

AGENDA
JEFFERSON COUNTY PLANNING AND ZONING COMMITTEE
DECISION MEETING

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

SUBJECT: Planning and Zoning Committee Decision Meeting
DATE: Monday, December 29, 2025
TIME: 8:30 a.m.
PLACE: Jefferson County Courthouse, 311 S. Center Ave, Room C2063, Jefferson WI

[**Join the Teams 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 November 24, December 12, December 18
7. Communications
8. November Monthly Financial Report for Register of Deeds
9. December Monthly Financial Report for Planning & Development
10. Discussion on Solar Energy Facilities
 - a. Badger State Solar
 - b. Sinnissippi Solar
 - c. Whitewater Solar Project
 - d. Rock Lake Solar Project
11. Discussion on a Zoning Ordinance Text Amendment for Accessory Dwelling Units (ADU)
12. Decision and Possible Action on updating conditions for R4580A-24 – rezone 1.09-ac from A-3 to A-2 at **W7778 Conservation Rd**, PIN 018-0713-2644-003. The petition was originally heard on 12/19/2024. The property is owned by Matthew & Allison Hasel.
13. Discussion and Possible Action on plat of survey for an equal swap of A-1 land between Mark K & Bonnie J Krause Trust, PIN 014-0614-2714-005 and Ross T Davis, PIN 014-0614-2741-000. The affected land is located **west of N3085 County Road K** in the Town of Jefferson.
14. Discussion and Possible Action on Petitions Presented in Public Hearing on December 18, 2025:

R4641A-25 – Scott Schneider: Rezone .210-acres from A-1 to A-3 from PIN 002-0714-3041-000 (46.001 ac) and add to lot at **N5485 Harvey Road** for total lot size of 1.891-acres in Town of Aztalan, PIN 002-0714-3041-003 (1.681 ac).

R4654A-25 – Kemmeter's Properties LLC: Rezone 1-acre from A-T to R-2 to create a total lot size of 2-acres at **W5051 US Highway 18** in Town of Jefferson, PIN 014-0614-1212-000 (1.190 ac) & 014-0614-1212-002 (32.288 ac).

CU2187-25 – DLM Group: To update Conditional Use permit for existing golf course to allow for expansion for a restaurant and kitchen in an A-2 zone at **W4787 Yandry Road** in Town of Cold Spring, PIN 004-0515-1843-000 (30.912 ac).

CU2188-25 – Conrad Turkowitch: Conditional Use to allow for 42' X 56' extensive onsite storage structure in an R-1 zone located at **W1886 North Street** in Town of Sullivan, PIN 026-0616-1713-032 (.947 ac).

15. Planning and Development Department Update

16. Possible Future Agenda Items

17. Discussion on Upcoming Meeting Dates:

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

January 15, 6:00 p.m. – Public Hearing in Courthouse Room C2063

January 26, 8:30 a.m. – Decision Meeting in Courthouse Room C2063

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

February 19, 6:00 p.m. – Public Hearing in Courthouse Room C2063

February 23, 8:30 a.m. – Decision Meeting in Courthouse Room C2063

18. 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: Monday, November 24, 2025

TIME: 8:30 a.m.

PLACE: Jefferson County Courthouse, 311 S. Center Ave, Room C2063, Jefferson WI

Join the Teams meeting now

Meeting ID: 234 644 362 860 3

Passcode: 6Em7TH64

1. Call to Order

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

2. Roll Call (Establish a Quorum)

Committee members present in person were Supervisor Jaeckel, Supervisor Nass and Supervisor Poulson and Supervisor Richardson was present via Teams. Supervisor Foelker is an excused absence. Department staff present were Matt Zangl, Sarah Elsner, Trevor Quandt and Shari Fischback. Other County staff in attendance were County Administrator Michael Luckey, Corporation Counsel Danielle Thompson and Register of Deeds Staci Hoffmann arrived at 8:38 a.m. Members of the public present was Julie Gerrits and Peter Murphy from OneEnergy and via Teams were John Roth, Sue Marx and Jon Biermeier.

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 made by Supervisor Nass, second by Supervisor Poulson to approve. 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 October 27, November 14, November 20

Motion by Poulson/Nass to approve the revised October 27, 2025, minutes as written.

Motion passed on a voice vote 4-0.

Motion by Poulson/Nass to approve November 14, 2025, minutes as written.

Motion passed on a voice vote 4-0.

Motion by Poulson/Jaeckel to approve November 20, 2025, minutes as written.

Motion passed on a voice vote 4-0

7. Communications – None.

8. October Monthly Financial Report for Register of Deeds

Staci Hoffman's report was included in the meeting packet.

9. November Monthly Financial Report for Planning & Development

Zangl reported that October was the busiest month this year, ending with about \$33,000 in revenue. November is on par with previous years, should end at about \$15,000 and the department will be over budget for revenue this year.

10. Discussion on Solar Energy Facilities

- a. **Badger State Solar** – Quarterly report in packet, slowly under construction.
- b. **Sinnissippi Solar** – Quiet, waiting on timeline for application with PSC anticipated to be in December.
- c. **Whitewater Solar Project** – No update. Draft of Joint Development Agreement was provided 3-4 months ago but has not had a response yet.
- d. **Rock Lake Solar Project** – Project is finishing up. Scheduling final inspection in December.

11. Discussion and Possible Action on CU2178-25 to allow for extensive onsite storage structure in an R-2 zone located at N6186 Jefferson Road, PIN 002-0714-1344-005 in the Town of Aztalan and owned by David Dricken.

Discussion took place noting that per a site inspection last week that progress has been made. Motion made by Nass/Poulson to postpone as further clean-up of the property is needed. Motion approved on voice vote 4-0.

12. Discussion on a Zoning Ordinance Text Amendment for Accessory Dwelling Units (ADU)

Zangl reported that eight approvals have been received. Short-term rental seems to be the biggest concern. Elsner reported she has spoken to building inspectors for their input. Zangl will provide another update next month.

13. Discussion on Parcel of Record and Parent Parcel as they related to rezoning to A-3

Discussion took place and for consistency the more recent 2000 parcel of record will be used.

14. Discussion and Possible Action on 2026 Plat Books

Zangl reported that 2026 Plat Books are being created and printing will hopefully begin in January with 250 books being printed. Charge will be about \$25-\$35 per book.

