

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

*Steve Nass, Chair; Greg David, Vice-Chair; Don Reese, Secretary; Amy Rinard; George Jaeckel*

**ROOM 203, COUNTY COURTHOUSE**  
**320 S. MAIN ST., JEFFERSON, WI 53549**  
**8:30 A.M. ON MONDAY, JULY 29, 2013**

- 1. Call to Order**
- 2. Roll Call**
- 3. Certification of Compliance with Open Meetings Law Requirements**
- 4. Review of Agenda**
- 5. Public Comment (Not to Exceed 15 Minutes and Not to Include Petitions Slated for Decision)**
- 6. Approval of May 3, 2013, June 20, June 24, July 15 and July 18, 2013 Meeting Minutes**
- 7. Monthly Financial Report – Land Information Department – Andy Erdman\**
- 8. Review of Proposed Land Information Budget – Andy Erdman**
- 9. Consideration of Letter of Support for Wisconsin Regional Orthophotography Consortium Program for 2015**
- 10. Monthly Financial Report – Planning and Zoning Department – Rob Klotz**
- 11. 2014 Budget Discussion – Rob Klotz**
- 12. Preliminary Plat Review for Mounds View Subdivision, Town of Koshkonong, Section 25, T5N, R13E**
- 13. Decisions on Petitions Presented in Public Hearing on July 18, 2013:**
  - R3646A-13 & CU1738-13 – Greg Roben, Town of Concord
  - R3658A-13, R3659A-13 & CU1742-13 – Debbie Reece/Ardis Eilenfeldt Trust Property, Town of Aztalan
  - R3660A-13 – Gregg Heideman/Roger & Patsy Heideman Property, Town of Aztalan
  - R3661A-13 – Brian Statz, Town of Concord
  - R3662A-13 – Jeff Lukas, Town of Hebron
  - R3663A-13 – Frederick Uttech, Town of Watertown
  - CU1744-13 – Adrian and Cindy Sue Cornelius/Franklin & Betty Brightsman Property, Town of Aztalan
  - CU1745-13 – Greg & Erin Paasch, Town of Jefferson
  - CU1746-13 – Dan & Lloyd Marks/D L Shoot, LLC Property, Town of Milford
  - CU1747-13 – Shane Benning, Town of Waterloo
- 14. Salvage Yards Licensing**
- 15. Correspondence**
  - a. Letter from Aaron Johnson Regarding Odor Issues at Daybreak Foods**
- 16. Future Agenda Items**

**17. Upcoming Meeting Dates**

August 12, 8:00 a.m. – Site Inspections Beginning in Courthouse Room 203

August 15, 7:00 p.m. – Public Hearing in Courthouse Room 205

August 26, 8:30 a.m. – Decision Meeting in Courthouse Room 203

September 16, 8:00 a.m. – Site Inspections Beginning in Courthouse Room 203

September 19, 7:00 p.m. – Public Hearing in Courthouse Room 205

September 30, 8:30 a.m. – Decision Meeting in Courthouse Room 203

**18. Discussion Regarding Process for Alternate Uses of Barns and Possible Ordinance Amendment**

**19. 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 201 between the hours of 8:00 a.m. and 4:30 p.m., Monday through Friday, excluding holidays. Materials covering other agenda items can be found at [www.jeffersoncountywi.gov](http://www.jeffersoncountywi.gov).**

**Individuals requiring special accommodations for attendance at the meeting should contact the County Administrator at 920-674-7101 at least 24 hours prior to the meeting so that appropriate arrangements can be made.**

**MINUTES OF THE  
JEFFERSON COUNTY PLANNING AND ZONING COMMITTEE**  
*Steve Nass, Chair; Greg David, Vice-Chair; Don Reese, Secretary; Amy Rinard; George  
Jaeckel*

**ROOM 202, COUNTY COURTHOUSE  
320 S. MAIN ST., JEFFERSON, WI 53549  
9:00 A.M. ON FRIDAY, MAY 3, 2013**

**1. Call to Order**

The meeting was called to order by Don Reese, Secretary of the Planning and Zoning Committee.

**2. Roll Call**

Those present included Reese, Rinard, David and Jaeckel of the Planning and Zoning Committee. Also present were Steve Grabow, Chuck Law, John Molinaro, Jim Mode, Dennis Heling, Rob Klotz, Michelle Staff, Mandi Buonincontro, Tony Buonincontro, Richard Gimler, Mariah Hadler and Roy Nosek. Matt Boyle was expected to arrive shortly.

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

**4. Review of Agenda**

**5. Public Comment (Not to Exceed 15 Minutes and Not to Include Petitions Slated for Decision)**

Explanation and introduction of Dr. Law was made by Steve Grabow. Those present gave their names and reason for being there.

**6. Presentation by Charles S. Law, Dis Lecturer, Director and Community Planning and Design Specialist for the University of Wisconsin-Extension Regarding Barn Preservation and Adaptive Reuse of Barns, and Discussion (Continuation of Alternate Use of Barns Discussion)**

**7. Preliminary Idea Sharing on Opportunities and Hopes for Barn Adaptation and Economic Development (facilitated by Steve Grabow, Professor and Community Development Educator, UW Extension, Jefferson County Office)**

**8. Adjourn**

Motion by Reese, seconded by Jaeckel; motion carried on a voice vote with no objection.

Don Reese, Secretary

**NOTICE OF PUBLIC HEARING**  
**JEFFERSON COUNTY PLANNING AND ZONING COMMITTEE**

*Steve Nass, Chair; Greg David, Vice-Chair; Don Reese, Secretary; Amy Rinard; George Jaeckel*

**SUBJECT:** Map Amendments to the Jefferson County Zoning Ordinance and Requests for Conditional Use Permits

**DATE:** June 20, 2013

**TIME:** 7:00 p.m.

**PLACE:** Room 205, Jefferson County Courthouse, 320 S. Main St., Jefferson, WI

1. **Call to Order**  
The meeting was called to order at 7:00 p.m. by Chairman Nass.
2. **Roll Call**  
Committee members present were Nass, Reese, Rinard and Jaeckel. David was absent. Zoning Department staff in attendance included Rob Klotz and Deb Magritz.
3. **Certification of Compliance With Open Meetings Law Requirements**  
Reese and Klotz verified compliance with open meetings law requirements.
4. **Review of Agenda**  
No changes to the agenda were proposed.
5. **Explanation of Process by Committee Chair**  
Nass explained.
6. **Public Hearing**  
Klotz 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 20, 2013 in Room 205 of the Jefferson County Courthouse, Jefferson, Wisconsin. A hearing will be given to anyone interested in the proposals. **PETITIONERS, OR THEIR REPRESENTATIVES, SHALL BE PRESENT.** Matters to be heard are petitions to amend the zoning ordinance of Jefferson County and applications for conditional use permits. A map of the properties affected may be obtained from the Zoning Department. Individual files are available for viewing between the hours of 8 a.m. and 4:30 p.m., Monday through Friday, excepting holidays. If you have questions regarding these matters, please contact Zoning at 920-674-7131.

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

**R3647A-13 – Kay Probst/John & Kay Probst Trust:** Rezone to create a 2-acre lot with the home at **N5436 Switzke Road** in the Town of Farmington. The site is on PIN 008-0715-2832-000 (18 Acres) and 008-0715-2832-001 (2 Acres).

**Petitioner:** Kay Probst of N5436 Switzke Road spoke. She wants to pull out two acres around her home and sell the rest of the farm.

**Comments in Favor:** None

**Comments Opposed:** None

**Questions from the Committee:** None

**Town Response:** In favor April 15, 2013, in file.

**Staff Report:** Given by Klotz and now on file in the Zoning Department. Klotz further asked about road access to the remaining ag land. Petitioner stated that there is not an existing access, but Don Reese, Town Chair verified that it will not be a problem to get access.

**R3648A-13 – Melissa Hafenstein/Aleta Wilke Property:** Create a 5-acre lot around the home at **N7239 Rock Lake Road** in the Town of Lake Mills from part of PIN 018-0713-0312-000 (56.62 Acres).

**Petitioner:** Aleta Wilke and Melissa Hafenstein. Wilke stated that she would like to create a lot around the house to sell to her daughter, Melissa Hafenstein. Hafenstein has lived in the house for five years,

**Comments in Favor:** None

**Comments Opposed:** None

**Questions from the Committee:** None

**Town Response:** April 5, 2013 approval in file.

**Staff Report:** Given by Klotz and now on file in the Zoning Department. Klotz also explained animal units allowed.

**R3649A-13 – Timothy Dettmann:** Create a 1.155-acre lot at **N7295 CTH N** from PIN 020-0714-0122-000 (32.5 Acres) in the Town of Milford.

**Petitioner:** Tim Dettman of N7295 CTH N. Dettman stated that he is putting the farm into an LLC and wants to separate the residence off.

**Comments in Favor:** None

**Comments Opposed:** None

**Questions from the Committee:** None

**Town Response:** April 11, 2013 approval in file.

**Staff Report:** Given by Klotz and now on file in the Zoning Department. It was determined that the home was permitted in 1975.

**R3650A-13 & CU1739-13 – Daniel Yaeger:** Rezone 1.5 acres of PIN 022-0613-3042-000 (3.973 Acres) to incorporate it into an adjoining A-3-zoned lot. Grant a conditional use to allow a home occupation for firearm sales & gunsmithing on the property. The site is in the Town of Oakland, near **N3062 Asje Road**.

**Petitioner:** Dan Yaeger of N3062 Asje Road. Yaeger wants to add to his A-3 zone and amend his existing conditional use, moving it to the new A-3 area.

**Comments in Favor:** None

**Comments Opposed:** None

**Questions from the Committee:** None

**Town Response:** April 16, 2013 approval in file.

**Staff Report:** Given by Klotz and now on file in the Zoning Department. Klotz ascertained that this was being proposed to update Yaeger's federal firearms license.

**R3651A-13 – Judith Graff:** Create two, 1-acre building sites on **Navan Road** from part of PIN 032-0814-1543-001 (36.739 Acres) in the Town of Watertown.

**Petitioner:** Judy Graff of N68 W28144 Sussex Road. Graff wants to cut off two, 1-acre lots.

**Comments in Favor:** None

**Comments Opposed:** Mark Lessner of N5798 Navan Road. He expressed concern for safety in adding more traffic onto Navan Road because it is narrow and already has a lot of traffic from Riverbend Resort, the hunt club and because farm machinery often travels Navan Road.

**Petitioner's Rebuttal:** Petitioner's representative stated that the hunt club's main access is not on Navan, and that traffic from Riverbend Resort comes from 180 degrees, not just from Navan.

**Town Response:** May 13, 2013 approval in file.

**Staff Report:** Given by Klotz and now on file in the Zoning Department.

**R3654A-13 – Dane & Tammy Hartwig:** Create a 2-acre lot around the home and buildings at **N6008 Coffee Road** in the Town of Farmington, on PIN 008-0715-2222-000 (40 Acres).

**Petitioner:** Dane Hartwig of N6468 Switzke Road. Hartwig wants to sell off the house with 2 acres and farm the rest of the land.

**Comments in Favor:** None

**Comments Opposed:** None

**Questions from the Committee:** None

**Town Response:** In favor, May 6, 2013 in file.

**Staff Report:** Given by Klotz and now on file in the Zoning Department.

**FROM AGRICULTURAL A-1 TO A-2, AGRICULTURAL AND RURAL  
BUSINESS, FROM A-1 TO A-3, AGRICULTURAL/RURAL RESIDENTIAL,  
AND FROM A-3 TO A-2**

**R3655A-13, R3656A-13 R3657A-13 & CU1740-13 – Dane Hartwig:** Rezone a part of PIN 008-0715-1622-000 (34.787 Acres), currently zoned A-1, to add to a proposed A-2 zone area, and to add to a proposed A-3 zone area. Rezone a part of PIN 008-0715-1622-002 (1.293 Acres) which is currently zoned A-3 to A-2. The property is around **N6468 Switzke Road** in the Town of Farmington. Conditional use requested for storage of contractor’s equipment, including snow removal equipment, salt and sand.

**Petitioner:** Dane Hartwig, N6468 Switzke Road. He would like to extend the zone for his contractor’s business. Also, part of his house is off the A-3 zone and he would like to add to the zone to bring his house completely onto the A-3 zone.

**Comments in Favor:** None

**Comments Opposed:** None

**Questions from the Committee:** None

**Town Response:** In favor, May 6, 2013 in file.

**Staff Report:** Given by Klotz and now on file in the Zoning Department.

## **FROM AGRICULTURAL A-1 TO A-3 AND NATURAL RESOURCE**

**R3652A-13 & R3653A-13 – Doug Erdman/Vern & Ruth Erdman Property:** Rezone 2 acres around the home at **N3053 STH 89** for an A-3 zone, and 2.8 acres adjacent to it for a Natural Resource zone. The sites are in the Town of Jefferson, part of PIN 014-0614-2844-000 (35 Acres).

**Petitioner:** David Westrick spoke on behalf of the petitioners; Leticia Erdman of N3059 STH 89 was also present. Westrick explained that the Erdmans want to transfer some of the land back to the homestead.

**Comments in Favor:** None

**Comments Opposed:** None

**Questions from the Committee:** None

**Town Response:** Approval on May 6, 2013 in file.

**Staff Report:** Given by Klotz and now on file in the Zoning Department. Klotz noted that the home to be rezoned is from the early 1990s and will count against the number of building sites that could be created from the property.

