

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, June 30, 2025
TIME: 8:30 a.m.
PLACE: Jefferson County Courthouse, 311 S. Center Ave, Room C2063, Jefferson WI

[Join the meeting now](#)

Meeting ID: 234 644 362 860 3
Passcode: 6Em7TH64

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 May 27, June 13, June 19
7. Communications
8. May Monthly Financial Report for Register of Deeds
9. June Monthly Financial Report for Planning & Development
10. Discussion on Solar Energy Facilities
 - a. Crawfish River Solar
 - b. Badger State River
 - c. Sinnissippi Solar
 - d. Whitewater Solar Project
 - e. Rock Lake Solar Project
11. Discussion and Possible Action on Replacing a Single-Family Home at **N8209 County Road Y**, PIN 032-0815-1943-001 in the Town of Watertown More Than 100 feet From the Original House Foundation
12. Discussion and Possible Action on The Preserve at Oakland Subdivision Final Plat
13. Discussion and Possible Action on Amending the Floodplain Ordinance (R4618T-25)
R4618T-25 – JEFFERSON COUNTY: To amend the existing County Floodplain Ordinance to allow for updated language based off the WI DNR model ordinance.
14. Discussion and Possible Action on Updating the County Comprehensive Plan and Farmland Preservation Plan to update the Town of Ixonia Farmland Preservation Area Map (R4616T-25)
R4616T-25: To amend the County Comprehensive Plan and Farmland Preservation Plan and Farmland Preservation Area Map in the Town of Ixonia to incorporate the Town's recently updated Comprehensive Plan and Future Land Use Map. A proposed map may be obtained by contacting the Jefferson County Planning & Development Department.
15. Discussion and Possible Action on Rezoning from A-1 to A-T for Parcels in the Town of Ixonia:
R4617T-25: Rezone from A-1 to A-T parcels impacted by amendment R4616T-25 to the County Comprehensive Plan in the Town of Ixonia, PIN 012-0816-2732-001, 012-0816-2743-001, 012-0816-2243-001, 012-0816-1543-001, 012-0816-2733-000, 012-0816-2844-000, 012-0816-2732-000, 012-0816-2713-000, 012-0816-2222-001, 012-0816-2244-000, 012-0816-2714-000, 012-0816-2712-001, 012-0816-2734-000, 012-0816-2743-002, 012-0816-1544-000, 012-0816-2841-000, 012-0816-2743-000, 012-0816-1544-001, 012-0816-2222-001, 012-0816-2333-003, 012-0816-2733-004, 012-0816-2731-000, 012-0816-2211-000, 012-0816-2214-001, 012-0816-2712-000, 012-0816-2222-000, 012-0816-2711-002.
16. Discussion and Possible Action on R4601A-25, Michael Prado to create a 1-acre A-3 lot at W611 State Road 59 in the Town of Palmyra, PIN 024-0516-2312-002, owned by Michael Prado, Clarisse Schowalter, Maria E Prado-Olson & Maria Paz Prado. The petition was previously postponed.
17. Discussion and Possible Action on an Amendment to the Zoning Ordinance Regarding Solar Energy Systems
18. Discussion and Possible Action on 2025-2026 Salvage Yard Licenses
19. Discussion on a Zoning Ordinance Text Amendment for Accessory Dwelling Units (ADU)
20. Discussion and Possible Action on 2026 Fee Schedule
21. Discussion and Possible Action on Petitions Presented in Public Hearing on June 19, 2025:

R4605A-25 & CU2168-25 – Immanuel Ev. Lutheran Church: Rezone 3.0-acres from A-1 to A-2 to allow for a childcare facility next to **W4096 County Road B** in the Town of Farmington, PIN 008-0715-1622-000 (33.772 ac). Property is owned by Dane Mel Hartwig.

R4606A-25 & CU2169-25 – Brandon Zieglemeier: Rezone A-1 to A-2 a 2-acre lot to allow for a landscape and snowplow business and to store business equipment and materials at **W8396 Perry Road** in the Town of Oakland, PIN 022-0613-1031-002 (14.110 ac).

R4607A-25 – Michael D & Gail D Maron Trust: Rezone from A-1 to A-3 to create a 5-acre farm consolidation and two 1-acre residential lots at **W3568 Ranch Road** in the Town of Farmington, PIN 008-0715-0334-000 (40.0 ac).

- R4608A-25 – Brian D & Jennifer L Statz:** Rezone from A-1 to A-3 to create three 2-acre lots across from **W3262 Koschnick Road** in the Town of Farmington, PIN 008-0715-0223-000 (46.046 ac).
- R4609A-25 – John H Diestelmann:** Rezone .4-acres from A-1 to A-3 from PIN 010-0615-2032-001(38.304 ac) to be added to PIN 010-0615-2032-000 (1.696 ac) to create a total 2-acre A-3 lot at **W4480 Diestelmann Lane** in the Town of Hebron.
- R4610A-25 – Erik & Natalija Burns:** Rezone 1.3-acres from A-1 to A-3 around the existing home and buildings located at **W8946 US Highway 12** in the Town of Oakland, PIN 022-0613-1711-003 (26.659 ac).
- R4611A-25 – Cheri Hazard:** Rezone A-1 to A-3 to create a 3.1-acre residential lot at **W881 Village Line Road** in the Town of Sullivan, PIN 026-0616-1122-000 (38.0 ac).
- R4612A-25 – Matthew & Angela Wolfe:** Rezone A-1 to A-3 to create a 2-acre lot at **N4882 County Road P** in the Town of Sullivan, PIN 026-0616-0612-000 (14.908 ac).
- R4613A-25 – NCEnterprises LLC:** Rezone 15-acres (Outlot 1) from A-1 to N and creating a 35-acre A-1 zoned lot (Lot 1) at **N7119 North Shore Road** in the Town of Lake Mills, PIN 008-0713-0224-000 (39.80 ac) and PIN 018-0713-0213-003 (14.622 ac).
- R4614A-25 – Brian D & Jennifer L Statz:** Rezone from A-1 to N to create a 2.6-acre lot across from **W3262 Koschnick Road** in the Town of Farmington, PIN 008-0715-0223-000 (46.046 ac).
- R4615A-25 – Duane W & Deborah Strauss:** Rezone A-T to R-2 to create a 1.2-acre residential lot located at **N8505 Highland Road** in the Town of Watertown, PIN 032-0815-1744-000 (21.254 ac).
- CU2170-25 – Louis & Ellen White:** Conditional Use to allow for kennel in an A-1 zone for personal dogs at residence located at **N7298 County Road F** in the Town of Concord, PIN 006-0716-0311-002 (2.365 ac).
- CU2171-25 – Jasper Gronert:** Conditional Use to allow for an extensive onsite storage structure for personal storage in an R-2 zone located at **N3093 County Road K** in the Town of Jefferson, PIN 014-0614-2741-001 (1.060 ac).

- 22. Planning and Development Department Update
- 23. Possible Future Agenda Items
- 24. Discussion on Upcoming Meeting Dates:
 - July 11, 8:00 a.m. – Site Inspections leaving from Courthouse Room C1049
 - July 17, 7:00 p.m. – Public Hearing in Courthouse Room C2063
 - July 28, 8:30 a.m. – Decision Meeting in Courthouse Room C2063
 - August 15, 8:00 a.m. – Site Inspections leaving from Courthouse Room C1049
 - August 21, 7:00 p.m. – Public Hearing in Courthouse Room C2063
 - August 25, 8:30 a.m. – Decision Meeting in Courthouse Room C2063

- 25. Adjourn

If you have questions regarding the petitions, please contact the Zoning Department at 920-674-7131. Petition files referenced on this agenda may be viewed in Courthouse Room C1040 at 311 S Center Ave between the hours of 8:00 a.m. and 4:30 p.m., Monday through Friday, excluding holidays. Materials covering other agenda items can be found at www.jeffersoncountywi.gov.

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: Tuesday, May 27, 2025
TIME: 8:30 a.m.
PLACE: Jefferson County Courthouse, 311 S. Center Ave, Room C2063, Jefferson WI

1. Call to Order

The meeting was called to order by Chairman Jaeckel at 8:31 a.m.

2. Roll Call (Establish a Quorum)

Committee members present in person were Supervisor Jaeckel, Supervisor Nass and Supervisor Foelker. Supervisor Poulson was an excused absence and Supervisor Richardson was present via Teams. Other County staff in attendance were Corporation Counsel Danielle Thompson, County Administrator Michael Luckey and Register of Deeds Staci Hoffmann. Department staff present were Matt Zangl, Sarah Elsner, Haley Nielsen, Trevor Quandt, Caleigh Cleary and Shari Fischback. Members of the public present were Anita Martin.

3. Certification of Compliance with Open Meetings Law

Matt Zangl confirmed that the meeting was being held in compliance.

4. Approval of the Agenda

Motion by Supervisor Foelker, second by Supervisor Jaeckel to approve the agenda. Motion passed 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)

There were no public comments.

6. Approval of meeting minutes from April 28, May 9, May 15

Motion by Foelker/Nass to approve April 28, 2025, minutes as written.

Motion passed on a voice vote 4-0.

Motion by Foelker/Nass to approve May 9, 2025, minutes as written.

Motion passed on a voice vote 4-0.

Motion by Foelker/Nass to approve May 15, 2025, minutes as written.

Motion passed on a voice vote 4-0.

7. Communications – Zangl provided update on Didion Subdivision.

8. April Monthly Financial Report for Register of Deeds

Staci Hoffman reported that month was \$100,000 more than this time last year.

9. May Monthly Financial Report for Planning & Development

Zangl reported that revenue is down by \$14,000 compared to last year due to permits being slower, no cell towers and less new homes.

10. Discussion on Solar Energy Facilities

a. **Crawfish River Solar** – Final inspection to see the west side will happen later this week.

b. **Badger State River** – Had preconstruction meeting last week with staging area traffic concerns discussed. It's on pace to start in July.

c. **Sinnissippi Solar** - Project has been quiet. No updates.

- d. **Whitewater Solar Project** – Public meetings to begin in July. The project was at County Board to give an overview. Will start working through the joint development agreement & anticipate having that to County Board in the Fall.
- e. **Rock Lake Solar Project** – It is under construction. Monthly meetings start next week.

11. Discussion and Possible Action on Amending the Floodplain Ordinance

Zangl reported that Thompson has been formatting the ordinance and then it will go to DNR for their review and approval. Biggest change was made to campground section. Will go to the June Public Hearing agenda and then to County Board in July.

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

Zangl reported that in early May there were citation appearances. Half have paid their fines. Drive through to happen in June. Otherwise, it has been quiet.

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

Zangl provided update review received from Renew WI. Thompson explained applications being reviewed on a case-by-case basis. Discussion took place on process of conditional use vs land use permit, regulations, proceeding with creating the ordinance. The Committee directed to staff to review the ordinance propose any changes at the next meeting.

14. Discussion and Possible Action on Updating the County Comprehensive Plan and Farmland Preservation Plan to update the Town of Ixonia Farmland Preservation Area Map

Zangl reviewed the updating of the entire Town and farmland preservation area map. The proposed changes, notice of public hearings, & proposed rezone from A-1 to A-T were sent to Town and affected landowners. He has not heard any concerns yet. This has been scheduled for July public hearing at the committee level, anticipating approvals, schedule a public hearing so the County Board can take action in July.

15. Discussion on Accessory Dwelling Units (ADU)

Elsner explained that research was done on other counties with ADU ordinances. New survey will be sent out this week for Town input due to the April election turnover. Discussion took place on potential issues, things to be looking for, regulations and proceeding with drafting an ordinance to be reviewed next month.

16. Discussion and Possible Action on Petitions Presented in Public Hearing on May 15, 2025:

See rezone and conditional use file for complete decision

POSTPONED R4589A-25 – B&B Trust: Rezone from A-1 to A-3 to create a 1-acre lot farm consolidation around the house at **W1281 Sunnyside Drive** in the Town of Concord, PIN 006-0716-2733-000 (45.802 ac).

No petitioner or representative was present at public hearing for this petition. This will be put back on a future agenda.

APPROVED R4599A-25 & CU2163-25 – Jon Helt: Rezone 0.6-acre from A-1 to A-2 to allow for an engineering/fabrication business at **N6484 County Road S** in the Town of Lake Mills, PIN 018-0713-1611-002 (3.0 ac). Motion by Nass/Foelker to approve the rezone request. Motion approved on a 4-0 voice vote.

APPROVED R4600A-25 – Jedidiah Draeger: Rezone A-1 to A-3 .41-acres from parcel 016-0514-0131-005 (22.661 ac) and transfer to parcel 016-0514-0131-003 (1.159 ac) (Lot 1 CSM 4539) near **W5115 & W5125 Bark River Road** in the Town of Koshkonong. Motion by Nass/Foelker to approve the rezone request. Motion approved on a 4-0 voice vote.

POSTPONED R4601A-25 – Michael Prado: Rezone from A-1 to A-3 to create a 1-acre residential lot at **W611 State Road 59** in the Town of Palmyra, PIN 024-0516-2312-002 (22.0 ac). Property owned by Michael Prado, Clarisse Schowalter, Maria E Prado-Olson & Maria Paz Prado. Motion by Nass/Foelker to postpone the rezone request to the next meeting. Motion approved on a 4-0 voice vote.

APPROVED R4602A-25 – Phyllis Jean Medeiros Trust: Rezone from A-1 to A-3 to create a 1.4-acre farm consolidation at **W2344 Rome Road** in the Town of Sullivan, PIN 026-0616-0721-001 (16.0 ac). Motion by Nass/Jaeckel to approve the rezone request. Motion approved on a 4-0 voice vote.

APPROVED R4603A-25 – Joe Vultaggio: Rezone from A-1 to N a 10.54-acre lot from PIN 004-0515-2533-000 (32.628 ac) and 004-0515-2532-000 (20.0 ac) located north of **W2862 State Road 59** in the Town of Cold Spring. Property is owned by Robert J Wagner Trust. Motion by Nass/Foelker to approve the rezone request. Motion approved on a 4-0 voice vote.

APPROVED R4604A-25 & CU2164-25 –Greg Harrom : Rezone from A-T to A-3 for 1.0-acres and A-T to A-2 for .9-acres for a total of 1.9-acre lot to allow for a graphic design and fabrication business at **N4870 County Road D** in the Town of Jefferson, PIN 014-0615-0212-000 (29.9 ac). Property is owned by Yvonne R Duesterhoeft Trust. Motion by Nass/Foelker to approve the rezone request. Motion approved on a 4-0 voice vote.

APPROVED 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. Motion by Nass/Foelker to approve the rezone request. Motion approved on a 4-0 voice vote.

APPROVED CU2165-25 – Todd Conforti: Conditional Use to allow for an extensive onsite storage structure in an R-1 zone at **W1376 N Blue Spring Lake Drive** in the Town of Palmyra, PIN 024-0516-2841-009 (.766 ac). Property is owned by Ann T Conforti Trust. Motion by Nass/Foelker to approve the rezone request. Motion approved on a 4-0 voice vote.

APPROVED CU2166-25 – Paul Goeglein: Conditional Use to allow for a 30’ x40’ addition onto existing shed for personal storage in an R-1 zone at **N4001 Jefferson Street** in the Town of Sullivan, PIN 026-0616-1724-014 (.40 ac). Motion by Nass/Foelker to approve the rezone request. Motion approved on a 4-0 voice vote.

