richard & Kimberly Heine:** Reapplication of an expired approval to create a 2-acre residential building site on the corner of **Bakertown Road and N Helenville Road** in the Town of Farmington, parcel 008-0715-3522-000. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance. Motion by Nass/Foelker to approve the rezone request with conditions. Motion approved on a 5-0 voice vote.

**APPROVED R4543A-24 – Jacqueline Christensen:** Rezone to create a 1.136-acre residential lot along **Hustisford Road**, Town of Ixonia, from parcel 012-0816-1942-000. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance. Motion by Jaeckel/Richardson to approve the rezone request with conditions. Motion approved on a 5-0 voice vote.

**APPROVED CU2127-24 – Amy Bavuso:** Conditional use to allow up to 5 dogs as household pets in an R-1 at **W1301 Marietta Avenue**, Town of Ixonia, on parcel 012-0816-2242-007. This is in accordance with Sec. 11.04(f)2 of the Jefferson County Zoning Ordinance. Motion by Richardson/Foelker to approve the conditional use with conditions. Motion approved on a 5-0 voice vote.

**APPROVED CU2128-24 – Steve & Dawn Sleaver:** Conditional use to allow for an extensive onsite storage structure 2860 sq. ft. with height of 22 ft. 10 inches in R-2 at **N3555 County Road N**, Town of Jefferson, on parcel 014-0614-2313-001. This is in accordance with Sec. 11.04(f)2 of the Jefferson County Zoning Ordinance. Motion by Jaeckel/Foelker to approve the conditional use with conditions. Motion approved on a 5-0 voice vote.

**APPROVED CU2129-24 – Jason & Kathy Forest:** Conditional use to allow an extensive residential on-site storage addition of 588 sq. ft on to an existing 560 sq. ft. garage for a total of 1148 sq. ft. with a height of 19 ft. at **N6286 Korth Highlands** on parcel 018-0713-1542-002 Town of Lake Mills. This is in accordance with Sec. 11.04(f)2 of the Jefferson County Zoning Ordinance. Motion by Nass/Foelker to approve the conditional use with conditions. Motion approved on a 5-0 voice vote.

**16. Planning and Development Department Update**

Zangl shared and provided a demonstration with the committee the new online permit application process which is expected to go live later today. Zangl also reported that the GIS is good, and Laura has been working with City of Watertown on their maps and with the City of Fort Atkinson to create maps.

**17. Possible Future Agenda Items**

None



**18. Discussion on Upcoming Meeting Dates:**

July 12, 8:00 a.m. – Site Inspections leaving from Courthouse Room C1049  
Supervisor Richardson expects to be absent from this meeting

July 18, 7:00 p.m. – Public Hearing, 8:30 a.m. – Public Hearing in Courthouse Room C2063  
July 29, 8:30 a.m. – Decision Meeting in Courthouse Room C1021  
August 9, 8:00 a.m. – Site Inspections leaving from Courthouse Room C1049  
August 15, 7:00 p.m. – Public Hearing in Courthouse Room C2063

August 26, 8:30 a.m. – Decision Meeting in Courthouse Room C1021  
Supervisor Jaeckel expects to be absent from this meeting. Supervisor Nass will chair.

**19. Adjourn**

Supervisor Richardson/Poulson made a motion to adjourn the meeting. Meeting adjourned at 9:00 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](http://www.jeffersoncountywi.gov).**

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**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:** July 12, 2024

**TIME:** 8:00 a.m.

**PLACE:** Jefferson County Courthouse, 311 S. Center Ave., Jefferson, WI in Room C1049

1. **Call to Order** – The meeting was called to order by Supervisor Jaeckel @ 8:00 am
2. **Roll Call (Establish a Quorum)** - Supervisors Jaeckel, Nass, Poulson and Foelker were present. Supervisor Richardson was excused. Zoning staff present were Haley Nielsen, Taylor Gray and Sharyl Fischback.
3. **Certification of Compliance with Open Meetings Law** – Supervisor Poulson confirmed the meeting is in compliance.
4. **Approval of the Agenda** – Supervisor Poulson made motion to approve agenda, seconded by Supervisor Foelker. Motion passed on voice vote, 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)** – None.
6. **Communications** - There were no communications.
7. **Site Inspections for Petitions to be Presented in Public Hearing on July 18, 2024:**

**CU2131-24 – Ryan & Nicole Meyers:** Conditional use to allow for a 1280 sq. ft. addition to a previously approved 2880 sq ft. extensive onsite storage structure in R-2 at **W9017 US Highway 18**, Town of Oakland, on parcel 022-0613-0543-003.

**R4550A-24 – Ivan & Elizabeth Yoder:** Rezone to create a 2.0 acre lot at **W6184 Star School Road**, Town of Koshkonong, parcel 016-0514-2114-000.

**R4549A-24 – Courtney Dunkelberger:** Rezone a 1.1 acre lot along **Schwemmer Lane**, Town of Koshkonong, parcel 016-0514-1733-000. Owners are Daniel & Melanie Dunkelberger.

**R4546A-24 – R&W Ventures LLC:** Rezone to create a 3.3 acre lot around existing buildings as a farm consolidation at **W4178 State Road 106**, Town of Hebron, from parcel 010-0615-3214-000.

**R4547A-24 – R&W Ventures LLC:** To create three – 2.0 acre lots at **W4178 State Road 106**, Town of Hebron, from parcel 0110-0615-3214-000.

**CU2130-24 – Todd Crawley & Jennifer Blossom:** Conditional use to expand from 20 dogs to 40 dogs in an A-3 at **N6304 Coffee Road**, Town of Farmington, on parcel 008-0715-1523-002.

**R4545A-24 – Chris Heinecke:** Rezone approximately 1.6 acres to be added to existing 2.0 acre A-3 lot for a total lot size of 3.66 acres on **County Road B**, Town of Concord, from parcel 006-0716-1813-005.

**R4544A-24 – Benjamin & Karen Kacheris:** Request for the A-3 zoned lot to be subdivided to create a 2.0 acre lot and a 1.0 acre lot on **Pioneer Drive** in the Town of Concord, parcel 006-0716-2913-002.

**R4548A-24 – Michael Braatz:** Rezone to create a 2.0 acre parcel at **N7513 County Road F**, Town of Ixonia, from parcel 012-0816-3431-000. Property is owned by John A & Nancy C Braatz Trust.

8. **Adjourn** - Motion made by Supervisor Foelker, seconded by Supervisor Nass to adjourn at 10:27 a.m. Motion passed on voice vote, 4-0.

If you have questions regarding the petitions, please contact the Planning & Development 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).

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

**SUBJECT:** Map Amendments to the Jefferson County Zoning Ordinance and Requests for Conditional Use Permits  
**DATE:** Thursday, July 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: July 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=eHZRbHZXWXhlUnlKdkhtOXhoTmtNZz09>  
After registering, you will receive a confirmation email containing information about joining the meeting.

**1. Call to Order**

The meeting was called to order by Chairman Jaeckel at 7:00pm.

**2. Roll Call**

Supervisors Jaceckel, Poulson, Foelker, Nass, and Richardson of the committee were present at 7:00pm. Randall Wuttke, Sarah Stern, Jen Blossom, Ben Kacheris, Johnathan Kacheris, Michael Braatz and Andrea Badon appeared via zoom. Also present was zoning staff Matt Zangl and Haley Nielsen.

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

Supervisor Paulson verified that the meeting was being held in compliance with the Open Meetings Law.

**4. Approval of Agenda**

Motion by supervisors Nass/Foelker to approve 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, July 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 **July 29, 2024**

Recommendations by the Committee on Rezones, will be made on **July 29, 2024**

Final decision will be made by the County Board on **August 13, 2024**

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

All is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance

**R4544A-24 – Benjamin & Karen Kacheris:** Request for the existing A-3 zoned lot to be subdivided to create a 2.0 acre lot and a 1.0 acre lot on **Pioneer Drive** in the Town of Concord, parcel 006-0716-2913-002.

**PETITIONER:** Attorney Terry Booth presented representing Benjamin & Karen Kacheris, for the division of the existing A-3 lot to create a 2.0-acre lot and 1.0-acre lot. The family has children who wish to remain members of the community. This meets requirements of the ordinance, therefore it should be approved. Reasons for the Town denial are not applicable to this request, per Attorney Booth.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:**

1. **James Gilbert** (N5607 Pioneer Drive) – Against multiple splits on small acres.
2. **Jim Stern** (N5683 Pioneer Drive) – Want to keep the area rural. There is a wetland in the general area that smells like swage. This is creating a safety hazard.
3. **Carrie Schaefer** (W1975 Bakertown Drive) – This is a bad decision if approved. The runoff of rain/snow makes the intersection messy; more analysis needs to be done. Questions if it will stay in the family.
4. **Ben Wright** (N5434 Pioneer Drive) – The intersection is congested, and there is a bus stop. Two additional households are not in the interest of public safety. There is a rural intent of the area. County should respect the wishes of the Township.
5. **Jim Harnenda** (N5496 Pioneer Drive) – Addressed safety concerns with intersection. Had questions relating to livestock keeping limits.

**REBUTTAL:** Attorney Booth presented. Kacheris' are entitled to the division. It is allowed. The safety concerns are already an issue, specifically regarding signage. Farm animals will not be an issue. More residences will generate more tax revenue.

**TOWN:** Against.

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

**R4545A-24 – Chris Heinecke:** Rezone approximately 1.6 acres to be added to existing 2.0-acre A-3 lot for a total lot size of 3.66 acres on **County Road B**, Town of Concord, from parcel 006-0716-1813-005.

**PETITIONER:** Chris Heinecke (W2293 County Road B, Watertown) Presented himself to purchase land from his neighbor and have it added to his parcel.

**COMMENTS IN FAVOR:**

**James Gesell** – Neighbor, new lot line dimensions will be clean.  
**James Gilbert** N5607 Pioneer Drive – Town was in favor.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**TOWN:** In favor.