## **CONDITIONAL USE PERMIT APPLICATION**

**CU1741-13 – Neal Weihert:** Conditional use for a home occupation/construction contractor business with workshop at **N4811 CTH Q** in the Town of Jefferson, on PIN 014-0614-0511-009 (1 Acre). The property is zoned A-3, Agricultural/Rural Residential.

**Petitioner:** Neal & Cheri Weihert of W7545 Koshkonong Mounds Road. Cheri Weihert explained that her husband is a contractor, and they are in the process of building their home and including an attached garage with a workshop for him.

**Comments in Favor:** None

**Comments Opposed:** None

Questions from the Committee: None

Town Response: Approval dated May 6, 2013 in file.

Staff Report: Given by Klotz and now on file in the Zoning Department. Klotz noted that a sign of up to six square feet could be permitted for a home occupation.

## **7. Adjourn**

Motion by Reese, seconded by Jaeckel to adjourn the meeting at 7:30 p.m. Motion carried on a voice vote with no objection.

Don Reese, Secretary



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

*Steve Nass, Chair; Greg David, Vice-Chair; Don Reese, Secretary; Amy Rinard; George Jaeckel*

**ROOM 203, COUNTY COURTHOUSE  
320 S. MAIN ST., JEFFERSON, WI 53549  
8:30 A.M. ON MONDAY, JUNE 24, 2013**

**1. Call to Order**

The meeting was called to order by Vice-Chair David at 8:30 a.m.

**2. Roll Call**

Committee members present at 8:30 were David, Reese, Rinard and Jaeckel. Also present were John Molinaro, County Board Chair and Andy Erdman, Land Information Department Director. Zoning Department staff in attendance included Rob Klotz, Michelle Staff and Deb Magritz.

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

Reese verified that the meeting was being held in compliance with open meetings law requirements.

**4. Review of Agenda**

There were no changes proposed to the agenda.

**Nass arrived at 8:01 a.m.**

**5. Public Comment (Not to Exceed 15 Minutes and Not to Include Petitions Slated for Decision)**

Klotz reported that a questionnaire regarding dog kennel regulations had been sent out to the Towns.

**6. Approval of June 3, June 17 and June 20, 2013 Meeting Minutes**

Motion by Reese, seconded by Jaeckel to approve the June 3 meeting minutes as presented. Motion carried on a voice vote with no objection. Motion by Reese, seconded by Jaeckel to approve the June 17 meeting minutes as presented. Motion carried on a voice vote with no objection. The June 20 minutes were not ready for review.

**7. Monthly Financial Report-Land Information Department**

Erdman handed out his report, and explained that revenues are running a little below projected revenues. He noted that \$8,900 was used to upgrade some of the surveyor's equipment.

**8. Monthly Financial Report-Planning and Zoning Department**

Klotz distributed his report and noted that the Department's revenues are slightly below those from 2012 to date.

**9. 2014 Budget Information**

Klotz explained the budget and noted that the question is whether the projected increase in healthcare costs will need to be absorbed in each department's budget.

*Please see individual files for a complete record of the following decisions:*

10. **Review of and Possible Decision on Petitions R3639A-13 and R3640A-13 for Kenneth & Gerard Kau, Town of Palmyra**  
**APPROVE WITH CONDITIONS** R3639A-13 on a motion by Reese, seconded by Jaeckel. Motion carried on a voice vote with no objection. **APPROVE WITH CONDITIONS** R3640A-13 on a motion by Reese, seconded by Jaeckel. Motion carried on a voice vote with no objection.
  
11. **Decisions on Petitions Presented in Public Hearing on June 20, 2013:**  
**APPROVE WITH CONDITIONS** R3647A-13 – Kay Probst/John & Kay Probst Trust, Town of Farmington on a motion by Reese, seconded by David. Motion carried on a voice vote with no objection.  
**APPROVE WITH CONDITIONS** R3648A-13 – Melissa Hafenstein/Aleta Wilke Property, Town of Lake Mills on a motion by Reese, seconded by Jaeckel. Motion carried on a voice vote with no objection.  
**APPROVE WITH CONDITIONS** R3649A-13 – Timothy Dettmann, Town of Milford on a motion by Reese, seconded by Jaeckel. Motion carried on a voice vote with no objection.  
**APPROVE WITH CONDITIONS** R3650A-13 on a motion by Reese, seconded by Jaeckel. Motion carried on a voice vote with no objection. **APPROVE WITH CONDITIONS** CU1739-13 on a motion by Jaeckel, seconded by Reese. Motion carried on a voice vote with no objection. Both petitions were requested by Daniel Yaeger, Town of Oakland  
**APPROVE WITH CONDITIONS** R3651A-13 – Judith Graff, Town of Watertown on a motion by Reese, seconded by Jaeckel. Motion carried on a voice vote with no objection.  
**APPROVE WITH CONDITIONS** R3652A-13 on a motion by Reese, seconded by Jaeckel. Motion carried on a voice vote with no objection. **APPROVE WITH CONDITIONS** R3653A-13 on a motion by Jaeckel, seconded by Reese. Motion carried on a voice vote with no objection. Both petitions were requested by Doug Erdman/Vern & Ruth Erdman Property, Town of Jefferson  
**APPROVE WITH CONDITIONS** R3654A-13 – Dane & Tammy Hartwig, Town of Farmington on a motion by Jaeckel, seconded by David. Motion carried on a voice vote with no objection.  
**APPROVE WITH CONDITIONS** R3655A-13 on a motion by Jaeckel, seconded by David. Motion carried on a voice vote with no objection. **APPROVE WITH CONDITIONS** R3656A-13 on a motion by Reese, seconded by Jaeckel. Motion carried on a voice vote with no objection. **APPROVE WITH CONDITIONS** R3657A-13 on a motion by Jaeckel, seconded by Jaeckel, seconded by David. Motion carried on a voice vote with no objection. Motion carried on a voice vote with no objection. **APPROVE WITH CONDITIONS** CU1740-13 on a motion by Jaeckel, seconded by Reese. Motion carried on a voice vote with no objection. Both petitions were requested by Dane Hartwig, Town of Farmington  
**APPROVE WITH CONDITIONS** CU1741-13 – Neal Weihert, Town of Jefferson on a motion by Jaeckel, seconded by Reese. Motion carried on a voice vote with no objection.
  
12. **Farmland Preservation Update Regarding Village of Palmyra Annexation**  
Klotz has been getting questions about how farmers can claim Farmland Preservation tax credits once a property is annexed. He suggested that they or their attorneys talk with the Village and with DATCP. The consensus was that the County would work with the

people on allowing them to get the credits but only if it did not come at a cost to the County.

**13. Update on Rubidell Resort**

Klotz explained that Staff has written up 133 violations. After her last inspection, Staff found approximately 50% compliance, and hopes that number will go higher. He will be sitting down with Corporation Counsel to come up with a plan for procedure. Klotz has not heard from DNR regarding what they will allow, but once that arrives, he will bring it to Committee for an amendment to the Floodplain Ordinance.

**14. Discussion Regarding Text Amendment for Revocation of Conditional Use Permit**

Explanation was offered by Klotz. Motion by David, seconded by Rinard to advance this proposal through the process for text amendment. Motion carried on a voice vote with no objection.

**15. Discussion and Possible Action on Non-Conforming Structure Ordinance Language as it Relates to Act 170**

Klotz explained a two- to three-tiered method of regulation. Motion by Rinard, seconded by Reese to have Klotz write up the language. Motion carried on a voice vote with no objection.

**16. Future Agenda Items**

There was a request for an update on Hoard's Dairyman Farm manure storage structure.

**17. Upcoming Meeting Dates**

July 15, 8:00 a.m. – Site Inspections Beginning in Courthouse Room 203 (Nass will be absent)

July 18, 7:00 p.m. – Public Hearing in Courthouse Room 205 (Nass may or may not be present)

July 29, 8:30 a.m. – Decision Meeting in Courthouse Room 203

August 12, 8:00 a.m. – Site Inspections Beginning in Courthouse Room 203

August 15, 7:00 p.m. – Public Hearing in Courthouse Room 205

August 26, 8:30 a.m. – Decision Meeting in Courthouse Room 205

**18. Adjourn**

Motion by David, seconded by Jaeckel to adjourn at 9:46 a.m. Motion carried on a voice vote with no objection.

Don Reese, Secretary

**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 201 between the hours of 8:00 a.m. and 4:30 p.m., Monday through Friday, excluding holidays. Materials covering other agenda items can be found at [www.jeffersoncountywi.gov](http://www.jeffersoncountywi.gov). Individuals requiring special accommodations for attendance at the meeting should contact the County Administrator at 920-674-7101 at least 24 hours prior to the meeting so that appropriate arrangements can be made.**

**MINUTES OF THE  
JEFFERSON COUNTY PLANNING AND ZONING COMMITTEE  
SITE INSPECTIONS**

*Steve Nass, Chair; Greg David, Vice-Chair; Don Reese, Secretary; Amy Rinard; George Jaeckel*

**ROOM 203, COUNTY COURTHOUSE  
320 S. MAIN ST., JEFFERSON, WI 53549  
8:00 A.M. ON MONDAY, JULY 15, 2013**

**1. Call to Order**

The meeting was called to order by Vice-Chair Greg David at 8:04 a.m.

**2. Roll Call**

Nass was excused absent. All other Committee members were present. Also present was Rob Klotz, Michelle Staff and Deb Magritz from the Jefferson County Zoning Department.

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

Reese verified that the meeting was being held in compliance with open meetings law requirements.

**4. Review of Agenda**

No changes were proposed to the agenda.

**5. Public Comment (Not to Exceed 15 Minutes and Not to Include Petitions Slated for Decision)**

There was no public comment.

The Committee left for the following site inspections, not necessarily in this order:

**6. Site Inspections of Petitions to be Presented in Public Hearing on July 18, 2013**

R3646A-13 & CU1738-13 – Greg Roben, **N6121 Country View Lane**, Town of Concord

R3658A-13, R3659A-13 and CU1742-13 – Debbie Reece/Ardis Eilenfeldt Trust Property, **Harvey Road**, Town of Aztalan

R3660A-13 – Greg Heideman/Roger & Patsy Heideman Property, **STH 89**, Town of Aztalan

R3661A-13 – Brian Statz, **N7119 Hillside Drive**, Town of Concord

R3662A-13 – Jeff Lukas, **N3190 Sugarbush Lane**, Town of Hebron

R3663A-13 – Frederick Uttech, **W2973 CTH CW**, Town of Watertown

CU1744-13 – Adrian & Cindy Sue Cornelius/Franklin & Betty Brightsman Property, **W7088 Lee Street**, Town of Aztalan

CU1745-13 – Greg & Erin Paasch, **N4760 North Helenville Road**, Town of Jefferson

CU1746-13 – D L Shoot LLC, **W5670 French Road**, Town of Milford

CU1747-13 – Shane Benning, **N8959 Island Church Road**, Town of Waterloo

**7. Adjourn**

Motion by Jaeckel, seconded by Rinard to adjourn the meeting at 10:40 a.m. Motion carried on a voice vote with no objection.

Don Reese, Secretary

*A recording of the preceding meeting is available upon request from Jefferson County Zoning.*

**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 201 between the hours of 8:00 a.m. and 4:30 p.m.,**

**MINUTES OF PUBLIC HEARING  
JEFFERSON COUNTY PLANNING AND ZONING COMMITTEE**

*Steve Nass, Chair; Greg David, Vice-Chair; Don Reese, Secretary; Amy Rinard; George Jaeckel*

**SUBJECT:** Map Amendments to the Jefferson County Zoning Ordinance and Requests for Conditional Use Permits

**DATE:** July 18, 2013

**TIME:** 7:00 p.m.

**PLACE:** Room 205, Jefferson County Courthouse, 320 S. Main St., Jefferson, WI

**1. Call to Order**

The meeting was called to order by Chairperson Nass at 7:03 pm.

**2. Roll Call**

All members were present.

**3. Certification of Compliance With Open Meetings Law Requirements**

Klotz and Reese verified that the meeting was being held in compliance with the open meeting law.

**4. Review of Agenda**

No changes to the agenda were proposed.

**5. Explanation of Process by Committee Chair**

Nass explained the public hearing process to the audience.

**6. Public Hearing**

**NOTICE IS HEREBY GIVEN** that the Jefferson County Planning and Zoning Committee will conduct a public hearing at 7 p.m. on Thursday, July 18, 2013, in Room 205 of the Jefferson County Courthouse, Jefferson, Wisconsin. A hearing will be given to anyone interested in the proposals. **PETITIONERS, OR THEIR REPRESENTATIVES, SHALL BE PRESENT.** Matters to be heard are petitions to amend the zoning ordinance of Jefferson County and applications for conditional use permits. A map of the properties affected may be obtained from the Zoning Department. Individual files are available for viewing between the hours of 8 a.m. and 4:30 p.m., Monday through Friday, excepting holidays. If you have questions regarding these matters, please contact Zoning at 920-674-7131.

**FROM RESIDENTIAL R-2 TO A-3, AGRICULTURAL/RURAL RESIDENTIAL**

**R3646A-13 & CU1738-13 – Greg Roben:** Rezone all of PINs 006-0716-1543-012 (1.607 Acres) and 006-0716-1543-008 (2.449 Acres) with conditional use to allow for a home occupation with storage of a semi-tractor/trailer. The site is at **N6121 Country View Lane** in the Town of Concord.

