

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, February 24, 2025
TIME: 8:30 a.m.
PLACE: Room C1021, County Courthouse, Jefferson WI

YOU MAY ATTEND VIRTUALLY BY FOLLOWING THESE INSTRUCTIONS:

Register in advance for this meeting:

https://zoom.us/meeting/register/tJEkf--hpj4pHd2y7-u8i9MUTAbnqMB_1Qxy

Meeting ID: 959 8698 5379

Passcode: Zoning

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

1. Call to Order
2. Roll Call (Establish a Quorum)
3. Certification of Compliance with Open Meetings Law
4. Approval of the Agenda
5. Public Comment (Not to exceed 15 minutes and not to include petitions slated for decision. Members of the public who wish to address the Committee on specific agenda items must register their request at this time)
6. Approval of meeting minutes from January 27, February 14, February 20
7. Communications
8. January Monthly Financial Report for Register of Deeds
9. February Monthly Financial Report for Planning & Development
10. Discussion on Solar Energy Facilities
 - a. Crawfish River Solar
 - b. Badger State River
 - c. Sinnissippi Solar
 - d. Hackbarth Solar
 - e. Whitewater Solar Project
 - f. Rock Lake Solar Project
11. Discussion and Possible Action on Resubmittal of the Oakland Hills Subdivision Preliminary Plat
12. Discussion and Possible Action on an Amendment to the Zoning Ordinance Regarding Solar Energy Systems
13. Discussion and Possible Action on the yearly review of CU2058-20 – Paul E Elliott/Dianne M Owens for agricultural tourism, retail sales of agricultural related items and a wine tasting room located a N7040 Saucer Dr in the Town of Farmington, PIN 008-0715-0232-001.
14. Discussion and Possible Action on R4581A-24 to rezone 3.63-acres from A-1 to A-2 & CU2142-24 to allow for boarding, daycare, and retail business for dogs and other pets located at **N8668 County Road O**, PIN 030-0813-1723-001 (35.17 ac) in the Town of Waterloo. The petition was previously postponed on January 27, 2025.
15. Discussion and Possible Action on R4585A-24 to rezone from R-2 to Business for existing business zone along with conditional use petition CU2144-24 to update the existing conditional use CU1885-16 to allow for a parking lot and septic for the existing eating and drinking business located at **W6630**

County Road B, PIN 002-0714-1713-007 (1.75 ac) in the Town of Aztalan. The petition was previously postponed on January 27, 2025.

16. Discussion and Possible Action on Enforcement Actions at Riverbend RV Resort at W6940 Rubidell Road in the Town of Milford
17. Discussion on Accessory Dwelling Units (ADU)
18. Discussion and Possible Action on Petitions Presented in Public Hearing on February 20, 2025:

R4586A-25 – Christopher & Angelique Hebbe: Rezone from A-1 to A-3 to create an approximate 3-acre lot around the existing home and outbuildings at **W7952 County Road C** in the Town of Oakland, PIN 022-0613-2634-000 (40 ac).

R4587A-25 – Bark River Campground & Resort Inc.: Rezone .14-acres from A-2 to A-3 to be transferred to Lot 1 CSM 5537 from **W2340 Hanson Road** in Town of Sullivan, PIN 026-0616-3024-000 (1.108 ac).

CU2147-25 – Kemmeter’s Properties LLC: Conditional Use to allow for a 3600 sq. ft. structure to be used as an activity building for the existing bar in A-2 zone at **W5003 US Highway 18** in the Town of Jefferson, PIN 014-0614-1212-001 (4.74 ac), in accordance with Sec. 11.04(f)7 of the zoning ordinance.

CU2148-25– St Peter’s Evangelical Lutheran Church: Conditional Use to allow for an approximately 5,380 sq. ft. addition to the west side of the existing church at **N4656 S Helenville Road** in the Town of Jefferson, PIN 014-0615-0232-001 (3.20 ac), in accordance with Sec. 11.04(f)9 of the zoning ordinance.

CU2149-25 – Michael R Brinkmann: Conditional Use to allow for a 2000 sq. ft., 25 ft. high extensive on-site storage structure in R-2 zone at **N4209 Pioneer Drive** in the Town of Sullivan, PIN 026-0616-0842-002 (1.60 ac)., in accordance with Sec. 11.04(f)2 of the zoning ordinance.

CU2150-25 – Matthew Barrett: Conditional Use to allow for a 3024 sq. ft., 16 ft. high extensive on-site storage structure in R-2 zone at **W9326 State Road 106** in the Town of Sumner, PIN 028-0513-1841-001 (3.180 ac), in accordance with Sec. 11.04(f)2 of the zoning ordinance.

CU2151-25 – Keith Bartholomew: Conditional Use to allow for a 1020 sq. ft., 18 ft. high extensive on-site storage structure in R-2 zone at **W7394 State Road 106** in the Town of Sumner, PIN 028-0513-0141-004 (.70 ac) in accordance with Sec. 11.04(f)2 of the zoning ordinance.

19. Planning and Development Department Update

20. Possible Future Agenda Items

21. Discussion on Upcoming Meeting Dates:

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

March 27, 7:00 p.m. – Public Hearing in Courthouse Room C2063

March 31, 8:30 a.m. – Decision Meeting in Courthouse Room C1021

April 11, 8:00 a.m. – Site Inspections leaving from Courthouse Room C1049

April 17, 7:00 p.m. – Public Hearing in Courthouse Room C2063

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

22. Adjourn

If you have questions regarding the petitions, please contact the Zoning Department at 920-674-7131. Petition files referenced on this agenda may be viewed in Courthouse Room C1021 at 311 S Center Ave between the hours of 8:00 a.m. and 4:30 p.m., Monday through Friday, excluding holidays. Materials covering other agenda items can be found at www.jeffersoncountywi.gov.

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

Individuals requiring special accommodation 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, January 27, 2025
TIME: 8:30 a.m.
PLACE: Room C1021, County Courthouse, Jefferson WI

1. Call to Order

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

2. Roll Call (Establish a Quorum)

All committee members were present in person except Chairman Jaeckel who was excused absence. Other County staff in attendance were Interim County Administrator Michael Luckey and Corporation Counsel Danielle Thompson, County Highway Dept Interim Commissioner Sean Heaslip and GIS/Engineering Tech Derek Anderson and via Zoom Operation Manager Brian Udovich. Department staff present were Matt Zangl, Sarah Elsner, Haley Nielsen and Shari Fischback. Members of the public present were Deann Schneider, Oakland Hills Subdivision Representative, Sally Williams, Sue Marx, Ted Mueller, Dale Konle and Kimberly Miller. Others present via Zoom were Duane Bennett and Rick Donner.

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 Richardson to approve the agenda. Motion passes on a 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)

Sally Williams spoke regarding the solar ordinance setbacks from property line vs. the house, fencing/panels on three sides of residence, solar panels being unsightly and noisy and preserving farmland.

Sue Marx spoke regarding solar ordinance not going far enough to incorporate language to protect the people, the soil and the farmland. Suggested using Kenosha as example to incorporate similar language for decommissioning, "useful condition".

6. Approval of meeting minutes from December 19, December 30, January 10, January 16

Motion by Poulson/Richardson to approve December 19, 2024, minutes as written.

Motion passed on a voice vote 4-0.

Motion by Foelker/Richardson to approve December 30, 2024, minutes as written.

Motion passed on a voice vote 4-0.

Motion by Richardson/Foelker to approve January 10, 2024, minutes as written.

Motion passed on a voice vote 4-0.

Motion by Richardson/Foelker to approve January 16, 2024, minutes as written.

Motion passed on a voice vote 4-0.

7. Communications – Zangl reported that approval for agent status for sanitary permits was received from Dept of Safety & Professional Services and the County will begin review of state plans starting on March 1, 2025.

8. December Monthly Financial Report for Register of Deeds

Zangl stated on Staci's behalf that she reported that December ended better than November.

9. December Monthly Financial Report for Land Information Office

Zangl reported budget was met.

10. January Monthly Financial Report for Zoning

Zangl reported that 2024 ended well, higher than expected and the first half of January was heavy and off to a good start.

11. Discussion on Solar Energy Facilities

- a. Crawfish River Solar – Project just completed the noise study.
- b. Badger State River – Project has been quiet.
- c. Sinnissippi Solar – Project has been quiet.
- d. Hackbarth Solar – Project has finished construction and is now producing.
- e. Whitewater Solar Project – Project is at the PSC level but has been quiet at the County level.
- f. Rock Lake Solar Project – Project has begun applying for zoning permits, work expected to start this summer.

12. Discussion and Possible Action on the yearly review of CU2058-20 – Paul E Elliott/Dianne M Owens for agricultural tourism, retail sales of agricultural related items and a wine tasting room located a N7040 Saucer Dr in the Town of Farmington.

Zangl stated this is being moved to next month's meeting agenda to allow for adjacent landowners to be notified.

13. Discussion and Possible Action on Resubmittal of the Oakland Hills Subdivision Preliminary Plat

Deann Schneider provided review of subdivision layout, decreased from 133 lots to 100 lots. Zangl explained changes to emergency access and wider access. The committee requested further discussion with local emergency service departments about emergency vehicle access. Motion made by Supervisor Poulson/Foelker to postpone decision until further information is obtained. Passed on voice vote 4-0.

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

Zangl reported that there was good progress on the ordinance draft and reviewed highlights. Danielle has reviewed and edited the draft. Motion was made by Poulson/Foelker to incorporate public comments and send to Towns for their review and input. Motion passed on voice vote 4-0.

15. Discussion and Possible Action on R4379A-22, PIN 006-0716-1642-000 near W1380 County Road B in the Town of Concord. The property is currently owned by Boat House of Concord Real Estate LLC.

Zangl reviewed rezone petition from A-1 to A-2 for boat storage and discussed the zoning ordinance regulations and Comprehensive Plan and Farmland Preservation Plan guidelines. Motion was made by Nass to approve including the staff report and discussion, seconded by Poulson and passed on voice vote 4-0. Please see formal decision in the rezone file.

16. Discussion and Possible Action on Enforcement Actions at Riverbend RV Resort at W6940 Rubidell Road in the Town of Milford

Zangl reported that a meeting was held with the resort members and recommended sending letters to all lot owners with expectations at the end of summer or risk citations for violations by November 2025. Committee agreement to review letter draft in February with goal to send out in March. Further discussion needed to discuss enforcement actions.

17. Discussion on Accessory Dwelling Units (ADU)

Discussed start to define an ADU, begin pursuing input from Towns, current ordinance allows for one house per lot, need to address septic, setback and footprint concerns. Luckey suggested contacting the municipalities for additional resources and collaboration.

18. Discussion on Findings of Fact and County Board Ordinance

The Committee and staff discussed revising the Finding of Facts sheet that is in the files, reorganizing with tabs like Variance files and not making multiple copies.

19. Discussion and Possible Action on Petitions Presented in Public Hearing on January 16, 2025:

See rezone and conditional use file for complete decision

POSTPONED - R4581A-25 & CU2142-24 – Alex M. & Courtney Zastrow: Rezone 2.6-acres from A-1 to A-2 to allow for a boarding, daycare and retail business for dogs and other pets at **N8668 County Road O** in Town of Waterloo, PIN 030-0813-1723-001 (35.17 ac.). This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance. Motion approved by Nass/Richardson to postpone for redesign. Motion approved on 4-0 voice vote.

APPROVED - R4582A-24 – Michael & Rebecca Yenser: Rezone to from A-1 to A-3 to create a 3-acre farm consolidation around the existing buildings at **W4510 Ebenezer Drive** in the Town of Watertown, PIN 032-0815-2922-000 (27.157 ac). The property is owned by Arlene J. Kropf Trust. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance. Motion by Richardson/Foelker to approve the rezone request with conditions. Motion approved on a 4-0 voice vote.

APPROVED - R4583A-24– Michael & Rebecca Yenser: Rezone from A-1 to A-3 to create a 2-acre residential building site at **W4510 Ebenezer Drive** in the Town of Watertown, PIN 032-0815-2922-000 (27.157 ac). The property is owned by Arlene J. Kropf Trust. 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 for 1-acre with conditions. Motion approved on a 4-0 voice vote.

APPROVED - R4584A-24 & CU2143-24– Duane & Anita Bennett: Rezone 1-acre from A-3 to A-2 to allow for landscaping business to store equipment at **N9027 County Road Q** in Town of Milford, PIN 020-0814-0931-002 (1.0 ac.). This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance. Motion by Poulson/Foelker to approve the rezone request with conditions. Motion approved on a 4-0 voice vote.

POSTPONED - R4585A-24 – Godfrey Enterprises LLC: Rezone from R-2 to B to expand an existing business zone north of **W6630 County Road B** in the Town of Aztalan, PIN 002-0714-1713-007 (1.75 ac). This is in accordance with Sec. 11.04(f)3 of the Jefferson County Zoning Ordinance. Motion by Poulson/Richardson to postpone the rezone request with conditions. Motion approved on a 4-0 voice vote.

POSTPONED - CU2144-24 – Godfrey Enterprises LLC: Conditional Use to update an existing conditional use for the expansion of the parking lot and septic for an existing eating and drinking business at **W6630 County Road B** in the Town of Aztalan, PIN 002-0714-1713-007 (1.75 ac). This is in accordance with Sec. 11.04(f)3 of the Jefferson County Zoning Ordinance. Motion by Poulson/Richardson to postpone the conditional use request with conditions. Motion approved on a 4-0 voice vote.

APPROVED - CU2145-24 – Godfrey Enterprises LLC: Conditional Use to allow for a duplex on Lot 1 (35,555 sq. ft) on an R-2 zoned lot at **N6330 County Road Q** in the Town of Aztalan, PIN 002-0714-1713-006 (1.25 ac). This is in accordance with Sec. 11.04(f)2 of the Jefferson County Zoning Ordinance. Motion by Richardson/Poulson to approve the rezone request with conditions. Motion approved on a 4-0 voice vote.

APPROVED - CU2146-24 – Godfrey Enterprises LLC: Conditional Use to allow for a duplex on Lot 2 (30,000 sq. ft) on an R-2 zoned lot at **N6330 County Road Q** in the Town of Aztalan, PIN 002-0714-1713-006

(1.25 ac). This is in accordance with Sec. 11.04(f)2 of the Jefferson County Zoning Ordinance. Motion by Richardson/Poulson to approve the rezone request with conditions. Motion approved on a 4-0 voice vote.

20. Planning and Development Department Update

Zangl reported that the new Zoning Tech position has been approved and posted.

21. Possible Future Agenda Items

Continue with updates on solar projects, ADU topic and various updates as they become available.

22. Discussion on Upcoming Meeting Dates:

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

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

March 20, 7:00 p.m. – Public Hearing in Courthouse Room C2063 – date changed to 27th

March 31, 8:30 a.m. – Decision Meeting in Courthouse Room C1021

23. Adjourn

Supervisor Nass/Foelker made a motion to adjourn the meeting. Meeting adjourned at 10:21 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.

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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: February 14, 2025

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)** – Supervisors Jaeckel, Nass, Poulson and Foelker were present. Supervisor Richardson arrived at 8:05 am. Zoning staff present were Matt Zangl, Haley Nielsen 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)** – There was no public comments.
6. **Communications** – There was no communications.
7. **Site Inspections for Petitions to be Presented in Public Hearing on February 20, 2025:**
Committee left for site inspections at 8:06 am.

CU2147-25– Kemmeter’s Properties LLC: Conditional Use to allow for a 3600 sq. ft. structure to be used as an activity building for the existing bar in A-2 zone at **W5003 US Highway 18** in the Town of Jefferson, PIN 014-0614-1212-001 (4.74 ac).

CU2148-25 – St Peter’s Evangelical Lutheran Church: Conditional Use to allow for an approximately 5,380 sq. ft. addition to the west side of the existing church at **N4656 S Helenville Road** in the Town of Jefferson, PIN 014-0615-0232-001 (3.20 ac).

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CU2150-25 – Matthew Barrett: Conditional Use to allow for a 3024 sq. ft., 16 ft. high extensive on-site storage structure in R-2 zone at **W9326 State Road 106** in the Town of Sumner, PIN 028-0513-1841-001 (3.180 ac).

CU2151-25 – Keith Bartholomew: Conditional Use to allow for a 1020 sq. ft., 18 ft. high extensive on-site storage structure in R-2 zone at **W7394 State Road 106** in the Town of Sumner, PIN 028-0513-0141-004 (.70 ac).

8. **Adjourn** – Motion made by Supervisor Foelker seconded by Supervisor Richardson to adjourn at 9:53 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.

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Register of Deeds

January 2025

Program/Service Description	Output Measures			YR to Date	Current Yr. Target
	2022	2023	2024	Totals	%
Documents Recorded	704	745	817	817	9%
Vital Records Filed	160	182	211	211	10%
Vital Record Copies	1,338	1,721	1,591	1,591	10%
ROD Revenue (Gross Total)	\$ 132,299.51	\$ 125,783.58	\$ 372,672.42	\$ 372,672.42	19%
Transfer Fees	\$ 18,847.80	\$ 16,463.22	\$ 65,500.90	\$ 65,500.98	24%
LIO Fees	\$ 6,174.00	\$ 6,652.00	\$ 7,245.00	\$ 7,245.00	8%
Document Copies	\$ 5,085.01	\$ 5,335.98	\$ 5,719.77	\$ 5,719.77	9%
Laredo	\$ 2,887.50	\$ 5,168.50	\$ 4,422.75	\$ 4,422.75	9%
ROD Revenue to General Fund	\$ 42,204.31	\$ 44,306.70	\$ 93,603.50	\$ 93,603.50	16%
Percentage of Documents eRecorded	59%	66%	72%	72%	
Budget Goals Met	N	N	Y	No	No
Back Indexed	12,862	1,967	2,237	2,237	11%

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 1936.

Wisconsin Counties Association Board of Directors:

Nothing new to report.

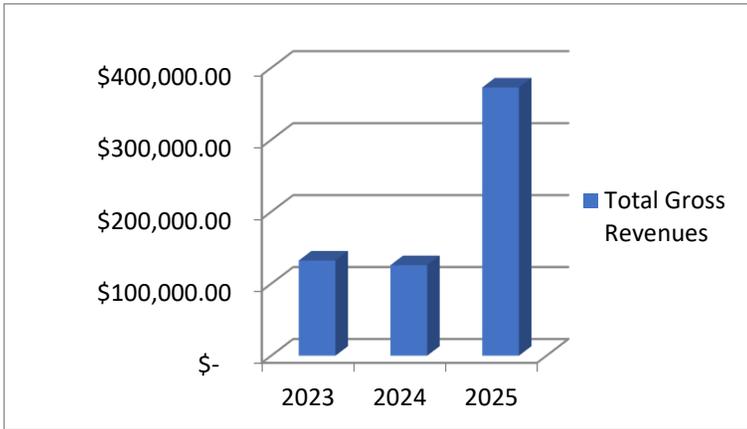
Wisconsin Public Records Board:

Nothing new to report.

Register of Deeds Year to Date Budget Report

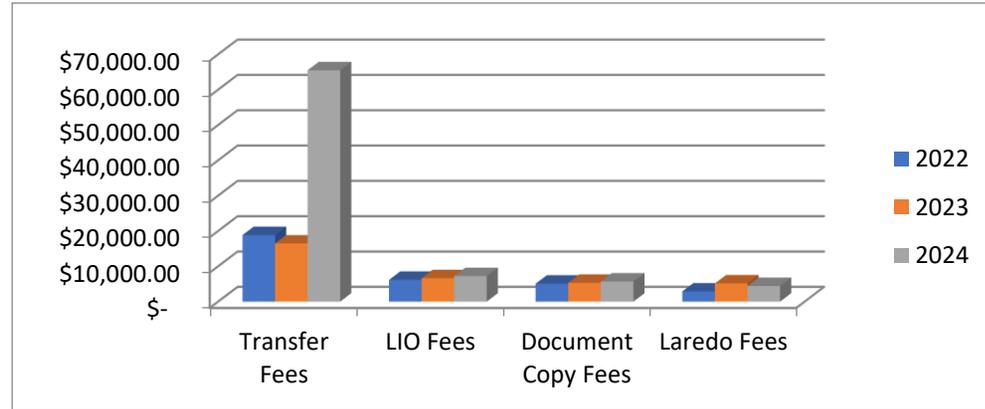
January

ROD Total Gross Revenues

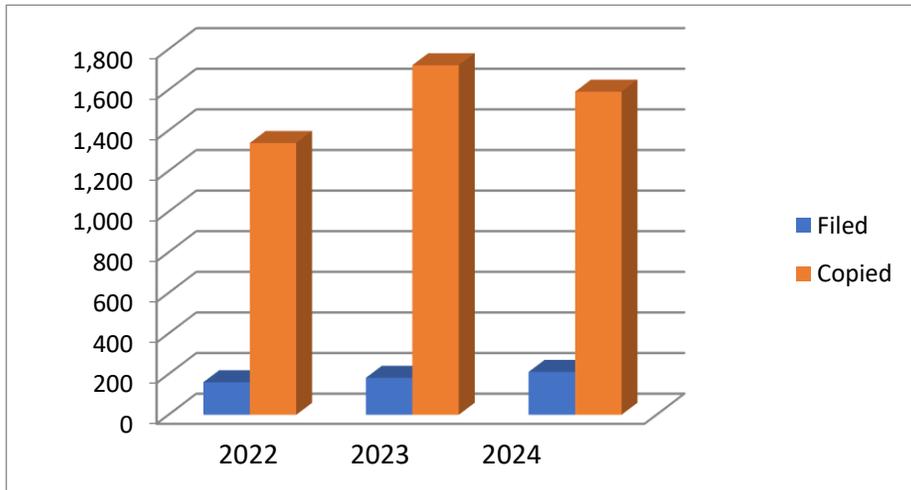


2025

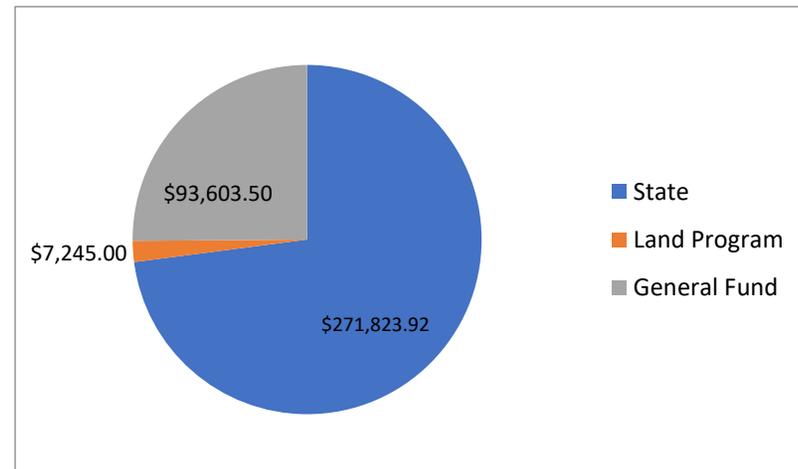
Land Related Revenue



Vital Records



Year to Date Revenue Payout



January 31, 2025

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

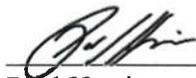
Docket No. 9800-CE-100: Report for 4th Quarter 2024 on the Certificate of Public Convenience and Necessity of Badger State Solar, LLC to Construct a Solar Electric Generation Facility, to be Located in Jefferson County, Wisconsin

Dear Mr. Stublely,

Pursuant to Order Point 6, we are submitting this quarterly report for the 4th quarter of 2024.

- a. Construction Commencement Date;
 - Construction has not yet commenced. The current deadline for the start of construction is July 15, 2025.
- b. Major Construction and Environmental Milestones;
 - FAA Criteria Notice Tool refreshed.
 - Commenced foundation testing on-site in December.
- c. Construction Updates, In-Service Date and Percent Completion;
 - No construction activity has commenced as of the end of the reporting period.
 - Subject to Badger State's approval from FERC for an extension, the anticipated in-service date for the 149 MW Badger State Solar is August 1, 2027.
- d. Placed in Service Date;
 - No facilities have been placed in service as of the end of the reporting period.

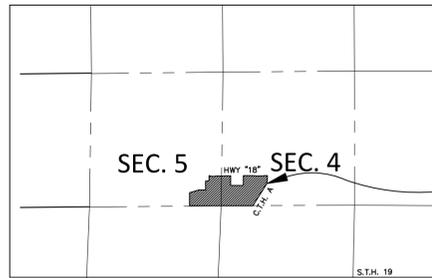
Respectfully submitted,



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

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 of SE 1/4 of the 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 South line of the Southwest 1/4 of Section 4, which bears S88°54'38"E on the Jefferson County County Coordinate System NAD'83(2011).

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.

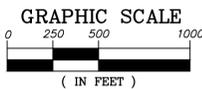
Quam Engineering, LLC
By: Matthew E. Hoglund
P.L.S. S-1910

NOTES:

- Total parcel of land included in this plat contains 72.46 ± acres.
- This Parcel is not in a flood hazard are 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 Sheets 2 and 3 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.



Sheet Index Map



DRAFT

DATE: February 19, 2025.

Owner/Subdivider:
John Didion
W8961 Ripley Road
Cambridge, WI 53523
(608)444-6922

SHEET 1 OF 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____

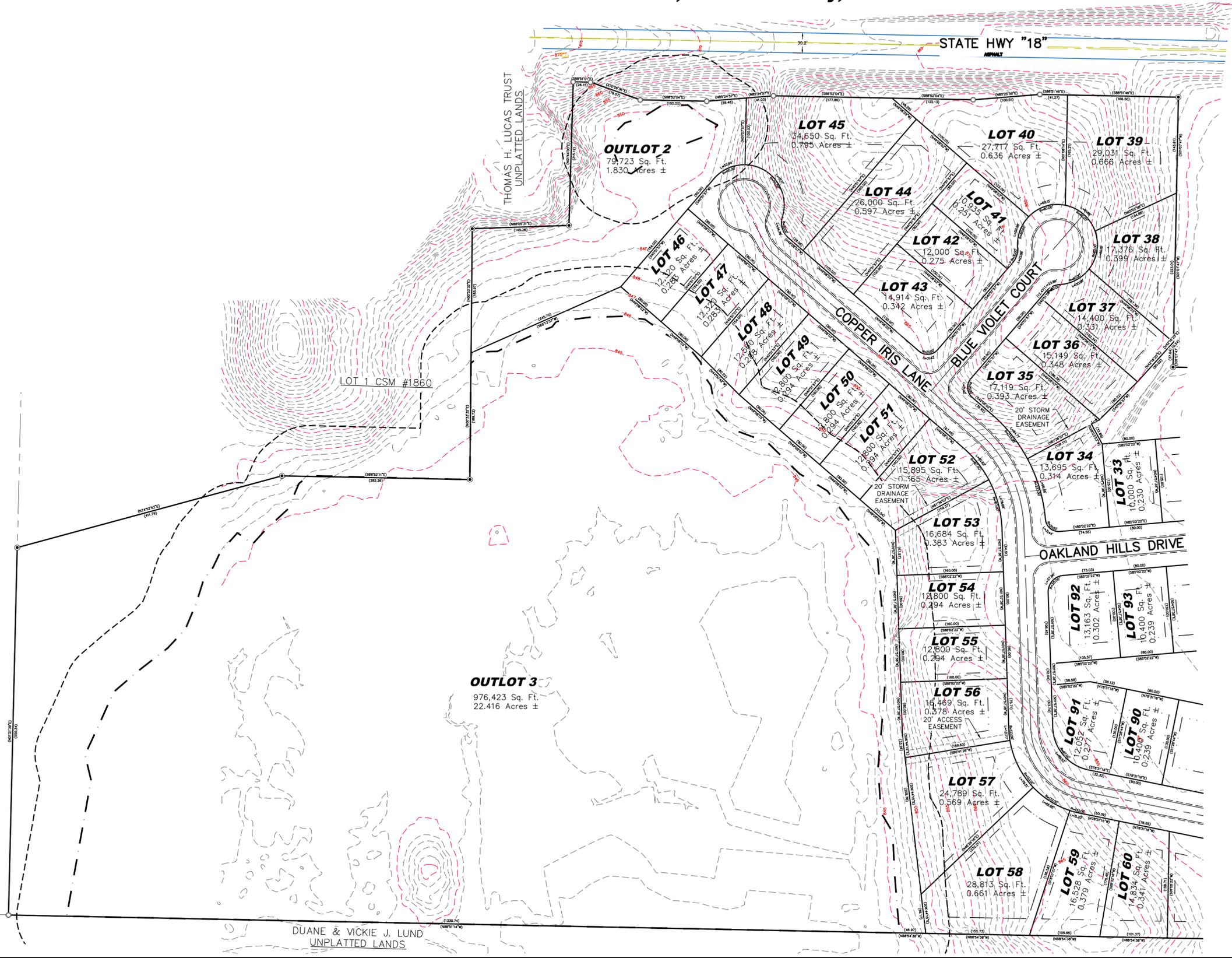
Department of Administration

PRELIMINARY PLAT
OAKLAND HILLS SUBDIVISION
PROJECT NO: JD-20-24
QUAM ENGINEERING, LLC
Residential and Commercial Site Design Consultants

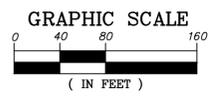
www.quamengineering.com
4604 Siggekow Road, Suite A - McFarland, Wisconsin 53558
Phone (608) 838-7750; Fax (608) 838-7752

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 of SE 1/4 of the SE 1/4 of Section 5, Township 6 North, Range 13 East,
Town of Oakland, Jefferson County, Wisconsin



Bearings are referenced to the South line of the Southwest 1/4 of Section 4, which bears S88°54'38"E on the Jefferson County County Coordinate System NAD'83(2011).



- 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

DRAFT

DATE: February 19, 2025.

Owner/Subdivider:
John Didion
W8961 Ripley Road
Cambridge, WI 53523
(608)444-6922

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



3

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
Phone (608) 838-7750; Fax (608) 838-7752

DUANE & VICKIE J. LUND
UNPLATTED LANDS

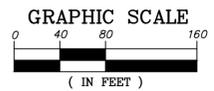
OAKLAND HILLS SUBDIVISION

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 of SE 1/4 of the 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±

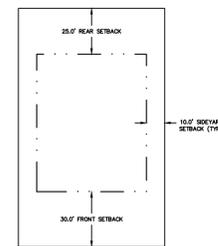


Bearings are referenced to the South line of the Southwest 1/4 of Section 4, which bears S88°54'38"E on the Jefferson County Coordinate System NAD'83(2011).



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.
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- Deed/Survey Line of Record
- Existing R/W Line
- - - Sectional Subdivision Line
- - - 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
www.quamengineering.com
4604 Sigelkew Road, Suite A - McFarland, Wisconsin 53558
Phone (608) 838-7750; Fax (608) 838-7752

Owner/Subdivider:
John Dillon
W8961 Ripley Road
Cambridge, WI 53523
(608)444-6922

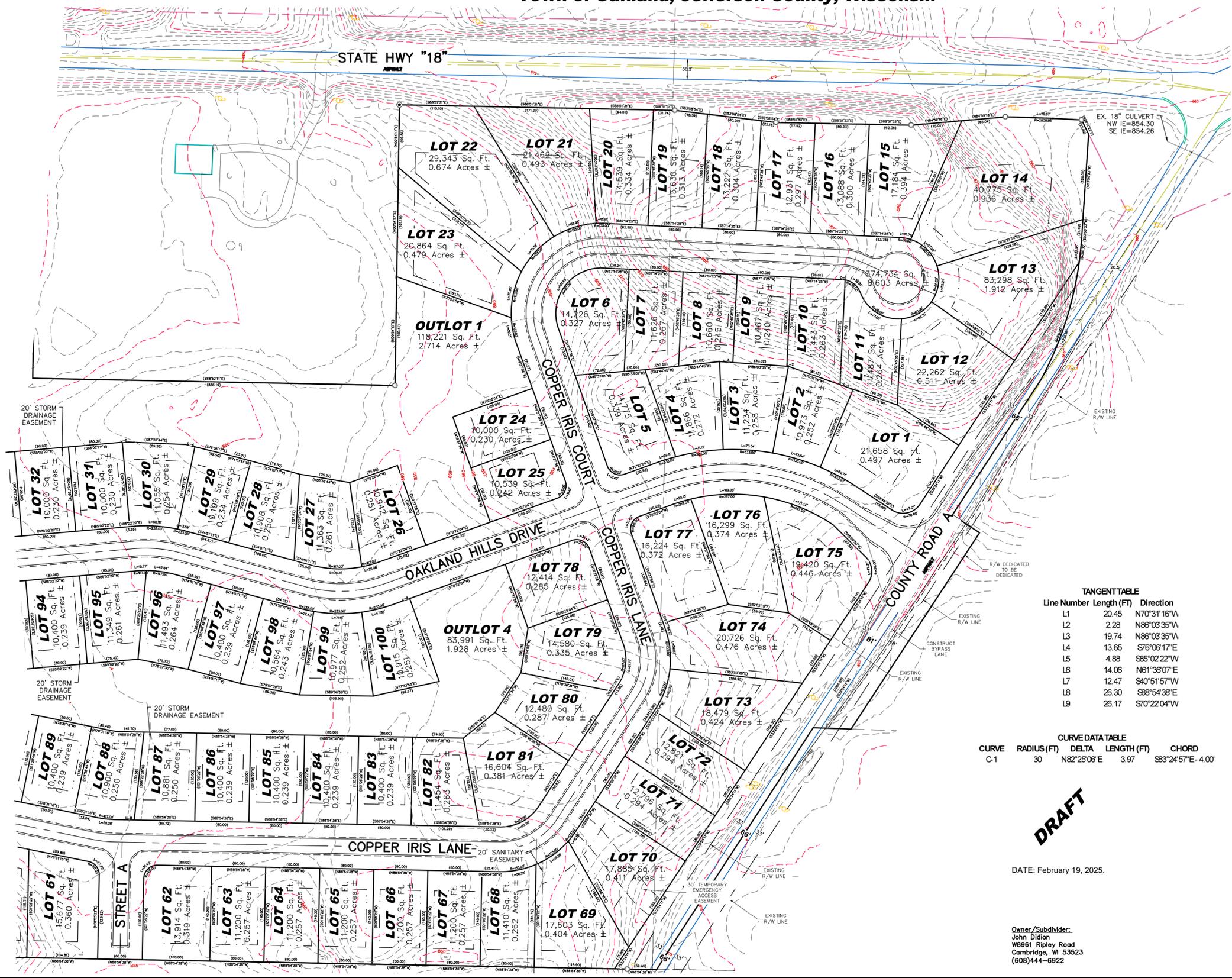
DATE: February 19, 2025.

