

**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, December 30, 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 November 25, December 13, December 19
7. Communications
8. November Monthly Financial Report for Register of Deeds
9. November Monthly Financial Report for Land Information Office
10. December 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
  - e. Whitewater Solar Project
  - f. Town of Waterloo Solar Project
12. Discussion on WE Energies Liquefied Natural Gas (LNG) Facility in the Town of Ixonia
13. Discussion and Possible Action on an Amendment to the Zoning Ordinance Regarding Solar Energy Systems
14. Discussion and Possible Action on Enforcement Actions at Riverbend RV Resort at W6940 Rubidell Road in the Town of Milford
15. Discussion on Resubmittal of the Oakland Hills Subdivision Preliminary Plat
16. Discussion and Possible Action on Reclassifying the Program Assistant Position to a Zoning/Onsite Waste Management Technician within the Zoning Division and Amending the Fee Schedule
17. Discussion and Possible Action on Petitions Presented in Public Hearing on December 19, 2024:

**R4572A-24 & CU2136-24 –Whitewater Islamic Center Inc:** Rezone 5-acres from A-1 to A-2 to allow for a 5-acre private religious cemetery (public/semi-public use) with capacity for approximately 4000 gravesites along **Tri-County Road** in Town of Koshkonong, PIN 016-0514-3643-000 (23.74 ac.) and 016-0514-3643-002 (4.967 ac).

**R4573A-24 – Joshua Edwards:** Rezone to create two 2.0-acre lots at **N5118 Bakertown Road** in the Town of Concord, PIN 006-0716-3313-001 (14 ac). The property is owned by Patrick A. & Susan B. Pelikan.

**R4574A-24 –Evan & Kate Karow:** Rezone to create a 2.0-acre lot west of **W6116 Star School Road** in the Town of Koshkonong, PIN 016-0514-2111-000 (37.671 ac). The property is owned by Dale Karow.

**R4575A-24 – Febock Brothers:** Rezone to create a 1-acre residential lot north of **N5190 State Road 134** in the Town of Lake Mills from PIN 018-0713-3121-000 (60.68 ac).

**R4576A-24 – Michels Road & Stone LLC:** Rezone A-3 to A-1 for non-metallic mining at **N9614 Doepke Road** in the Town of Waterloo, PIN 030-0813-0321-001 (2.1 ac). Property is owned by P&Q Waterloo LLC.

**R4577A-24 – Michels Road & Stone LLC:** Rezone A-3 to A-1 for non-metallic mining at **W8301 Doepke Road** in the Town of Waterloo, PIN 030-0813-0331-002 (4 ac). Property is owned by P&Q Waterloo LLC.

**R4578A-24 – Michels Road & Stone LLC:** Rezone A-3 to A-1 for non-metallic mining at **W8333 Doepke Road** in the Town of Waterloo, PIN 030-0813-0331-001 (7.19 ac). Property is owned by P&Q Waterloo LLC.

**R4579A-24 – Michels Road & Stone LLC:** Rezone A-3 to A-1 for non-metallic mining at **W8337 Doepke Road** in the Town of Waterloo, PIN 030-0813-0331-003 (4 ac). Property is owned by P&Q Waterloo LLC.

**R4580A-24 & CU2138-24–Matthew P. Hasel:** Rezone 1.09-acres from A-3 to A-2 to allow for landscaping and tree service business to store equipment and personal materials at **W7778 Conservation Road** in Town of Lake Mills, PIN 018-0713-2644-003 (2.3 ac.).

**CU2137-24 – P&Q Waterloo LLC:** Conditional Use to allow operation of a non-metallic mining site on 8 parcels along **Doepke Rd.** in the Town of Lake Mills, PINs 030-0813-0322-001 (3.789 ac), 030-0813-0321-001 (2.1 ac), 030-0813-0331-003 (4 ac), 030-0813-0331-002 (4 ac), 030-0813-0323-002 (19.507 ac), 030-0813-0321-000 (40.233), 030-0813-0331-001 (7.19 ac), 030-0813-0324-000 (40 ac).

**CU2139-24 – Robb Brinkmann:** Conditional Use to allow for retail sales of landscape supplies in an Industrial zone at **N6131 County Road Y** in the Town of Farmington, PIN 008-0715-1833-000 (22.385 ac). The property is owned by Thomas E. & Kathy L. Gallitz Trust.

**CU2140-24 – Chad Coomer:** Conditional Use to allow an extensive storage structure 1500 sq. ft., 24 ft. high, in C-zone for personal use at **W230 Madison Ave.** in the Town of Ixonia, PIN 012-0816-2513-015 (.72 ac).

**CU2141-24 – Station Ixonia:** Conditional Use to allow for eating and drinking place to be added in a B- zone to the gas station at **W1168 American St.** in the Town of Ixonia, PIN 012-0816-2224-000 (1.037 ac).

18. Planning and Development Department Update
19. Possible Future Agenda Items
20. Discussion on Upcoming Meeting Dates:
  - January 10, 8:00 a.m. – Site Inspections leaving from Courthouse Room C1049
  - January 16, 7:00 p.m. – Public Hearing in Courthouse Room C2063
  - January 27, 8:30 a.m. – Decision Meeting in Courthouse Room C1021
  - February 14, 8:00 a.m. – Site Inspections leaving from Courthouse Room C1049
  - February 20, 7:00 p.m. – Public Hearing in Courthouse Room C2063
  - February 24, 8:30 a.m. – Decision Meeting in Courthouse Room C1021
21. 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**  
**JEFFERSON COUNTY PLANNING AND ZONING COMMITTEE**  
**DECISION MEETING**

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

**SUBJECT:** Planning and Zoning Committee Decision Meeting

**DATE:** Monday, November 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)**

All committee members were present in person except Richardson who was present via Zoom. Other County staff in attendance were County Administrator Ben Wehmeier, Assistant to County Administrator Michael Luckey, Register of Deeds Staci Hoffman, Land & Water Conservation Director Patricia Cicero, Corporation Counsel Danielle Thompson and County Supervisor Walt Christensen. Zoning Department staff present were Matt Zangl, Sarah Elsner, Haley Nielsen and Shari Fischback. Members of the public present were John & Pam Stachowski, Mary Burke, Mark Lurvey and Anita Martin. Others present via Zoom were Brian Udovich, Paralegal II/County Board Reporter Sarana Stolar, Lydia Stiemke, Kim Drost, Dylan Lennie, Margaret Platt and Sue Marx.

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

Supervisor Poulson confirmed that the meeting was being held in compliance.

**4. Approval of the Agenda**

Motion by Supervisor Poulson, second by Supervisor 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)**

Supervisor Christensen spoke in regard to the proposed solar ordinance with concerns of solar farms reducing use of agricultural land, to be used as a last resort, and that other opportunities may be available.

Anita Martin spoke in regard to the proposed solar ordinance with concerns regarding time frames, setbacks, limits on use of agricultural land, drainage, glare from panels, road damage, buffering and fire numbers should be required.

Kim Drost spoke via zoom in favor of solar vs development paving over the land, a good option to keep land in the family who has owned it for years or generations.

Pam Stachowski spoke of solar farm concerns such as cutting trees, safety/health limits and have setbacks in place that would push panels back further from homes.

**6. Approval of meeting minutes from October 28, November 15, November 21**

Motion by Poulson/ Foelker, to approve October 28, 2024, minutes as written.

Motion passed on a voice vote 5-0.

Motion by Foelker/Poulson, to approve November 15, 2024, minutes as written.

Motion passed on a voice vote 5-0.

Motion by Foelker/Poulson to approve November 21, 2024, minutes as written.

Motion passed on a voice vote 5-0.

**7. Communications – None**

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

Staci Hoffman reported the month was not great but it was better than last year and while not meeting the month, it was better than last month.

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

Zangl reported an uneventful month but will soon be collecting fees that will cover Laura's shared half position cost from the City of Watertown and Fort Atkinson.

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

Zangl reported that Zoning Department is status quo, meeting budget with December still to come.

**11. Discussion on Solar Energy Facilities**

- a. Crawfish River Solar - Construction has been completed
- b. Badger State River – Project received an extension for construction
- c. Sinnissippi Solar – Project has been quiet, no updates
- d. Hackbarth Solar - The site looks good, planted screening. It is now producing to the grid
- e. Whitewater Solar Project – Applied with PSC, 180-day application review has started
- f. Rock Lake Solar – Project has started preliminary construction

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

Zangl reported there are no updates except for painting is in progress. Wehmeier stated that joint development agreement talks are taking place.

**13. Discussion and Possible Action on an amendment to CU691 for Rosy-Lane Holsteins LLC on PIN 032-0815-2812-000 near W3855 Ebenezer Drive in the Town of Watertown. The proposed amendment is to construct an approximate 25,248 sq. ft. livestock housing facility without changing the total number of animal units. This is an ATCP 51 regulated facility.**

Committee Member roll call was taken. Cicero stated that this is a replacement due to a fire. Motion was made by Nass/Poulson to approve. Motion carried on roll call voice vote 5-0.

**14. Discussion and Possible Action on an Amendment to the Zoning Ordinance Regarding Solar Energy Systems**

Zangl reviewed the layout of the draft Solar Ordinance as presented. Discussion took place to make additions and corrections to the draft with emphasis on setbacks, prime and non-prime soils, difference in requirements for the agricultural zones. The draft will be put on the December agenda for further review and discussion at County level before going to the Towns for their review.

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

**APPROVED R4566A-24 & R4567A – Mark D. & Eileen M. Lurvey Trust:** Rezone to create two 1-acre residential lots and rezone A-1 to N to create one 19.5-acre and one 15.3-acre parcel at the end of **Vannoy Drive** along with a dedicated portion for road access, PIN 004-0515-2742-000 and 004-0515-2731-017. This will require transferring all A-3 parcel splits from PINs 004-0515-2743-000 and 004-0515-2734-000 in the Town of Cold Spring. (38 ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance. Motion by Poulson/Nass to approve the rezone request with conditions. Motion approved on a 5-0 voice vote.

**APPROVED R4568A-24 & R4569A-24 – T & R Reeb Trust:** Rezone to create a 2-acre net residential lot west of **W4640 Fremont Road** from PIN 004-0515-1812-000 along with .14 acres to be rezoned and transferred to adjacent owner at W4640 Fremont Road in the Town of Cold Spring, PIN 004-0515-1812-003. (33 ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance. Motion by Jaeckel/Poulson to approve the rezone request with conditions. Motion approved on a 5-0 voice vote.

**APPROVED R4570A-24 – Mary Burke:** Rezone to create two 2.0-acre lots at **N3981 County Road E** in the Town of Sullivan, PIN 026-0616-1423-000 (76 ac). The property is owned by Janice K. Blank Trust. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance. Motion by Jaeckel/Poulson to approve the rezone request with conditions. Motion approved on a 5-0 voice vote.