**Petitioner:** Greg Roben, N6121 Country View Lane – Roben would like to construct a storage shed for his semi-trailer truck and other residential storage. He would like a 42' x 82' but may go slightly smaller. Roben is an over-the-road trucker and he would also be doing maintenance of this truck in the building. The petitioner has stated there is no water service.

**Comments in Favor:** None

**Comments Opposed:** None

**Questions from the Committee:** None

**Town Response:** Lloyd Zastrow, Town Board Supervisor stated that the Town of Concord has approved this petition.

**Staff Report:** Staff report given by Robert Klotz and now on file in the zoning department. Klotz explained that the type of use proposed would not be permitted in an R-2 zone and that is the reason for the request to change the zoning. Klotz asked if there would be any water service. Klotz asked his type of business.

**FROM A-1, EXCLUSIVE AGRICULTURAL TO A-2, AGRICULTURAL AND RURAL BUSINESS AND TO A-3, AGRICULTURAL/RURAL RESIDENTIAL**

**R3658A-13, R3659A-13 & CU1742-13 – Debbie Reece/Ardis Eilenfeldt Trust**

**Property:** Rezone to create a 0.75-acre A-2 zone with conditional use allowing a dog kennel for up to 30 dogs. Rezone a 1-acre A-3 building site adjacent to it. The site is on PIN 002-0714-2032-000 (37 Acres) on **Harvey Road** in the Town of Aztalan.

**Petitioner:** Debbie Reece, 2503 310<sup>th</sup> St, Keokuk Iowa - Reece would like to relocate to Wisconsin and continue to operate a kennel as she has in Iowa. She had stated that all of the breeds of dogs being bred are smaller dogs such as yorkie, etc. The petitioner explained that she will be constructing a building with septic system, in-floor heating, office, etc., and that the kennel will be her livelihood.

**Comments in Favor:** None

**Comments Opposed:** None

**Questions from the Committee:** None

**Town Response:** Gene Olson, Town Board Chair was present and stated the Town of Aztalan approved the petition but required her to follow Chapter 90 of the State Statutes.

**Staff Report:** Staff report given by Robert Klotz and now on file in the zoning department. Klotz stated the kennel approval would be for 30 dogs.

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

**R3660A-13 – Gregg Heideman/Roger & Patsy Heideman Property:** Rezone to create a 1.5-acre rural residential building site on **STH 89** from part of PIN 002-0714-3144-000 (32.803 Acres) in the Town of Aztalan.

**Petitioner:** Gregg Heideman, N5008 STH 89 – He stated he would like to build a new residence on this property that he is buying from his mother and father. Heidemann stated that he has farm buildings in back which he uses for his farming operation.

**Comments in Favor:** None

**Comments Opposed:** None

**Questions from the Committee:** Gene Olson, Town of Aztalan Chair stated the Town approved this petition.

**Town Response:** Klotz read town response into the record and is in the file.

**Staff Report:** Staff report given by Robert Klotz and now on file in the zoning department. Klotz stated they are proposing to share the drive with the remainder of the A-1 lands and the driveway will be relocated.

**R3661A-13 – Brian Statz:** Create a 1.7-acre vacant lot and a 5-acre lot around the home at **N7119 Hillside Drive** in the Town of Concord, part of PIN 006-0716-0523-000 (48.54 Acres).

**Petitioner was not present. Petitioner needs to reapply.**

**R3662A-13 – Jeff Lukas:** Create a 1.6-acre building site near **N3190 Sugarbush Lane** in the Town of Hebron, on PIN 010-0615-2614-000 (39.67 Acres).

**Petitioner:** Jeff Lukas, N3190 Sugarbush Lane -- Lukas would like to remove an acre and a half to build a new house. Klotz asked the petitioner if there was a building close to the road and lot line. Lukas stated there is an old corn crib by the road and it is a temporary structure. Klotz commented that the corn crib would need to meet the 20 feet setback from the new lot lines. Lukas stated the majority of the area is cropped.

**Comments in Favor:** None

**Comments Opposed:** None

**Questions from the Committee:** None

**Town Response:** Klotz read town response into the record and is in the file.

**Staff Report:** Staff report given by Robert Klotz and now on file in the zoning department

**R3663A-13 – Frederick Uttech:** Rezone 5 acres around the home at **W2973 CTH CW** in the Town of Watertown, from part of PIN 032-0815-0211-000 (58.4 Acres)

**Petitioner:** Frederick Uttech, W2973 CTH CW – Uttech would like to split off the existing farmhouse from the larger acreage for refinancing. Uttech stated that the land is currently not being farmed. Uttech stated there used to be an upper flat but have taken out the kitchen. He stated that all buildings will be 20 feet from the new lot line.

**Comments in Favor:** None

**Comments Opposed:** None

**Questions from the Committee:** None

**Town Response:** Klotz read town response into the record and is in the file.

**Staff Report:** Staff report given by Robert Klotz and now on file in the zoning department.

### **CONDITIONAL USE PERMIT APPLICATIONS**

**CU1744-13 – Adrian & Cindy Sue Cornelius/Franklin & Betty Brightsman**

**Property:** Conditional use to be allowed up to four dogs in a Residential R-2 zone at **W7088 Lee Street**, Town of Aztalan, on PIN 002-0714-1812-034 (0.464 Acre).

**Petitioner:** William Hutson, W7081 Lee St. Lake Mills - Hutson is a neighbor of the property and is representing the owners due to the fact they could not be here tonight. The owners took ill and their daughter moved in with them. The daughter had 3 dogs and the owners had one dog. These are all household pets. When they went to license the dogs with the Town of Aztalan they were informed they needed a conditional use. They do not plan to have any fencing and the dogs are small dogs.

**Comments in Favor:** None



**Comments Opposed:** None

**Questions from the Committee:** None

**Town Response:** Gene Olson, Town of Aztalan Chair stated that the Town approved but did have additional conditions such as once the dogs passed on, they could not be replaced.

**Staff Report:** Staff report given by Robert Klotz and now on file in the zoning department.

**CU1745-13 – Greg & Erin Paasch:** Conditional use to allow farm-type animals in a Community zone at **N4760 North Helenville Road** in the Town of Jefferson on PIN 014-0615-0215-0222-008 (2.25 Acres).

**Petitioner:** Greg Paasch, N4760 North Helenville Road – Paasch listed the type and number of animals that he would like to have on the property. This list is also in the file for review. He stated he would like a small hobby farm with some animals. In response to the neighbors' concerns, Paasch stated he will be composting the manure, smell should not be an issue and the manure will be more than 100 feet away from the wells. Paasch stated his property is next to a farm field. The animal feed would be stored inside, in plastic bids so no rodents can get into them. Paasch stated he currently has the 5 chickens that are allowed and has had no problems.

In response to Klotz's question on confinement of the animals, Paasch stated the birds will be in nesting areas and can be easily cleaned. He stated that the pigs will be in a small area with straw on the ground. The goats are planned for a 10 x 10 structure with a cement floor. Paasch stated he would rotate the animals.

**Comments in Favor:** None

**Comments Opposed:** Harold Acker, N4714 N Helenville Rd. – Acker is a neighbor of the Paaschs and had concerns about animal wastes, the smell, rodents, storage of feed and had concerns about the marsh behind the property with ditch.

**Questions from the Committee:** None

**Town Response:** Klotz read town response into the record and is in the file.

**Staff Report:** Staff report given by Robert Klotz and now on file in the zoning department. Klotz asked the petitioner how would be confining the animals. Klotz explained to the petitioner that he only can have two detached accessory structures and the petitioner will need to redesign site plan to show only two accessory structures.

**CU1746-13 – D L Shoot LLC:** Conditional use to allow camping on part of PINs 020-0814-2622-000 (28.284 Acres), 020-0814-2332-000 (40 Acres), 020-0814-2333-000 (40

Acres) and 020-0814-2244-000 (40 Acres). The sites are in an A-1, Exclusive Agricultural zone near **W5670 French Road** in the Town of Milford.

**Petitioner:** Lloyd Marks, 1261 Yumcemt Road, Oconomowoc - Marks stated that the hunt club would like to have area for camping on the property for special events. He stated it would be 6 events for 3 nights each. He stated that they do get licensed from the Jefferson County Health Department and the Health Department inspects the property with each event. They would like to have at least 250 camp sites available for each event. Marks stated it would be approximately a total of 34 acres and stated these sites will not have permanent structure on them. There would be camping along French Road and in the field by the restaurant.

**Comments in Favor:** None

**Comments Opposed:** None

**Questions from the Committee:** Rinard asked how many camp sites were they proposing? Reese asked if the camping would be along French Road?

**Town Response:** Klotz read town response into the record and is in the file.

**Staff Report:** Staff report given by Robert Klotz and now on file in the zoning department.

**CU1747-13 – Shane Benning:** Conditional use to allow a home occupation for furniture repair and restoration at **N8959 Island Church Road** in the Town of Waterloo on PIN 030-0813-1134-002 (12.264 Acres). The property is zoned A-3, Agricultural/Rural Residential.

**Petitioner:** Shane Benning, N8959 Island Church Road - He would like a 45' x 42' steel shed. He would divide the shed between his personal storage and his future repair and restoration business. He did state that he may have a bathroom in the future. Klotz explained the process if the petitioner chooses to add a bathroom to the building. The petitioner stated that there are no outside employees and indicated he would have normal business hours.

**Comments in Favor:** None

**Comments Opposed:** None

**Questions from the Committee:** None

**Town Response:** Klotz read town response into the record and is in the file.

**Staff Report:** Staff report given by Robert Klotz and now on file in the zoning department.

**6. Adjourn**

Motion by Reese, seconded by Jaeckel to adjourn the public hearing at 7:47 pm. The motion passed with no objection.

Don Reese, Chairman

Individuals requiring special accommodations for attendance at the meeting should contact the County Administrator at 920-674-7101 24 hours prior to the meeting so that appropriate arrangements can be made.

Land Information Office  
1301 Real Estate Description

Date Ran 7/22/2013  
Period 6  
Year 2013

Revenues

Acct Number	Description	Current Period Actual	Current Period Budget	YTD Actual	YTD Budget	Prorated Variance	Total Budget	Annual Remaining	Percentage Of Budget
									#DIV/0!
451006	REAL ESTATE DESCRIP CHARGES	(527.85)	(441.67)	(2,940.87)	(2,650.00)	(290.87)	(5,300.00)	(2,359.13)	55.49%
451008	REMOTE ACCESS FEES	(1,075.00)	(450.00)	(2,760.83)	(2,700.00)	(60.83)	(5,400.00)	(2,639.17)	51.13%
472011	OTHER GOVT LAND INFO CHARGI	(143.90)	(375.00)	(1,699.65)	(2,250.00)	550.35	(4,500.00)	(2,800.35)	37.77%
<b>Totals</b>		<b>(1,746.75)</b>	<b>(1,266.67)</b>	<b>(7,401.35)</b>	<b>(7,600.00)</b>	<b>198.65</b>	<b>(15,200.00)</b>	<b>(7,798.65)</b>	<b>48.69%</b>

Expenditures

Acct Number	Description	Current Period Actual	Current Period Budget	YTD Actual	YTD Budget	Prorated Variance	Total Budget	Annual Remaining	Percentage Of Budget
									#DIV/0!
511110	SALARY-PERMANENT REGULAR	6,125.37	7,411.75	39,339.20	44,470.50	(5,131.30)	88,941.00	49,601.80	44.23%
511210	WAGES-REGULAR	6,792.82	9,174.46	45,829.63	55,046.75	(9,217.12)	110,093.50	64,263.87	41.63%
511310	WAGES-SICK LEAVE	1,344.30	-	3,567.98	-	3,567.98	-	(3,567.98)	#DIV/0!
511320	WAGES-VACATION PAY	984.26	-	5,674.86	-	5,674.86	-	(5,674.86)	#DIV/0!
511330	WAGES-LONGEVITY PAY	-	79.17	-	475.00	(475.00)	950.00	950.00	0.00%
511340	WAGES-HOLIDAY PAY	152.34	-	3,123.43	-	3,123.43	-	(3,123.43)	#DIV/0!
511350	WAGES-MISCELLANEOUS(COMP)	310.01	-	416.91	-	416.91	-	(416.91)	#DIV/0!
512141	SOCIAL SECURITY	1,125.93	1,237.17	7,025.67	7,423.01	(397.34)	14,846.01	7,820.34	47.32%
512142	RETIREMENT (EMPLOYER)	1,044.64	1,104.10	6,513.82	6,624.60	(110.78)	13,249.20	6,735.38	49.16%
512144	HEALTH INSURANCE	4,625.73	4,448.92	26,253.04	26,693.50	(440.46)	53,387.00	27,133.96	49.17%
512145	LIFE INSURANCE	9.15	8.58	52.35	51.50	0.85	103.00	50.65	50.83%
512173	DENTAL INSURANCE	296.66	283.50	1,658.47	1,701.00	(42.53)	3,402.00	1,743.53	48.75%
531243	FURNITURE & FURNISHINGS	-	87.50	-	525.00	(525.00)	1,050.00	1,050.00	0.00%
531298	UNITED PARCEL SERVICE UPS	-	2.50	57.07	15.00	42.07	30.00	(27.07)	190.23%
531311	POSTAGE & BOX RENT	37.35	33.33	110.96	200.00	(89.04)	400.00	289.04	27.74%
531312	OFFICE SUPPLIES	313.65	125.00	1,312.46	750.00	562.46	1,500.00	187.54	87.50%
531313	PRINTING & DUPLICATING	-	16.67	-	100.00	(100.00)	200.00	200.00	0.00%
531314	SMALL ITEMS OF EQUIP	-	8.33	-	50.00	(50.00)	100.00	100.00	0.00%
531324	MEMBERSHIP DUES	-	5.00	60.00	30.00	30.00	60.00	-	100.00%
531351	GAS/DIESEL	-	2.08	-	12.50	(12.50)	25.00	25.00	0.00%
532325	REGISTRATION	-	81.67	800.00	490.00	310.00	980.00	180.00	81.63%
532332	MILEAGE	-	29.17	100.09	175.00	(74.91)	350.00	249.91	28.60%
532335	MEALS	-	5.00	14.76	30.00	(15.24)	60.00	45.24	24.60%
532336	LODGING	-	35.00	-	210.00	(210.00)	420.00	420.00	0.00%
533225	TELEPHONE & FAX	43.87	33.33	167.59	200.00	(32.41)	400.00	232.41	41.90%
535242	MAINTAIN MACHINERY & EQUIPI	-	133.33	-	800.00	(800.00)	1,600.00	1,600.00	0.00%
571004	IP TELEPHONY ALLOCATION	39.73	40.17	238.38	241.00	(2.62)	482.00	243.62	49.46%
571005	DUPLICATING ALLOCATION	-	109.17	-	655.00	(655.00)	1,310.00	1,310.00	0.00%
571009	MIS PC GROUP ALLOCATION	1,494.52	1,740.92	8,967.12	10,445.50	(1,478.38)	20,891.00	11,923.88	42.92%