APPROVED CU2167-25 – Courtney Zastrow: Conditional Use to allow for a kennel in A-1 zone for personal dogs at residence located at **N8668 County Road O** in the Town of Waterloo, PIN 030-0813-1723-001 (35.170 ac). Motion by Foelker/Nass to approve the rezone request. Motion approved on a 4-0 voice vote.

17. Planning and Development Department Update

Zangl reported that Land Information is finishing up Palmyra Airport survey. The 2025 air photos should be up and running in July. Trevor took his POWTS license test last week so waiting on those results. Caleigh, the summer intern started last week. Salvage yard discussion forthcoming in June. Campground audits at other campgrounds to happen this summer due to calls that have been received.

18. Possible Future Agenda Items

Continue with the usual agenda items and B&B Trust & Prado rezone petitions will go on a future agenda.

19. Discussion on Upcoming Meeting Dates:

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

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

June 30, 8:30 a.m. – Decision Meeting in Courthouse Room C2063

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

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

July 28, 8:30 a.m. – Decision Meeting in Courthouse Room C2063

20. Adjourn

Supervisor Foelker/Nass made a motion to adjourn the meeting. Meeting adjourned at 9:45 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: June 13, 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, Poulson, Richardson and Foelker were present. Supervisor Nass was an excused absence. Zoning staff present were Matt Zangl, Trevor Quandt and Sharyl Fischback.
3. **Certification of Compliance with Open Meetings Law-** Supervisor Jaeckel 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 comment.
6. **Communications-** Zangl had nothing to report.
7. **Site Inspections for Petitions to be Presented in Public Hearing on June 19, 2025:**
Committee left for site inspections at 8:05 am.

R4609A-25 – John H Diestelmann: Rezone .4-acre from A-1 to A-3 from PIN 010-0615-2032-001(38.304 ac) to be added to PIN 010-0615-2032-000 (1.696 ac) to create a total 2-acre A-3 lot at **W4480 Diestelmann Lane** in the Town of Hebron.

CU2171-25 – Jasper Gronert: Conditional Use to allow for an extensive onsite storage structure for personal storage in an R-2 zone located at **N3093 County Road K** in the Town of Jefferson, PIN 014-0614-2741-001 (1.060 ac).

R4606A-25 & CU2169-25 – Brandon Zieglemeier: Rezone 2.0-acres from A-1 to A-2 to allow for a landscape and snowplow business and to store business equipment and materials at **W8396 Perry Road** in the Town of Oakland, PIN 022-0613-1031-002 (14.110 ac).

R4610A-25 – Erik & Natalija Burns: Rezone 1.3-acres from A-1 to A-3 around the existing home and buildings located at **W8946 US Highway 12** in the Town of Oakland, PIN 022-0613-1711-003 (26.659 ac).

R4613A-25 – NCEnterprises LLC: Rezone 15-acres from A-1 to N at **N7119 North Shore Road** in the Town of Lake Mills, PIN 018-0713-0224-000 (39.80 ac).

R4615A-25 – Duane W & Deborah Strauss: Rezone 1.2-acres from A-T to R-2 to create a residential lot located at **N8505 Highland Road** in the Town of Watertown, PIN 032-0815-1744-000 (21.254 ac).

R4605A-25 & CU2168-25 – Immanuel Ev. Lutheran Church: Rezone 3.0-acres from A-1 to A-2 to allow for a childcare facility next to **W4096 County Road B** in the Town of Farmington, PIN 008-0715-1622-000 (33.772 ac). Property is owned by Dane Mel Hartwig.

R4607A-25 – Michael D & Gail D Maron Trust: Rezone 5.0-acres from A-1 to A-3 around the existing home and buildings and rezone from A-1 to A-3 to create (2) 1-acre residential lots at **W3568 Ranch Road** in the Town of Farmington, PIN 008-0715-0334-000 (40.0 ac).

R4608A-25 – Brian D & Jennifer L Statz: Rezone from A-1 to A-3 to create (3) 2-acre lots across from **W3262 Koschnick Road** in the Town of Farmington, PIN 008-0715-0223-000 (46.046 ac).

R4614A-25 – Brian D & Jennifer L Statz: Rezone 2.6-acres from A-1 to N across from **W3262 Koschnick Road** in the Town of Farmington, PIN 008-0715-0223-000 (46.046 ac).

CU2170-25 – Louis & Ellen White: Conditional Use to allow for kennel in an A-1 zone for personal dogs located at **N7298 County Road F** in the Town of Concord, PIN 006-0716-0311-002 (2.365 ac).

R4611A-25 – Cheri Hazard: Rezone 3.1-acres from A-1 to A-3 to create a residential lot at **W881 Village Line Road** in the Town of Sullivan, PIN 026-0616-1122-000 (38.0 ac).

R4612A-25 – Matthew & Angela Wolfe: Rezone 2.0-acres from A-1 to A-3 to create a residential lot at **N4882 County Road P** in the Town of Sullivan, PIN 026-0616-0612-000 (14.908 ac).

8. **Adjourn**– Motion made by Supervisor Foelker seconded by Supervisor Poulson to adjourn at 9:59 a.m. Motion passed on voice vote, 4-0.

If you have questions regarding the petitions, please contact the Planning & Development Department at 920-674-7131. Petition files referenced on this agenda may be viewed in Courthouse Room C1040 between the hours of 8:00 a.m. and 4:30 p.m., Monday through Friday, excluding holidays. Materials covering other agenda items can be found at www.jeffersoncountywi.gov.

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

SUBJECT: Map Amendments to the Jefferson County Zoning Ordinance and Requests for Conditional Use Permits
Public Hearing to amend the Jefferson County Comprehensive Plan and Farmland Preservation Plan
Public Hearing to amend the Jefferson County Floodplain Ordinance

DATE: Thursday, June 19, 2025

TIME: 7:00 p.m. (Doors will open at 6:30)

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

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

You are invited to a Teams meeting.
When: June 19, 2025, at 07:00 PM Central Time (US and Canada)
[Join the meeting now](#)
Meeting ID: 222 326 323 808 9
Passcode: fv37Vh3D

1. Call to Order
The meeting was called to order by Chairman Jaeckel at 7 p.m.
2. Roll Call
Supervisor Jaeckel, Nass, Poulson and Foelker were present at 7 p.m. Supervisor Richardson was present via zoom. Staff members Matt Zangl, Trevor Quandt and Haley Nielsen were also present.
3. Certification of Compliance with Open Meetings Law
Supervisor Nass confirmed that the meeting was being held in compliance with Open Meetings Law.
4. Approval of Agenda
Motion by Supervisor Nass and seconded by Supervisor Poulson to approve the agenda as presented.
Motion passed by a voice vote of 5-0.
5. Public Hearing
Nielsen read aloud the following:

NOTICE IS HEREBY GIVEN that the Jefferson County Planning and Zoning Committee will conduct a public hearing at 7 p.m. on Thursday, June 19, 2025, in Room C2063 of the Jefferson County Courthouse, Jefferson, Wisconsin. Members of the public will be allowed to be heard regarding any petition under consideration by the Planning and Zoning Committee. **PETITIONERS, OR THEIR REPRESENTATIVES SHALL BE PRESENT EITHER IN PERSON OR VIA TEAMS.** Matters to be heard are petitions to amend the official zoning map and applications for conditional use permits. A map of the properties affected may be obtained from the Zoning Department. Individual files, which include staff finding of fact, are available for viewing between the hours of 8:00 a.m. and 4:30 p.m., Monday through Friday, except holidays. If you have questions regarding these matters, please contact Zoning at 920-674-7131.

Decisions on Conditional Use Permits will be made on **June 30, 2025**
Recommendations by the Committee on Rezones will be made on **June 30, 2025**
Final decision will be made by the County Board on **July 8, 2025**

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

All are in accordance with ss. 22-339 – 22-350 of the Jefferson County Zoning Ordinance

R4607A-25 – Michael D & Gail D Maron Trust: Rezone 5.0-acres from A-1 to A-3 around the existing home and buildings and rezone from A-1 to A-3 to create (2) 1-acre residential lots at **W3568 Ranch Road** in the Town of Farmington, PIN 008-0715-0334-000 (40.0 ac).

PETITIONER: Gail Maron (N6996 County Rd X, Watertown). Has contiguous 40-acre parcels, looking to rezone 5 acres around the existing buildings and create two, one-acre residential lots. Land is currently being farmed, made this request instead of the alternative to preserve further farmland.

Nass asked – how old the house is on the property.

Maron responded that the house has been demolished, was removed in 2017.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

STAFF REPORT: Given by Nielsen and in the file.

Nielsen asked –

What year was the house built? Barn was built in 1903, not sure when house was built. Maybe built before the barn.

Where is the septic located? South side of the proposed lot.

TOWN: The Town of Farmington approved 3-0.

R4608A-25 – Brian D & Jennifer L Statz: Rezone from A-1 to A-3 to create (3) 2-acre lots across from **W3262 Koschnick Road** in the Town of Farmington, PIN 008-0715-0223-000 (46.046 ac).

PETITIONER: Brian Statz (W3450 Market Road, Helenville), There are small buildings on the property, and would like to utilize the site. Would like to sell some of the land. It is located in non-prime soil. Intends to clean up the old building on site. He farms himself, and is not taking any good land out of production

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

STAFF REPORT: Given by Nielsen and in the file.

Nielsen asked – Why do you feel as though the soil is non-prime in that area? Half of the area is concrete right now, where the old barn is sitting, and the slopes and silage pit. There are rocks in the area

TOWN: Town of Farmington approved 3-0 with comments.

R4609A-25 – John H Diestelmann: Rezone .4-acre from A-1 to A-3 from PIN 010-0615-2032-001(38.304 ac) to be added to PIN 010-0615-2032-000 (1.696 ac) to create a total 2-acre A-3 lot at **W4480 Diestelmann Lane** in the Town of Hebron.

PETITIONER: John Diestelmann (W4480 Diestelmann Lane) Wants to add .4 acres to his existing house lot to put up a farm shop for ag storage. The .4 acres will square off the lot.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

STAFF REPORT: Given by Nielsen and in the file.

Nielsen asked –

Why has the request been made? To build a farm shop.

TOWN: Town of Hebron approved 3-0.

R4610A-25 – Erik & Natalija Burns: Rezone 1.3-acres from A-1 to A-3 around the existing home and buildings located at W8946 US Highway 12 in the Town of Oakland, PIN 022-0613-1711-003 (26.659 ac).

PETITIONER: Erik Burns (122 St. Jore Court, Johnson Creek) Looking to do a farm consolidation. House has been removed, and septic has been abandoned. There is a driveway access, and the variance was applied for to allow that access to continue with the new lot.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

STAFF REPORT: Given by Nielsen and in the file.

Nielsen asked – Would you be open to moving the lot to the north off of Highway A to avoid access issues on 106?

Petitioner – We're trying to purchase a small area to the east to include the existing driveway access, with the new lot. Would like to check with County Highway Department before discussing moving the lot onto County Road A. The variance was applied for if the purchase of the existing driveway does not work out as planned.

TOWN: Town of Oakland approved 4-0

R4611A-25 – Cheri Hazard: Rezone 3.1-acres from A-1 to A-3 to create a residential lot at **W881 Village Line Road** in the Town of Sullivan, PIN 026-0616-1122-000 (38.0 ac).

PETITIONER: Cheri Hazard (W881 Village Line Road, Sullivan), originally had 40 acres that her parents had split up, would like to sell the piece with the house.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

STAFF REPORT: Given by Nielsen and in the file.

Nielsen asked –

When was the house built? 1991.

TOWN: The Town of Sullivan approved 2-0.

R4612A-25 – Matthew & Angela Wolfe: Rezone 2.0-acres from A-1 to A-3 to create a residential lot at **N4882 County Road P** in the Town of Sullivan, PIN 026-0616-0612-000 (14.908 ac).

PETITIONER: Matthew Wolfe (N4882 County Road P) Wants to split off two acres for friend to build on the two acres.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

STAFF REPORT: Given by Nielsen and in the file.

TOWN: The Town of Sullivan approved 3-0.

FROM A-1 EXCLUSIVE AGRICULTURAL TO N, NATURAL RESOURCE
All are in accordance with ss. 22-479 – 22-487 of the Jefferson County Zoning Ordinance

R4613A-25 – NCEnterprises LLC: Rezone 15-acres from A-1 to N at **N7119 North Shore Road** in the Town of Lake Mills, PIN 018-0713-0224-000 (39.80 ac).

PETITIONER: Jeff (N7115 North Shore Road, Lake Mills), is trying to buy the land being divided.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

STAFF REPORT: Given by Nielsen and in the file.

TOWN: The Town of Lake Mills approved 3-0.

R4614A-25 – Brian D & Jennifer L Statz: Rezone 2.6-acres from A-1 to N across from **W3262 Koschnick Road** in the Town of Farmington, PIN 008-0715-0223-000 (46.046 ac).

PETITIONER:

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

STAFF REPORT: Given by Nielsen and in the file.

Nielsen asked –

Will the land be used for agriculture? The last few years it has been underwater. Crops looked good on it this year. He doesn't have plans to sell it at this time.

How does this request meet the intent of the natural resources zone? Did not have anything else to add other than the land is consistently wet.

TOWN: Town of Farmington approved 3-0 with comments.

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

All are in accordance with ss. 22-146 – 22-156 of the Jefferson County Zoning Ordinance

R4615A-25 – Duane W & Deborah Strauss: Rezone 1.2-acres from A-T to R-2 to create a residential lot located at **N8505 Highland Road** in the Town of Watertown, PIN 032-0815-1744-000 (21.254 ac).

PETITIONER: Duane Strauss (N8505 Highland Road, Watertown), the existing house was built in 1998, and was a part of the farm. Would like to separate the house from that parcel for estate planning and downsizing.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

STAFF REPORT: Given by Nielsen and in the file.

TOWN: The Town of Watertown approved 3-0.

CONDITIONAL USE PERMIT APPLICATIONS

All are in accordance with ss. 22-581 – 22-587 of the Jefferson County Zoning Ordinance

CU2170-25 – Louis & Ellen White: Conditional Use to allow for kennel in an A-1 zone for personal dogs located at **N7298 County Road F** in the Town of Concord, PIN 006-0716-0311-002 (2.365 ac).

PETITIONER: Louis White (N7298 County Road F), Had four personal indoor dogs, decided to get two more outdoor dogs for animal control for the chickens outdoors.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

STAFF REPORT: Given by Nielsen and in the file. Nielsen noted there are existing structures within the road setback on the property that the property owners are aware of and are working through.

Nielsen asked –

Will the number of dogs exceed six at any time? No

Proposed fencing? Has current fencing.

Dog waste plan? Use biodegradable bags, has staff to assist with property.

TOWN: The Town of Concord approved 3-0.

CU2171-25 – Jasper Gronert: Conditional Use to allow for an extensive onsite storage structure for personal storage in an R-2 zone located at **N3093 County Road K** in the Town of Jefferson, PIN 014-0614-2741-001 (1.060 ac).

PETITIONER: Jasper Gronert (N3093 County Road K), asking to build a 40'x 80' cold storage build for personal storage.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

STAFF REPORT: Given by Nielsen and in the file.

Nielsen asked –

Confirm size? 40' x 80', 20 feet in height

Business use? No.