DRAFT

SEE

SHEET

2



OAKLAND HILLS SUBDIVISION

STREET AND UTILITY CONSTRUCTION

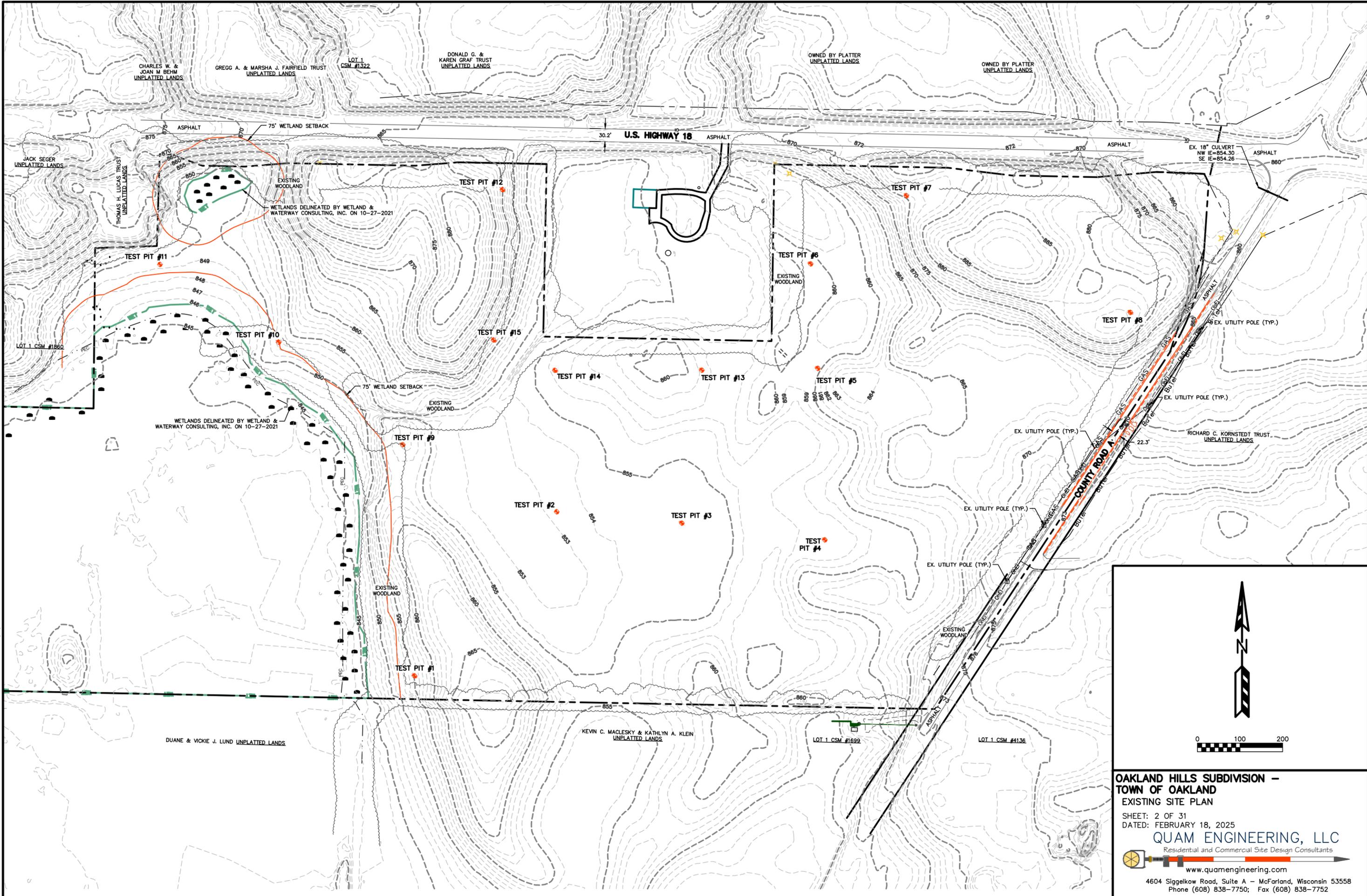
TOWN OF OAKLAND

JEFFERSON COUNTY, WISCONSIN

PAGE	STATIONS	INDEX DESCRIPTION
1		COVER PAGE
2		EXISTING SITE PLAN
3		OVERALL LAYOUT PLAN
4		OVERALL GRADING PLAN
5		GRADING AND EROSION CONTROL PLAN - PHASE 1
6		SOUTH POND PLAN
7		INFILTRATION BASIN PLAN
8		NORTHEAST & NORTHWEST POND PLAN
9	10+00 - 16+00	COPPER IRIS LANE - PLAN AND PROFILE
10	16+00 - 22+00	COPPER IRIS LANE - PLAN AND PROFILE
11	22+00 - 28+00	COPPER IRIS LANE - PLAN AND PROFILE
12	28+00 - 34+00	COPPER IRIS LANE - PLAN AND PROFILE
13	34+00 - 40+00	COPPER IRIS LANE & COPPER IRIS COURT - PLAN AND PROFILE
14	40+00 - 46+00	COPPER IRIS COURT - PLAN AND PROFILE
15	49+00 - 54+50	BLUE VIOLET COURT - PLAN AND PROFILE
16	60+00 - 66+00	OAKLAND HILLS DRIVE - PLAN AND PROFILE
17	66+00 - 72+00	OAKLAND HILLS DRIVE - PLAN AND PROFILE
18	72+00 - 78+00	OAKLAND HILLS DRIVE - PLAN AND PROFILE
19	79+00 - 82+50	KORNSTEDT STREET - PLAN AND PROFILE
20	400+00 - 404+50	LIFT STATION #10 SANITARY SEWER CONNECTION - PLAN AND PROFILE
21	99+50 - 105+50	STORM SEWER #1 (COPPER IRIS LANE STA 16+00) - PLAN AND PROFILE
22	199+00 - 205+00	STORM SEWER #2 (OAKLAND HILLS DRIVE STA 63+25) - PLAN AND PROFILE
23	299+00 - 303+50	STORM SEWER #3 (COPPER IRIS LANE STA 24+25) - PLAN AND PROFILE
24		COUNTY ROAD A - INTERSECTION PLAN
25		COUNTY ROAD A - CROSS SECTION PAGE 1
26		COUNTY ROAD A - CROSS SECTION PAGE 2
27		COUNTY ROAD A - CROSS SECTION PAGE 3
28		DETAILS
29		DETAILS
30		DETAILS
31		DETAILS

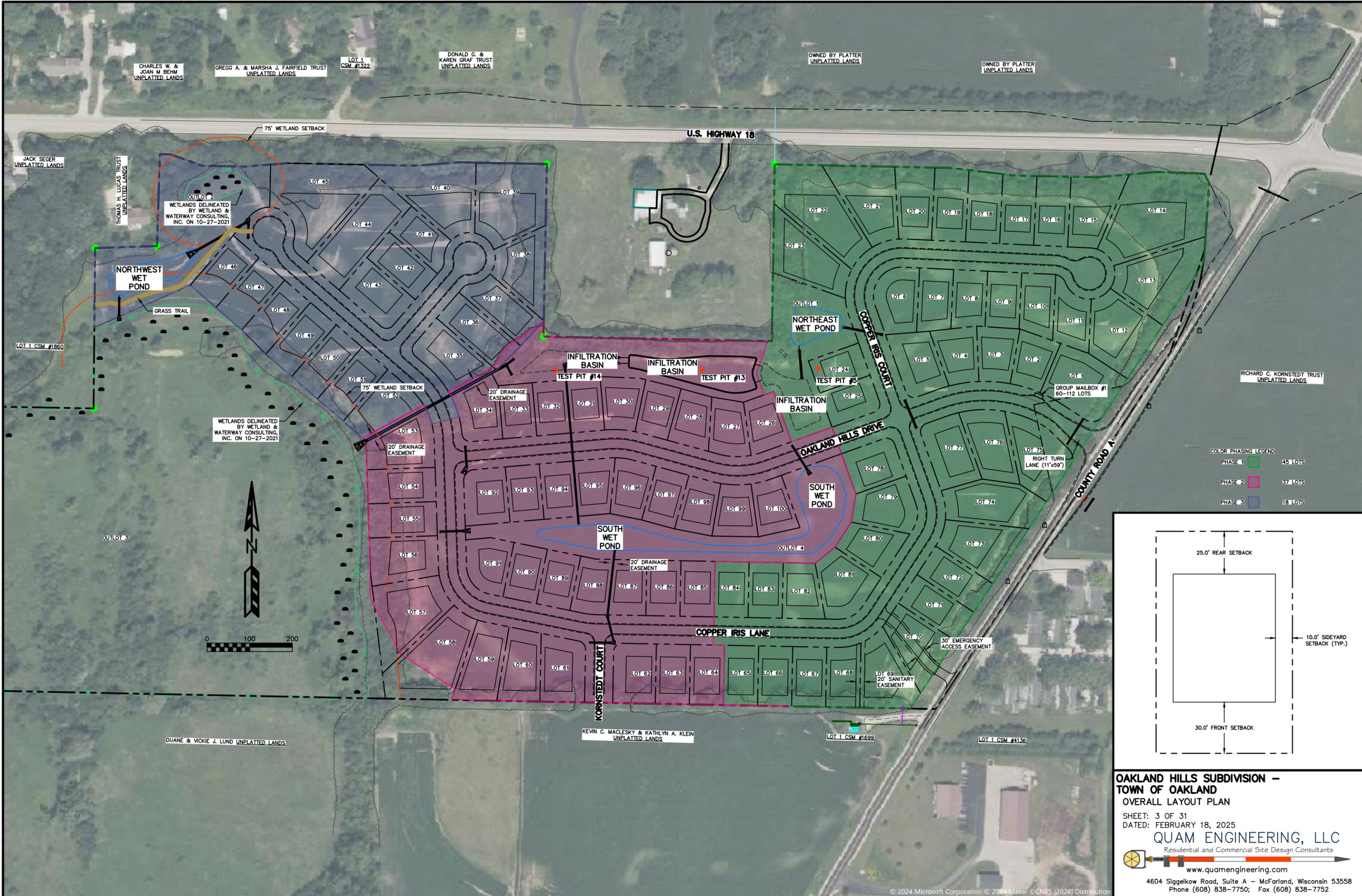


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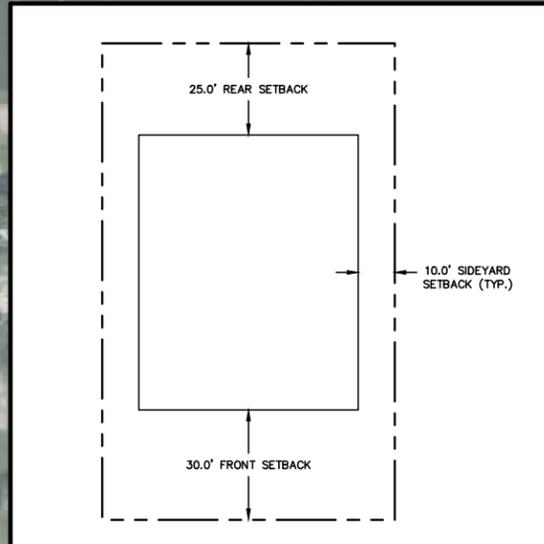
**OAKLAND HILLS SUBDIVISION -
TOWN OF OAKLAND**
EXISTING SITE PLAN
SHEET: 2 OF 31
DATED: FEBRUARY 18, 2025

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

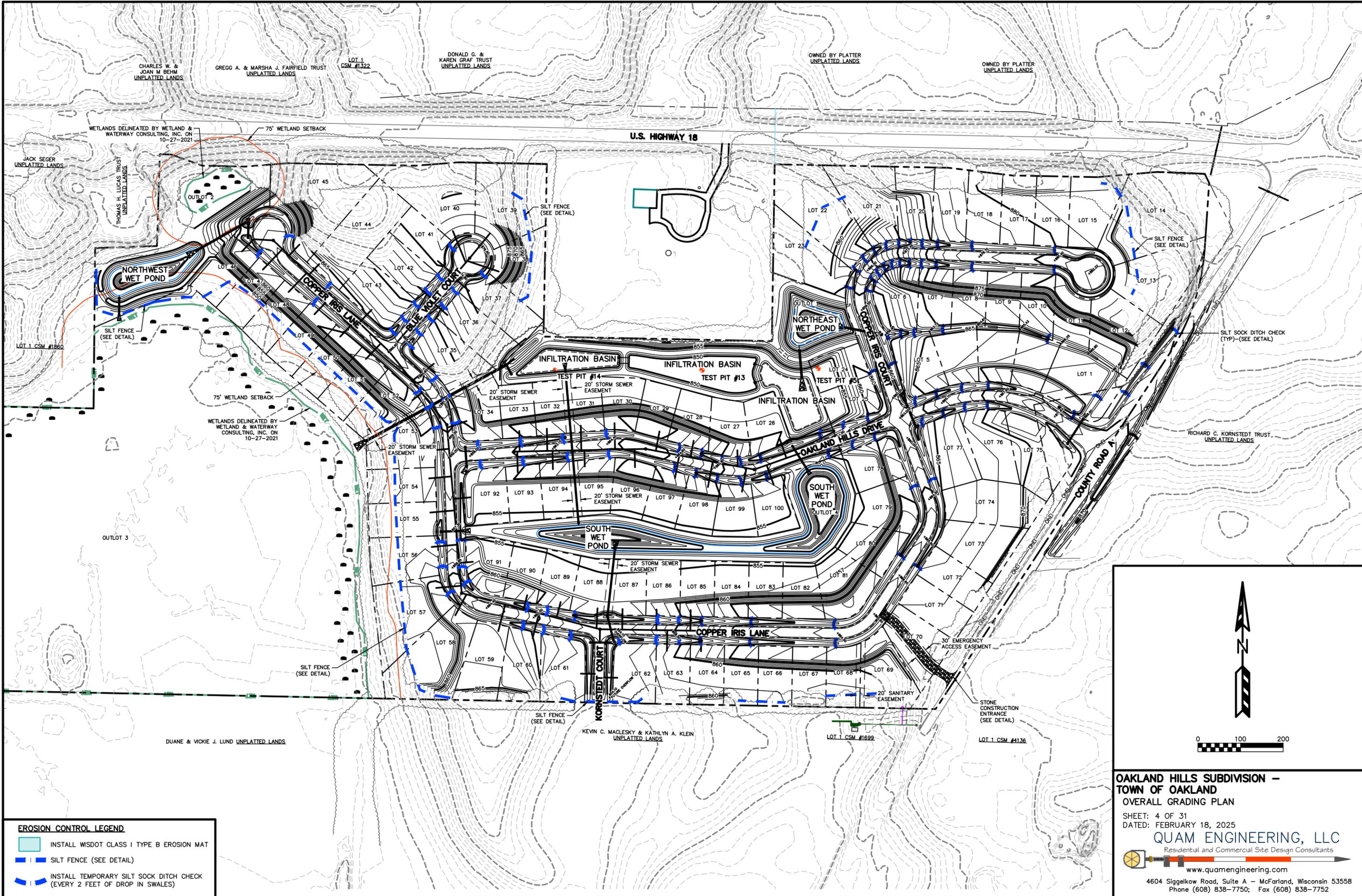


COLOR PHASING LEGEND

PHASE 1	45 LOTS
PHASE 2	37 LOTS
PHASE 3	18 LOTS



OAKLAND HILLS SUBDIVISION - TOWN OF OAKLAND
OVERALL LAYOUT PLAN
 SHEET: 3 OF 31
 DATED: FEBRUARY 18, 2025
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

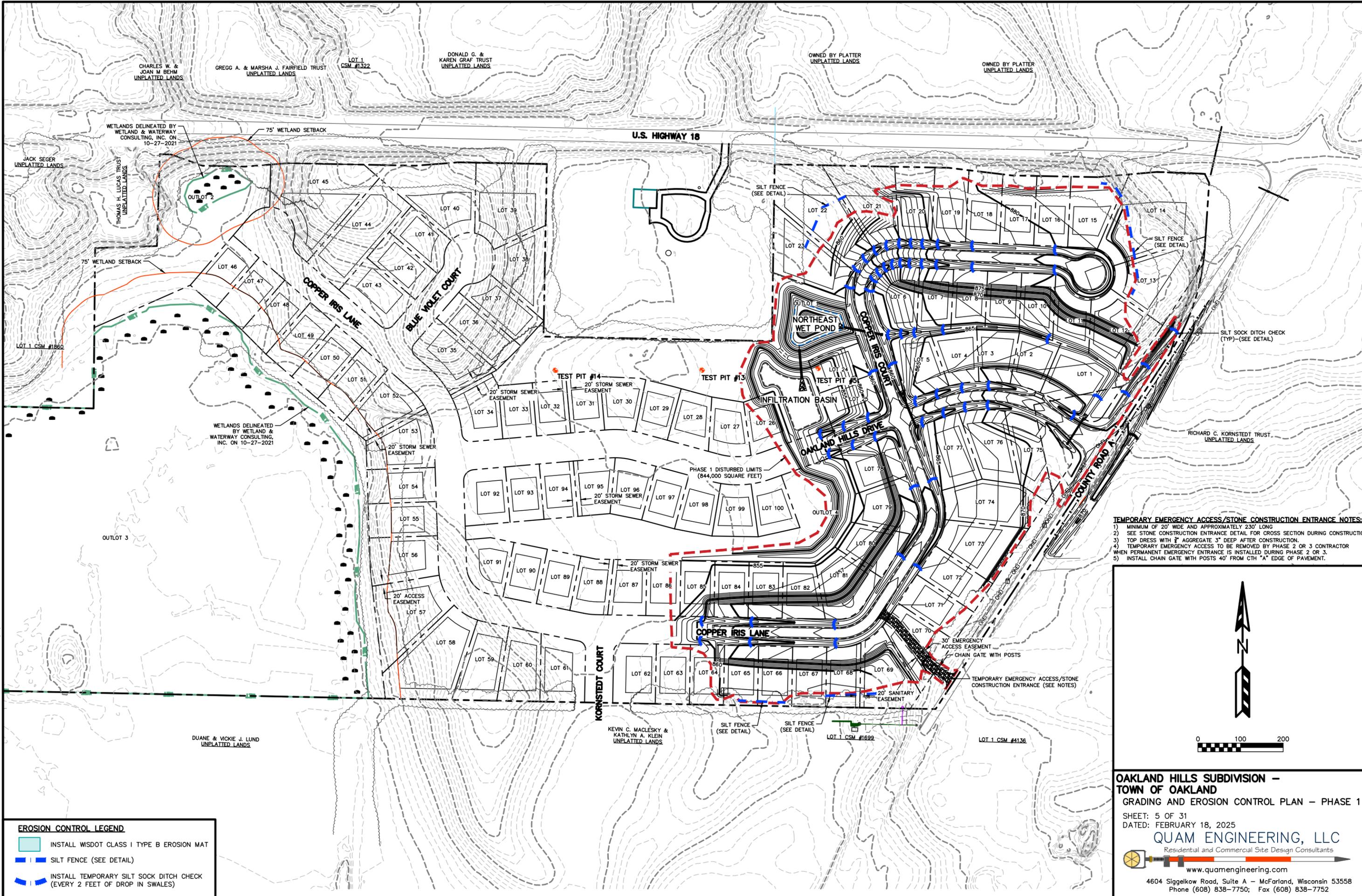


EROSION CONTROL LEGEND

	INSTALL WISDOT CLASS I TYPE B EROSION MAT
	SILT FENCE (SEE DETAIL)
	INSTALL TEMPORARY SILT SOCK DITCH CHECK (EVERY 2 FEET OF DROP IN SWALES)

0 100 200

OAKLAND HILLS SUBDIVISION - TOWN OF OAKLAND
OVERALL GRADING PLAN
 SHEET: 4 OF 31
 DATED: FEBRUARY 18, 2025
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



EROSION CONTROL LEGEND

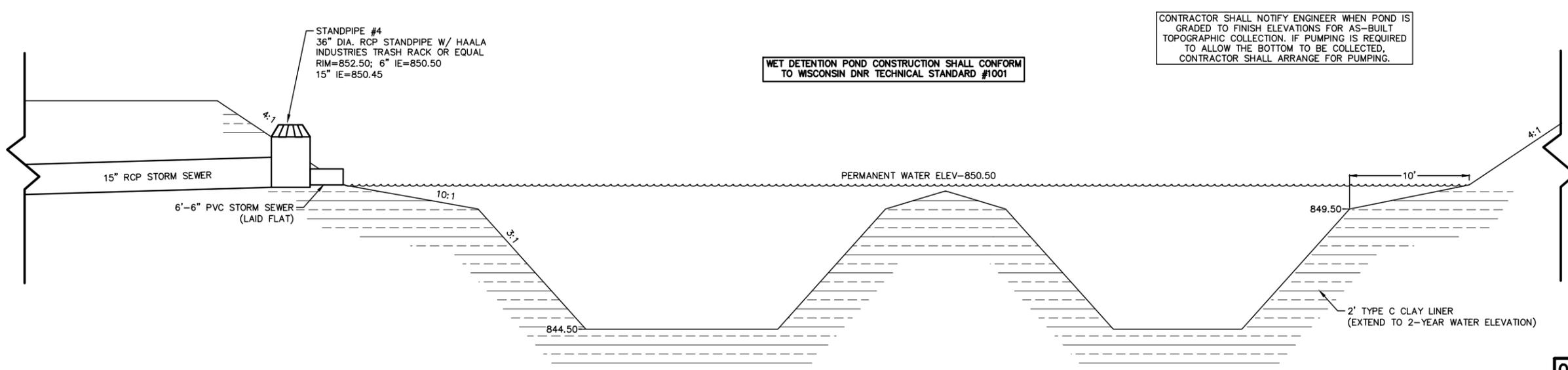
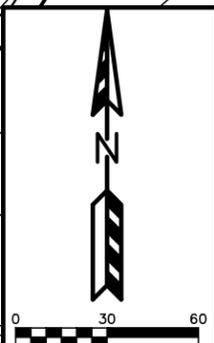
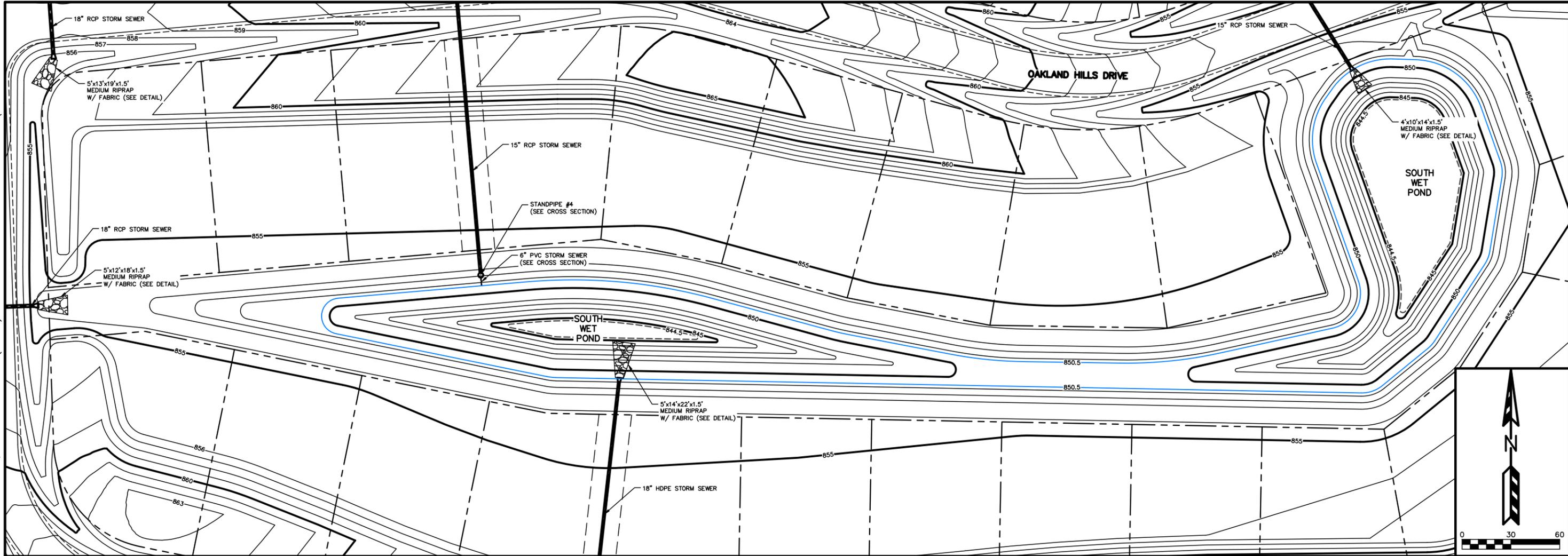
	INSTALL WSDOT CLASS I TYPE B EROSION MAT
	SILT FENCE (SEE DETAIL)
	INSTALL TEMPORARY SILT SOCK DITCH CHECK (EVERY 2 FEET OF DROP IN SWALES)

- TEMPORARY EMERGENCY ACCESS/STONE CONSTRUCTION ENTRANCE NOTES:**
- 1) MINIMUM OF 20' WIDE AND APPROXIMATELY 230' LONG
 - 2) SEE STONE CONSTRUCTION ENTRANCE DETAIL FOR CROSS SECTION DURING CONSTRUCTION
 - 3) TOP DRESS WITH 3" AGGREGATE 3" DEEP AFTER CONSTRUCTION.
 - 4) TEMPORARY EMERGENCY ACCESS TO BE REMOVED BY PHASE 2 OR 3 CONTRACTOR WHEN PERMANENT EMERGENCY ENTRANCE IS INSTALLED DURING PHASE 2 OR 3.
 - 5) INSTALL CHAIN GATE WITH POSTS 40' FROM CTH "A" EDGE OF PAVEMENT.

N

0 100 200

**OAKLAND HILLS SUBDIVISION -
TOWN OF OAKLAND**
 GRADING AND EROSION CONTROL PLAN - PHASE 1
 SHEET: 5 OF 31
 DATED: FEBRUARY 18, 2025
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



WET DETENTION POND CONSTRUCTION SHALL CONFORM TO WISCONSIN DNR TECHNICAL STANDARD #1001

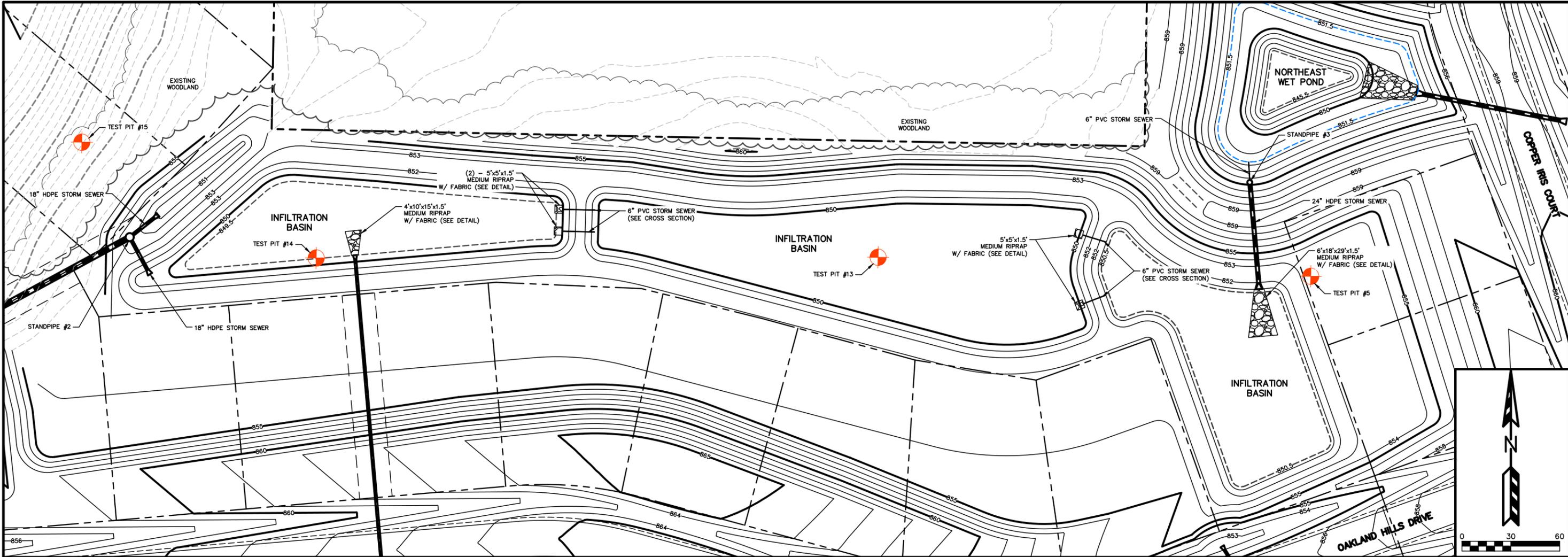
CONTRACTOR SHALL NOTIFY ENGINEER WHEN POND IS GRADED TO FINISH ELEVATIONS FOR AS-BUILT TOPOGRAPHIC COLLECTION. IF PUMPING IS REQUIRED TO ALLOW THE BOTTOM TO BE COLLECTED, CONTRACTOR SHALL ARRANGE FOR PUMPING.

SOUTH WET POND PEAK ELEVATIONS	
STORM	ELEV
1-YR	851.74
2-YR	851.99
10-YR	852.69
100-YR	854.02

SOUTH WET DETENTION POND CROSS SECTION

- TYPE C CLAY LINER CRITERIA:**
- PARTICLE INFORMATION
50% FINES OR
20% FINES AND A PLASTICITY INDEX OF 7.
 - SOIL COMPACTION AND DOCUMENTATION SHALL BE AS SPECIFIED IN NRCS WISCONSIN CONSTRUCTION SPECIFICATION 204, EARTHFILL FOR WASTE STORAGE FACILITIES.
 - MINIMUM THICKNESS SHALL BE 2 FEET.

OAKLAND HILLS SUBDIVISION - TOWN OF OAKLAND
 SOUTH POND PLAN
 SHEET: 6 OF 31
 DATED: FEBRUARY 18, 2025
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



INFILTRATION BASIN PEAK ELEVATIONS	
STORM	ELEV
1-YR	851.05
2-YR	851.12
10-YR	851.54
100-YR	852.83

INFILTRATION BASIN CONSTRUCTION SHALL CONFORM TO WISCONSIN DNR TECHNICAL STANDARD #1003

TEST PIT #14
SURFACE = 855.95

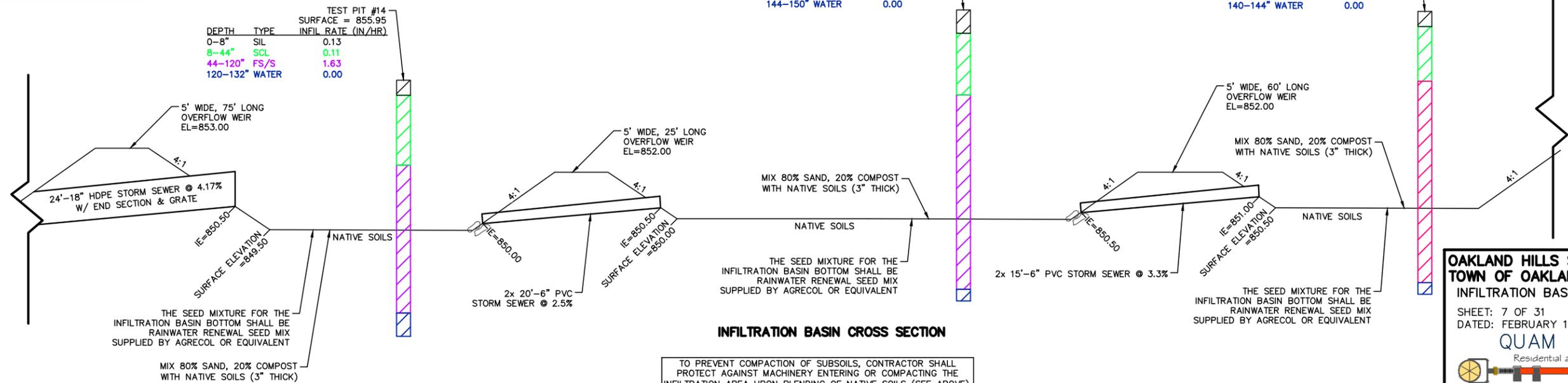
DEPTH	TYPE	INFIL RATE (IN/HR)
0-8"	SIL	0.13
8-44"	SCL	0.11
44-120"	FS/S	1.63
120-132"	WATER	0.00

TEST PIT #13
SURFACE = 858.95

DEPTH	TYPE	INFIL RATE (IN/HR)
0-12"	SIL	0.13
8-44"	SCL	0.11
44-144"	FS/S	1.63
144-150"	WATER	0.00

TEST PIT #5
SURFACE = 858.95

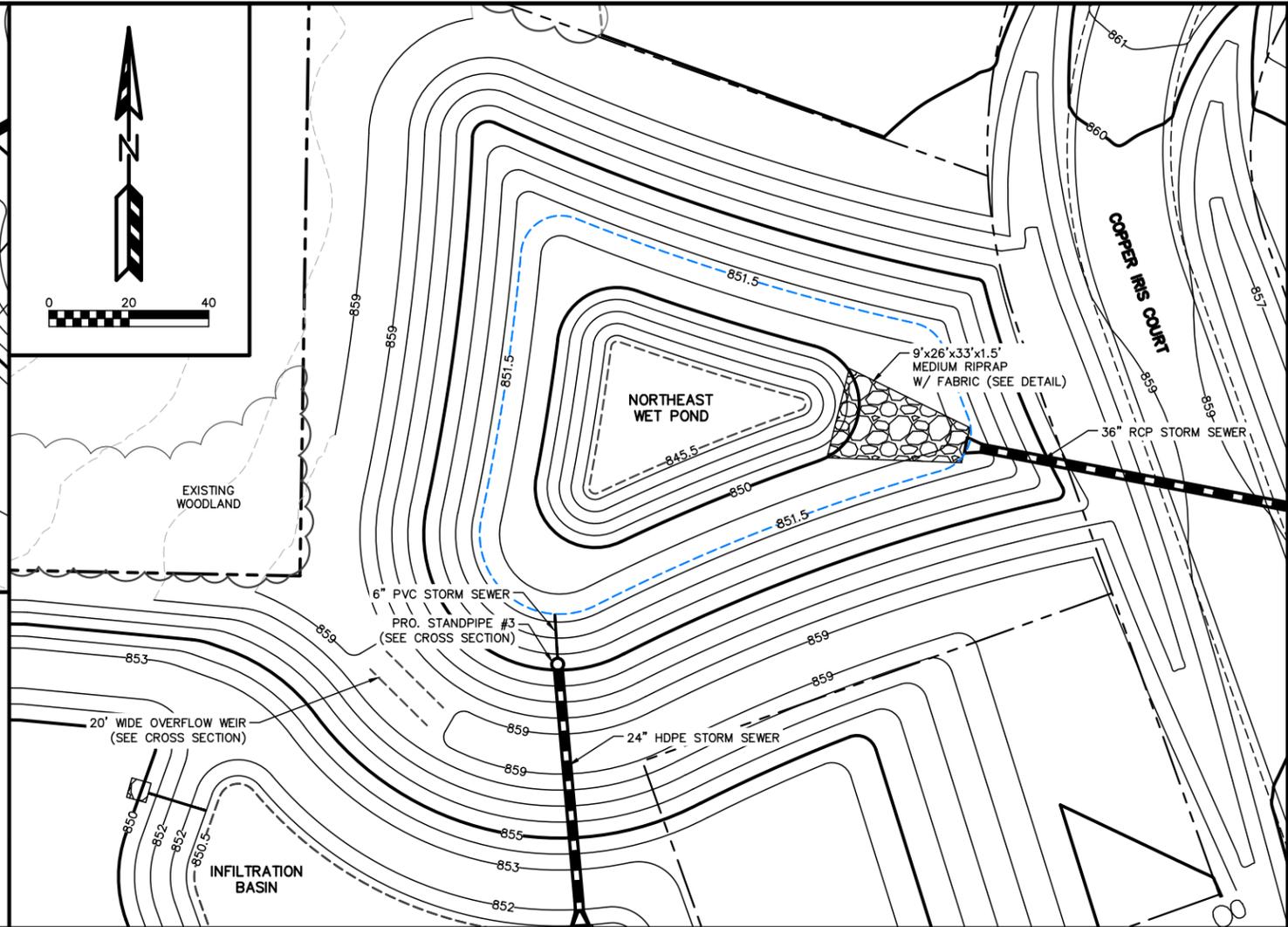
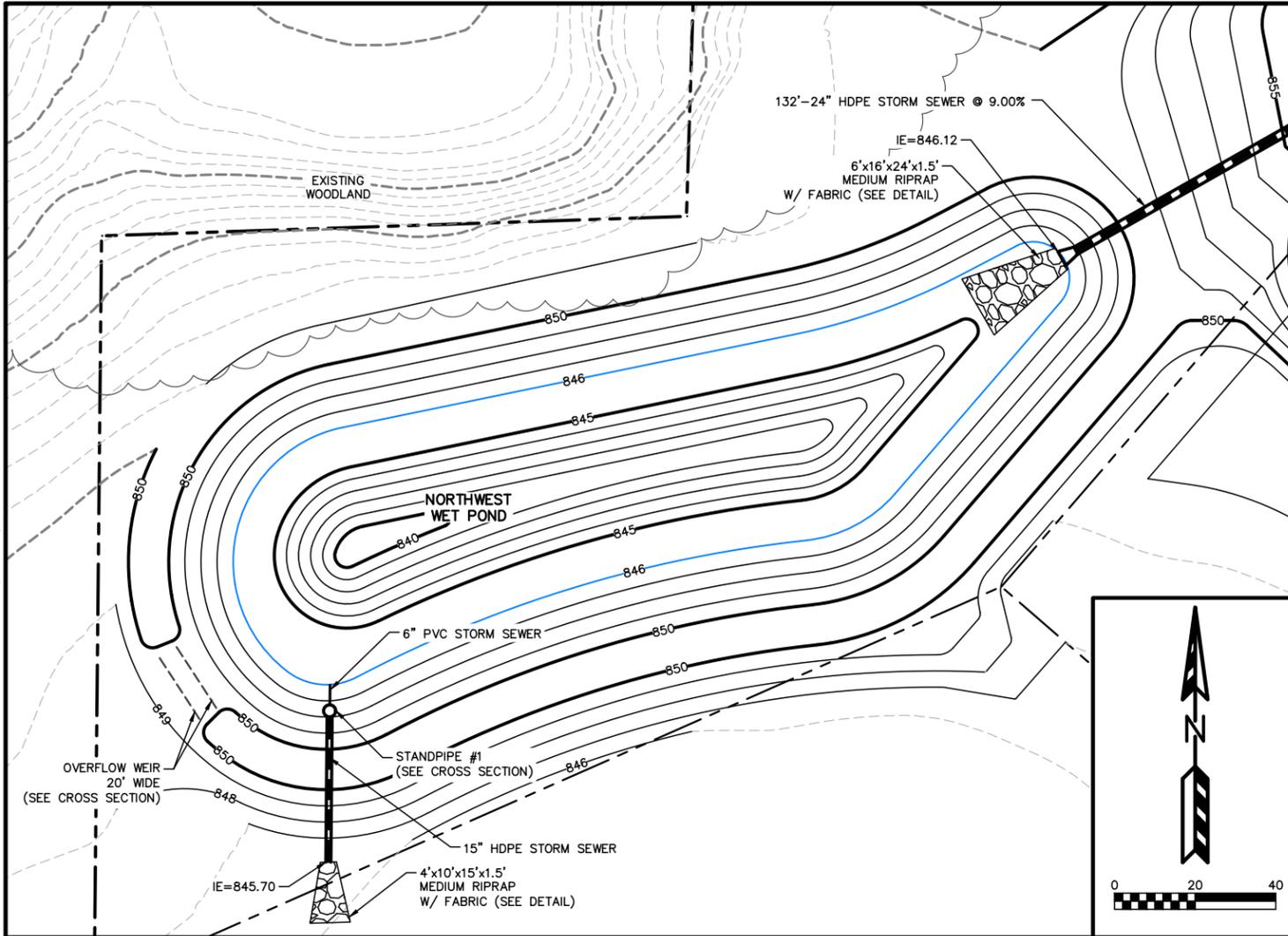
DEPTH	TYPE	INFIL RATE (IN/HR)
0-8"	SL	0.13
8-36"	SCL	0.11
36-140"	GRS	3.60
140-144"	WATER	0.00



INFILTRATION BASIN CROSS SECTION

TO PREVENT COMPACTION OF SUBSOILS, CONTRACTOR SHALL PROTECT AGAINST MACHINERY ENTERING OR COMPACTING THE INFILTRATION AREA UPON BLENDING OF NATIVE SOILS (SEE ABOVE).

OAKLAND HILLS SUBDIVISION - TOWN OF OAKLAND
INFILTRATION BASIN PLAN
 SHEET: 7 OF 31
 DATED: FEBRUARY 18, 2025
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

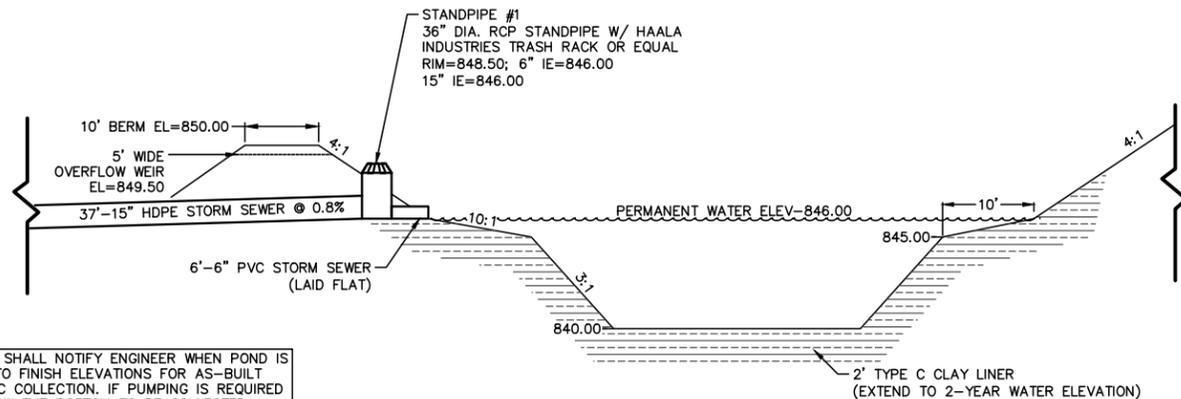


NORTHWEST WET POND PEAK ELEVATIONS

STORM	ELEV
1-YR	847.15
2-YR	847.42
10-YR	848.18
100-YR	849.28

WET DETENTION POND CONSTRUCTION SHALL CONFORM TO WISCONSIN DNR TECHNICAL STANDARD #1001

- TYPE C CLAY LINER CRITERIA:**
- PARTICLE INFORMATION
50% FINES OR
20% FINES AND A PLASTICITY INDEX OF 7.
 - SOIL COMPACTION AND DOCUMENTATION SHALL BE AS SPECIFIED IN NRCS WISCONSIN CONSTRUCTION SPECIFICATION 204, EARTHFILL FOR WASTE STORAGE FACILITIES.
 - MINIMUM THICKNESS SHALL BE 2 FEET.