571010	MIS SYSTEMS GRP ALLOC(ISIS)	211.46	219.33	1,268.76	1,316.00	(47.24)	2,632.00	1,363.24	48.21%
591519	OTHER INSURANCE	87.38	90.92	524.73	545.50	(20.77)	1,091.00	566.27	48.10%

Totals		25,039.17	26,546.06	153,077.28	159,276.36	(6,199.08)	318,552.71	165,475.43	48.05%
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Other Financing Sources (Uses)

Acct Number	Description	Current Period Actual	Current Period Budget	YTD Actual	YTD Budget	Prorated Variance	Total Budget	Annual Remaining	Percentage Of Budget
									#DIV/0!
									#DIV/0!
Totals		-	-	-	-	-	-	-	#DIV/0!

Total Business Unit		23,292.42	25,279.39	145,675.93	151,676.36	(6,000.43)	303,352.71	157,676.78	48.02%
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Land Information Office  
1302 Assessment of Property

Date Ran 7/22/2013  
Period 6  
Year 2013

Revenues

Acct Number	Description	Current Period Actual	Current Period Budget	YTD Actual	YTD Budget	Prorated Variance	Total Budget	Annual Remaining	Percentage Of Budget
									#DIV/0!
									#DIV/0!
<b>Totals</b>									#DIV/0!

Expenditures

Acct Number	Description	Current Period Actual	Current Period Budget	YTD Actual	YTD Budget	Prorated Variance	Total Budget	Annual Remaining	Percentage Of Budget
									#DIV/0!
531312	OFFICE SUPPLIES	-	266.67	151.25	1,600.00	(1,448.75)	3,200.00	3,048.75	4.73%
531313	PRINTING & DUPLICATING	-	37.50	-	225.00	(225.00)	450.00	450.00	0.00%
532156	BOARD MEMBER TRAINING	-	3.33	-	20.00	(20.00)	40.00	40.00	0.00%
532332	MILEAGE	-	3.33	-	20.00	(20.00)	40.00	40.00	0.00%
535242	MAINTAIN MACHINERY & EQUIP	-	62.50	750.00	375.00	375.00	750.00	-	100.00%
571005	DUPLICATING ALLOCATION	144.42	147.50	866.53	885.00	(18.47)	1,770.00	903.47	48.96%
<b>Totals</b>		144.42	520.83	1,767.78	3,125.00	(1,357.22)	6,250.00	4,482.22	28.28%

Other Financing Sources (Uses)

Acct Number	Description	Current Period Actual	Current Period Budget	YTD Actual	YTD Budget	Prorated Variance	Total Budget	Annual Remaining	Percentage Of Budget
									#DIV/0!
									#DIV/0!
<b>Totals</b>									#DIV/0!
<b>Total Business Unit</b>		144.42	520.83	1,767.78	3,125.00	(1,357.22)	6,250.00	4,482.22	28.28%

Land Information Office  
1303 Land Information

Date Ran 7/22/2013  
Period 6  
Year 2013

Revenues

Acct Number	Description	Current Period Actual	Current Period Budget	YTD Actual	YTD Budget	Prorated Variance	Total Budget	Annual Remaining	Percentage Of Budget
									#DIV/0!
421001	STATE AID	-	(25.00)	-	(150.00)	150.00	(300.00)	(300.00)	0.00%
451008	REMOTE ACCESS FEES	(1,573.00)	(810.00)	(4,871.17)	(4,860.00)	(11.17)	(9,720.00)	(4,848.83)	50.11%
451305	LAND INFO/DEEDS FEE	(7,110.00)	(8,500.00)	(47,754.00)	(51,000.00)	3,246.00	(102,000.00)	(54,246.00)	46.82%
474018	DEPT LAND OFFICE FEES	(6.00)	-	(12.00)	-	(12.00)	-	12.00	#DIV/0!
<b>Totals</b>		<b>(8,689.00)</b>	<b>(9,335.00)</b>	<b>(52,637.17)</b>	<b>(56,010.00)</b>	<b>3,372.83</b>	<b>(112,020.00)</b>	<b>(59,382.83)</b>	<b>46.99%</b>

Expenditures

Acct Number	Description	Current Period Actual	Current Period Budget	YTD Actual	YTD Budget	Prorated Variance	Total Budget	Annual Remaining	Percentage Of Budget
									#DIV/0!
514151	PER DIEM	-	18.33	-	110.00	(110.00)	220.00	220.00	0.00%
521219	OTHER PROFESSIONAL SERV	-	1,666.67	-	10,000.00	(10,000.00)	20,000.00	20,000.00	0.00%
521296	COMPUTER SUPPORT	786.76	3,238.50	31,818.72	19,431.00	12,387.72	38,862.00	7,043.28	81.88%
531303	COMPUTER EQUIPMT & SOFTW/	-	492.83	5,556.73	2,957.00	2,599.73	5,914.00	357.27	93.96%
531312	OFFICE SUPPLIES	1.37	-	370.49	-	370.49	-	(370.49)	#DIV/0!
531313	PRINTING & DUPLICATING	-	-	122.01	-	122.01	-	(122.01)	#DIV/0!
531324	MEMBERSHIP DUES	-	16.67	150.00	100.00	50.00	200.00	50.00	75.00%
532325	REGISTRATION	-	75.00	830.00	450.00	380.00	900.00	70.00	92.22%
532332	MILEAGE	-	16.67	240.70	100.00	140.70	200.00	(40.70)	120.35%
532335	MEALS	-	8.33	63.76	50.00	13.76	100.00	36.24	63.76%
532336	LODGING	-	46.67	420.00	280.00	140.00	560.00	140.00	75.00%
532339	OTHER TRAVEL & TOLLS	-	-	2.00	-	2.00	-	(2.00)	#DIV/0!
571005	DUPLICATING ALLOCATION	48.79	-	292.74	-	292.74	-	(292.74)	#DIV/0!
594813	CAP OFC EQUIP	-	742.50	-	4,455.00	(4,455.00)	8,910.00	8,910.00	0.00%
594819	CAP OTHER EQUIP	-	833.33	8,960.00	5,000.00	3,960.00	10,000.00	1,040.00	89.60%
594950	OPERATING RESERVE	-	4,132.50	-	24,795.00	(24,795.00)	49,590.00	49,590.00	0.00%
<b>Totals</b>		<b>836.92</b>	<b>11,288.00</b>	<b>48,827.15</b>	<b>67,728.00</b>	<b>(18,900.85)</b>	<b>135,456.00</b>	<b>86,628.85</b>	<b>36.05%</b>

Other Financing Sources (Uses)

Acct Number	Description	Current Period Actual	Current Period Budget	YTD Actual	YTD Budget	Prorated Variance	Total Budget	Annual Remaining	Percentage Of Budget
									#DIV/0!
691100	OPER REV ADJUST	-	1,575.83	-	9,455.00	(9,455.00)	18,910.00	18,910.00	0.00%
691200	CAP REV ADJUST	-	(1,575.83)	-	(9,455.00)	9,455.00	(18,910.00)	(18,910.00)	0.00%
<b>Totals</b>		<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>#DIV/0!</b>
<b>Total Business Unit</b>		<b>(7,852.08)</b>	<b>1,953.00</b>	<b>(3,810.02)</b>	<b>11,718.00</b>	<b>(15,528.02)</b>	<b>23,436.00</b>	<b>27,246.02</b>	<b>-16.26%</b>

Land Information Office  
1308 Public Access

Date Ran 7/22/2013  
Period 6  
Year 2013

Revenues

Acct Number	Description	Current Period Actual	Current Period Budget	YTD Actual	YTD Budget	Prorated Variance	Total Budget	Annual Remaining	Percentage Of Budget
									#DIV/0!
451305	LAND INFO/DEEDS FEE	(2,370.00)	(2,832.00)	(15,918.00)	(16,992.00)	1,074.00	(33,984.00)	(18,066.00)	46.84%
474019	DEPT PUBLIC ACCESS FEES	(2.00)	(1.33)	(4.00)	(8.00)	4.00	(16.00)	(12.00)	25.00%
<b>Totals</b>		<b>(2,372.00)</b>	<b>(2,833.33)</b>	<b>(15,922.00)</b>	<b>(17,000.00)</b>	<b>1,078.00</b>	<b>(34,000.00)</b>	<b>(18,078.00)</b>	<b>46.83%</b>

Expenditures

Acct Number	Description	Current Period Actual	Current Period Budget	YTD Actual	YTD Budget	Prorated Variance	Total Budget	Annual Remaining	Percentage Of Budget
									#DIV/0!
521219	OTHER PROFESSIONAL SERV	-	2,083.33	-	12,500.00	(12,500.00)	25,000.00	25,000.00	0.00%
521295	DATA CONVERSION	-	3,333.33	-	20,000.00	(20,000.00)	40,000.00	40,000.00	0.00%
521296	COMPUTER SUPPORT	-	241.67	-	1,450.00	(1,450.00)	2,900.00	2,900.00	0.00%
531303	COMPUTER EQUIPMT & SOFTWA	2,406.00	165.83	2,406.00	995.00	1,411.00	1,990.00	(416.00)	120.90%
594818	CAP COMPUTER	-	1,416.67	17,665.00	8,500.00	9,165.00	17,000.00	(665.00)	103.91%
594950	OPERATING RESERVE	-	2,267.75	-	13,606.50	(13,606.50)	27,213.00	27,213.00	0.00%
<b>Totals</b>		<b>2,406.00</b>	<b>9,508.58</b>	<b>20,071.00</b>	<b>57,051.50</b>	<b>(36,980.50)</b>	<b>114,103.00</b>	<b>94,032.00</b>	<b>17.59%</b>

Other Financing Sources (Uses)

Acct Number	Description	Current Period Actual	Current Period Budget	YTD Actual	YTD Budget	Prorated Variance	Total Budget	Annual Remaining	Percentage Of Budget
									#DIV/0!
<b>Totals</b>		<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>#DIV/0!</b>
<b>Total Business Unit</b>		<b>34.00</b>	<b>6,675.25</b>	<b>4,149.00</b>	<b>40,051.50</b>	<b>(35,902.50)</b>	<b>80,103.00</b>	<b>75,954.00</b>	<b>5.18%</b>



Revenues

Acct Number	Description	Current Period Actual	Current Period Budget	YTD Actual	YTD Budget	Prorated Variance	Total Budget	Annual Remaining	Percentage Of Budget
									#DIV/0!
472007	MUNICIPAL OTHER CHARGES	-	(16.67)	-	(100.00)	100.00	(200.00)	(200.00)	0.00%
474130	HIGHWAY DEPARTMENT CHARG	-	(3,250.00)	-	(19,500.00)	19,500.00	(39,000.00)	(39,000.00)	0.00%
<b>Totals</b>		-	<b>(3,266.67)</b>	-	<b>(19,600.00)</b>	<b>19,600.00</b>	<b>(39,200.00)</b>	<b>(39,200.00)</b>	<b>0.00%</b>