Habitable use? No.

Bathroom? No.

TOWN: The Town of Jefferson approved 4-0.

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

All are in accordance with ss. 22-304 – 22.310 of the Jefferson County Zoning Ordinance

R4605A-25 & CU2168-25 – Immanuel Ev. Lutheran Church: Rezone 3.0-acres from A-1 to A-2 to allow for a childcare facility next to **W4096 County Road B** in the Town of Farmington, PIN 008-0715-1622-000 (33.772 ac). Property is owned by Dane Mel Hartwig.

PETITIONER: Hope to build early childcare center to provide childcare to 60-70 children, infants through pre-K. Would benefit the congregation as well.

COMMENTS IN FAVOR: Darrel Hartwig (N6383 Christenberg Road, Johnson Creek) is a member of the church. It would be a good fit here for the childcare center.

COMMENTS OPPOSED: None.

REBUTTAL: None.

STAFF REPORT: Given by Nielsen and in the file.

Nielsen asked -

What buildings will be needed? One building 70' x 100'.

Hours of Operation? 7am-5pm, M-F

Number of children at the facility? 65-75, Maximum of 75.

Parking plans? Parking will be put in, there is room for parking in the existing parking lot as well.

Access along County Road B? Deceleration lane will be installed per contractors discussion with Highway Department.

State plan approval? Not yet.

Employees? Minimum of 5, maximum of 10.

Signs proposed? Yes, not sure where.

Sizing for septic? They are working with a plumber.

Outdoor lighting? Assuming, yes.

TOWN: The Town of Farmington approved 3-0.

R4606A-25 & CU2169-25 – Brandon Zieglemeier: Rezone 2.0-acres from A-1 to A-2 to allow for a landscape and snowplow business and to store business equipment and materials at **W8396 Perry Road** in the Town of Oakland, PIN 022-0613-1031-002 (14.110 ac).

PETITIONER: Brandon Zieglemeier (W8396 Perry Road) Would like to run his landscape and snowplow business.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

STAFF REPORT: Given by Nielsen and in the file. Nielsen noted that a complaint was received regarding noise, late operation hours, and traffic on the road, see file.

Nielsen asked –

Employees? Three maximum.

Hours of operation? 7am-7pm Monday-Fridays

Any issues with Town conditions? No.

Public to the site? No.

Confirm more structures needed? No more structures needed.

Bathrooms for employees being added in existing structure? No, employees will use restroom in the house.

TOWN: The Town of Farmington approved 3-0.

COUNTY COMPREHENSIVE PLAN AND FARMLAND PRESERVATION PLAN

R4616T-25 – TOWN OF IXONIA: To amend the County Comprehensive Plan and Farmland Preservation Plan and Farmland Preservation Area Map in the Town of Ixonia to incorporate the Town's recently updated Comprehensive Plan and Future Land Use Map. A proposed map may be obtained by contacting the Jefferson County Planning & Development Department.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

STAFF REPORT: See file.

FROM A-1 EXCLUSIVE AGRICULTURAL TO A-T, AGRICULTURAL TRANSITION

All are in accordance with ss. 22-240 – 22-249 of the Jefferson County Zoning Ordinance

R4617T-25 – TOWN OF IXONIA: Rezone from A-1 to A-T parcels impacted by amendment R4616T-25 to the County Comprehensive Plan in the Town of Ixonia, PIN 012-0816-2732-001, 012-0816-2743-001, 012-0816-2243-001, 012-0816-1543-001, 012-0816-2733-000, 012-0816-2844-000, 012-0816-2732-000, 012-0816-2713-000, 012-0816-2222-001, 012-0816-2244-000, 012-0816-2714-000, 012-0816-2712-001, 012-0816-2734-000, 012-0816-2743-002, 012-0816-1544-000, 012-0816-2841-000, 012-0816-2743-000, 012-0816-1544-001, 012-0816-2222-001, 012-0816-2333-003, 012-0816-2733-004, 012-0816-2731-000, 012-0816-2211-000, 012-0816-2214-001, 012-0816-2712-000, 012-0816-2222-000, 012-0816-2711-002.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

STAFF REPORT: See file.

COUNTY FLOODPLAIN ORDINANCE

All are in accordance with Chapter 6, Article III of the Jefferson County Floodplain Ordinance

R4618T-25 – JEFFERSON COUNTY: To amend the existing County Floodplain Ordinance to allow for updated language based off the WI DNR model ordinance.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

STAFF REPORT: See file.

6. Adjourned at 7:45pm Motion: 1st – Foelker 2nd - Poulson

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 this meeting should contact the County Administrator 24 hours prior to the meeting at 920-674-7101 so appropriate arrangements can be made.

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

Register of Deeds

May

2025

Program/Service Description	Output Measures			YR to Date	Current Yr. Target
	2023	2024	2025	Totals	%
Documents Recorded	881	983	1,087	4,529	45%
Vital Records Filed	202	247	259	1,030	43%
Vital Record Copies	1,201	1,377	1,426	7,728	54%
ROD Revenue (Gross Total)	\$ 288,976.58	\$ 179,016.77	\$ 218,061.65	\$1,041,797.44	54%
Transfer Fees	\$ 48,889.14	\$ 25,763.70	\$ 32,609.16	\$ 159,693.30	58%
LIO Fees	\$ 7,698.00	\$ 8,582.00	\$ 9,471.00	\$ 40,133.00	46%
Document Copies	\$ 5,131.13	\$ 6,390.67	\$ 6,027.11	\$ 26,991.88	42%
Laredo	\$ 4,795.75	\$ 5,057.00	\$ 6,109.74	\$ 26,029.06	50%
ROD Revenue to General Fund	\$ 76,402.02	\$ 57,143.37	\$ 66,298.00	\$ 308,863.24	52%
Percentage of Documents eRecorded	58%	64%	73%	72%	
Budget Goals Met	Y	Y	Y	Yes	52%
Back Indexed	4,342	2,458	909	6,355	32%

Wisconsin Register of Deeds Association:

Continue legislative trailer legislation for 2023 WI Act 235, working on legislation to amend the transfer fee split and additional funding to the WLIP, also working on updates to Chapter 59.43.

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 1935.

Wisconsin Counties Association Board of Directors:

Nothing new to report.

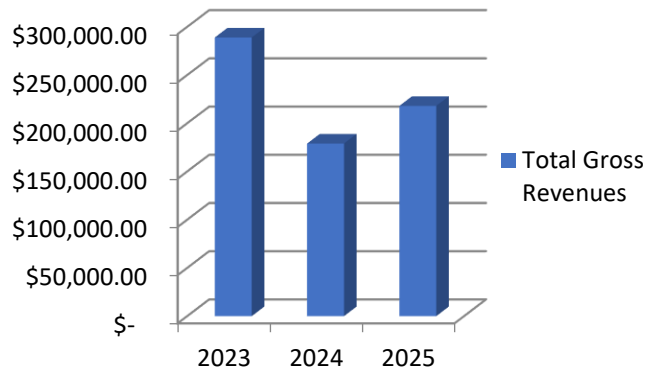
Wisconsin Public Records Board:

Nothing new to report.

Register of Deeds Year to Date Budget Report

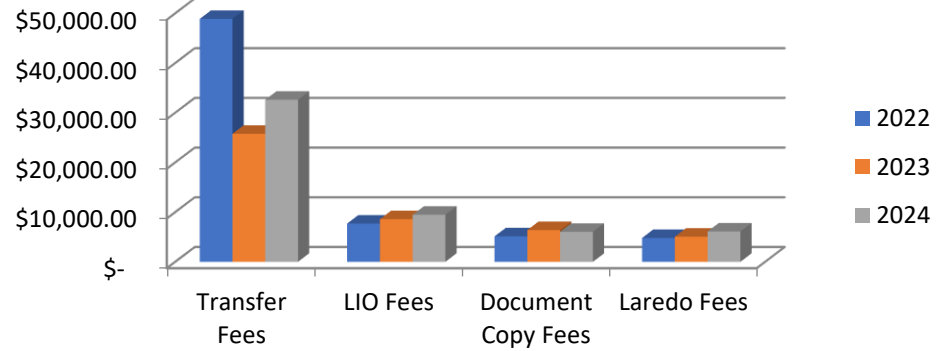
May

ROD Total Gross Revenues

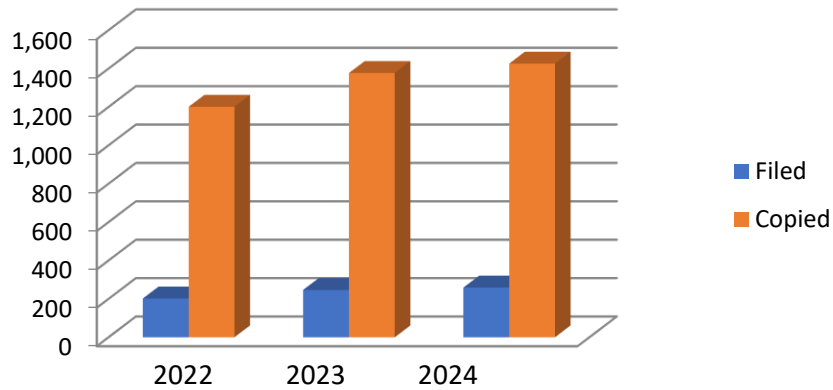


2025

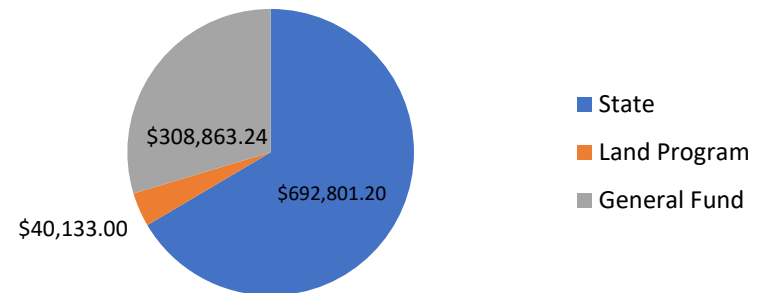
Land Related Revenue



Vital Records



Year to Date Revenue Payout



Permit Statistics Report 2024

Report Date: 06/23/2025

Report ID: LRS385

CLASS	COST/VALUE	TOTAL	CLASSIFICATION
101	36,352,704.11	61	SINGLE-FAMILY HOUSES, DETACHED
103	650,000.00	1	TWO-FAMILY BUILDINGS
106	335,000.00	2	MOBILE/MOVED, RELOCATED HOMES
107	45,000.00	1	MH IN MH PARK
214	210,000.00	1	OTHER NONHOUSEKEEPING SHELTER
318	440,000.00	1	AMUSEMENT, SOCIAL, & RECREATNL
325	7,560,000.00	17	PUBLIC WORKS & UTILITIES
327	206,052.00	2	STORES & CUSTOMER SERVICES
328	12,056,437.85	96	OTHER NONRESIDENTIAL BUILDINGS
329	1,629,950.00	36	STRUCTURES OTHER THAN BLDGS
330	10,200.00	1	MH IN MH PARK ACCESS STRUCTURE
350	0.00	1	MOVED/RELOCATED DETACHED BLDG
434	5,363,548.33	104	RESIDENTIAL (ADD, ALTER, CONV)
437	1,071,981.94	36	NONRES/HOUSE(ADD,ALTER,CONVRN
438	2,977,668.00	61	ADD OF RES. GARAGES & CARPORTS
439	645,000.00	23	TOWER/ANTENNA ADDITIONS
645	0.00	3	DEM./RAZING - SINGLE FAMILY
649	100.00	3	DEM./RAZING-OTHER BLDG/STRUCTR
700	1,000.00	6	SIGN PERMIT
800	197,538.00	43	SHORELAND/WETLAND PERMIT
900	127,554.00	38	FLOODPLAIN PERMIT
901	2,500.00	1	FLOODPLAIN DAMAGE PERMIT

69,882,234.23

538

TOTAL PERMITS ISSUED

Permit Statistics Report 2025

Report Date: 06/23/2025

Report ID: LRS385

CLASS	COST/VALUE	TOTAL	CLASSIFICATION
101	11,690,389.42	25	SINGLE-FAMILY HOUSES, DETACHED
103	871,000.00	2	TWO-FAMILY BUILDINGS
106	85,000.00	3	MOBILE/MOVED, RELOCATED HOMES
318	150,000.00	1	AMUSEMENT, SOCIAL, & RECREATNL
319	2,154,000.00	1	CHURCHES AND OTHER RELIGIOUS
320	425,000.00	2	INDUSTRIAL
324	28,500.00	1	OFFICES,BANKS, & PROFESSIONAL
325	2,614,500.00	4	PUBLIC WORKS & UTILITIES
328	1,993,440.72	49	OTHER NONRESIDENTIAL BUILDINGS
329	378,016.00	14	STRUCTURES OTHER THAN BLDGS
434	3,158,528.62	52	RESIDENTIAL (ADD, ALTER, CONV)
437	32,500.00	3	NONRES/HOUSE(ADD,ALTER,CONVRN
438	1,244,892.50	30	ADD OF RES. GARAGES & CARPORTS
439	180,000.00	8	TOWER/ANTENNA ADDITIONS
645	19,999.00	5	DEM./RAZING - SINGLE FAMILY
649	0.00	3	DEM./RAZING-OTHER BLDG/STRUCTR
700	0.00	1	SIGN PERMIT
800	356,700.00	32	SHORELAND/WETLAND PERMIT
900	631,737.00	61	FLOODPLAIN PERMIT
901	700.00	1	FLOODPLAIN DAMAGE PERMIT
<hr/>			
	26,014,903.26	298	TOTAL PERMITS ISSUED

Jefferson County Monthly Ledger Report

Month	Other Permits/LU 12901-432099-0	Private Party Photocopy 12901-451002-0	Municipal Copies/Printing 12901-472003-0	Private Sewage System 12901-432002-0	Soil Testing Fee 12901-458010-0	Septic Replacement Fee 12901-458002-0	Zoning Ordinance Forfeitures 12901-441002-0	2025 Totals	2024 Totals	2024-2025 Difference
Jan	\$11995.00		\$3.75	\$1955.00	\$560.00			\$14513.75	\$144305.82	\$-129792.07
Feb	\$12060.00		\$8.00	\$1475.00	\$320.00			\$13863.00	\$50654.53	\$-36791.53
Mar	\$14460.00			\$7200.00	\$560.00			\$22220.00	\$23348.88	\$-1128.88
Apr	\$18860.00			\$5300.00	\$1280.00			\$25440.00	\$29160.01	\$-3720.01
May	\$17420.00			\$8000.00	\$640.00			\$26060.00	\$32829.91	\$-6769.91
Jun	\$10565.00			\$7825.00	\$880.00			\$19270.00	\$23131.23	\$-3861.23
Jul									\$19768.17	\$-19768.17
Aug									\$29723.30	\$-29723.30
Sep									\$25279.78	\$-25279.78
Oct									\$24678.82	\$-24678.82
Nov									\$16909.50	\$-16909.50
Dec									\$33732.87	\$-33732.87
Total	\$85360.00		\$11.75	\$31755.00	\$4240.00			\$121366.75	\$453522.82	\$-332156.07