**APPROVED R4571A-24 – Lydia Stiemke:** Rezone to create a 4.0-acre lot at intersection of **Rockdale Road & Woodside Road** in the Town of Sumner, PIN 028-0513-0624-000 (37 ac). The property is owned by Raymond G. Dalby. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance. Motion by Poulson/Foelker to approve the rezone request with conditions. Motion approved on a 5-0 voice vote.

**APPROVED CU2135-24 – James & Tammy Roth:** Conditional Use to allow for a 986 sq. ft. extensive storage structure in R-2 zone to replace deteriorating shed at **W3111 Fairview Drive** in the Town of Jefferson, PIN 014-0615-0221-017 (.75 ac). This is in accordance with Sec. 11.04(f)2 of the Jefferson County Zoning Ordinance. Motion by Foelker/Jaeckel to approve the conditional use as described with conditions listed in the file. Motion approved on a 5-0 voice vote.

**16. Planning and Development Department Update**

Zangl reported that December will see updates to forms such as Finding of Facts for 2025.

**17. Possible Future Agenda Items**

Continue with the usual agenda items and solar ordinance draft.

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

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

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

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

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

January 16, 7:00 p.m. – Public Hearing in Courthouse Room C2063

January 27, 8:30 a.m. – Decision Meeting in Courthouse Room C1021

**19. Adjourn**

Supervisor Nass/Foelker made a motion to adjourn the meeting. Meeting adjourned at 9:49 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:** December 13, 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 at 8:00 a.m.
2. **Roll Call (Establish a Quorum)** – All Supervisors were present. Supervisor Richardson arrived at 8:04 a.m. Zoning staff present was Matt Zangl, Sarah Elsner, Haley Nielsen and Shari 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 Nass. 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** – Zangl reported that Laurie Miller has retired and he will be proposing at the upcoming Decision Meeting to change her position to a tech position.
7. **Site Inspections for Petitions to be Presented in Public Hearing on December 19, 2024:**

**R4574A-24 –Evan & Kate Karow:** Rezone to create a 2.0-acre lot west of **W6116 Star School Road** in the Town of Koshkonong, PIN 016-0514-2111-000 (37.671 ac). The property is owned by Dale Karow.

**R4572A-24 & CU2136-24 –Whitewater Islamic Center Inc:** Rezone 5-acres from A-1 to A-2 to allow for a 5-acre private religious cemetery (public/semi-public use) with capacity for approximately 4,000 gravesites along **Tri-County Road** in Town of Koshkonong, PIN 016-0514-3643-000 (23.74 ac.) and 016-0514-3643-002 (4.967 ac).

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8. **Adjourn** – Motion made by Supervisor Nass seconded by Supervisor Foelker to adjourn at 11:15 a.m.  
Motion passed on voice vote, 5-0.

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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Our Farmers Union chapter supports the right of farmers to operate their land that provides financial assistance to remain on their land. With large and small-scale solar installations prevalent in our rural communities, we ask that with proper planning and siting, our agricultural lands can play a role in hosting solar energy while conserving active and productive agriculture.

We believe that all solar projects should meet minimum conservation requirements. We support requiring an Agricultural Impact Statement that assesses soil conservation practices during and after construction, soil health building ground cover, water infiltration management and erosion control.

We have reviewed Jefferson County's draft Solar Energy Ordinance and while the objective appears to preserve or protect the public health and agricultural lands, we respectfully find this ordinance falls short in the purpose. We support the following:

The protection of prime soil and prime farmland should be prioritized. If solar projects are proposed on prime soils, they should be agricultural dual-use projects and undergo careful review to ensure continued production is prioritized. Documentation evidencing culture, archaeological, and environmental analyses should be completed by a third party. Environmental Analysis with detailed review of relevant environmental conditions such as wetland delineations, threatened and endangered species review, floodplains studies, navigability determination, or areas identified as environmental corridors within the county's comprehensive plan. We advocate erosion control stormwater management plan (ECSWMP) and discharge permit under WI Pollutant Discharge Elimination System (WPDES).

We support that neighbors and communities be treated fairly and have access to all information. All neighboring parcels should be notified within two miles of the project boundary. Along with guidelines of hours of construction, light pollution mitigation, noise nuisance abatement measures, emergency response plan, commercial general liability insurance coverage, maintenance log, stray voltage mitigation and response, road maintenance agreement, mitigation plans for damage soil drainage infrastructure and "hold harmless" agreement with towns.

Upon decommissioning, detailed plan within two years after start of operation of project and updated every 5 years. Complete decommission within 12 months after project is completed and soil is returned agricultural uses.

A detailed vegetation management plan for during construction and operation advocating planting low growth grasses or pollinator mix. Support "agrivoltaics" activities include animal grazing, crops or vegetable production.

Our concern is that the draft dated (November 21, 2024) will not do enough to protect the environment, human health and farmland.

Submitted from Kenosha/Jefferson/Racine Walworth WI Farmers Union Chapter membership.



# Register of Deeds

November 2024

Program/Service Description	Output Measures			YR to Date	Current Yr. Target
	2022	2023	2024	Totals	%
Documents Recorded	873	809	891	9,661	76%
Vital Records Filed	162	164	180	2,281	95%
Vital Record Copies	1,262	1,389	1,126	14,183	94%
ROD Revenue (Gross Total)	\$ 141,181.36	\$ 157,549.92	\$ 170,686.79	\$1,795,833.83	99%
Transfer Fees	\$ 19,218.00	\$ 22,998.18	\$ 25,353.54	\$ 260,655.72	79%
LIO Fees	\$ 7,667.94	\$ 7,214.00	\$ 7,895.00	\$ 85,176.50	78%
Document Copies	\$ 6,213.17	\$ 5,278.19	\$ 5,109.34	\$ 58,507.12	106%
Laredo	\$ 3,515.25	\$ 3,952.83	\$ 3,885.75	\$ 46,709.61	146%
ROD Revenue to General Fund	\$ 46,712.42	\$ 49,350.20	\$ 51,885.63	\$ 562,874.45	85%
Percentage of Documents eRecorded	60%	64%	71%	66%	
Budget Goals Met	Yes	Yes	No	No	No
Back Indexed	4,417	1,931	2,921	23,448	117%

**Wisconsin Register of Deeds Association:**

*Continue to work on 2023 WI Act 235, judicial officer privacy bill. We have identified several items that will need clarification from the bill author and the legislature. Partnering with WLIA regarding seeking additional funding for the Land Information Plan.*

**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 mid 1938.*

**Wisconsin Counties Association Board of Directors:**

*Nothing new to report.*

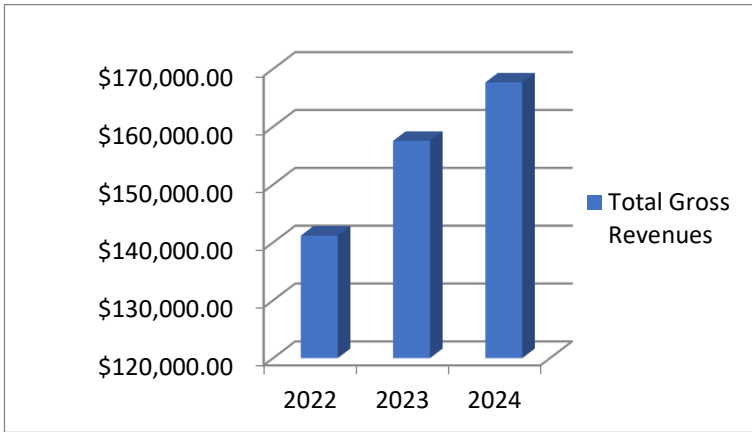
**Wisconsin Public Records Board:**

*Reviewed 118 record retention disposition authorizations (RDAs), 54 from state agencies, 27 from local government agencies and 37 from the University of Wisconsin. We are currently working on Law Enforcement, Fleet and Aircraft and Information Technology general records schedules.*