Expenditures

Acct Number	Description	Current Period Actual	Current Period Budget	YTD Actual	YTD Budget	Prorated Variance	Total Budget	Annual Remaining	Percentage Of Budget
									#DIV/0!
511110	SALARY-PERMANENT REGULAR	3,157.84	-	22,428.73	-	22,428.73	-	(22,428.73)	#DIV/0!
511210	WAGES-REGULAR	-	4,340.47	-	26,042.83	(26,042.83)	52,085.65	52,085.65	0.00%
511310	WAGES-SICK LEAVE	-	-	205.54	-	205.54	-	(205.54)	#DIV/0!
511320	WAGES-VACATION PAY	759.87	-	2,155.04	-	2,155.04	-	(2,155.04)	#DIV/0!
511340	WAGES-HOLIDAY PAY	-	-	585.48	-	585.48	-	(585.48)	#DIV/0!
511350	WAGES-MISCELLANEOUS(COMP)	68.51	-	320.33	-	320.33	-	(320.33)	#DIV/0!
512141	SOCIAL SECURITY	304.94	332.04	1,966.89	1,992.21	(25.32)	3,984.42	2,017.53	49.36%
512142	RETIREMENT (EMPLOYER)	265.08	260.52	1,709.77	1,563.14	146.64	3,126.27	1,416.50	54.69%
512145	LIFE INSURANCE	0.83	0.50	5.34	3.00	2.34	6.00	0.66	89.00%
512173	DENTAL INSURANCE	81.00	81.00	477.90	486.00	(8.10)	972.00	494.10	49.17%
531311	POSTAGE & BOX RENT	-	1.67	-	10.00	(10.00)	20.00	20.00	0.00%
531312	OFFICE SUPPLIES	12.90	8.33	32.20	50.00	(17.80)	100.00	67.80	32.20%
531313	PRINTING & DUPLICATING	-	3.33	20.02	20.00	0.02	40.00	19.98	50.05%
531314	SMALL ITEMS OF EQUIP	-	165.83	1,144.79	995.00	149.79	1,990.00	845.21	57.53%
531324	MEMBERSHIP DUES	-	19.17	270.00	115.00	155.00	230.00	(40.00)	117.39%
531349	OTHER OPERATING EXPENSES	-	58.33	-	350.00	(350.00)	700.00	700.00	0.00%
531351	GAS/DIESEL	149.92	91.67	247.10	550.00	(302.90)	1,100.00	852.90	22.46%
532325	REGISTRATION	-	22.92	240.00	137.50	102.50	275.00	35.00	87.27%
532332	MILEAGE	-	8.33	89.28	50.00	39.28	100.00	10.72	89.28%
532336	LODGING	-	17.50	140.00	105.00	35.00	210.00	70.00	66.67%
533225	TELEPHONE & FAX	5.80	9.17	34.88	55.00	(20.12)	110.00	75.12	31.71%
535242	MAINTAIN MACHINERY & EQUIP	-	100.00	951.42	600.00	351.42	1,200.00	248.58	79.29%
535352	VEHICLE PARTS & REPAIRS	-	4.17	-	25.00	(25.00)	50.00	50.00	0.00%
571004	IP TELEPHONY ALLOCATION	9.93	10.08	59.58	60.50	(0.92)	121.00	61.42	49.24%
571005	DUPLICATING ALLOCATION	9.70	5.50	58.19	33.00	25.19	66.00	7.81	88.17%
571009	MIS PC GROUP ALLOCATION	93.41	91.67	560.46	550.00	10.46	1,100.00	539.54	50.95%
571010	MIS SYSTEMS GRP ALLOC(SIS)	60.42	62.67	362.52	376.00	(13.48)	752.00	389.48	48.21%
591519	OTHER INSURANCE	34.45	45.00	356.73	270.00	86.73	540.00	183.27	66.06%
594810	CAP EQUIP	-	1,833.33	20,440.00	11,000.00	9,440.00	22,000.00	1,560.00	92.91%
<b>Totals</b>		<b>5,014.60</b>	<b>7,573.20</b>	<b>54,862.19</b>	<b>45,439.17</b>	<b>9,423.02</b>	<b>90,878.34</b>	<b>36,016.15</b>	<b>60.37%</b>

Other Financing Sources (Uses)

Acct Number	Description	Current Period Actual	Current Period Budget	YTD Actual	YTD Budget	Prorated Variance	Total Budget	Annual Remaining	Percentage Of Budget
									#DIV/0!
<b>Totals</b>		-	-	-	-	-	-	-	#DIV/0!
<b>Total Business Unit</b>		<b>5,014.60</b>	<b>4,306.53</b>	<b>54,862.19</b>	<b>25,839.17</b>	<b>29,023.02</b>	<b>51,678.34</b>	<b>(3,183.85)</b>	<b>106.16%</b>

## Budget Work Sheet 2014

### Business Unit 1301 Real estate description

Description	2012 ACTUAL	2013 ADOPTED	2013 AMENDED	2013 ACTUAL 6 MTH	2013 ESTIMATED	2014 REQUESTED	(+/-) ADOPTED	(+/-) ADM VS ADOPT	2014 ADMIN
00100									
013 LAND INFORMATION									
1301 REAL ESTATE DESCRIPTION									
<b>R REVENUE</b>									
451006 REAL ESTATE DESCRIP CHAR	-7,034	-5,300	-5,300	-2,941	-5,800	-5,800	-500	5,300	0
451008 REMOTE ACCESS FEES	-4,543	-5,400	-5,400	-2,761	-5,500	-5,500	-100	5,400	0
472011 OTHER GOVT LAND INFO CHA	-3,136	-4,500	-4,500	-1,700	-3,400	-3,400	1,100	4,500	0
474018 DEPT LAND OFFICE FEES	-38	0	0	0	0	0	0	0	0
<b>R REVENUE</b>	<b>-14,751</b>	<b>-15,200</b>	<b>-15,200</b>	<b>-7,402</b>	<b>-14,700</b>	<b>-14,700</b>	<b>500</b>	<b>15,200</b>	<b>0</b>
<b>E EXPENDITURES</b>									
511110 SALARY-PERMANENT REGULAR	75,632	88,941	88,941	39,339	88,941	90,549	1,608	-88,941	0
511210 WAGES-REGULAR	95,098	109,113	110,094	45,830	109,113	112,121	3,008	-109,113	0
511220 WAGES-OVERTIME	14	0	0	0	0	0	0	0	0
511240 WAGES-TEMPORARY	0	0	0	0	0	0	0	0	0
511310 WAGES-SICK LEAVE	3,848	0	0	3,568	0	0	0	0	0
511320 WAGES-VACATION PAY	16,370	0	0	5,675	0	0	0	0	0
511330 WAGES-LONGEVITY PAY	904	950	950	0	950	988	38	-950	0
511340 WAGES-HOLIDAY PAY	8,255	0	0	3,123	0	0	0	0	0
511350 WAGES-MISCELLANEOUS (COMP	1,754	0	0	417	0	0	0	0	0
511380 WAGES-BEREAVEMENT	194	0	0	0	0	0	0	0	0
512141 SOCIAL SECURITY	14,392	14,771	14,846	7,026	14,771	15,106	335	-14,771	0
512142 RETIREMENT (EMPLOYER)	11,983	13,184	13,249	6,514	13,184	14,256	1,072	-13,184	0
512143 RETIREMENT (EMPLOYEE)	0	0	0	0	0	0	0	0	0
512144 HEALTH INSURANCE	49,064	53,387	53,387	26,253	53,387	61,395	8,008	-53,387	0
512145 LIFE INSURANCE	102	103	103	52	103	112	9	-103	0
512146 WORKERS COMPENSATION	0	0	0	0	0	0	0	0	0
512173 DENTAL INSURANCE	3,232	3,402	3,402	1,658	3,402	3,780	378	-3,402	0
531243 FURNITURE & FURNISHINGS	400	1,050	1,050	0	1,050	600	-450	-1,050	0
531298 UNITED PARCEL SERVICE UP	0	30	30	57	10	10	-20	-30	0
531307 MICROSOFT OFFICE UPGRADE	0	0	0	0	0	0	0	0	0
531311 POSTAGE & BOX RENT	430	400	400	111	300	300	-100	-400	0

**Budget Work Sheet 2014**  
**Business Unit 1301 Real estate description**

Description	2012 ACTUAL	2013 ADOPTED	2013 AMENDED	2013 ACTUAL 6 MTH	2013 ESTIMATED	2014 REQUESTED	(+/-) ADOPTED	(+/-) ADM VS ADOPT	2014 ADMIN
531312 OFFICE SUPPLIES	1,619	1,500	1,500	1,312	1,500	1,500	0	-1,500	0
531313 PRINTING & DUPLICATING	4,183	200	200	0	150	150	-50	-200	0
531314 SMALL ITEMS OF EQUIP	0	100	100	0	75	100	0	-100	0
531318 SIGN SUPPLIES	0	0	0	0	0	0	0	0	0
531324 MEMBERSHIP DUES	60	60	60	60	60	60	0	-60	0
531351 GAS/DIESEL	148	25	25	0	50	50	25	-25	0
532325 REGISTRATION	430	980	980	800	1,040	740	-240	-980	0
532332 MILEAGE	78	350	350	100	250	300	-50	-350	0
532335 MEALS	97	60	60	15	60	60	0	-60	0
532336 LODGING	420	420	420	0	280	420	0	-420	0
533225 TELEPHONE & FAX	464	400	400	168	370	400	0	-400	0
535242 MAINTAIN MACHINERY & EQU	1,125	1,600	1,600	0	1,600	1,600	0	-1,600	0
571002 MIS ALLOCATION	0	0	0	0	0	0	0	0	0
571004 IP TELEPHONY ALLOCATION	403	482	482	238	482	691	209	-482	0
571005 DUPLICATING ALLOCATION	0	1,310	1,310	0	0	0	-1,310	-1,310	0
571007 MIS DIRECT CHARGES	0	0	0	0	0	0	0	0	0
571009 MIS PC GROUP ALLOCATION	18,538	20,891	20,891	8,967	20,891	14,666	-6,225	-20,891	0
571010 MIS SYSTEMS GRP ALLOC(IS	2,026	2,632	2,632	1,269	2,632	2,631	-1	-2,632	0
591519 OTHER INSURANCE	1,032	1,091	1,091	525	1,091	1,234	143	-1,091	0
594801 CAP PROGRAMMING CHARGES	0	0	0	0	0	0	0	0	0
599999 OVERDRAFT TRANSFERS	0	0	0	0	0	0	0	0	0
<b>E EXPENDITURES</b>	<b>312,295</b>	<b>317,432</b>	<b>318,553</b>	<b>153,077</b>	<b>315,742</b>	<b>323,819</b>	<b>6,387</b>	<b>-317,432</b>	<b>0</b>
<b>1301 REAL ESTATE DESCRIPTION</b>	<b>297,544</b>	<b>302,232</b>	<b>303,353</b>	<b>145,675</b>	<b>301,042</b>	<b>309,119</b>	<b>6,887</b>	<b>-302,232</b>	<b>0</b>

# Budget Work Sheet 2014

## Business Unit 1301 Real estate description

### Detail Information

#### REGISTRATION

1301.532325

2 Wisconsin Land Title Association Class Kelly Stade 500  
First Course

2 Registrations for WRPLA x \$115 Kelly Stade and Tracy 240  
Saxby

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740

#### MAINTAIN MACHINERY & EQUIPMT 1301.535242

Large Format Printer Scanner \$700 + .20 per linear foot 1,600  
(includes paper and toner)

**Budget Work Sheet 2014**  
**Business Unit 1302 Assessment of property**

Description	2012 ACTUAL	2013 ADOPTED	2013 AMENDED	2013 ACTUAL 6 MTH	2013 ESTIMATED	2014 REQUESTED	(+/-) ADOPTED	(+/-) ADM VS ADOPT	2014 ADMIN
00100									
013 LAND INFORMATION									
1302 ASSESSMENT OF PROPERTY									
<b>E EXPENDITURES</b>									
531311 POSTAGE & BOX RENT	0	0	0	0	0	0	0	0	0
531312 OFFICE SUPPLIES	3,193	3,200	3,200	151	3,200	3,200	0	-3,200	0
531313 PRINTING & DUPLICATING	825	450	450	0	825	825	375	-450	0
532156 BOARD MEMBER TRAINING	0	40	40	0	0	0	-40	-40	0
532332 MILEAGE	0	40	40	0	0	0	-40	-40	0
535242 MAINTAIN MACHINERY & EQU	1,297	750	750	750	750	800	50	-750	0
571005 DUPLICATING ALLOCATION	478	1,770	1,770	867	1,770	574	-1,196	-1,770	0
<b>E EXPENDITURES</b>	<b>5,793</b>	<b>6,250</b>	<b>6,250</b>	<b>1,768</b>	<b>6,545</b>	<b>5,399</b>	<b>-851</b>	<b>-6,250</b>	<b>0</b>
<b>1302 ASSESSMENT OF PROPERTY</b>	<b>5,793</b>	<b>6,250</b>	<b>6,250</b>	<b>1,768</b>	<b>6,545</b>	<b>5,399</b>	<b>-851</b>	<b>-6,250</b>	<b>0</b>

**Budget Work Sheet 2014**  
**Business Unit 1302 Assessment of property**

Detail Information

<b>OFFICE SUPPLIES</b>	<b>1302.531312</b>	
Description Amount		3,200
Tax and Assessment Binders, Rolls, Bills and Forms		

<b>PRINTING &amp; DUPLICATING</b>	<b>1302.531313</b>	
Central Duplicating Printer for Tax Bills		825

<b>MAINTAIN MACHINERY &amp; EQUIPMT</b>	<b>1302.535242</b>	
Folder Maintenance for Tax Bills kept in Central Dup.		800