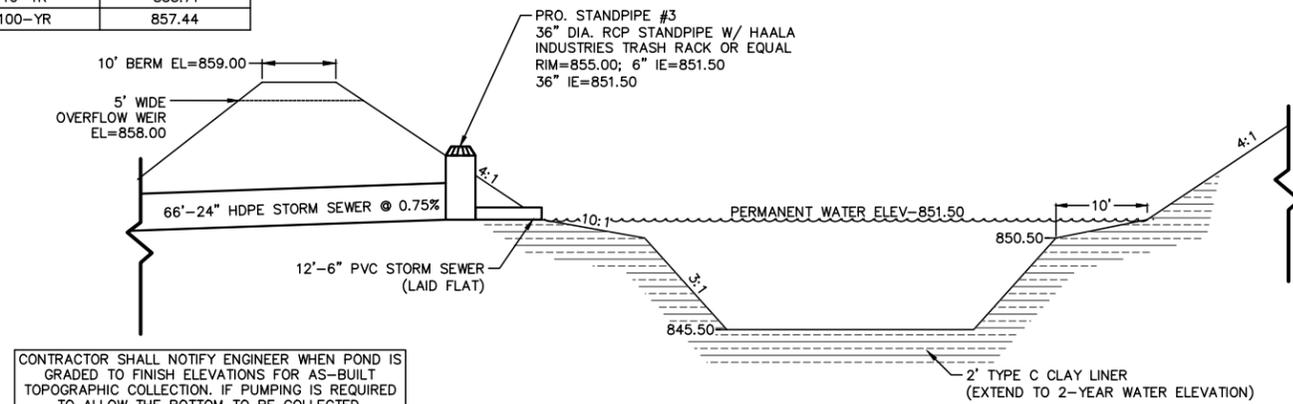
CONTRACTOR SHALL NOTIFY ENGINEER WHEN POND IS GRADED TO FINISH ELEVATIONS FOR AS-BUILT TOPOGRAPHIC COLLECTION. IF PUMPING IS REQUIRED TO ALLOW THE BOTTOM TO BE COLLECTED, CONTRACTOR SHALL ARRANGE FOR PUMPING.

NORTHWEST WET DETENTION POND CROSS SECTION

NORTHEAST WET POND PEAK ELEVATIONS

STORM	ELEV
1-YR	854.49
2-YR	855.06
10-YR	855.71
100-YR	857.44

WET DETENTION POND CONSTRUCTION SHALL CONFORM TO WISCONSIN DNR TECHNICAL STANDARD #1001



CONTRACTOR SHALL NOTIFY ENGINEER WHEN POND IS GRADED TO FINISH ELEVATIONS FOR AS-BUILT TOPOGRAPHIC COLLECTION. IF PUMPING IS REQUIRED TO ALLOW THE BOTTOM TO BE COLLECTED, CONTRACTOR SHALL ARRANGE FOR PUMPING.

NORTHEAST WET DETENTION POND CROSS SECTION

- TYPE C CLAY LINER CRITERIA:**
- PARTICLE INFORMATION
50% FINES OR
20% FINES AND A PLASTICITY INDEX OF 7.
 - SOIL COMPACTION AND DOCUMENTATION SHALL BE AS SPECIFIED IN NRCS WISCONSIN CONSTRUCTION SPECIFICATION 204, EARTHFILL FOR WASTE STORAGE FACILITIES.
 - MINIMUM THICKNESS SHALL BE 2 FEET.

OAKLAND HILLS SUBDIVISION - TOWN OF OAKLAND
NORTHEAST AND NORTHWEST POND PLAN

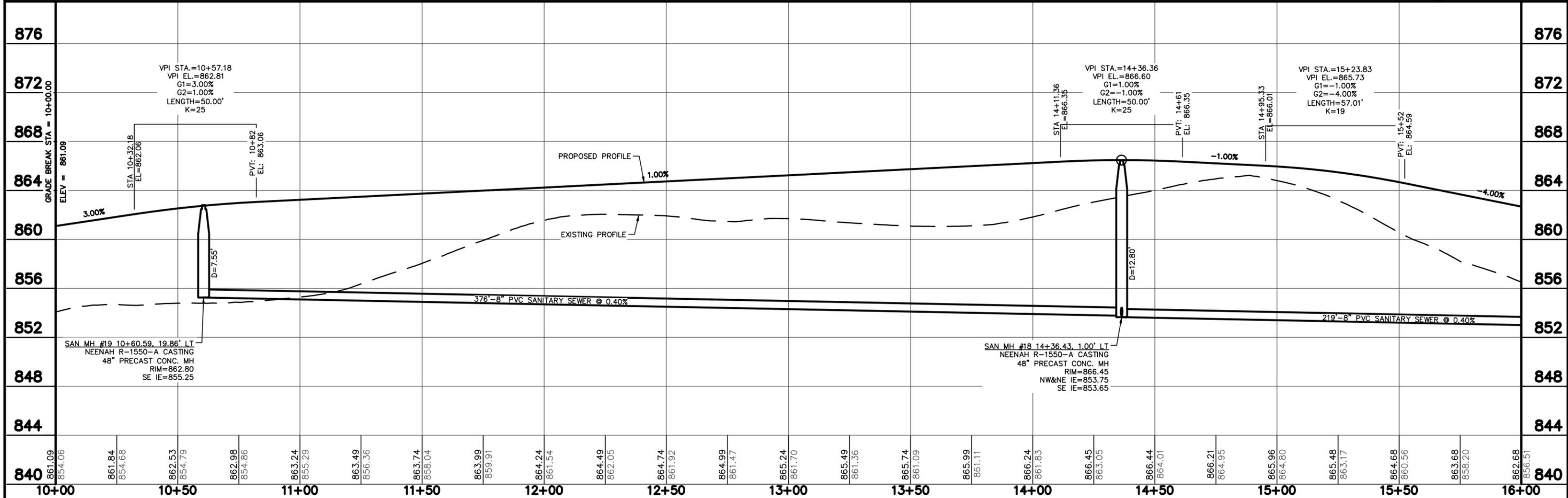
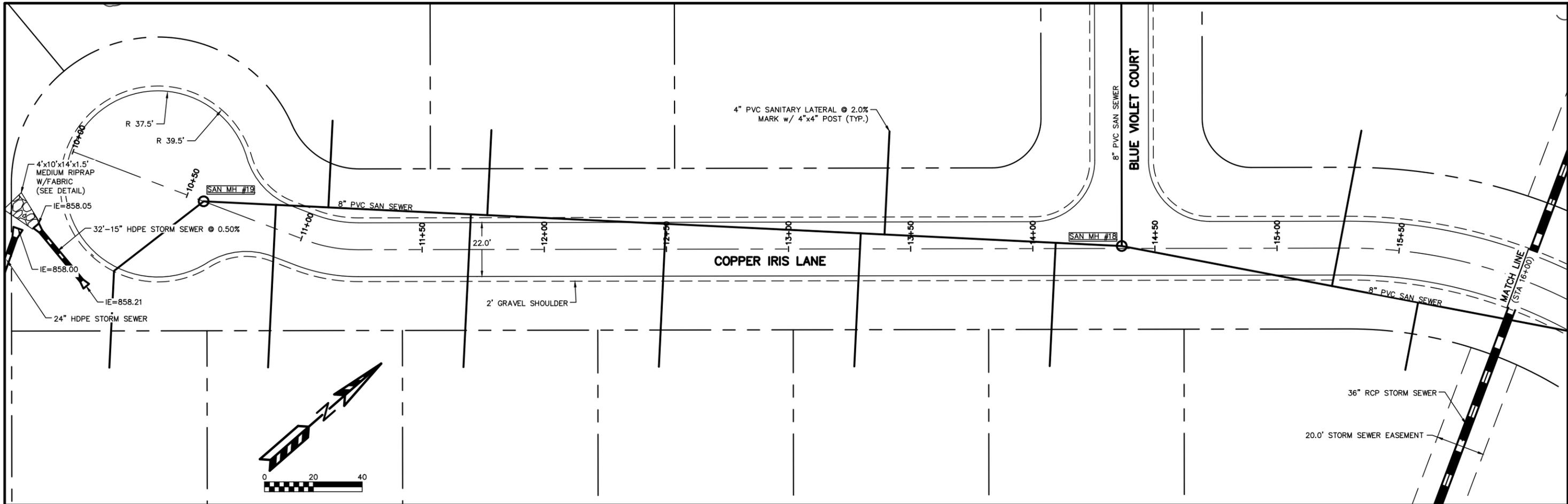
SHEET: 8 OF 31
DATED: FEBRUARY 18, 2025

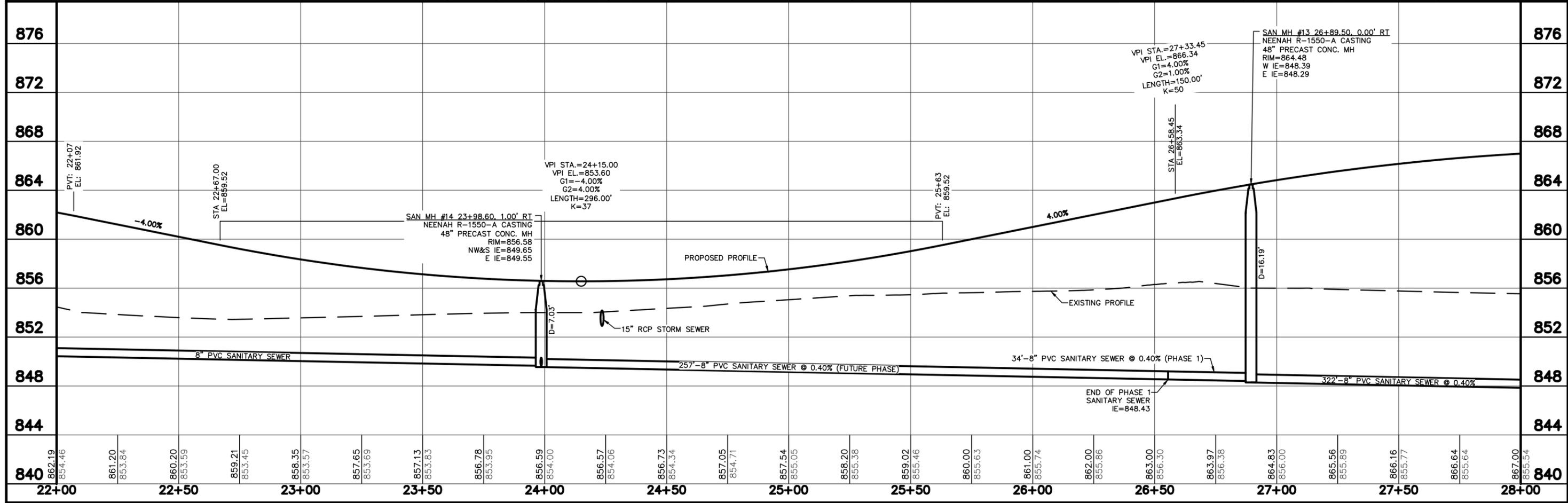
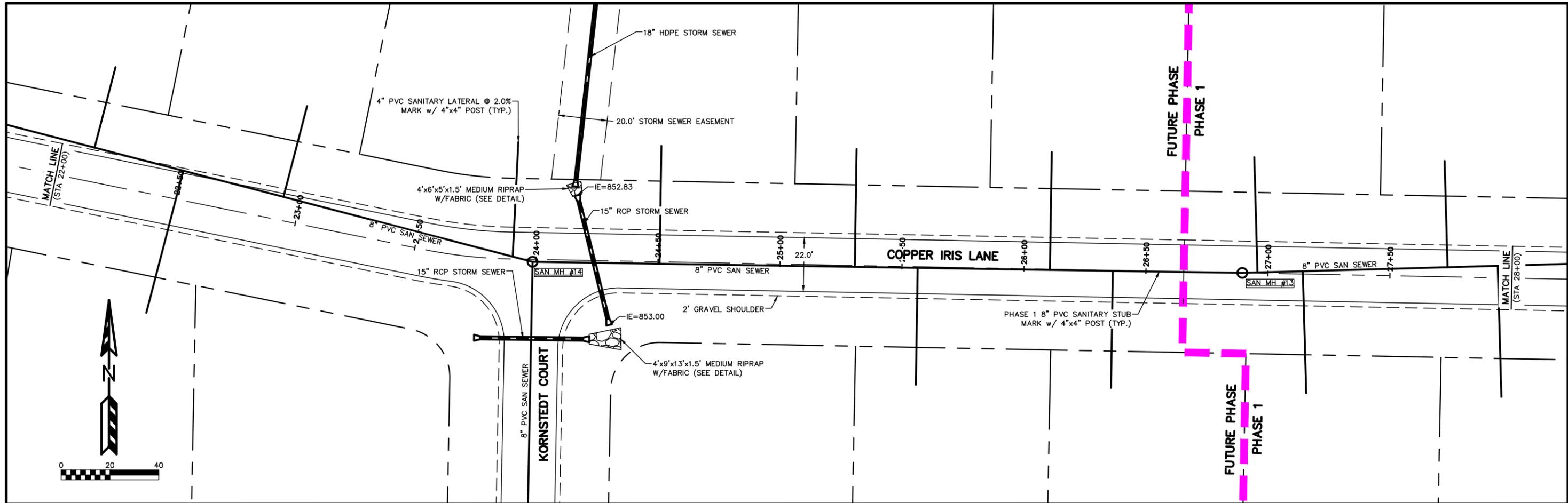
QUAM ENGINEERING, LLC
Residential and Commercial Site Design Consultants

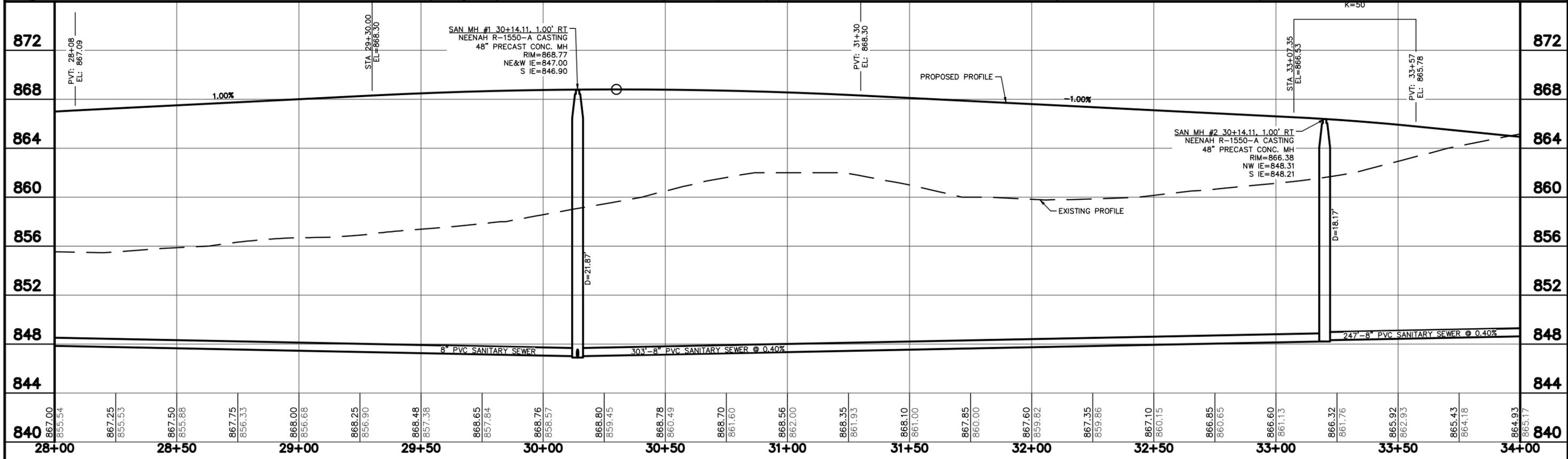
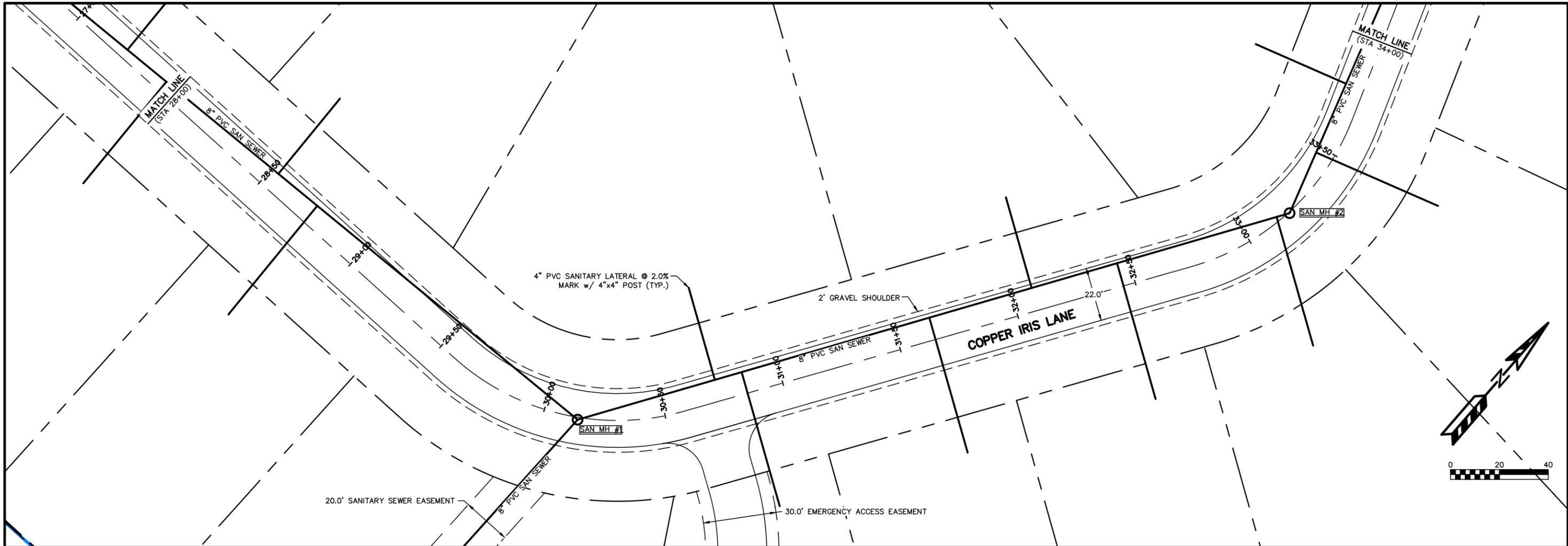


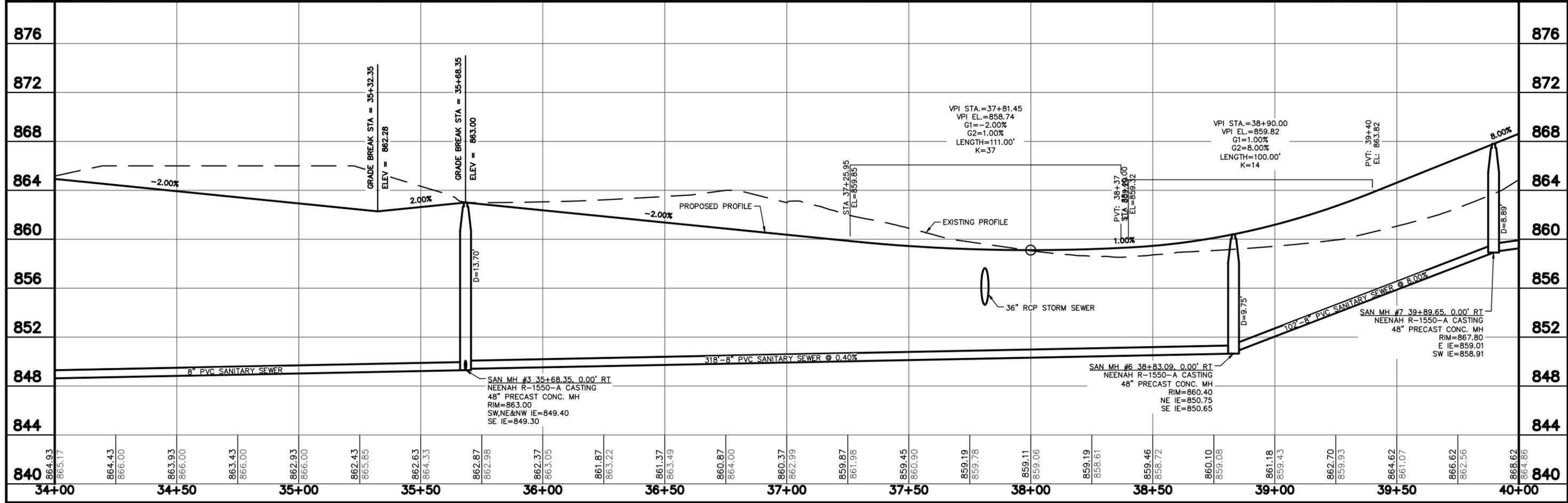
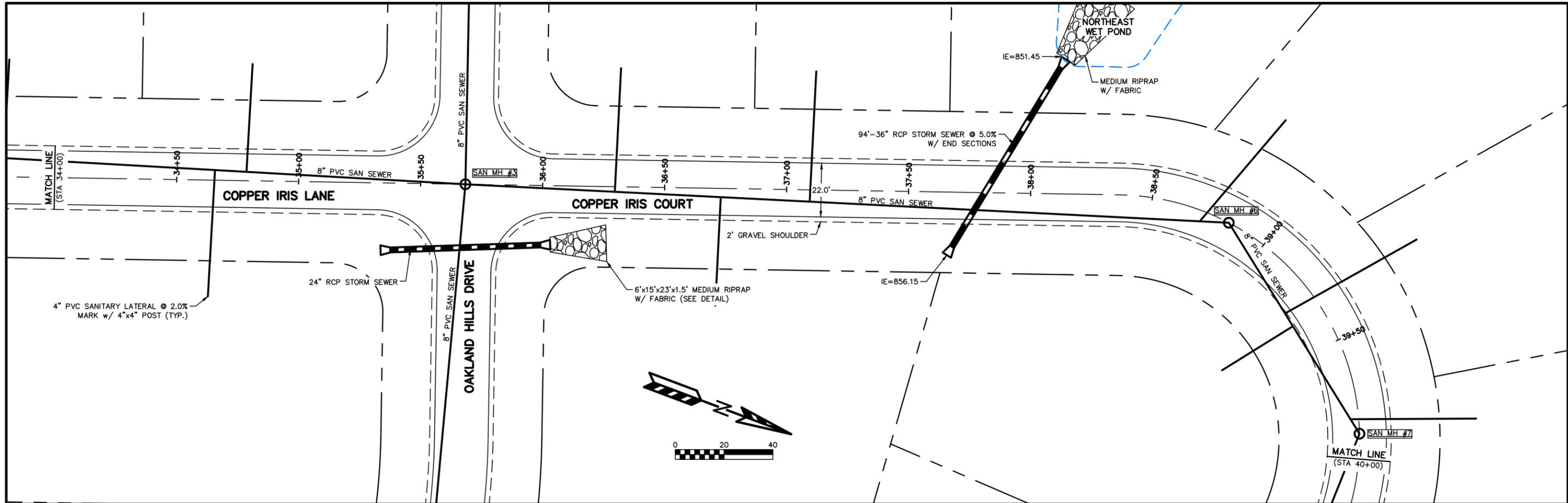
www.quamengineering.com

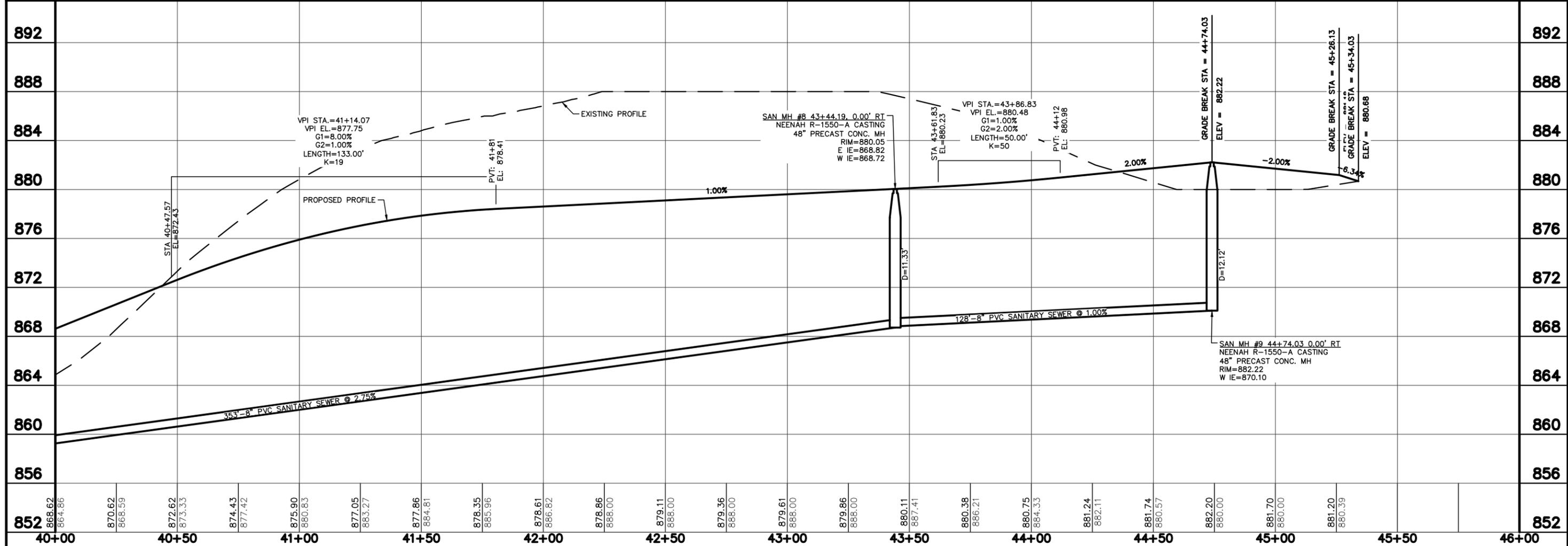
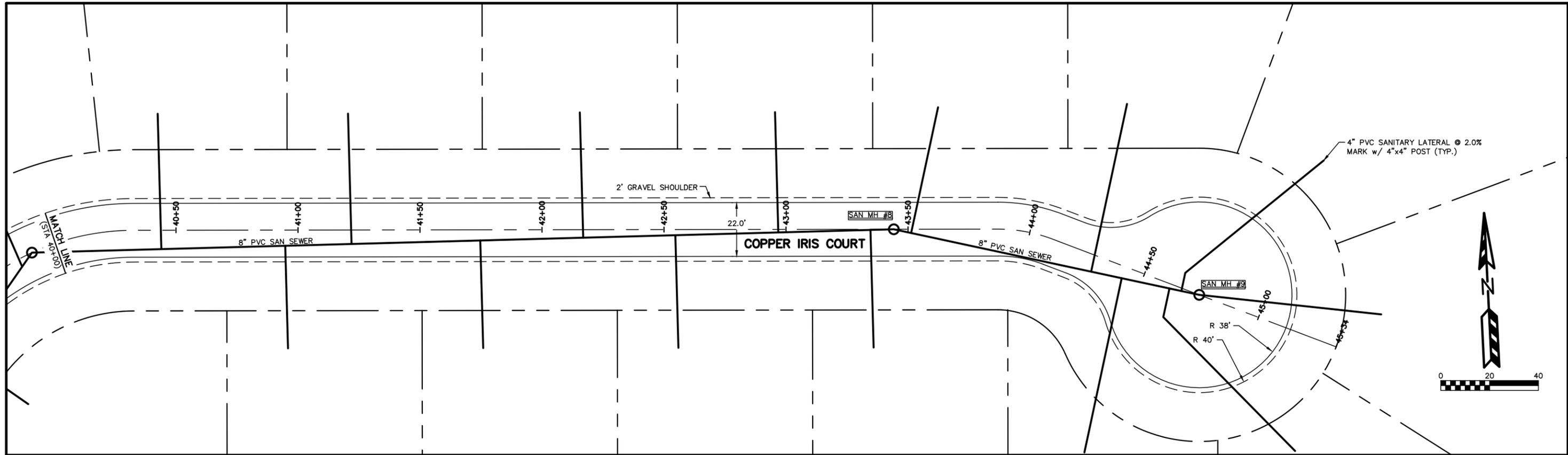
4604 Siggelkow Road, Suite A - McFarland, Wisconsin 53558
Phone (608) 838-7750; Fax (608) 838-7752

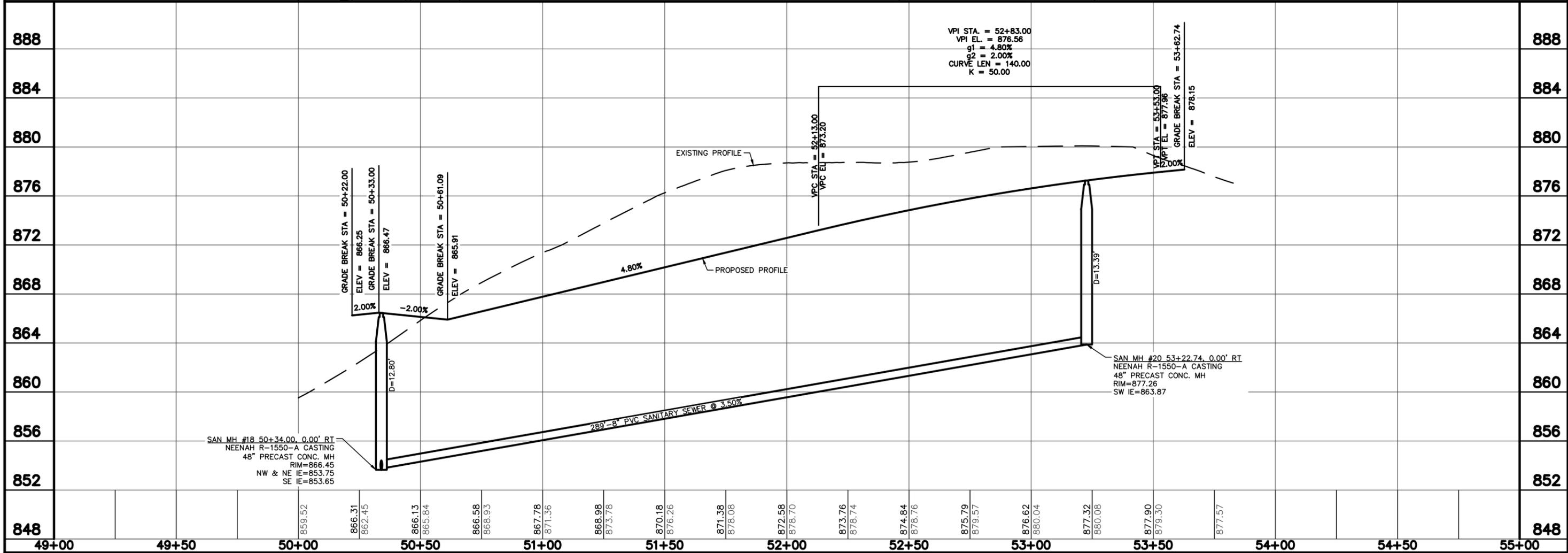
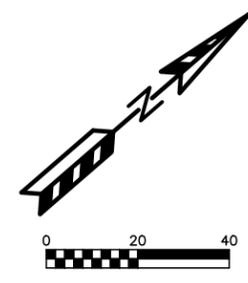
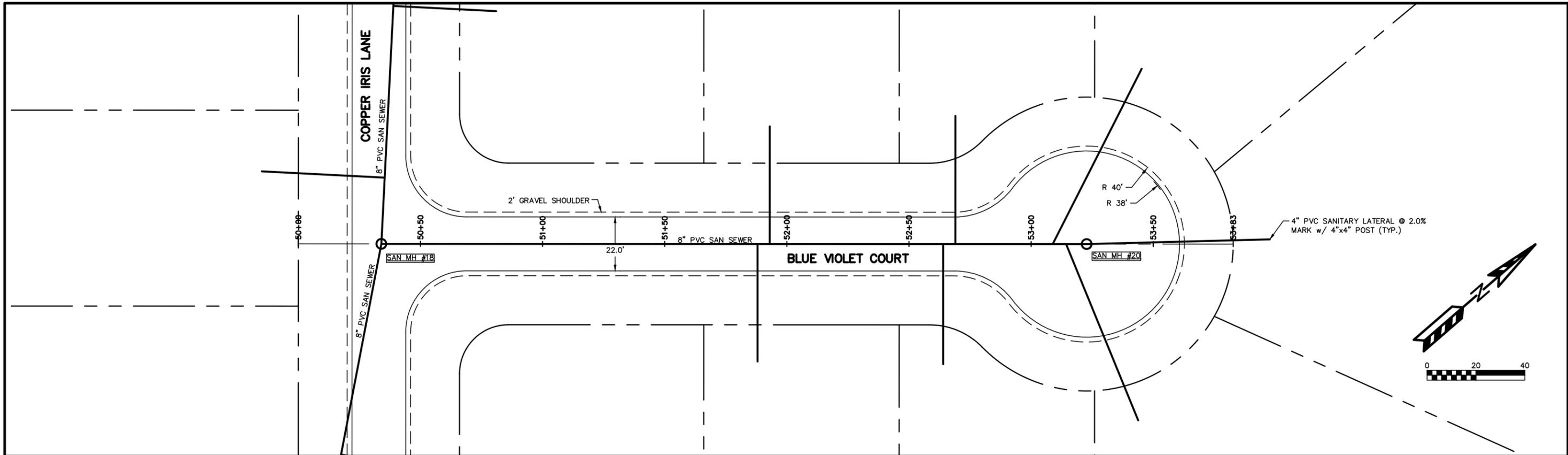


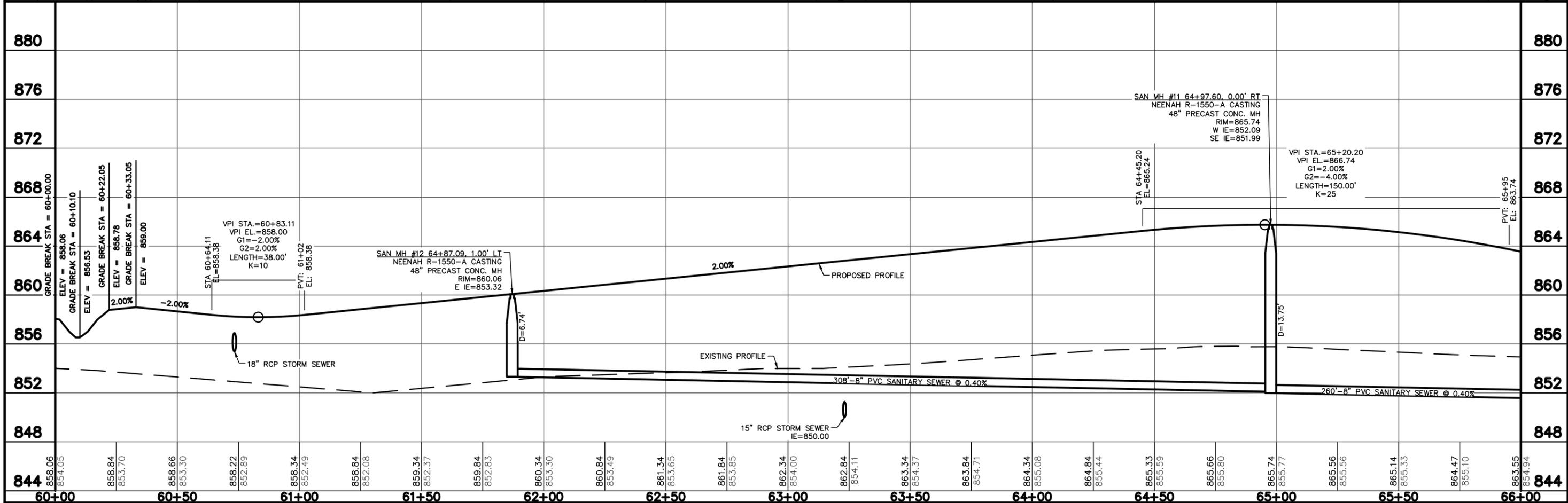
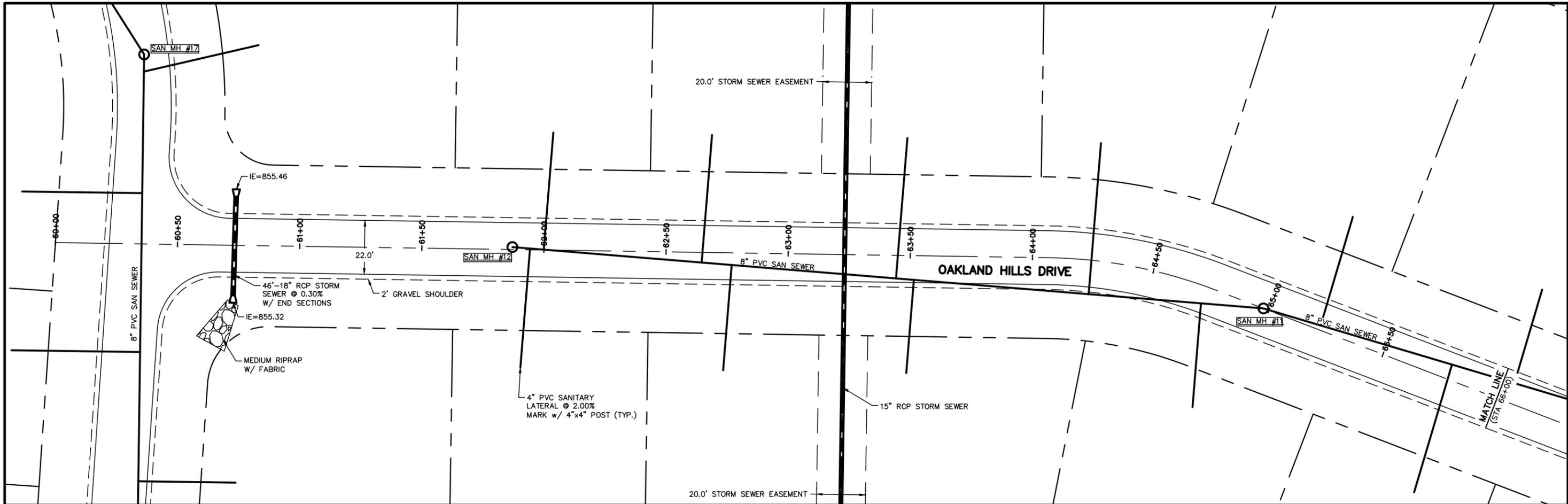