# Register of Deeds Year to Date Budget Report

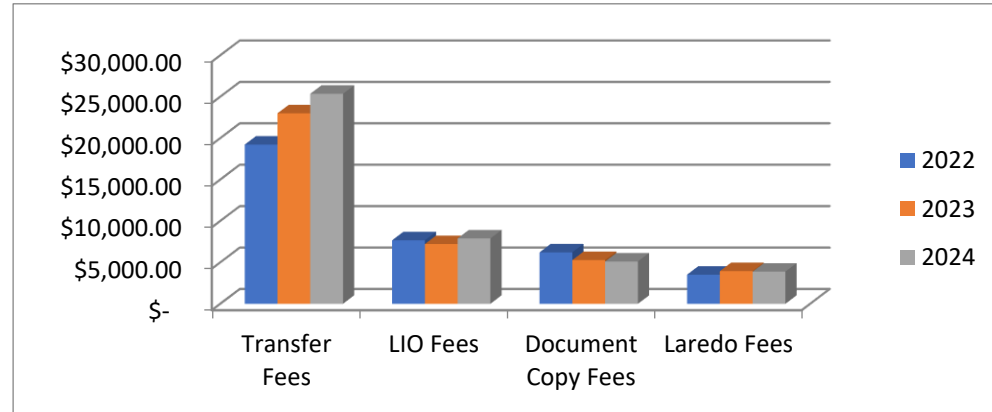
November

ROD Total Gross Revenues

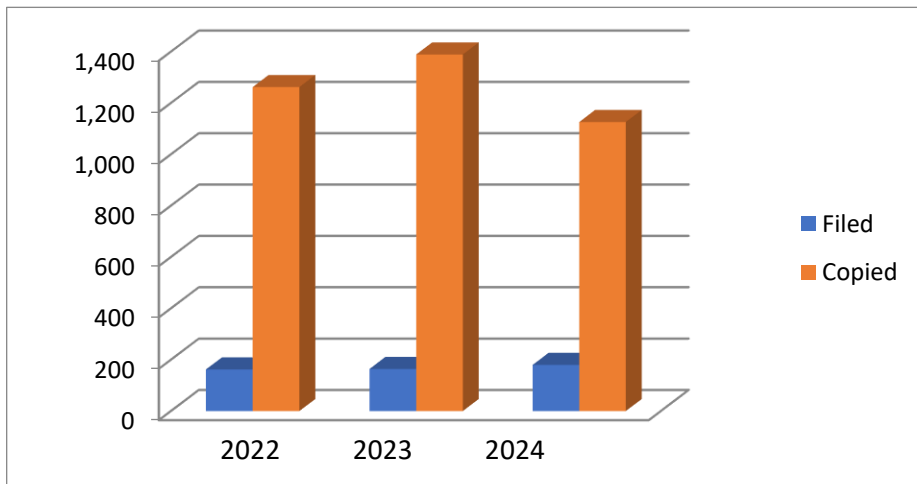


2024

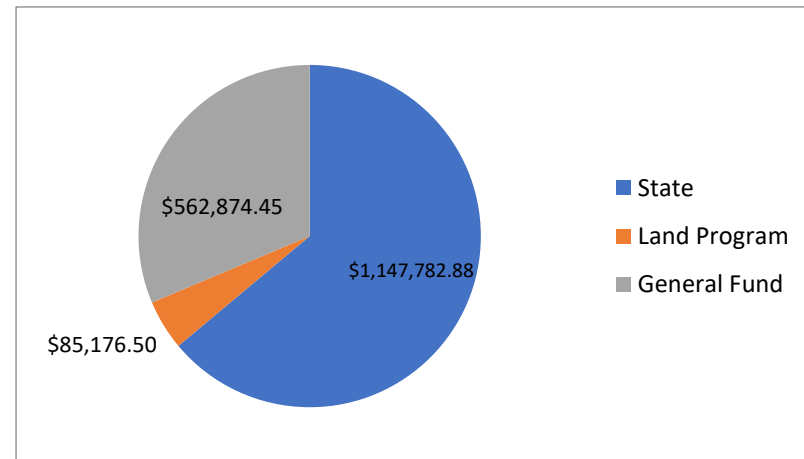
Land Related Revenue



Vital Records



Year to Date Revenue Payout



12/19/2024  
07:50:57

Jefferson County  
REPORT

PAGE 1  
glflxrpt

FROM 2024 01 TO 2024 12

ACCOUNTS FOR:	ORIGINAL APPROP	TRANFRS/ ADJSTMTS	REVISED BUDGET	ACTUALS	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
100 General Fund							
<b>12501 Real Estate Description</b>							
12501 411100 General Property Taxes	-407,709	0	-407,709	-373,733.03	.00	-33,975.78	91.7%
12501 451006 Real Estate Descrip Charges	-4,500	0	-4,500	-2,992.25	.00	-1,507.75	66.5%
12501 451008 Remote Access Fees	-7,000	0	-7,000	-7,625.00	.00	625.00	108.9%
12501 472007 Municipal Other Charges	-40,000	0	-40,000	-10,711.93	.00	-29,288.07	26.8%
12501 472011 Other Govt Land Info Charges	-1,800	0	-1,800	-938.40	.00	-861.60	52.1%
12501 511210 Wages-Regular	297,919	0	297,919	245,798.26	.00	52,120.36	82.5%
12501 511220 Wages-Overtime	108	0	108	109.69	.00	-1.80	101.7%
12501 511330 Wages-Longevity Pay	1,179	0	1,179	1,045.00	.00	134.00	88.6%
12501 512141 Social Security	21,002	0	21,002	17,092.32	.00	3,909.47	81.4%
12501 512142 Retirement (Employer)	21,244	0	21,244	16,888.26	.00	4,355.33	79.5%
12501 512144 Health Insurance	88,979	0	88,979	66,513.13	.00	22,466.18	74.8%
12501 512145 Life Insurance	59	0	59	74.15	.00	-14.99	125.3%
12501 512151 HSA Contribution	3,779	0	3,779	.00	.00	3,779.38	.0%
12501 512153 HRA Contribution	0	0	0	1,936.47	.00	-1,936.47	.0%
12501 512173 Dental Insurance	4,270	0	4,270	3,236.17	.00	1,033.43	75.8%
12501 531311 Postage & Box Rent	100	0	100	96.31	.00	3.69	96.3%
12501 531312 Office Supplies	400	0	400	509.69	.00	-109.69	127.4%
12501 531313 Printing & Duplicating	100	0	100	77.08	.00	22.92	77.1%
12501 531324 Membership Dues	80	0	80	80.00	.00	.00	100.0%
12501 531326 Advertising	0	0	0	210.71	.00	-210.71	.0%
12501 532325 Registration	140	0	140	280.00	.00	-140.00	200.0%
12501 532332 Mileage	75	0	75	.00	.00	75.00	.0%
12501 532335 Meals	100	0	100	42.00	.00	58.00	42.0%
12501 532336 Lodging	480	0	480	603.00	.00	-123.00	125.6%
12501 533225 Telephone & Fax	100	0	100	261.04	.00	-161.04	261.0%
12501 535242 Maintain Machinery & Equip	2,200	0	2,200	2,082.67	.00	117.33	94.7%
12501 571004 IP Telephony Allocation	361	0	361	330.88	.00	30.12	91.7%
12501 571005 Duplicating Allocation	221	0	221	202.62	.00	18.38	91.7%
12501 571009 MIS PC Group Allocation	13,311	0	13,311	12,201.75	.00	1,109.25	91.7%
12501 571010 MIS Systems Grp Alloc(ISIS)	2,220	0	2,220	2,035.00	.00	185.00	91.7%
12501 591519 Other Insurance	2,582	0	2,582	2,584.78	.00	-2.31	100.1%
TOTAL Real Estate Description	0	0	0	-21,709.63	.00	21,709.63	.0%

**12502 Assessment Of Property**

12502 411100 General Property Taxes	-8,207	0	-8,207	-7,523.12	.00	-683.88	91.7%
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FROM 2024 01 TO 2024 12

ACCOUNTS FOR:	ORIGINAL APPROP	TRANFRS/ ADJSTMTS	REVISED BUDGET	ACTUALS	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
100 General Fund							
12502 531312 Office Supplies	3,500	0	3,500	3,334.11	.00	165.89	95.3%
12502 531313 Printing & Duplicating	2,800	0	2,800	1,270.17	.00	1,529.83	45.4%
12502 535242 Maintain Machinery & Equip	750	0	750	750.00	.00	.00	100.0%
12502 571005 Duplicating Allocation	1,157	0	1,157	1,060.62	.00	96.38	91.7%
TOTAL Assessment Of Property	0	0	0	-1,108.22	.00	1,108.22	.0%
<b>12503 Land Information Program</b>							
12503 421001 State Aid	-51,000	0	-51,000	-34,591.00	.00	-16,409.00	67.8%
12503 451305 Land Info/Deeds Fee	-80,000	0	-80,000	-75,062.00	.00	-4,938.00	93.8%
12503 472011 Other Govt Land Info Charges	-13,000	0	-13,000	-12,000.00	.00	-1,000.00	92.3%
12503 512141 Social Security	0	0	0	4.97	.00	-4.97	.0%
12503 514151 Per Diem	0	0	0	65.00	.00	-65.00	.0%
12503 521219 Other Professional Serv	20,000	0	20,000	.00	.00	20,000.00	.0%
12503 521220 Consultant	6,000	0	6,000	.00	.00	6,000.00	.0%
12503 521296 Computer Support	38,160	0	38,160	32,802.55	.00	5,357.45	86.0%
12503 531303 Computer Equipmt & Software	16,200	0	16,200	13,665.33	.00	2,534.67	84.4%
12503 531312 Office Supplies	0	0	0	38.48	.00	-38.48	.0%
12503 531314 Small Items Of Equipment	0	0	0	48.78	.00	-48.78	.0%
12503 531324 Membership Dues	500	0	500	250.00	.00	250.00	50.0%
12503 532325 Registration	1,610	0	1,610	1,350.00	.00	260.00	83.9%
12503 532332 Mileage	0	0	0	171.94	.00	-171.94	.0%
12503 532335 Meals	100	0	100	10.99	.00	89.01	11.0%
12503 532336 Lodging	1,200	0	1,200	656.00	.00	544.00	54.7%
12503 533236 wireless Internet	0	0	0	276.88	.00	-276.88	.0%
12503 571005 Duplicating Allocation	12	0	12	10.89	.00	1.00	91.6%
12503 594819 Capital Other Equipment	50,000	38,982	88,982	9,875.00	54,454.85	24,652.50	72.3%
12503 594950 Operating Reserve	295,136	44,156	339,292	.00	.00	339,292.19	.0%
12503 699700 Resv Applied Operating	-284,918	-83,138	-368,056	.00	.00	-368,056.43	.0%
TOTAL Land Information Program	0	0	0	-62,426.19	54,454.85	7,971.34	.0%
<b>12505 Surveyor</b>							
12505 411100 General Property Taxes	-115,378	0	-115,378	-105,762.91	.00	-9,614.78	91.7%
12505 511110 Salary-Permanent Regular	91,814	0	91,814	77,366.08	.00	14,447.63	84.3%
12505 512141 Social Security	7,024	0	7,024	5,763.69	.00	1,260.06	82.1%

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ACCOUNTS FOR:	ORIGINAL APPROP	TRANFRS/ ADJSTMTS	REVISED BUDGET	ACTUALS	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
100 General Fund							
12505 512142 Retirement (Employer)	6,093	0	6,093	4,786.77	.00	1,306.00	78.6%
12505 512144 Health Insurance	0	0	0	10,441.69	.00	-10,441.69	.0%
12505 512145 Life Insurance	39	0	39	18.80	.00	19.72	48.8%
12505 512173 Dental Insurance	1,104	0	1,104	729.43	.00	374.57	66.1%
12505 531312 Office Supplies	40	0	40	54.66	.00	-14.66	136.7%
12505 531313 Printing & Duplicating	20	0	20	.00	.00	20.00	.0%
12505 531314 Small Items Of Equipment	2,500	0	2,500	5,253.57	.00	-2,753.57	210.1%
12505 531324 Membership Dues	0	0	0	280.00	.00	-280.00	.0%
12505 531349 Other Operating Expenses	0	0	0	230.58	.00	-230.58	.0%
12505 531351 Gas/Diesel	850	0	850	434.88	.00	415.12	51.2%
12505 532325 Registration	350	0	350	431.24	.00	-81.24	123.2%
12505 532336 Lodging	240	0	240	210.00	.00	30.00	87.5%
12505 533236 wireless Internet	500	0	500	440.11	.00	59.89	88.0%
12505 571004 IP Telephony Allocation	120	0	120	110.00	.00	10.00	91.7%
12505 571005 Duplicating Allocation	5	0	5	4.62	.00	.38	92.4%
12505 571009 MIS PC Group Allocation	1,479	0	1,479	1,355.75	.00	123.25	91.7%
12505 571010 MIS Systems Grp Alloc(ISIS)	925	0	925	847.88	.00	77.12	91.7%
12505 571020 Fleet Allocation	800	0	800	.00	.00	800.00	.0%
12505 591519 Other Insurance	1,476	0	1,476	875.82	.00	600.12	59.3%
TOTAL Surveyor	0	0	0	3,872.66	.00	-3,872.66	.0%
TOTAL General Fund	0	0	0	-81,371.38	54,454.85	26,916.53	.0%
TOTAL REVENUES	-1,013,512	-83,138	-1,096,650	-630,939.64	.00	-465,710.29	
TOTAL EXPENSES	1,013,512	83,138	1,096,650	549,568.26	54,454.85	492,626.82	