15. Discussion and Possible Action on Petitions Presented in Public Hearing on November 20, 2025:

APPROVED R4648A-25 – Runyard Properties II LLC: Rezone from A-1 to A-3 to create a 1.0-acre residential lot at **W296 County Road CW** in Town of Ixonia, PIN 012-0816-0143-000 (1.477 ac). Motion by Nass/Poulson to approve the rezone request with conditions. Motion approved on a 4-0 voice vote.

APPROVED R4649A-25 – John & Shelly Roth: Rezone 1.340-acres from A-1 to A-3 from PIN 014-0615-1333-001 (.849 ac) owned by John and Shelly Roth and part of PIN 014-0615-1333-005 (13.50 ac) owned by David D. Robu at **W2890 County Road Y** in Town of Jefferson. Motion by Nass/Poulson to approve the rezone request with conditions. Motion approved on a 4-0 voice vote.

APPROVED R4650A-25 – Clinton & Angela Lenz Trust: Rezone 3-acres from A-1 to A-3 to create a farm consolidation around the existing house and outbuildings at **N7850 County Road Q** in Town of Milford, PIN 020-0814-2842-001 (14.958 ac). Property is owned by Dean Weichmann Trust. Motion by Nass/Poulson to approve the rezone request with conditions. Motion approved on a 4-0 voice vote.

APPROVED R4651A-25 – Jon & Amanda Biermeier: Rezone from A-1 to A-3 to create a 4.0-acre residential lot south of **N3127 S Cedar Rd** in Town of Oakland, PIN 022-0613-2931-000 (40.0 ac). Property is owned by Karen Hayes. Motion by Poulson/Nass to approve the rezone request with conditions. Motion approved on a 4-0 voice vote.

APPROVED R4652A-25 – Joseph & Marissa Rogers: Rezone 2.0- acres from A-1 to N and combine with Lot 1 (CSM 6167) creating a total 5.0-acre parcel at **W2336 Bakertown Drive** in Town of Concord, PIN 006-0716-3024-000 (3.292 ac) and 006-0716-3024-002 (19.556 ac). Property is owned by Dennis B. Stair. Motion by Nass/Poulson to approve the rezone request with conditions. Motion approved on a 4-0 voice vote.

APPROVED R4653A-25 – Jacob Schmidt: Allow the division of an existing 6.5-acre A-3 zoned lot to create a 4.3-acre lot and retain existing home on the remaining 2.2-acre lot at **W3031 State Road 106** in Town of Hebron, PIN 010-0515-0212-006 (6.001). Motion by Jaeckel/Nass to approve the rezone request with conditions. Motion approved on a 4-0 voice vote.

POSTPONED CU2181-25 – Floyd Plank: Conditional Use to allow for a farm store and roadside stand in A-T zone at **N1341 Old 26 Road** in Town of Koshkonong, PIN 016-0514-1734-000 (6.609 ac). *No petitioner or representative was present at public hearing for this petition. This will be put back on a future agenda.*

APPROVED CU2183-25 – James & Mallory Bohling: Conditional Use to allow for a home occupation for lawncare/snow removal in an A-1 zone at **W5093 Vogel Road** in Town of Jefferson, PIN 014-0614-1312-000 (38.761 ac). Motion by Nass/Poulson to approve the conditional use with conditions. Motion approved on a 4-0 voice vote.

APPROVED CU2184-25 – Heather Zoellick: Conditional Use to allow for horses on a C-zoned lot located at **N7902 County Road N** in Town of Milford, PIN 020-0814-2524-005 (12.820 ac). Motion by Nass/Poulson to approve the conditional use with conditions. Motion approved on a 4-0 voice vote.

APPROVED CU2185-25 – OneEnergy Development, LLC – Stone Elephant Solar Project: Conditional Use to allow for a 3-megawatt solar farm in an A-1 zone north of **N300 Tower Road** in Town of Palmyra, PIN 024-0516-3514-000 (32.020 ac). The property is owned by Blane and Kelly Poulson. Poulson recused himself due to conflict of interest. Motion by Nass/Jaeckel to approve the conditional use with conditions. Motion approved on a 3-0 voice vote, 1- abstained.

APPROVED CU2186-25 – Rodney Strauss: Conditional Use to allow for a 22' x 30' lean-to addition with 14' walls to an existing 90' x 46' storage building in an A-2 zone north of **W4409 River View Road** in Town of Watertown, PIN 032-0815-1724-017 (.484 ac). Motion by Jaeckel/Poulson to approve the conditional use with conditions. Motion approved on a 4-0 voice vote.

16. Planning and Development Department Update

Zangl reported that the tax bill season for Land Information has begun. GIS upgrade project is ready to begin in December or January. Also, working with Emergency Management on FEMA flood mitigation properties. For Zoning, Trevor has his soil test exam coming up. Riverbend audit review has commenced with citations for some lots to be issued soon. Overall Zoning was very happy with what was seen on site. There were also six citations issued to various violations over the last year.

17. Possible Future Agenda Items

Continuing with the usual agenda items along with solar and Town ADU updates.

18. Discussion on Upcoming Meeting Dates:

December 12, 8:00 a.m. – Site Inspections leaving from Courthouse Room C1049
December 18, 6:00 p.m. – Public Hearing in Courthouse Room C2063
December 29, 8:30 a.m. – Decision Meeting in Courthouse Room C2063
January 9, 8:00 a.m. – Site Inspections leaving from Courthouse Room C1049
January 15, 6:00 p.m. – Public Hearing in Courthouse Room C2063
January 26, 8:30 a.m. – Decision Meeting in Courthouse Room C2063

19. Adjourn

Supervisor Poulson/Nass made a motion to adjourn the meeting. Meeting adjourned at 9:33 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: December 12, 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 8:07 a.m.
- 2. Roll Call (Establish a Quorum)** – Supervisors Jaeckel, Poulson and Nass were present. Supervisor Foelker is an excused absence. Supervisor Richardson arrived at 8:10 a.m. Zoning staff present were Trevor Quandt 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 Nass. Motion was passed on voice vote, 3-0.
- 5. Public Comment (Not to exceed 15 minutes and not to include petitions slated for decision. Members of the public who wish to address the Committee on specific agenda items must register their request at this time)** – There was no public comment.
- 6. Communications** – Quandt had nothing to report.
- 7. Site Inspections for Petitions to be Presented in Public Hearing on December 18, 2025:** Committee members left for site inspections at 8:10 a.m.