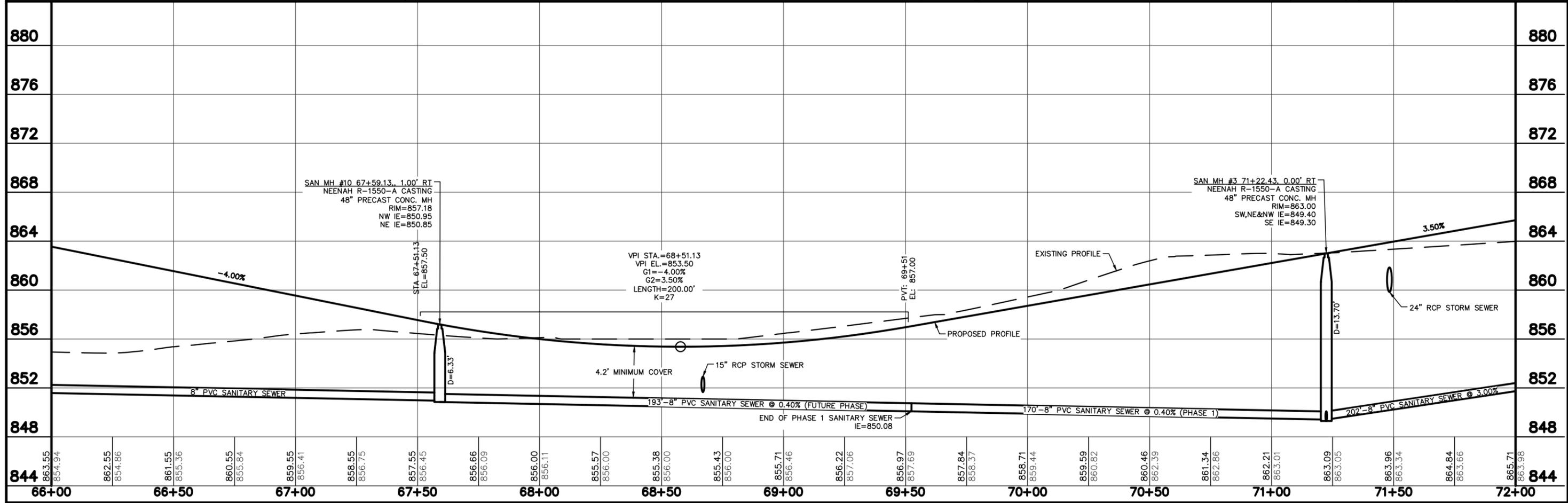
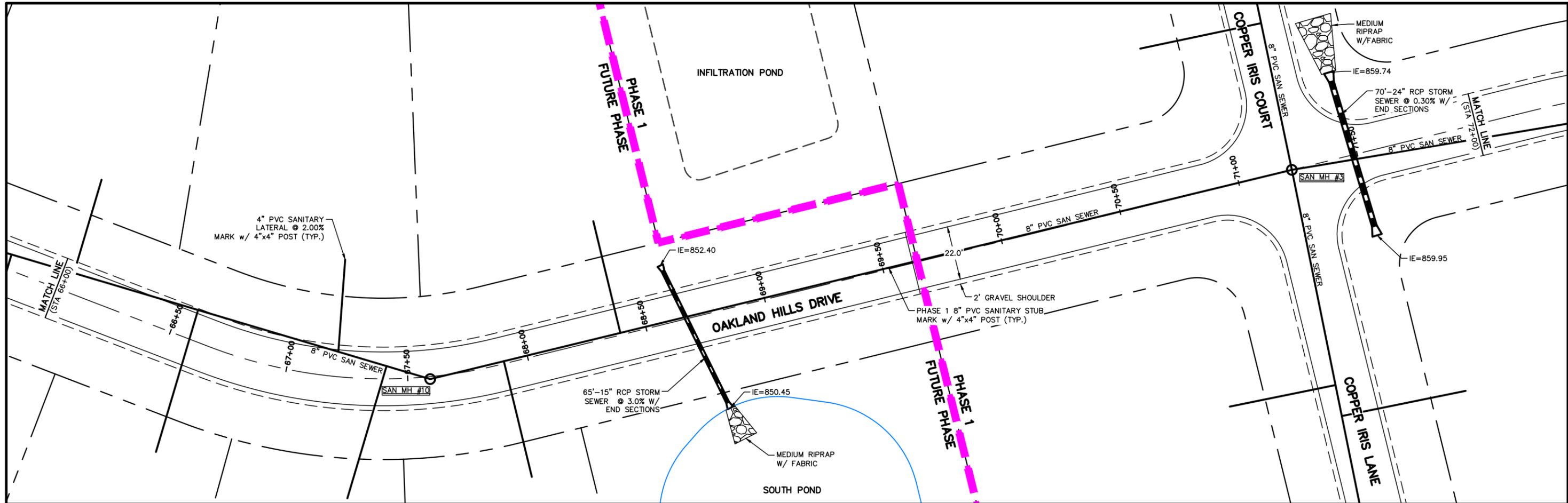




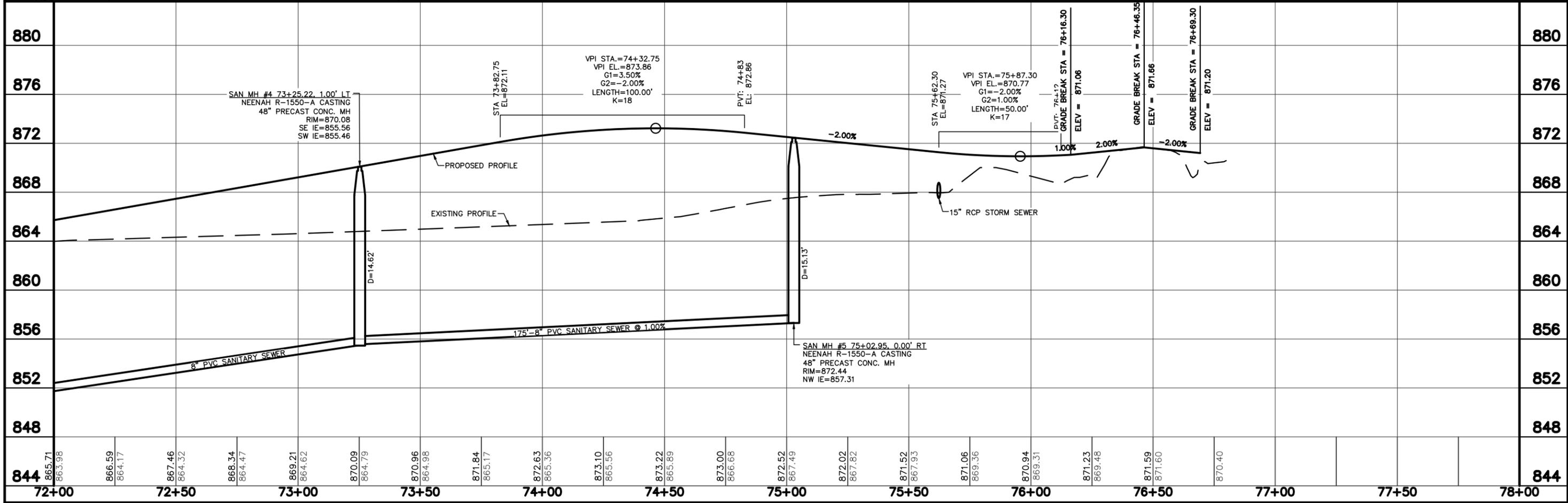
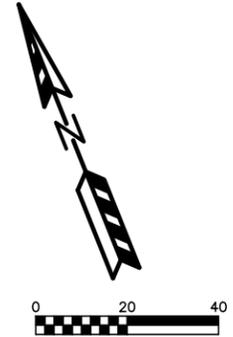
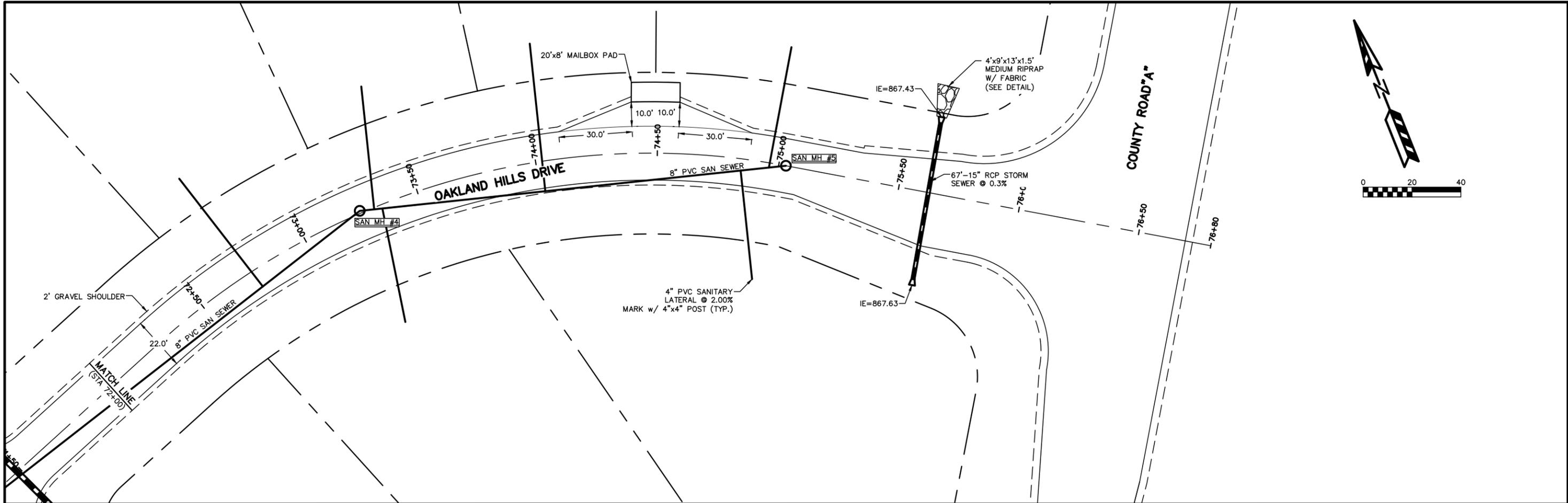


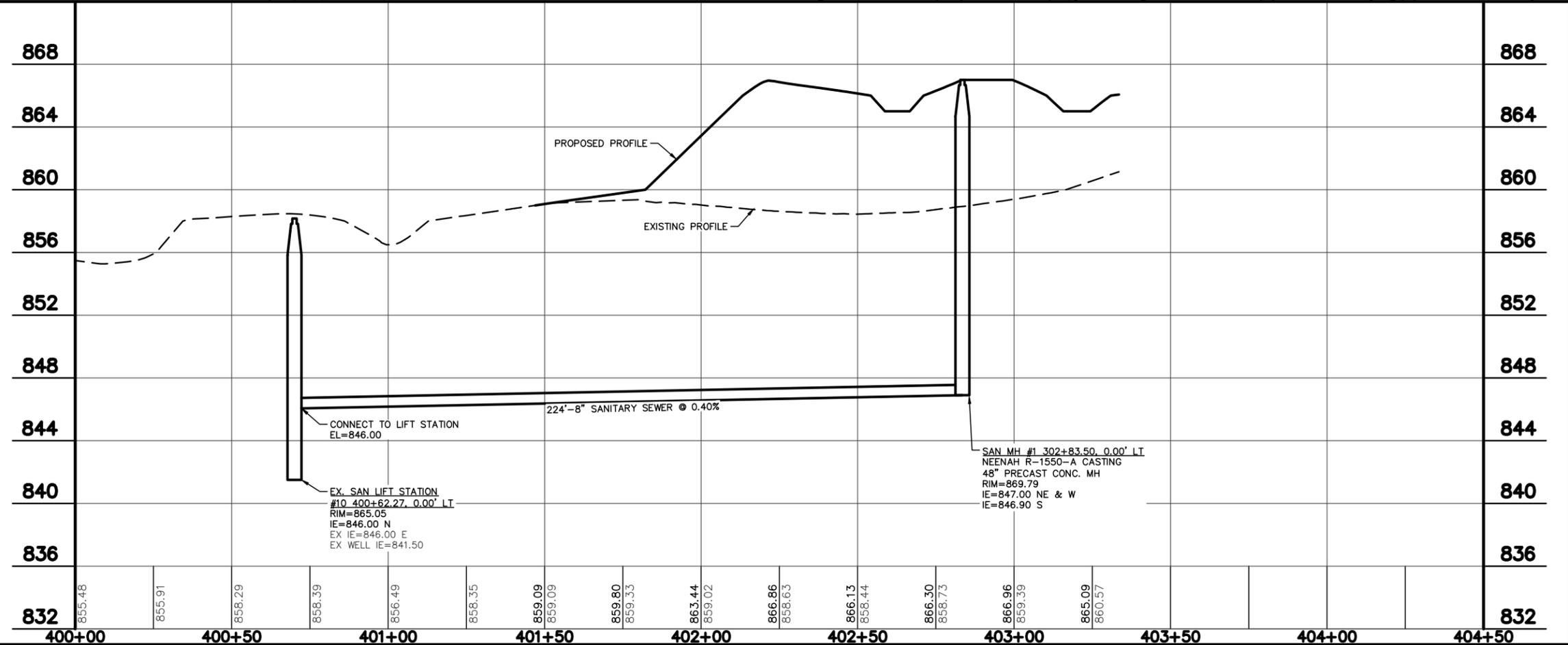
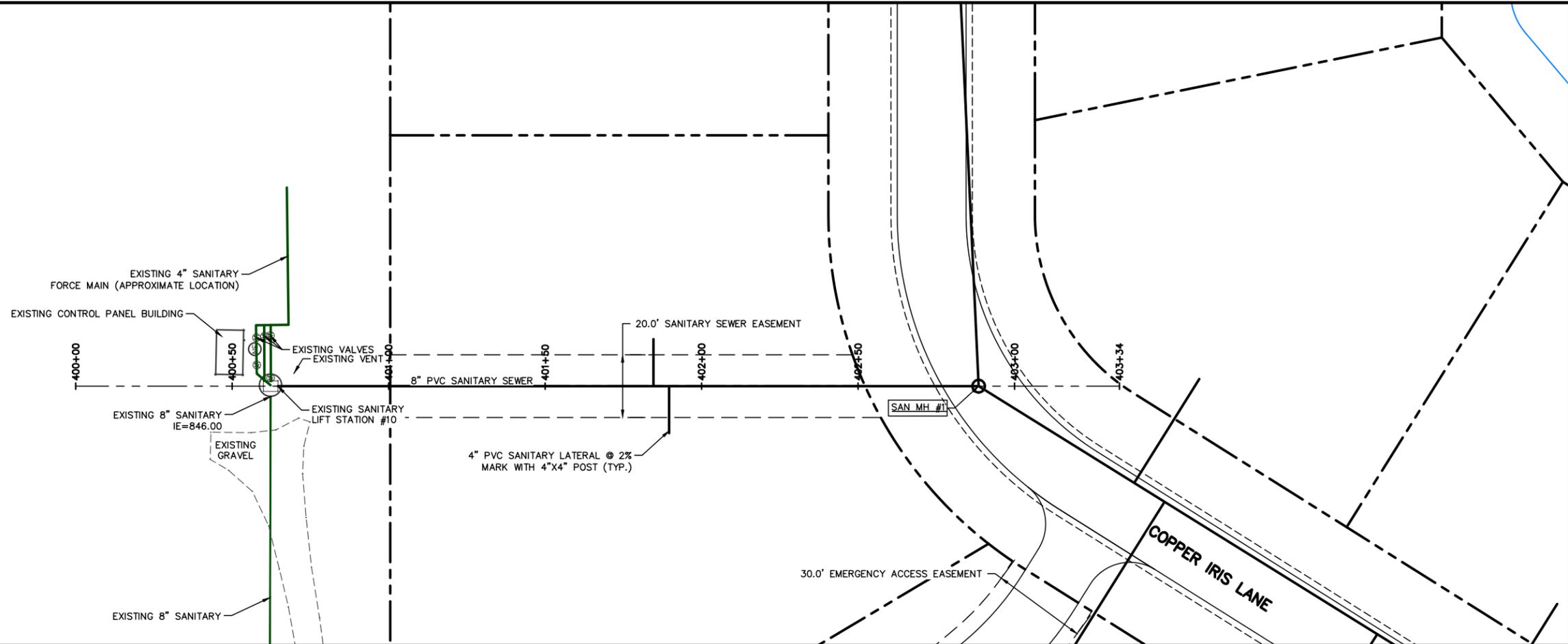
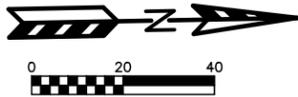


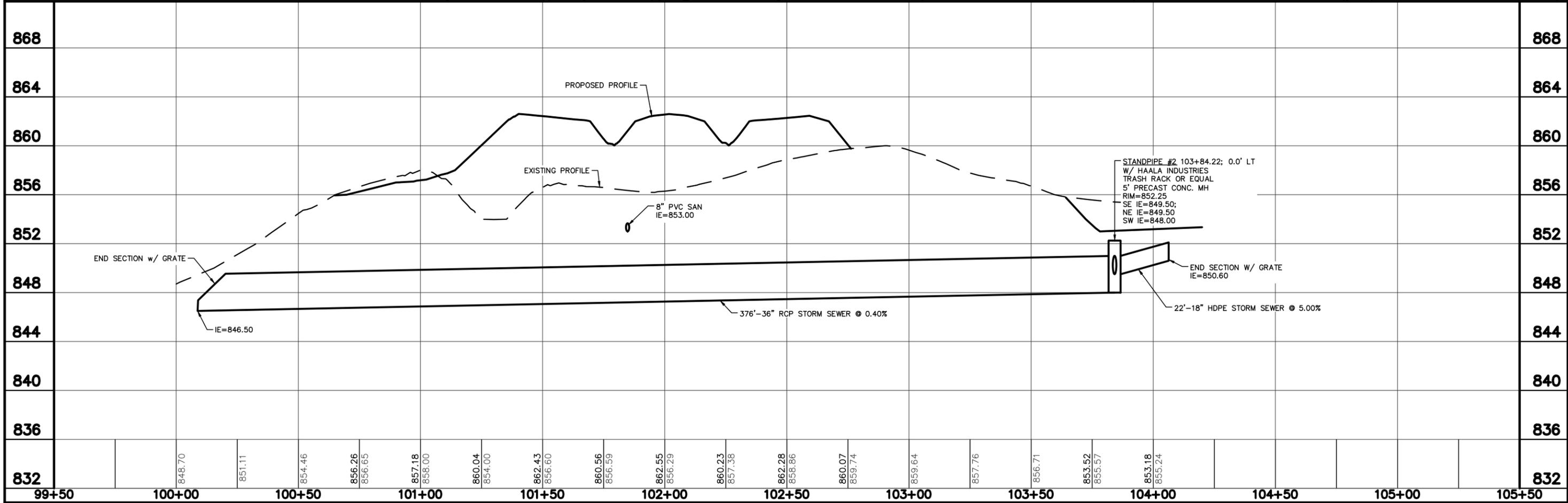
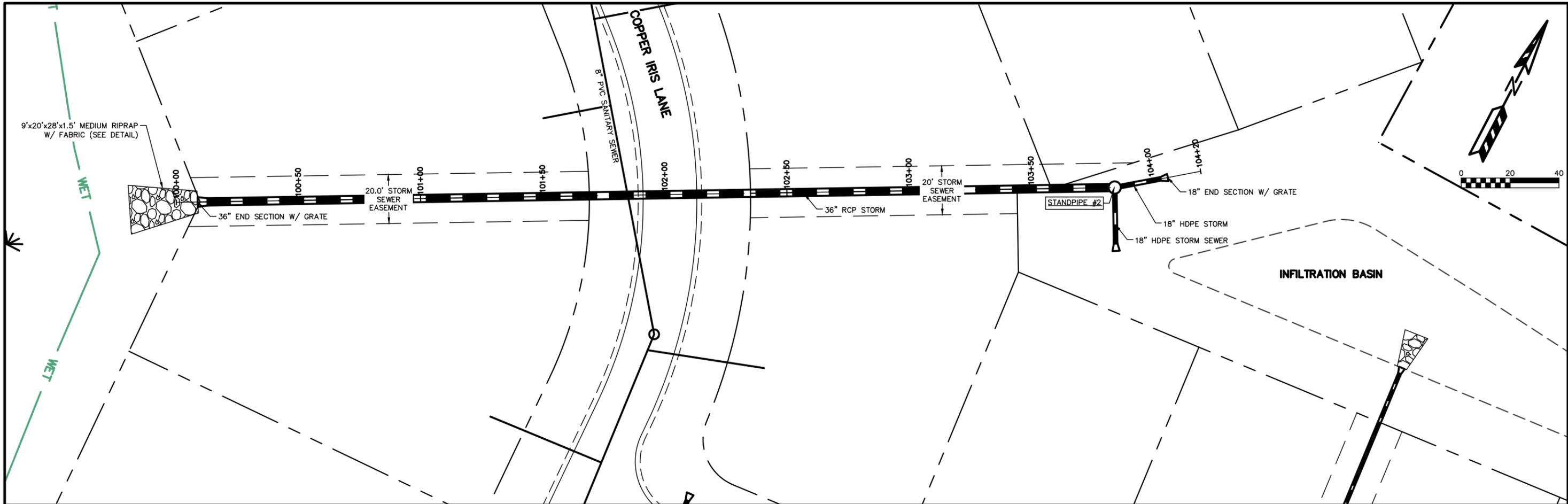
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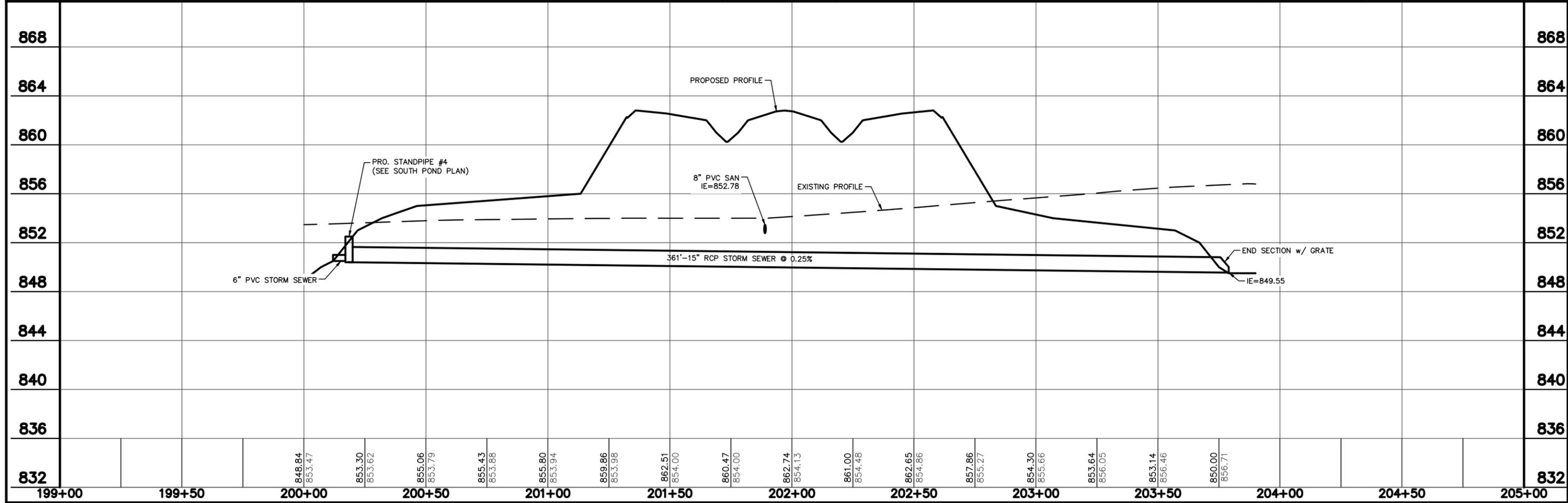
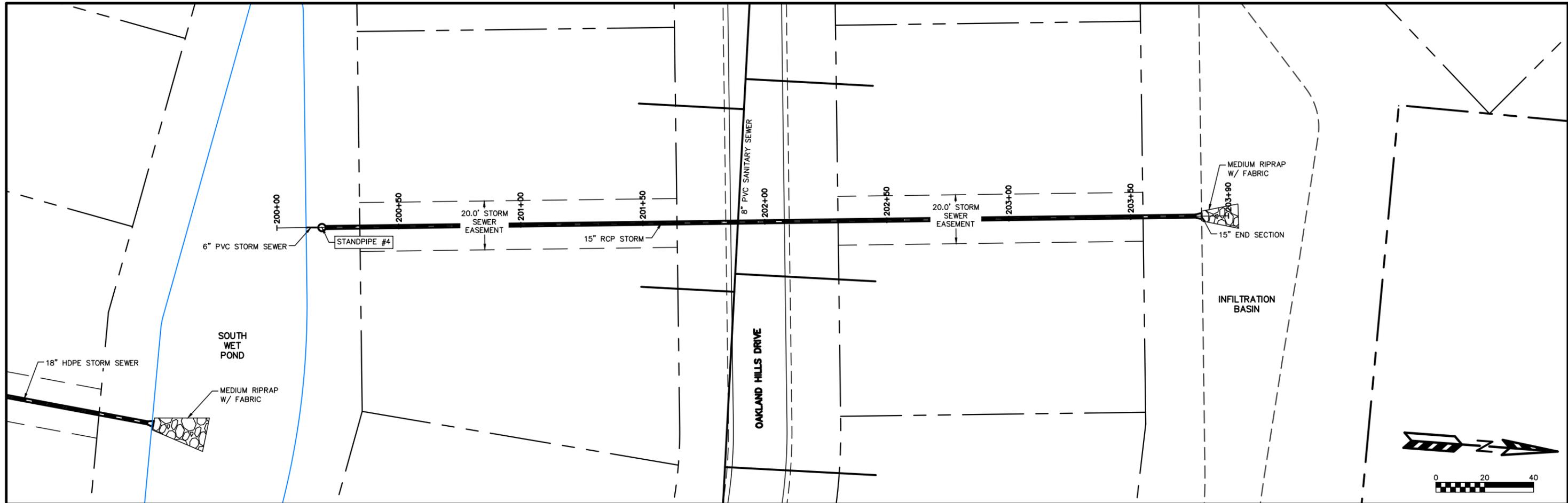


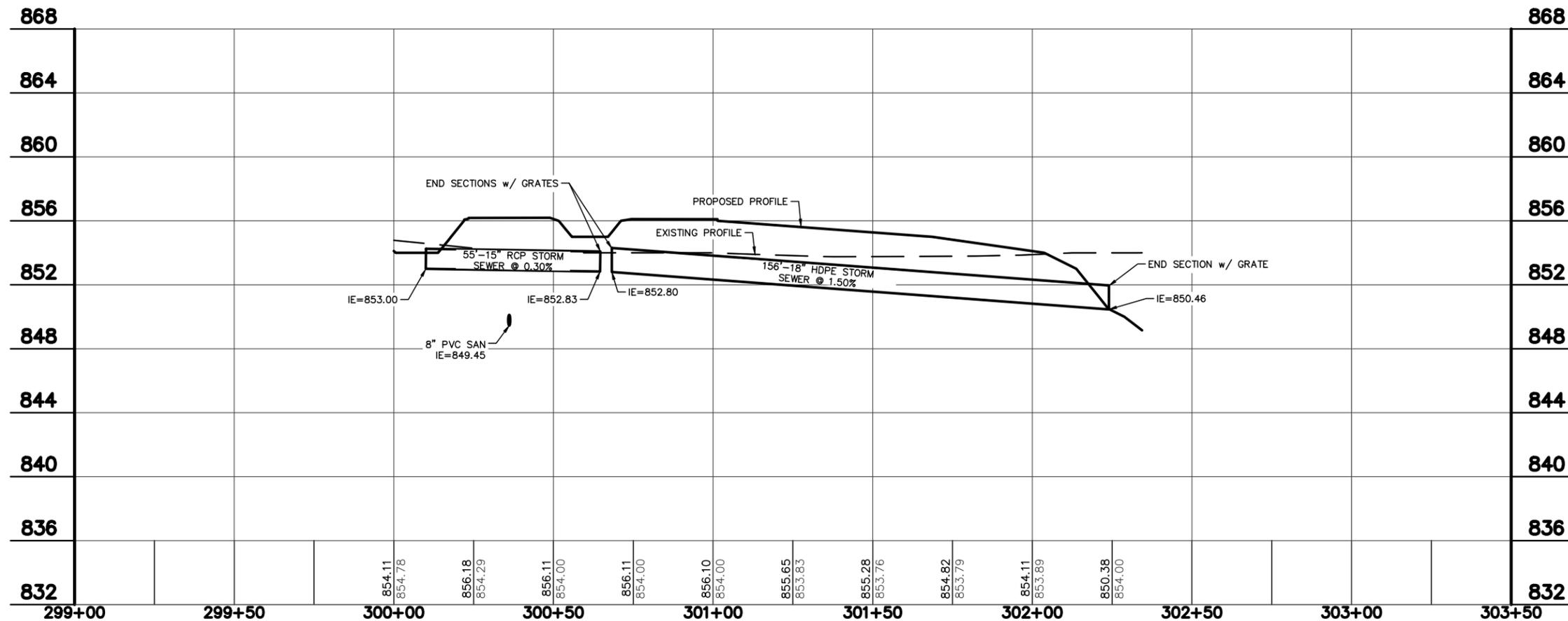
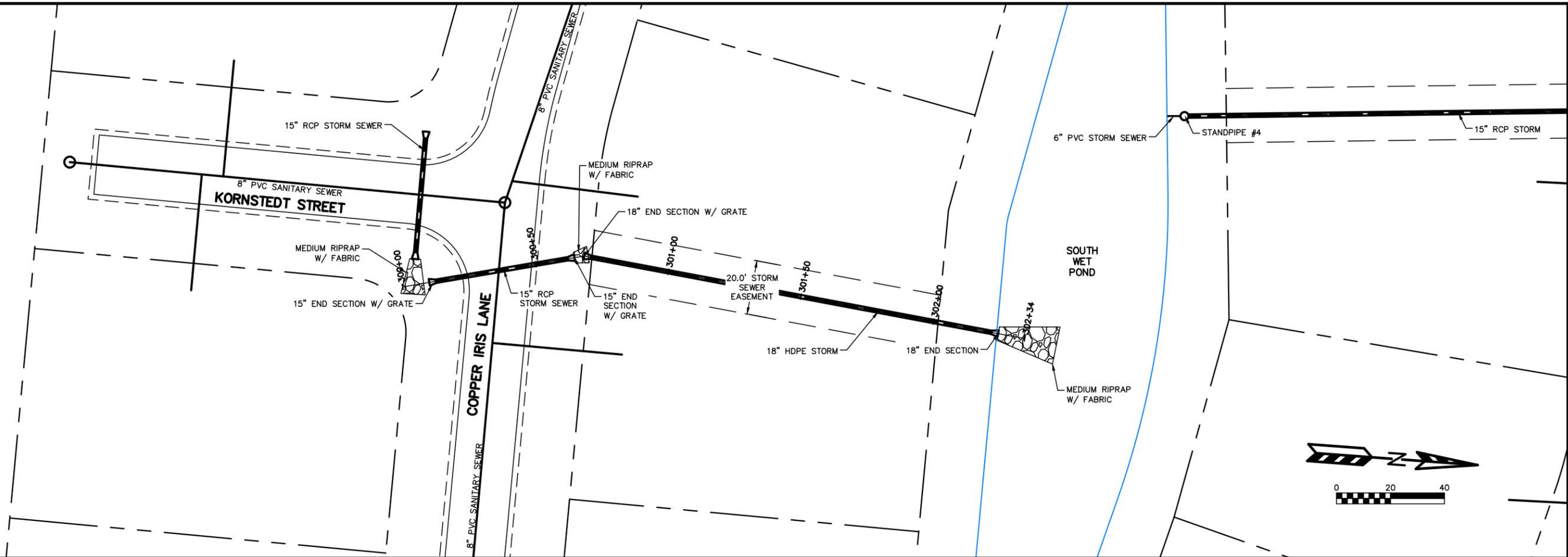
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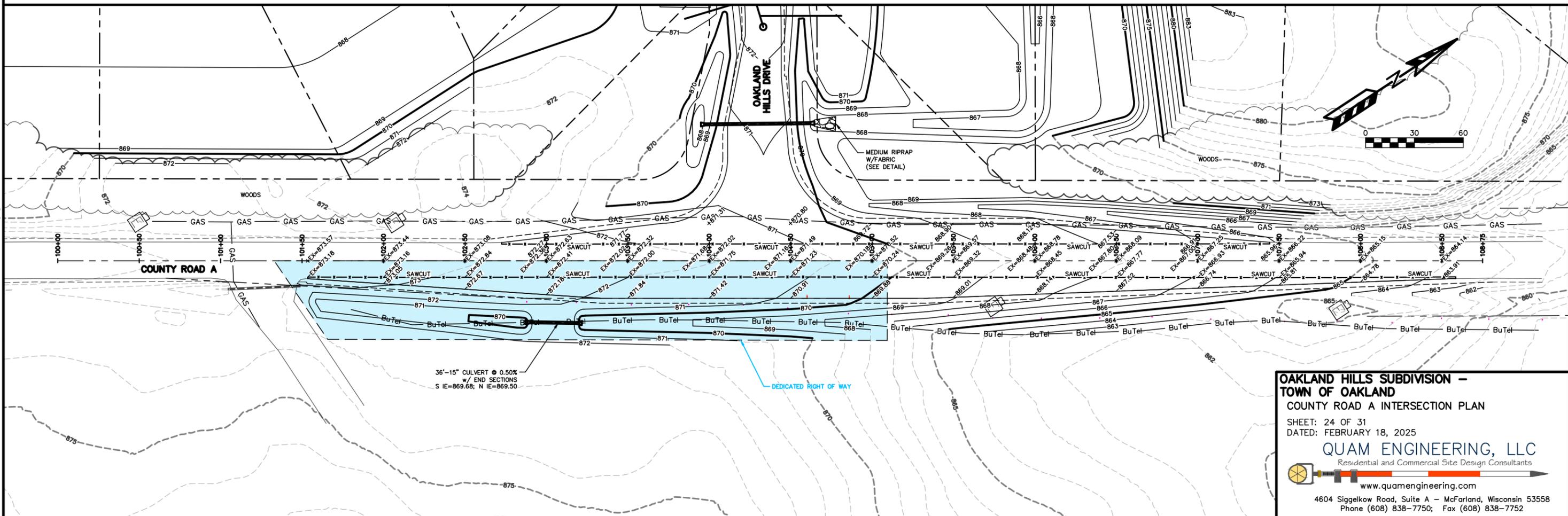
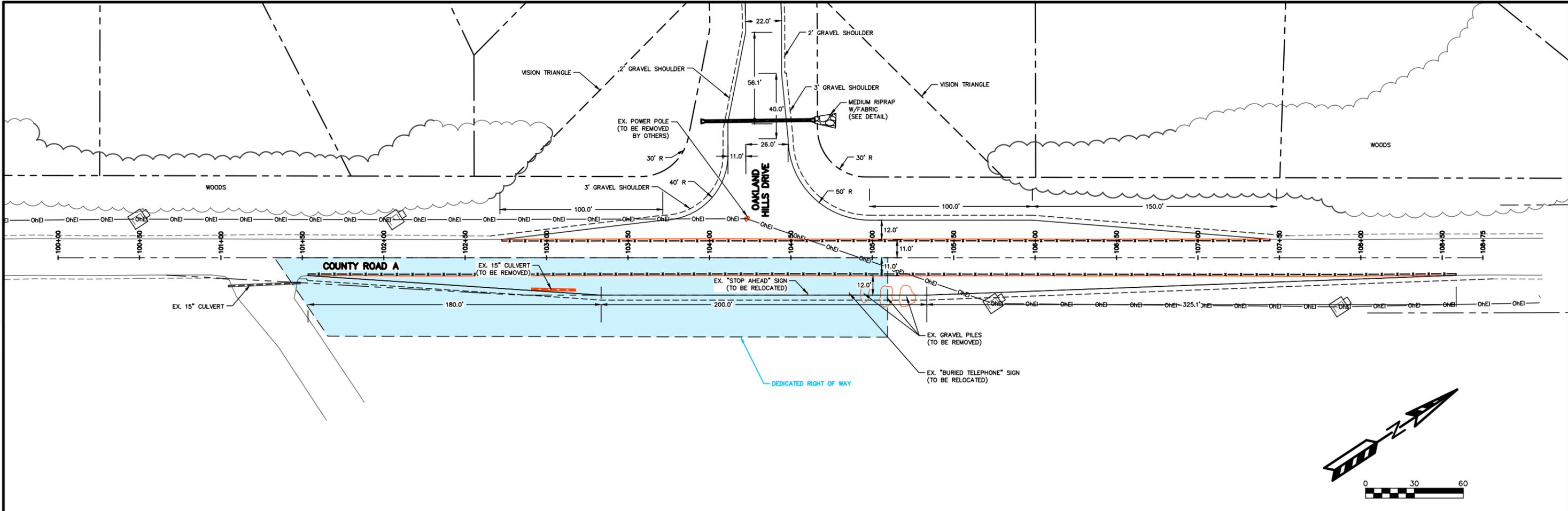