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FROM 2024 01 TO 2024 12

ACCOUNTS FOR:	ORIGINAL APPROP	TRANFRS/ ADJSTMTS	REVISED BUDGET	ACTUALS	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
100 General Fund							
<b>12901 Zoning</b>							
12901 411100 General Property Taxes	-401,858	0	-401,858	-368,369.76	.00	-33,488.16	91.7%
12901 432002 Private Sewage System	-60,000	0	-60,000	-72,300.00	.00	12,300.00	120.5%
12901 432099 Other Permits	-145,000	0	-145,000	-148,015.10	.00	3,015.10	102.1%
12901 441002 Co Ordinance Forfeiture	0	0	0	-427.50	.00	427.50	.0%
12901 451002 Private Party Photocopy	-1,000	0	-1,000	-864.06	.00	-135.94	86.4%
12901 458010 Soil Testing Fee	-8,500	0	-8,500	-11,440.00	.00	2,940.00	134.6%
12901 472003 Municipality Copies & Printin	0	0	0	-7.50	.00	7.50	.0%
12901 511110 Salary-Permanent Regular	121,144	0	121,144	111,393.08	.00	9,750.93	92.0%
12901 511210 wages-Regular	293,945	0	293,945	282,478.38	.00	11,466.74	96.1%
12901 511220 wages-Overtime	214	0	214	995.89	.00	-781.73	465.0%
12901 511240 wages-Temporary	0	0	0	8,040.00	.00	-8,040.00	.0%
12901 511330 wages-Longevity Pay	750	0	750	687.49	.00	62.51	91.7%
12901 512141 Social Security	30,433	0	30,433	29,306.52	.00	1,126.51	96.3%
12901 512142 Retirement (Employer)	28,664	0	28,664	25,022.75	.00	3,641.01	87.3%
12901 512144 Health Insurance	69,654	0	69,654	23,359.84	.00	46,294.26	33.5%
12901 512145 Life Insurance	146	0	146	125.89	.00	19.79	86.4%
12901 512151 HSA Contribution	4,070	0	4,070	.00	.00	4,070.10	.0%
12901 512173 Dental Insurance	4,550	0	4,550	3,621.79	.00	928.61	79.6%
12901 521212 Legal	0	0	0	374.02	.00	-374.02	.0%
12901 531003 Notary Public Related	100	0	100	141.99	.00	-41.99	142.0%
12901 531303 Computer Equipmt & Software	0	0	0	94.94	.00	-94.94	.0%
12901 531311 Postage & Box Rent	5,800	0	5,800	5,009.80	.00	790.20	86.4%
12901 531312 Office Supplies	1,500	0	1,500	1,679.79	.00	-179.79	112.0%
12901 531313 Printing & Duplicating	700	0	700	145.32	.00	554.68	20.8%
12901 531314 Small Items Of Equipment	4,000	0	4,000	105.81	.00	3,894.19	2.6%
12901 531321 Publication Of Legal Notice	6,000	0	6,000	3,960.28	.00	2,039.72	66.0%
12901 531324 Membership Dues	500	0	500	565.16	.00	-65.16	113.0%
12901 531326 Advertising	350	0	350	895.66	.00	-545.66	255.9%
12901 531327 Certification Fees	350	0	350	448.25	.00	-98.25	128.1%
12901 531329 Other Publ/Subscriptions/Dues	100	0	100	131.94	.00	-31.94	131.9%
12901 531351 Gas/Diesel	1,900	0	1,900	1,573.44	.00	326.56	82.8%
12901 532325 Registration	700	0	700	60.00	.00	640.00	8.6%
12901 532335 Meals	200	0	200	.00	.00	200.00	.0%
12901 532336 Lodging	810	0	810	.00	.00	810.00	.0%
12901 533225 Telephone & Fax	1,000	0	1,000	1,022.54	.00	-22.54	102.3%
12901 533236 wireless Internet	200	0	200	.00	.00	200.00	.0%
12901 535242 Maintain Machinery & Equip	1,500	0	1,500	1,524.30	.00	-24.30	101.6%
12901 535352 Vehicle Parts & Repairs	0	0	0	60.00	.00	-60.00	.0%

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ACCOUNTS FOR:	ORIGINAL APPROP	TRANFRS/ ADJSTMTS	REVISED BUDGET	ACTUALS	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
100 General Fund							
12901 571004 IP Telephony Allocation	964	0	964	883.63	.00	80.37	91.7%
12901 571005 Duplicating Allocation	301	0	301	275.88	.00	25.12	91.7%
12901 571009 MIS PC Group Allocation	22,185	0	22,185	20,336.25	.00	1,848.75	91.7%
12901 571010 MIS Systems Grp Alloc(ISIS)	5,087	0	5,087	4,663.12	.00	423.88	91.7%
12901 571020 Fleet Allocation	3,500	0	3,500	.00	.00	3,500.00	.0%
12901 591519 Other Insurance	5,041	0	5,041	4,107.51	.00	933.05	81.5%
12901 591520 Liability Claims	0	0	0	-769.65	.00	769.65	.0%
TOTAL Zoning	0	0	0	-69,102.31	.00	69,102.31	.0%
<b>12902 Solid Waste Program</b>							
12902 411100 General Property Taxes	1,040	0	1,040	953.26	.00	86.70	91.7%
12902 421001 State Aid	-20,000	0	-20,000	-1,585.01	.00	-18,414.99	7.9%
12902 451009 Deer Track Park Charges	-90,000	0	-90,000	.00	.00	-90,000.00	.0%
12902 458011 Public Solid Waste Charges	-6,000	0	-6,000	-4,151.30	.00	-1,848.70	69.2%
12902 472007 Municipal Other Charges	-20,000	0	-20,000	.00	.00	-20,000.00	.0%
12902 485100 Donations - Unrestricted	-4,000	0	-4,000	-6,250.00	.00	2,250.00	156.3%
12902 511210 Wages-Regular	30,418	0	30,418	28,368.30	.00	2,049.45	93.3%
12902 511220 Wages-Overtime	290	0	290	10.64	.00	279.56	3.7%
12902 511330 Wages-Longevity Pay	0	0	0	187.50	.00	-187.50	.0%
12902 512141 Social Security	2,297	0	2,297	2,185.42	.00	111.63	95.1%
12902 512142 Retirement (Employer)	2,180	0	2,180	1,781.46	.00	398.80	81.7%
12902 512144 Health Insurance	5,734	0	5,734	.00	.00	5,733.64	.0%
12902 512145 Life Insurance	8	0	8	13.37	.00	-5.45	168.8%
12902 512151 HSA Contribution	291	0	291	.00	.00	290.72	.0%
12902 512173 Dental Insurance	310	0	310	468.79	.00	-159.19	151.4%
12902 529299 Purchase Care & Services	85,000	0	85,000	4,408.38	.00	80,591.62	5.2%
12902 529299 12903 Purchase Care & Service	0	0	0	110,062.69	.00	-110,062.69	.0%
12902 529299 12904 Purchase Care & Service	0	0	0	7,389.00	.00	-7,389.00	.0%
12902 531303 Computer Equipmt & Software	0	0	0	310.00	.00	-310.00	.0%
12902 531311 Postage & Box Rent	100	0	100	22.91	.00	77.09	22.9%
12902 531312 Office Supplies	500	0	500	591.67	.00	-91.67	118.3%
12902 531312 12903 Office Supplies	0	0	0	35.84	.00	-35.84	.0%
12902 531313 Printing & Duplicating	1,000	0	1,000	322.26	.00	677.74	32.2%
12902 531322 Subscriptions	100	0	100	87.96	.00	12.04	88.0%
12902 531324 Membership Dues	250	0	250	245.00	.00	5.00	98.0%
12902 531326 Advertising	1,700	0	1,700	768.06	.00	931.94	45.2%
12902 531326 12903 Advertising	0	0	0	616.89	.00	-616.89	.0%
12902 531326 12904 Advertising	0	0	0	564.99	.00	-564.99	.0%

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ACCOUNTS FOR:	ORIGINAL APPROP	TRANFRS/ ADJSTMTS	REVISED BUDGET	ACTUALS	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
100 General Fund							
12902 531334 Educational Initiative	5,000	0	5,000	207.98	.00	4,792.02	4.2%
12902 532325 Registration	400	0	400	460.00	.00	-60.00	115.0%
12902 532335 Meals	100	0	100	42.64	.00	57.36	42.6%
12902 532336 Lodging	270	0	270	98.00	.00	172.00	36.3%
12902 533225 Telephone & Fax	20	0	20	.00	.00	20.00	.0%
12902 535242 Maintain Machinery & Equip	500	0	500	18.00	.00	482.00	3.6%
12902 571004 IP Telephony Allocation	241	0	241	220.88	.00	20.12	91.7%
12902 571005 Duplicating Allocation	84	0	84	77.00	.00	7.00	91.7%
12902 571009 MIS PC Group Allocation	1,479	0	1,479	1,355.75	.00	123.25	91.7%
12902 571010 MIS Systems Grp Alloc(ISIS)	462	0	462	423.50	.00	38.50	91.7%
12902 591519 Other Insurance	295	0	295	265.32	.00	29.78	89.9%
12902 594950 Operating Reserve	326,712	9,545	336,256	.00	.00	336,256.14	.0%
12902 699700 Resv Applied Operating	-326,780	-9,545	-336,324	.00	.00	-336,324.34	.0%
TOTAL Solid Waste Program	0	0	0	150,577.15	.00	-150,577.15	.0%
TOTAL General Fund	0	0	0	81,474.84	.00	-81,474.84	.0%
TOTAL REVENUES	-1,082,098	-9,545	-1,091,642	-612,456.97	.00	-479,185.33	
TOTAL EXPENSES	1,082,098	9,545	1,091,642	693,931.81	.00	397,710.49	



## Matt Zangl

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**From:** Tyson Strankman <tyson@oneenergyrenewables.com>  
**Sent:** Thursday, December 12, 2024 11:55 AM  
**To:** Matt Zangl; Peter Murphy; Tyler Johnson; Brian Udovich  
**Cc:** Sarah Elsner  
**Subject:** RE: Hackbarth Solar / Jefferson County monthly check-in

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

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Good Morning,

We do have the site up and running!

The team is working with the We Energies team to complete capacity testing so we can complete the handoff to the utility.

We are also installing final erosion control measures in areas that do not have vegetation fully established to stabilize the site until the spring.

Once these final steps are completed, we will be demobilizing from the site around the end of the year.

Our team will be monitoring the site through the winter and our vegetation contractor will be returning in the spring to address areas that need attention.