Permit Statistics Report 6/2025

Report Date: 06/23/2025

Report ID: LRS385

CLASS	COST/VALUE	TOTAL	CLASSIFICATION
101	1,250,000.00	3	SINGLE-FAMILY HOUSES, DETACHED
106	45,000.00	1	MOBILE/MOVED, RELOCATED HOMES
328	124,150.00	9	OTHER NONRESIDENTIAL BUILDINGS
329	140,900.00	5	STRUCTURES OTHER THAN BLDGS
434	765,442.10	12	RESIDENTIAL (ADD, ALTER, CONV)
438	312,242.50	8	ADD OF RES. GARAGES & CARPORTS
439	50,000.00	2	TOWER/ANTENNA ADDITIONS
645	0.00	1	DEM./RAZING - SINGLE FAMILY
800	19,000.00	2	SHORELAND/WETLAND PERMIT
900	17,250.00	7	FLOODPLAIN PERMIT

2,723,984.60

50

TOTAL PERMITS ISSUED

Permit Statistics Report 5/2025

Report Date: 06/23/2025

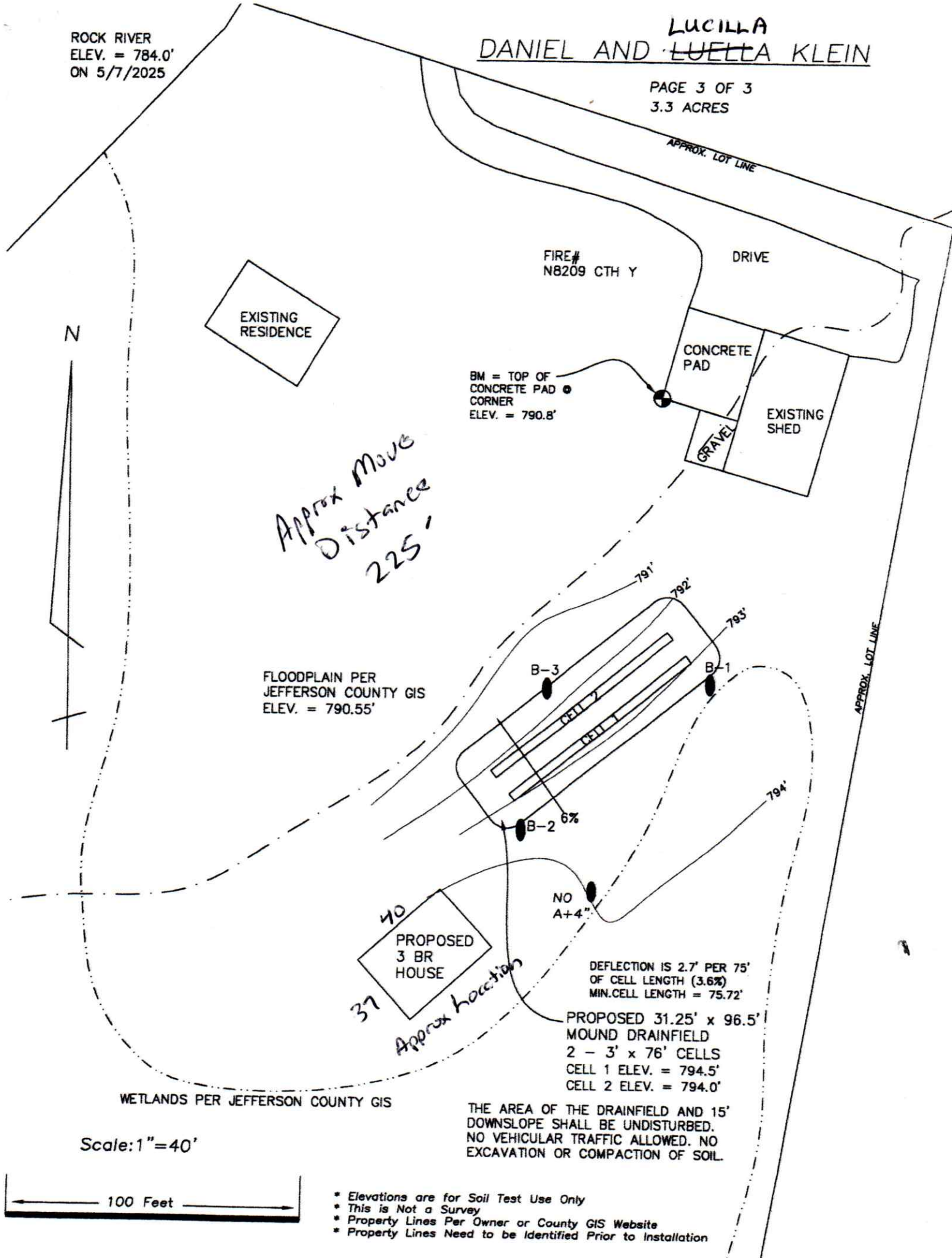
Report ID: LRS385

CLASS	COST/VALUE	TOTAL	CLASSIFICATION
101	3,449,533.30	7	SINGLE-FAMILY HOUSES, DETACHED
318	150,000.00	1	AMUSEMENT, SOCIAL, & RECREATNL
319	2,154,000.00	1	CHURCHES AND OTHER RELIGIOUS
325	0.00	1	PUBLIC WORKS & UTILITIES
328	587,968.72	11	OTHER NONRESIDENTIAL BUILDINGS
329	43,116.00	3	STRUCTURES OTHER THAN BLDGS
434	731,159.00	11	RESIDENTIAL (ADD, ALTER, CONV)
437	2,500.00	1	NONRES/HOUSE(ADD,ALTER,CONVRN
438	215,000.00	7	ADD OF RES. GARAGES & CARPORTS
439	35,000.00	2	TOWER/ANTENNA ADDITIONS
800	90,700.00	10	SHORELAND/WETLAND PERMIT
900	47,385.00	41	FLOODPLAIN PERMIT
901	700.00	1	FLOODPLAIN DAMAGE PERMIT
<hr/>			
	7,507,062.02	97	TOTAL PERMITS ISSUED

ROCK RIVER
ELEV. = 784.0'
ON 5/7/2025

LUCILLA
DANIEL AND LUCILLA KLEIN

PAGE 3 OF 3
3.3 ACRES



State of Wisconsin
DEPARTMENT OF NATURAL RESOURCES
1027 W St Paul Ave
Milwaukee WI, WI, 53233

Tony Evers, Governor

Telephone 608-266-2621
Toll Free 1-888-936-7463
TTY Access via relay - 711



11/12/2024

Dan Klein
128 Kansas St
Watertown, WI 53094

WIC-SC-2024-28-03175

RE: Wetland Identification Report for Project Review Area, located in SW 1/4, SE 1/4, Section 19, Township 08 North, Range 15 E, Town of Watertown, Jefferson County

Dear Dan Klein:

On October 31st, Kara Brooks conducted a wetland identification review at the above mentioned property. According to the request form you sent us, the reason for the wetland identification was to identify any wetlands located in the project area in which you are hoping to relocate an existing structure out of the 100 year flood plain to uplands on site.


Approximate wetland boundaries were identified following 1987 Wetland Delineation Manual and applicable regional supplement guidelines. Wetlands are defined by the 1987 Wetland Delineation Manual as areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. If any wetland areas were detected, their approximate boundaries were sketched onto an aerial photograph (see attached map).

Methods used to detect the presence of wetlands within the project area involved on-site and off-site techniques, including a review of antecedent hydrologic conditions, recent aerial photography, Wisconsin Wetland Inventory (WWI) mapping, NRCS Soil Survey mapping, LiDAR and contour mapping, and on-site observations.

Based on the data analyzed for the off-site review, as well as the field conditions observed during the field review, **wetlands are located in the project review area**. Additional wetlands may be present in the floodplain of the Rock River outside of the indicated review boundary, that area was not reviewed at this time.

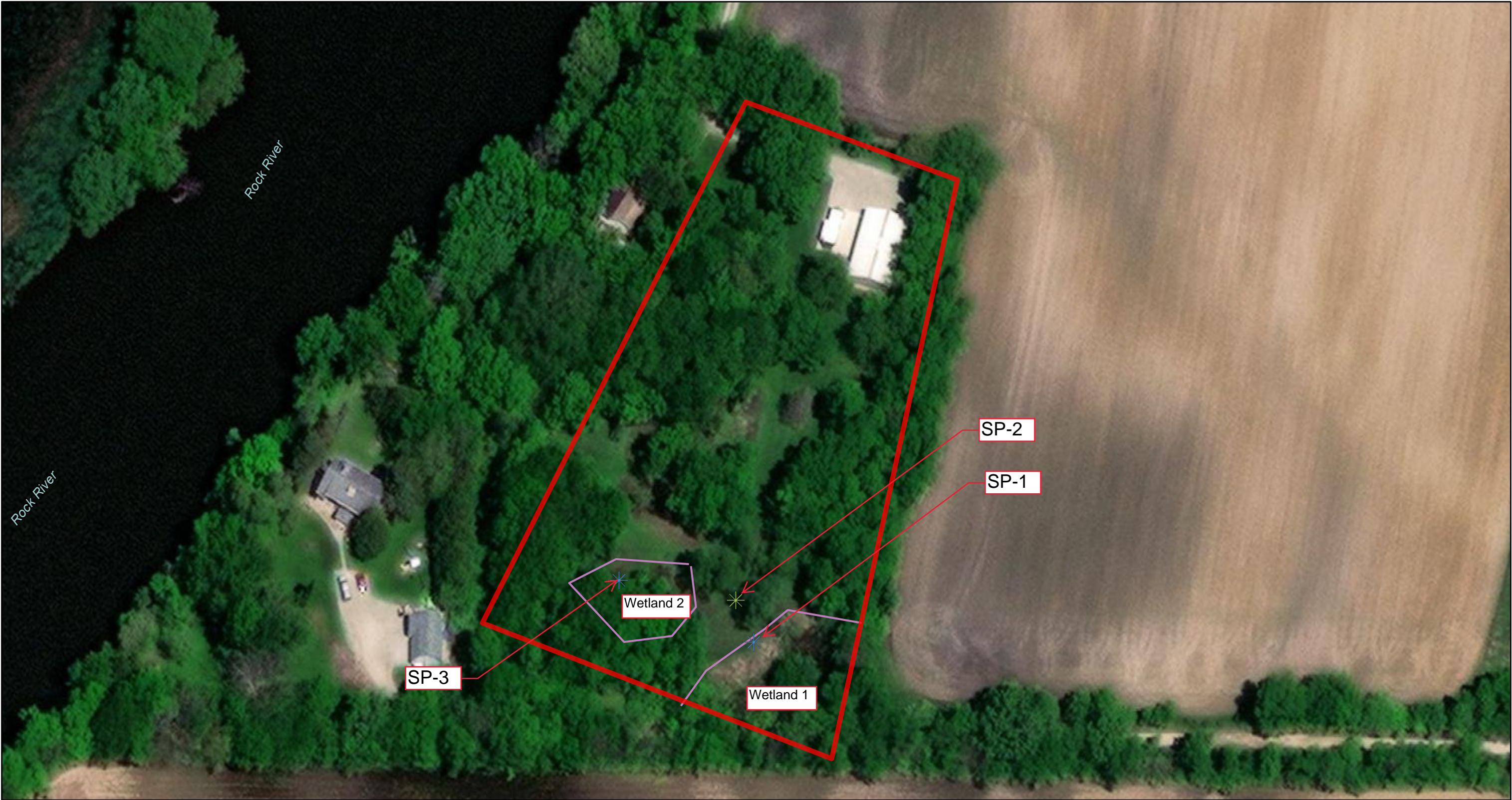
The boundaries depicted on the associated field sketch are approximate only and may not be suitable for design purposes, set-back, or permit requirements. A wetland delineation conducted on your property by a qualified wetland delineator may be required if a state wetland permit application is required for your project. Prior to conducting any activities in or around wetlands, we recommend you contact the appropriate staff from DNR Waterways Program, the U.S. Army Corps of Engineers, which may require a federal permit to work in wetlands, and relevant local government zoning authorities to ensure your project meets local floodplain and shoreland zoning ordinance requirements.

If you have any questions, please call me at (414) 308-6780 or email kara.brooks@wisconsin.gov.

Sincerely, 
Kara Brooks
Wetland Identification Specialist

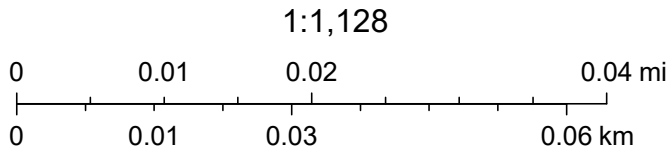
Enclosed: Wetland Identification Service Field Map
WWI Mapping (Wisconsin Wetland Inventory and Wetland Indicator Soils)
Lidar Mapping with 2ft Contours
Floodplain Mapping (100Year and 500 Year)
Representative Site Photographs
USACE Wetland Determination Data Forms (SP-1, SP-2, SP-3)

WDNR Wetland Identification Service



11/12/2024, 11:53:41 AM

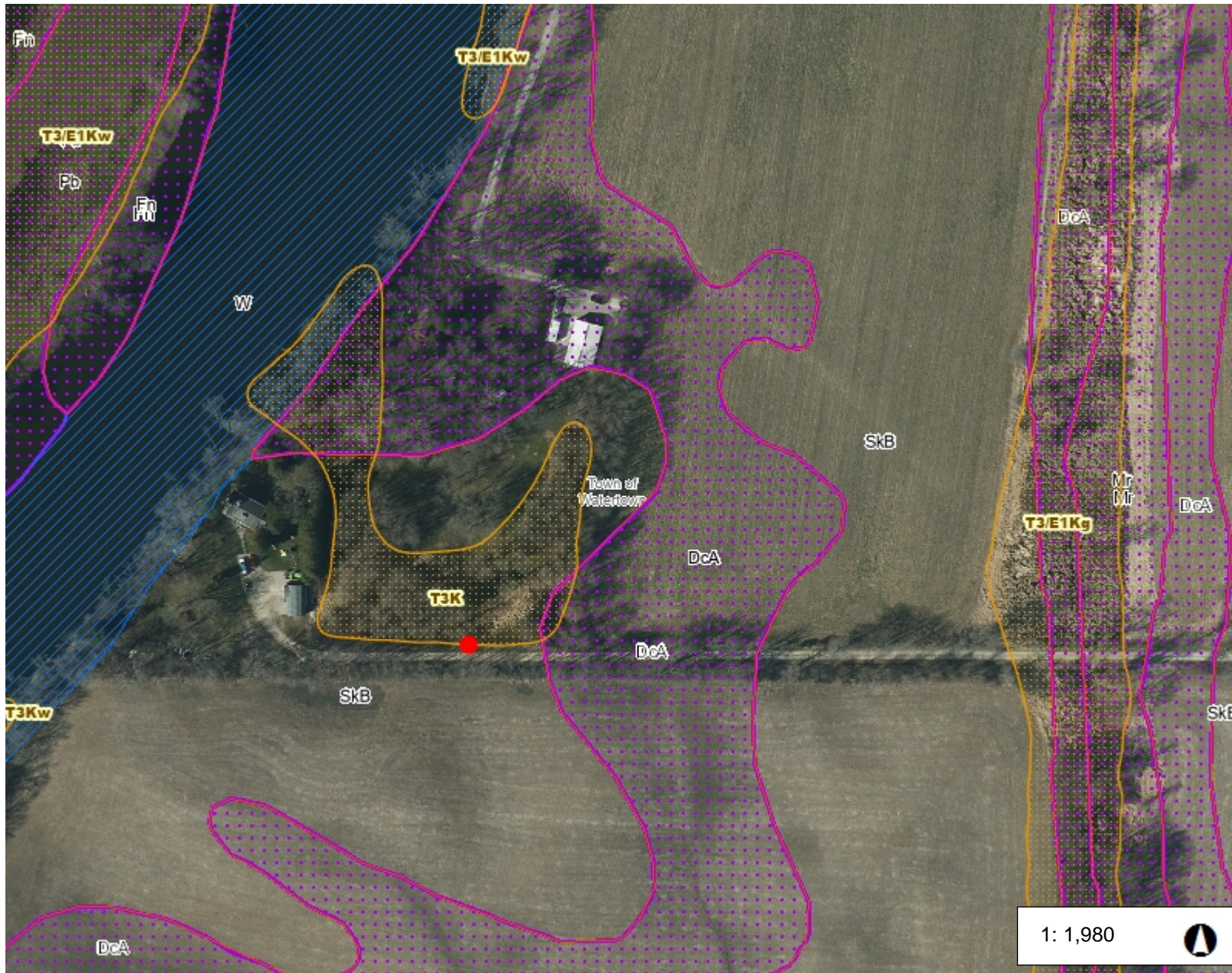
- Wetland_ID_Data - Polygon layer
- Wetland_ID_Data - Line layer
- Wetland_ID_Data - Point layer
- Upland
- Wetland Delineation Boundary
- Wetland