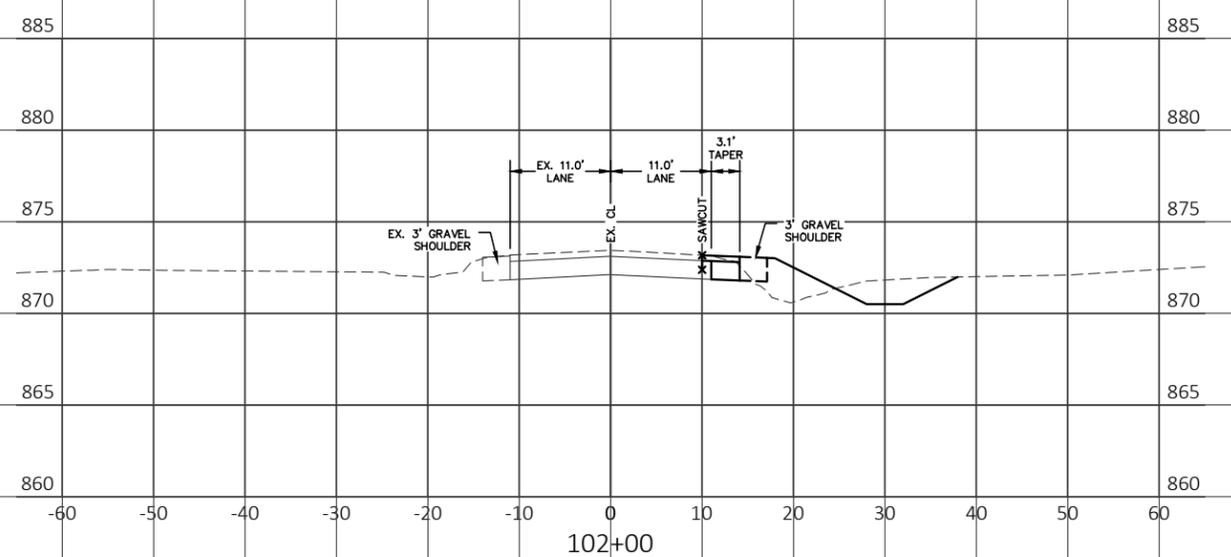
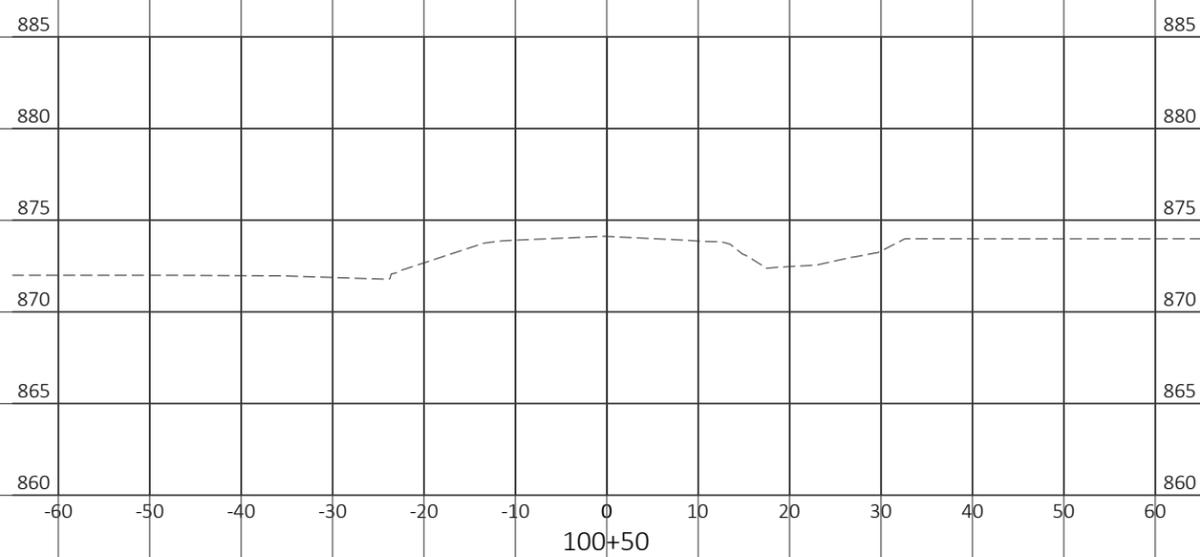
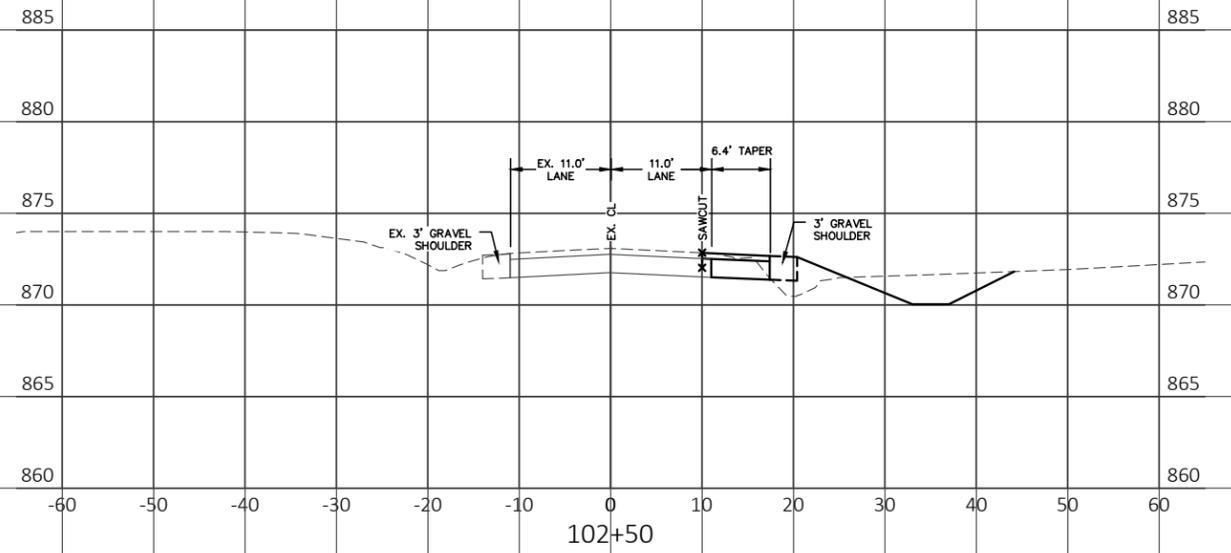
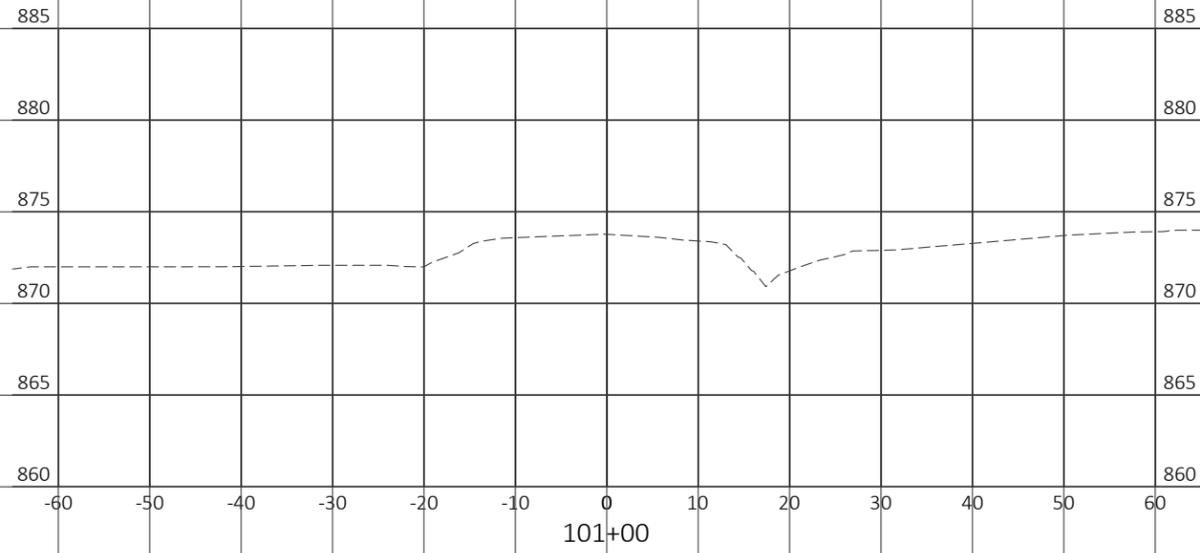
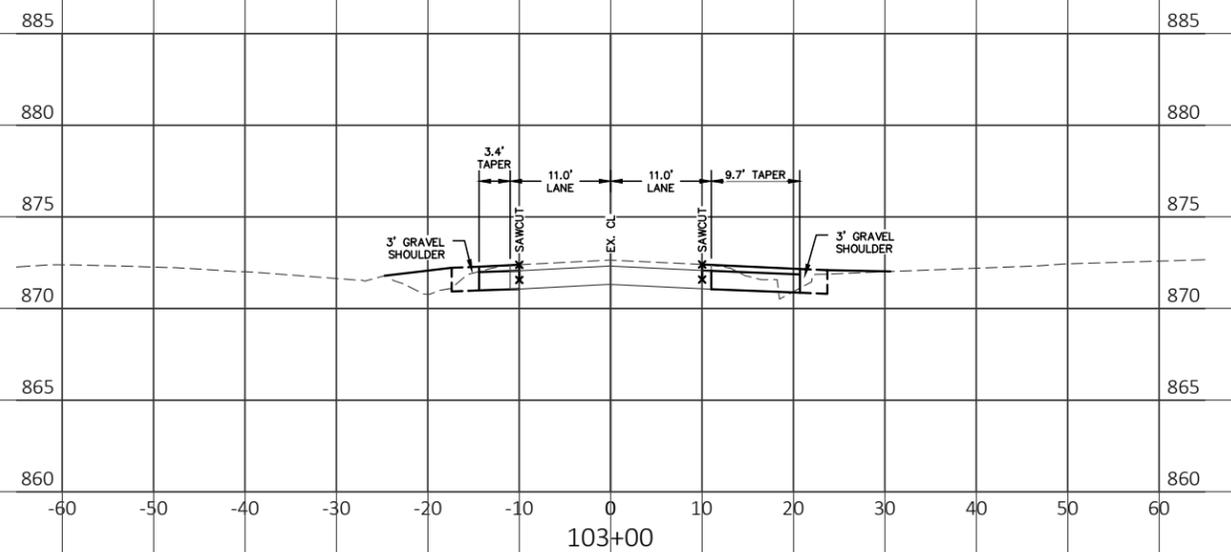
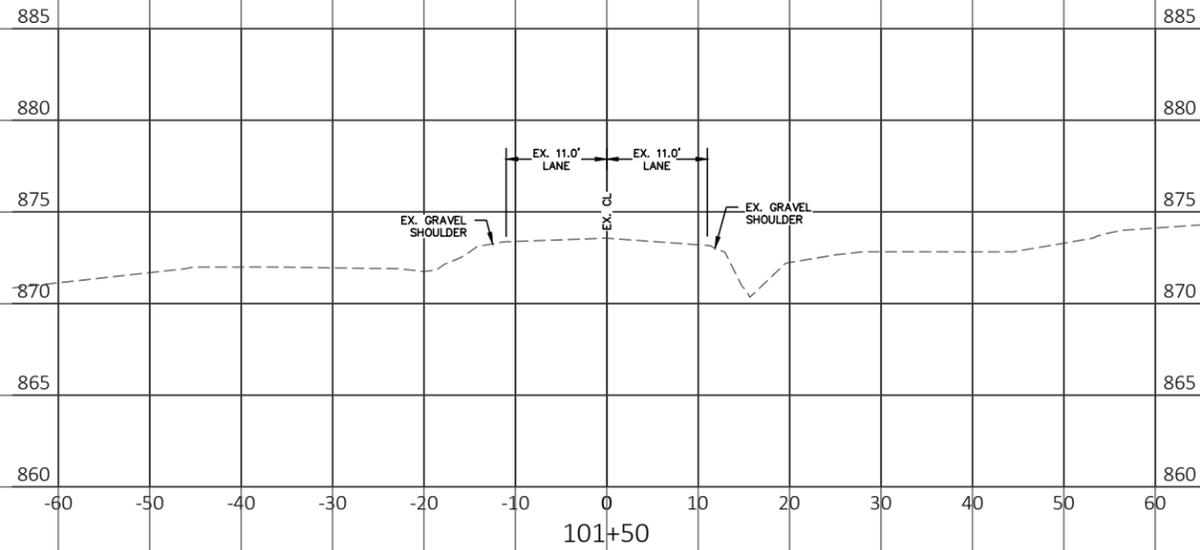


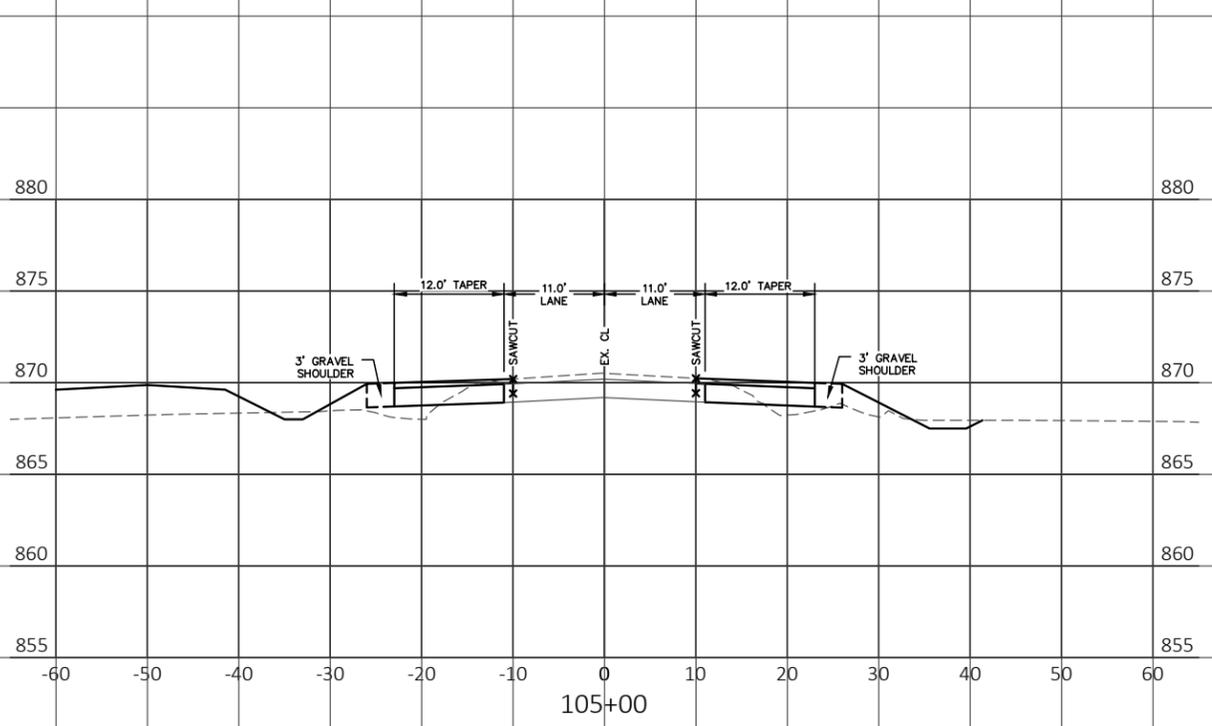
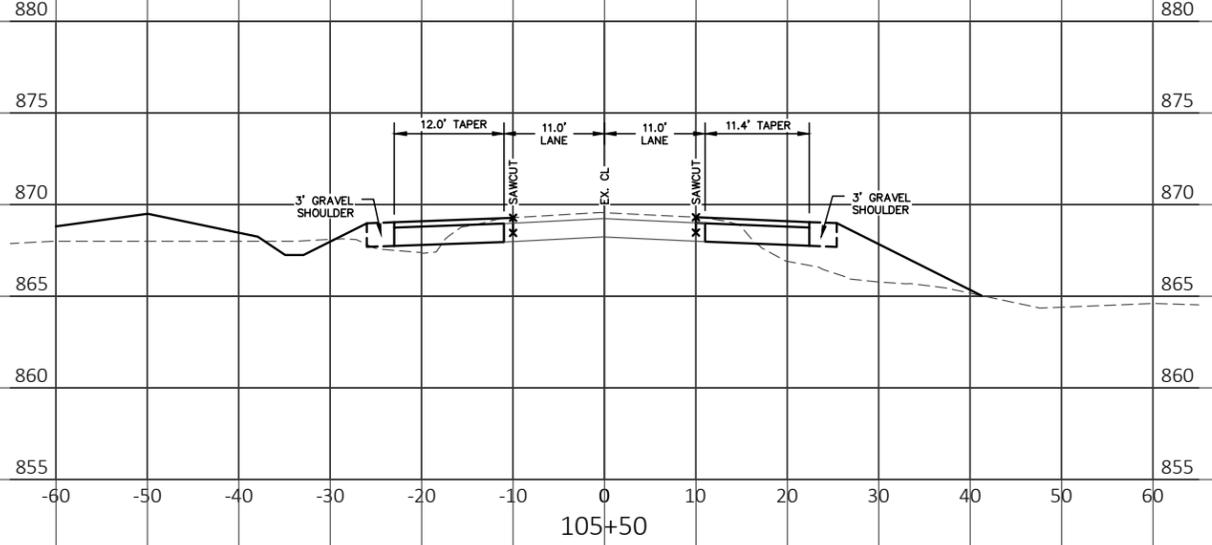
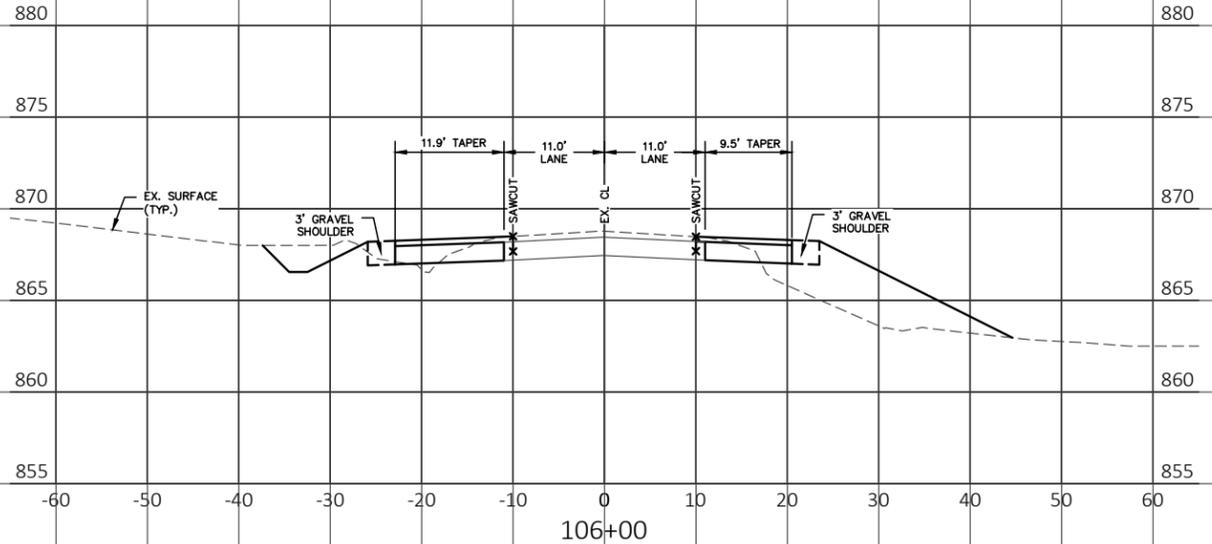
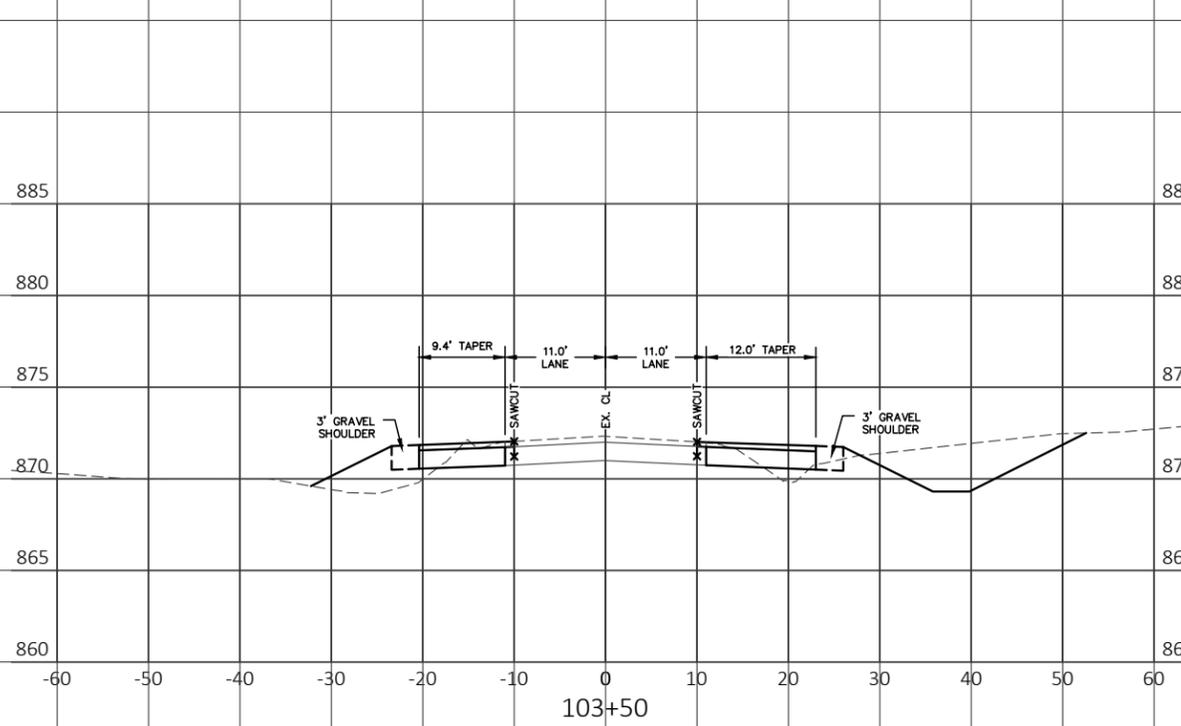
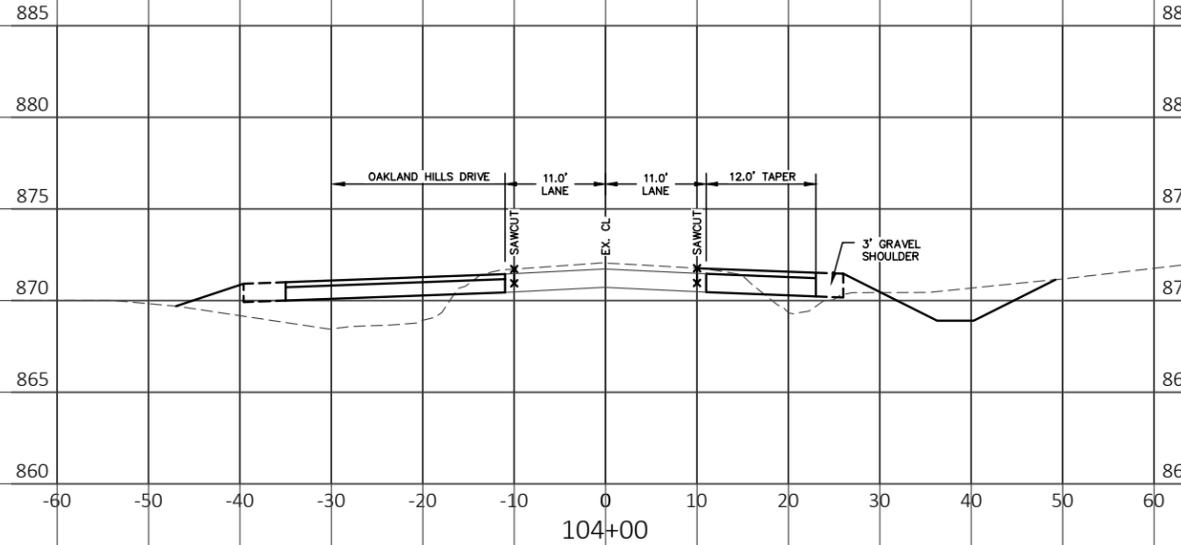
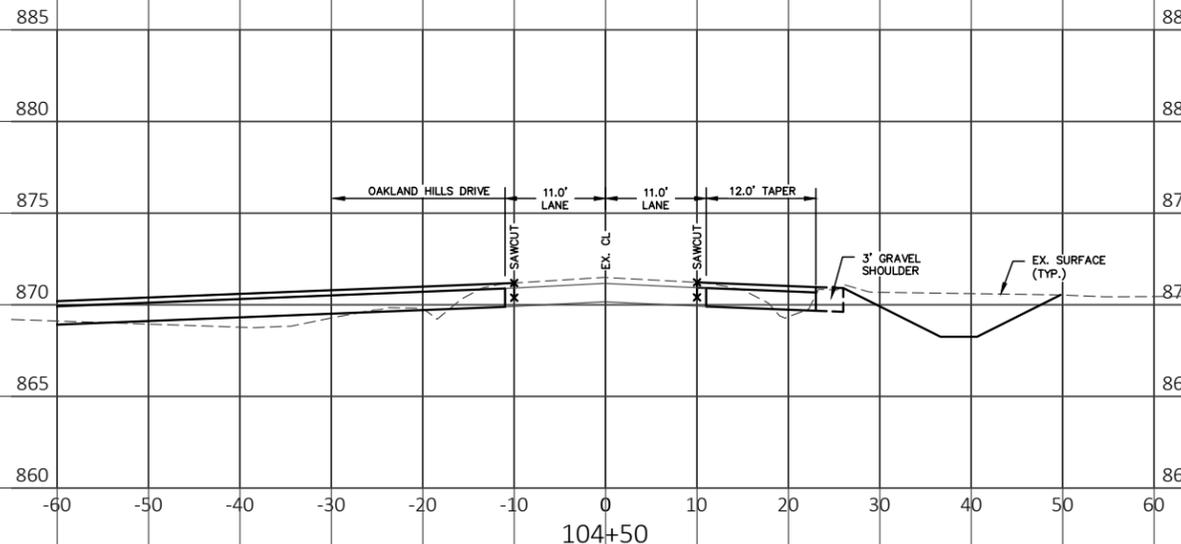


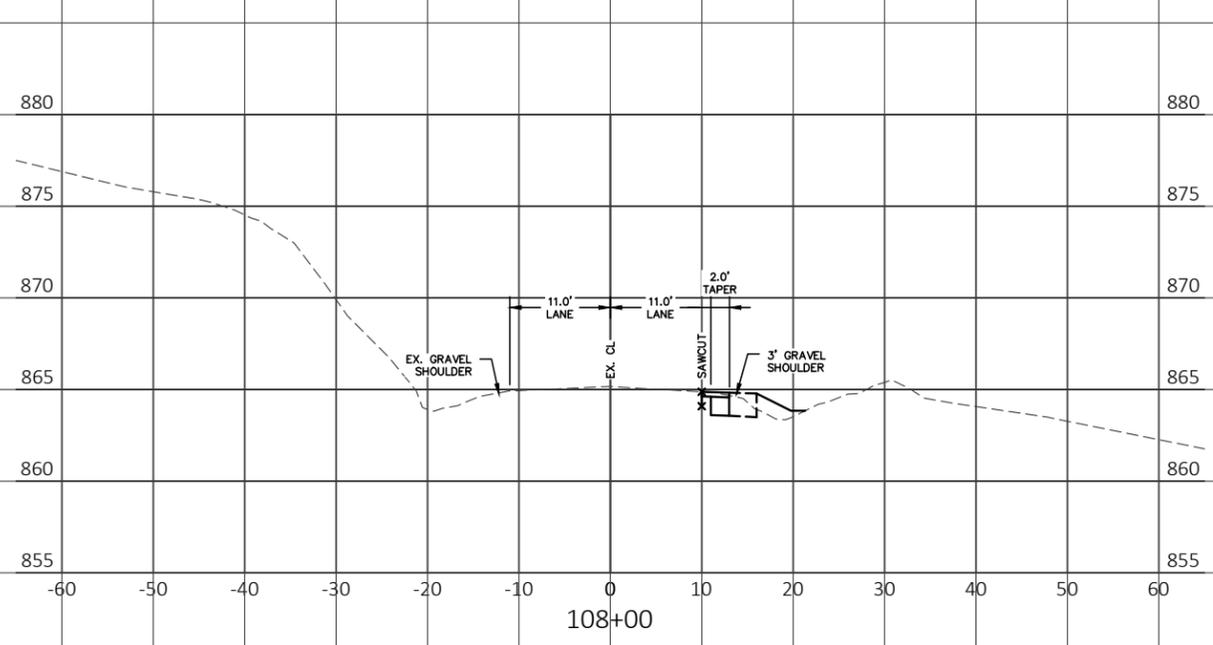
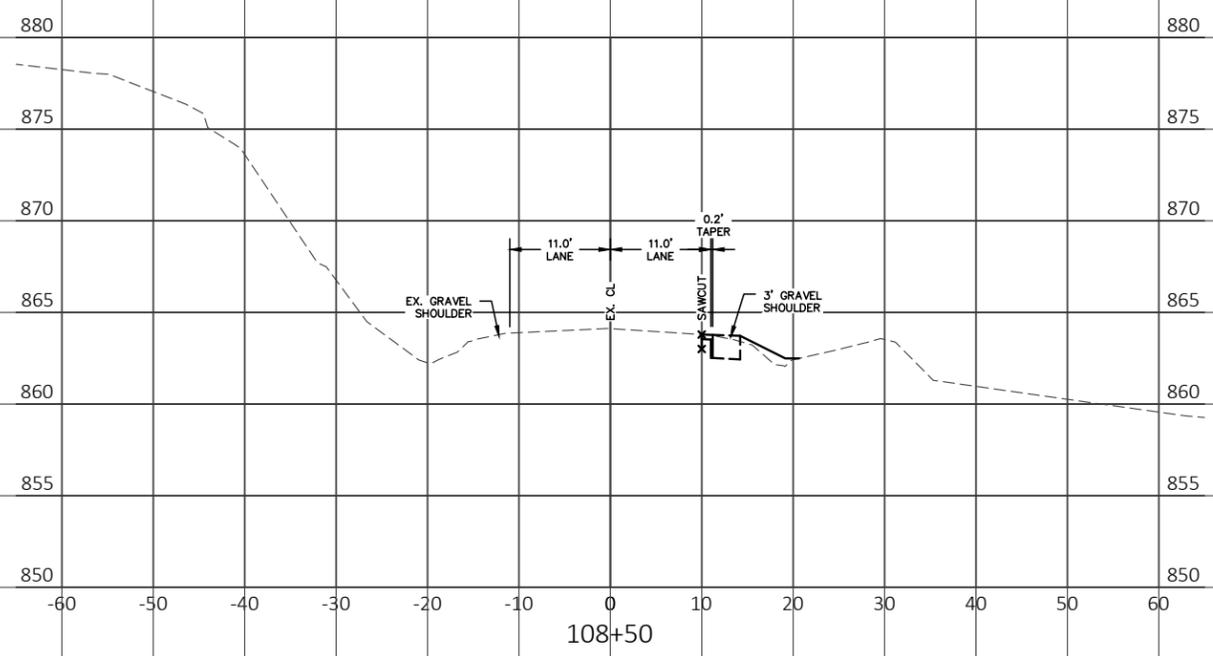
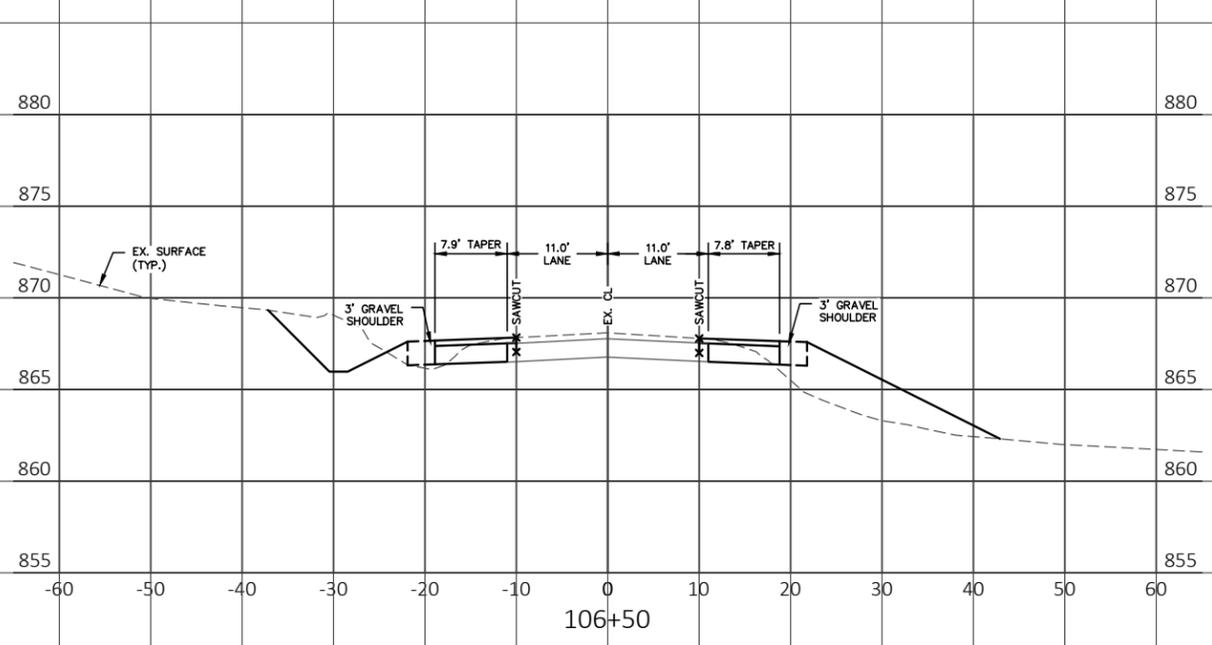
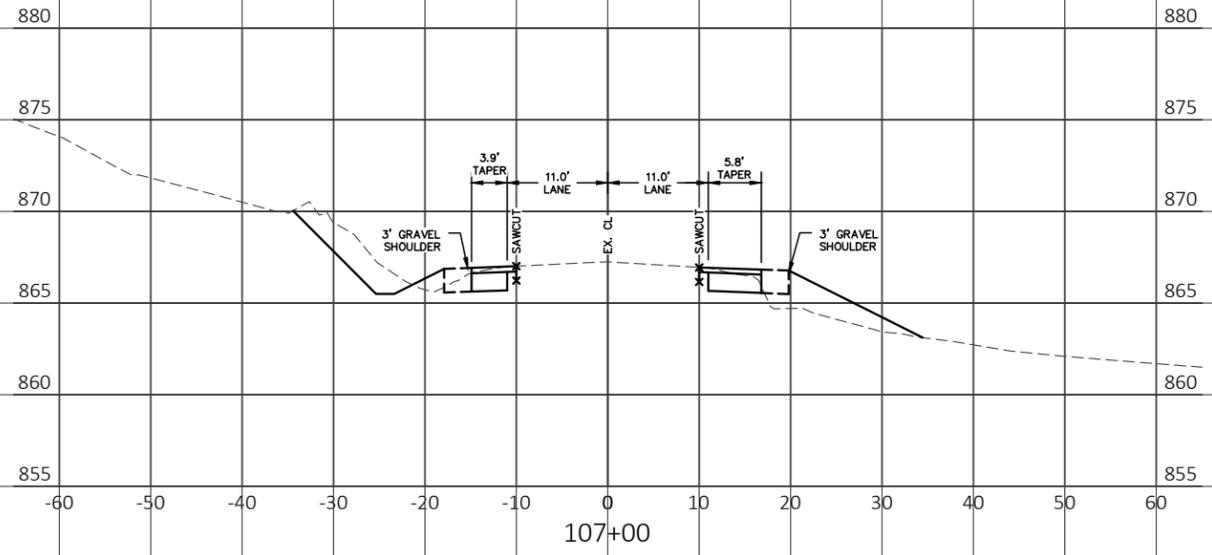
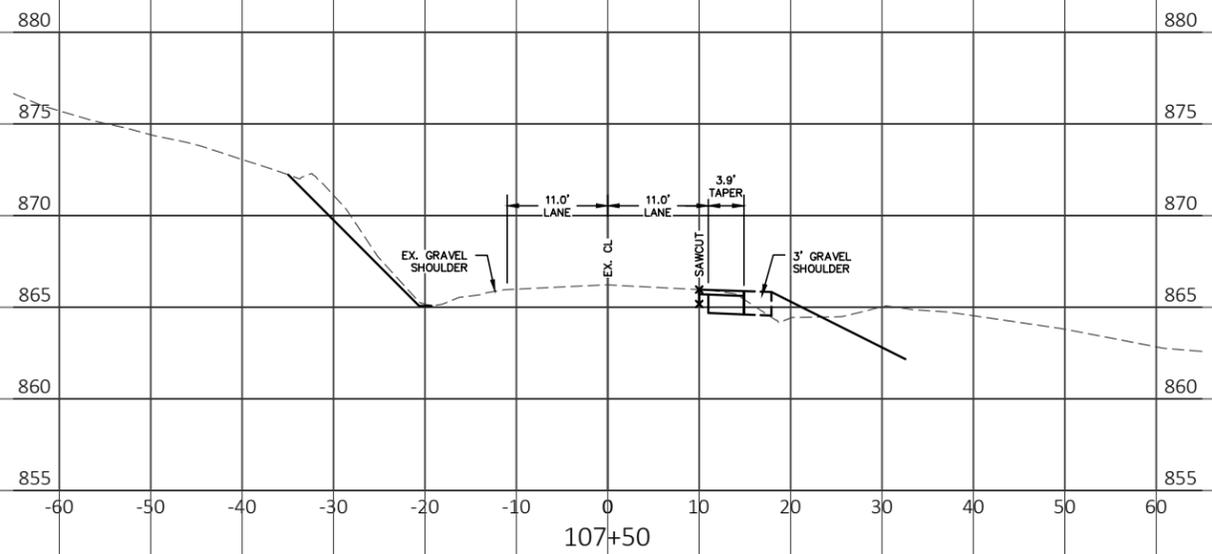




**OAKLAND HILLS SUBDIVISION -
TOWN OF OAKLAND**
COUNTY ROAD A INTERSECTION PLAN
 SHEET: 24 OF 31
 DATED: FEBRUARY 18, 2025
QUAM ENGINEERING, LLC
 Residential and Commercial Site Design Consultants
 www.quamengineering.com
 4604 Siggelkow Road, Suite A - McFarland, Wisconsin 53558
 Phone (608) 838-7750; Fax (608) 838-7752







UTILITY NOTES:

ALL SANITARY SEWER AND STORM SEWER CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE TOWN OF OAKLAND AND WISCONSIN DSPS STANDARDS.

THE LENGTHS OF ALL UTILITIES ARE TO CENTER OF STRUCTURES OR FITTINGS AND MAY VARY SLIGHTLY FROM THE PLAN. LENGTHS SHALL BE VERIFIED IN THE FIELD DURING CONSTRUCTION.

MAINTAIN AN 8 FOOT MINIMUM HORIZONTAL SEPARATION DISTANCE BETWEEN PUBLIC SANITARY SEWER AND STORM SEWER.

ANY UTILITIES WHICH ARE DAMAGED BY THE CONTRACTOR SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE.

ALL UNDERGROUND EXTERIOR NON-METALLIC SEWERS/MAINS MUST BE PROVIDED WITH TRACER WIRE OR OTHER METHODS IN ORDER TO BE LOCATED IN ACCORDANCE WITH 182.0175(2r) OF STATE STATUTES.

THE CONTRACTOR SHALL VERIFY EXISTING SANITARY SEWER LATERAL INVERT PRIOR TO BUILDING CONSTRUCTION AND SHALL REPORT DISCREPANCIES PRIOR TO COMMENCING WORK TO THE ENGINEER OR BUILDING CONTRACTOR.

BUILDING LATERALS SHALL BE CONSTRUCTED IN ACCORDANCE WITH LOCAL AND STATE PLUMBING CODES. SITE UTILITY CONTRACTOR SHALL STUB LATERAL TO 5 FEET OUTSIDE BUILDING. SEE INTERIOR PLUMBING PLANS FOR CONTINUATION OF PIPING INTO BUILDING BY BUILDING PLUMBING CONTRACTOR IN ACCORDANCE WITH STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION WISCONSIN, LATEST EDITION.

CONTRACTOR SHALL COORDINATE WITH LOCAL GAS, TELEPHONE, AND ELECTRICAL UTILITIES FOR EXACT LOCATION SIZE AND DEPTH OF NEW SERVICE.

SANITARY SEWER SHALL BE PVC ASTM D3034, SDR 35 UNLESS INDICATED OTHERWISE.

STORM SEWER SHALL BE HDPE N-12 DUAL WALL PIPE OR REINFORCED CONCRETE PIPE.

EROSION NOTES:

THE STONE CONSTRUCTION ENTRANCE SHALL BE INSTALLED PRIOR TO ANY CONSTRUCTION. THE TRACKING PAD IS TO BE MAINTAINED BY THE CONTRACTOR IN A CONDITION, WHICH WILL PREVENT THE TRACKING OF MUD OR DRY SEDIMENT ONTO THE ADJACENT PUBLIC STREETS. SEDIMENT REACHING PUBLIC STREETS SHALL BE REMOVED BY STREET CLEANING (NOT HYDRAULIC FLUSHING) BEFORE THE END OF EACH WORKDAY.

EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO GRADING OPERATIONS AND SHALL BE PROPERLY MAINTAINED FOR MAXIMUM EFFECTIVENESS UNTIL VEGETATION IS ESTABLISHED. ALL EROSION CONTROL MEASURES AND STRUCTURES SERVING THE SITE MUST BE INSPECTED AT LEAST WEEKLY OR WITHIN 24 HOURS OF A 0.5 INCH RAIN EVENT. ALL MAINTENANCE WILL FOLLOW AN INSPECTION WITHIN 24 HOURS.