Thank you for your support throughout this project and let me know if you have any question.

Tyson



### Tyson Strankman

Project Manager

OneEnergy Renewables

Growing with the solar industry for over 20 years!



tyson@oneenergyrenewables.com



+1 9208963096  
Cell



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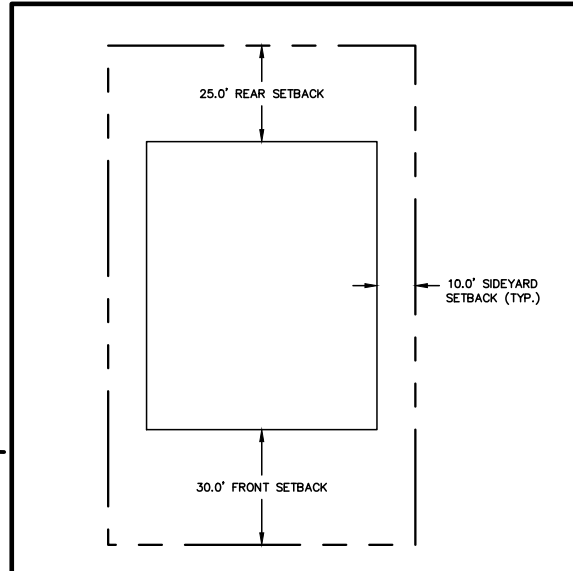
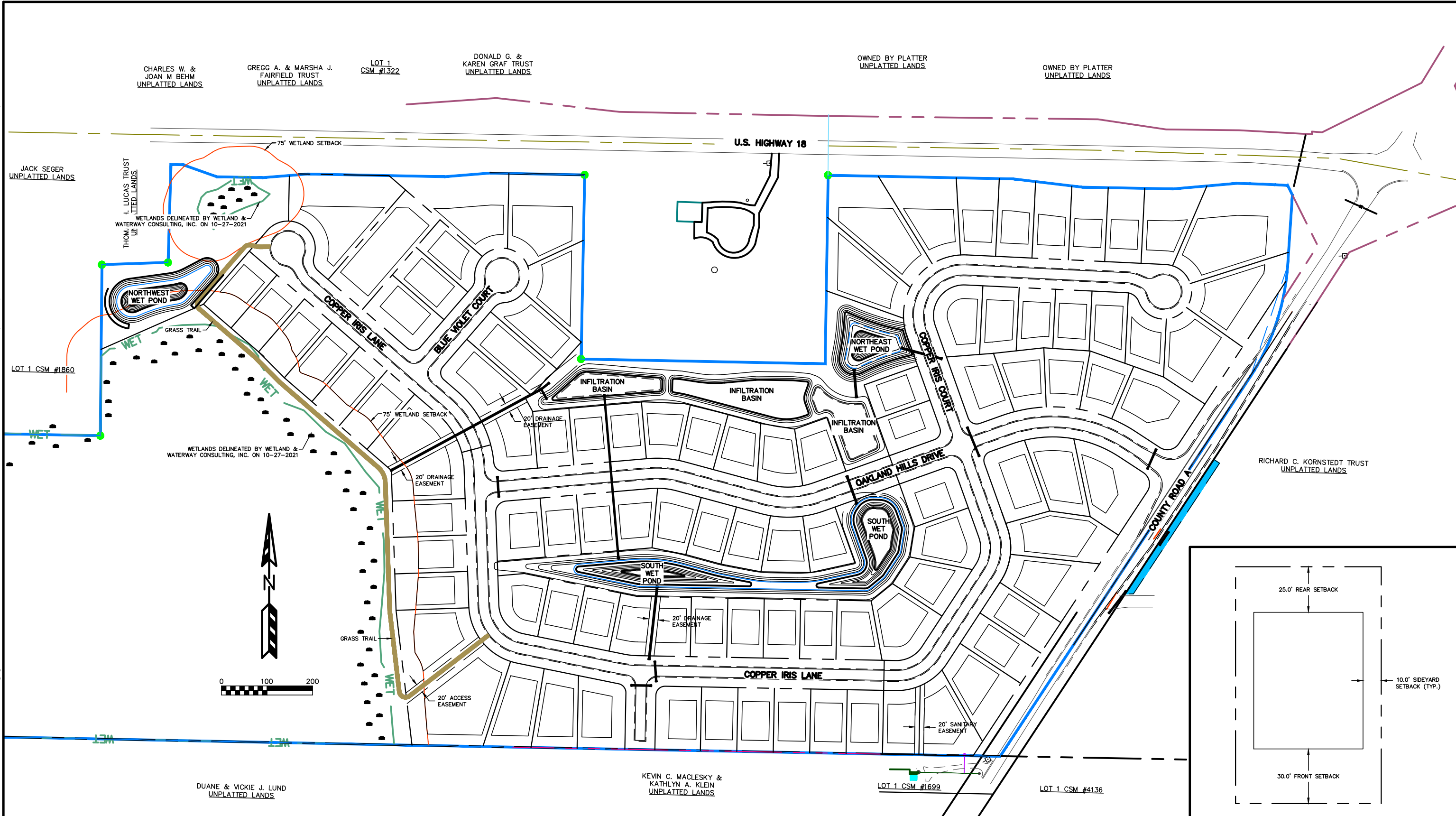
Save contact

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**From:** Matt Zangl <mattz@jeffersoncountywi.gov>

**Sent:** Thursday, December 12, 2024 11:39 AM

**To:** Peter Murphy <peter@oneenergyrenewables.com>; Tyler Johnson <tyler@oneenergyrenewables.com>; Brian Udovich <BrianU@jeffersoncountywi.gov>



**OAKLAND HILLS SUBDIVISION -  
TOWN OF OAKLAND**  
 CONCEPT LAYOUT PLAN  
 SHEET: C-0  
 DATED: NOVEMBER 26, 2024  
**QUAM ENGINEERING, LLC**  
 Residential and Commercial Site Design Consultants  
 www.quamengineering.com  
 4604 Siggelkow Road, Suite A - McFarland, Wisconsin 53558  
 Phone (608) 838-7750; Fax (608) 838-7752



JEFFERSON COUNTY  
PLANNING AND DEVELOPMENT DEPARTMENT  
ZONING DIVISION

Room C1040  
311 S Center Ave  
Jefferson, WI 53549

[zoning@jeffersoncountywi.gov](mailto:zoning@jeffersoncountywi.gov)  
Phone: 920-674-7130  
Fax 920-674-7525

DATE: December 11, 2024  
TO: Quam Engineering, LLC  
John Didion  
FROM: Matt Zangl, Director of Planning and Zoning  
RE: Oakland Hills Revised Preliminary Plat

The County Surveyor and I have reviewed the preliminary subdivision plat and have the following comments:

*Additional comments will be provided regarding the proposed access onto County Road A at a later date.*

- The location caption on all pages needs to be rewritten to read “part of the SE ¼, of the SE ¼, of Section 5”.
- The basis of bearing note on all pages refers to the wrong Section, and County.
- Note 5 on Sheet 1 refers to sheet 4. There is no sheet 4.
- The Vicinity Map on sheet 1 shows S.T.H. 19. Please remove.
- Please add a date to go with the graphic scale and north arrow.
- Please add the name and address of the owner and/or subdivider.
- Please add labels to the contours.
- Please label all right-of-way widths of all existing, and proposed streets.
- Please label all adjacent platted lands, or if unplatted, the owner of record.
- Please show the type, width, and elevation of existing street pavements within or adjacent to the Plat.



# JEFFERSON COUNTY

## PLANNING AND DEVELOPMENT DEPARTMENT

### ZONING DIVISION

Room C1040  
311 S Center Ave  
Jefferson, WI 53549

[zoning@jeffersoncountywi.gov](mailto:zoning@jeffersoncountywi.gov)  
Phone: 920-674-7130  
Fax 920-674-7525

- Please show the location, size, and invert elevation of existing sanitary, storm, culverts, and drain pipes.
- Please show the location of all manholes, catch basins, hydrants, and utility poles.
- Please show the location, and size of existing water and gas main.
- Indicate by direction and distance from the tract, the size, and invert elevations of sewers, or water mains which might be extended to serve if no sewer or water mains are located on or immediately adjacent to tract.
- Please show all section, and quarter section lines.
- Please show PLSS monuments used to tie the Plat to the PLSS system.
- There are record bearings and distances shown. Please show the measured bearings and distances on the Plat that are in the description.
- At the intersection of State Highway 18, and County Road “A”, there appears to be a DOT parcel that should be labeled.
- At the same intersection, there is a missing line along the east side of Lot 13.
- At the same intersection, there is a curve in the boundary line. Where did this come from? Please provide all title documents, and right-of-way plats used to determine the mapping of boundaries, and easements.
- How much of County Road “A” is being dedicated? Differentiate the existing right of way and proposed right of way.
- Show proposed zoning.
- All lots shall meet the minimum lot size of 80’ x 80’, and 8,000 sq. ft. Please confirm lots meets minimum size (lot 56, 59, 60, 20, etc.).
- Park Dedication or Money In-Lieu
- The ordinance requires a park dedication or money in-lieu. Please identify and discuss which option will be pursued.
- Identify the intended use and ownership of outlots



JEFFERSON COUNTY  
PLANNING AND DEVELOPMENT DEPARTMENT  
ZONING DIVISION

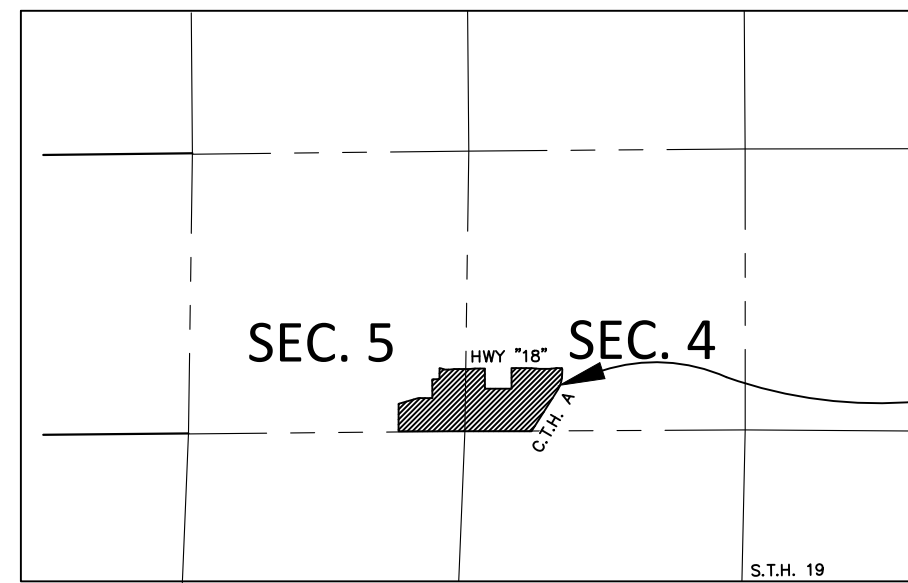
Room C1040  
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Jefferson, WI 53549