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

**R4546A-24 – R&W Ventures LLC:** Rezone to create a 3.3-acre lot around existing buildings as a farm consolidation at **W4178 State Road 106**, Town of Hebron, from parcel 010-0615-3214-000.

**PETITIONER:** Randall Wuttke (N369) Wants to separate farm buildings, will be making improvements to the residence.

**COMMENTS IN FAVOR:** In favor.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**TOWN:** In favor.

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

**R4547A-24 – R&W Ventures LLC:** Rezone to create three – 2.0 acre lots at **W4178 State Road 106**, Town of Hebron, from parcel 010-0615-3214-000.

**PETITIONER:** Randall Wuttke (N369) Purchased the farm this year with no previous splits. The land will still be used as a farm. The new lots will be created on less desirable farm land, and there is surrounding residential development.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**TOWN:** In favor.

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

**R4548A-24 – Michael Braatz:** Rezone to create a 2.0-acre parcel at **N7513 County Road F**, Town of Ixonia, from parcel 012-0816-3431-000. The property is owned by John A & Nancy C Braatz Trust.

**PETITIONER:** Nancy Braatz (N7513 County Road F) representing Michael Braatz for this rezone. Nancy explained the parcel will be created for son, on the family farm that has been in the family for over 100 years.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**TOWN:** In favor.

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

**R4549A-24 – Courtney Dunkelberger:** Rezone a 1.1-acre lot along **Schwemmer Lane**, Town of Koshkonong, parcel 016-0514-1733-000. The property is owned by Daniel & Melanie Dunkelberger.

**PETITIONER:** Courtney Dunkelberger presenting herself for this rezone to create a 1.1-acre lot for herself.

**COMMENTS IN FAVOR:** Melanie (N1394 Schwemmer Lane) Wants to give her daughter land.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**TOWN:** In favor.

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

**R4550A-24 – Ivan & Elizabeth Yoder:** Rezone to create a 2.0-acre lot at **W6184 Star School Road**, Town of Koshkonong, parcel 016-0514-2114-000.

No petitioner present.

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

All is in accordance with Sec. 11.04(f)1 & 2 of the Jefferson County Zoning Ordinance

**CU2130-24 – Todd Crawley & Jennifer Blossom:** Conditional use to expand the dog kennel from 20 dogs to 40 dogs in an A-3 zone at **N6304 Coffee Road**, Town of Farmington, on parcel 008-0715-1523-002.

**PETITIONER:** Jen Blossom (N6304 Coffee Road) presented herself for this conditional use. Pet rescue, anticipating some expansion. There have not been complaints, this is not a business, and DATCP does inspections for compliance. Petitioner wants to stay in compliance with the County Ordinance as well. Dog waste will be double bagged and disposed of using the same methods as prior approved conditional use permit. The kennel is not for boarding, only fostering.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**TOWN:** In favor.

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

**CU2131-24 – Ryan & Nicole Meyers:** Conditional use to allow for a 1280 sq. ft. addition to a previously approved 2880 sq ft. extensive onsite storage structure in a R-2 zone at **W9017 US Highway 18**, Town of Oakland, on parcel 022-0613-0543-003.

**PETITIONER:** A representative/ concrete contractor presented for Ryan & Nicole Meyers for this conditional use. Contractor explained the property owners are just looking at adding to the existing building. There will be no bathrooms. The height of the structure will be 12' at the peak.

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** None.

**REBUTTAL:** None.

**TOWN:** In favor.

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

**7. Adjourn**

Motion by Supervisors Foelker/ Richardson at 7:54 pm. Motion passed 5-0.

**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.**



# Register of Deeds

June 2024

Program/Service Description	Output Measures			YR to Date	Current Yr. Target
	2022	2023	2024	Totals	%
Documents Recorded	1,249	945	855	5,012	39%
Vital Records Filed	211	211	191	1,154	48%
Vital Record Copies	1,365	1,667	1,068	7,606	50%
ROD Revenue (Gross Total)	\$ 303,702.63	\$ 211,729.55	\$ 188,277.97	\$ 933,561.53	55%
Transfer Fees	\$ 49,249.26	\$ 32,313.96	\$ 29,418.36	\$ 135,076.92	68%
LIO Fees	\$ 10,717.00	\$ 8,160.00	\$ 7,540.00	\$ 44,174.00	41%
Document Copies	\$ 7,030.83	\$ 7,253.25	\$ 4,854.17	\$ 32,306.00	59%
Laredo	\$ 3,400.50	\$ 4,129.50	\$ 3,262.00	\$ 24,431.93	76%
ROD Revenue to General Fund	\$ 83,374.59	\$ 63,737.71	\$ 54,256.53	\$ 294,820.85	55%
Percentage of Documents eRecorded	65%	63%	69%	63%	
Budget Goals Met	Yes	Yes	No	No	No
Back Indexed	1,249	3,394	2,302	13,361	67%