CUT AND FILL SLOPES SHALL BE NO GREATER THAN 3:1.

ALL DISTURBED AREAS MUST BE TEMPORARILY STABILIZED WITHIN 14 DAYS OF LAST ACTIVITY. ALL DISTURBED AREAS SHOULD BE STABILIZED WITHIN 7 DAYS OF FINAL GRADING.

PERIMETER CONTROL SHOULD BE INSTALLED AROUND STOCKPILES, AND STOCKPILES SHOULD BE STABILIZED THAT WILL REMAIN INACTIVE FOR 7 DAYS OR LONGER.

EROSION CONTROL IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL ACCEPTANCE OF THIS PROJECT. EROSION CONTROL MEASURES AS SHOWN SHALL BE THE MINIMUM PRECAUTIONS THAT WILL BE ALLOWED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECOGNIZING AND CORRECTING ALL EROSION CONTROL PROBLEMS THAT ARE A RESULT OF CONSTRUCTION ACTIVITIES. ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED IN WRITING BY THE STATE OR LOCAL INSPECTORS, OR THE DEVELOPER'S ENGINEER, SHALL BE INSTALLED WITHIN 24 HOURS.

TIME SCHEDULE:

PHASE 1	
JUNE 1 - 21, 2025	INSTALL INITIAL EROSION CONTROL DEVICES INCLUDING NORTHEAST WET POND AND ROUGH GRADE ENTIRE PHASE 1 SITE.
JUNE 22 - SEPTEMBER 15, 2025	INSTALL PHASE 1 SANITARY SEWER, STORM SEWERS, AND SUBDIVISION STREETS.
SEPTEMBER 1-15, 2025	RESTORE ALL PVIOUS DISTURBED AREAS ADJACENT TO SUBDIVISION STREETS AND OVER LOTS.
OCTOBER 15 - NOVEMBER 15, 2025	CONSTRUCT COUNTY HIGHWAY A IMPROVEMENTS.
MAY 1 - 30, 2026	COMPLETE FINAL LANDSCAPING AND RESTORE ALL REMAINING PVIOUS DISTURBED AREAS.
PHASE 2	
JUNE 1 - 30, 2027	INSTALL INITIAL EROSION CONTROL DEVICES INCLUDING SOUTH WET POND AND ROUGH GRADE ENTIRE PHASE 2 SITE.
JULY 1 - SEPTEMBER 1, 2027	INSTALL PHASE 2 SANITARY SEWER, STORM SEWERS, AND SUBDIVISION STREETS.
SEPTEMBER 1 - 15, 2027	COMPLETE FINAL LANDSCAPING AND RESTORE ALL PVIOUS DISTURBED AREAS.
PHASE 3	
JUNE 15 - 30, 2029	INSTALL INITIAL EROSION CONTROL DEVICES INCLUDING NORTHWEST WET POND AND ROUGH GRADE ENTIRE PHASE 3 SITE.
JULY 1 - AUGUST 15, 2029	INSTALL PHASE 3 SANITARY SEWER, STORM SEWERS, AND SUBDIVISION STREETS.
AUGUST 15 - SEPTEMBER 1, 2029	COMPLETE FINAL LANDSCAPING AND RESTORE ALL PVIOUS DISTURBED AREAS.

RESTORATION NOTES:

RESTORATION SHALL OCCUR AS SOON AFTER THE DISTURBANCE AS PRACTICAL.

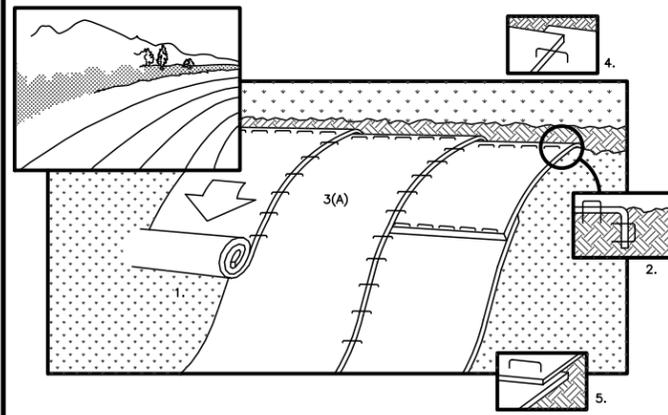
ALL PVIOUS DISTURBED AREAS SHALL RECEIVE A MINIMUM OF FOUR (4) INCHES OF TOPSOIL, SEED, AND MULCH. RESTORATION WILL OCCUR AS SOON AFTER THE DISTURBANCE AS PRACTICAL. NO MOW MIX WITH ANNUAL RYE GRASS SHALL BE USED ON 2:1 SLOPES. WET DETENTION NATIVE SEED MIX SUPPLIED BY AGRECOL OR EQUIVALENT SHALL BE USED FOR THE SIDES OF THE WET POND. THE INFILTRATION BASIN SHALL BE RESTORED PER THE INFILTRATION BASIN DETAILS. SEED MIXTURE 40 SHALL BE USED ON ALL OTHER DISTURBED AREAS. ALL SEED MIXTURES SHALL BE IN ACCORDANCE WITH SECTION 630 OF D.O.T. SPECIFICATIONS. AN EQUAL AMOUNT OF ANNUAL RYEGRASS SHALL BE ADDED TO THE MIX.

ALL PVIOUS DISTURBED AREAS SHALL RECEIVE FERTILIZER. FERTILIZER SHALL MEET THE FOLLOWING MINIMUM REQUIREMENTS: NITROGEN, NOT LESS THAN 16%; PHOSPHORIC ACID, NOT LESS THAN 8%; POTASH, NOT LESS THAN 8%. FERTILIZER SHALL BE APPLIED AT THE RATE OF FOUR (4) POUNDS PER 1,000 SQUARE FEET. SEED MIXTURE 40 SHALL BE APPLIED AT THE RATE OF FOUR (4) POUNDS PER 1,000 SQUARE FEET. MULCH SHALL CONSIST OF HAY OR STRAW APPLIED AT THE RATE OF TWO (2) TONS PER ACRE. WET DETENTION SEED MIX SHALL BE APPLIED AT THE RATE OF EIGHT (8) POUNDS PER ACRE. WHEN SEEDING THE WET DETENTION SEED MIX WITH A CONVENTIONAL SPREADER, AN INERT CARRIER SUCH AS VERMICULITE, FINE GRADE PINE SHAVINGS, OR MILOGANTITE MAY BE INCORPORATED TO BULK UP THE SEED.

SEEDING FROM SEPTEMBER 16 THROUGH NOVEMBER 15 IS TO BE AVOIDED TO PREVENT FREEZING OF NEW GROWTH. DORMANT SEEDING, IF NECESSARY, SHALL BE COMPLETED AFTER NOVEMBER 15. DORMANT SEEDING SHALL NOT BE APPLIED ON TOP OF SNOW. DISTURBED AREAS SHALL HAVE EROSION MAT APPLIED OVER DORMANT SEEDING. IF DORMANT SEEDING DOES NOT RESULT IN AT LEAST 70% COVER BY MAY 15, ADDITIONAL SEEDING SHALL BE REQUIRED.

OWNER:
JOHN A DIDION
ANN E DIDION
11246 BIENVENIDA WAY UNIT 102
FORT MYERS, FLORIDA 33908-6534

ENGINEER:
QUAM ENGINEERING, LLC
ATTN: RYAN QUAM
4604 SIGELKOW ROAD, SUITE A
MCFARLAND, WI 53558



- NOTE: REFER TO GENERAL STAPLE PATTERN GUIDE FOR CORRECT STAPLE PATTERN RECOMMENDATIONS FOR SLOPE INSTALLATIONS.
- PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING APPLICATION OF FERTILIZER AND SEED. NOTE: WHEN USING CELL-0-SEED DO NOT SEED PREPARED AREA. CELL-0-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
 - BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN 6" DEEP X 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
 - ROLL THE BLANKETS (A) DOWN OR (B.) HORIZONTALLY ACROSS THE SLOPE.
 - THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH APPROXIMATELY 2" OVERLAP.
 - WHEN BLANKETS MUST BE SPLICED DOWN THE SLOPE, PLACE BLANKETS END OVER END (SHINGLE STYLE) WITH APPROXIMATELY 4" OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 4" FROM EACH EDGE.
 - ALL BLANKETS MUST BE SECURELY FASTENED TO THE SLOPE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS RECOMMENDED BY THE MANUFACTURER.
 - SLOPES 5:1 SHOULD BE COVERED WITH CLASS I TYPE A AT A MINIMUM.

EROSION CONTROL MAT - SLOPE INSTALLATION

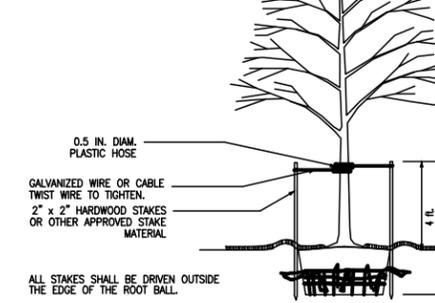
WIRE OR CABLE SIZES SHALL BE AS FOLLOWS:
4 INCH CALIPER - 11-12 GAUGE
LARGER THAN 4 INCH CALIPER - 9-10 GAUGE

TIGHTEN WIRE OR CABLE ONLY ENOUGH TO KEEP FROM SLIPPING. ALLOW FOR SOME TRUNK MOVEMENT. PLASTIC HOSE SHALL BE LONG ENOUGH TO ACCOMMODATE 1.5 IN. OF GROWTH AND BUFFER ALL BRANCHES FROM THE WIRE.

TUCK ANY LOOSE ENDS OF THE WIRE OR CABLE INTO THE WIRE WRAP SO THAT NO SHARP WIRE ENDS ARE EXPOSED.

ALL BURLAP AND WIRE CAGES SHALL BE REMOVED FROM ROOTS PRIOR TO PLANTING.

PLANTING DEPTH OF TREE SHALL BE SUCH THAT ROOT FLAIR IS VISIBLE JUST ABOVE GRADE.



PROVIDE 4" THICKNESS OF ORGANIC MULCH AROUND ALL TREES. MULCH SHOULD NOT REST AGAINST THE TREE TRUNK. LEAVE 1/2" AROUND THE TRUNK FREE OF MULCH.

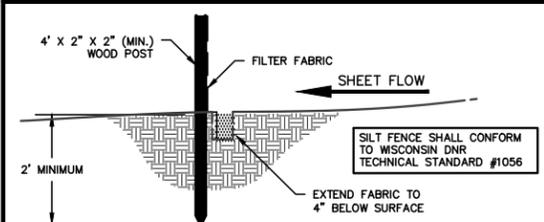
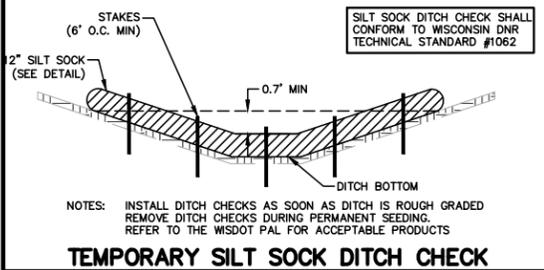
ASSURE THAT THE BEARING SURFACE OF THE PROTECTIVE COVERING OF THE WIRE OR CABLE AGAINST THE TREE TRUNK IS A MINIMUM OF 0.5 INCH.

REMOVE ALL STAKING AS SOON AS THE TREE HAS GROWN SUFFICIENT ROOTS TO OVERCOME THE PROBLEM THAT REQUIRED THE TREE TO BE STAKED. STAKES SHALL BE REMOVED NO LATER THE END OF THE FIRST GROWING SEASON AFTER PLANTING.

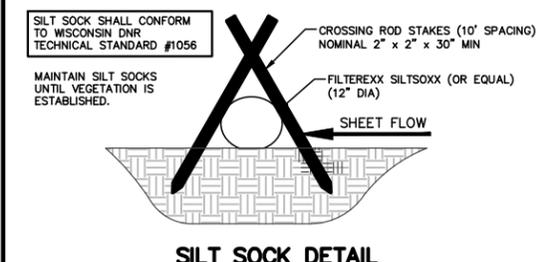
TREES NORMALLY DO NOT NEED TO BE STAKED AND STAKING CAN BE HARMFUL TO THE TREE. STAKING SHOULD BE DONE ONLY WITH THE APPROVAL OF THE LANDSCAPE ARCHITECT IF IT IS EXPECTED THAT THE TREE WILL NOT BE ABLE TO SUPPORT ITSELF. THE FOLLOWING ARE REASONS WHY TREES DO NOT REMAIN STRAIGHT:

- TREES WITH POOR - QUALITY ROOT BALLS OR ROOT BALLS THAT HAVE BEEN CRACKED OR DAMAGED. REJECT RATHER THAN STAKE.
- TREES THAT HAVE GROWN TOO CLOSE TOGETHER IN THE NURSERY, RESULTING IN WEAK TRUNKS. REJECT RATHER THAN STAKE.
- PLANTING PROCEDURES THAT DO NOT ADEQUATELY TAMP SOILS AROUND THE ROOT BALL. CORRECT THE PLANTING PROCEDURE.
- ROOT BALLS PLACED ON SOFT SOIL. TAMP SOILS UNDER ROOT BALL PRIOR TO PLANTING.
- ROOT BALLS WITH VERY SANDY SOIL OR VERY WET CLAY SOIL. STAKING ADVISABLE.
- TREES LOCATED IN A PLACE OF EXTREMELY WINDY CONDITIONS. STAKING ADVISABLE.

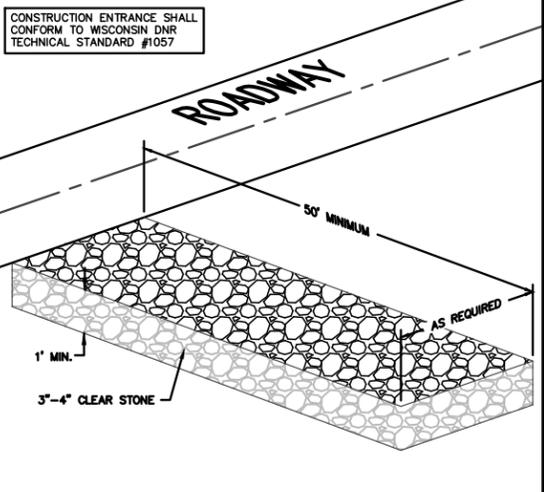
TREE PLANTING DETAIL



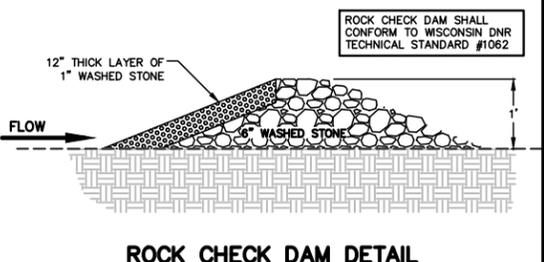
SILT FENCE CONSTRUCTION (SHEET FLOW)



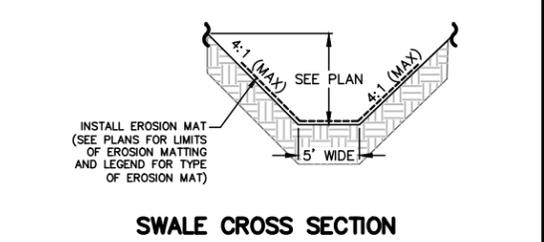
SILT SOCK DETAIL



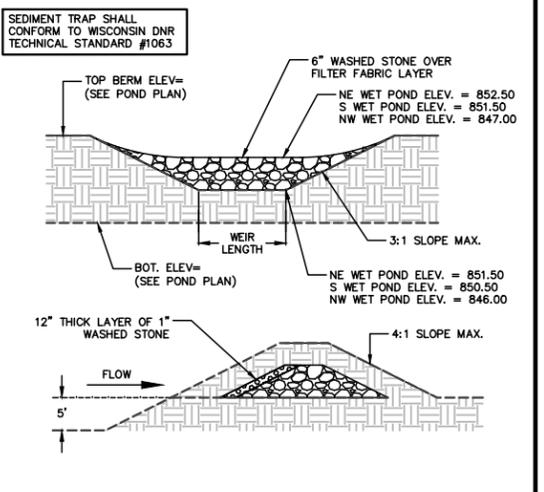
STONE CONSTRUCTION ENTRANCE



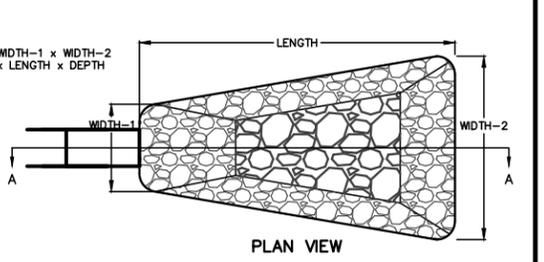
ROCK CHECK DAM DETAIL



SWALE CROSS SECTION



TEMPORARY SEDIMENT TRAP OUTLET DETAIL



PLAN VIEW

% PASSING BY WEIGHT	SIZE (INCHES)
100	20
50-85	15
20-50	10
5-20	5
0-5	2

SIZES CALCULATED IN BEST D.5.2

RIPRAP DETAIL

OAKLAND HILLS SUBDIVISION
DETAILS
SHEET: 28 OF 31
DATED: FEBRUARY 18, 2025

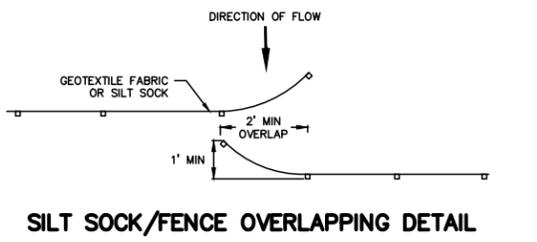
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www.quamengineering.com
4604 Sigelkow Road, Suite A - McFarland, Wisconsin 53558
Phone (608) 838-7750; Fax (608) 838-7752

TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

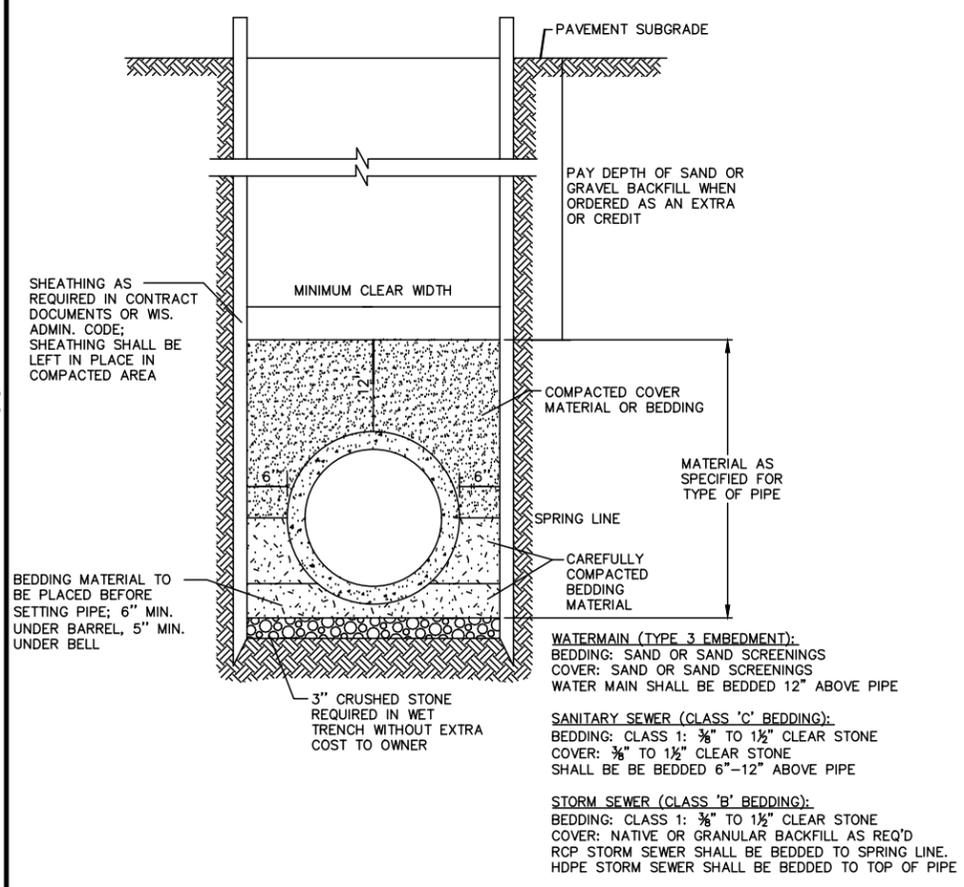
CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE

TDD(FOR THE HEARING IMPAIRED)(800)542-2289

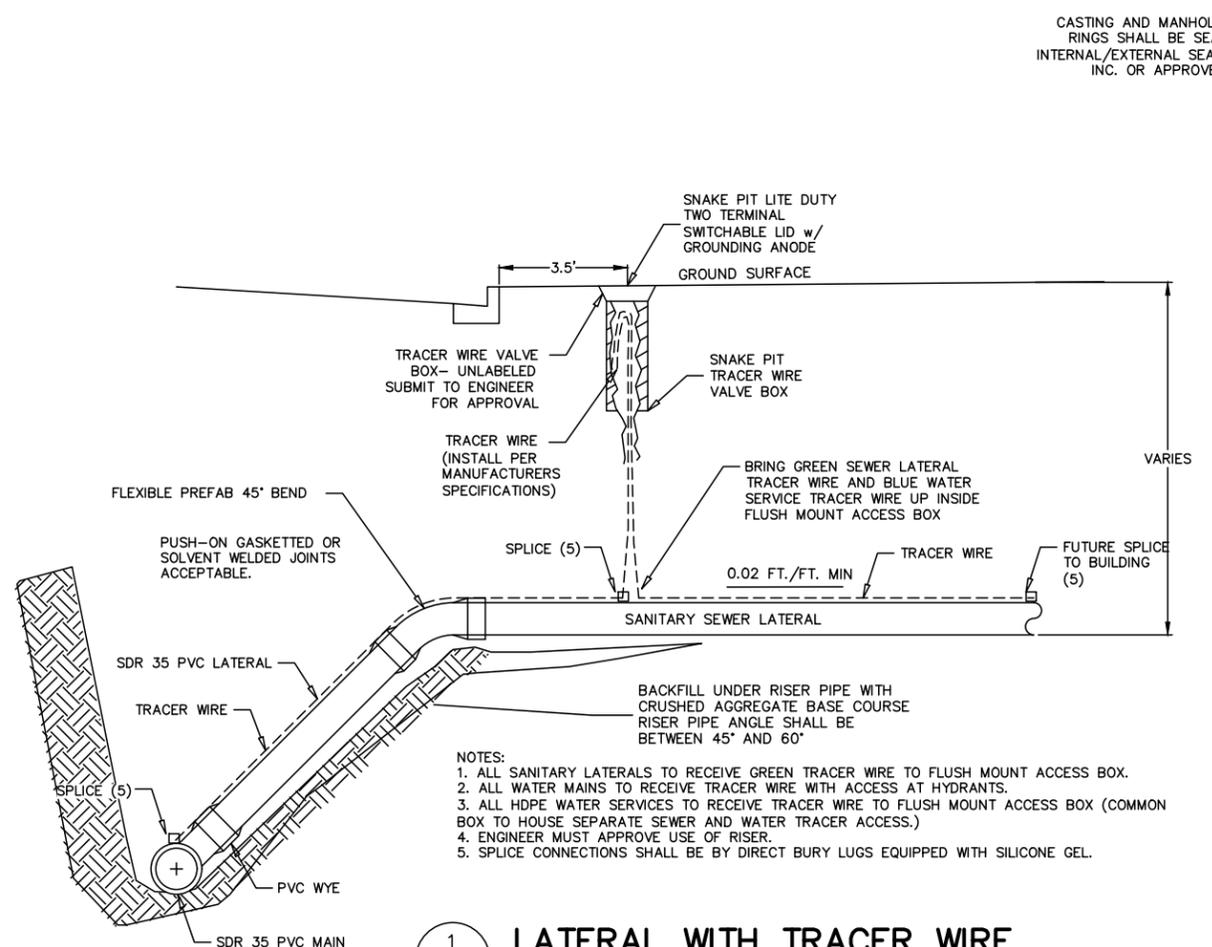
WIS. STATUTE 182.0175 (1974)
REQUIRES MIN. OF 3 WORK DAYS
NOTICE BEFORE YOU EXCAVATE



SILT SOCK/FENCE OVERLAPPING DETAIL

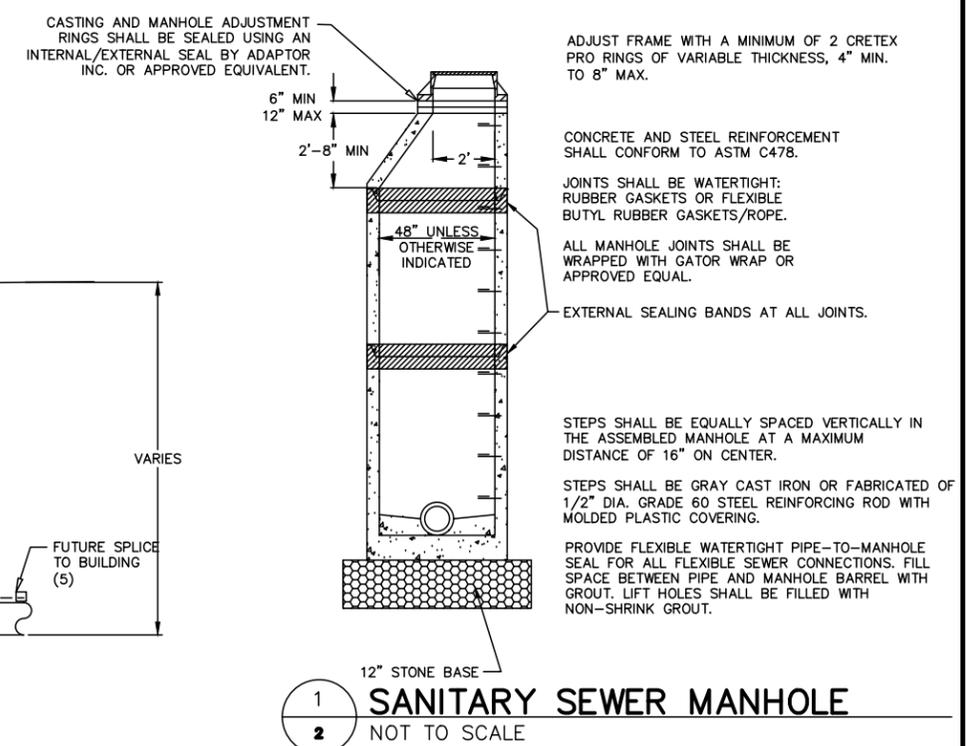


1 STANDARD TRENCH SECTION
2 NOT TO SCALE



1 LATERAL WITH TRACER WIRE
2 NOT TO SCALE

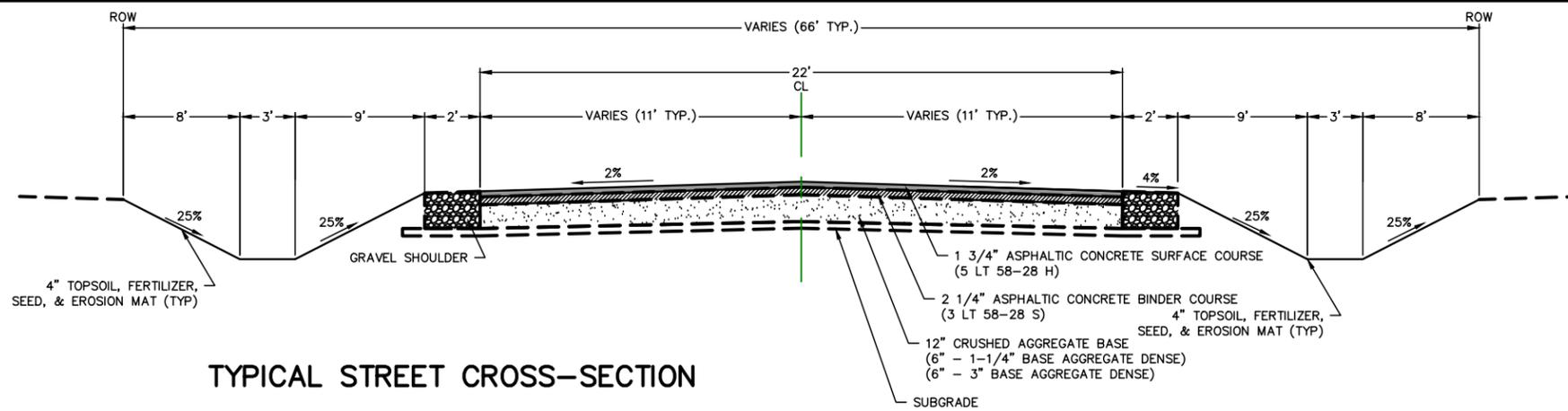
- NOTES:
1. ALL SANITARY LATERALS TO RECEIVE GREEN TRACER WIRE TO FLUSH MOUNT ACCESS BOX.
 2. ALL WATER MAINS TO RECEIVE TRACER WIRE WITH ACCESS AT HYDRANTS.
 3. ALL HDPE WATER SERVICES TO RECEIVE TRACER WIRE TO FLUSH MOUNT ACCESS BOX (COMMON BOX TO HOUSE SEPARATE SEWER AND WATER TRACER ACCESS.)
 4. ENGINEER MUST APPROVE USE OF RISER.
 5. SPLICE CONNECTIONS SHALL BE BY DIRECT BURY LUGS EQUIPPED WITH SILICONE GEL.



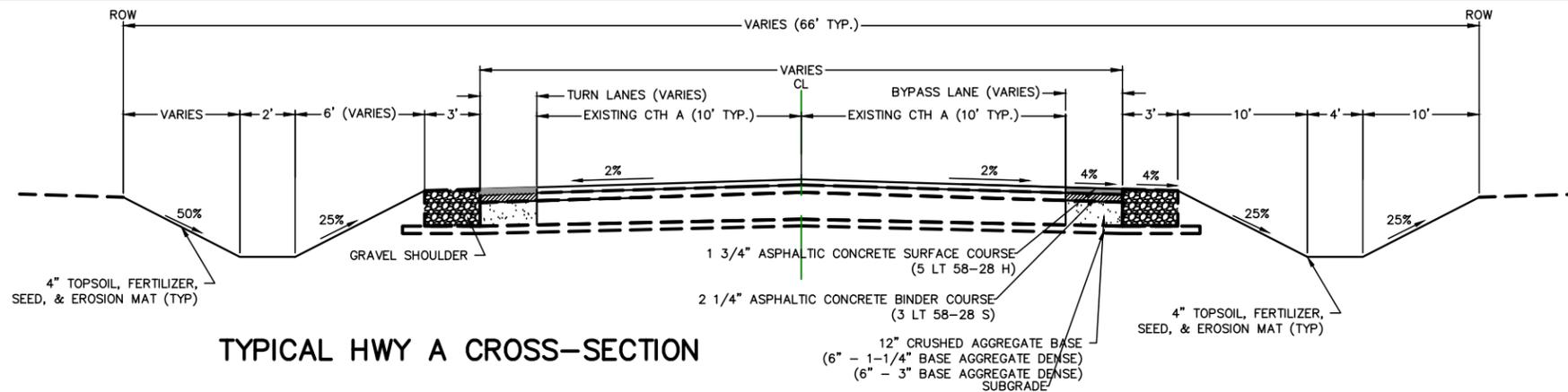
1 SANITARY SEWER MANHOLE
2 NOT TO SCALE

OAKLAND HILLS SUBDIVISION
DETAILS
 SHEET: 29 OF 31
 DATED: FEBRUARY 18, 2025

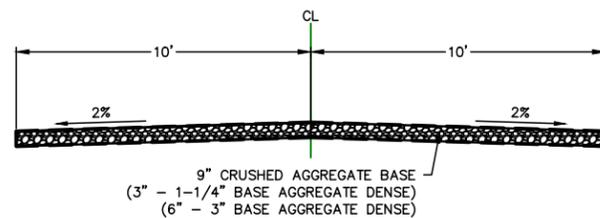
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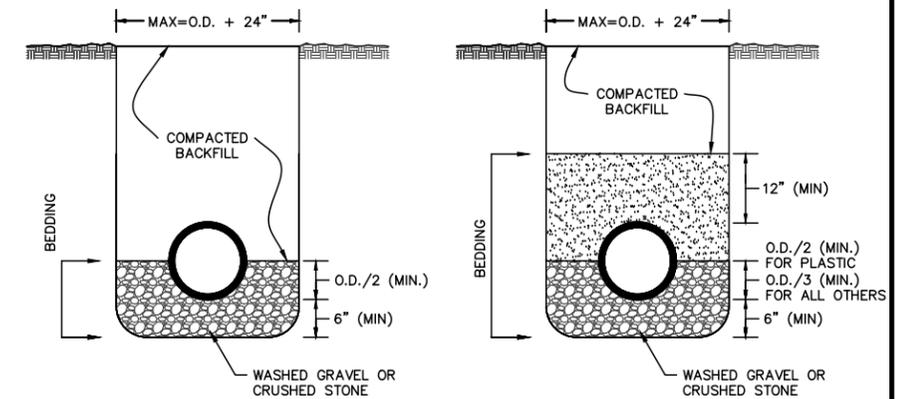
TYPICAL STREET CROSS-SECTION



TYPICAL HWY A CROSS-SECTION



HAUL ROAD/TEMPORARY EMERGENCY ACCESS/STONE CONSTRUCTION ENTRANCE CROSS-SECTION



REINFORCED CONCRETE PIPE BEDDING

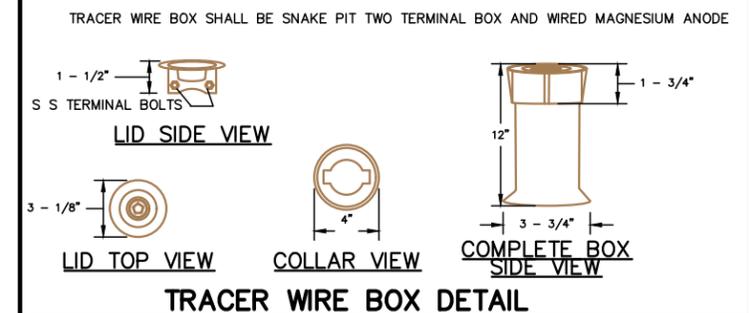
ALL OTHER PIPE BEDDING

NOTES:

- UNLESS OTHERWISE SPECIFIED, ALL SANITARY AND STORM SEWER PIPES, INCLUDING LATERALS AND LEADS, SHALL BE INSTALLED WITH THE TYPE OF BEDDING SHOWN FOR THE TYPE AND SIZE OF PIPE INSTALLED.
- THE COSTS OF BEDDING SHALL BE INCLUDED IN THE UNIT PRICES BID FOR THE PIPE.
- ALL TRENCHES SHALL BE HAND BACKFILLED TO A POINT OF 12" ABOVE THE TOP OF THE PIPE. ALL BEDDING SHALL BE MECHANICALLY COMPACTED.
- PAYMENT SHALL NOT BE MADE FOR BACKFILL WITH EXCAVATED MATERIAL, IF APPROVED. SELECT FILL, IF REQUIRED, SHALL BE PAID PER CONTRACT.
- THE MAXIMUM ALLOWABLE TRENCH WIDTH SHALL BE O.D. + 2', AND SHALL APPLY FROM THE BOTTOM OF THE TRENCH TO A POINT 12" ABOVE THE TOP OF THE PIPE, WHERE THIS WIDTH IS EXCEEDED, THE CONTRACTOR SHALL FURNISH AND INSTALL A HIGHER TYPE OF BEDDING AT NO EXTRA COST. THE TYPE OF BEDDING SHALL BE DETERMINED BY THE ENGINEER.
- O.D. EQUALS THE OUTSIDE DIAMETER OF THE PIPE. THE MINIMUM DISTANCE OF O.D./2 IS SPECIFIED FOR PLASTIC SEWER PIPE.

WASHED GRAVEL AND CRUSHED STONE USED FOR BEDDING SHALL CONFORM TO THE FOLLOWING GRADATION:
 PASSING 1" SIEVE 100%
 PASSING 1/2" SIEVE 35-60%
 PASSING #200 SIEVE 0-10%

PIPE BEDDING DETAIL



TRACER WIRE BOX DETAIL

OAKLAND HILLS SUBDIVISION

DETAILS

SHEET: 30 OF 31
 DATED: FEBRUARY 18, 2025

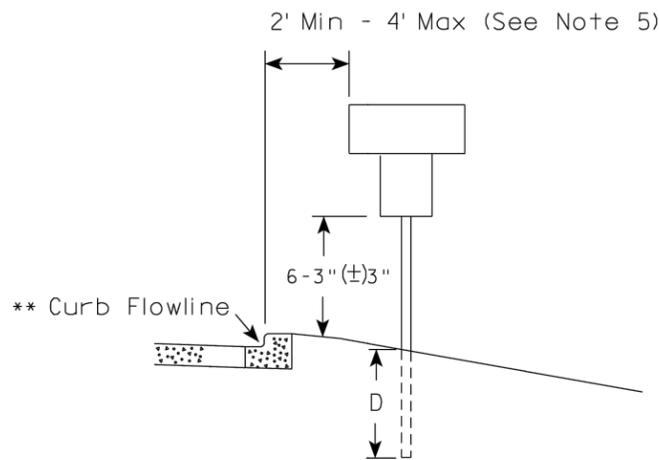
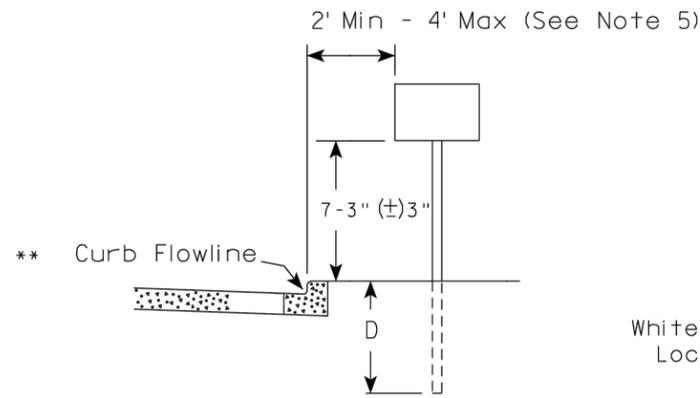
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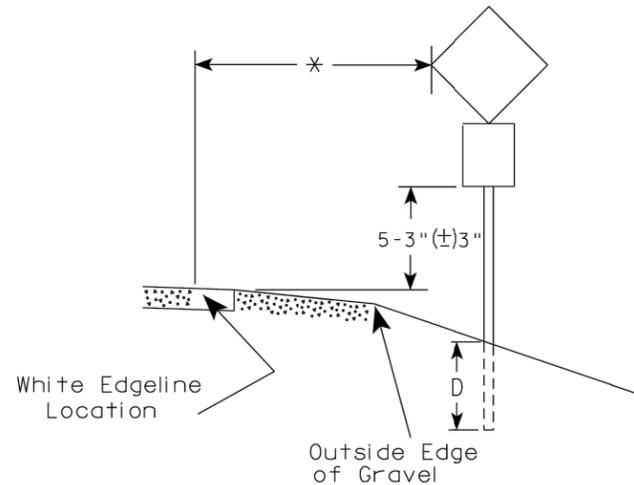
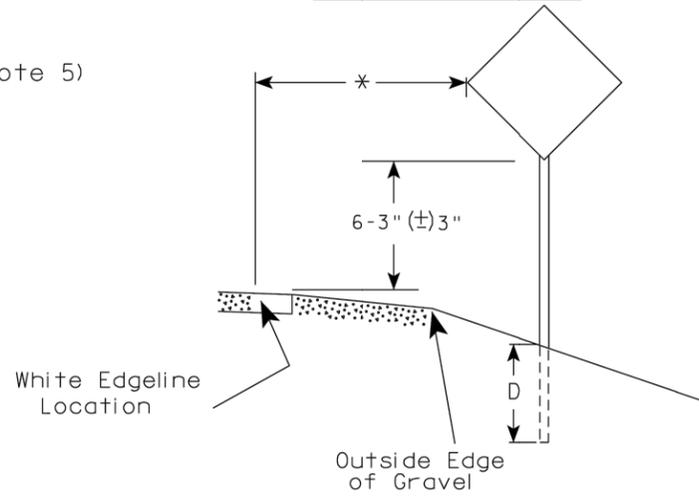
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URBAN AREA



** The existence of curb and gutter does not in itself mandate the vertical clearance illustrated. That height is typically measured where there is sidewalk adjacent to the roadway or parking is permitted. In the absence of sidewalk vertical clearance is measured from the top of the curb. Offset of signs is measured from the flow line.