[zoning@jeffersoncountywi.gov](mailto:zoning@jeffersoncountywi.gov)  
Phone: 920-674-7130  
Fax 920-674-7525

- For the final plat, a note will be required conveyance ownership or interest of outlots
  - Example: *All conveyances of any lot in this subdivision shall be deemed to include as an appurtenance, an undivided one-forty-sixth (1/46) interest in Outlot 1, the storm water management area, whether or not such fractional interest is specifically set forth in the conveying instrument, unless such fractional interest identified with a particular lot has been acquired by a municipality or other lot owner in this subdivision. Such undivided fractional interests shall be held as tenants in common with the fractional interest held by other lot owners and shall not be conveyed without the lot to which it is appurtenant except as above.*
- Are there draft subdivision covenants and restrictions? Please submit if so.
- Submit preliminary subdivision plat review fees of \$350 + \$10/lot

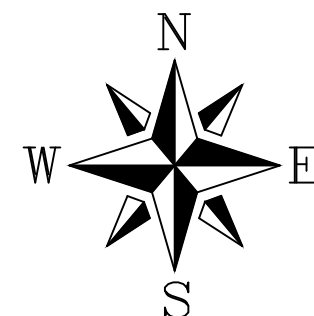
# OAKLAND HILLS SUBDIVISION

**A Parcel of land located in the SE 1/4 and the SW 1/4 of the SW 1/4 of Section 4, and part SE 1/4 of Section 5, Township 6 North, Range 13 East, Town of Oakland, Jefferson County, Wisconsin**



**Vicinity Map**

Not to Scale



Bearings are referenced to the East line of the Northwest 1/4 of Section 36, which bears N00°09'24"E on the Dane County Coordinate System.

**SITE**

**SURVEYOR'S CERTIFICATE:**

I, Matthew E. Hoglund, Professional Land Surveyor, do hereby certify to the best of my knowledge and belief:

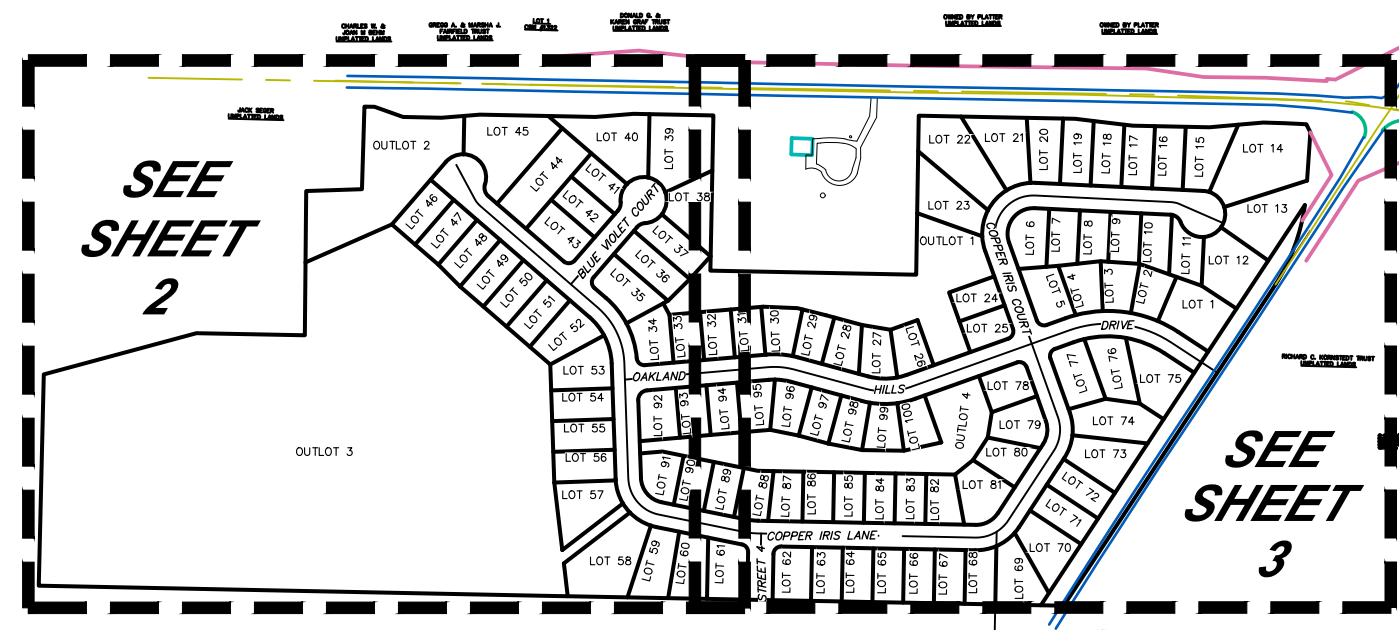
That I have surveyed, divided, and mapped Oakland Hills Subdivision, a parcel of land located in the SE 1/4 and the SW 1/4 of the SW 1/4 of section 4 and part SE 1/4 of the SE 1/4 of Section 5, Town 6 North, Range 13 East, in the Town of Oakland, Jefferson county, Wisconsin, being further described as follows:

COMMENCING at the SW corner of said Section 4, also being the POINT OF BEGINNING, thence N89°41'40"W along the South line of said Southeast 1/4 of Section 5, 1330.63'; thence N00°31'12"E, 550.30'; thence N74°02'26"E, 411.75'; thence S89°42'38"E, 282.23'; thence N00°16'54"W, 375.66'; thence N87°15'04"E, 145.24'; thence N00°53'34"E, 215.10' to a point on the south right-of-way line of us Highway 18; thence S89°41'28"E along said south right-of-way, 26.14'; thence continuing along said south right-of-way S71°17'03"E, 79.06'; thence continuing along said south right-of-way S89°42'31"E, 100.00'; thence continuing along said south right-of-way N84°34'30"E, 100.50'; thence continuing along said south right-of-way S89°42'30"E, 299.97'; thence continuing along said south right-of-way N84°35'32"E 100.50'; thence continuing along said south right-of-way S89°42'12"E, 207.75'; thence S00°17'20"W along the west line of CSM #1873, 404.23'; thence S89°42'37"E along the south line of said CSM, 536.15'; thence N00°03'50"E along the east line of said CSM, 414.13' to a point on said south right-of-way line; thence S89°41'58"E along said south right-of-way, 407.71'; thence continuing along said south right-of-way S83°59'21"E, 150.74'; thence continuing along said south right-of-way S89°42'00"E, 199.99'; thence continuing along said south right-of-way N84°08'49"E, 140.04'; thence with a curve to the right a curve length of 112.65', a radius of 2080.63', having a chord that bears S88°32'54"E for a length of 112.65'; thence S27°01'49"E, 23.42' to a point; thence S03°00'06"W, 157.56' to a point; thence along a curve to the right a curve length of 254.99', and a radius of 510.26, a chord that bears S17°41'31"W for a length of 252.35' to a point on the centerline of county a; thence along said centerline S32°33'44"W, 1001.47' to the south line of the SW1/4 of section 4; thence N89°45'05"W, 1338.72' along said south line to the POINT OF BEGINNING. Said parcel contains 3,156,583.9 sf / 72.46 acres more or less.

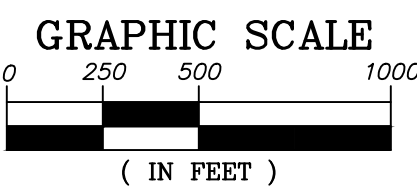
That I have made such survey, land division, and plat by the direction of John Didion, owner of said land. That such plat is a correct representation of all of the exterior boundaries of the land surveyed and the subdivision thereof made; that I have fully complied with the provisions of Chapter 236 of the Wisconsin State Statutes and the Subdivision Regulations of the Town of Oakland and Jefferson County in surveying, dividing, and mapping the same.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

Quam Engineering, LLC  
By: Matthew E. Hoglund  
P.L.S. S-1910



## Sheet Index Map



There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified \_\_\_\_\_, 20\_\_\_\_

Department of Administration



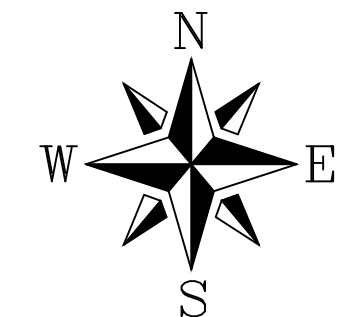
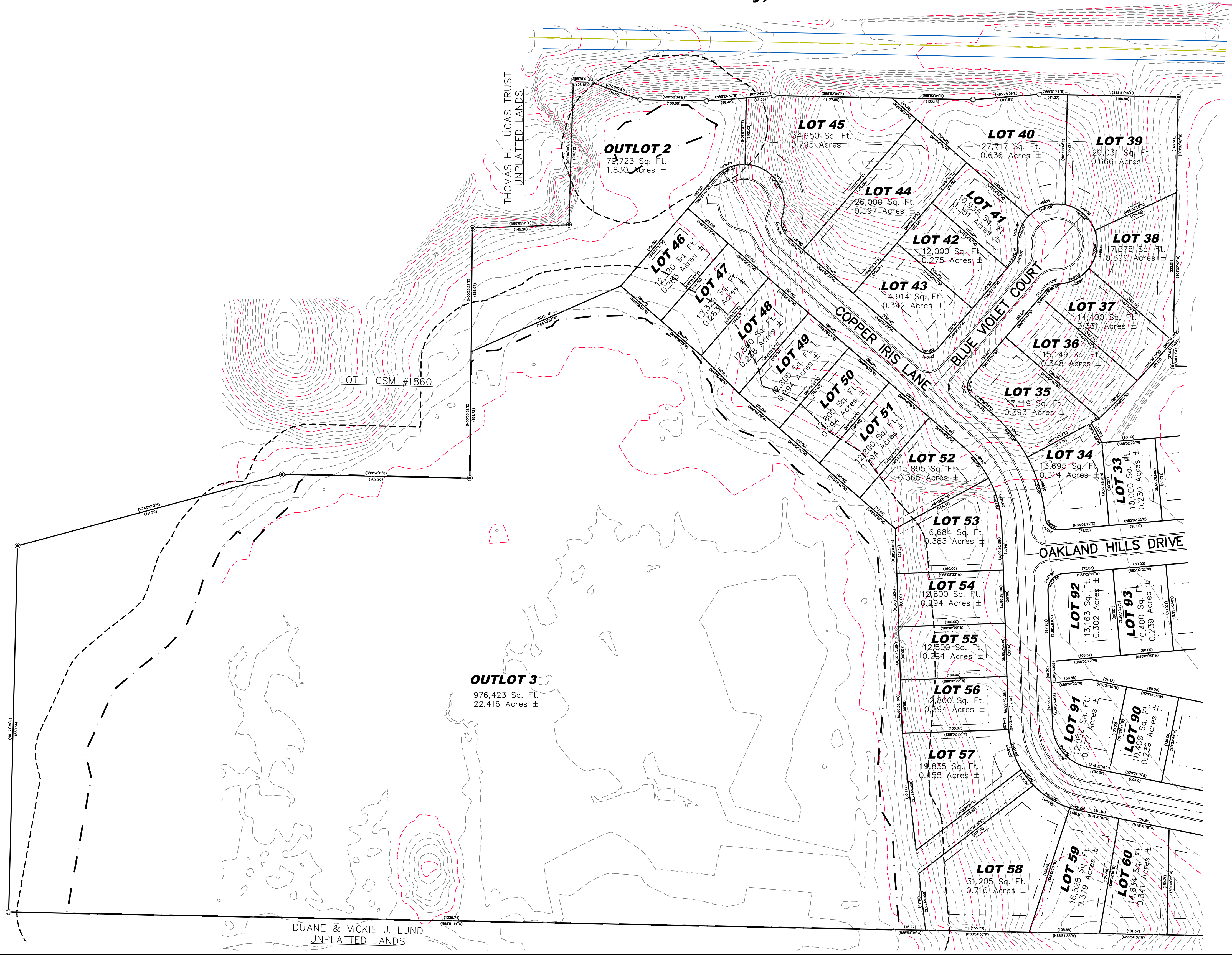
**NOTES:**