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Wisconsin Wetland Inventory Viewer Map



Legend

- Ponds/Open Water
- Lake Class Areas
- Riverine/ditch Class Areas
- Wetland Class Areas
- Wetland Class Points
 - Dammed pond
 - Excavated pond
 - Filled/draind wetland
 - Wetland too small to delineate
 - Filled excavated pond
- Filled Points
- Wetland Class Areas
- Filled Areas
- Soil Mapping Unit
 - Soil Mapping Unit
 - Water
- Wetland Indicators
- Major Roads
 - County Road
 - Interstate HWY
 - State HWY
 - US HWY
- Local Roads
- Railroads
- County Boundaries

Notes

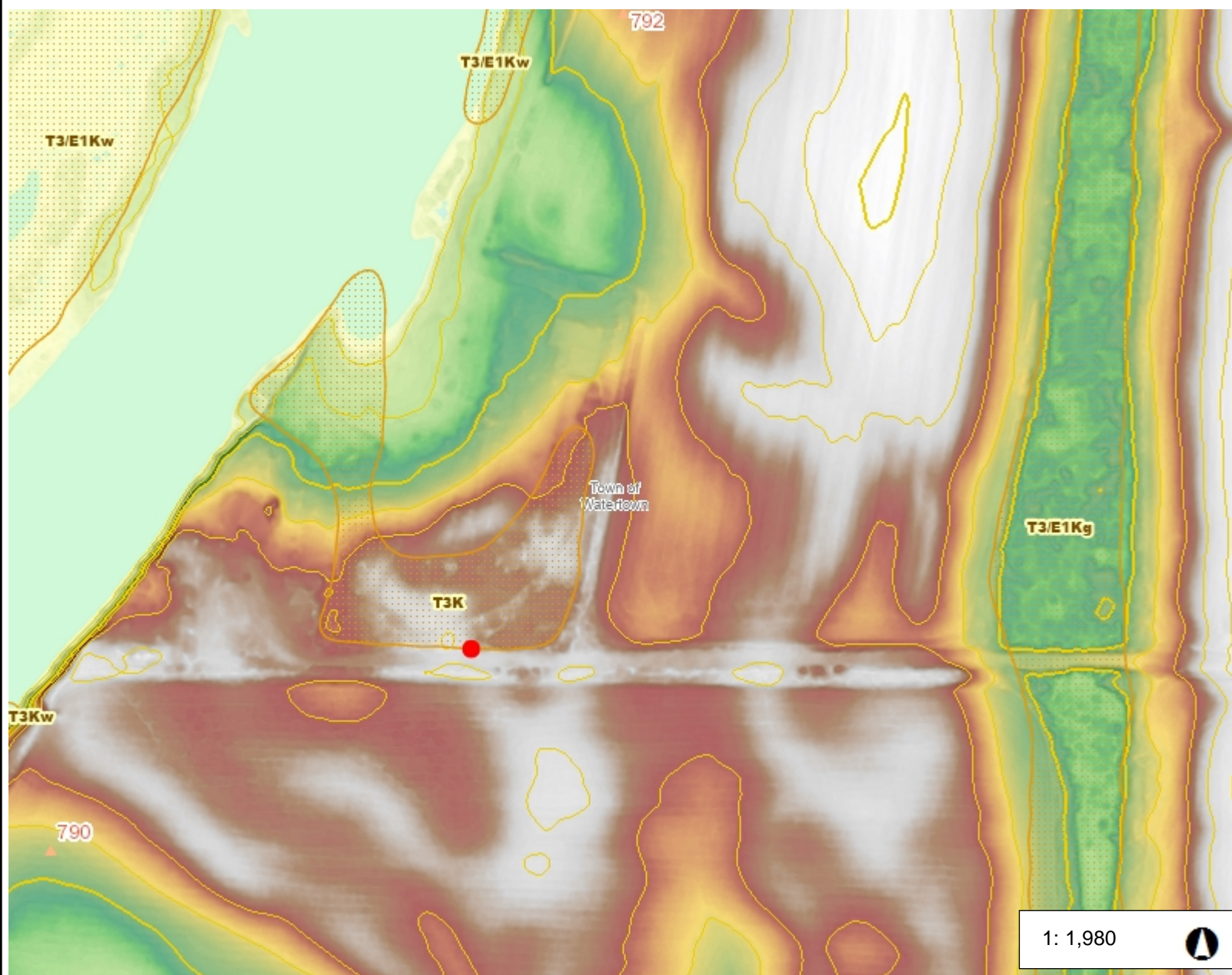
0.1 0 0.03 0.1 Miles

NAD_1983_HARN_Wisconsin_TM
© Latitude Geographics Group Ltd.

DISCLAIMER: The information shown on these maps has been obtained from various sources, and are of varying age, reliability and resolution. These maps are not intended to be used for navigation, nor are these maps an authoritative source of information about legal land ownership or public access. No warranty, expressed or implied, is made regarding accuracy, applicability for a particular use, completeness, or legality of the information depicted on this map. For more information, see the DNR Legal Notices web page: <http://dnr.wi.gov/legal/>



Wisconsin Wetland Inventory Viewer Map



Legend

- Ponds/Open Water
- Lake Class Areas
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 - County Road
 - Interstate HWY
 - State HWY
 - US HWY
- Local Roads
- Railroads
- County Boundaries
- Municipal Boundary
- State Boundary
- Tribal Lands
- Elevation Points

1: 1,980



0.1 0 0.03 0.1 Miles

NAD_1983_HARN_Wisconsin_TM
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Notes



Wetland Sample Point SP-1 inside of "Wetland 1". Photo facing east northeast



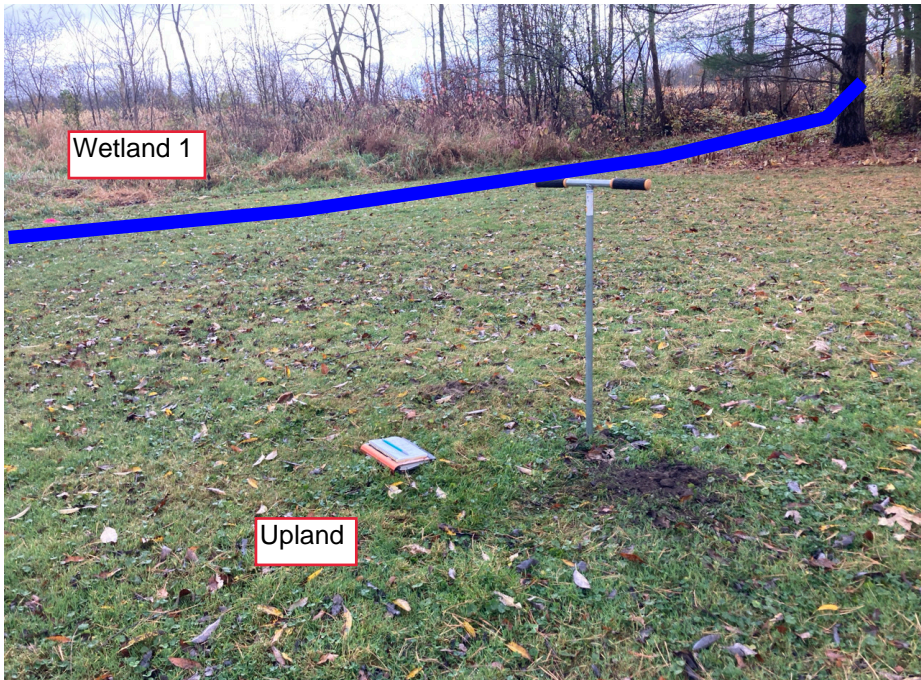
Wetland Sample Point SP-1 inside of "Wetland 1". Photo facing south.



Wetland 1 boundary. Pin-flags and flagging tape were used to mark the boundary in the field.



Upland Sample Point SP-2. Photo facing east southeast.

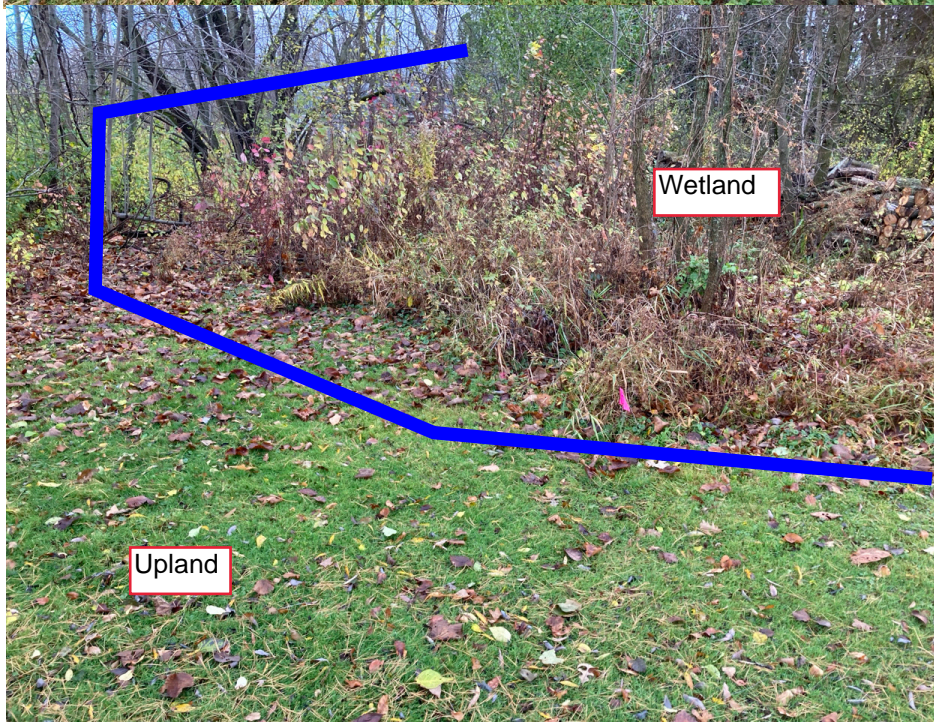


Upland Sample Point SP-2. Photo facing west toward rock River. Structure to be relocated can be seen in background.

Structure to be
relocated



Photo of Wetland 2 Boundary. Pin-flaggs and flagging tape were used to indicate boundary in the field.



Wetland 2, Sample Point SP-3. Photo facing south.

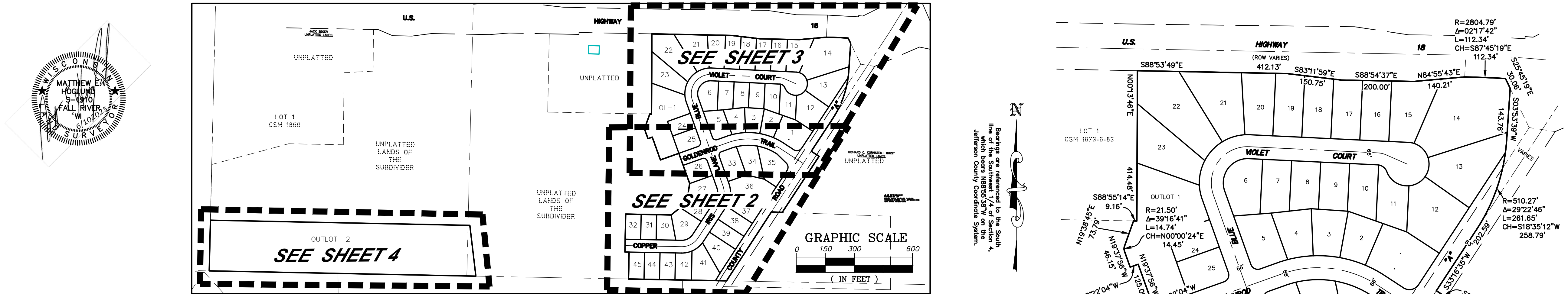


Wetland 2, Sample Point SP-3. Photo facing west.