RURAL AREA (See Note 2)



* 6 feet from edge of a paved shoulder or 12 feet from the edge of pavement (edge line location) or 2 feet from outside edge of gravel, whichever is greater unless directed by project engineer.

POST EMBEDMENT DEPTH

Area of Sign Installation (Sq. Ft.)	D (Min)
20 or Less	4'
Greater than 20	5'

GENERAL NOTES

1. Signs wider than 4 feet or 20 sq.ft or larger, shall be mounted on multiple posts. Refer to plate A4-4.
2. If signs are mounted on or behind barrier wall, see A4-10 sign plate.
The Double Arrow sign (W12-1D) shall be mounted at a height of 2'-3" (± 3)". The Chevron sign (W1-8), Roundabout Chevron panel (R6-4B), Enhanced Reference Markers, Clearance Markers (W5-52), Mile Markers (D10 series), In Road Object Markers (W5-54) & End of Road Markers (W5-56) shall be mounted at a height of 4'-3" (± 3)".
3. For expressways and freeways, mounting height is 7'- 3" (± 3)" or 6'-3" (± 3)" depending upon existence of a sub-sign.
4. Minimum mounting height for signs mounted on traffic signal poles is 5'- 3" (± 3)".
5. Offset distance shall be consistent with existing signs or consistent throughout length of project.
6. Folding signs shall be mounted at a height of 5'-3" (± 3)" or as directed by the Engineer.

TYPICAL INSTALLATION OF PERMANENT TYPE II SIGNS ON SINGLE POSTS

WISCONSIN DEPT OF TRANSPORTATION

APPROVED *Matthew R. Raub*
For State Traffic Engineer

DATE 12/6/23 PLATE NO. A4-3.23

PROJECT NO: _____ HWY: _____ COUNTY: _____ SHEET NO: **E**

FILE NAME : C:\CAE\1.Les\Projects\tr_std\plate\A43.dgn PLOT DATE : 6-DEC 2023 11:26 PLOT BY : mscj9h PLOT NAME : PLOT SCALE : \$\$.....plotscale.....\$\$ WISDOT/CADDs SHEET 42

OAKLAND HILLS SUBDIVISION
DETAILS
SHEET: 31 OF 31
DATED: FEBRUARY 18, 2025

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Decision of the Jefferson County Planning and Zoning Committee

Conditional Use Permit

Petition #: CU2058-20 **Town:** Farmington
Site Inspection Date: 12/11/2020, 08/13/2021, 11/12/2021 and 08/12/2022
Hearing Date: 12/17/2020, 1/21/2021, 08/19/2021, 11/18/2021 and 08/18/2022
Petitioner Name: Paul Elliot and Dianne Owens
Property Owner(s): Paul E Elliot and Dianne M Owens
Property Location: N7040 Saucer Drive

Conditional Use Request:

1. Agricultural Tourism
2. Wine tasting room
3. Retail sales of agricultural related items not grown on premises
4. Banquet hall, conference center, event center utilizing a pre-1970 barn

Parcel #: 008-0715-0232-001 (2.002 acres)
Adjacent Land Use: A-1 Exclusive Agricultural, A-3 Agricultural and Rural Residential
Town Board Recommendation: Approval on 11/11/2020 and 07/09/2021

Comments/Additional Information Received at Public Hearing:

- Please refer to the complete file, minutes of the Planning and Zoning Committee meetings and recordings.

Conclusions, Order and Determination:

Based upon the findings of fact as established by the conditional use application and zoning file, site inspections, public hearings, zoning ordinance and the Agricultural Preservation and Land Use Plan, the Planning and Zoning Committee concludes that the proposed conditional use of the property identified above for Agricultural Tourism; Wine tasting room; and Retail sales of agricultural related items not grown on premises COMPLIES with the Jefferson County Zoning Ordinance for the following reasons:

- **Agricultural Tourism:**
 1. This is proposed as a recreational activity where there is direct marketing of crops incorporated into finished products and made available to the public. Local agricultural finished products proposed for direct marketing, as identified in the application and at public hearing, are from Crave Brothers Farmstead Cheese from Waterloo, Lewis Station Winery from Lake Mills, Dog and Shrub Distillery from Lake Mills, Blodgett's Garden Center from Fort Atkinson, Mindemann Farms from Sullivan, Jelli's Market from Helenville, Hubbleton Brewing

Company from Waterloo, Tyranena Brewing Company from Lake Mills, and Ebert's Greenhouse from Ixonia.

2. This proposal also allows members of the public to purchase, tour, explore, observe, learn about, participate in, or be entertained by an aspect of agricultural production that occurs on the property identified above. The proposed use is for hosting events that would allow direct marketing of crops incorporated into finished products and made available to the public as explained in the application.

MOTION: Motion by Supervisor Richardson, seconded by Supervisor Nass to approve the conditional use for agricultural tourism because the proposed conditional use meets the definition of agricultural tourism as a conditional use in the A-2 zoning district. Motion passed on a voice vote, 4-1.

- **Wine Tasting Room:**

The proposed use meets the criteria of a wine tasting room.

This activity will provide members of the public the opportunity to consume wine from local vineyards.

MOTION: Motion by Supervisor Nass, seconded by Supervisor Foelker to approve the wine tasting room conditional use because the proposed conditional use meets the general definition of a wine tasting room as a conditional use as intended in the A-2 zoning district by offering members of the public the opportunity to consume wine from local vineyards. Motion passed on a voice vote, 5-0.

- **Retail Sales of Agricultural Related Items Not Grown on the Premises:**

The proposed use meets the criteria of retail sales of agricultural related items not grown on the premises.

1. This is proposed as a recreational activity where there is direct marketing of crops incorporated into finished products and made available to the public. Local agricultural finished products proposed for direct marketing, as identified in the application and at public hearing, are from Crave Brothers Farmstead Cheese from Waterloo, Lewis Station Winery from Lake Mills, Dog and Shrub Distillery from Lake Mills, Blodgett's Garden Center from Fort Atkinson, Mindemann Farms from Sullivan, Jelli's Market from Helenville, Hubbleton Brewing Company from Waterloo, Tyranena Brewing Company from Lake Mills, and Ebert's Greenhouse from Ixonia.

2. This proposal also allows members of the general public to purchase, tour, explore, observe, learn about, participate in, or be entertained by an aspect of agricultural production that occurs on the property identified above. The proposed use is for hosting events that would allow direct marketing of crops incorporated into finished products and made available to the public as explained in the application

MOTION: Motion by Supervisor Nass, seconded by Supervisor Richardson to approve the retail sales of agricultural related items not grown on the premises. Motion passed on a voice vote, 5-0.

Based upon the findings of fact, the conditional use application and zoning file, site inspections, public hearings, zoning ordinance and the Agricultural Preservation and Land Use Plan, the Planning and Zoning Committee concludes that the proposed conditional use for Banquet Hall, conference center or event facility DOES NOT COMPLY with the Jefferson County Zoning Ordinance for the following reasons:

- **Banquet Hall, Conference Center or Event Facility:**

This proposed use does not meet the criteria of banquet hall, conference center or event facility associated with adaptive reuse of pre-1970 barns as defined in the ordinance. This conditional use section applies to an existing pre-1970 structure, and this proposed use does not include or utilize a pre-1970 structure.

MOTION: Motion by Supervisor Jaeckel to deny the banquet hall, conference center or event facility as a conditional use in the A-2 zone, seconded by Supervisor Foelker. Motion passed on a voice vote, 5-0.

CONDITIONS:

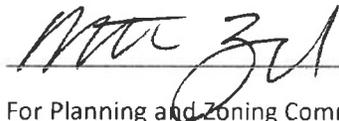
The Committee discussed multiple conditions for the approved conditional uses.

MOTION TO APPROVE CONDITIONS:

Motion by Supervisor Jaeckel, seconded by Supervisor Richardson to impose conditions for CU2058-20 which are attached hereto and incorporated by reference. Motion passed on a voice vote, 5-0.

Date: October 19, 2022

Signature:



For Planning and Zoning Committee

Matt Zangl - Director

CU2058-20

Wisteria Castle CUP Conditions of Approval

1. Total number of invitees for any event shall not exceed 50. This does not include staff, owners, or their family members.
2. Days and hours of operation include any day of the week between 9:00 a.m. and 10:00 p.m. There is no limit to the amount of events held on any day before 6:00 p.m. Property owner is limited to a total of four events after 6:00 p.m. in any seven-day period.
3. All events shall occur inside the Wisteria Castle structure including, but not limited to, alcohol, food service, dining, music, and entertainment. There shall be no tents outside. Any gatherings outside shall be for the purpose of accessing and exiting Wisteria Castle, photographs, and for other activities incidental to the event being held.
4. Parking for events shall be in accordance with the updated Parking Plan dated August 27, 2022 submitted and approved by the County (the "Parking Plan"). If necessary, additional parking is permitted on the driveway constructed following issuance of this conditional use permit. At no time shall there be event parking permitted on the currently existing shared driveway. Parking is not permitted within the road right of way unless permitted by the Town of Farmington.
5. A new driveway shall be installed with lights and signs as shown in the approved Parking Plan and in accordance with the plans and specifications approved by the Town of Farmington. Prior to the installation of the driveway, the property subject to this conditional use permit may only hold events that do not exceed 8 motor vehicles and parking for such events may occur only on the property owners' driveway and not on the shared driveway.
6. Vegetative screening shown on the south side of the proposed driveway in the Parking Plan approved by the County shall be installed/planted on or before June 21st, 2023. This vegetative screening shall be extended an additional 75 feet to the east as reflected on the Parking Plan and may include shrubs between 6 to 8 feet in height at maturity or a fence between 6 to 8 feet. Screening shall be in compliance with Section 11.07(c) of the Jefferson County Zoning Ordinance.
7. The uses permitted under the conditional use permit of *Agricultural Tourism, Wine Tasting Room and Retail Sales of Agricultural Related Items not Grown on the Premises* includes, but is not limited to, weddings, funerals, farmer's markets, wine tastings, corporate/social gatherings, and other events involving the gathering of individuals so long as such events provide for the sale or presentation of locally grown agricultural products.
8. Family gatherings held on the property subject to this conditional use permit consisting of members of the property owners' family and their guests shall not be regulated as a conditional use or be subject to the conditions in this conditional use permit.

9. This conditional use permit shall be reviewed on an annual basis starting one year from the first event held under this conditional use permit by the Planning and Zoning Committee to ensure that the property and activities subject to this conditional use permit are in substantial compliance with all conditions stated herein. Adjacent landowners to the property subject to this conditional use permit shall be notified at least 14 days prior to the annual review. At the annual review, the property owners must provide evidence that the property subject to this conditional use permit was used as a *Wine Tasting Room*, and/or for *Retail Sales of Agricultural Related Items not Grown on the Premises* and/or for *Agricultural Tourism* and the number of events held.
10. This conditional use permit and its terms do not run with the land and are specific to the owner or owners of the property who petitioned for the conditional use permit. A change in ownership requires obtaining a new conditional use permit. However, this conditional use permit may be transferred to an entity owned by the property owners, and upon such transfer, a new conditional use permit shall not be required, and this conditional use permit shall remain in full force and effect. The Jefferson County Planning and Zoning Committee shall be provided written notice if Dianne Owens or Paul Elliot no longer have a majority ownership interest in the entity holding the conditional use permit at which time the Planning and Zoning Committee will conduct a review of the Conditional Use Permit and related conditions to determine whether or not the Conditional Use Permit will continue or if the related conditions should be modified.
11. This conditional use permit can be revoked at any time upon a finding that the property owners are not in substantial compliance with these conditions.
12. Landowners must remain in compliance with all federal, state, and local laws and regulations affecting this property subject to this conditional use permit.



A stunning and magical castle experience promoting agriculture, tourism, and local businesses throughout Jefferson County and beyond.

We would like to thank the Jefferson County Planning and Zoning Committee for allowing Wisteria Castle to operate in Jefferson County these past two years and hope to continue our unique and magical business as a part of this community.

JEFFERSON COUNTY TOURISM

Since last we met in February 2024, Wisteria Castle continues to be a highlight for Jefferson County and beyond. Comments about our business remain overwhelmingly positive. Nearly all visitors have expressed how they are very thankful and excited to have the castle open to the public. Countless visitors have stated, “we had no idea there was a castle near Watertown!” and “it’s the most beautiful and unique space they have ever seen,” and “we plan to tell everyone we know all about our castle”.

Wisteria Castle has nearly 3,000 Facebook followers, and continues to grow as excitement about the castle spreads throughout Jefferson County and surrounding areas. On April 9, **Fox47/Channel3000** visited the castle for an in-depth look at who we are and what we provide. The show was aired four times over two days, printed in local and regional newspapers, and on posted social media bringing new faces from around the tri-state area to visit this amazing castle and purchase goods and serves from businesses in the area. Wisconsin Farmers Market and other community social media sites have shared our Facebook posts to their website.

FOR CHARITY

We hosted free tours for a church congregation, a Lake Mills senior group, “Sparkling Survivors,” “Historic Cities, Churches and Cemeteries” group from Madison, and various other people, students, and organizations to visit and take photos at the castle. We donated a gift basket and funds to “YareshStrong” (local firefighter and buffalo farmer) event as well as financial donations and decorative props for a Jefferson Food Pantry fundraiser. And, we often donate to “Tunnels2Towers”.

JEFFERSON COUNTY AGRICULTURE AND LOCAL VENDORS

We continue to promote and purchase goods from Jelli's Market, Kraemer Wisconsin Cheese, Lewis Station Winery, M & Em's Mini Market, and Heritage Country Meats for our semi-public events. When we host an event, we post vendor signs next to the corresponding food we serve, promoting each of those vendors. We also post photos and vendor information on our Facebook page.

Scott and Michelle from Eclectic Shire Farms have provided carriage rides for our guests to the castle. Trees and plants from Blodgetts Garden Center in Fort Atkinson and Ebert's Greenhouse in Ixonia, have been purchased and planted on the castle grounds. Paul and I have a business card and brochure display racks for local vendors to advertise their wares and is available to anyone who wishes to take a card or brochure.

Paul and I have discussed hosting a Farm-to-Table dinner as well as asking local ag producers if they would be interested in having a mini-farmer's market at the castle. Our only hesitation would be because we are only allowed 50 people at the castle during an event. We're not sure the ag producers would be willing to show up and display their wares if only a small amount of people are permitted. Additionally, we will be hosting another wine and cheese-tasting event this year.

Wisteria Castle only hires local caterers for our events including, Arm-Jak Catering in Lake Mills and Carla's Catering in Fort Atkinson, and Glenn's Market in Watertown. We purchase pumpkins from Jelli's Market during the fall season.

CONTINUED SUPPORT FOR AGRICULTURE, TOURISM, & LOCAL BUSINESSES

We will continue to support agriculture, local businesses, and tourism in Jefferson County because we feel it is important to be a part of a community, to frequent their stores and shops, and to share positive comments and suggestions to our guests about this amazing corner of Wisconsin.

Jefferson County is not only about agriculture. We also promote the hotels, taverns and bars, bakeries, restaurants, caterers, shopping, bed and breakfasts, photographers, salons and spas, and much more both in person and via our website and Facebook. We also only hire local contractors when needed.

UPCOMING EVENT

We will be hosting an event in March which will include agricultural goods from M & Em's Market and Kramer Cheese. A Mead company just north of us will be providing a mead tasting with mead made from a local apiary. We will be selling their mead and wines from Lewis Station Winery in Lake Mills during this event.

TESTIMONIALS (4.9 STARS)

The following are only three of the many testimonials we've received on various social media sources.

- *Amazing local castle! Absolutely outstanding place!!...I took a tour with a group, and everyone in our group said it far exceeded their expectations!! Beautiful drive to an incredible place! I loved the tour, and I am looking forward to trying one of their other events or wine tastings! They also do small weddings of two to fifty people!! It's a really cool place! If you're looking for something out of the ordinary, you need to try one of their tours or events!! The owners, Diane and Paul, are amazing people! They are happy to share their stories of how they acquired the house and came up with all these wonderful ideas. Put Wisteria Castle on your list of things to do! – Sharlene D.*
- *My daughter and her husband were married at Wisteria Castle, Watertown, WI... We were completely unaware of this place's existence and when my daughter was losing hope of finding that special place to enhance this special moment in their lives, she stumbled upon Wisteria Castle. She contacted the owners and, after speaking with Dianne, she was confident she found what she'd been hoping for.*

They offer a wide range of services at good prices to meet your needs and they are there to help you with all the particulars. Arrangements for us were all set in about a week. Granted, it was a small wedding with a small party of 16 adult family members. Dianne, an ordained wedding officiant, performed the ceremony in the castle's chapel. This truly is a special place. You will not find any other venue quite like this for your upcoming event.

A great many of us have romanticized ideas of castles. Besides the excitement of attending a meaningful event...we were going to...a CASTLE... It was exciting. It felt intimate. It felt elegant. It felt romantic. Paul and Dianne radiate a genuine warmth. We felt relaxed in their company as if they could have been old friends.

The backstory of the castle, which started out as another man's dream, is the stuff fairytales are made of. Together, Paul and Dianne's dedication to hard work and detail have breathed life and new purpose into its walls. I am wishing that many people, for a long time to come, find their way to you and Wisteria Castle. – Peggy P

- *We recently had our wedding ceremony and a small reception at Wisteria Castle. I highly recommend this venue for your event! The grounds are beautiful, the interior is amazing, with such detail around every corner, and the owners Paul and Diane are wonderful to work with! Our guests were raving about how spectacular Wisteria Castle is! We held our wedding ceremony in the intimate Chapel area, took numerous photos outdoors as the grounds are lovely and provide unique backgrounds for photos, then held our reception on the lower level, which is very whimsical and can accommodate up to 50 people. We were also very pleased that Wisteria Castle is handicapped accessible. I cannot recommend Wisteria Castle enough for your wedding or special event! – Jen M.*



The following is a *partial* list of Ag and other local businesses of which we've had conversations and share/recommend their contact information with those visiting the castle.

Local Ag/Meat Producers

Crave Brothers Cheese: 920-478-4887, Waterloo WI
Elemental Bread Company: Watertown WI
Heritage Ctry Meats: 920-674-3636, Jefferson WI
Kraemer Cheese: 920-261-6363, Watertown WI
Lewis Station Winery: (920) 648-5481 Lake Mills WI
M & Em's Mini Mart, Blue Raisin Creations, Glenna
Lees Country Kitchen, Johnson Creek WI
Mindemann Farms: 952-270-8778, Sullivan WI
Pernat's: 920-699-6990, Johnson Creek WI

Local Ag Attractions

Eclectic Shire Farm: 920-245-5226, Watertown WI
Jelli's Market: 262-539-5133, Helenville WI
Jones Dairy Farm: 800-635-6637, Fort Atk WI
Lone Willow Bison: 262-593-2622, Watertown WI

Event Caterers

Arm-Jak Catering: 608-669-3987, Lake Mills WI
Carla's Catering: 920-728-6955, Fort Atkinson WI
Fiesta Garibaldi: 920-699-8989, Johnson Creek WI
Glenn's Market: 920-261-2226, Watertown WI
Hi-Way Harry's: 920-699-9999, Johnson Creek WI
Red Line BBQ: 920-605-2111, Jefferson WI
Sendik's Catering: 262-468-5750

Accommodations

Comfort Suites: Johnson Creek WI
Katherine Holle House: 920-253-2444, Wttn WI
 Fargo Mansion Inn: 920-648-3654, Lake Mills WI

Restaurants/Taverns

Ann's Farmington Inn: 920-699-3725, Sullivan WI
Hi-Way Harry's: 920-699-9999, Johnson Creek WI
Paddy Coughlin's: 920-397-7776, Fort Atkinson WI
PineCone Restaurant: 920-699-2767, JohnCreek WI
Sullivan Saloon: 262-593-8912, Sullivan WI

Bakeries

ChandlerHouse Bake: 920-390-2076, Watertown WI
Sweet Talkin Treats: 920-342-3969, Watertown WI
PineCone Restaurant: 920-699-2767, JohnCreek WI



Jefferson County

PLANNING AND ZONING DEPARTMENT

COURTHOUSE, 311 S. CENTER AVE., JEFFERSON, WI 53549-1701
ROOM C1040 PHONE (920) 674-7130 FAX 920-674-7525

February 4, 2025

TO: Adjacent Landowners to N7040 Saucer Drive

RE: Annual Review of Conditional Use Permit CU2058

Adjacent Landowners,

The Jefferson County Planning and Zoning Committee will hold a public meeting on February 24 at 8:30 a.m. to review the Conditional Use Permit listed below. The meeting will be held in Room C2063 of the Jefferson County Courthouse and will also be available via zoom. The zoom link and full meeting agenda will be available the week of February 17. Please contact the Jefferson County Zoning Department for the agenda and zoom link, or you may also find the agenda on the County website.

Meeting Information:

Jefferson County Planning and Zoning Committee
Monday, February 24 – 8:30 a.m.
Room C2063 – Jefferson County Courthouse

Annual Review of Conditional Use Permit CU2058-20:

Owner: Paul E Elliott and Dianne M Owens
Address: N7040 Saucer Dr
Conditional Use Permit: Agricultural Tourism, Retail sales of agricultural related items, Wine Tasting Room

Please contact the department if you have any questions.

Thank you,

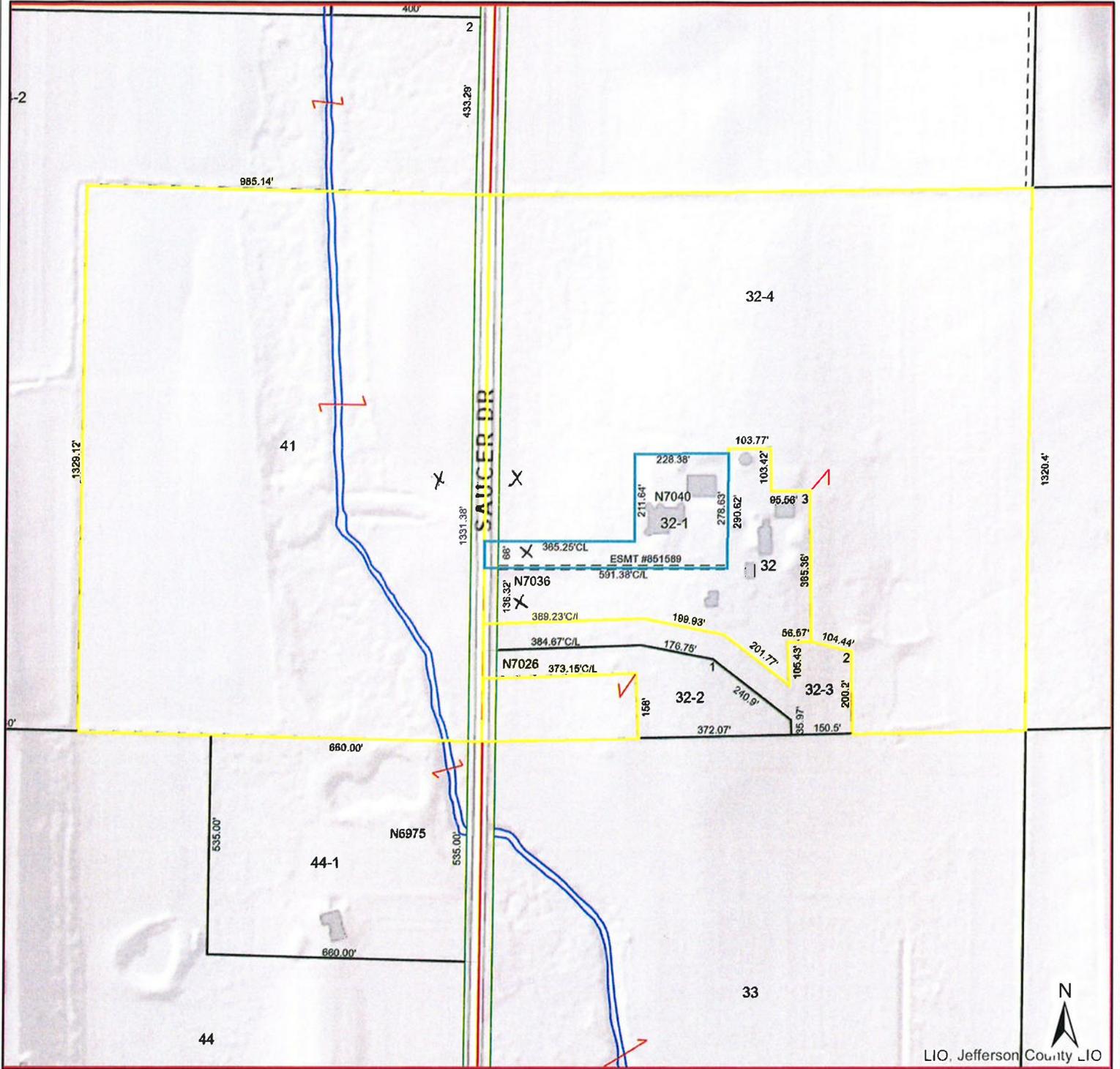
A handwritten signature in cursive script that reads "Matt Zangl".

Matt Zangl
Director of Planning and Zoning/Land Information
Jefferson County
920-674-8638

CC: Planning and Zoning Committee
Paul Elliott and Dianne Owens

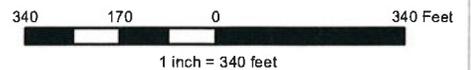
Parcel Number	Owner Name 1	Owner Name 2	Mailing Address	City	State	Zip Code
008-0715-0232-001	PAUL E ELLIOTT	DIANNE M OWENS	N7040 SAUCER DR	WATERTOWN	WI	53094
008-0715-0232-004	TIMOTHY P MUELLER	TIMOTHY P MUELLER JR	CHRISTOPHER S MUELLER 1411 WEDGEWOOD DR	WATERTOWN	WI	53098
008-0715-0341-000	ROBERT J DIEHL	RUTH A DIEHL	1878 PADDOCK PL	OREGON	WI	53575
008-0715-0232-000	TIMOTHY P MUELLER	TIMOTHY P MUELLER JR	CHRISTOPHER S MUELLER 1411 WEDGEWOOD DR	WATERTOWN	WI	53098

Jefferson County Land Information



Search Results: Parcel Ownership Cartographic Lines

- | | | |
|--|---|--|
|  Override 1 |  Property Boundary |  Map Hooks |
|  PLSS Sections |  Old Lot/Meander/Other Carto-Lines |  Tax Parcel Information |
|  Right of Ways |  Rail Right of Ways |  Personal Property |
| |  Surface Water | |



CU2058-20

Wisteria Castle CUP Conditions of Approval

1. Total number of invitees for any event shall not exceed 50. This does not include staff, owners, or their family members.
2. Days and hours of operation include any day of the week between 9:00 a.m. and 10:00 p.m. There is no limit to the amount of events held on any day before 6:00 p.m. Property owner is limited to a total of four events after 6:00 p.m. in any seven-day period.
3. All events shall occur inside the Wisteria Castle structure including, but not limited to, alcohol, food service, dining, music, and entertainment. There shall be no tents outside. Any gatherings outside shall be for the purpose of accessing and exiting Wisteria Castle, photographs, and for other activities incidental to the event being held.
4. Parking for events shall be in accordance with the updated Parking Plan dated August 27, 2022 submitted and approved by the County (the "Parking Plan"). If necessary, additional parking is permitted on the driveway constructed following issuance of this conditional use permit. At no time shall there be event parking permitted on the currently existing shared driveway. Parking is not permitted within the road right of way unless permitted by the Town of Farmington.
5. A new driveway shall be installed with lights and signs as shown in the approved Parking Plan and in accordance with the plans and specifications approved by the Town of Farmington. Prior to the installation of the driveway, the property subject to this conditional use permit may only hold events that do not exceed 8 motor vehicles and parking for such events may occur only on the property owners' driveway and not on the shared driveway.
6. Vegetative screening shown on the south side of the proposed driveway in the Parking Plan approved by the County shall be installed/planted on or before June 21st, 2023. This vegetative screening shall be extended an additional 75 feet to the east as reflected on the Parking Plan and may include shrubs between 6 to 8 feet in height at maturity or a fence between 6 to 8 feet. Screening shall be in compliance with Section 11.07(c) of the Jefferson County Zoning Ordinance.
7. The uses permitted under the conditional use permit of *Agricultural Tourism, Wine Tasting Room and Retail Sales of Agricultural Related Items not Grown on the Premises* includes, but is not limited to, weddings, funerals, farmer's markets, wine tastings, corporate/social gatherings, and other events involving the gathering of individuals so long as such events provide for the sale or presentation of locally grown agricultural products.
8. Family gatherings held on the property subject to this conditional use permit consisting of members of the property owners' family and their guests shall not be regulated as a conditional use or be subject to the conditions in this conditional use permit.

MOTION: Motion by Supervisor Nass, seconded by Supervisor Richardson to approve the retail sales of agricultural related items not grown on the premises. Motion passed on a voice vote, 5-0.

Based upon the findings of fact, the conditional use application and zoning file, site inspections, public hearings, zoning ordinance and the Agricultural Preservation and Land Use Plan, the Planning and Zoning Committee concludes that the proposed conditional use for Banquet Hall, conference center or event facility DOES NOT COMPLY with the Jefferson County Zoning Ordinance for the following reasons:

- **Banquet Hall, Conference Center or Event Facility:**

This proposed use does not meet the criteria of banquet hall, conference center or event facility associated with adaptive reuse of pre-1970 barns as defined in the ordinance. This conditional use section applies to an existing pre-1970 structure, and this proposed use does not include or utilize a pre-1970 structure.

MOTION: Motion by Supervisor Jaeckel to deny the banquet hall, conference center or event facility as a conditional use in the A-2 zone, seconded by Supervisor Foelker. Motion passed on a voice vote, 5-0.

CONDITIONS:

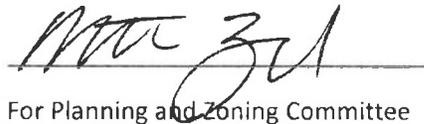
The Committee discussed multiple conditions for the approved conditional uses.

MOTION TO APPROVE CONDITIONS:

Motion by Supervisor Jaeckel, seconded by Supervisor Richardson to impose conditions for CU2058-20 which are attached hereto and incorporated by reference. Motion passed on a voice vote, 5-0.

Date: October 19, 2022

Signature:


For Planning and Zoning Committee

Matt Zangl - Director

Decision of the Jefferson County Planning and Zoning Committee

Conditional Use Permit

Petition #: CU2058-20 **Town:** Farmington
Site Inspection Date: 12/11/2020, 08/13/2021, 11/12/2021 and 08/12/2022
Hearing Date: 12/17/2020, 1/21/2021, 08/19/2021, 11/18/2021 and 08/18/2022
Petitioner Name: Paul Elliot and Dianne Owens
Property Owner(s): Paul E Elliot and Dianne M Owens
Property Location: N7040 Saucer Drive

Conditional Use Request:

1. Agricultural Tourism
2. Wine tasting room
3. Retail sales of agricultural related items not grown on premises
4. Banquet hall, conference center, event center utilizing a pre-1970 barn

Parcel #: 008-0715-0232-001 (2.002 acres)

Adjacent Land Use: A-1 Exclusive Agricultural, A-3 Agricultural and Rural Residential

Town Board Recommendation: Approval on 11/11/2020 and 07/09/2021

Comments/Additional Information Received at Public Hearing:

- Please refer to the complete file, minutes of the Planning and Zoning Committee meetings and recordings.

Conclusions, Order and Determination:

Based upon the findings of fact as established by the conditional use application and zoning file, site inspections, public hearings, zoning ordinance and the Agricultural Preservation and Land Use Plan, the Planning and Zoning Committee concludes that the proposed conditional use of the property identified above for Agricultural Tourism; Wine tasting room; and Retail sales of agricultural related items not grown on premises COMPLIES with the Jefferson County Zoning Ordinance for the following reasons:

- **Agricultural Tourism:**
 1. This is proposed as a recreational activity where there is direct marketing of crops incorporated into finished products and made available to the public. Local agricultural finished products proposed for direct marketing, as identified in the application and at public hearing, are from Crave Brothers Farmstead Cheese from Waterloo, Lewis Station Winery from Lake Mills, Dog and Shrub Distillery from Lake Mills, Blodgett's Garden Center from Fort Atkinson, Mindemann Farms from Sullivan, Jelli's Market from Helenville, Hubbleton Brewing

Company from Waterloo, Tyranena Brewing Company from Lake Mills, and Ebert's Greenhouse from Ixonia.

2. This proposal also allows members of the public to purchase, tour, explore, observe, learn about, participate in, or be entertained by an aspect of agricultural production that occurs on the property identified above. The proposed use is for hosting events that would allow direct marketing of crops incorporated into finished products and made available to the public as explained in the application.

MOTION: Motion by Supervisor Richardson, seconded by Supervisor Nass to approve the conditional use for agricultural tourism because the proposed conditional use meets the definition of agricultural tourism as a conditional use in the A-2 zoning district. Motion passed on a voice vote, 4-1.

- **Wine Tasting Room:**

The proposed use meets the criteria of a wine tasting room.

This activity will provide members of the public the opportunity to consume wine from local vineyards.

MOTION: Motion by Supervisor Nass, seconded by Supervisor Foelker to approve the wine tasting room conditional use because the proposed conditional use meets the general definition of a wine tasting room as a conditional use as intended in the A-2 zoning district by offering members of the public the opportunity to consume wine from local vineyards. Motion passed on a voice vote, 5-0.

- **Retail Sales of Agricultural Related Items Not Grown on the Premises:**

The proposed use meets the criteria of retail sales of agricultural related items not grown on the premises.

1. This is proposed as a recreational activity where there is direct marketing of crops incorporated into finished products and made available to the public. Local agricultural finished products proposed for direct marketing, as identified in the application and at public hearing, are from Crave Brothers Farmstead Cheese from Waterloo, Lewis Station Winery from Lake Mills, Dog and Shrub Distillery from Lake Mills, Blodgett's Garden Center from Fort Atkinson, Mindemann Farms from Sullivan, Jelli's Market from Helenville, Hubbleton Brewing Company from Waterloo, Tyranena Brewing Company from Lake Mills, and Ebert's Greenhouse from Ixonia.

2. This proposal also allows members of the general public to purchase, tour, explore, observe, learn about, participate in, or be entertained by an aspect of agricultural production that occurs on the property identified above. The proposed use is for hosting events that would allow direct marketing of crops incorporated into finished products and made available to the public as explained in the application.

9. This conditional use permit shall be reviewed on an annual basis starting one year from the first event held under this conditional use permit by the Planning and Zoning Committee to ensure that the property and activities subject to this conditional use permit are in substantial compliance with all conditions stated herein. Adjacent landowners to the property subject to this conditional use permit shall be notified at least 14 days prior to the annual review. At the annual review, the property owners must provide evidence that the property subject to this conditional use permit was used as a *Wine Tasting Room*, and/or for *Retail Sales of Agricultural Related Items not Grown on the Premises* and/or for *Agricultural Tourism* and the number of events held.
10. This conditional use permit and its terms do not run with the land and are specific to the owner or owners of the property who petitioned for the conditional use permit. A change in ownership requires obtaining a new conditional use permit. However, this conditional use permit may be transferred to an entity owned by the property owners, and upon such transfer, a new conditional use permit shall not be required, and this conditional use permit shall remain in full force and effect. The Jefferson County Planning and Zoning Committee shall be provided written notice if Dianne Owens or Paul Elliot no longer have a majority ownership interest in the entity holding the conditional use permit at which time the Planning and Zoning Committee will conduct a review of the Conditional Use Permit and related conditions to determine whether or not the Conditional Use Permit will continue or if the related conditions should be modified.
11. This conditional use permit can be revoked at any time upon a finding that the property owners are not in substantial compliance with these conditions.
12. Landowners must remain in compliance with all federal, state, and local laws and regulations affecting this property subject to this conditional use permit.



A stunning and magical castle experience promoting agriculture, tourism, and local businesses throughout Jefferson County and beyond.

We would like to thank the Jefferson County Planning and Zoning Committee for allowing Wisteria Castle to operate in Jefferson County these past two years and hope to continue our unique and magical business as a part of this community.

JEFFERSON COUNTY TOURISM

Since last we met in February 2024, Wisteria Castle continues to be a highlight for Jefferson County and beyond. Comments about our business remain overwhelmingly positive. Nearly all visitors have expressed how they are very thankful and excited to have the castle open to the public. Countless visitors have stated, “we had no idea there was a castle near Watertown!” and “it’s the most beautiful and unique space they have ever seen,” and “we plan to tell everyone we know all about our castle”.

Wisteria Castle has nearly 3,000 Facebook followers, and continues to grow as excitement about the castle spreads throughout Jefferson County and surrounding areas. On April 9, **Fox47/Channel3000** visited the castle for an in-depth look at who we are and what we provide. The show was aired four times over two days, printed in local and regional newspapers, and on posted social media bringing new faces from around the tri-state area to visit this amazing castle and purchase goods and serves from businesses in the area. Wisconsin Farmers Market and other community social media sites have shared our Facebook posts to their website.

FOR CHARITY

We hosted free tours for a church congregation, a Lake Mills senior group, “Sparkling Survivors,” “Historic Cities, Churches and Cemeteries” group from Madison, and various other people, students, and organizations to visit and take photos at the castle. We donated a gift basket and funds to “YareshStrong” (local firefighter and buffalo farmer) event as well as financial donations and decorative props for a Jefferson Food Pantry fundraiser. And, we often donate to “Tunnels2Towers”.