- Total parcel of land included in this plat contains 72.46 ± acres.
- This Parcel is not in a flood hazard area per FEMA flood map 55055C0163f, effective 02/04/2015.
- All lots to be served by sanitary sewer provided by the Town of Oakland Sanitary District.
- Access to all storm water maintenance and drainage easements is granted to the Town of Oakland and Jefferson County.
- See Sheet 4 for Existing Topography.
- Soils taken from Jefferson County G.I.S. Website, Jan 29, 2023.
- The environmental corridor taken from Jefferson County G.I.S. Website Jan 29, 2023.
- Wetlands delineated by Wetland & Waterway Consulting, LLC on Oct. 27, 2021.
- See Sheet 3 for tangent and curve table.

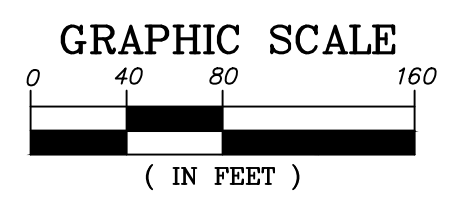
**PRELIMINARY PLAT**  
OAKLAND HILLS SUBDIVISION  
PROJECT NO: JD-20-24  
**QUAM ENGINEERING, LLC**  
Residential and Commercial Site Design Consultants  
www.quamengineering.com  
4604 Siggekow Road, Suite A - McFarland, Wisconsin 53558  
Phone (608) 838-7750; Fax (608) 838-7752

# OAKLAND HILLS SUBDIVISION

A Parcel of land located in the SE 1/4 and the SW 1/4 of the SW 1/4 of Section 4,  
and part SE 1/4 of Section 5, Township 6 North, Range 13 East, Town of Oakland,  
Jefferson County, Wisconsin



Bearings are referenced to the East line of the Northwest 1/4 of Section 36, which bears N00°09'24"E on the Dane County Coordinate System



- LEGEND**
- 3/4" Rebar Found
  - 1-1/4" Rebar Found
  - ⊙ 1" Iron Pipe Found (unless noted)
  - 1-1/4" by 18" Iron Rebar Set Weighing 4.30 lbs./ft.
  - All other Lot and Outlot Corners are Set 3/4" by 18" Iron Rebar Weighing 1.50 lbs./ft.
  - (43.12') Record Dimensions (if different) Boundary Lines per this Survey
  - Deed/Survey Line of Record
  - Existing R/W Line
  - Sectional Subdivision Line
  - Building Setback line (See Sheet 3 Detail)
  - Existing Easement Line
  - Proposed Easement Line
  - Wetland Line
  - 75' Wetland Buffer
  - Approx. 100-Year Floodplain Line
  - Lot or R/W Line
  - Centerline
  - Public Utility Easement Line Dedicated Hereon (6' Wide Unless Noted)
  - Storm Sewer/Stormwater Management Easement Line Dedicated Hereon


SEE

SHEET

3

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified \_\_\_\_\_, 20\_\_

Department of Administration 

SHEET 2 OF 3

**PRELIMINARY PLAT**  
OAKLAND HILLS SUBDIVISION  
PROJECT NO: JD-20-24  
**QUAM ENGINEERING, LLC**  
Residential and Commercial Site Design Consultants  
 www.quamengineering.com  
4604 Sigelkow Road, Suite A - McFarland, Wisconsin 53558  
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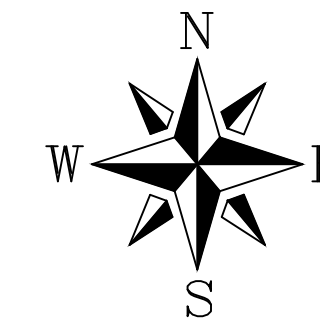
DUANE & VICKIE J. LUND  
UNPLATTED LANDS

THOMAS H. LUCAS TRUST  
UNPLATTED LANDS

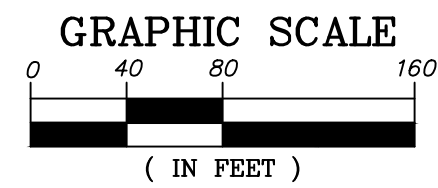
# OAKLAND HILLS SUBDIVISION

A Parcel of land located in the SE 1/4 and the SW 1/4 of the SW 1/4 of Section 4,  
and part SE 1/4 of Section 5, Township 6 North, Range 13 East, Town of Oakland,  
Jefferson County, Wisconsin

**Total Area**  
**3,156,358 Sq. Ft.±**  
**72.46 Acres±**



Bearings are referenced to  
the East line of the  
Northwest 1/4 of Section 36,  
which bears N00°09'24"E on  
the Dane County Coordinate  
System



### LEGEND

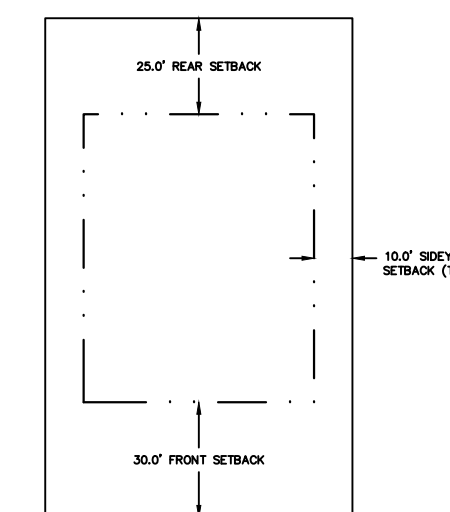
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- - - Building Setback line (See Note 7)
- - - Existing Easement Line
- - - Wetland Line
- - - 75' Wetland Buffer
- - - Approx. 100-Year Floodplain Line
- - - Lot or R/W Line
- - - Centerline
- - - Public Utility Easement Line Dedicated Hereon (6' Wide Unless Noted)
- - - Storm Sewer/Stormwater Management Easement Line Dedicated Hereon

### TANGENT TABLE

Line Number	Length (FT)	Direction
L1	20.45	N70°31'16"W
L2	2.28	N86°03'35"W
L3	19.74	N86°03'35"W
L4	13.65	S76°08'17"E
L5	4.88	S85°02'22"W
L6	14.06	N61°36'07"E
L7	12.47	S40°51'57"W
L8	26.30	S88°54'38"E
L9	26.17	S70°22'04"W

### CURVE DATA TABLE

CURVE	RADIUS (FT)	DELTA	LENGTH (FT)	CHORD
C-1	30	N82°25'06"E	3.97	S83°24'57"E - 4.00'



There are no objections to this plat with respect to  
Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2),  
Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified \_\_\_\_\_, 20\_\_