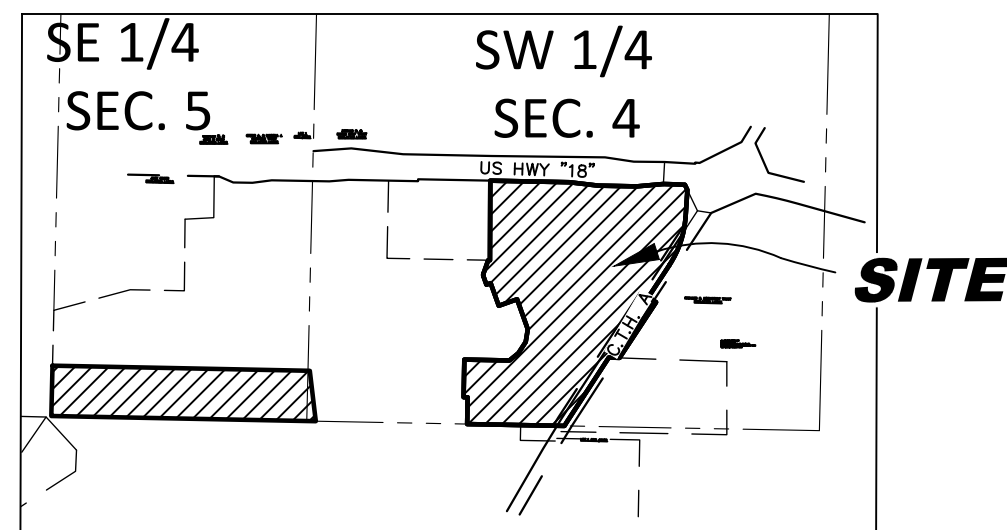


THE PRESERVE AT OAKLAND

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

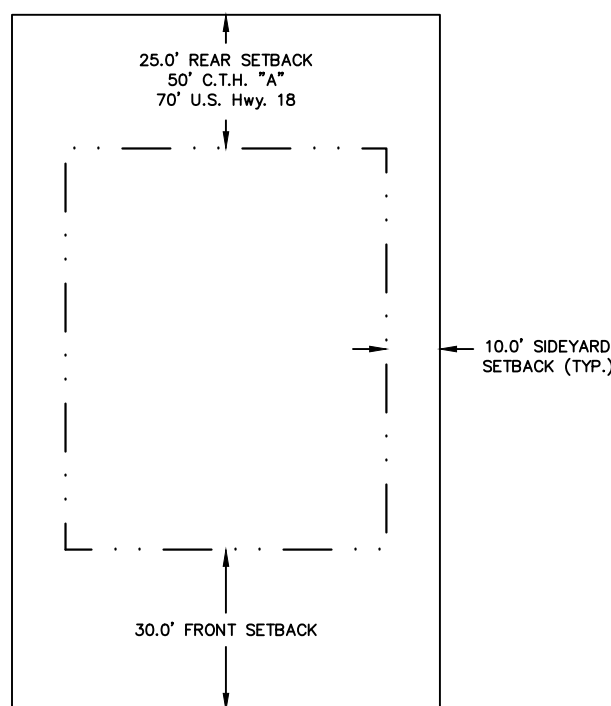


Sheet Index Map



Vicinity Map

Not to Scale



Proposed Zoning:
R-1 Residential
Sewered

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



ACCESS RESTRICTION CLAUSE:

All lots and blocks are hereby restricted so that no owner, possessor, user, licensee, or other person may have any right of direct vehicular ingress from or egress to any highway lying within the right-of-way of U.S.H. "18". It is expressly intended that this restriction constitute a restriction for the benefit of the public as provided in s.236.293, Wisconsin Statutes, and shall be enforceable by the Wisconsin Department of Transportation or its assigns. Any access shall be allowed only by special exception. Any access allowed by special exception shall be confirmed and granted only through the driveway permitting process and all permits are revocable.

HIGHWAY SETBACK RESTRICTION:

No improvements or structures are allowed between the right-of-way line and the highway setback line. Improvements and structures include, but are not limited to signs, parking areas, driveways, wells, septic systems, drainage facilities, buildings and retaining walls. It is expressly intended that this restriction is for the benefit of the public as provided in Section 236.293, Wisconsin Statutes, and shall be enforceable by the Wisconsin Department of Transportation or its assigns. Contact the Wisconsin Department of Transportation for more information. The phone number may be obtained by contacting the County Highway Department.

NOISE NOTATION:

The lots of this land division may experience noise at levels exceeding the levels in s. Trans 405.04, Table 1. These levels are based on federal standards. The Department of Transportation is not responsible for abating noise from existing state trunk highways or connecting highways, in the absence of any increase by the Department to the highways' through-lane capacity.

OUTLOT CONVEYANCE:

All conveyances of any lot in this subdivision shall be deemed to include as an appurtenance, an undivided fractional interest in Outlot 1 (and Outlots 3, 4 and 6 of future phases), the storm water management areas, as stipulated in the The Preserve at Oakland Homeowner's Association, Inc. declarations - document(s) to be recorded separately. If future final platting proceeds as shown on the approved Preliminary Plat, with a total of 100 residential lots, it will result in 1/100 fractional interest for each residential lot.

OVERALL LAYOUT MAP

NOTES:

1. Lots of this plat are subject to Deed Restrictions, document(s) to be recorded separately.
2. Outlot 1 is private and will be owned as an appurtenance, an undivided fractional interest of all lots of this subdivision, and will be maintained by the The Preserve at Oakland Homeowner's Association, Inc. for stormwater management purposes.
3. Outlot 2 is for wetland preservation and open space purposes, to be conveyed by separate instrument soon after this plat records, to be owned and maintained by the Lake Ripley Lake Management District. This separate instrument shall provide a temporary access easement, until such time the Phase 2 final plat records, which shall dedicate a permanent easement between Lots 78 and 79 for access to Copper Iris Lane.
4. Public Utility Easements (PUE) set forth herein are for the use of public bodies and private quasi-public utilities having the right to serve this subdivision and for street lighting purposes and are 12' wide unless otherwise noted. No utility pole, pedestal or cable shall be placed so as to disturb any survey monument or obstruct vision along any lot or street line. The unauthorized disturbance of a survey monument is a violation of s.236.32 of Wisconsin Statutes.
5. All sanitary sewer easements will be granted to the Town of Oakland Sanitary District.
6. Access to all storm water maintenance and drainage easements are granted to the The Preserve at Oakland Homeowner's Association, Inc, the Town of Oakland and Jefferson County. All lots and outlots are subject to a stormwater maintenance agreement with the Town of Oakland recorded as Document No. _____.
7. Wetlands delineated by Wetland & Waterway Consulting, LLC on Oct. 27, 2021.
8. Proposed Zoning for Lots 1 through 45 and Outlot 1 is R-1 Residential - Sewered.
9. Proposed Zoning for Outlot 2 is A-T Agricultural Transition.
10. All streets are dedicated to the public and will be owned and maintained by the Town of Oakland.
11. No direct vehicular access to County Road "A" is allowed, except for Goldenrod Trail and other access points approved by Jefferson County and the Town of Oakland.
12. All lots and outlots are subject to a Development Agreement with the Town of Oakland recorded as Document No. _____.
13. Lots 40 and 41 are subject to a Public Emergency Access Easement Agreement with the Town of Oakland recorded as Document No. _____.

Total Area
1,343,357 Sq. Ft.
30.8392 Acres±

Owner/Subdivider:

Oakland Hills, LLC
c/o John Didion
W8961 Ripley Road
Cambridge, WI 53523
(608)444-6922

SHEET 1 OF 4

REVISIONS — Since April 1, 2025.

1. 5/6/2025 - Addressed WisDOT, Jefferson County and Town of Oakland comments.
2. 5/13/2025 - Addressed Jefferson County and Town of Oakland comments.
3. 6/10/2025 - Revised PUE on Lots 16-23, revised Lots 24, 25 and Outlot 1, revised Vision Triangle, revised Legend & misc. notes and dimensions.

FINAL PLAT

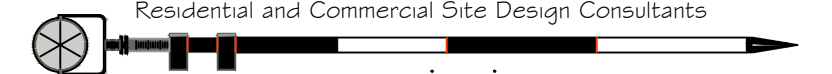
THE PRESERVE AT OAKLAND

JUNE 10, 2025

PROJECT NO: JD-20-24

QUAM ENGINEERING, LLC

Residential and Commercial Site Design Consultants



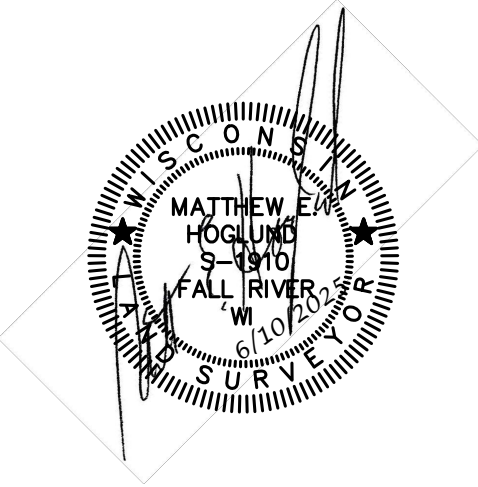
www.quamengineering.com

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

THE PRESERVE AT OAKLAND

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

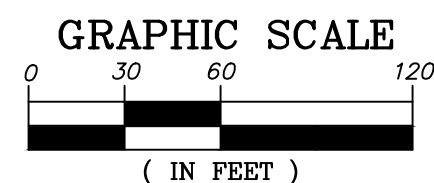
CURVE DATA TABLE						
CURVE	RADIUS	DELTA	LENGTH	CHORD	TANGENT BEARINGS	
C1	267.00'	53°30'08"	249.32'	N82°52'52"W - 240.36'	N56°07'48"W	S70°22'04"W
LOT 35	23°50'41"	111.12'	N68°03'08"W - 110.32'	-	-	-
LOT 34	23°24'26"	109.08'	S88°19'18"W - 108.32'	-	-	-
LOT 33	06°15'01"	29.13'	S73°29'34"W - 29.11'	-	-	-
C2	133.00'	52°49'30"	122.62'	S06°46'49"W - 118.33'	S19°37'56"E	S33°11'34"W
LOT 36	23°55'46"	55.55'	S07°40'03"W - 55.14'	-	-	-
LOT 37	28°15'14"	65.59'	S18°25'27"W - 64.92'	-	-	-
LOT 38	00°38'30"	1.49'	S32°52'19"W - 1.49'	-	-	-
C3	133.00'	57°53'48"	134.40'	S62°08'28"W - 128.75'	S33°11'34"W	N88°54'38"W
LOT 40	03°29'51"	8.12'	S34°56'30"W - 8.12'	-	-	-
LOT 41	30°09'55"	70.02'	S51°46'23"W - 69.22'	-	-	-
LOT 42	24°14'02"	56.25'	S78°58'21"W - 55.84'	-	-	-
C4	67.00'	57°53'48"	67.70'	N62°08'28"E - 64.86'	S88°54'38"E	N33°11'34"E
C5	67.00'	52°49'30"	61.77'	N06°46'49"E - 59.61'	N33°11'34"E	N19°37'56"W
C6	333.00'	52°49'30"	307.02'	N83°13'11"W - 296.26'	N56°48'26"W	S70°22'04"W
LOT 1	10°16'24"	59.71'	N61°56'38"W - 59.63'	-	-	-
LOT 2	12°39'10"	73.54'	N73°24'25"W - 73.39'	-	-	-
LOT 3	12°39'10"	73.54'	N86°03'35"W - 73.39'	-	-	-
LOT 4	12°14'17"	71.13'	S81°29'41"W - 70.99'	-	-	-
LOT 5	05°00'29"	29.11'	S72°52'18"W - 29.10'	-	-	-
C-A	100.00'	57°53'48"	101.05'	N62°08'28"E - 96.80'	S88°54'38"E	N33°11'34"E
C-B	100.00'	52°49'30"	92.20'	N06°46'49"E - 88.97'	N33°11'34"E	N19°37'56"W
C-C	300.00'	52°49'30"	276.59'	S83°13'11"E - 266.90'	N70°22'04"E	S56°07'48"E



SEE SHEET 4
FOR OUTLOT 2

Total Area
1,343,357 Sq. Ft.
30.8392 Acres ±

Owner/Subdivider:
Oakland Hills, LLC
c/o John Didion
W8961 Ripley Road
Cambridge, WI 53523
(608)444-6922



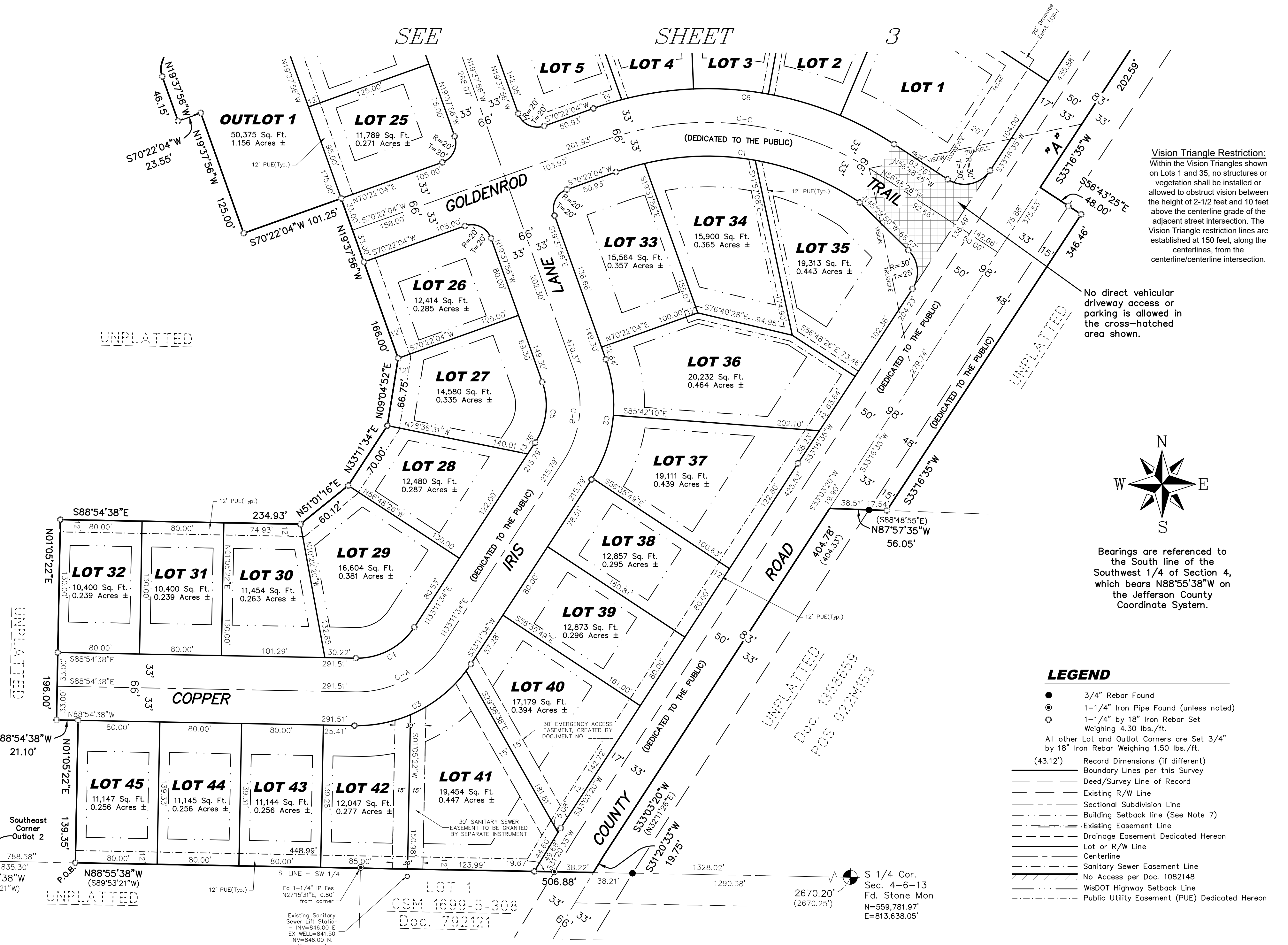
There are no objections to this plat with respect to
Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2),
Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20____