**Wisconsin Register of Deeds Association:**

*Nothing new to report.*

**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 1936.*

**Wisconsin Counties Association Board of Directors:**

*Nothing new to report.*

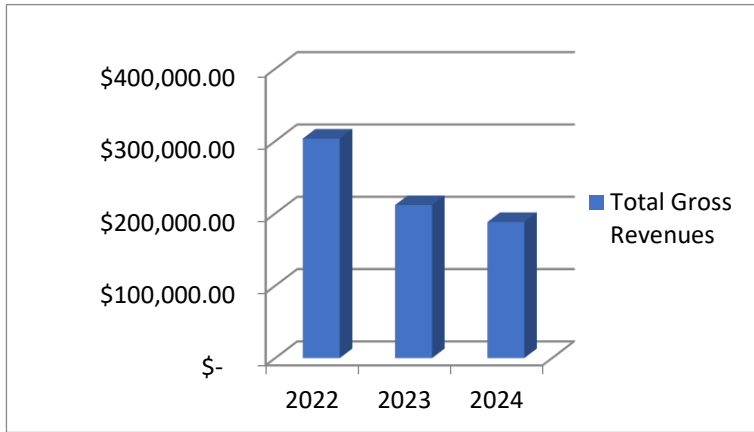
**Wisconsin Public Records Board:**

*Nothing new to report.*

# Register of Deeds Year to Date Budget Report

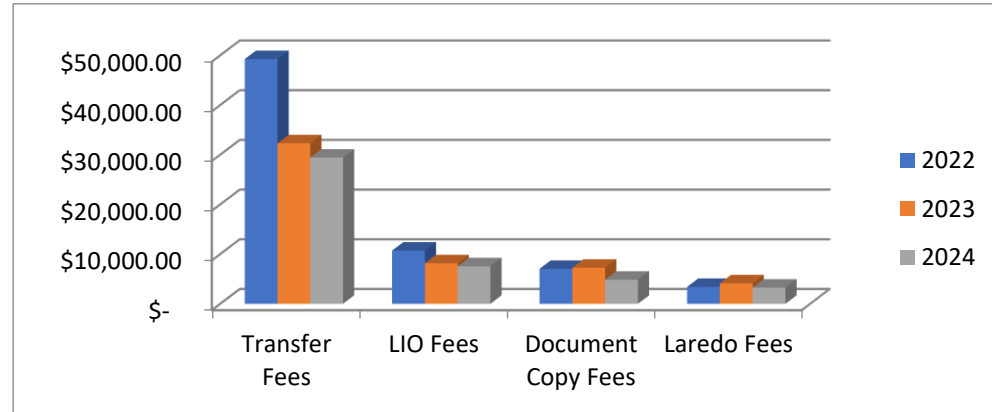
June

## ROD Total Gross Revenues

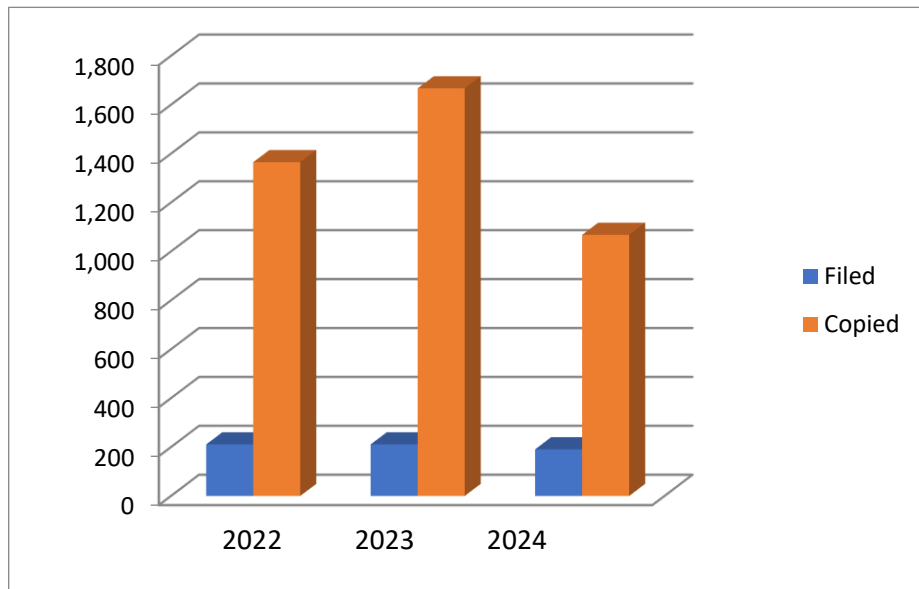


2024

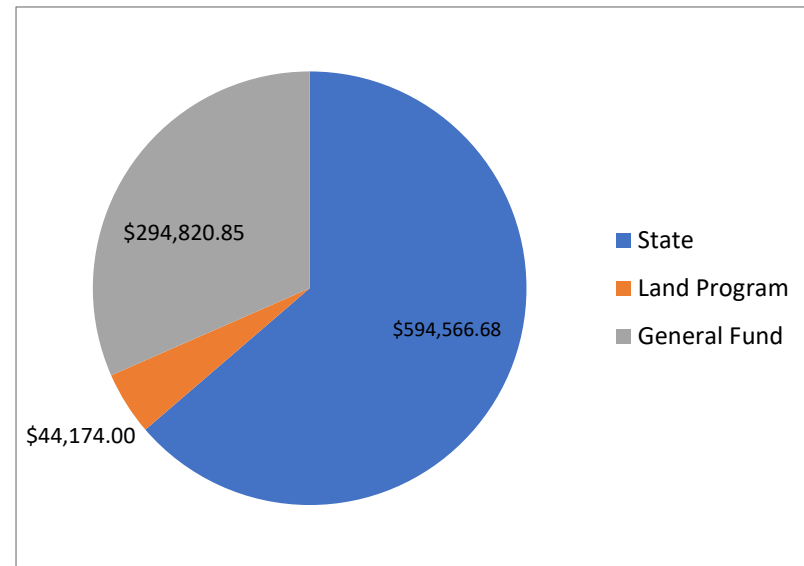
## Land Related Revenue



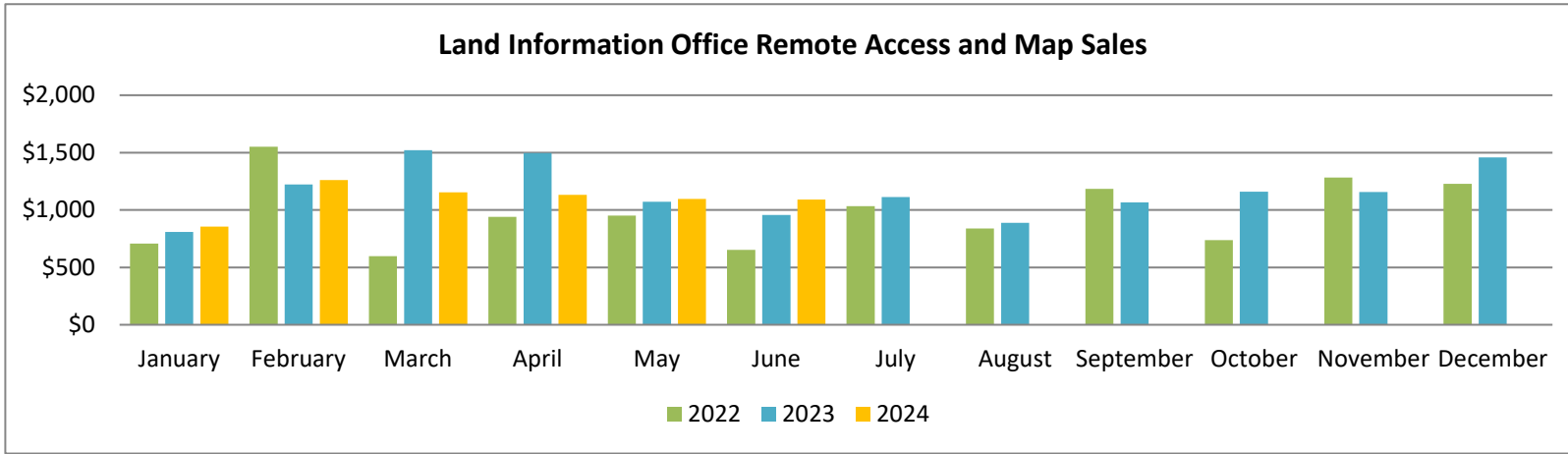
## Vital Records



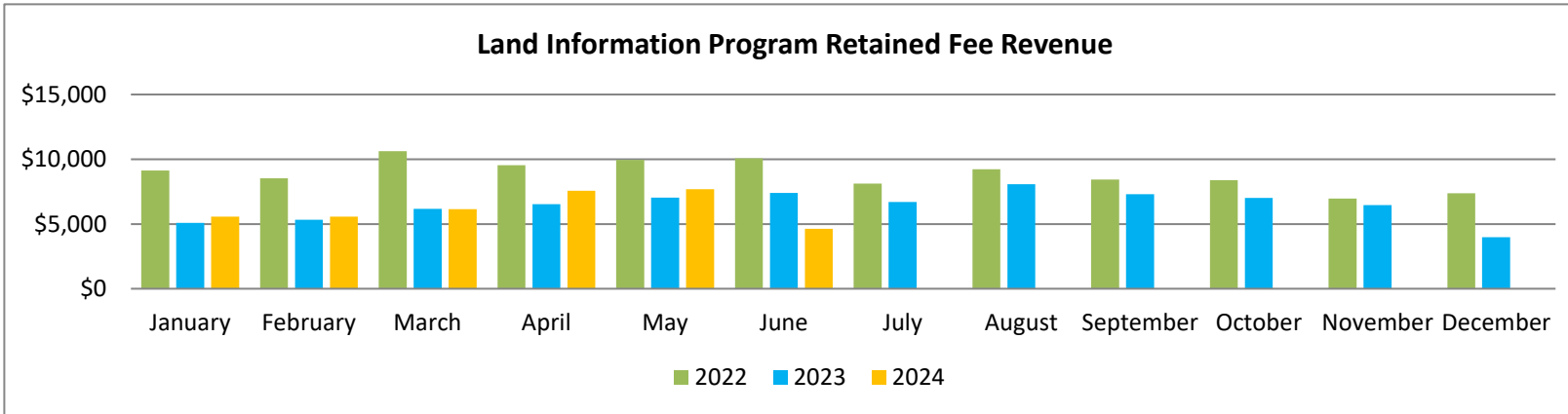
## Year to Date Revenue Payout



## Land Information Monthly Revenue Report June 2024



Jan	Feb	March	April	May	June	July	August	Sept	Oct	Nov	Dec	Total	Budget
854	1,262	1,155	1,132	1,097	1,091	0	0	0	0	0	0	6,591	13,300
												49.6%	



Jan	Feb	March	April	May	June	July	August	Sept	Oct	Nov	Dec	Total	Budget
5,568	5,558	6,136	7,568	7,688	4,624	0	0	0	0	0	0	37,142	102,000
												36.4%	

# Jefferson County Planning and Zoning Department

Enter Year:

PDF:  Excel: 

Enter 2023 Actual Zoning Deposit:

Enter 2024 Budget Revenues:

MTM	Recording Fees 1.239022	Wisconsin Fund Grants 7102.421001	Real Estate Description Charges 12501.451006	Other Govt Land Info Charges 12501.472011	LIP (12503) Intergovernmental Charges 12503.472011	Other Permits/LU 12901.432099	Private Parties Copies/Maps 12901.451002	Municipal Copies/Printing 12901.472003	Private Sewage System (County) 12901.432002	Soil Testing Fee 12901.458010	Farmland Qualifying Acreage Schedule 12901.458015	Farmland Agreement App 12901.458014	Farmland Preservation Fee/ Certs 12901.458001	Septic Replacement Fee/ Wis Fund 12901.458002	Zoning Ordinance Forfeitures 12901.441002	Refunds	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							17,965.62	9,612.83	8352.79
Feb	510.00		512.09	144.90	8,000.00	13,613.00	314.54		5,450.00	1,040.00							29,584.53	18,360.00	11224.53
Mar	510.00		140.78	303.75	500.00	14,631.00	128.35		5,775.00	560.00							22,548.88	25,995.63	-3446.75
Apr	1,140.00		258.76	147.70	500.00	14,885.00	1.00		7,150.00	1,760.00							25,842.46	22,866.04	2976.42
May	720.00		274.41	75.00	1,500.00	17,735.00	0.50		11,325.00	1,200.00							32,829.91	21,255.00	11574.91
June	570.00		524.94	20.00		14,550.00	6.29		6,575.00	960.00							23,206.23	25,991.25	-2785.02
July	270.00		19.00			10,840.00			4,650.00	800.00							16,579.00	22,215.04	-5636.04
Aug																		21,947.41	-21947.41
Sept																		19,135.02	-19135.02
Oct																		18,969.42	-18969.42
Nov																		20,253.92	-20253.92
Dec																		14,223.74	-14223.74
<b>Total</b>	<b>4,110.00</b>		<b>2,340.60</b>	<b>696.35</b>	<b>12,000.00</b>	<b>95,744.00</b>	<b>950.68</b>		<b>45,675.00</b>	<b>7,040.00</b>							<b>168,556.63</b>	<b>240,825.30</b>	<b>-72268.67</b>

2023 Actual Zoning Deposit: Please Enter Deposit

2024 Budget Revenues: Please Enter Revenues

2024 Deposits YTD: \$168,556.63

NEXT YEAR BUDGET HISTORICAL COMPARISON

PROJECTION: 2025 2025 BUDGET FOR PERIOD 99

ACCOUNTS FOR:

General Fund		PRIOR FY3 ACTUALS	PRIOR FY2 ACTUALS	LAST FY1 ACTUALS	CY ACTUALS	CY REV BUDGET	PROJECTION LEVEL 3	PCT CHANGE	
12901	Zoning								
12901	411100	Gen Prop T	-278,048.04	-319,841.76	-395,657.40	-234,417.12	-401,857.92	-426,862.00	6.2%
12901	421001	St Aid	.00	.00	.00	.00	.00	.00	.0%
12901	432002	Priv SS	-67,600.00	-56,770.00	-55,655.00	-44,350.00	-60,000.00	-60,000.00	.0%
12901	432099	Oth Per	-146,310.00	-144,167.00	-161,940.00	-92,079.00	-145,000.00	-125,000.00	-13.8%
12901	441002	Co Ord Ft	.00	.00	-566.00	.00	.00	.00	.0%
12901	451002	PP Photo	-1,624.70	-797.92	-1,315.31	-852.73	-1,000.00	-1,000.00	.0%
12901	458001	Tree Sales	.00	.00	.00	.00	.00	.00	.0%
12901	458002	Septic Rpl	.00	.00	.00	.00	.00	.00	.0%
12901	458010	Soil Test	-10,250.00	-7,700.00	-10,820.00	-6,960.00	-8,500.00	-9,000.00	5.9%
12901	472003	Munic Cpy	.00	.00	-6.25	.00	.00	.00	.0%
12901	484001	Ins Revy	.00	-4,099.07	.00	.00	.00	.00	.0%
12901	486004	Misc Rev	.00	-750.00	.00	.00	.00	.00	.0%
12901	511110	Salary	93,794.02	99,518.37	112,158.88	64,839.71	121,144.01	127,553.59	5.3%
12901	511210	Wage Reg	242,310.54	261,523.63	276,703.84	172,221.60	293,945.12	390,359.08	32.8%
12901	511220	Wage Ovt	1,091.86	196.98	601.44	970.67	214.16	935.20	336.7%
12901	511240	Wage Temp	.00	6,442.50	10,143.75	4,560.00	.00	.00	.0%
12901	511310	Wage SL	.00	.00	.00	.00	.00	.00	.0%
12901	511320	Wage Vac	.00	.00	.00	.00	.00	.00	.0%
12901	511330	Wage Long	750.00	750.00	931.87	124.99	750.00	525.00	-30.0%
12901	511340	Wage Hol	.00	.00	.00	.00	.00	.00	.0%
12901	511350	Wage Mic	.00	.00	.00	.00	.00	.00	.0%
12901	512141	SS	24,779.80	26,874.49	29,107.62	17,656.80	30,433.03	38,436.23	26.3%
12901	512142	Ret (Emlr)	22,780.91	23,477.54	26,057.27	14,550.52	28,663.76	33,858.51	18.1%
12901	512144	Health	55,416.79	69,212.28	73,284.31	13,303.18	69,654.10	46,102.76	-33.8%
12901	512145	Life	137.21	144.08	150.41	66.11	145.68	158.90	9.1%
12901	512147	ED & Train	.00	.00	.00	.00	.00	.00	.0%
12901	512148	Unemply C	.00	111.28	.00	.00	.00	.00	.0%
12901	512150	FSA Contr	.00	.00	.00	.00	.00	.00	.0%
12901	512151	HSA Contri	5,531.25	5,234.37	.00	.00	4,070.10	4,350.00	6.9%
12901	512152	Limited FSA	.00	.00	.00	.00	.00	.00	.0%
12901	512153	HRA Contri	.00	.00	.00	.00	.00	.00	.0%
12901	512173	Dental	3,589.04	3,942.69	3,835.62	2,357.79	4,550.40	4,785.60	5.2%
12901	521212	Legal	.00	6,100.00	1,079.68	374.02	.00	1,000.00	.0%
12901	521212	12901 Legal	62,349.12	.00	1,889.55	.00	.00	.00	.0%
12901	521219	Othr Prof	15,819.43	.00	.00	.00	.00	.00	.0%
12901	529299	Purch Care	.00	.00	.00	.00	.00	.00	.0%
12901	531003	Notary Pub	.00	.00	.00	40.00	100.00	50.00	-50.0%
12901	531301	Office Eq	.00	.00	6.99	.00	.00	.00	.0%
12901	531303	Comp Eq	.00	.00	.00	94.94	.00	.00	.0%
12901	531311	Postage	6,011.97	5,536.67	6,410.46	2,838.50	5,800.00	6,000.00	3.4%
12901	531312	Office Sup	1,657.36	1,181.10	1,735.54	992.40	1,500.00	1,700.00	13.3%
12901	531313	Print & Dp	1,274.44	673.90	128.15	82.64	700.00	700.00	.0%
12901	531314	Small Item	.00	68.97	.00	105.81	4,000.00	200.00	-95.0%
12901	531321	Pub of Lgl	7,277.95	5,117.14	6,657.13	2,200.24	6,000.00	6,000.00	.0%
12901	531324	Memb Dues	75.00	242.00	521.19	172.16	500.00	600.00	20.0%
12901	531326	Advertise	.00	175.00	372.81	785.80	350.00	400.00	14.3%
12901	531327	Cert Fees	250.20	416.00	.00	100.60	350.00	200.00	-42.9%
12901	531329	Other Pub	171.95	98.18	98.18	131.94	100.00	100.00	.0%

**NEXT YEAR BUDGET HISTORICAL COMPARISON**

PROJECTION: 2025 2025 BUDGET FOR PERIOD 99

ACCOUNTS FOR:

General Fund		PRIOR FY3 ACTUALS	PRIOR FY2 ACTUALS	LAST FY1 ACTUALS	CY ACTUALS	CY REV BUDGET	PROJECTION LEVEL 3	PCT CHANGE
12901 531351	Gas/Diesel	1,614.88	2,122.60	2,231.08	454.00	1,900.00	2,400.00	26.3%
12901 532325	Registr	377.30	705.00	1,827.00	.00	700.00	1,200.00	71.4%
12901 532332	Mileage	1.65	.00	.00	.00	.00	.00	.0%
12901 532335	Meals	61.24	262.63	145.18	.00	200.00	200.00	.0%
12901 532336	Lodging	.00	786.00	556.00	.00	810.00	810.00	.0%
12901 532339	Other Trvl	.00	.00	.00	.00	.00	.00	.0%
12901 533225	Tele Fax	1,155.92	976.54	1,124.11	565.51	1,000.00	1,200.00	20.0%
12901 533236	Wirel Int	.00	.00	69.09	.00	200.00	200.00	.0%
12901 535242	Maint Mach	893.01	1,611.81	2,327.93	1,219.61	1,500.00	2,500.00	66.7%
12901 535352	Veh Repair	64.77	5,154.73	50.00	10.00	.00	50.00	.0%
12901 571004	IP Tel All	1,044.92	899.96	1,141.55	883.63	964.00	1,027.00	6.5%
12901 571005	Dup Allc	721.88	178.33	134.27	275.88	301.00	98.00	-67.4%
12901 571007	MIS Direct	.00	.00	.00	.00	.00	.00	.0%
12901 571009	MIS PC	14,902.44	15,477.32	15,793.13	20,336.25	22,185.00	24,727.00	11.5%
12901 571010	MIS Sys	3,926.10	4,086.17	4,420.02	4,663.12	5,087.00	4,728.00	-7.1%
12901 571020	FleetAlloc	2,076.84	5,011.74	2,791.44	.00	3,500.00	3,500.00	.0%
12901 591519	Oth Ins	3,979.46	4,240.14	4,588.39	4,107.51	5,040.56	4,835.90	-4.1%
12901 591520	Liab Claim	29,704.14	.00	1,320.00	.00	.00	.00	.0%
12901 594811	Cap Auto	.00	.00	.00	.00	.00	.00	.0%
12901 594813	Cap Office	.00	.00	.00	.00	.00	.00	.0%
12901 594950	Oper Res	.00	.00	.00	.00	.00	.00	.0%
12901 699700	Res Oper	.00	.00	.00	.00	.00	.00	.0%
12901 699999	Budget FB	.00	.00	.00	.00	.00	.00	.0%
<b>TOTAL Zoning</b>		<b>101,760.65</b>	<b>24,424.39</b>	<b>-35,566.08</b>	<b>-47,572.92</b>	<b>.00</b>	<b>89,628.77</b>	<b>.0%</b>
<b>12902 Solid waste Program</b>								
12902 411100	Gen Prop T	.00	-520.92	919.68	606.62	1,039.96	.00	.0%
12902 421001	St Aid	-21,630.75	-20,853.57	-25,200.63	.00	-20,000.00	.00	.0%
12902 421001 12902	St Aid	.00	.00	.00	.00	.00	.00	.0%
12902 421001 12903	St Aid	.00	.00	.00	.00	.00	-17,786.00	.0%
12902 421001 12904	St Aid	.00	.00	.00	.00	.00	-4,780.00	.0%
12902 421001 12905	St Aid	.00	.00	.00	.00	.00	-3,400.00	.0%
12902 421003	St Aid GPR	.00	.00	.00	.00	.00	.00	.0%
12902 451009	Deer Track	-105,591.08	-108,215.64	-122,690.20	.00	-90,000.00	-100,000.00	11.1%
12902 458011	Pub SW Cg	-6,425.00	-4,961.00	-6,731.50	-2,867.55	-6,000.00	-5,500.00	-8.3%
12902 458011 12903	Pub SW Cg	.00	.00	.00	.00	.00	.00	.0%
12902 458011 12904	Pub SW Cg	.00	.00	.00	.00	.00	.00	.0%
12902 472007	Mun Othr	-23,716.35	-20,000.00	-20,100.00	.00	-20,000.00	-20,000.00	.0%
12902 472007 12903	Mun Othr	.00	.00	.00	.00	.00	.00	.0%
12902 472007 12904	Mun Othr	.00	.00	.00	.00	.00	.00	.0%
12902 472007 12905	Mun Othr	.00	.00	.00	.00	.00	.00	.0%
12902 481001	Int & Div	.00	.00	.00	.00	.00	.00	.0%
12902 485100	Donat-Unr	-4,390.00	-5,750.00	-3,550.00	-5,250.00	-4,000.00	-4,000.00	.0%
12902 486014	Sale Recy	-5.82	.00	.00	.00	.00	.00	.0%
12902 511210	Wage Reg	23,392.18	21,802.09	22,497.51	16,138.19	30,417.75	40,174.33	32.1%
12902 511220	Wage Ovt	4.18	149.56	462.48	.00	290.20	357.90	23.3%
12902 511310	Wage SL	.00	.00	.00	.00	.00	.00	.0%
12902 511320	Wage Vac	.00	.00	.00	.00	.00	.00	.0%
12902 511330	Wage Long	.00	.00	181.88	.00	.00	225.00	.0%

**NEXT YEAR BUDGET HISTORICAL COMPARISON**

PROJECTION: 2025 2025 BUDGET FOR PERIOD 99

ACCOUNTS FOR:

General Fund		PRIOR FY3 ACTUALS	PRIOR FY2 ACTUALS	LAST FY1 ACTUALS	CY ACTUALS	CY REV BUDGET	PROJECTION LEVEL 3	PCT CHANGE
12902 511340	Wage Hol	.00	.00	.00	.00	.00	.00	.0%
12902 511350	Wage Mic	.00	.00	.00	.00	.00	.00	.0%
12902 512141	SS	1,750.77	1,650.21	1,739.95	1,234.61	2,297.05	3,117.93	35.7%
12902 512142	Ret (Emlr)	1,577.21	1,353.80	1,479.01	1,001.48	2,180.26	2,582.43	18.4%
12902 512144	Health	2,837.03	2,989.54	3,615.22	.00	5,733.64	.00	.0%
12902 512145	Life	2.93	4.23	6.21	7.22	7.92	17.14	116.4%
12902 512150	FSA Contr	.00	.00	.00	.00	.00	.00	.0%
12902 512151	HSA Contri	281.25	234.38	.00	.00	290.72	.00	.0%
12902 512152	Limited FSA	.00	.00	.00	.00	.00	.00	.0%
12902 512153	HRA Contri	.00	.00	.00	.00	.00	.00	.0%
12902 512173	Dental	208.83	185.94	207.11	284.79	309.60	662.40	114.0%
12902 529299	Purch Care	100,804.66	71,331.05	100,497.95	1,330.38	85,000.00	110,000.00	29.4%
12902 529299 12902	Purch Care	3,200.00	1,800.00	.00	.00	.00	.00	.0%
12902 529299 12903	Purch Care	.00	.00	.00	75,000.00	.00	.00	.0%
12902 529299 12904	Purch Care	.00	.00	.00	10,000.00	.00	.00	.0%
12902 529299 12905	Purch Care	.00	.00	.00	.00	.00	.00	.0%
12902 531301	Office Eq	.00	.00	.00	.00	.00	.00	.0%
12902 531303	Comp Eq	.00	.00	.00	310.00	.00	.00	.0%
12902 531311	Postage	26.53	27.70	75.17	22.91	100.00	100.00	.0%
12902 531312	Office Sup	224.52	80.01	201.09	515.13	500.00	750.00	50.0%
12902 531312 12903	Office Sup	.00	.00	.00	.00	.00	.00	.0%
12902 531312 12904	Office Sup	.00	.00	.00	.00	.00	.00	.0%
12902 531312 12905	Office Sup	.00	.00	.00	.00	.00	.00	.0%
12902 531313	Print & Dp	439.67	189.05	24.00	225.78	1,000.00	500.00	-50.0%
12902 531313 12902	Print & Dp	289.90	.00	.00	.00	.00	.00	.0%
12902 531313 12903	Print & Dp	.00	.00	.00	.00	.00	.00	.0%
12902 531313 12904	Print & Dp	.00	.00	.00	.00	.00	.00	.0%
12902 531313 12905	Print & Dp	.00	.00	.00	.00	.00	.00	.0%
12902 531314	Small Item	.00	.00	.00	.00	.00	.00	.0%
12902 531314 12902	Small Item	124.70	.00	.00	.00	.00	.00	.0%
12902 531322	Subscript	.00	98.17	98.17	87.96	100.00	100.00	.0%
12902 531324	Memb Dues	150.00	50.00	245.00	245.00	250.00	250.00	.0%
12902 531326	Advertise	1,260.87	195.19	1,593.07	743.11	1,700.00	2,000.00	17.6%
12902 531326 12902	Advertise	.00	.00	.00	.00	.00	.00	.0%
12902 531326 12903	Advertise	.00	.00	.00	554.83	.00	.00	.0%
12902 531326 12904	Advertise	.00	.00	.00	552.01	.00	.00	.0%
12902 531326 12905	Advertise	.00	.00	.00	.00	.00	.00	.0%
12902 531334	Educ Init	1,986.06	.00	.00	207.98	5,000.00	5,000.00	.0%
12902 532325	Registr	595.00	195.00	385.00	385.00	400.00	500.00	25.0%
12902 532332	Mileage	.00	.00	.00	.00	.00	.00	.0%
12902 532335	Meals	.00	32.16	.00	31.28	100.00	100.00	.0%
12902 532336	Lodging	.00	212.00	205.00	98.00	270.00	294.00	8.9%
12902 532339	Other Trvl	.00	.00	.00	.00	.00	.00	.0%
12902 533225	Tele Fax	19.83	.21	.00	.00	20.00	20.00	.0%
12902 535242	Maint Mach	.00	.00	.00	.00	500.00	.00	.0%
12902 571004	IP Tel All	130.61	112.50	126.84	220.88	241.00	257.00	6.6%
12902 571005	Dup Allc	249.04	50.03	25.15	77.00	84.00	18.00	-78.6%
12902 571006	Sw Charge	.00	.00	.00	.00	.00	.00	.0%
12902 571006 12902	Sw Charge	.00	200.00	.00	.00	.00	.00	.0%
12902 571009	MIS PC	1,146.34	1,190.56	1,052.88	1,355.75	1,479.00	1,648.00	11.4%
12902 571010	MIS Sys	356.92	371.47	401.82	423.50	462.00	430.00	-6.9%

**NEXT YEAR BUDGET HISTORICAL COMPARISON**

PROJECTION: 2025 2025 BUDGET FOR PERIOD 99

ACCOUNTS FOR:

General Fund		PRIOR FY3 ACTUALS	PRIOR FY2 ACTUALS	LAST FY1 ACTUALS	CY ACTUALS	CY REV BUDGET	PROJECTION LEVEL 3	PCT CHANGE
12902 591519	Oth Ins	230.81	261.49	267.53	265.32	295.10	309.86	5.0%
12902 594813	Cap Office	.00	.00	.00	.00	.00	.00	.0%
12902 594950	Oper Res	.00	.00	.00	.00	336,256.14	.00	.0%
12902 699700	Res Oper	.00	.00	.00	.00	-336,324.34	.00	.0%
12902 699800	Res Cap	.00	.00	.00	.00	.00	.00	.0%
12902 699999	Budget FB	.00	.00	.00	.00	.00	.00	.0%
<b>TOTAL Solid Waste Program</b>		<b>-20,469.16</b>	<b>-55,534.79</b>	<b>-41,964.61</b>	<b>103,807.18</b>	<b>.00</b>	<b>13,947.99</b>	<b>.0%</b>
12903	<b>WI Fund Septic Replacement</b>							
12903 421001	St Aid	.00	.00	.00	.00	.00	.00	.0%
12903 521660	Septic	.00	.00	.00	.00	.00	.00	.0%
12903 529299	Purch Care	.00	.00	.00	1,027.76	.00	.00	.0%
12903 699999	Budget FB	.00	.00	.00	.00	.00	.00	.0%
<b>TOTAL WI Fund Septic Replace</b>		<b>.00</b>	<b>.00</b>	<b>.00</b>	<b>1,027.76</b>	<b>.00</b>	<b>.00</b>	<b>.0%</b>
<b>TOTAL General Fund</b>		<b>81,291.49</b>	<b>-31,110.40</b>	<b>-77,530.69</b>	<b>57,262.02</b>	<b>.00</b>	<b>103,576.76</b>	<b>.0%</b>
<b>GRAND TOTAL</b>		<b>81,291.49</b>	<b>-31,110.40</b>	<b>-77,530.69</b>	<b>57,262.02</b>	<b>.00</b>	<b>103,576.76</b>	<b>.0%</b>

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



## ZONING AND LAND USE PERMIT REQUIREMENTS AND FEE SCHEDULE

COUNTY BOARD APPROVAL (November XXXX)

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

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

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

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

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

\$ 50.00

### RESIDENTIAL STRUCTURES

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

**NOTE: FOR ALL FLOODPLAIN: Add Additional \$150 to all structure fees and \$50 for fill/grading fees**

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

### NON-RESIDENTIAL PERMITS

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

<b>AGRICULTURAL STRUCTURES</b> (shoreland fee exempt)		<b>AGRI-BUSINESS</b>	
<499 sq.ft.	\$ 30.00	PRINCIPAL	\$ 300.00
500-999 sq.ft.	\$ 50.00	ADDITIONS	\$ 150.00
1000-1499 sq.ft.	\$ 80.00	ACCESSORY STRUCTURES >1,000 sq.ft.	\$ 150.00
1500-1999 sq.ft.	\$ 100.00	ACCESSORY STRUCTURES <1,000 sq.ft.	\$ 100.00
2000-4999 sq.ft.	\$ 150.00		
5000+ sq.ft.	\$ 200.00	<b>SIGN PERMITS</b> \$25 or \$0.50/square foot, whichever is greater	
<b>BUSINESS/INDUSTRIAL</b>		<b>SUBDIVISIONS/CSM (CERTIFIED SURVEY MAP)</b>	
PRINCIPAL STRUCTURE	\$ 500.00	PRELIMINARY SUBDIVISION PLAT	\$ 350 + \$10/LOT
ADDITION <500 sq.ft.	\$ 150.00	FINAL SUBDIVISION PLAT	\$ 300.00
ADDITION ≥500 sq.ft.	\$ 300.00	CONDOMINIUM PLAT	\$ 300 + \$10/LOT
ACCESSORY STRUCTURES >1,000 sq. ft.	\$ 150.00	CERTIFIED SURVEY - PRELIMINARY	\$ 50.00
ACCESSORY STRUCTURES <1,000 sq. ft.	\$ 100.00	CERTIFIED SURVEY - FINAL	\$ 100.00
OUTSIDE STORAGE IN I ZONE	\$ 100.00	<b>CAMPGROUNDS</b>	
<b>REMOVAL OF STRUCTURE/RAZE PERMIT</b>	\$ 30.00	FILL	\$ 50.00
<b>SALVAGE YARD LICENSE</b>	\$ 75.00	ACCESSORY	\$ 50.00
<b>REVISION FEE/EXTENSION</b>	\$ 50.00	<b>MOBILE TOWER</b>	
<b>ZONING VERIFICATION LETTER</b>	\$ 100.00	NEW & CLASS 1 COLLOCATION	\$ 3,000.00
		CLASS 2 COLLOCATION	\$ 500.00