R4641A-25 – Scott Schneider: Rezone .210-acres from A-1 to A-3 from PIN 002-0714-3041-000 (46.001 ac) and add to lot at **N5485 Harvey Road** for total lot size of 1.891-acres in Town of Aztalan, PIN 002-0714-3041-003 (1.681 ac).

R4654A-25 – Kemmeter's Properties LLC: Rezone 1-acre from A-T to R-2 to create a total lot size of 2-acres at **W5051 US Highway 18** in Town of Jefferson, PIN 014-0614-1212-000 (1.190 ac) & 014-0614-1212-002 (32.288 ac).

CU2187-25 – DLM Group: To update Conditional Use permit for existing golf course to allow for expansion for a restaurant and kitchen in an A-2 zone at **W4787 Yandry Road** in Town of Cold Spring, PIN 004-0515-1843-000 (30.912 ac).

CU2188-25 – Conrad Turkowitch: Conditional Use to allow for 42' X 56' extensive onsite storage structure in an R-1 zone located at **W1886 North Street** in Town of Sullivan, PIN 026-0616-1713-032 (.947 ac).

- 8. Adjourn** – Motion made by Supervisor Poulson, seconded by Supervisor Richardson to adjourn at 9:02 a.m. Motion passed on a 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
DATE: Thursday, December 18, 2025
TIME: 6:00 p.m. (Doors will open at 5:30)
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:

Teams Meeting Information
Link: [Join the meeting now](#)
Meeting ID: 222 326 323 808 9
Passcode: fy37Vh3D

1. Call to Order

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

2. Roll Call

Supervisors Jaeckel, Nass, Foelker, and Poulson were present at 7pm. Supervisor Richardson was absent. Sarah Elsner was present from the Planning and Zoning Department.

3. Certification of Compliance with Open Meetings Law

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

4. Approval of Agenda

Motion by Supervisor Poulson and seconded by Supervisor Foelker to approve the agenda. Motion passed on a vote of 4-0.

5. Public Hearing

Elsner read the following:

NOTICE IS HEREBY GIVEN THAT the Jefferson County Planning and Zoning Committee will conduct a public hearing at 6 p.m. on Thursday, December 18, 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 **December 29, 2025**

Recommendations by the Committee on Rezones will be made on **December 29, 2025**

Final decision will be made by the County Board on **January 13, 2026**

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

R4641A-25 – Scott Schneider: Rezone .210-acres from A-1 to A-3 from PIN 002-0714-3041-000 (46.001 ac) and add to lot at **N5485 Harvey Road** for total lot size of 1.891-acres in Town of Aztalan, PIN 002-0714-3041-003 (1.681 ac).

PETITIONER: Scott Schneider (N5485 Harvey Road, Lake Mills, WI) presented as himself for this rezone. Schneider explained the request to add extra acreage to his lot to allow for construction of a new shed. The land needs to be rezoned in order to add to the lot and meet required setbacks to the new building. This would also help square up the existing house lot.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM THE COMMITTEE: None.

STAFF REPORT: Given by Elsner and in the file.

TOWN: Approved, 3-0 with no conditions.

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

R4654A-25 – Kemmeter's Properties LLC: Rezone 1-acre from A-T to R-2 to create a total lot size of 2-acres at **W5051 US Highway 18** in Town of Jefferson, PIN 014-0614-1212-000 (1.190 ac) & 014-0614-1212-002 (32.288 ac).

PETITIONER: Dan Higgs with Combs & Associates Inc. (109 W Milwaukee St, Janesville, WI) was present to represent on behalf of Chris Sukow for this rezone. A CSM was done on the property in 2018, which was for a one-acre lot. Upon further conversation between members of the Trust, it was decided that a request for the lot to be 2 acres would be submitted.

COMMENTS IN FAVOR: None.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM THE COMMITTEE: None.

Nass asked Elsner if city approval is required. Elsner explained that the City of Jefferson would provide feedback during the extraterritorial review of the final certified survey map.

STAFF REPORT: Given by Elsner and in the file. Elsner asked where septic is located on the lot. Higgs believes the septic is on the east side of the home but is not certain.

TOWN: Approved.

CONDITIONAL USE PERMIT APPLICATIONS

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

CU2187-25 – DLM Group: To update Conditional Use permit for existing golf course to allow for expansion for a restaurant and kitchen in an A-2 zone at **W4787 Yandry Road** in Town of Cold Spring, PIN 004-0515-1843-000 (30.912 ac).

No representative was present for this petition. Chairman Jaeckel called a second time before adjournment, and still no representative was present.

CU2188-25 – Conrad Turkowitch: Conditional Use to allow for 42' X 56' extensive onsite storage structure in an R-1 zone located at **W1886 North Street** in Town of Sullivan, PIN 026-0616-1713-032 (.947 ac).

PETITIONER: Conrad Turkowitch (W1886 North St, Sullivan, WI) presented himself as the petitioner for this rezone. Turkowitch explained the request to replace the existing garage with the proposed new structure. The existing concrete driveway would also be removed during the construction.

COMMENTS IN FAVOR: John Szivecz (W1877 North Street, Sullivan, WI) also spoke in support of this request.

COMMENTS OPPOSED: None.

REBUTTAL: None.

QUESTIONS FROM THE COMMITTEE: None.

STAFF REPORT: Given by Elsner and in the file. Elsner noted impervious surface requirements may need to be followed. Turkowitch confirmed that paperwork was already included with the permit for staff review and that he was meeting impervious surface requirements.

Elsner asked –

Size of building, confirmed 42' x 56.'

Proposed height of building: 20 feet.

Bathroom? No

Outdoor lighting? Didn't think that far ahead but likely standard lighting will be installed.

Outdoor storage? No.

TOWN: Approved.