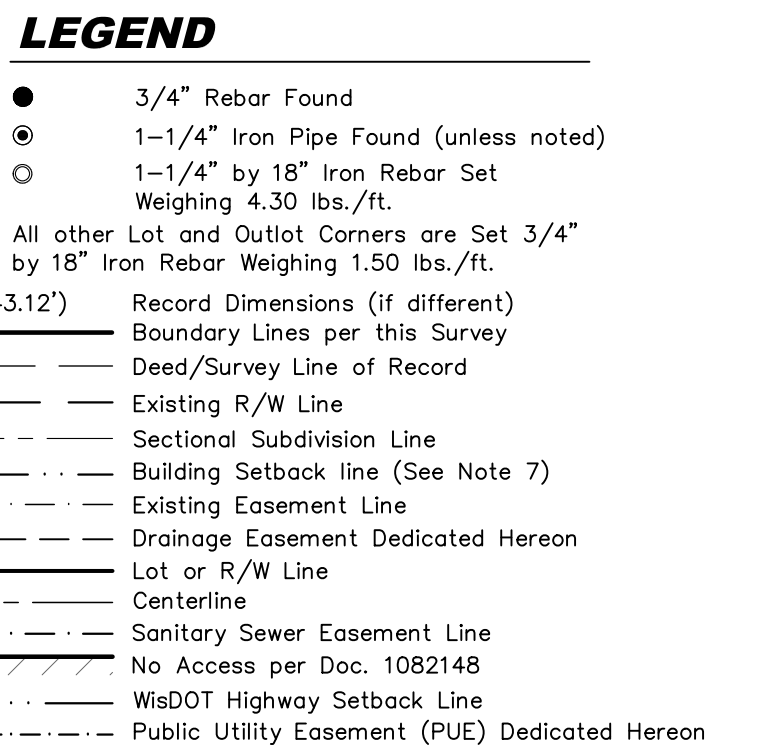
Department of Administration

FINAL PLAT
THE PRESERVE AT OAKLAND
JUNE 10, 2025
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

See Sheet 1 for Revision Block.
SHEET 2 OF 4

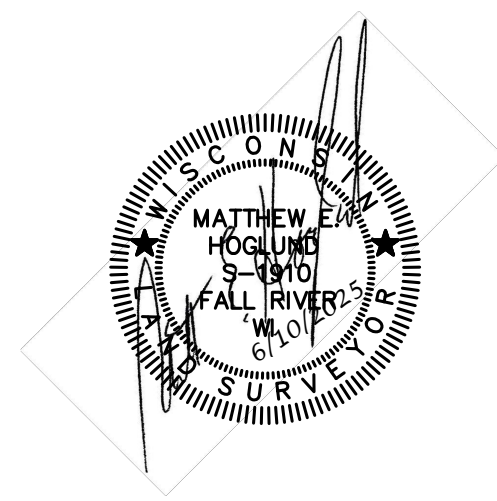


A part of the SE 1/4 of the SW 1/4 and the SW 1/4 of the SW 1/4, Section 4, and a part of the SE 1/4 of the SE 1/4, Section 5, all of Township 6 North, Range 13 East, Town of Oakland, Jefferson County, Wisconsin



CURVE DATA TABLE												
CURVE	RADIUS	DELTA	LENGTH	CHORD	TANGENT BEARINGS	CURVE	RADIUS	DELTA	LENGTH	CHORD	TANGENT BEARINGS	
C1	267.00'	53°30'08"	249.132	N62°55'52"W - 240.36'	N56°07'48"W S70°22'04"W	C9	60.00'	246°25'19"	258.05	N35°58'15"E - 100.40'	S20°49'08"E N87°14'25"W	
LOT 35		23°50'44"	111.22	N68°03'08"W - 110.32'	-	LOT 11		73°36'33"	77.08'	S57°32'22"W - 71.89'	-	
LOT 34		23°24'26"	109.08'	S88°19'18"W - 108.32'	-	LOT 12		50°22'22"	52.75'	N80°23'10"E - 51.07'	-	
LOT 33		06°15'01"	29.13'	S72°29'34"W - 29.11'	-	LOT 13		52°44'46"	55.24'	N08°49'36"E - 53.31'	-	
C6	333.00'	52°49'30"	307.02'	N63°13'11"W - 296.26'	N56°48'26"W S70°22'04"W	LOT 14		54°38'39"	57.22'	N44°52'06"W - 55.08'	-	
LOT 1		10°16'24"	59.71'	N61°56'38"W - 59.63'	-	LOT 15		15°02'59"	15.76'	N79°42'55"W - 15.72'	-	
LOT 2		12°39'10"	73.54'	N73°24'25"W - 73.39'	-	C10	133.00'	112°23'31"	260.89	S36°33'50"W - 221.03'	N87°14'25"W S19°37'56"W	
LOT 3		12°39'10"	73.54'	N86°03'35"W - 73.39'	-	LOT 20		05°59'33"	13.91'	S89°45'49"W - 13.90'	-	
LOT 4		12°14'17"	71.13'	S81°29'11"W - 70.99'	-	LOT 21		28°24'39"	65.95'	S72°34'43"W - 65.28'	-	
LOT 5		05°00'29"	29.11'	S72°52'18"W - 29.15'	-	LOT 22		30°45'00"	71.38'	S42°58'54"W - 70.53'	-	
C7	67.00'	112°23'31"	131.43'	N36°33'50"E - 111.35'	N19°37'56"W S87°14'25"E	LOT 23		30°20'51"	70.45'	S12°25'59"W - 69.63'	-	
C8	30.00'	66°55'19"	34.78'	S54°01'45"E - 32.86'	S87°14'25"E S20°49'08"E	LOT 24		16°53'29"	39.21'	S11°11'11"E - 39.07'	-	
LOT 10		07°34'54"	3.97'	S83°26'58"E - 3.97'	-	C-D	300.00'	52°49'30"	276.59'	N83°13'11"E - 268.59'	N70°22'04"E S56°07'48"E	
LOT 11		58°50'24"	30.81'	S50°14'18"E - 29.47'	-	C-D	30.00'	112°23'31"	131.43'	N36°33'50"E - 106.19'	N71°37'56"E S87°14'25"E	
						C-D	5.00'	70°00'	836°49'50"E	70.00'	N16°14'25"E S87°12'20"E	

Owner/Subdivider:
Oakland Hills, LLC
c/o John Didion
W8961 Ripley Road
Cambridge, WI 53523
(608)444-6922



See Sheet 1 for Revision Block.
SHEET 3 OF 4

FINAL PLAT

THE PRESERVE AT OAKLAND

JUNE 10, 2025

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

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



THE PRESERVE AT OAKLAND

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

OWNER'S CERTIFICATE:

Oakland Hills, LLC, a Limited Liability Company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said company caused the land described on this plat to be surveyed, divided, mapped, and dedicated as represented on this plat. Serenity Estates at Token Creek, LLC does further certify that this plat is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection:

- 1) Town of Oakland
- 2) Jefferson County
- 3) Department of Administration
- 4) Department of Transportation

IN WITNESS WHEREOF, the said Oakland Hills, LLC has caused these presents to be

signed by John A. Didion - Manager at _____, Wisconsin,

and its company seal to be hereunto affixed on this ____ day of _____, 20__.

In the presence of: _____ (Seal)
John A. Didion - Manager

STATE OF WISCONSIN)
COUNTY OF _____) SS

Personally came before me this ____ day of _____, 20__, the above named John A. Didion, to me known to be the same person(s) who executed the foregoing instrument as Manager of Oakland Hills, LLC and acknowledged the same.

(Notary Seal) _____ Notary Public, _____, Wisconsin

My commission expires _____.

COUNTY TREASURER'S CERTIFICATE:

STATE OF WISCONSIN)
COUNTY JEFFERSON) SS

I, Kelly Stade , being the duly elected, qualified and acting treasurer of the County of Jefferson, do hereby certify that the records in my office show no unredeemed tax sales and no unpaid taxes or unpaid special assessments as of _____(date) affecting the lands included in the plat of The Preserve at Oakland.

Date: _____
Kelly Stade - County Treasurer

JEFFERSON COUNTY APPROVAL CERTIFICATE:

This plat of The Preserve at Oakland, in the Town of Oakland, Oakland Hills, LLC, owner, is hereby approved by the Planning and Zoning Committee of Jefferson County.

Date: _____ Approved _____
Matthew Zangl Director of Planning and Development

JEFFERSON COUNTY HIGHWAY ACCEPTANCE CERTIFICATE:

Resolved that County Road "A", being dedicated to the public as shown on this plat of "The Preserve at Oakland", in the Town of Oakland , Oakland Hills, LLC, owner, is hereby approved and dedication accepted by action of the Jefferson County Board.

Date: _____ Approved _____
Michael Luckey, County Administrator

TOWN TREASURER'S CERTIFICATE:

STATE OF WISCONSIN)
COUNTY JEFFERSON) SS

I, Susan Dascenzo, being the duly appointed, qualified and acting Town Treasurer of the Town of Oakland, do hereby certify that in accordance with the records in my office, there are no unpaid taxes or unpaid special assessments as of _____(date) on any of the land included in the plat of The Preserve at Oakland.

Date: _____ Signed: _____
Susan Dascenzo Town of Oakland Treasurer

TOWN OF OAKLAND APPROVAL CERTIFICATE:

Resolved that the plat of The Preserve at Oakland, in the Town of Oakland, Oakland Hills, LLC, owner, is hereby approved and dedications accepted by the Town Board.

Date: _____ Approved _____
Laura Payne Town Chairman

I hereby certify that the foregoing is a copy of a Resolution adopted by the Town Board of the Town of Oakland.

Date: _____ Signed _____
Susan Dascenzo Town Clerk

REGISTER OF DEEDS CERTIFICATE:

Received for recording this ____ day of _____, 20__, at

_____ o'clock ____ M. and recorded in Volume _____ of Plats on

Pages _____ as Document No. _____.

Staci M. Hoffman, Jefferson County Register of Deeds

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 The Preserve at Oakland, being a part of the Southeast one-quarter of the Southwest one-quarter and part of the Southwest one-quarter of the Southwest one-quarter of Section 4, and part of the Southeast one-quarter of the Southeast one-quarter of Section 5, Town 6 North, Range 13 East, in the Town of Oakland, Jefferson County, Wisconsin, being more particularly described as follows:

COMMENCING at the Southwest corner of said Section 4; thence, along the South line of said Southwest one-quarter of Section 4, South 88°55'38" East, 835.30 feet to the **POINT OF BEGINNING**;

thence North 01°05'22" East, 139.35 feet;
thence North 88°54'38" West, 21.10 feet;
thence North 01°05'22" East, 196.00 feet;
thence South 88°54'38" East, 234.93 feet;
thence North 51°01'16" East, 60.12 feet;
thence North 33°11'34" East, 70.00 feet;
thence North 09°04'52" East, 66.75 feet;
thence North 19°37'56" West, 166.00 feet;
thence South 70°22'04" West, 101.25 feet;
thence North 19°37'56" West, 125.00 feet;
thence South 70°22'04" West, 23.55 feet;
thence North 19°37'56" West, 46.15 feet to the beginning of a tangent curve, being concave Easterly, having a radius of 21.50 feet and a chord which bears North 00°00'24" East, 14.45 feet;
thence Northerly, 14.74 feet along the arc of said curve through a central angle of 39°16'41" to the Point of Tangency thereof;
thence North 19°38'45" East, 73.79 feet to a point on the South line of Lot 1 of Certified Survey Map (CSM) No. 1873, recorded as Document No. 810059;
thence, along said South line, South 88°55'14" East, 9.16 feet to the Southeast corner of said Lot 1;
thence, along the East line of Lot 1, North 00°13'46" East 414.48 feet to the Northeast corner of said Lot 1, lying on the Southerly right-of-way line of U.S. Highway 18;
thence, along said Southerly right-of-way line, South 88°53'49" East, 412.13 feet;
thence, continuing along said Southerly right-of-way line, South 83°11'59" East, 150.75 feet;
thence, continuing along said Southerly right-of-way line, South 88°54'37" East, 200.00 feet;
thence, continuing along said Southerly right-of-way line, North 84°55'43" East, 140.21 feet to the beginning of a non-tangent curve, being concave Southerly, having a radius of 2804.79 feet and a chord which bears South 87°45'19" East, 112.34 feet;
thence, continuing along said Southerly right-of-way line, Easterly, 112.34 feet along the arc of said curve through a central angle of 02°17'42";
thence, continuing along said Southerly right-of-way line, South 25°45'19" East, 30.06 feet to its intersection with the Westerly line of the Parcel conveyed to the Town of Oakland by Document No. 665208, which was subsequently conveyed to the Wisconsin Department of Transportation by Document No. 864207;
thence, along said Westerly line, South 03°53'39" West, 143.76 feet to the beginning of a tangent curve, being concave Westerly, having a radius of 510.27 feet and a chord which bears South 18°35'12" West, 258.79 feet;
thence, continuing along said Westerly line, Southerly, 261.65 feet along the arc of said curve through a central angle of 29°22'46" to the Point of Tangency thereof, lying on the centerline of County Road "A";
thence, along said centerline, South 33°16'35" West, 202.59 feet;
thence, leaving said centerline, South 56°43'25" East, 48.00 feet to a line lying 48.00 feet Southeasterly, as measured at right angles and parallel to, said centerline;
thence, along said parallel line, South 33°16'35" West, 346.46 feet to a point on the North line of the Parcel described in Document No. 1358659;
thence, along said North line, North 87°57'35" West, 56.05 feet to a point lying on said centerline;
thence, along said centerline, South 33°03'20" West, 404.78 feet;
thence, continuing along said centerline, South 31°20'33" West, 19.75 feet to its intersection with aforesaid South line of the Southwest one-quarter of Section 4;
thence, along said South line, North 88°55'38" West, 506.88 feet;
thence, continuing along said South line, North 88°55'38" West, 788.58 feet;
thence, continuing along said South line, North 88°55'38" West, 46.72 feet to aforesaid Southwest corner of Section 4;
thence, along the South line of aforesaid Southeast one-quarter of Section 5, North 88°51'29" West, 1330.62 feet to the Southwest corner of said Southeast one-quarter of the Southeast one-quarter of Section 5;
thence, along the West line of said Southeast one-quarter of the Southeast one-quarter, North 01°21'03" East, 262.06 feet;
thence, leaving said West line, South 88°51'29" East, 1340.08 feet;
thence South 06°44'15" East, 205.76 feet;
thence South 06°46'48" East, 58.75 feet to a point on aforesaid South line of the Southwest one-quarter of Section 4, lying South 88°55'38" East, 46.72 feet along said South line from said Southwest corner of said Section 4;
thence, along said South line, South 88°55'38" East, 788.58 feet to the **POINT OF BEGINNING**.

The above-described Parcel contains 1,343,357 square feet or 30.8392 acres, more or less, and is **SUBJECT** to all easements and agreements of record and/or fact.

That I have made such survey, land division, and plat by the direction of John A. Didion of Oakland Hills, LLC, the owner of said land. That such plat is a correct representation 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 Chapter 16, Article II - Subdivisions and Platting of the Jefferson County Ordinances in surveying, dividing, and mapping the same.

Dated this 10th day of June, 2025.

MATTHEW E. HOGGLUND
S-1910
FALL RIVER
WI
Quam Engineering, LLC
By: Matthew E. Hoglund
P.L.S. S-1910

See Sheet 1 for Revision Block.

SHEET 4 OF 4

FINAL PLAT
THE PRESERVE AT OAKLAND
JUNE 10, 2025
PROJECT NO: JD-20-24

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

LEGEND

- 3/4" Rebar Found
- ⊙ 1-1/4" Iron Pipe Found (unless noted)
- 1-1/4" by 18" Iron Rebar Set Weighing 4.30 lbs./ft.