## Budget Work Sheet 2014 Business Unit 1303 Land information program

Description	2012 ACTUAL	2013 ADOPTED	2013 AMENDED	2013 ACTUAL 6 MTH	2013 ESTIMATED	2014 REQUESTED	(+/-) ADOPTED	(+/-) ADM VS ADOPT	2014 ADMIN
00100									
013 LAND INFORMATION									
1303 LAND INFORMATION PROGRAM									
<b>R REVENUE</b>									
421001 STATE AID	-300	-300	-300	0	-300	-1,000	-700	300	0
421099 CAPITAL STATE AID	-225,000	0	0	0	0	0	0	0	0
451008 REMOTE ACCESS FEES	-9,235	-9,720	-9,720	-4,871	-9,250	-8,760	960	9,720	0
451305 LAND INFO/DEEDS FEE	-110,268	-102,000	-102,000	-47,754	-95,988	-128,000	-26,000	102,000	0
474018 DEPT LAND OFFICE FEES	-72	0	0	-12	-12	0	0	0	0
<b>R REVENUE</b>	<b>-344,875</b>	<b>-112,020</b>	<b>-112,020</b>	<b>-52,637</b>	<b>-105,550</b>	<b>-137,760</b>	<b>-25,740</b>	<b>112,020</b>	<b>0</b>
<b>O OTHER FINANCING SOURCE</b>									
611103 OPERATING TRANSFER IN	0	0	0	0	0	0	0	0	0
611104 OPERATING TRANSFER OUT	16,200	0	0	0	0	0	0	0	0
691100 OPER REV ADJUST	0	18,910	18,910	0	0	0	-18,910	-18,910	0
691200 CAP REV ADJUST	0	-18,910	-18,910	0	0	0	18,910	18,910	0
699700 RESV APPLIED OPERATING	0	-9,910	0	0	0	0	9,910	9,910	0
699992 BAL FWD PRIOR YEAR	0	0	0	0	-24,071	-77,292	-77,292	0	0
699994 A/C BAL FWD 2010	0	0	0	0	0	0	0	0	0
699997 A/C BAL FWD 2009	0	0	0	0	0	0	0	0	0
<b>R OTHER FINANCING SOURCE</b>	<b>16,200</b>	<b>-9,910</b>	<b>0</b>	<b>0</b>	<b>-24,071</b>	<b>-77,292</b>	<b>-67,382</b>	<b>9,910</b>	<b>0</b>
<b>E EXPENDITURES</b>									
511240 WAGES-TEMPORARY	0	0	0	0	0	0	0	0	0
512141 SOCIAL SECURITY	4	0	0	0	4	0	0	0	0
512142 RETIREMENT (EMPLOYER)	0	0	0	0	0	0	0	0	0
512143 RETIREMENT (EMPLOYEE)	0	0	0	0	0	0	0	0	0
512144 HEALTH INSURANCE	0	0	0	0	0	0	0	0	0
512145 LIFE INSURANCE	0	0	0	0	0	0	0	0	0
512173 DENTAL INSURANCE	0	0	0	0	0	0	0	0	0
514151 PER DIEM	165	220	220	0	220	220	0	-220	0
521219 OTHER PROFESSIONAL SERV	0	20,000	20,000	0	16,000	12,000	-8,000	-20,000	0
521220 CONSULTANT	2,138	0	0	0	7,376	10,000	10,000	0	0

**Budget Work Sheet 2014**  
**Business Unit 1303 Land information program**

Description	2012 ACTUAL	2013 ADOPTED	2013 AMENDED	2013 ACTUAL 6 MTH	2013 ESTIMATED	2014 REQUESTED	(+/-) ADOPTED	(+/-) ADM VS ADOPT	2014 ADMIN
521296 COMPUTER SUPPORT	31,501	38,862	38,862	31,819	33,392	40,158	1,296	-38,862	0
531303 COMPUTER EQUIPMT & SOFTW	5,236	6,549	5,914	5,557	6,500	18,650	12,101	-6,549	0
531311 POSTAGE & BOX RENT	0	0	0	0	0	0	0	0	0
531312 OFFICE SUPPLIES	154	0	0	370	600	0	0	0	0
531313 PRINTING & DUPLICATING	279	0	0	122	250	0	0	0	0
531314 SMALL ITEMS OF EQUIP	2,997	0	0	0	0	0	0	0	0
531324 MEMBERSHIP DUES	150	200	200	150	150	150	-50	-200	0
531351 GAS/DIESEL	0	0	0	0	0	0	0	0	0
532325 REGISTRATION	750	900	900	830	920	1,000	100	-900	0
532332 MILEAGE	191	200	200	241	300	300	100	-200	0
532335 MEALS	32	100	100	64	100	100	0	-100	0
532336 LODGING	350	560	560	420	490	500	-60	-560	0
532339 OTHER TRAVEL & TOLLS	2	0	0	2	2	0	0	0	0
535242 MAINTAIN MACHINERY & EQU	0	0	0	0	0	0	0	0	0
536533 EQUIPMENT RENT & LEASE	0	0	0	0	0	0	0	0	0
571005 DUPLICATING ALLOCATION	162	0	0	293	293	194	194	0	0
591519 OTHER INSURANCE	0	0	0	0	0	0	0	0	0
594810 CAP EQUIP	59,728	0	0	0	0	0	0	0	0
594813 CAP OFC EQUIP	8,910	8,910	8,910	0	8,910	14,000	5,090	-8,910	0
594818 CAP COMPUTER	0	0	0	0	0	48,700	48,700	0	0
594819 CAP OTHER EQUIP	11,196	10,000	10,000	8,960	8,960	20,000	10,000	-10,000	0
594820 CAP OTHER	225,000	0	0	0	0	0	0	0	0
594950 OPERATING RESERVE	0	35,429	49,590	0	0	49,080	13,651	-35,429	0
<b>E EXPENDITURES</b>	<b>348,945</b>	<b>121,930</b>	<b>135,456</b>	<b>48,828</b>	<b>84,467</b>	<b>215,052</b>	<b>93,122</b>	<b>-121,930</b>	<b>0</b>
<b>1303 LAND INFORMATION PROGRAM</b>	<b>20,270</b>	<b>0</b>	<b>23,436</b>	<b>-3,809</b>	<b>-45,154</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>



## Budget Work Sheet 2014 Business Unit 1303 Land information program

	Detail Information	
<b>STATE AID</b>	<b>1303.421001</b>	
Land Information Education Grant		-1,000
<b>REMOTE ACCESS FEES</b>	<b>1303.451008</b>	
17 AS400 Subscribers x \$20 + 13 Imaging x \$30 per month		-8,760
<b>LAND INFO/DEEDS FEE</b>	<b>1303.451305</b>	
16,000 Documents x 8		-128,000
<b>BAL FWD PRIOR YEAR</b>	<b>1303.699992</b>	
Business Unit 1303		-45,154
Business Unit 1308		-32,138
		-77,292
<b>PER DIEM</b>	<b>1303.514151</b>	
Land Information Council 2 members x \$55 x 2 meetings		220
<b>OTHER PROFESSIONAL SERV</b>	<b>1303.521219</b>	
ROD Direct Public Search Program Setup		12,000
<b>CONSULTANT</b>	<b>1303.521220</b>	
Network, GIS and Imaging		10,000
<b>COMPUTER SUPPORT</b>	<b>1303.521296</b>	
Plotter Repair Reserve		1,700

## Budget Work Sheet 2014 Business Unit 1303 Land information program

Scan Station Hardware and Software onsite Support Land Records allocation 76.2% of \$9,005	6,861	
Imaging Software Support Land Records Allocation 76.2% of % \$9,415	7,173	
Prostor Imaging Storage Support 76.2% of Courthouse \$2,875 Replication @ Workforce \$1,917 = \$4,792	3,651	
Oracle Captovation Scanning Software Support 76.2% allocation of \$3,147	2,398	
ESRI GIS Software Support	14,200	
NR 151 Reporting Software Support	400	
ROD Direct Web Hosting Fee	1,900	
Pictometry ArcGIS Server Internal Subscription	1,500	
Pictometry ArcGIS Server Public Subscription	375	
		40,158
<b>COMPUTER EQUIPMT &amp; SOFTWARE      1303.531303</b>		
2 tablets for Zoning and Surveyor	1,400	
1 laptop and 4 compter replacements	3,000	
2 Smart phones	400	
2 Duplex Scanners for FileDirector	2,400	

## Budget Work Sheet 2014 Business Unit 1303 Land information program

2 FileDirector Concurrent Scan direct licenses	3,400	
Additional Monitors for Dual Monitor Workstations with GIS and Imaging	8,050	
		18,650
<b>MEMBERSHIP DUES</b>	<b>1303.531324</b>	
WLIA Group Membership	150	
<b>REGISTRATION</b>	<b>1303.532325</b>	
1 x \$85 WLIA Regional Meeting Registration	100	
3 or 4 WLIA Annual Conference	800	
Misc.	100	
		1,000
<b>CAP OFC EQUIP</b>	<b>1303.594813</b>	
Large format Scanner Copier and Plotter	14,000	
<b>CAP COMPUTER</b>	<b>1303.594818</b>	
AutoCAD Civil 3d	8,700	
VM Server GIS and Imaging	40,000	
		48,700
<b>CAP OTHER EQUIP</b>	<b>1303.594819</b>	
Base Station GPS Replacement	20,000	

## Budget Work Sheet 2014 Business Unit 1308 Public access

Description	2012 ACTUAL	2013 ADOPTED	2013 AMENDED	2013 ACTUAL 6 MTH	2013 ESTIMATED	2014 REQUESTED	(+/-) ADOPTED	(+/-) ADM VS ADOPT	2014 ADMIN
00100									
013 LAND INFORMATION									
1308 PUBLIC ACCESS									
<b>R REVENUE</b>									
451305 LAND INFO/DEEDS FEE	-36,756	-33,984	-33,984	-15,918	-31,836	0	33,984	33,984	0
474019 DEPT PUBLIC ACCESS FEES	-24	-16	-16	-4	-4	0	16	16	0
<b>R REVENUE</b>	<b>-36,780</b>	<b>-34,000</b>	<b>-34,000</b>	<b>-15,922</b>	<b>-31,840</b>	<b>0</b>	<b>34,000</b>	<b>34,000</b>	<b>0</b>
<b>O OTHER FINANCING SOURCE</b>									
611103 OPERATING TRANSFER IN	0	0	0	0	0	0	0	0	0
611104 OPERATING TRANSFER OUT	0	0	0	0	0	0	0	0	0
691100 OPER REV ADJUST	0	0	0	0	0	0	0	0	0
691200 CAP REV ADJUST	0	0	0	0	0	0	0	0	0
699700 RESV APPLIED OPERATING	0	-56,228	0	0	0	0	56,228	56,228	0
699800 RESV APPLIED CAPITAL	0	-17,000	0	0	0	0	17,000	17,000	0
699992 BAL FWD PRIOR YEAR	0	0	0	0	-80,103	0	0	0	0
699993 A/C BAL FWD 2008	0	0	0	0	0	0	0	0	0
699994 A/C BAL FWD 2010	0	0	0	0	0	0	0	0	0
699997 A/C BAL FWD 2009	0	0	0	0	0	0	0	0	0
<b>R OTHER FINANCING SOURCE</b>	<b>0</b>	<b>-73,228</b>	<b>0</b>	<b>0</b>	<b>-80,103</b>	<b>0</b>	<b>73,228</b>	<b>73,228</b>	<b>0</b>
<b>E EXPENDITURES</b>									
521219 OTHER PROFESSIONAL SERV	1,285	25,000	25,000	0	25,000	0	-25,000	-25,000	0
521295 DATA CONVERSION	0	40,000	40,000	0	30,000	0	-40,000	-40,000	0
521296 COMPUTER SUPPORT	1,318	2,900	2,900	0	2,900	0	-2,900	-2,900	0
531303 COMPUTER EQUIPMT & SOFTW	0	1,990	1,990	2,406	4,240	0	-1,990	-1,990	0
533228 INTERNET	750	0	0	0	0	0	0	0	0
594810 CAP EQUIP	0	0	0	0	0	0	0	0	0
594813 CAP OFC EQUIP	0	0	0	0	0	0	0	0	0
594818 CAP COMPUTER	0	17,000	17,000	17,665	17,665	0	-17,000	-17,000	0
594950 OPERATING RESERVE	0	20,338	27,213	0	0	0	-20,338	-20,338	0
<b>E EXPENDITURES</b>	<b>3,353</b>	<b>107,228</b>	<b>114,103</b>	<b>20,071</b>	<b>79,805</b>	<b>0</b>	<b>-107,228</b>	<b>-107,228</b>	<b>0</b>

**Budget Work Sheet 2014**  
**Business Unit 1308 Public access**

Description	2012 ACTUAL	2013 ADOPTED	2013 AMENDED	2013 ACTUAL 6 MTH	2013 ESTIMATED	2014 REQUESTED	(+/-) ADOPTED	(+/-) ADM VS ADOPT	2014 ADMIN
<b>1308 PUBLIC ACCESS</b>	<b>-33,427</b>	<b>0</b>	<b>80,103</b>	<b>4,149</b>	<b>-32,138</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