6. Adjourn. Poulson made motion to adjourn at 7:18pm, Foelker seconded and meeting was adjourned by a vote of 4-0.

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Register of Deeds

November 2025

Program/Service Description	Output Measures			YR to Date Totals	Current Yr. Target %
	2023	2024	2025		
Documents Recorded	809	891	992	10,661	107%
Vital Records Filed	164	180	175	2,325	97%
Vital Record Copies	1,389	1,126	1,056	16,134	108%
ROD Revenue (Gross Total)	\$ 157,549.92	\$ 170,686.79	\$ 224,474.78	\$ 2,414,756.47	126%
Transfer Fees	\$ 22,998.62	\$ 25,353.54	\$ 34,999.38	\$ 370,778.70	135%
LIO Fees	\$ 7,214.00	\$ 7,890.00	\$ 8,803.00	\$ 93,875.00	108%
Document Copies	\$ 5,278.19	\$ 5,109.34	\$ 7,108.63	\$ 71,561.82	110%
Laredo	\$ 4,966.40	\$ 3,385.75	\$ 4,882.25	\$ 55,658.15	107%
ROD Revenue to General Fund	\$ 49,350.20	\$ 51,885.63	\$ 65,776.26	\$ 717,084.67	120%
Percentage of Documents eRecorded	64%	71%	78%	73%	
Budget Goals Met	Y	N	Y	Yes	120%
Back Indexed	1,931	2,921	653	12,350	62%

Wisconsin Register of Deeds Association:

AB216 & SB218 requesting the state split the transfer fee 50/50 has been passed in both house's executive sessions, we are hoping it goes to the floor soon to be voted on and then forwarded to the Governor for passage. I urge you to reach out to your legislators to get this bill passed in both houses as soon as possible.

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 late 1932. We have hired a new staff member that we will share 50/50 with the County Treasurer.

Nothing new to report.

Wisconsin Public Records Board:

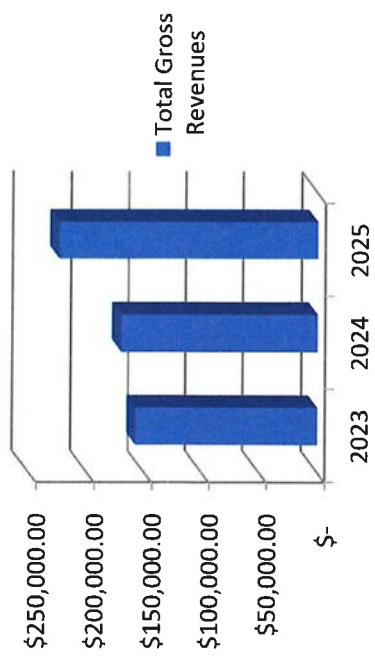
We reviewed 168 retention/disposition requests from state, county and city entities. A new law enforcement schedule is being worked on with a goal of approving the RDA in 2026.