### PETITION FEES

<b>CONDITIONAL USE</b>	\$ 300.00	<b>REZONING PETITION FEE</b> - 1 lot	\$ 300.00
Conditional Use application with Rezone	\$ 100.00	2 or more lots	\$ 50.00 per lot
<b>REAPPLICATION FEE</b>	\$ 100.00	<b>APPEAL FEE</b>	\$ 600.00
		<b>VARIANCE</b>	\$ 450.00
		Second Variance for same structure	\$ 200.00

<b>ADMINISTRATIVE DATCP REPORTING FEE FOR REZONING OUT OF A-1</b> (Non-refundable, paid at time of application)	\$ 100.00
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**PLANS/ORDINANCES**

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

**SANITARY PERMIT FEES**

<b>TYPE OF SYSTEM</b>	<b>FEE</b>
MOUND & IN-GROUND PRESSURE	\$ 675.00
HOLDING TANKS	\$ 775.00
IN-GROUND NON-PRESSURE	\$ 600.00
ATU (Aerobic Treatment Unit)-Separate Installation	\$ 425.00
ATU - (If added as part of an entire system install. Addt'l fee not required for sand filter)	\$ 250 addt'l
LARGE SCALE (DNR Defined)	\$ 975.00
SAND FILTER	\$ 925.00
<b>REVISIONS/REPAIRS</b>	
TANK REPLACEMENT or ADDITION	\$ 375.00
REPAIRS (Includes recoring of existing mound, sand filter, or adding turn-ups. Does not include other system replacement)	\$ 375.00
REVISION (Change to Plans)	\$ 100.00
RECONNECTION	\$ 250.00
TRANSFERS	\$ 50.00
PERMIT EXTENSIONS (prior to expiration)	\$ 100.00
<b>MISCELLANEOUS FEES</b>	
RE-INSPECTIONS (If not complete on initial inspection)	\$ 50.00
INSPECTIONS (Charged for every inspection after the fourth (per system))	\$ 75.00
SOIL TEST REVIEW FEE	\$ 80.00
WISCONSIN FUND APPLICATION FEE	\$ 100.00
SANITARY PERMIT STATE FEE (to be added to sanitary fee if not already included)	\$ 100.00
AGENT STATUS REVIEW FEE	\$ 300.00

**NOTE: A Maintenance Agreement and \$30 recording fee is required for every sanitary permit, unless one is already recorded for the property. Contact**

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

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

Refunds: Refund requests must be made to the Director and made within six months of the application date. Zoning permit refunds may be granted only for permits that have not been granted or denied. Petition refunds may only be granted is the petition has not been noticed (excluding any nonrefundable fees).

**Jefferson County Planning & Development Department**

311 S. Center Ave., Room C1040, Jefferson, WI 53549

Phone 920-674-7131; FAX 920-674-7525

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

**TOWNSHIP BUILDING INSPECTORS**

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

**AZTALAN** – Mike Sindorff/Jared Theide 262-490-4141

**COLD SPRING** – Thomas Marks 262-490-0513

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

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

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

**LAKE MILLS** - Ben Koch bkoch@safebuilt.com; Dave

**MILFORD** – Mike Sindorff/Jared Theide 262-490-4141

**OAKLAND** – Troy Evenson 920-817-0468

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

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

**IXONIA** – Archie Stigney 920-261-2966  
**JEFFERSON** – Greg Noll 920-675-9062  
**KOSHKONONG** – Troy Evenson 920-817-0468

**SUMNER** – Dave Geraths 608-697-7776  
**WATERLOO** - Chris Butschke 608-576-6371  
**WATERTOWN** – John Moosreiner 262-490-0277

**NEXT YEAR BUDGET HISTORICAL COMPARISON**

PROJECTION: 2025 2025 BUDGET FOR PERIOD 99

ACCOUNTS FOR:

General Fund		PRIOR FY3 ACTUALS	PRIOR FY2 ACTUALS	LAST FY1 ACTUALS	CY ACTUALS	CY REV BUDGET	PROJECTION LEVEL 3	PCT CHANGE
12501	Real Estate Description							
12501	411100 Gen Prop T	-210,532.20	-304,713.84	-335,338.20	-237,830.11	-407,708.81	-531,805.00	30.4%
12501	451006 RE Descp	-4,484.11	-3,565.33	-5,063.40	-2,178.34	-4,500.00	-4,500.00	.0%
12501	451008 Rem Acc	-7,874.84	-6,316.94	-7,600.00	-4,600.00	-7,000.00	-7,000.00	.0%
12501	472007 Mun Othr	.00	.00	.00	-5,319.18	-40,000.00	-50,000.00	25.0%
12501	472011 Othr Land	-1,673.44	-2,031.85	-1,319.48	-708.35	-1,800.00	-1,800.00	.0%
12501	511110 Salary	.00	.00	.00	.00	.00	.00	.0%
12501	511210 Wage Reg	135,983.52	187,489.10	220,064.14	135,648.48	297,918.62	309,832.57	4.0%
12501	511220 Wage Ovt	2.94	68.71	204.94	36.09	107.89	146.94	36.2%
12501	511240 Wage Temp	.00	.00	11,666.25	.00	.00	.00	.0%
12501	511310 Wage SL	.00	.00	.00	.00	.00	.00	.0%
12501	511320 Wage Vac	.00	.00	.00	.00	.00	.00	.0%
12501	511330 Wage Long	811.00	1,119.50	1,244.98	.00	1,179.00	1,075.00	-8.8%
12501	511340 Wage Hol	.00	.00	.00	.00	.00	.00	.0%
12501	511350 Wage Mic	.00	.00	.00	.00	.00	.00	.0%
12501	511380 Wage Berv	.00	.00	.00	.00	.00	.00	.0%
12501	512141 SS	9,282.01	13,642.11	16,081.12	9,364.89	21,001.79	21,464.12	2.2%
12501	512142 Ret (Emlr)	9,221.90	12,836.93	14,591.65	9,272.92	21,243.59	21,451.49	1.0%
12501	512144 Health	37,985.85	47,869.42	66,908.17	37,464.97	88,979.31	70,669.00	-20.6%
12501	512145 Life	46.30	47.56	64.09	39.10	59.16	79.41	34.2%
12501	512150 FSA Contr	.00	.00	.00	.00	.00	.00	.0%
12501	512151 HSA Contri	3,119.53	2,812.50	.00	.00	3,779.38	6,250.00	65.4%
12501	512152 Lmited FSA	.00	.00	.00	.00	.00	.00	.0%
12501	512153 HRA Contri	.00	.00	4,605.39	1,529.82	.00	.00	.0%
12501	512173 Dental	2,344.98	2,655.94	2,485.48	1,878.13	4,269.60	3,165.60	-25.9%
12501	531243 Furniture	.00	.00	.00	.00	.00	.00	.0%
12501	531298 UPS	.00	.00	.00	.00	.00	.00	.0%
12501	531311 Postage	34.81	100.96	30.71	68.14	100.00	100.00	.0%
12501	531312 Office Sup	151.08	64.38	369.42	479.10	400.00	700.00	75.0%
12501	531313 Print & Dp	194.40	505.39	.00	1.08	100.00	100.00	.0%
12501	531314 Small Item	.00	.00	.00	.00	.00	.00	.0%
12501	531324 Memb Dues	80.00	80.00	80.00	80.00	80.00	100.00	25.0%
12501	531326 Advertise	.00	.00	161.26	210.71	.00	150.00	.0%
12501	531351 Gas/Diesel	52.03	.00	.00	.00	.00	.00	.0%
12501	532325 Registr	140.00	140.00	345.00	.00	140.00	420.00	200.0%
12501	532332 Mileage	60.00	202.50	52.40	.00	75.00	100.00	33.3%
12501	532335 Meals	30.60	35.98	73.35	20.00	100.00	100.00	.0%
12501	532335 25101 Meals	.00	.00	.00	.00	.00	.00	.0%
12501	532336 Lodging	246.00	279.00	338.95	397.00	480.00	588.00	22.5%
12501	532339 25101 Other Trvl	.00	.00	.00	.00	.00	.00	.0%
12501	533225 Tele Fax	79.19	1.96	.40	83.42	100.00	100.00	.0%
12501	535242 Maint Mach	2,161.61	2,268.99	4,438.83	1,350.54	2,200.00	3,000.00	36.4%
12501	571004 IP Tel All	522.46	449.98	380.52	330.88	361.00	513.00	42.1%
12501	571005 Dup Allc	123.91	130.90	.00	202.62	221.00	.00	.0%
12501	571007 MIS Direct	.00	.00	.00	.00	.00	.00	.0%
12501	571009 MIS PC	20,634.15	20,239.57	10,528.75	12,201.75	13,311.00	14,836.00	11.5%
12501	571010 MIS Sys	2,427.04	1,783.05	1,928.74	2,035.00	2,220.00	3,782.00	70.4%
12501	591519 Oth Ins	1,349.53	2,074.69	2,341.11	2,584.78	2,582.47	3,019.23	16.9%
12501	699999 Budget FB	.00	.00	.00	.00	.00	.00	.0%

**NEXT YEAR BUDGET HISTORICAL COMPARISON**

PROJECTION: 2025 2025 BUDGET FOR PERIOD 99

ACCOUNTS FOR:

General Fund		PRIOR FY3 ACTUALS	PRIOR FY2 ACTUALS	LAST FY1 ACTUALS	CY ACTUALS	CY REV BUDGET	PROJECTION LEVEL 3	PCT CHANGE
<b>TOTAL Real Estate Descriptio</b>		2,520.25	-19,728.84	9,664.57	-35,356.56	.00	-133,362.64	.0%
<b>12502 Assessment Of Property</b>								
12502	411100 Gen Prop T	-5,889.00	-6,284.04	-7,386.00	-4,787.44	-8,207.00	.00	.0%
12502	531312 Office Sup	2,030.04	3,219.28	4,365.35	65.95	3,500.00	5,000.00	42.9%
12502	531313 Print & Dp	1,474.38	2,616.05	1,245.82	108.58	2,800.00	2,500.00	-10.7%
12502	532156 Brd Train	.00	.00	.00	.00	.00	.00	.0%
12502	532332 Mileage	.00	.00	.00	.00	.00	.00	.0%
12502	535242 Maint Mach	750.00	750.00	914.78	750.00	750.00	750.00	.0%
12502	571005 Dup Allc	838.11	685.21	1,305.36	1,060.62	1,157.00	954.00	-17.5%
12502	699999 Budget FB	.00	.00	.00	.00	.00	.00	.0%
<b>TOTAL Assessment Of Property</b>		-796.47	986.50	445.31	-2,802.29	.00	9,204.00	.0%
<b>12503 Land Information Program</b>								
12503	411100 Gen Prop T	.00	.00	.00	.00	.00	.00	.0%
12503	421001 St Aid	-50,000.00	-61,000.00	-71,000.00	-34,591.00	-51,000.00	-86,000.00	68.6%
12503	424001 Fed Grants	-1,000.00	.00	.00	.00	.00	.00	.0%
12503	451008 Rem Acc	.00	.00	.00	.00	.00	.00	.0%
12503	451305 Land Inf/D	-156,071.00	-106,904.00	-79,440.00	-45,182.00	-80,000.00	-80,000.00	.0%
12503	472011 Othr Land	-7,741.00	.00	-9,420.00	-12,000.00	-13,000.00	-12,000.00	-7.7%
12503	486003 Reimbursmt	.00	.00	.00	.00	.00	-8,000.00	.0%
12503	512141 SS	4.21	4.97	.00	.00	.00	.00	.0%
12503	514151 Per Diem	55.00	65.00	.00	.00	.00	.00	.0%
12503	521219 Othr Prof	.00	25,000.00	.00	.00	20,000.00	20,000.00	.0%
12503	521220 Consult	.00	3,900.00	.00	.00	6,000.00	6,000.00	.0%
12503	521295 Data Conv	.00	.00	.00	.00	.00	.00	.0%
12503	521296 Comp Sup	31,676.32	32,015.10	30,039.20	32,802.55	38,160.00	41,160.00	7.9%
12503	531303 Comp Eq	10,523.30	9,470.33	4,893.87	8,514.33	16,200.00	5,500.00	-66.0%
12503	531311 Postage	.00	.00	.00	.00	.00	.00	.0%
12503	531312 Office Sup	956.00	83.96	.00	38.48	.00	.00	.0%
12503	531313 Print & Dp	52.37	.00	.00	.00	.00	.00	.0%
12503	531314 Small Item	.00	.00	.00	48.78	.00	.00	.0%
12503	531321 Pub of Lgl	.00	.00	.00	.00	.00	.00	.0%
12503	531324 Memb Dues	700.00	536.10	530.00	250.00	500.00	550.00	10.0%
12503	532325 Registr	145.00	800.00	1,210.00	1,170.00	1,610.00	1,740.00	8.1%
12503	532332 Mileage	13.44	74.67	.00	123.28	.00	200.00	.0%
12503	532335 Meals	.00	60.32	.00	.00	100.00	200.00	100.0%
12503	532336 Lodging	.00	180.00	360.00	460.00	1,200.00	1,176.00	-2.0%
12503	535242 Maint Mach	.00	.00	.00	.00	.00	.00	.0%
12503	571005 Dup Allc	.00	7.04	.00	10.89	11.89	.00	.0%
12503	571020 FleetAlloc	.00	.00	.00	.00	.00	.00	.0%
12503	592003 NP Prin	.00	.00	.00	.00	.00	.00	.0%
12503	594810 Cap Equip	14,290.00	.00	.00	.00	.00	.00	.0%
12503	594811 Cap Auto	.00	.00	.00	.00	.00	.00	.0%
12503	594813 Cap Office	.00	.00	.00	.00	.00	.00	.0%
12503	594818 Cap Comp	.00	.00	.00	.00	.00	.00	.0%
12503	594819 Cap Oth Eq	.00	.00	77,964.70	46,857.35	88,982.35	130,000.00	46.1%

**NEXT YEAR BUDGET HISTORICAL COMPARISON**

PROJECTION: 2025 2025 BUDGET FOR PERIOD 99

ACCOUNTS FOR:

General Fund		PRIOR FY3 ACTUALS	PRIOR FY2 ACTUALS	LAST FY1 ACTUALS	CY ACTUALS	CY REV BUDGET	PROJECTION LEVEL 3	PCT CHANGE
12503 594819 25305	Cap Oth Eq	.00	48,203.61	.00	.00	.00	.00	.0%
12503 594950	Oper Res	.00	.00	.00	.00	339,292.19	.00	.0%
12503 599992	Adm Dental	.00	.00	.00	.00	.00	.00	.0%
12503 632100	Proc LT N	.00	.00	.00	.00	.00	.00	.0%
12503 691100	Oper Rev	.00	.00	.00	.00	.00	.00	.0%
12503 691200	Cap Rev	.00	.00	.00	.00	.00	.00	.0%
12503 699700	Res Oper	.00	.00	.00	.00	-368,056.43	.00	.0%
12503 699992	Bal For PY	.00	.00	.00	.00	.00	.00	.0%
12503 699999	Budget FB	.00	.00	.00	.00	.00	.00	.0%
<b>TOTAL Land Information Progr</b>		<b>-156,396.36</b>	<b>-47,502.90</b>	<b>-44,862.23</b>	<b>-1,497.34</b>	<b>.00</b>	<b>20,526.00</b>	<b>.0%</b>

12505	Surveyor							
12505 411100	Gen Prop T	-121,350.00	-96,922.80	-100,496.76	-67,303.67	-115,377.69	.00	.0%
12505 451409	Subp Witn	.00	.00	.00	.00	.00	.00	.0%
12505 472007	Mun Othr	.00	.00	.00	.00	.00	.00	.0%
12505 474175	Hwy Bill	.00	.00	.00	.00	.00	.00	.0%
12505 484001	Ins Revy	.00	-879.15	.00	.00	.00	.00	.0%
12505 511110	Salary	72,892.05	78,229.17	88,952.07	45,813.63	91,813.71	94,388.03	2.8%
12505 511210	Wage Reg	.00	.00	.00	.00	.00	.00	.0%
12505 511310	Wage SL	.00	.00	.00	.00	.00	.00	.0%
12505 511320	Wage Vac	.00	.00	.00	.00	.00	.00	.0%
12505 511340	Wage Hol	.00	.00	.00	.00	.00	.00	.0%
12505 511350	Wage Mic	.00	.00	.00	.00	.00	.00	.0%
12505 512141	SS	5,576.23	5,984.42	6,804.85	3,484.73	7,023.75	7,220.68	2.8%
12505 512142	Ret (Emlr)	4,913.62	5,077.78	5,643.00	2,609.67	6,092.77	6,142.97	.8%
12505 512145	Life	32.20	38.75	40.28	8.85	38.52	41.16	6.9%
12505 512146	WC	.00	.00	.00	.00	.00	.00	.0%
12505 512173	Dental	974.86	954.76	924.69	361.43	1,104.00	1,104.00	.0%
12505 531311	Postage	.00	.00	.00	.00	.00	.00	.0%
12505 531312	Office Sup	24.15	9.50	61.20	16.68	40.00	50.00	25.0%
12505 531313	Print & Dp	.00	11.09	.00	.00	20.00	10.00	-50.0%
12505 531314	Small Item	1,117.75	864.29	1,686.71	1,066.07	2,500.00	2,500.00	.0%
12505 531324	Memb Dues	.00	.00	.00	280.00	.00	280.00	.0%
12505 531349	Othr Oper	.00	.00	.00	.00	.00	.00	.0%
12505 531351	Gas/Diesel	390.36	868.92	711.20	76.12	850.00	850.00	.0%
12505 532325	Registr	.00	310.00	340.00	431.24	350.00	350.00	.0%
12505 532332	Mileage	.00	.00	.00	.00	.00	.00	.0%
12505 532335	Meals	.00	.00	.00	.00	.00	50.00	.0%
12505 532336	Lodging	.00	198.00	204.00	210.00	240.00	196.00	-18.3%
12505 533225	Tele Fax	19.47	.00	.00	.00	.00	.00	.0%
12505 533236	Wirel Int	432.48	480.12	480.12	240.06	500.00	500.00	.0%
12505 535242	Maint Mach	.00	.00	.00	.00	.00	.00	.0%
12505 535352	Veh Repair	747.26	917.30	269.82	.00	.00	.00	.0%
12505 571004	IP Tel All	130.61	112.50	126.84	110.00	120.00	128.00	6.7%
12505 571005	Dup Allc	.00	2.93	.00	4.62	5.00	.00	.0%
12505 571009	MIS PC	1,146.34	1,190.56	1,052.88	1,355.75	1,479.00	1,648.00	11.4%
12505 571010	MIS Sys	713.84	742.94	803.64	847.88	925.00	860.00	-7.0%
12505 571020	FleetAlloc	.00	.00	123.63	.00	800.00	1,000.00	25.0%
12505 591519	Oth Ins	1,152.40	1,269.38	1,357.87	875.82	1,475.94	1,021.19	-30.8%

**NEXT YEAR BUDGET HISTORICAL COMPARISON**

PROJECTION: 2025 2025 BUDGET FOR PERIOD 99

ACCOUNTS FOR:

General Fund		PRIOR FY3 ACTUALS	PRIOR FY2 ACTUALS	LAST FY1 ACTUALS	CY ACTUALS	CY REV BUDGET	PROJECTION LEVEL 3	PCT CHANGE
12505 594810	Cap Equip	.00	.00	2,274.00	.00	.00	.00	.0%
12505 594811	Cap Auto	.00	.00	2,978.55	.00	.00	.00	.0%
12505 599999	Over Trans	.00	.00	.00	.00	.00	.00	.0%
12505 699999	Budget FB	.00	.00	.00	.00	.00	.00	.0%
TOTAL Surveyor		-31,086.38	-539.54	14,338.59	-9,511.12	.00	118,340.03	.0%
TOTAL General Fund		-185,758.96	-66,784.78	-20,413.76	-49,167.31	.00	14,707.39	.0%
GRAND TOTAL		-185,758.96	-66,784.78	-20,413.76	-49,167.31	.00	14,707.39	.0%

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

**NEXT YEAR BUDGET DETAIL REPORT**

PROJECTION: 2025 2025 BUDGET

ACCOUNTS FOR:  
General Fund

		VENDOR	QUANTITY	UNIT COST	2025 DEPARTMENT
12503	Land Information Program				
12503	411100 -				.00
12503	421001 -				-86,000.00 *
	\$60,000 NG 911 Grant to be used for 2025 Air Photo 3 inch resolution		1.00	60,000.00	-60,000.00
	\$3,185 County Match to be used from 12503.451305				
	WLIP Training Grant		1.00	1,000.00	-1,000.00
	WLIP Strategic Initiative Grant		1.00	10,000.00	-10,000.00
	WLIP Base Budget Grant		1.00	15,000.00	-15,000.00
12503	424001 -				.00
12503	451008 -				.00
12503	451305 -				-80,000.00
12503	472011 -				-12,000.00 *
	Local Muni fee for receipting program/pet licensing		1.00	12,000.00	-12,000.00
12503	486003 -				-8,000.00 *
	WROC Reimbursement for 2025 Air Photo		1.00	8,000.00	-8,000.00
12503	512141 -				.00
12503	514151 -				.00
12503	521219 -				20,000.00 *
	ROD Back Indexing		1.00	20,000.00	20,000.00
12503	521220 -				6,000.00 *
	GIS Consult Fees		1.00	6,000.00	6,000.00
12503	521295 -				.00
12503	521296 -				41,160.00 *
	File Director Fee for Land groups		1.00	13,000.00	13,000.00
	ESRI GIS License		1.00	25,000.00	25,000.00
	Surveyor Carlson License		1.00	160.00	160.00
	Pictometry License (may not be needed for 2025)		1.00	3,000.00	3,000.00



**NEXT YEAR BUDGET DETAIL REPORT**

PROJECTION: 2025 2025 BUDGET

ACCOUNTS FOR:			VENDOR	QUANTITY	UNIT COST	2025	DEPARTMENT
General	Fund						
12503	531303	-				5,500.00	*
		2 GIS Computers		2.00	1,100.00	2,200.00	
		Matt and TBD					
		2 normal desktops		2.00	750.00	1,500.00	
		TBD					
		1 Laptop TBD		1.00	1,300.00	1,300.00	
		1 Tablet TBD		1.00	500.00	500.00	
12503	531311	-				.00	
12503	531312	-				.00	
12503	531313	-				.00	
12503	531314	-				.00	
12503	531321	-				.00	
12503	531324	-				550.00	*
		WLIA Membership		1.00	550.00	550.00	
12503	532325	-				1,740.00	*
		6 Staff for WLIA Conference		6.00	250.00	1,500.00	
		2 Regional WLIA Conference		2.00	120.00	240.00	
12503	532332	-				200.00	
12503	532335	-				200.00	
12503	532336	-				1,176.00	*
		2 nights for 6 staff for WLIA		12.00	98.00	1,176.00	
12503	535242	-				.00	
12503	571005	-				.00	
12503	571020	-				.00	
12503	592003	-				.00	
12503	594810	-				.00	
12503	594811	-				.00	

**NEXT YEAR BUDGET DETAIL REPORT**

PROJECTION: 2025 2025 BUDGET

ACCOUNTS FOR:		VENDOR	QUANTITY	UNIT COST	2025 DEPARTMENT
General	Fund				
12503	594813 -				.00
12503	594818 -				.00
12503	594819 -				130,000.00 *
	NG 911 Funds (carryover funds from 2024 also)		1.00	5,000.00	5,000.00
	2025 Ortho Image 6 inch (plus NG Grant for 3 inch)		1.00	105,000.00	105,000.00
	GIS System Review and steps towards implementation (carryover \$10,000 from 2025)		1.00	20,000.00	20,000.00
12503	594819 - 25305				.00
12503	594950 -				.00
12503	599992 -				.00
12503	632100 -				.00
12503	691100 -				.00
12503	691200 -				.00
12503	699700 -				.00
12503	699992 -				.00
12503	699999 -				.00
TOTAL Land Information Program					20,526.00
TOTAL General Fund					20,526.00
GRAND TOTAL					20,526.00

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

# JEFFERSON COUNTY PRELIMINARY REVIEW FOR CERTIFIED SURVEY

Lot 1 of Certified Survey Map No. 22989 and other lands located in the SE 1/4 of the NW 1/4 of Section 1, Township 5 N, Range 14 E,  
Town of Koshkonong, Jefferson County, Wisconsin, on Parcel Numbers 016-0514-0124-000 & 016-0514-0124-001

Owner/Petitioner: Mark Nelson  
 Address: W5138 Bark River Road  
 Fort Atkinson, WI 53538  
 Phone: 262 949-4096

Owner/Petitioner: Jeanette Nelson-Milleson Trust  
 (c/o Kirk Nelson)  
 Address: W5180 Bark River Road  
 Fort Atkinson, WI 53538  
 Phone: 262 342-0915

Surveyor: **SOUTHWEST**  
 SURVEYING & ASSOCIATES, Inc.  
 11065 COUNTY ROAD C1, HELENVILLE, WI. 53137  
 262-495-4910  
 920-674-4884

In addition to the info required by Sec 236.34 of State Statutes, Sec. 15.04(f) of the Jefferson County Land Division/Subdivision Ordinance requires that the following be shown:

- Existing buildings, watercourses, drainage ditches and other features pertinent to the proper division.
- Location of access to a public road, approved by the agency having jurisdiction over the road.
- All lands reserved for future public acquisition.
- Date of the map.
- Graphic Scale.

Date Submitted: \_\_\_\_\_  
 Revised: \_\_\_\_\_

Note to Be Placed on Final CSM

Petition # \_\_\_\_\_ Zoning \_\_\_\_\_

Check for subsequent zoning changes with Jefferson County Zoning Department.

- Rezoning
- Allowed Division within Existing Zone
- Farm Consolidation
- 35+ Acre Lot in A-1 Zone
- Survey of Existing Parcel

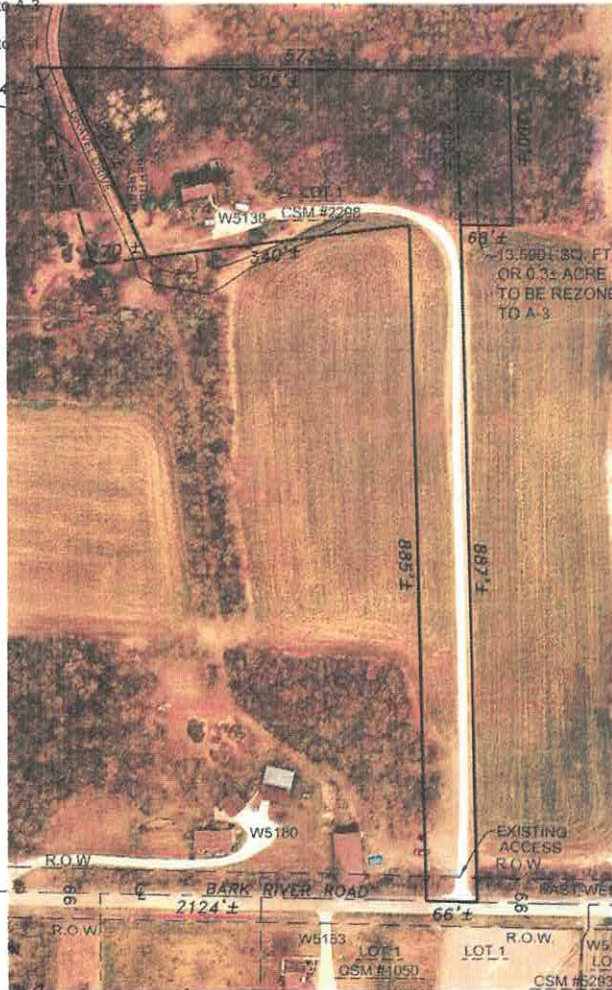
Intent and Description of Parcel to be Divided:  
 Reconfigure Lot 1 of CSM #2298.

Rezone 0.3± Acre from A-1 to A-2  
 Rezone 0.3± Acre from A-3 to A-2

13,590± SQ. FT.  
 OR 0.3± ACRE  
 TO BE REZONED  
 TO A-1



**NOTE:**  
 This map was compiled from public data supplied by the Jefferson County Land Information Department and is not a substitute for an actual field survey and is limited by the quality of the data from which it was assembled. The dimensions are approximate and will vary upon an actual field survey. To be used for planning purposes only.



SW CORNER, NW 1/4 SECTION 1-5-14

SE CORNER, NE 1/4 SECTION 1-5-14

- Town Board Approval \_\_\_\_\_ Date: 7/8/24  
 (Includes Access Approval If Applicable)  
 County Highway Approval \_\_\_\_\_ Date: \_\_\_\_\_  
 (If Applicable)  
 Extraterritorial Approval \_\_\_\_\_ Date: \_\_\_\_\_  
 (If Applicable)  
 County Surveyor Approval \_\_\_\_\_ Date: \_\_\_\_\_  
 Zoning Office Approval \_\_\_\_\_ Date: \_\_\_\_\_



SHEET 1 OF 1  
 DATE: JULY 1, 2024  
 JOB NO: N-224134