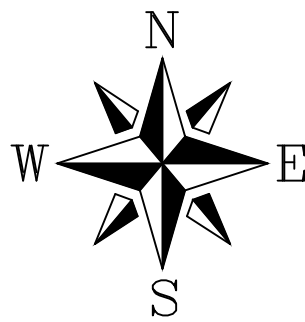
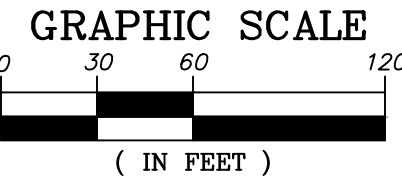
All other Lot and Outlot Corners are Set 3/4" by 18" Iron Rebar Weighing 1.50 lbs./ft.

- (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 Note 7)
- Existing Easement Line
- Drainage Easement Dedicated Hereon
- Lot or R/W Line
- Centerline
- Sanitary Sewer Easement Line
- No Access per Doc. 1082148
- WisDOT Highway Setback Line
- Public Utility Easement (PUE) Dedicated Hereon
- Wetland Line

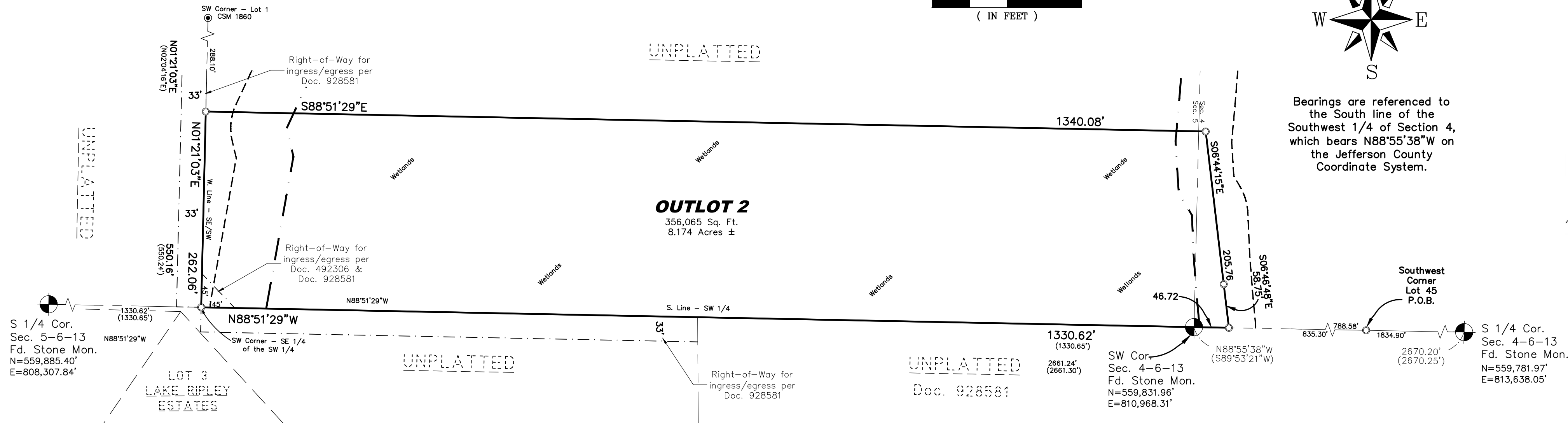
Total Area
1,343,357 Sq. Ft.
30.8392 Acres ±

Owner/Subdivider:

Oakland Hills, LLC
c/o John Didion
W8961 Ripley Road
Cambridge, WI 53523
(608)444-6922



Bearings are referenced to the South line of the Southwest 1/4 of Section 4, which bears N88°55'38"W on the Jefferson County Coordinate System.



**Resolution by the Jefferson County Planning & Zoning Committee
Recommending Amendment of the Jefferson County Comprehensive Plan and Agricultural
Preservation and Land Use Plan (Farmland Preservation Plan)**

WHEREAS, Jefferson County has a comprehensive plan titled the Jefferson County Comprehensive Plan 2021 and a state certified Farmland Preservation Plan titled the Jefferson County Agricultural Preservation and Land Use Plan updated in 2021 (hereinafter “Plans”), and

WHEREAS, pursuant to Wisconsin law, the County Board, the Planning and Zoning Committee, a local government, a property owner or a developer may request the Plans be updated or amended, and

WHEREAS, the Planning and Zoning Committee reviewed the Plans and on April 28, 2025, recommended initiating the process to amend the Plans to incorporate the Town of Ixonia future growth areas from the Town’s recently revised comprehensive, and

WHEREAS, the County Board of Supervisors approved a public participation plan for amendment of the Plans on May 13, 2025, which included public hearings and feedback from the Town of Ixonia; and

WHEREAS, the proposed amendment to “Figure 2: Jefferson County Farmland Preservation and Figure 10: Farmland Preservation Plan Map for the Town of Ixonia in Jefferson County” of the Agricultural Preservation and Land Use Plan is illustrated in the attached exhibit and is incorporated into this resolution, and

WHEREAS, this proposed map amendment will amend both the Comprehensive Plan and the Agricultural Preservation and Land Use Plan, and

WHEREAS, the Planning and Zoning Committee held a public hearing for the proposed amendment on June 19, 2025, and received feedback from the Town of Ixonia, and

WHEREAS, all comments received were reviewed by the Planning and Zoning Committee, and on June 30, 2025, the Planning and Zoning Committee unanimously recommended approval of the attached amendment, and

NOW, THEREFORE, BE IT RESOLVED by the Jefferson County Planning & Zoning Committee that pursuant to Wis. Stat. § 66.1001 and Chapter 91, the Jefferson County Comprehensive Plan and the Jefferson County Agricultural Preservation and Land Use Plan (Farmland Preservation Plan) is recommended for amendment as proposed.

Fiscal Note: The fiscal impact of this Resolution cannot be determined at this time.

Adopted By:

Resolution was voted on and passed unanimously by the Planning & Zoning Committee on June 30, 2025.

REVIEWED: Corporation Counsel: ; Finance Director:

ZONING AND LAND USE PERMIT REQUIREMENTS AND FEE SCHEDULE

COUNTY BOARD APPROVAL (MARCH 2025)

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

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

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

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

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

\$ 50.00

RESIDENTIAL STRUCTURES

STANDARD

*SHORELAND

SINGLE FAMILY HOME	\$ 600.00	\$ 650.00
DUPLEX & MULTI-FAMILY	\$ 400.00/UNIT	\$ 450.00/UNIT
ADDITION (HABITABLE) <499 sq.ft	\$ 150.00	\$ 200.00
500 - 999 sq. ft.	\$ 200.00	\$ 250.00
1000 + sq. ft.	\$ 250.00	\$ 300.00
ADDITION (NON-HABITABLE) <499 sq.ft. (Includes garages, porches, etc...)	\$ 50.00	\$ 100.00
500 - 999 sq. ft.	\$ 100.00	\$ 150.00
1000 + sq. ft.	\$ 200.00	\$ 250.00
ACCESSORY STRUCTURES (enclosed w/roof) ≤199 sq.ft.	\$ 30.00	\$ 80.00
200 - 499 sq. ft.	\$ 50.00	\$ 100.00
500 - 999 sq.ft.	\$ 100.00	\$ 150.00
1000 - 1499 sq.ft.	\$ 150.00	\$ 200.00
1500 + sq.ft.	\$ 200.00	\$ 250.00
ACCESSORY STRUCTURES (not enclosed-includes decks, pools, lean-to's, patios, wetland piers, etc.)		
<499 sq. ft.	\$ 30.00	\$ 80.00
500 - 999 sq.ft.	\$ 100.00	\$ 150.00
1000 + sq. ft.	\$ 150.00	\$ 200.00
NON-STRUCTURAL (Includes floodplain fill, plantings, ponds, shoreland alterations, etc.)		
<250 sq. ft.		\$ 50.00
≥250 sq. ft.		\$ 100.00
VIEWING/ACCESS CORRIDOR ESTABLISHMENT		\$ 100.00
NAVIGABILITY DETERMINATION		\$ 100.00
WATERFRONT PROPERTY REVIEW		\$ 50.00
MITIGATION/IMPERVIOUS SURFACE PLAN REVIEW		\$ 100.00
TREE REMOVAL		\$ 30.00

NOTE: FOR ALL FLOODPLAIN add additional \$150 to all structure fees and \$50 for fill/grading fees.

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

NON-RESIDENTIAL PERMITS

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

AGRICULTURAL STRUCTURES (shoreland fee exempt)		AGRI-BUSINESS	
<499 sq.ft.	\$ 30.00	PRINCIPAL	\$ 300.00
500-999 sq.ft.	\$ 50.00	ADDITIONS	\$ 150.00
1000-1499 sq.ft.	\$ 80.00	ACCESSORY STRUCTURES >1,000 sq.ft.	\$ 150.00
1500-1999 sq.ft.	\$ 100.00	ACCESSORY STRUCTURES <1,000 sq.ft.	\$ 100.00
2000-4999 sq.ft.	\$ 150.00	SIGN PERMITS \$25 or \$0.50/square foot, whichever is greater	
5000+ sq.ft.	\$ 200.00	SUBDIVISIONS/CSM (CERTIFIED SURVEY MAP)	
BUSINESS/INDUSTRIAL		PRELIMINARY SUBDIVISION PLAT	\$ 350 + \$10/LOT
PRINCIPAL STRUCTURE	\$ 500.00	FINAL SUBDIVISION PLAT	\$ 300.00
ADDITION <500 sq.ft.	\$ 150.00	CONDOMINIUM PLAT	\$ 300 + \$10/LOT
ADDITION ≥500 sq.ft.	\$ 300.00	CERTIFIED SURVEY - PRELIMINARY	\$ 50.00
ACCESSORY STRUCTURES >1,000 sq. ft.	\$ 150.00	CERTIFIED SURVEY - FINAL	\$ 100.00
ACCESSORY STRUCTURES <1,000 sq. ft.	\$ 100.00	CAMPGROUNDS (extra fee exempt)	
OUTSIDE STORAGE IN I ZONE	\$ 100.00	FILL	\$ 50.00
REMOVAL OF STRUCTURE/RAZE PERMIT	\$ 30.00	ACCESSORY	\$ 50.00
SALVAGE YARD LICENSE	100 current/150	MOBILE TOWER	
REVISION FEE/EXTENSION	\$ 50.00	NEW & CLASS 1 COLLOCATION	\$ 3,000.00
ZONING VERIFICATION LETTER	\$ 100.00	CLASS 2 COLLOCATION	\$ 500.00

SOLAR DEVELOPMENTS		750 plus 20/ acre over 5 acres	1,120 for Hackbarth		
PETITION FEES					
CONDITIONAL USE	\$	300.00	REZONING PETITION FEE - 1 lot	\$	300.00
Conditional Use application with Rezone	\$	100.00	2 or more lots	\$	50.00 per lot
REAPPLICATION FEE	\$	100.00	APPEAL FEE	\$	600.00
			VARIANCE	\$	450.00
			Second Variance for same structure	\$	200.00
ADMINISTRATIVE DATCP REPORTING FEE FOR REZONING OUT OF A-1 (Non-refundable, paid at time of application)				\$	100.00
PLANS/ORDINANCES					
JEFFERSON COUNTY AGRICULTURAL PRESERVATION & LAND USE PLAN				\$	40.00
DISC FORMAT (Includes Shipping)				\$	5.00
JEFFERSON COUNTY ZONING ORDINANCE				\$	30.00
JEFFERSON COUNTY PRIVATE SEWAGE SYSTEM ORDINANCE				\$	5.00
JEFFERSON COUNTY FLOODPLAIN ORDINANCE				\$	12.00
JEFFERSON COUNTY LAND DIVISION/SUBDIVISION ORDINANCE (Mailing fees to be added to the above as appropriate)				\$	9.00
SANITARY PERMIT FEES					
TYPE OF SYSTEM				FEE	
MOUND, IN-GROUND PRESSURE, AT-GRADE				\$	1,025.00
HOLDING TANKS				\$	775.00
IN-GROUND NON-PRESSURE				\$	750.00
ATU (Aerobic Treatment Unit)-Separate Installation				\$	425.00
ATU - (If added as part of an entire system install. Addtl fee not required for sand filter)				\$	250 add'l
LARGE SCALE (DNR Defined)				\$	975.00
SAND FILTER				\$	925.00
REVISIONS/REPAIRS					
TANK REPLACEMENT or ADDITION				\$	375.00
REPAIRS (Includes recoring of existing mound, sand filter, or adding turn-ups. Does not include other system replacement)				\$	375.00
REVISION (Change to Plans)				\$	100.00
RECONNECTION				\$	250.00
TRANSFERS				\$	50.00
PERMIT EXTENSIONS (prior to expiration)				\$	100.00
MISCELLANEOUS FEES					
RE-INSPECTIONS (If not complete on initial inspection)				\$	50.00
INSPECTIONS (Charged for every inspection after the fourth (per system))				\$	75.00
SOIL TEST REVIEW FEE				\$	80.00
WISCONSIN FUND APPLICATION FEE				\$	100.00
SANITARY PERMIT STATE FEE (to be added to sanitary fee if not already included)				\$	100.00
AGENT STATUS REVIEW FEE				\$	300.00
NOTE: A Maintenance Agreement and \$30 recording fee is required for every sanitary permit, unless one is already recorded for the property. Contact the					
OTHER FEES AS ADOPTED BY COUNTY BOARD RESOLUTION NO. 93-94, REVISED RESOLUTION 2001-78, APPROVED ON 12/11/01					
Special Computer Reports- Minimum fee (up to 10 pages)				\$	5.00
COMPUTER REPORTS (CUSTOM) - (page fee for reports over 10 pages)				\$	0.65
CUSTOM EXTENSIVE SEARCHES OR CLERICAL SERVICES				\$	50.00/HR
ADDRESS ASSIGNMENT - NEW CONSTRUCTION OR REASSIGNMENT				\$	35.00
PHOTOCOPIES					
Photocopies - Letter & Legal				\$	0.25
Photocopies - 11" X 17"				\$	0.50
Property Map Copies - 18" X 24"				\$	2.50
Photocopies - 24" X 36"				\$	5.00
Photocopies - 36" X 48"				\$	8.00
MAP PLOTS					
8 1/2" x 11" Black and White	\$	0.25	18" X 24" Black and White or Color	\$	8.00
18" X 24" Black and White	\$	2.50	24" X 36" Black and White or Color	\$	15.00
11" X 17" Black and White or Color	\$	5.00	36" X 42" Black and White or Color	\$	25.00

Refund requests must be made to the Director within six months of the application date. Zoning permit refunds may be granted only for permits that have not been

Jefferson County Planning & Development Department

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

PHONE 920-817-7101, FAX 920-817-7020

www.jeffersoncountyiwi.gov

TOWNSHIP BUILDING INSPECTORS

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

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

COLD SPRING – Thomas Marks 262-490-0513

CONCORD – Thomas Marks 262-490-0513

FARMINGTON – Thomas Marks 262-490-0513

HEBRON – Thomas Marks 262-490-0513

IXONIA – Archie Stigney 920-261-2966

JEFFERSON – Greg Noll 920-675-9062

KOSHKONONG – Troy Evenson 920-817-0468

LAKE MILLS – Ben Koch bkoch@safebuilt.com; Dave Hendrix

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

OAKLAND – Troy Evenson 920-817-0468

PALMYRA – Thomas Marks 262-490-0513

SULLIVAN – Thomas Marks 262-490-0513

SUMNER – Dave Geraths 608-697-7776

WATERLOO – Chris Butschke 608-576-6371

WATERTOWN – John Moosreiner 262-490-0277