Register of Deeds Year to Date Budget Report

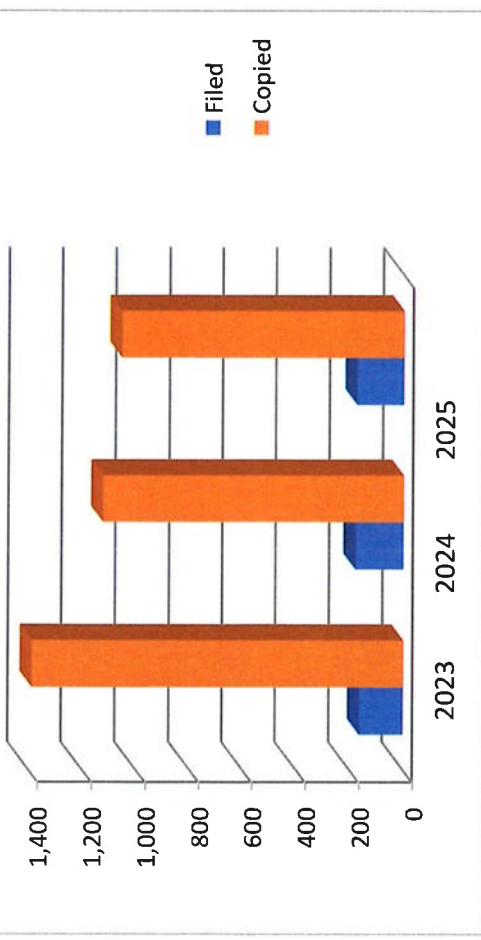
November

2025

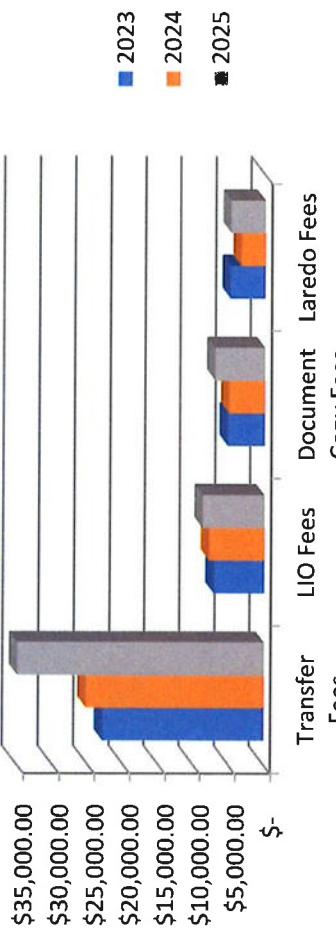
ROD Total Gross Revenues



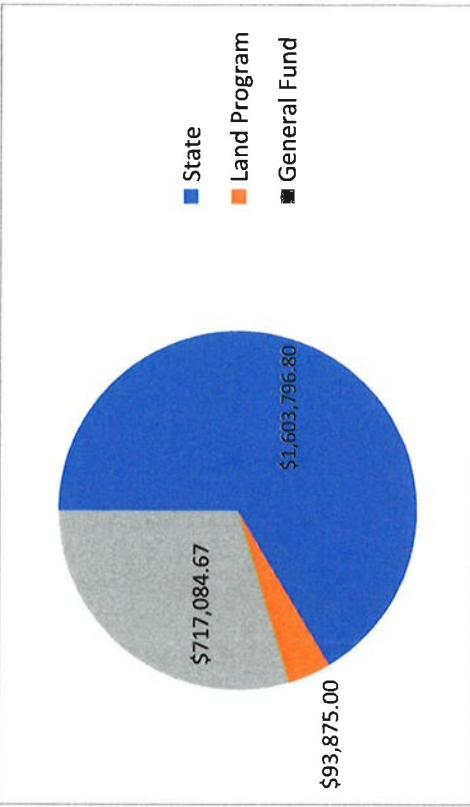
Vital Records



Land Related Revenue



Year to Date Revenue Payout



12901 Zoning

Record Number	Org	Object	Project	Description	B 2025 Revised Budget	2025 Actual
1	12901	118001		Petty Cash	0.00	200.00
2	12901	131001		General Accts Receivable	0.00	0.00
3	12901	142010		A/R State Of Wisconsin	0.00	0.00
4	12901	411100		General Property Taxes	-414,978.74	-414,978.74
5	12901	421001		State Aid	0.00	0.00
6	12901	432002		Private Sewage System	-87,750.00	-79,948.15
7	12901	432099		Other Permits	-125,000.00	-167,406.90
8	12901	441002		Co Ordinance Forfeiture	0.00	0.00
9	12901	451002		Private Party Photocopy	-1,000.00	-6.20
10	12901	458001		Tree Sales	0.00	0.00
11	12901	458002		Septic Replacement Fee	0.00	0.00
12	12901	458010		Soil Testing Fee	-9,000.00	-9,440.00
13	12901	472003		Municipality Copies & Printing	0.00	-15.75
14	12901	484001		Insurance Recovery	0.00	0.00
15	12901	485100		Donations - Unrestricted	0.00	-639.25
16	12901	486004		Miscellaneous Revenue	0.00	0.00
17	12901	511110		Salary-Permanent Regular	126,668.49	126,668.49
18	12901	511210		Wages-Regular	347,907.07	347,907.07
19	12901	511220		Wages-Overtime	928.41	928.41
20	12901	511240		Wages-Temporary	* 1,200.00	6,993.75
21	12901	511310		Wages-Sick Leave	0.00	0.00
22	12901	511320		Wages-Vacation Pay	0.00	0.00
23	12901	511330		Wages-Longevity Pay	525.00	187.50
24	12901	511340		Wages-Holiday Pay	0.00	0.00
25	12901	511350		Wages-Miscellaneous(Comp)	0.00	0.00
26	12901	512141		Social Security	33,368.28	33,368.28
27	12901	512142		Retirement (Employer)	28,865.36	28,865.36
28	12901	512144		Health Insurance	* 25,364.73	25,364.73
29	12901	512145		Life Insurance	146.90	146.90
30	12901	512147		Education & Training	0.00	0.00
31	12901	512148		Unemployment Compensation	0.00	0.00
32	12901	512150		FSA Contribution	0.00	0.00
33	12901	512151		HSA Contribution	4,350.00	0.00
34	12901	512152		Limited FSA Contribution	0.00	0.00
35	12901	512153		HRA Contribution	0.00	0.00
36	12901	512173		Dental Insurance	4,785.60	3,588.49
37	12901	521212	12901	Legal	1,000.00	0.00
38	12901	521212	12901	Legal	0.00	0.00
39	12901	521219		Other Professional Serv	0.00	0.00
40	12901	529299		Purchase Care & Services	0.00	0.00
41	12901	531003		Notary Public Related	50.00	0.00
42	12901	531301		Office Equipment	0.00	0.00
43	12901	531303		Computer Eqiptm & Software	* 0.00	516.41
44	12901	531311		Postage & Box Rent	* 5,650.00	7,306.96
45	12901	531312		Office Supplies	1,700.00	1,386.88
46	12901	531313		Printing & Duplicating	700.00	172.98
47	12901	531314		Small Items Of Equipment	200.00	0.00
48	12901	531321		Publication Of Legal Notice	5,600.00	5,099.71
49	12901	531324		Membership Dues	600.00	126.16
50	12901	531326		Advertising	400.00	397.07
51	12901	531327		Certification Fees	* 200.00	241.18
52	12901	531329		Other Publ/Subscriptions/Dues	100.00	0.00
53	12901	531351		Gas/Diesel	2,400.00	1,329.91
54	12901	532325		Registration	1,200.00	600.00
55	12901	532332		Mileage	* 0.00	0.76
56	12901	532335		Meals	200.00	64.92
57	12901	532336		Lodging	810.00	392.00
58	12901	532339		Other Travel & Tolls	0.00	0.00
59	12901	533225		Telephone & Fax	* 1,200.00	1,387.00
60	12901	533236		Wireless Internet	200.00	0.00
61	12901	535242		Maintain Machinery & Equip	2,500.00	2,220.40
62	12901	535352		Vehicle Parts & Repairs	50.00	0.00
63	12901	571004		IP Telephony Allocation	1,020.00	935.00
64	12901	571005		Duplicating Allocation	97.00	88.88
65	12901	571007		MIS Direct Charges	0.00	0.00
66	12901	571009		MIS PC Group Allocation	24,708.00	24,708.00
67	12901	571010		MIS Systems Grp Alloc(1SIS)	4,698.00	4,306.50
68	12901	571020		Fleet Allocation	3,500.00	3,500.00
69	12901	591519		Other Insurance	4,835.90	4,374.26
70	12901	591520		Liability Claims	0.00	0.00
71	12901	594811		Capital Automobiles	0.00	0.00
72	12901	594813		Capital Office Equip	0.00	0.00
73	12901	594950		Operating Reserve	0.00	0.00
74	12901	599999		Overdraft Transfer	0.00	0.00
75	12901	699700		Resv Applied Operating	0.00	0.00
76	12901	699999		Budgetary Fund Balance	0.00	0.00
				Total	0.00	-39,061.03