# Budget Work Sheet 2014

## Business Unit 1308 Public access

### Detail Information

LAND INFO/DEEDS FEE 1308.451305

Land Information Revenue will all be applied to unit  
1303

CAP OFC EQUIP 1308.594813

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0

## Budget Work Sheet 2014 Business Unit 1311 Surveyor

Description	2012 ACTUAL	2013 ADOPTED	2013 AMENDED	2013 ACTUAL 6 MTH	2013 ESTIMATED	2014 REQUESTED	(+/-) ADOPTED	(+/-) ADM VS ADOPT	2014 ADMIN
00100									
013 LAND INFORMATION									
1311 SURVEYOR									
<b>R REVENUE</b>									
472007 MUNICIPAL OTHER CHARGES	0	-200	-200	0	0	0	200	200	0
472011 OTHER GOVT LAND INFO CHA	0	0	0	0	0	0	0	0	0
474018 DEPT LAND OFFICE FEES	0	0	0	0	0	0	0	0	0
474130 PROPANE GAS SALE	0	-39,000	-39,000	0	0	0	39,000	39,000	0
474175 HIGHWAY BILLED	-31,775	0	0	0	-33,000	-37,000	-37,000	0	0
474180 MIS BILLED	-1,488	0	0	0	0	0	0	0	0
<b>R REVENUE</b>	<b>-33,263</b>	<b>-39,200</b>	<b>-39,200</b>	<b>0</b>	<b>-33,000</b>	<b>-37,000</b>	<b>2,200</b>	<b>39,200</b>	<b>0</b>
<b>O OTHER FINANCING SOURCE</b>									
611103 OPERATING TRANSFER IN	-16,200	0	0	0	0	0	0	0	0
<b>R OTHER FINANCING SOURCE</b>	<b>-16,200</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>E EXPENDITURES</b>									
511110 SALARY-PERMANENT REGULAR	199	0	0	22,429	0	0	0	0	0
511210 WAGES-REGULAR	44,511	51,871	52,086	0	52,086	54,257	2,386	-51,871	0
511310 WAGES-SICK LEAVE	522	0	0	206	0	0	0	0	0
511320 WAGES-VACATION PAY	2,370	0	0	2,155	0	0	0	0	0
511330 WAGES-LONGEVITY PAY	0	0	0	0	0	0	0	0	0
511340 WAGES-HOLIDAY PAY	1,969	0	0	585	0	0	0	0	0
511350 WAGES-MISCELLANEOUS (COMP	2,169	0	0	320	0	0	0	0	0
511380 WAGES-BEREAVEMENT	194	0	0	0	0	0	0	0	0
512141 SOCIAL SECURITY	3,973	3,968	3,984	1,967	3,984	4,151	183	-3,968	0
512142 RETIREMENT (EMPLOYER)	3,080	3,112	3,126	1,710	3,126	3,798	686	-3,112	0
512143 RETIREMENT (EMPLOYEE)	0	0	0	0	0	0	0	0	0
512144 HEALTH INSURANCE	0	0	0	0	0	0	0	0	0
512145 LIFE INSURANCE	8	6	6	5	6	10	4	-6	0
512173 DENTAL INSURANCE	927	972	972	478	972	1,080	108	-972	0
521219 OTHER PROFESSIONAL SERV	0	0	0	0	0	0	0	0	0
531311 POSTAGE & BOX RENT	0	20	20	0	10	10	-10	-20	0

## Budget Work Sheet 2014 Business Unit 1311 Surveyor

Description	2012 ACTUAL	2013 ADOPTED	2013 AMENDED	2013 ACTUAL 6 MTH	2013 ESTIMATED	2014 REQUESTED	(+/-) ADOPTED	(+/-) ADM VS ADOPT	2014 ADMIN
531312 OFFICE SUPPLIES	82	100	100	32	19	30	-70	-100	0
531313 PRINTING & DUPLICATING	48	40	40	20	40	50	10	-40	0
531314 SMALL ITEMS OF EQUIP	798	1,990	1,990	1,145	1,990	400	-1,590	-1,990	0
531324 MEMBERSHIP DUES	230	230	230	270	270	270	40	-230	0
531326 ADVERTISING	0	0	0	0	0	0	0	0	0
531349 OTHER OPERATING EXPENSES	680	700	700	0	700	1,000	300	-700	0
531351 GAS/DIESEL	1,539	1,100	1,100	247	1,000	1,300	200	-1,100	0
532325 REGISTRATION	311	275	275	240	240	250	-25	-275	0
532332 MILEAGE	88	100	100	89	100	100	0	-100	0
532336 LODGING	140	210	210	140	210	210	0	-210	0
533225 TELEPHONE & FAX	97	110	110	35	80	90	-20	-110	0
535242 MAINTAIN MACHINERY & EQU	1,017	1,200	1,200	951	1,200	600	-600	-1,200	0
535352 VEHICLE PARTS & REPAIRS	218	50	50	0	50	75	25	-50	0
571002 MIS ALLOCATION	0	0	0	0	0	0	0	0	0
571004 IP TELEPHONY ALLOCATION	101	121	121	60	121	173	52	-121	0
571005 DUPLICATING ALLOCATION	32	66	66	58	66	39	-27	-66	0
571009 MIS PC GROUP ALLOCATION	1,159	1,100	1,100	560	1,100	1,048	-52	-1,100	0
571010 MIS SYSTEMS GRP ALLOC(IS	579	752	752	363	752	752	0	-752	0
591519 OTHER INSURANCE	446	540	540	357	540	321	-219	-540	0
594810 CAP EQUIP	0	22,000	22,000	20,440	20,440	0	-22,000	-22,000	0
594811 CAP AUTO	23,778	0	0	0	0	0	0	0	0
594818 CAP COMPUTER	0	0	0	0	0	0	0	0	0
594819 CAP OTHER EQUIP	0	0	0	0	0	0	0	0	0
<b>E EXPENDITURES</b>	<b>91,265</b>	<b>90,633</b>	<b>90,878</b>	<b>54,862</b>	<b>89,102</b>	<b>70,014</b>	<b>-20,619</b>	<b>-90,633</b>	<b>0</b>
<b>1311 SURVEYOR</b>	<b>41,802</b>	<b>51,433</b>	<b>51,678</b>	<b>54,862</b>	<b>56,102</b>	<b>33,014</b>	<b>-18,419</b>	<b>-51,433</b>	<b>0</b>



## Budget Work Sheet 2014 Business Unit 1311 Surveyor

	Detail Information	
<b>HIGHWAY BILLED</b>	<b>1311.474175</b>	
740 hours x \$50 - 36%		-37,000
<b>SMALL ITEMS OF EQUIP</b>	<b>1311.531314</b>	
Equipment Replacement Fund		400
<b>MEMBERSHIP DUES</b>	<b>1311.531324</b>	
WI Society of Land Surveyors		170
WI County Surveyors Association		100
<b>OTHER OPERATING EXPENSES</b>	<b>1311.531349</b>	
Survey Monument Supplies		800
<b>REGISTRATION</b>	<b>1311.532325</b>	
Wisconsin Society of Land Surveyors Annual Conference		250
<b>MAINTAIN MACHINERY &amp; EQUIPMT</b>	<b>1311.535242</b>	
Equipment Repair Fund		600
		270

# WROC 2015



Counties • Municipalities • Tribes • State Agencies  
Federal Agencies • Universities • Private Sector • Non-Profits

## What is WROC?

The Wisconsin Regional Orthophotography Consortium (WROC) is a multi-entity group organized through Wisconsin's regional planning commissions (RPCs). The Consortium has successfully built and now maintains a multi-participant program to acquire updated digital orthophotography and elevation data on a 5-year cycle. As part of the program, the Consortium representatives can provide assistance in coordinating mapping services for those interested in participating. The Consortium is now preparing for a 2015 program involving both new and past participants from across the state.

### Benefits of participating

WROC encourages a spirit of cooperation within the Wisconsin land information community and uses the expertise of an all-Wisconsin mapping team. It also brings numerous direct benefits to participants:

- Excellent value through:
  - economy of scale
  - partner funding
  - efficiency in implementation
- Data-sharing among members
- Specifications and standards support
- Procurement support
- Optional benefits for 2015
  - online data hosting
  - web-based QC

### What is digital orthophotography?

Digital orthophotography is the foundation for GIS, forming the base layer from which many map attributes are created. It combines the characteristics of an aerial photograph with the geometric qualities of a map. This allows GIS and CADD software programs to accurately place all visible ground features in their true map position, allowing users to:

- Make accurate distance and area calculations across the entire image mosaic.
- Determine the true position or map coordinates of any feature observed in the image without physically visiting the location where the feature exists.



### What's it used for?

Digital orthophotography is used throughout Wisconsin for vital purposes such as emergency planning and response, government decision-making, and sound land use policy development.

#### A sampling of applications includes:

- Parcel mapping
- Asset management
- Property assessment
- Environmental monitoring and management
- Impervious surface mapping
- Building permit tracking
- Zoning enforcement
- Emergency dispatch code enforcement
- Municipal growth planning
- Urban forest management
- Floodplain mapping
- Preliminary engineering design
- Change detection
- Public meeting displays



## Customize your options and detail

To meet the needs of the largest number of potential participants, a variety of imagery options are available through the WROC program. Aerial imagery will be acquired using a 4-band digital camera to provide participants with options for any combination of natural color, color infra-red, or black-and-white digital orthoimagery at four different pixel resolutions. All orthoimagery will conform to ASPRS Class II accuracy standards.

Detail Level	Map Scale
3" Pixel Resolution	1" = 50'
6" Pixel Resolution	1" = 100'
12" Pixel Resolution	1" = 200'
18" Pixel Resolution	1" = 400'

(Smaller pixel resolution = greater detail visible in image.)



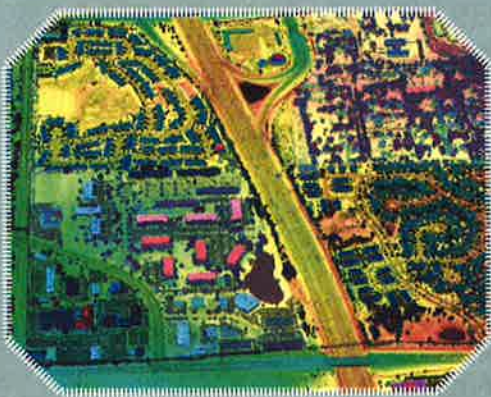
## Budget Pricing (Not to Exceed Numbers)

### How much does it cost?

Imagery options for WROC have been unit-priced so that participants can budget for project costs. The preliminary unit price estimates are to be used for budgetary purposes. The actual unit prices will likely decrease as participation increases and partner funding is secured.

Square Miles	Resolution			
	3"	6"	12"	18"
30 to 100	\$975	\$495		
101 to 400	\$850	\$225		
401 and up	\$650	\$98	\$65	\$30

- All unit prices apply to contiguous areas only.
- The 3" and 6" prices for projects from 30 to 400 square miles require an existing suitable DEM for orthorectification.
- For pricing on projects that fall into the shaded categories, or are smaller than 30 square miles, please contact a WROC representative.



LIDAR



Remote Sensing



Photogrammetric Mapping

### Additional services

Because each of these services can vary greatly in scope and specifications, costs for additional services will be provided to participants on a project-by-project basis. If you're interested in learning more about additional geospatial services, please refer to the contact information below.

### How can you participate?

Any organization can participate in WROC. For more information, contact one of the following Consortium representatives:

Andrew Faust, GISP  
North Central Wisconsin RPC  
715.849.5510  
afaust@ncwrpc.org

Kirk Contrucci, CP  
Ayres Associates  
608.443.1213  
contruccik@ayresassociates.com

Jeffrey Stroub, CP, PLS  
AeroMetric  
920.457.3631  
jstroub@aerometric.com

Michael Zuege  
East Central Wisconsin RPC  
920.751.4770  
mzuege@eastcentralrpc.org

Joshua Schedler  
Bay-Lake RPC  
920.448.2820  
jschedler@baylakerpc.org

Jay Tappen  
West Central Wisconsin RPC  
715.836.2918  
jtappen@wcrpc.org

Kirk M. Contrucci, CP  
Ayres Associates Inc  
1802 Pankratz Street  
Madison, WI 53704

Jeffrey B. Stroub, CP, PLS  
Aero-Metric  
4020 Technology Parkway  
Sheboygan, WI 53083

RE: WROC Statement of Consideration

Mr. Contrucci and Mr. Stroub:

The County of Jefferson understands that the team of Ayres Associates/Aero-Metric has been selected to complete mapping projects within the 2015 Wisconsin Regional Orthophotography Consortium (WROC) program. The County will strongly consider participation in WROC by contracting with Ayres Associates for aerial mapping as the county has done in the past. The County cannot proceed with contract documents until future budgets are adopted and funding is available. The County understands that the Ayres Associates/Aero-Metric team will need to allocate resources and proceed on certain aspects of this project before a contract can be executed. The County also understands that the Ayres Associates/Aero-Metric team's ability to attract and secure funding partners is enhanced through this statement of our consideration to participate.

The County will strongly consider contracting with Ayres Associates for aerial mapping when the funding becomes available.