JEFFERSON COUNTY AGRICULTURE AND LOCAL VENDORS

We continue to promote and purchase goods from Jelli's Market, Kraemer Wisconsin Cheese, Lewis Station Winery, M & Em's Mini Market, and Heritage Country Meats for our semi-public events. When we host an event, we post vendor signs next to the corresponding food we serve, promoting each of those vendors. We also post photos and vendor information on our Facebook page.

Scott and Michelle from Eclectic Shire Farms have provided carriage rides for our guests to the castle. Trees and plants from Blodgetts Garden Center in Fort Atkinson and Ebert's Greenhouse in Ixonia, have been purchased and planted on the castle grounds. Paul and I have a business card and brochure display racks for local vendors to advertise their wares and is available to anyone who wishes to take a card or brochure.

Paul and I have discussed hosting a Farm-to-Table dinner as well as asking local ag producers if they would be interested in having a mini-farmer's market at the castle. Our only hesitation would be because we are only allowed 50 people at the castle during an event. We're not sure the ag producers would be willing to show up and display their wares if only a small amount of people are permitted. Additionally, we will be hosting another wine and cheese-tasting event this year.

Wisteria Castle only hires local caterers for our events including, Arm-Jak Catering in Lake Mills and Carla's Catering in Fort Atkinson, and Glenn's Market in Watertown. We purchase pumpkins from Jelli's Market during the fall season.

CONTINUED SUPPORT FOR AGRICULTURE, TOURISM, & LOCAL BUSINESSES

We will continue to support agriculture, local businesses, and tourism in Jefferson County because we feel it is important to be a part of a community, to frequent their stores and shops, and to share positive comments and suggestions to our guests about this amazing corner of Wisconsin.

Jefferson County is not only about agriculture. We also promote the hotels, taverns and bars, bakeries, restaurants, caterers, shopping, bed and breakfasts, photographers, salons and spas, and much more both in person and via our website and Facebook. We also only hire local contractors when needed.

UPCOMING EVENT

We will be hosting an event in March which will include agricultural goods from M & Em's Market and Kramer Cheese. A Mead company just north of us will be providing a mead tasting with mead made from a local apiary. We will be selling their mead and wines from Lewis Station Winery in Lake Mills during this event.

TESTIMONIALS (4.9 STARS)

The following are only three of the many testimonials we've received on various social media sources.

- *Amazing local castle! Absolutely outstanding place!!...I took a tour with a group, and everyone in our group said it far exceeded their expectations!! Beautiful drive to an incredible place! I loved the tour, and I am looking forward to trying one of their other events or wine tastings! They also do small weddings of two to fifty people!! It's a really cool place! If you're looking for something out of the ordinary, you need to try one of their tours or events!! The owners, Diane and Paul, are amazing people! They are happy to share their stories of how they acquired the house and came up with all these wonderful ideas. Put Wisteria Castle on your list of things to do! – Sharlene D.*
- *My daughter and her husband were married at Wisteria Castle, Watertown, WI... We were completely unaware of this place's existence and when my daughter was losing hope of finding that special place to enhance this special moment in their lives, she stumbled upon Wisteria Castle. She contacted the owners and, after speaking with Dianne, she was confident she found what she'd been hoping for.*

They offer a wide range of services at good prices to meet your needs and they are there to help you with all the particulars. Arrangements for us were all set in about a week. Granted, it was a small wedding with a small party of 16 adult family members. Dianne, an ordained wedding officiant, performed the ceremony in the castle's chapel. This truly is a special place. You will not find any other venue quite like this for your upcoming event.

A great many of us have romanticized ideas of castles. Besides the excitement of attending a meaningful event...we were going to...a CASTLE... It was exciting. It felt intimate. It felt elegant. It felt romantic. Paul and Dianne radiate a genuine warmth. We felt relaxed in their company as if they could have been old friends.

The backstory of the castle, which started out as another man's dream, is the stuff fairytales are made of. Together, Paul and Dianne's dedication to hard work and detail have breathed life and new purpose into its walls. I am wishing that many people, for a long time to come, find their way to you and Wisteria Castle. – Peggy P

- *We recently had our wedding ceremony and a small reception at Wisteria Castle. I highly recommend this venue for your event! The grounds are beautiful, the interior is amazing, with such detail around every corner, and the owners Paul and Diane are wonderful to work with! Our guests were raving about how spectacular Wisteria Castle is! We held our wedding ceremony in the intimate Chapel area, took numerous photos outdoors as the grounds are lovely and provide unique backgrounds for photos, then held our reception on the lower level, which is very whimsical and can accommodate up to 50 people. We were also very pleased that Wisteria Castle is handicapped accessible. I cannot recommend Wisteria Castle enough for your wedding or special event! – Jen M.*



The following is a *partial* list of Ag and other local businesses of which we've had conversations and share/recommend their contact information with those visiting the castle.

Local Ag/Meat Producers

Crave Brothers Cheese: 920-478-4887, Waterloo WI

Elemental Bread Company: Watertown WI

Heritage Ctry Meats: 920-674-3636, Jefferson WI

Kraemer Cheese: 920-261-6363, Watertown WI

Lewis Station Winery: (920) 648-5481 Lake Mills WI

M & Em's Mini Mart, Blue Raisin Creations, Glenna
Lees Country Kitchen, Johnson Creek WI

Mindemann Farms: 952-270-8778, Sullivan WI

Pernat's: 920-699-6990, Johnson Creek WI

Local Ag Attractions

Eclectic Shire Farm: 920-245-5226, Watertown WI

Jelli's Market: 262-539-5133, Helenville WI

Jone's Dairy Farm: 800-635-6637, Fort Atk WI

Lone Willow Bison: 262-593-2622, Watertown WI

Event Caterers

Arm-Jak Catering: 608-669-3987, Lake Mills WI

Carla's Catering: 920-728-6955, Fort Atkinson WI

Fiesta Garibaldi: 920-699-8989, Johnson Creek WI

Glenn's Market: 920-261-2226, Watertown WI

Hi-Way Harry's: 920-699-9999, Johnson Creek WI

Red Line BBQ: 920-605-2111, Jefferson WI

Sendik's Catering: 262-468-5750

Accommodations

Comfort Suites: Johnson Creek WI

Katherine Holle House: 920-253-2444, Wttn WI

Fargo Mansion Inn: 920-648-3654, Lake Mills WI

Restaurants/Taverns

Ann's Farmington Inn: 920-699-3725, Sullivan WI

Hi-Way Harry's: 920-699-9999, Johnson Creek WI

Paddy Coughlin's: 920-397-7776, Fort Atkinson WI

PineCone Restaurant: 920-699-2767, JohnCreek WI

Sullivan Saloon: 262-593-8912, Sullivan WI

Bakeries

ChandlerHouse Bake: 920-390-2076, Watertown WI

Sweet Talkin Treats: 920-342-3969, Watertown WI

PineCone Restaurant: 920-699-2767, JohnCreek WI



JEFFERSON COUNTY
WISCONSIN

Explore. Thrive. Belong.

JEFFERSON COUNTY
PLANNING AND DEVELOPMENT DEPARTMENT
ZONING DIVISION

Room C1040
311 S Center Ave
Jefferson, WI 53538

zoning@jeffersoncountywi.gov

Phone: 920-674-7130

Fax 920-674-7525

Decision of the Jefferson County Planning and Zoning Committee

Alex M & Courtney Zastrow
N8668 County Road O
Waterloo, WI 53594

RE: Rezone Petition R4581A-24 and Conditional Use Petition CU2142-24

The Jefferson County Planning and Zoning Committee met on Monday, January 27, 2025 to consider the rezone petition R4581A-24 to rezone 2.6-acres from A-1 to A-2 along with a conditional use petition CU2142-24 to allow for boarding, daycare and retail business for dogs and other pets located at **N8668 County Road O**, PIN 030-0813-1723-001 (35.17 ac) in the Town of Waterloo, does hereby recommend that both of the petitions in question be postponed.

Specifically, the Committee requested that the proposed A-2 lot be redesigned to be moved behind the home located N8668 County Road O, rather than fronting along the property line to the south. They believe the redesign would alleviate any neighbor concerns.

Supervisor Nass made a motion to postpone the petitions for a lot redesign, and was seconded by Supervisor Richardson. The motion passed on a voice vote, 4-0.

If you have further questions, please contact our office at 920-674-7130 to discuss the rezone and conditional use petitions.

Thank you,

Matt Zangl
Director of Planning and Zoning
Jefferson County Planning and Zoning Department
Email: mattz@jeffersoncountywi.gov

Phone: 920-674-8638

cc: Town of Waterloo

Sarah Elsner

From: Ben Freeland <ben@impact-gc.com>
Sent: Wednesday, February 19, 2025 3:10 PM
To: Sarah Elsner
Cc: Courtney Zastrow
Subject: Misfit Hills
Attachments: Google Earth Image.pdf

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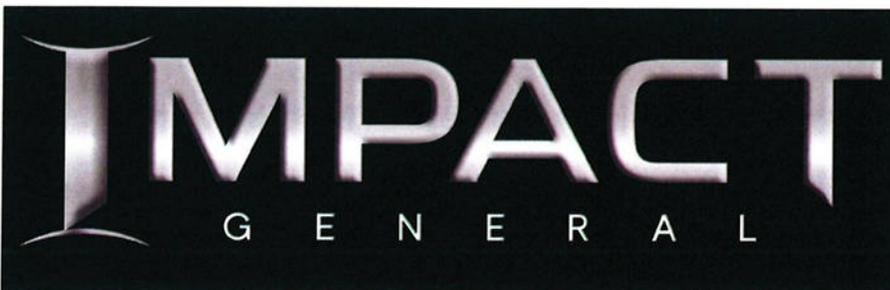
Sarah, I think it's important to point out that the property to the South already has a suitable driveway for the horse boarding business and doesn't have to use the drive that Courtney owns. Not sure if the committee looked at this? They probably did, but I attached a Google Earth image to show that driveway and layout in case they have not.

Also, there could be a point to be made that the business traffic between the two is never a concern. As of right now the neighbor to South isn't doing any heavy boarding and that could very well stay that way. What if the committee allows Courtney to use her entrance like we have shown, and if there is an issue with access for the horse boarding in the future, with honest proof, then Courtney will agree put it in.

We completely understand that committee doesn't take this decision lightly, but it is a little discouraging that the committee is favoring one neighbor over another so drastically. There were many letters of support and this is the only person disputing this.

Thank you,

Benjamin A. Freeland
President-Impact General
PO Box 132
Oconomowoc, WI 53066
Cell 414-254-6544
ben@impact-gc.com



Untitled Map

Write a description for your map.

Legend

 N8668 County Rd O



Google Earth

Image © 2025 Airbus

300 ft



Sarah Elsner

From: Ben Freeland <ben@impact-gc.com>
Sent: Tuesday, February 18, 2025 2:52 PM
To: Sarah Elsner
Cc: Courtney Zastrow; Kevin Parish
Subject: RE: Misfit Hills
Attachments: Land Divisin-Rezoning Map 2.18.25.pdf

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See below.

Benjamin A. Freeland
President-Impact General
PO Box 132
Oconomowoc, WI 53066
Cell 414-254-6544
ben@impact-gc.com



From: Sarah Elsner <SarahE@jeffersoncountywi.gov>
Sent: Tuesday, February 18, 2025 2:11 PM
To: Ben Freeland <ben@impact-gc.com>
Cc: Courtney Zastrow <courtneyedd@gmail.com>; Kevin Parish <kparish@parishse.com>
Subject: RE: Misfit Hills

Ben,

We have the revised proposal scheduled for discussion and possible action for Monday's decision meeting. After reviewing the proposed revision, I have the following questions and comments:

- Is the A-2 zone still being proposed as a separate lot or are you proposing it as a floating A-2 zone? **Yes, that is the intent, a separate lot.**
- Because of the proposed acreage increase, the Committee may recommend sending the revision back to the Town and back to public hearing. **See updated version. We made is so the acreage is less than the last version**
- Have you had any recent conversations with the neighbor to the south regarding the shared access? Is that property owner ok with the proposed changes being made and utilizing the shared access? **That is something I would defer to Courtney on. She plans on calling you.**
 - As previously recommended, I would encourage you to look into access from the north side.

Thank you,

Sarah Elsner

From: Courtney Zastrow <courtneyedd@gmail.com>
Sent: Tuesday, February 18, 2025 3:03 PM
To: Sarah Elsner
Cc: Ben Freeland; Kevin Parish
Subject: Re: Misfit Hills

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Sarah,

For the driveway issue, we are currently in talks with a lawyer to end that easement. They are drafting a letter to send to the neighbor to potentially end it. It's not that I am unwilling to put the north drive in, I would just like to put it in at a later date.

The neighbor can use my driveway for her business, so I think I should be able to use my own driveway on my own property for mine as well.

Thanks,
Courtney

Sent from my iPhone

On Feb 18, 2025, at 2:11 PM, Sarah Elsner <SarahE@jeffersoncountyiwi.gov> wrote:

Ben,

We have the revised proposal scheduled for discussion and possible action for Monday's decision meeting. After reviewing the proposed revision, I have the following questions and comments:

1. Is the A-2 zone still being proposed as a separate lot or are you proposing it as a floating A-2 zone?
2. Because of the proposed acreage increase, the Committee may recommend sending the revision back to the Town and back to public hearing.
3. Have you had any recent conversations with the neighbor to the south regarding the shared access? Is that property owner ok with the proposed changes being made and utilizing the shared access?

4.

1. As previously recommended, I would encourage you to look into access from the north side.

2.

Thank you,
Sarah

<image001.png> **Sarah Elsner**
Lead Zoning/POWTS Technician
Planning & Development Department
Jefferson County, Wisconsin
<image002.png> Email: sarahe@jeffersoncountywi.gov
<image003.png> Phone: 920-674-7133
<image004.png> 311 S. Center Ave, C1040
Jefferson, WI 53549
www.jeffersoncountywi.gov
<image005.png>

From: Ben Freeland <ben@impact-gc.com>
Sent: Monday, February 17, 2025 4:23 PM
To: Sarah Elsner <SarahE@jeffersoncountywi.gov>
Cc: Courtney Zastrow <courtneyedd@gmail.com>; Kevin Parish <kparish@parishse.com>
Subject: FW: Misfit Hills

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Good afternoon Sarah,

Here is the proposed lot split. We kept the North entrance off for now because we were able to keep the A1 property connected.

Let me know if you have any questions

Thank you!

Benjamin A. Freeland
President-Impact General
PO Box 132
Oconomowoc, WI 53066
Cell 414-254-6544
ben@impact-gc.com

<image006.jpg>

From: Kevin Parish <kparish@parishse.com>
Sent: Monday, February 17, 2025 3:19 PM
To: Ben Freeland <ben@impact-gc.com>
Subject: RE: Misfit Hills

Hi Ben,

Dear Jefferson County Zoning Committee,

We (Aztalan Inn) are writing to inform you of an upcoming improvement initiative at the intersection of County Road B and County Road Q. Aztlan Inn will be taking essential measures to enhance the safety of this area by installing prominent painted pavement markings and no parking signs.

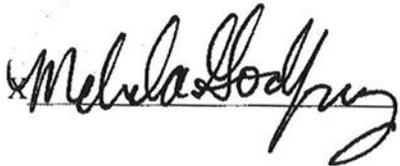
We thank you for your cooperation and understanding as we implement these improvements. We anticipate the pavement markings and no parking signs to be in place as soon as the weather permits, but no later than April 30, 2025.

Should you have any questions or require further clarification, please do not hesitate to reach out to us.

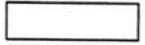
Sincerely,

Melinda Godfrey

Aztalan Inn

 2/18/2025



No Parking Zone - Pavement Markings 
Parcels / Right of Way 



AZTALAN INN - VISION SOLUTION

Dear Jefferson County Zoning Committee,

We (Aztalan Inn) are writing to inform you of an upcoming improvement initiative at the intersection of County Road B and County Road Q. Aztalan Inn will be taking essential measures to enhance the safety of this area by installing prominent painted pavement markings and no parking signs.

These changes aim to prevent parking in the highway right of way, thereby allowing for clearer visibility at the corner and improving the safety conditions for all travelers. Aztalan Inn agrees that unobstructed views at this intersection are crucial for reducing potential hazards and maintaining a safe environment for the community.

We thank you for your cooperation and understanding as we implement these vital improvements. We anticipate the pavement markings and no parking signs to be in place as soon as the weather permits, but no later than April 30th 2025.

Should you have any questions or require further clarification, please do not hesitate to reach out to us.

Sincerely,

Melinda Godfrey

Aztalan Inn

X

Sarah Elsner

From: Matt Zangl
Sent: Tuesday, February 18, 2025 3:33 PM
To: Sarah Elsner
Subject: FW: Aztalan Inn Parking Plan
Attachments: Aztalan Inn Parking Plan.pdf

Expires: Wednesday, February 18, 2026 12:00 AM

From: Melinda Godfrey <mgodfrey.glo@yahoo.com>
Sent: Tuesday, February 18, 2025 3:15 PM
To: Derek Anderson <dereka@jeffersoncountywi.gov>; Matt Zangl <mattz@jeffersoncountywi.gov>
Subject: Re: Aztalan Inn Parking Plan

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

Derek and Matt,

I reviewed the document and map you asked for me to sign and return regarding Aztalan Inn.

Attached please find the signed Parking Plan for Aztalan Inn. Please note, in review of your proposed document with counsel, it was necessary for me to remove one paragraph.

Please confirm that this satisfies your request for us to have a parking plan and that Matt will get our pending zoning request on the agenda for the zoning committee meeting this Monday the 24th.

If you have any questions, please let me know.

Thank You.

Melinda Godfrey

On Tuesday, February 18, 2025 at 12:19:49 PM CST, Derek Anderson <dereka@jeffersoncountywi.gov> wrote:

Hello Melinda,

Attached is the document and map I created for you. If you agree with everything, just sign the document, and return it to me and Matt Zangl.

Matt has informed me that he will get your pending zoning request on the agenda for the zoning committee meeting this Monday the 24th. He just needs this agreement back by the end of the day tomorrow.

mattz@jeffersoncountywi.gov

dereka@jeffersoncountywi.gov

Thank you,

Derek Anderson

GIS/Engineering Technician

Jefferson County Highway Department

1425 South Wisconsin Drive

Jefferson, WI 53549

Phone: (920) 674-7184

www.jeffersoncountywi.gov

Solar Energy Systems Ordinance

Draft – January 28, 2025

1. Purpose and Scope.

- a. The purpose of this section is to adopt and incorporate the requirements of Wis. Stats. § 66.0401 and § 66.0403 as a local ordinance, to regulate Solar Energy Systems (“SES”) for the production of electricity and/or conversion of energy for uses on site as well as those systems which produce electricity for off-site use and distribution. The regulations of this section have been established to ensure SES are sited, constructed, maintained, operated and decommissioned in a manner that maximizes utilization of Jefferson County’s solar energy resources, while also protecting the health, safety and welfare of the community. The provisions listed under this section are not intended to be a duplication of any federal or state requirement or to exceed that authority granted to Wisconsin counties.
- b. All applications regulated by this section may be subject to additional conditions and restrictions consistent with Wis. Stat. §66.0401, where such conditions are considered and applied on a case-by-case basis, as well as satisfy one of the following:
 - i. Serves to preserve or protect the public health or safety.
 - ii. Does not significantly increase the cost of the system or significantly decrease its efficiency.
 - iii. Allows for an alternative system of comparable cost and efficiency.
- c. No Solar Energy System shall be erected, enlarged or extended without conformance to the provisions of this section and other applicable restrictions, as evidenced by the issuance of a Zoning Permit by the Zoning Administrator and where required, Conditional Use Permit approval by the Planning & Zoning Committee.

2. Definitions

- a. “Accessory Solar Energy System” means, but is not limited to, a photovoltaic energy system that converts solar energy to usable thermal, mechanical, chemical, or electrical energy, where such solar energy system is accessory to the principal use of the land and serve the land or structures on the same parcel (e.g., solar panels providing energy for a dwelling on the same lot). Accessory Solar Energy Systems are not intended for use as a public utility or to provide energy into the grid and generate less than 1,000 kilowatts (1 megawatt).
- b. "Battery Energy Storage System" (BESS) means electrochemical devices that charge or collect energy from the grid or a generation facility, store that energy, and then discharge that energy at a later time to provide electricity or other grid services.
- a. “Conditional Use Permit” means a discretionary permit for a listed conditional use, granted by the Jefferson County Planning & Zoning Committee, pursuant to the notice and hearing procedures set forth in the sec. 11.05 of the Jefferson County Zoning Ordinance, upon application by the owner and to which various conditions may be attached and must be adhered to by the applicant.

- b. “Energy Storage” means any technology that is capable of absorbing electricity, storing the electricity for a period of time, and redelivering the electricity.
 - c. “Kilowatt” means a unit of power equal to one thousand watts.
 - d. “Large Solar Energy Systems” means, but is not limited to, connected arrays of photovoltaic panels, their supporting structures and/or mounting systems, the network of necessary electrical wires and conduit (above and below ground), power poles, inverters, transformers, and supporting substations, or a concentrated mirror thermal energy generating facility and its respective components. These facilities are designed for nominal operation at a nameplate capacity of 100 megawatts or more. A Certificate of Public Convenience and Necessity issued by the Wisconsin Public Service Commission (PSC) is typically associated with these facilities. This includes facilities which directly convert and transfer or solar energy into thermal or electrical energy.
 - e. “Megawatt” means a unit of power equal to one million watts, especially as a measure of the output of a power station.
 - f. “Owner” means the owner of the property, applicant or developer
 - g. “Small Solar Energy System” means but is not limited to, connected arrays of photovoltaic panels, their supporting structures and/or mounting systems, the network of necessary electrical wires and conduit (above and below ground), power poles, inverters, transformers, and supporting substations. These facilities are designed for nominal operation at a nameplate capacity of less than 100 megawatts and do not meet the definition of an “accessory solar energy generating system.” This includes facilities which directly convert and transfer solar energy into thermal or electrical energy.
 - h. “Solar Energy System” means a set of devices or equipment which directly converts and then transfers solar energy into usable forms of thermal or electrical energy, including any Accessory Solar Energy System, Small Solar Energy System and Large Energy Solar Systems.
 - i. “Zoning Permit” means written approval by the Zoning Administrator that is required before commencing any development including any structural addition or alteration or change in use as defined by the Jefferson County Zoning Ordinance s. 11.03.
3. General Requirements. The following are requirements of all solar energy systems (SES):
- a. All SES shall be designed to limit grading, soil compaction and native vegetation removal.
 - b. No SES or related structure shall be located in the regulated floodplain.
 - c. No SES or related structure shall be located in a designated wetland.
 - d. Setbacks: Setbacks are measured from the closest point of an array, transformer, converter, inverter, battery, etc., excluding perimeter fences except where specifically noted.
 - i. All SES and related structures and equipment shall meet the underlying zoning district setbacks, and highway setbacks.
 - ii. All SES and related structures and equipment, including perimeter fences, shall meet the applicable shoreland setbacks except as it relates to any DNR approved waterway crossings.

- iii. Small and Large SES shall also meet the following setbacks:
 - 1. 500 feet from non-participating residential homes
 - 2. 700 feet from non-participating residential homes with an SES on three sides, with additional screening approved by the Planning and Zoning Committee
- e. Height: The maximum height for solar collectors or arrays is 18 feet, measured to the highest point.
- f. Code Compliance: A SES shall comply with all applicable building codes and HVAC-related requirements of the Energy Code.
- g. Agricultural Protection: Small and Large SES located in the A-1 or A-2 zoning district must provide a site and soil assessment that identifies the soil type and classification (prime or non-prime for agricultural purposes) for the project area. The SES shall be designed to protect and preserve prime agricultural soils and utilize a maximum of 25% prime soil of the entire project area. On a case-by-case basis an excess of 25% of prime agricultural soil may be used as part of a Small or Large SES if mitigation measures are implemented to preserve the prime soil, which may include the following:
 - i. Co-location of agricultural uses (agrivoltaics or other agricultural uses) on the project site.
 - ii. Placing agricultural conservation easements on an equivalent number of prime soil acres adjacent to or surrounding the project site.
 - iii. Other mitigation measures approved by the Planning and Zoning Committee.
- h. All access locations must obtain a fire number, unless waived by the Director
- i. Good Repair: An owner shall construct, operate, repair, maintain and replace SES facilities as needed to keep the SES in good repair and operating condition in a manner that protects the public health, safety, and welfare of the community.
- j. Reflectors and Glare: Any owner or installer of an ASES shall reduce the amount of glare directed towards surrounding properties and residential homes. The use of reflectors or solar enhancer shall be limited. In cases where reflectors or solar enhancers are required to enhance solar production, the owner shall minimize reflected light from affecting adjacent or nearby properties. Measures to minimize reflected light include selective placement of the system, screening the solar collector, modifying the orientation of the system, reducing use of the reflector system, or other remedies that limit reflected light
- k. Decommissioning: A Decommissioning Plan shall be required to ensure that Small and Large SES are properly removed after their useful life. A decommissioning plan shall include how the project area will be decommissioned and returned to its pre-solar development state. The plan shall include how decommissioning will occur, timeline and method for financial compensation or assurance and how materials will be recycled or disposed of. The plan shall include provisions for removal of all structures and foundations, restoration of soil and vegetation and restoration of the land to a condition reasonably similar to pre-existing conditions, including de-compaction of the entire site (i.e. panel array locations, access roads, etc.). Access

roads may remain in place with written approval from the landowner. The Plan shall also include a Decommissioning Cost Analysis and the financial assurance in the amount of the difference between decommissioning cost and estimated salvage value. All solar equipment shall be decommissioned and disposed of in accordance with federal, state and local regulations.

- i. Decommissioning of the SES shall occur when the SES has ceased commercial operation for a consecutive period of twelve (12) months.

l. Reporting Requirements:

- i. Small and Large SES shall provide a yearly report by March 1st of each year to the Planning and Zoning Committee. The report, at minimum, shall include the following for the previous year:
 1. Report on power generation
 2. Estimated timeline for the SES including, but not limited to, construction commencement dates, operational date and life expectancy dates and any upcoming key dates
 3. Planned, proposed or completed construction projects or updates to the SES
 4. Report and update to the Decommissioning Plan including justification for updating the plan and financial assurance. Yearly, the Decommission Plan shall be reviewed and updated based on current conditions including any financial assurances.
 5. Any other information requested by the Planning and Zoning Committee or Department

4. Small Solar Energy Systems (Small SES)

- a. Permitting Requirements: Small SES require a Conditional Use Permit and a Zoning Permit prior to the start of construction.
- b. Zoning Districts: Small SES may be located within the A-1 Exclusive Agricultural and A-2 Agricultural and Rural Business zoning district as a conditional use, subject to the requirements of this ordinance. In addition, a small SES may be permitted as a conditional use, subject to the requirements of this ordinance, within the A-T zoning district with written approval from the closest municipality.
- c. Conditional Use Permit
 - i. Application Process. The application for a Conditional Use Permit shall be processed in accordance with the procedures set forth in Section 11.05 of this ordinance.
 - ii. Application Requirements. The application for a Conditional Use Permit for a small SES shall include the following items as applicable to the project:
 1. Site Plan: A site plan shall be submitted including, but not limited to, the following:
 - a. Existing and proposed improvements
 - b. Existing and proposed structures
 - c. Existing and proposed topography
 - d. Existing and proposed fencing

- e. Utilities
 - f. All above ground and underground components
 - g. Wetlands as determined by a wetland delineation
 - h. Waterways (navigable and non-navigable), drainage ditches, underground drain tiles, etc.
 - i. Drainage District ditches
 - j. Floodplain
 - k. Public roads, access roads and internal roadways
 - l. Access locations and driveways
 - m. Setbacks shall be shown on the site plan
 - n. Any other information required by the department
2. Proposed Transportation Routes: A plan identifying the proposed construction transportation routes including the type and quantity of equipment being transported.
 3. Drainage Plan: A plan identifying the existing drainage features and proposed drainage features including the drainage patterns, drain tiles, ditches and any proposed modifications.
 - a. The plan should include how drainage will be maintained and how damage, problems, or complaints will be resolved.
 4. Construction Schedule: A plan documenting the major milestones throughout the construction process including the start and end of construction.
 5. Vegetation Management Plan: A plan documenting the following shall be submitted:
 - a. Existing conditions
 - b. Proposed planting map with native Wisconsin species and densities
 - c. Proposed management of vegetation
 6. Grading Plan: A plan identifying the existing grading, topography and percent slope and the proposed grading. No grading shall occur on slopes greater than 20% and all slopes greater than 20% shall be protect from development and erosion. A plan identifying the slopes greater than 20% and their protection measures shall be included.
 7. Decommissioning Plan
 8. Lighting Plan: A plan documenting the proposed lighting at the project site. Lighting shall not affect neighboring properties and shall use shielded fixtures.
 9. Erosion Control Plan including all erosion control measures, timing of placement, maintenance and removal
 10. Storm Water Management Plan
 11. Screening plan that identifies the type and extent of screening from roadways and residences. Section 11.07(c) of this ordinance shall set the minimum requirements and the Committee may require

additional screening or conditions on a case-by-case basis.

12. Airport Notification: SES located within 5 miles of an airport shall provide notice of the proposed SES to the airport operator and owner. The applicant shall provide an affidavit stating which airports were provided notice and documentation of such notice. If no airports are within 5 miles, the owner shall provide documentation that no airports are within 5 miles.
 13. Fencing Plan: A plan shall be submitted identifying the type of fencing utilized for the project and the proposed setbacks. Perimeter fencing for the site shall use wildlife-friendly fencing standards that include clearance at the bottom.
 14. Agreements, leases or other documentation with affected landowners and/or communities outlining any site-specific terms or conditions of development and assuring maintenance of land to be owned or used for common purposes, including, but not limited to joint development agreements, road maintenance agreements and agreements with the Drainage Board.
 15. Any other documentation as identified by the Director or the Planning and Zoning Committee.
- iii. Conditional Use Permit Review Criteria: In addition to the criteria set forth in Section 11.05 of the Jefferson County Zoning Ordinance, the review for a Conditional Use Permit shall address and consider the following:
1. To the extent feasible and practical, plans to use the land for both agriculture and electricity generation, possibly including but not limited to:
 - a. Planting and maintaining pollinator-friendly native plant species and reduced herbicide applications.
 - b. Grazing of livestock
 - c. Planting of crops
 - d. Other agricultural uses
 2. The preservation of prime agricultural soils and the use of non-prime agricultural soils
 3. Reasonable construction standards, including phasing to limit the area of disturbance; hours of construction to limit disruption to residents; and light pollution mitigation.
 4. Maintenance and repair of damage to local roads due to project construction, possibly in the form of a Road Maintenance Agreement
 5. Maintenance and repair to local drainage systems
 6. Financial assurance during the construction phase in the form of a surety bond, letter of credit, escrow account, reserve fund, parent guarantee or other suitable financial mechanism.
 7. Decommissioning plan, as defined in section 3.k., above, which

includes provisions for removal of all structures and foundations, restoration of soil and vegetation and financial assurance that funds will be available for project decommissioning costs.

d. Zoning Permit Requirements

- i. Permit Requirement. The owner must apply for and receive a Zoning Permit from the Department before installing, constructing, or expanding any Small SES.
- ii. Application Process. The application for a Zoning Permit shall be processed in accordance with the procedures set forth in Section 11.03 of this ordinance.
- iii. Permit Fee. The owner shall pay an application fee at the time the application is filed with the Department.
- iv. Application Requirement. The application for a zoning permit shall include the following items as applicable to the project:
 1. Name and contact information of applicant, owner and installer.
 2. A narrative of the proposed project, including a description of the subject property, address(es), parcel numbers, and any unique circumstances within the project area.
 3. Final design and site plans, which shall include a scalable drawing showing the location of all drives, entrances, easement labels and locations, trails, and signs; panels, inverters, energy storage systems, and any other planned infrastructure; vision clearance triangles; floodplain(s); wetland(s); and shoreland zone boundaries, and setbacks.
 4. Documentation of all other permits and approvals.
 5. Other documentation as determined by the Department.
 6. A Point of Contact throughout the construction process.
- e. Additional Permitting Requirements. Additional permits and processes may be required under the Jefferson County Zoning Ordinance.
- f. Operator Ownership Change. Notice shall be provided to the County for any change in ownership of the Small Solar Energy System on or before the effective date of the change.
- g. Other Approvals. A copy of all necessary state and federal permits and approvals shall be submitted to the Department within 30 days of receiving said authorizations.
- h. Postconstruction Filing Requirement. Within 90 days of the date a Small SES commencing operation, the owner shall file with the Department an as-built description of the facility, an accurate map of the facility showing the location of all infrastructure, geographic information system (GIS) information showing the location of said infrastructure, and current information identifying the owner(s) and operator(s), including designated contact(s), of the Small SES.
- i. Construction Meetings: As a condition of approval, the developer shall hold a

preconstruction meeting, post construction meeting and monthly update meetings with the local Town and County Officials.

5. Large Solar Energy Systems (Large SES)

a. Zoning Permit Requirements

- i. Permit Requirement. The owner must apply for and receive a Zoning Permit from the Department before installing, constructing, or expanding any Large SES.
- ii. Application Process. The application for a Zoning Permit shall be processed in accordance with the procedures set forth in Section 11.03 of this ordinance.
- iii. Permit Fee. The owner shall pay an application fee at the time the application is filed with the Department.
- iv. Standards for Review. The standards for reviewing a permit application for a Large SES are consistent with Wis. Stat. 66.0401 and 66.0403 as well as Wis. Stat. 59.69 and are not more restrictive than the PSC-approved site plan as part of the Certificate of Public Convenience and Necessity.
- v. Application Requirement. The application for a Zoning Permit shall include the following items, as may be applicable:
 1. Name and contact information of owner, applicant, and installer.
 2. A copy of the PSC authorization and a copy of the final application packet and documentation submitted to the PSC for approval;
 3. A narrative of the proposed project, including a description of the subject property, address(es), parcel numbers, and any unique circumstances within the project area, as may have been identified during the PSC review;
 4. Site Plan: A site plan shall be submitted including, but not limited to, the following:
 - a. Existing and proposed improvements
 - b. Existing and proposed structures
 - c. Existing and proposed topography
 - d. Existing and proposed fencing
 - e. Existing and proposed utilities
 - f. All above ground and underground components
 - g. Wetlands, waterways, ditches, underground drainage systems, etc.
 - h. Floodplain
 - i. Public roads, access roads and internal roadways
 - j. Access locations and driveways
 - k. Setbacks shall be identified in the site plan
 - l. A point of contact throughout the construction process.
- vi. Additional Permitting Requirements. Additional permits and processes may be required under the Jefferson County Zoning Ordinance.

- vii. Operator Ownership Change. Notice shall be provided to the County for any change in ownership of the Large SES 10 days prior to the effective date of the change and contact information of the new owner shall be included with the notice.
- viii. Other Approvals. A copy of all necessary state and federal permits and approvals shall be submitted to the Department within 30 days of receiving said authorizations.
- ix. Postconstruction Filing Requirement. Within 90 days of the date a Large SES commences operation, the owner shall file with the Department an as-built description of the facility, an accurate map of the facility showing the location of all infrastructure, geographic information system information (GIS) showing the location of said infrastructure, and current information identifying the owner(s) and operator(s), including designated contact(s), of the Large SES
- x. Construction Meetings: As a condition of approval, the developer shall hold a preconstruction meeting, post construction meeting and monthly update meetings with the local Town and County Officials.

6. Accessory Solar Energy System (ASES)

- a. Permit Requirement. The owner must apply for and receive a Zoning Permit from the Department before installing, constructing, or expanding any ASES.
- b. Ground-mounted systems shall not count toward accessory structure limitations in the underlying zoning district.
- c. Zoning District: ASES may be permitted in all zoning districts as an accessory structure, except the N and W zones.
- d. Height: An ASES must meet the following height requirements:
 - i. Roof mounted ASES shall not exceed the maximum allowed height in the underlying zoning district and shall not extend more than five feet above the surface of the roof.
 - ii. Ground or pole mounted ASES shall not exceed 18 feet in height when oriented at its maximum tilt.
- e. Setback(s):
 - i. Roof mounted ASES: In addition to the structure setback from the underlying zoning district, the ASES, including the collector surface and mounting devices, shall not extend more than three feet beyond the exterior perimeter of the building on which the structure is mounted or built.
 - ii. Ground or pole mounted ASES: Ground or pole mounted SES may not extend into the required yard setbacks for the underlying zoning district at any point.
- f. Lot Coverage:
 - i. Ground-mount systems total collector area shall not exceed the building

footprint of the principal structure

- g. Grades: The ASES shall utilize existing grades and the area of the ASES shall not be artificially elevated higher than the existing grades of the property.

7. Battery Energy Storage Systems (BESS)

- a. Applicability: The requirements of this section apply to all battery storage system with a rated nameplate capacity of equal to or greater than 1 megawatt.

- b. Permitting Requirements:

- i. BESS are required to obtain a Zoning Permit prior to the start of construction.
- ii. BESS are subject to the requirements under section 4. above, as well as the standards listed in 6, where applicable.
- iii. BESS associated with a Large SES are subject to the requirements of Section 5., above.

- c. General Requirements:

- i. Setbacks:

- 1. 1,500 feet from residential, business, municipal, school, or town structures
- 2. 1,000 feet from a drinking water system or source
- 3. 500 feet from waterways or waterbody
- 4. Other setbacks as required by the underlying zoning district and Planning and Zoning Committee

- ii. All BESS shall be designed in compliance with all applicable building, fire, and electrical codes.

- iii. Security & Screening: BESS shall have a perimeter fence of at least 7 feet in height, consistent with the requirements established in National Fire Protection Association (NFPA) 70. BESS shall also comply with specifications established in NFPA 855 relating to barriers and buffering.
- iv. Safety Requirements: BESS shall comply with the latest published version of the National Fire Protection Association (NFPA) 855, *Standard for Installation of Stationary Energy Storage Systems*, as of the date of the submission of permit application, except where this section is more restrictive.

- 1. Prior to the issuance of a Zoning Permit for a BESS, applicants are required to:

- a. Submit documentation verifying the proposed design meets NFPA 855 requirements.
- b. Submit an emergency response plan
- c. Submit a plan for offering site specific training to the applicable fire service and emergency personnel prior to commencing operation
- d. Conduct a hazard mitigation analysis if specified by NFPA 855

- v. BESS containers and structures shall be labeled with a date of first usage by a stamped metal nameplate including a serial number. Containers shall be clearly labeled and marked to identify its contents and contact information in case of emergency.
- vi. Decommissioning: A decommissioning plan that ensures the return of all participating properties to a useful condition, including removal of above-surface facilities and infrastructure that have no ongoing purpose, shall be provided by the applicant. The plan shall include a timeline including when the decommissioning will begin, how long it is anticipated to complete and when it will be completed.
- vii. The decommissioning plan shall include, but is not limited to, financial assurance in the form of a bond, a parent company guarantee, or an irrevocable letter of credit, to be determined by applicant. The amount of the financial assurance shall not be less than the estimated cost of decommissioning the energy facility, after deducting salvage or recycling value, as calculated by a third party with expertise in decommissioning, hired by the applicant.

Sources:

- Columbia, Calumet, Walworth, Marathon and Kenosha County
- WI Solar Model Ordinance – Great Plains Institute
- American Farmland Trust