12501 LIO

Record Number	Org	Object	Project	Description	B	2025 Revised Budget	2025 Actual
<u>1</u>	12501	118001		Petty Cash		0.00	0.00
<u>2</u>	12501	131001		General Accts Receivable		0.00	0.00
<u>3</u>	12501	144010		A/R Town,Village,City		0.00	-10,732.50
<u>4</u>	12501	411100		General Property Taxes		-395,851.20	-395,851.20
<u>5</u>	12501	451006		Real Estate Descrip Charges		-4,500.00	-2,786.45
<u>6</u>	12501	451008		Remote Access Fees		-7,000.00	-8,950.00
<u>7</u>	12501	451010		Sale Of Maps & Plat Books		0.00	0.00
<u>8</u>	12501	472007		Municipal Other Charges		-50,000.00	-8,314.00
<u>9</u>	12501	472011		Other Govt Land Info Charges		-1,800.00	-861.00
<u>10</u>	12501	511110		Salary-Permanent Regular		0.00	0.00
<u>11</u>	12501	511210		Wages-Regular		307,604.89	307,604.89
<u>12</u>	12501	511220		Wages-Overtime		145.88	80.38
<u>13</u>	12501	511240		Wages-Temporary		0.00	0.00
<u>14</u>	12501	511310		Wages-Sick Leave		0.00	0.00
<u>15</u>	12501	511320		Wages-Vacation Pay		0.00	0.00
<u>16</u>	12501	511330		Wages-Longevity Pay		1,075.00	1,075.00
<u>17</u>	12501	511340		Wages-Holiday Pay		0.00	0.00
<u>18</u>	12501	511350		Wages-Miscellaneous(Comp)		0.00	0.00
<u>19</u>	12501	511380		Wages-Bereavement		0.00	0.00
<u>20</u>	12501	512141		Social Security		21,293.61	21,293.61
<u>21</u>	12501	512142		Retirement (Employer)		21,296.58	21,296.58
<u>22</u>	12501	512144		Health Insurance		70,669.00	70,669.00
<u>23</u>	12501	512145		Life Insurance	*	79.41	79.84
<u>24</u>	12501	512150		FSA Contribution		0.00	0.00
<u>25</u>	12501	512151		HSA Contribution		6,250.00	0.00
<u>26</u>	12501	512152		Limited FSA Contribution		0.00	0.00
<u>27</u>	12501	512153		HRA Contribution	*	0.00	3,401.97
<u>28</u>	12501	512173		Dental Insurance	*	3,165.60	3,817.52
<u>29</u>	12501	531243		Furniture & Furnishings		0.00	0.00
<u>30</u>	12501	531298		United Parcel Service		0.00	0.00
<u>31</u>	12501	531311		Postage & Box Rent		100.00	44.58
<u>32</u>	12501	531312		Office Supplies		700.00	226.65
<u>33</u>	12501	531313		Printing & Duplicating		100.00	29.75
<u>34</u>	12501	531314		Small Items Of Equipment		0.00	0.00
<u>35</u>	12501	531324		Membership Dues		100.00	80.00
<u>36</u>	12501	531326		Advertising		150.00	56.00
<u>37</u>	12501	531351		Gas/Diesel		0.00	0.00
<u>38</u>	12501	532325		Registration		420.00	140.00
<u>39</u>	12501	532332		Mileage		100.00	0.00
<u>40</u>	12501	532335		Meals		100.00	59.07
<u>41</u>	12501	532335	25101	Meals		0.00	0.00
<u>42</u>	12501	532336		Lodging		588.00	321.00
<u>43</u>	12501	532339	25101	Other Travel & Tolls		0.00	0.00
<u>44</u>	12501	533225		Telephone & Fax	*	100.00	369.61
<u>45</u>	12501	535242		Maintain Machinery & Equip		3,000.00	2,152.55
<u>46</u>	12501	571004		IP Telephony Allocation		510.00	467.50
<u>47</u>	12501	571005		Duplicating Allocation		0.00	0.00
<u>48</u>	12501	571007		MIS Direct Charges		0.00	0.00
<u>49</u>	12501	571009		MIS PC Group Allocation		14,825.00	13,589.62
<u>50</u>	12501	571010		MIS Systems Grp Alloc(ISIS)		3,759.00	3,445.75
<u>51</u>	12501	591519		Other Insurance		3,019.23	2,658.04
<u>52</u>	12501	699999		Budgetary Fund Balance		0.00	0.00
					Total	0.00	25,463.76
					Expected Revenue		Appx \$30,000

12503 Land Info Program

Record Number	Org	Object	Project	Description	B	2025 Revised Budget	2025 Actual
<u>1</u>	12503	131001		General Accts Receivable		0.00	0.00
<u>2</u>	12503	142010		A/R State Of Wisconsin		0.00	0.00
<u>3</u>	12503	411100		General Property Taxes		20,000.00	0.00
<u>4</u>	12503	421001		State Aid		-99,700.00	-39,712.00
<u>5</u>	12503	424001		Federal Grants		0.00	0.00
<u>6</u>	12503	451008		Remote Access Fees		0.00	0.00
<u>7</u>	12503	451305		Land Info/Deeds Fee		-80,000.00	-89,560.00
<u>8</u>	12503	472011		Other Govt Land Info Charges		-12,000.00	-11,696.50
<u>9</u>	12503	486003		Non-Govt Reimbursements		-8,000.00	0.00
<u>10</u>	12503	512141		Social Security	*	0.00	9.94
<u>11</u>	12503	514151		Per Diem	*	0.00	130.00
<u>12</u>	12503	521219		Other Professional Serv		0.00	0.00
<u>13</u>	12503	521220		Consultant		6,000.00	0.00
<u>14</u>	12503	521295		Data Conversion		0.00	0.00
<u>15</u>	12503	521296		Computer Support	*	41,160.00	48,077.55
<u>16</u>	12503	531303		Computer Equipmt & Software	*	6,100.00	16,424.56
<u>17</u>	12503	531311		Postage & Box Rent		0.00	0.00
<u>18</u>	12503	531312		Office Supplies		0.00	0.00
<u>19</u>	12503	531313		Printing & Duplicating		0.00	0.00
<u>20</u>	12503	531314		Small Items Of Equipment		0.00	0.00
<u>21</u>	12503	531321		Publication Of Legal Notice		0.00	0.00
<u>22</u>	12503	531324		Membership Dues		550.00	350.00
<u>23</u>	12503	532325		Registration	*	1,740.00	2,705.00
<u>24</u>	12503	532332		Mileage		200.00	142.58
<u>25</u>	12503	532335		Meals		200.00	25.00
<u>26</u>	12503	532336		Lodging		1,176.00	606.00
<u>27</u>	12503	533236		Wireless Internet	*	0.00	280.50
<u>28</u>	12503	535242		Maintain Machinery & Equip		0.00	0.00
<u>29</u>	12503	571005		Duplicating Allocation		0.00	0.00
<u>30</u>	12503	571020		Fleet Allocation		0.00	0.00
<u>31</u>	12503	592003		Note Payable Principal		0.00	0.00
<u>32</u>	12503	594810		Capital Equipment		0.00	0.00
<u>33</u>	12503	594811		Capital Automobiles		0.00	0.00
<u>34</u>	12503	594813		Capital Office Equip		0.00	0.00
<u>35</u>	12503	594818		Capital Computer		0.00	0.00
<u>36</u>	12503	594819		Capital Other Equipment		135,000.00	104,760.00
<u>37</u>	12503	594819	25305	Capital Other Equipment		0.00	0.00
<u>38</u>	12503	594950		Operating Reserve		378,083.21	0.00
<u>39</u>	12503	599992		Administrative Dental Retiree		0.00	0.00
<u>40</u>	12503	632100		Proceeds Of Long-Term Notes		0.00	0.00
<u>41</u>	12503	691100		Oper Rev Adjust		0.00	0.00
<u>42</u>	12503	691200		Cap Rev Adjust		0.00	0.00
<u>43</u>	12503	699700		Resv Applied Operating		-390,509.21	0.00
<u>44</u>	12503	699992		Balance Forward Prior Year		0.00	0.00
<u>45</u>	12503	699999		Budgetary Fund Balance		0.00	0.00