Department of Administration



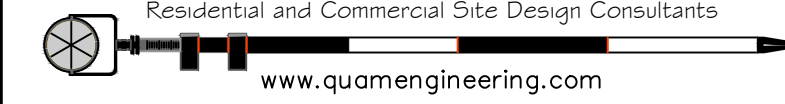
SHEET 3 OF 3

## PRELIMINARY PLAT

OAKLAND HILLS SUBDIVISION

PROJECT NO: JD-20-24

QUAM ENGINEERING, LLC  
Residential and Commercial Site Design Consultants



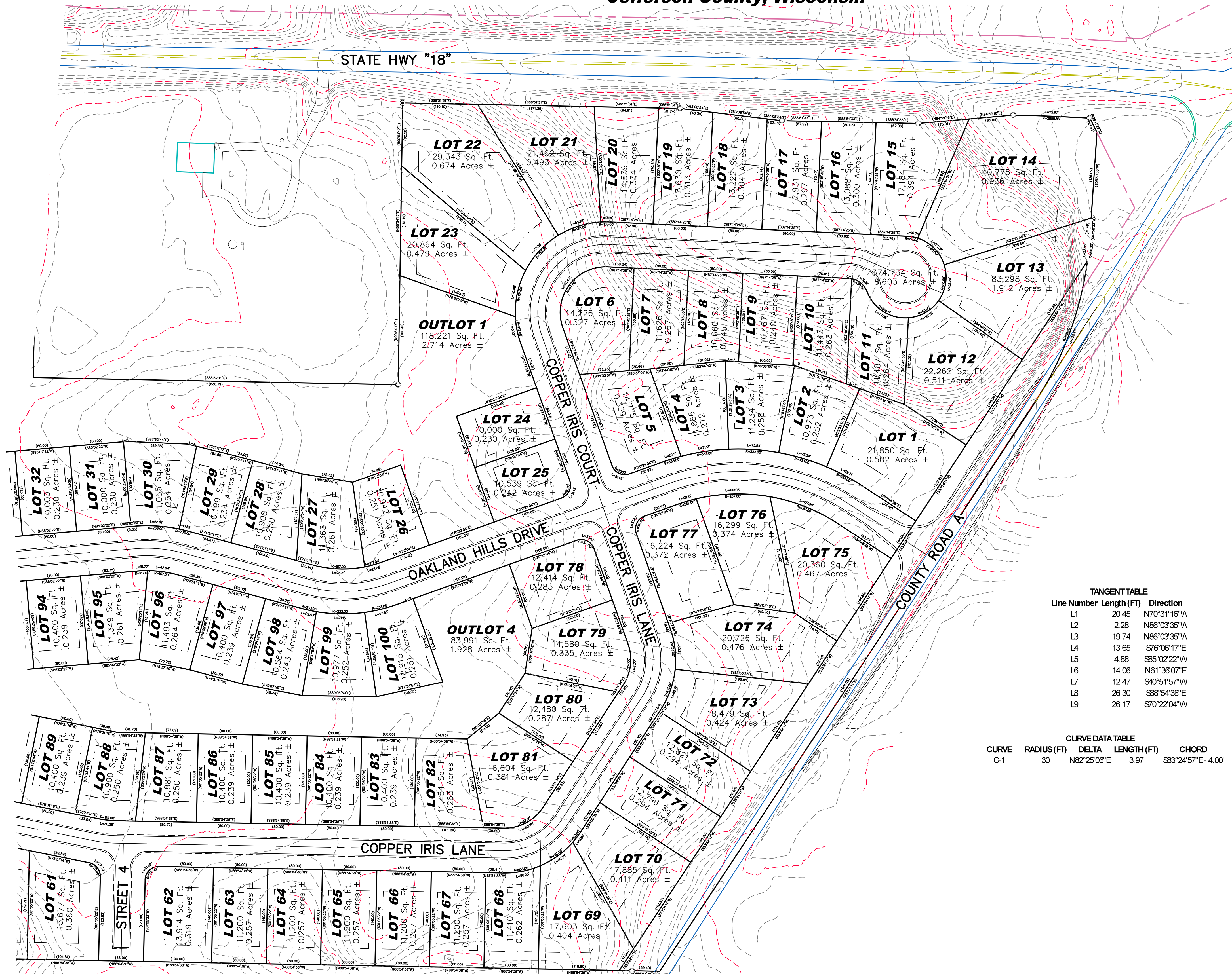
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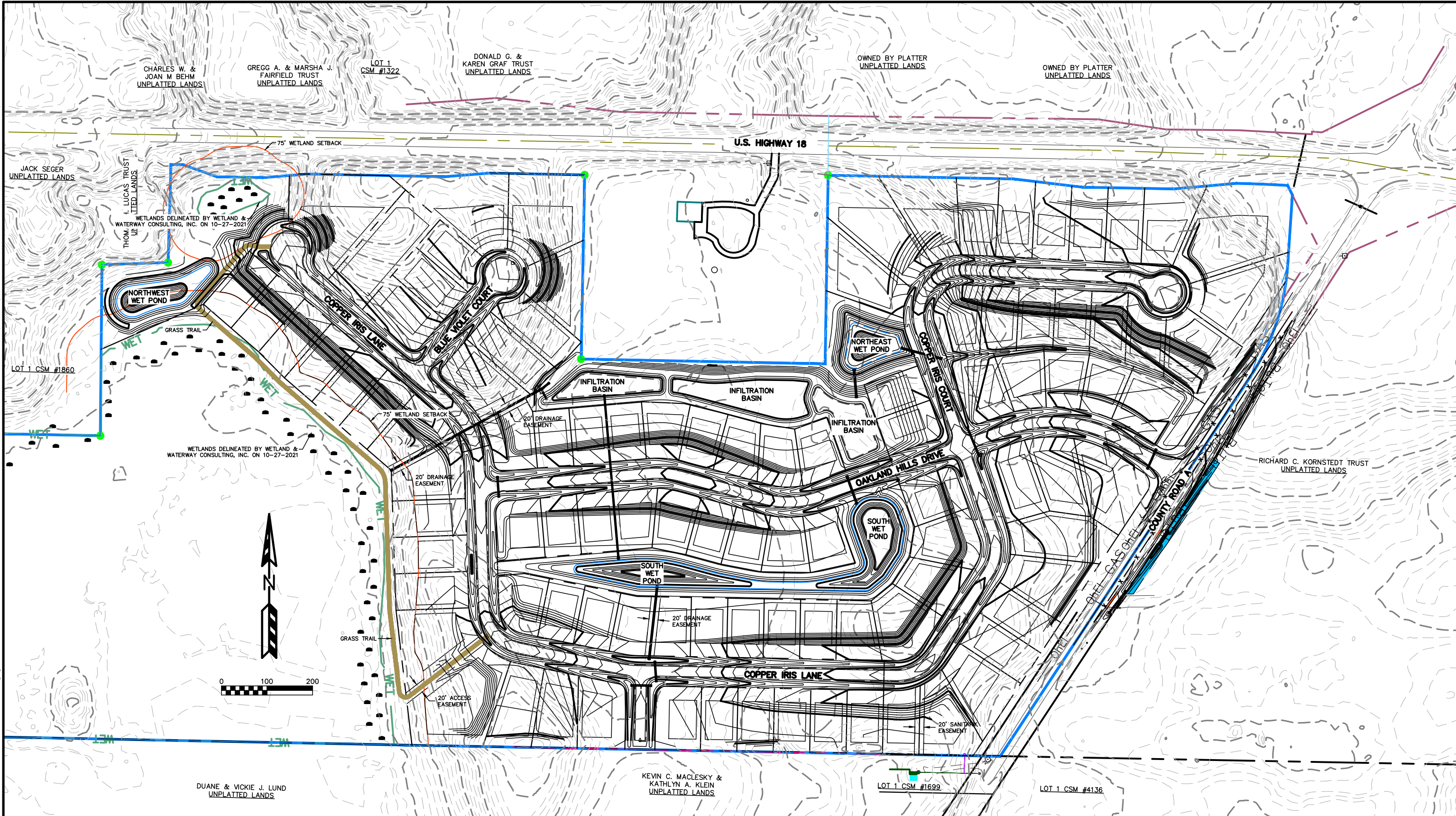
SEE

SHEET

2







**OAKLAND HILLS SUBDIVISION -  
TOWN OF OAKLAND**  
PRELIMINARY GRADING PLAN  
SHEET: C-1  
DATED: NOVEMBER 26, 2024  
**QUAM ENGINEERING, LLC**  
Residential and Commercial Site Design Consultants  
www.quamengineering.com  
4604 Siggelkow Road, Suite A - McFarland, Wisconsin 53558  
Phone (608) 838-7750; Fax (608) 838-7752

**Resolution No. 2024-\_\_\_\_\_**

**Eliminating a Vacant, Full-time Program Assistant Position and Creating a Full-time Zoning/On-site Waste Management Technician in the Planning and Zoning Department**

**Executive Summary**

The Planning and Zoning Director has identified a need to restructure staffing to better meet the department's operational demands and improve service delivery. The current full-time, vacant Program Assistant position is proposed to be eliminated and replaced with a full-time Zoning/Onsite Waste Management Technician position. This transition addresses workload shifts, aligns with technological advancements, and enables the department to offer enhanced services, including becoming an Agent of the State for sanitary permit issuance. This resolution was supported by the Human Resources Committee at their meeting on December 17, 2024, and is forwarded to the County Board for consideration and approval.

---

WHEREAS, the above Executive Summary is incorporated into this resolution, and

WHEREAS, the Planning and Zoning Department has implemented new technology and processes, resulting in a shift in workload from data entry to permit issuance, violation follow-up, and onsite inspections; and

WHEREAS, the department has identified additional technician-level duties, including more frequent onsite inspections for sanitary and zoning permits, preparation of in-depth findings of fact for the Planning and Zoning Committee and Board of Adjustment, and specialized roles in variances and Board of Adjustment proceedings; and

WHEREAS, the creation of a full-time Zoning/Onsite Waste Management Technician position would enable the department to conduct thorough inspections for sanitary and zoning permits, administer the three-year septic maintenance program, act as the primary staff member for variances and Board of Adjustment proceedings, and implement a new program as an Agent of the State to review and issue sanitary permits on behalf of the State, reducing wait times for landowners and plumbers; and

WHEREAS, funding for the approximate \$28,500 increase in cost will be offset by fee adjustments, including a \$300 fee already in the fee schedule for state review permits, anticipated to generate \$15,000 from 50 permits and an increase in other sanitary permit fees by \$125, anticipated to generate \$10,875 from 87 permits, for a total of \$25,875 in additional revenue; and

WHEREAS, the Human Resources Committee met on December 17, 2024, and approved the elimination of the vacant Program Assistant position and the creation of the Zoning/Onsite Waste Management Technician position, forwarding the resolution to the County Board for final approval.

NOW, THEREFORE, BE IT RESOLVED that the Jefferson County Board of Supervisors hereby authorizes the elimination of one full-time Program Assistant position and the creation of one full-time Zoning/Onsite Waste Management Technician position in the Planning and Zoning Department, effective January 1, 2025 and that the 2025 budget will reflect the elimination of the Program Assistant position and the creation of the Zoning/Onsite Waste Management Technician position, with revenue adjustments as outlined in the fiscal note.

*Fiscal Note: The elimination of the full-time Program Assistant position and the creation of the full-time Zoning/Onsite Waste Management Technician position results in an approximate \$28,500 increase in annual wages and benefit costs. These costs will be funded through adjustments to the Planning and Zoning Department's fee*

*schedule with revenue from 50 state review permits at \$300 each: \$15,000; and revenue from other sanitary permits with a \$125 fee increase (87 permits): \$10,875, for a total additional revenue of \$25,875. The remaining \$2,625 will be absorbed within the existing departmental budget through operational efficiencies. No additional tax increase is required. This is a budget amendment. County Board approval requires a two-thirds vote of the entire membership of the County Board (20 votes of the 30-member County Board).*

Ayes \_\_\_\_\_ Noes \_\_\_\_\_ Abstain \_\_\_\_\_ Absent \_\_\_\_\_ Vacant \_\_\_\_\_

Referred by  
Human Resources

01-14-2024

REVIEWED: Corporation Counsel \_\_\_\_\_ Finance Director \_\_\_\_\_

DRAFT

	County Sanitary Fee	State \$100	State Fee	Total Fee	Assume
<b>Mounds and At grades</b>					45 agent
Proposed Jeff Co	575	100	400	1075	18000
	575	100	350	1025	15750
	575	100	300	975	13500

Jefferson Current	575	100	250	925	
Dane	1183	100	275	1558	
Waukesha	1033	100	250	1383	

		Increase			Assume 80
Conventional					
Jefferson Current	500	100		600	
Proposed	650	100	150	750	12000
	625	100	125	725	10000

**Matt Proposal**

	Change	80 non agent	45 Agent Permits	Revenue
State Agent Fee	350	Total Permit Fee	1075	15750
Mound/At grade	No change			
Conventional	150	750		12000
<b>Total Revenue</b>				<b>27750</b>