12505 Surveyor

Record Number	Org	Object	Project	Description	B 2025 Revised Budget	2025 Actual
<u>1</u>	12505	131001		General Accts Receivable	0.00	0.00
<u>2</u>	12505	411100		General Property Taxes	-117,595.46	-117,595.46
<u>3</u>	12505	451409		Subpoenaed/Witness Fees	0.00	0.00
<u>4</u>	12505	472007		Municipal Other Charges	0.00	-4,200.00
<u>5</u>	12505	474175		Highway Billed	0.00	0.00
<u>6</u>	12505	474379		Emergency Management Billed	0.00	-6,500.00
<u>7</u>	12505	484001		Insurance Recovery	0.00	0.00
<u>8</u>	12505	511110		Salary-Permanent Regular	93,744.42	77,612.75
<u>9</u>	12505	511210		Wages-Regular	0.00	0.00
<u>10</u>	12505	511310		Wages-Sick Leave	0.00	0.00
<u>11</u>	12505	511320		Wages-Vacation Pay	0.00	0.00
<u>12</u>	12505	511340		Wages-Holiday Pay	0.00	0.00
<u>13</u>	12505	511350		Wages-Miscellaneous(Comp)	0.00	0.00
<u>14</u>	12505	512141		Social Security	7,171.45	7,171.45
<u>15</u>	12505	512142		Retirement (Employer)	6,098.24	6,098.24
<u>16</u>	12505	512144		Health Insurance	*	0.00
<u>17</u>	12505	512145		Life Insurance	41.16	21.89
<u>18</u>	12505	512146		Workers Compensation	0.00	0.00
<u>19</u>	12505	512151		HSA Contribution	0.00	0.00
<u>20</u>	12505	512173		Dental Insurance	1,104.00	992.28
<u>21</u>	12505	531303		Computer Equipmt & Software	*	0.00
<u>22</u>	12505	531311		Postage & Box Rent	0.00	0.00
<u>23</u>	12505	531312		Office Supplies	*	50.00
<u>24</u>	12505	531313		Printing & Duplicating	10.00	0.00
<u>25</u>	12505	531314		Small Items Of Equipment	*	2,500.00
<u>26</u>	12505	531324		Membership Dues	280.00	100.00
<u>27</u>	12505	531349		Other Operating Expenses	0.00	0.00
<u>28</u>	12505	531351		Gas/Diesel	850.00	656.87
<u>29</u>	12505	532325		Registration	*	350.00
<u>30</u>	12505	532332		Mileage	0.00	0.00
<u>31</u>	12505	532335		Meals	50.00	15.00
<u>32</u>	12505	532336		Lodging	*	196.00
<u>33</u>	12505	533225		Telephone & Fax	0.00	0.00
<u>34</u>	12505	533236		Wireless Internet	500.00	394.30
<u>35</u>	12505	535242		Maintain Machinery & Equip	0.00	0.00
<u>36</u>	12505	535352		Vehicle Parts & Repairs	0.00	0.00
<u>37</u>	12505	571004		IP Telephony Allocation	128.00	117.37
<u>38</u>	12505	571005		Duplicating Allocation	0.00	0.00
<u>39</u>	12505	571009		MIS PC Group Allocation	1,647.00	1,509.75
<u>40</u>	12505	571010		MIS Systems Grp Alloc(ISIS)	854.00	782.87
<u>41</u>	12505	571020		Fleet Allocation	1,000.00	1,000.00
<u>42</u>	12505	591519		Other Insurance	1,021.19	888.91
<u>43</u>	12505	594810		Capital Equipment	0.00	0.00
<u>44</u>	12505	594811		Capital Automobiles	0.00	0.00
<u>45</u>	12505	599999		Overdraft Transfer	0.00	0.00
<u>46</u>	12505	699999		Budgetary Fund Balance	0.00	0.00
					0.00	-6,499.66

TOWNS ADU TRACKER

TOWN	APPROVED	DENY	CONDITIONS
Aztalan	✓		
Cold Spring	✓		
Concord	✓	See attached	
Farmington	✓	Approved as presented	
Hebron	✓		
Ixonnia	✓		
Jefferson	✓	Agree with proposed changes	
Koshkonong	✓	Recommendation to consider accommodating lots that are smaller than 1-acre by variance or by changing the language	
Lake Mills	✓	Dwelling units must meet zoning and building codes as well as enforcement plan in place prior to ADUs being allowed	
Milford			
Oakland	✓	ADU or principal dwelling may not be used as a short-term rental (STR would defeat the intended purpose of the ADU to provide much needed housing)	

Palmyra		
Sullivan	✓	<ul style="list-style-type: none"> 1. Sec 22-58 (c) Additional Standards, Agricultural Zoning – item iii 2: Remove this section or rewrite to only allow one additional ADU. Planning Committee is not in favor of multiple ADU units on same lot. <p>2. Sec 22-642 – Parking Requirements. Change ADU requirements to mimic multi-family requirements of 1.5 stalls for each dwelling.</p>
Sumner	✓	
Waterloo	✓	
Watertown		

RECOMMENDATION OF TOWN OF CONCORD PLAN COMMISSION

Meeting date: 10-29-2025

Petitioner Name: Jefferson County

Property Owner (s): _____

Property location: _____

Parcels (pin#): _____

REQUEST: The County is seeking input on an amendment to the county zoning ordinance to allow Accessory Dwelling Units (ADUs)

COMMENTS/ ADDITIONAL INFORMATION RECEIVED AT PUBLIC HEARING:

THE PLAN COMMISSION FINDS THAT THIS REQUEST IS IS NOT CONSISTENT WITH THE TOWN OF CONCORD COMPREHENSIVE LAND USE PLAN.

THE PLAN COMMISSION RECOMMENDS APPROVAL DENIAL OF THE PETITION VOTE: 4-0 (1) absent

RECOMMENDED CONDITIONS FOR APPROVAL/ REASONS FOR DENIAL

1. The committee is unsure why this zoning change is needed as the county already allows a CUP for a duplex in R-2, R-1, C, and A-3 zoning and this has been used in the town to allow for additional attached dwelling units or mother-in-law suites.
2. It is unclear if the 1000sf size limit would allow for an attached garage in addition to the 1000sf living space or if a non-attached garage would need to be built or cars just parked outside.
3. Sec. (c).a.iii.2. is unclear. It refers to a maximum of 4-5 dwelling units per parent parcel. In talking to Matt Zangl this does not apply to the A-3 lots from a parent parcel but only the A-1 land. It is unclear when there would ever be 4-5 dwelling units on a single A-1 parcel. It seems that this section should refer to all dwellings on a parcel of record regardless of zoning.
4. Jefferson County zoning encourages clustering, so this would allow more buildings in an already clustered area. It would create more traffic and development congestion for neighboring parcels decreasing the rural feel. The amendment seems to acknowledge this by suggesting buffering in section (b)h.
5. The Town of Concord Comprehensive Land Use Plan already limits lot splits in an effort to decrease housing development and density to maintain rural character and quality of life. Increasing development density by this amendment would be contrary to the spirit of the Town Comprehensive Plan.

SIGNED: 
Plan Commission secretary

10-30-2025

date

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	\$13105.00	\$4.00			\$12650.00	\$1200.00		\$26959.00	\$23131.23	\$3827.77
Jul	\$14905.00				\$10200.00	\$1280.00		\$26385.00	\$19768.17	\$6616.83
Aug	\$16927.95	\$.25	\$3.75		\$6525.00	\$960.00		\$24416.95	\$29723.30	\$-5306.35
Sep	\$16120.00			\$.25	\$6708.15	\$640.00	\$549.52	\$24017.92	\$25279.78	\$-1261.86
Oct	\$21939.50				\$10683.00	\$800.00		\$33422.50	\$24678.82	\$8743.68
Nov	\$9231.00				\$7775.00	\$1040.00		\$18046.00	\$16909.50	\$1136.50
Dec	\$3680.00				\$1575.00	\$400.00		\$5655.00	\$33732.87	\$-28077.87
Total	\$170703.45		\$4.25	\$15.75	\$90046.15	\$9680.00	\$549.52	\$260999.12	\$453522.82	\$-192523.70

FOR LOT 2 OF CERTIFIED SURVEY MAP NO. 1491, AND BEING A PART OF THE SE 1/4 OF
THE SOUTHEAST QUARTER OF SECTION 26, TOWN 7 NORTH, RANGE 13 EAST,
TOWN OF LAKE MILLS, JEFFERSON COUNTY, WISCONSIN.

PLAT OF SURVEY

N 66° 35' 40" E 217.57'

OUTLOT 1, C.S.M. NO. 6338

N 66° 35' 40" E 385.45'

3.4" REBAR

TOTAL AREA
93133.1 SQ. FT.
2.1380 ACRES GROSS
83793.8 SQ. FT. NET
1.9237 ACRES

A-3 AREA
47889.3 SQ. FT.
1.0994 ACRES

LOT 2, C.S.M. NO. 3768

EXISTING SHED

S 58° 27' 50" W 100.68'

S 31° 32' 10" E 352.04'

GRAVEL DRIVEWAY

S 17° 53' 55" W 74.27'

39.5'

34.1'

165.45'

165.45'

133.56'

33.0'

33.0'

3.4" REBAR

26.6'

10.9'

22.1'

50.5'

96.0'

84.4'

33.0'

33.0'

3.4" REBAR

LOT 1, C.S.M. NO. 6338

A-1 AREA
45243.8 SQ. FT. GROSS
1.0387 ACRES GROSS
35904.5 SQ. FT. NET
0.8243 ACRES

EX. SHED

C2 (BEST FIT PER MONUMENTS)

RAD = 735.64'

ARC = 242.42

CHD = 241.32

C.B. = S 51° 03' 19" W

L.A. = 18° 52' 51" S

TAN = S 49° 29' 45" W

TAN = S 47° 36' 54" W

C1 (BEST FIT PER MONUMENTS)

RAD = 702.64'

ARC = 249.23'

CHD = 247.93'

C.B. = S 50° 27' 25" W

L.A. = 20° 19' 24"

TAN = S 60° 37' 07" W

TAN = S 40° 17' 43" W

LEGEND: These standard symbols may be found in the drawing.

● Lot Corner (Found) w/desc.

□ Elec. Trans. Box

⊕ Man Hole

SV Septic Vent

○ Utility Pedestal

● Fire Hydrant

■ Water Valve

□ Catch Basin

(“) "Recorded As" Information

⊥ Lateral End

⊕ Offset Stake

— Easement Boundary

— Building Setback Line

OWNER: Hazel

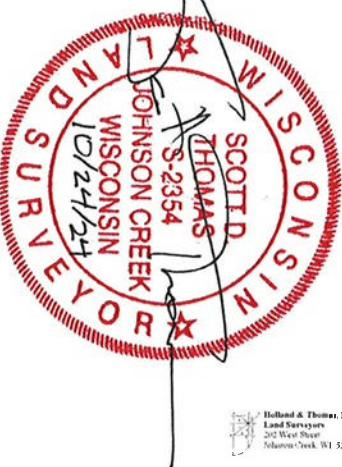
W777B Conservation Road

Lake Mills, WI 53551

State of Wisconsin } SS.

County of Jefferson } SS.

I, Scott D. Thomas, L.P.L.S., do hereby certify that I have made this survey, and that the information as shown on the above Plat of Survey is a true and correct representation thereof and that this survey complies with Wisconsin Administrative Code A-E 7. Lots are drawn from subdivision plats/C.S.M.s; unplat lands from recorded deeds/surveys. Boundary survey plats reflect field-located information; consult a title attorney to discover all the legal encumbrances attached to any property.



Digitally signed
by Scott D.
Thomas
Date: 2024.10.28
10:01:41 -05'00'

BEARINGS ARE REFERENCED TO THE SOUTH LINE OF
THE SOUTHEAST QUARTER OF SECTION 26-07-13,
WHICH IS ASSUMED TO BEAR N 89°-08'-20" E

40'

0

40'