Please feel free to contact me at \_\_\_\_\_ if you have any questions.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Title

# Jefferson County Planning and Zoning Department

MTH	LU/OTHER	COPIES/ MAPS	MUNICIP AL COPIES/ PRINTIN G	SANITARY (COUNTY)	SOIL TEST	FARMLA ND	WIS FUND	REFUND	2013 TOTAL	2012 TOTAL	2012-2013 Difference
	7101.432099	7101.45	7101.472	7101.432002	7101.458	7101.458	7102.42				
Jan	\$6,555.00	\$779.27	\$0.00	\$2,200.00	\$250.00	\$22.00	\$0.00	-\$25.00	\$9,781.27	\$7,170.12	\$2,611.15
Feb	\$5,670.00	\$85.05	\$0.00	\$175.00	\$150.00	\$0.00	\$0.00	\$0.00	\$6,080.05	\$10,481.68	-\$4,401.63
March	\$7,545.00	\$0.00	\$113.20	\$2,900.00	\$150.00	\$42.00	\$0.00	-\$450.00	\$10,300.20	\$13,141.27	-\$2,841.07
April	\$14,100.00	\$21.25	\$0.00	\$4,300.00	\$550.00	\$26.00	\$0.00	-\$80.00	\$18,917.25	\$13,750.95	\$5,166.30
May	\$9,345.00	\$53.10	\$0.00	\$3,950.00	\$500.00	\$24.00	\$0.00	\$0.00	\$13,872.10	\$16,675.25	-\$2,803.15
June	\$7,550.00	\$27.22	\$0.00	\$2,275.00	\$400.00	\$0.00	\$0.00	-\$905.00	\$9,347.22	\$14,042.00	-\$4,694.78
July	\$7,900.00	\$16.65	\$0.00	\$3,225.00	\$150.00	\$4.00	\$100.00	-\$400.00	\$10,995.65	\$11,602.16	-\$606.51
Aug										\$11,446.91	
Sept										\$20,844.45	
Oct										\$10,692.50	
Nov										\$12,603.15	
Dec										\$8,822.25	
<b>Total T</b>	<b>\$58,665.00</b>	<b>\$982.54</b>	<b>\$113.20</b>	<b>\$19,025.00</b>	<b>\$2,150.00</b>	<b>\$118.00</b>	<b>\$100.00</b>	<b>-\$1,860.00</b>	<b>\$79,293.74</b>	<b>\$151,272.69</b>	<b>-\$7,569.69</b>

**2012 Actual Zoning Deposit**      \$152,192.00

**2013 Budget Revenues**      \$127,450  
**2013 Deposits YTD**      \$79,294

Note: Sales tax and State Sanitary permit revenues are omitted from this table due to the fact that these revenues are returned to the State of Wisconsin.



# Jefferson County

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PLANNING AND ZONING DEPARTMENT  
COURTHOUSE, 320 S. MAIN ST., JEFFERSON, WI 53549  
ROOM 201 PHONE 920-674-8638 FAX 920-674-7525

## **Preliminary Plat Review of Mounds View – Town of Koshkonong** **Zoning Committee Meeting July 29, 2013**

1. State plat approval as required by Ch. 236 of the Wisconsin State Statutes.
2. Utility and drainage easements established on final plat.
3. All erosion control elements to be installed consistent with plan and consistent with Wisconsin Construction Site Handbook, prior to any excavation on property. Erosion control measures shall be maintained until such time that vegetation has been established preventing soil movement. Oversight of erosion control measures shall be by the engineer that proposed the submitted plan. It is also extremely important that individual lot erosion control measures be strictly enforced by the local building inspector to insure quality of overall erosion control measures.
4. A copy of the signed developer's agreement with the Town of Koshkonong for road bonding and additional items as deemed appropriate by the Town of Koshkonong.
5. A copy of approved DNR permit for NR216 provisions associated with storm water management.
6. Maintenance language on plat regarding the surface runoff elements is not shown on the plat. Language shall provide a layered level of responsibility of maintenance of these surface runoff areas. A sample of the language has been included which identifies owner and homeowner's association responsibility. It gives the town the ability to take measures to insure the maintenance of the surface drainage areas with the ability to assess the costs to the owners.
7. Park space at 5% of the land to be divided, or money in lieu of the land, or waiver of such requirements upon town request.
8. Extraterritorial plat approval from City of Fort Atkinson.
9. Vision corners must be placed on the final plat.
10. Soil borings have not been submitted to show that the lots being created are buildable.

11. The neighboring property is a documented site that has Native American mounds. Please contact the Office of the State Archaeologist at (608) 264-6496, which maintains state records on archaeological sites to ensure that this site does not have any additional mounds.
12. Are the cart paths easements or outlots?
13. Attached comments from the Jefferson County Surveyor must be addressed.
14. Final map must reference the rezoning petition number and zoning district.

Jim Morrow, RLS  
Jefferson County Surveyor  
320 S. Main St., Rm. 103  
Jefferson, WI 53549

June 21, 2013

James B. Woodman, RLS  
Woodman & Associates, S.C.  
210 Madison Ave.  
Fort Atkinson, WI 53538

After reviewing the Preliminary Plat of Mounds View, I have the following review comments:

- Please check the zoning shown on the plat of the adjoining property. It appears that much of "A-1" Zone is now classified as "A-T" (**AGRICULTURAL TRANSITION**) (Co. Ord. (b) (12)).
- Please show the N-S  $\frac{1}{4}$  line delineated within the entire interior of the plat (Co. Ord. (b) (3)).
- Please show the type and existing width of pavement for Koshkonong Mounds Road (Co. Ord. 15.06 (b) (5)).
- There appears to be an East-West power line visible from aerial photography adjacent to the North property line. Please show any power and telephone poles within and immediately adjacent to the exterior of this plat. Also visible utilities such as culverts, water, sanitary or storm sewers and gas mains (if applicable) within or immediately adjacent to plat should be shown (Co. Ord. 15.06 (b) (6)).
- CSM 2537 notes an unrecorded North-South underground telephone of approximate location along the West boundary line of said plat. Please show this utility right-of-way on plat. (Co. Ord. (b) (3)).
- *Would it be possible to include a reference to the vertical datum used for elevations of this plat? (Inferred ...Co. Ord. (b) (1)& (b)(2))*

If you have any questions or concerns, please feel free to contact me by phone at (920) 674-7147 or by email at [jimm@jeffersoncountywi.gov](mailto:jimm@jeffersoncountywi.gov). Enclosed is a mark-up of the Preliminary Plat.

Sincerely,

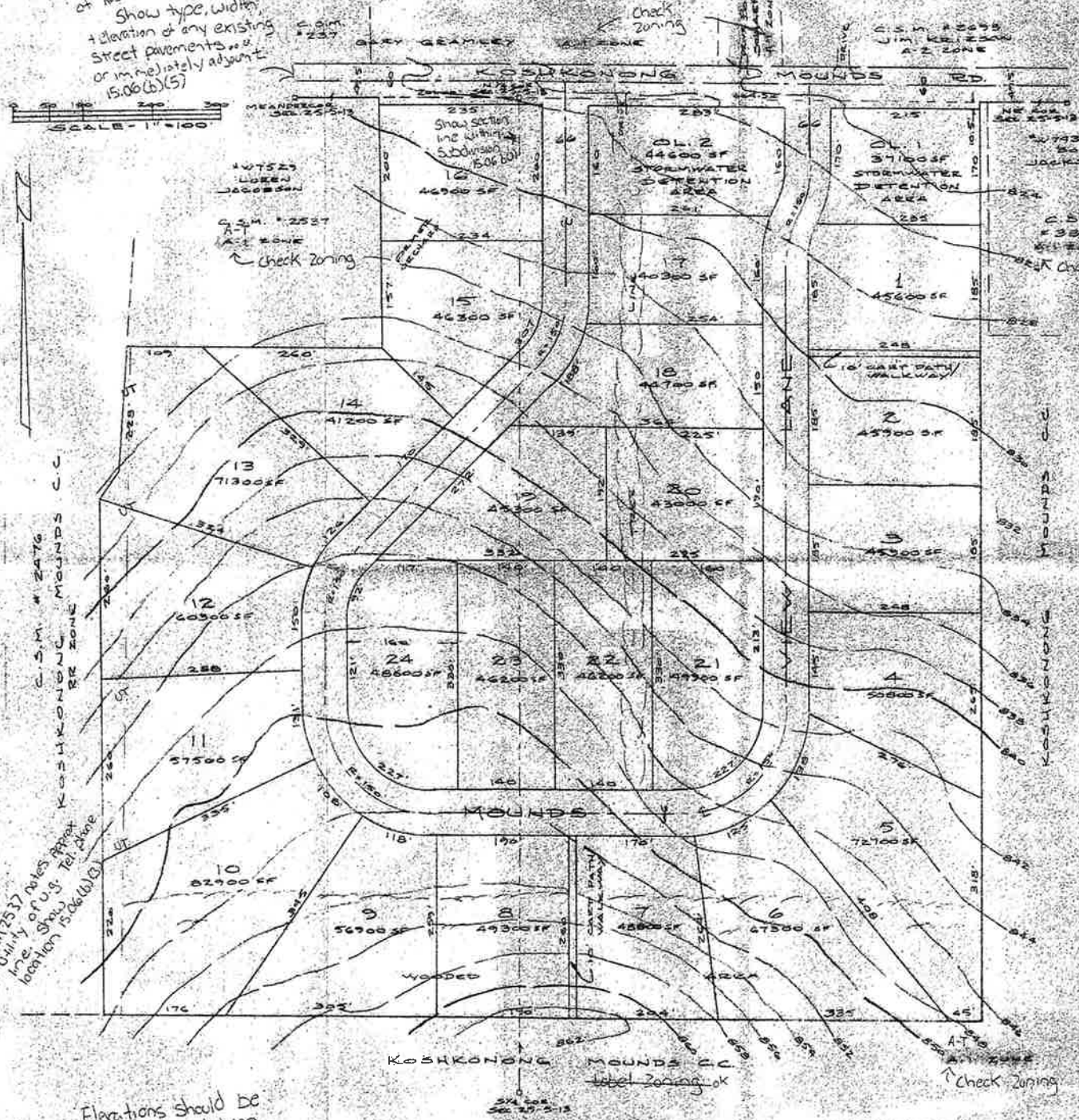
Jim Morrow, RLS  
Jefferson County Surveyor



Existing pavement of Koshkonong Mounds Rd shall be shown  
 Show type, width & elevation of any existing street pavements or in immediately adjacent 15.06(b)(5)

Show locate of highest power telephone poles, culverts 15.06(b)(6)  
 Appearing to be pole line along North E. of proposed Plat

**PRELIMINARY PLAT OF MOUNDS VIEW**



Lot 2, C.S.M. #2537 recorded in Volume 8 Certified Surveys at Pages 152 and 153 in the NE1/4 of the NW1/4 and NW1/4 of the NE1/4 of Section 25, T8N, R13E, Town of Koshkonong, Jefferson County, Wisconsin

Number of Lots - 24  
 Area of Plat - 35.124 Acres  
 Lot Sizes - 0.82 Acres to 1.8 Acres  
 Present Zoning - R-2 Single Family Residential

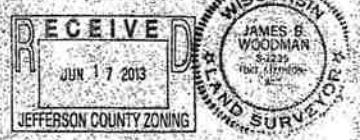
Approving / Objecting Agencies  
 Department of Administration  
 Town of Koshkonong  
 Jefferson County  
 City of Fort Atkinson

**NOTES:**  
 Utility easements will be shown on the Final Plat as requested by the Utility serving this subdivision.  
 Individual lot soil tests will be performed prior to Preliminary Plat approval.  
 Engineering Plans for roads and stormwater management will be prepared by Yancy Colby Associates

**OWNERS / SUBDIVIDERS**  
 Duane Blieme Tom Baker  
 3812 N. Hoyle W7504 Koshkonong Mounds Road  
 Chicago, IL 60618 Fort Atkinson, WI 53538

I certify that this Preliminary Plat is a correct representation of all existing and proposed divisions and features and that I have fully complied with the provisions of the Jefferson County Subdivision Ordinance.

Date 12-27-12  
 12-6-13 (DATE)  
 James B. Woodman  
 Professional Land Surveyor



**WOODMAN & ASSOCIATES, S.C.**  
 Professional Land Surveyors  
 310 HANCOCK AVENUE  
 FORT ATKINSON, WISCONSIN 53538  
 (608) 253-8182  
 FAX (608) 253-8854

PRELIMINARY PLAT  
 Part of the NE1/4 of the NW1/4 and NW1/4 of the NE1/4 of Section 25, T8N, R13E  
 Town of Koshkonong, Jefferson County, Wisconsin

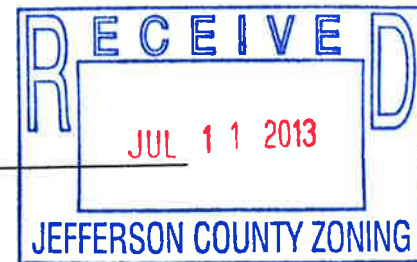
DATE	BY	REV.	SCALE
12-27-12	JBW	1	1" = 100'
12-27-13	JBW	2	1" = 100'
12-27-13	JBW	3	1" = 100'

C.S.M. # 2476  
 KOSHKONONG MOUNDS C.C.  
 RR ZONE  
 ESM 2537 notes Approx  
 loc. shown on plat  
 location 15.06(b)(5)

Elevations should be referred to datum

KOSHKONONG MOUNDS C.C.  
 Label Zoning ok  
 Check Zoning

Aaron R. Johnson  
N5563 Highway A  
Lake Mills, WI 53551



July 8, 2013

Mr. Bart Sponseller  
Department of Natural Resources  
P. O. Box 7921  
101 S. Webster Street  
Madison, WI 53707-7921

Governor Scott Walker  
115 East Capitol  
Madison, WI 53702-0100

Cathy Stepp, Secretary  
Wisconsin Department of Natural Resources  
P. O. Box 7921  
101 W. Webster Street  
Madison, WI 53707

Kathleen Sebelius, Secretary  
The U. S. Department of Health and Human Services  
200 Independence Ave., S.W.  
Washington, D. C. 20201

Robert Klotz, Zoning Manager  
Jefferson County Court House  
320 South Main Street  
Jefferson, WI 53549-1799

Lake Mills Online  
Harting Press LLC  
N6638 Shorewood Hills Road  
Lake Mills, WI 53551

Mr. Michael J. Jassak  
Laufenberg Law Group, S. C.  
115 South 84<sup>th</sup> Street., Ste. 250  
Milwaukee, WI 53214-1472

Dear Mr. Sponseller:

I first would like to thank you for your very informative letter dated December 12, 2012. In your letter, you pointed out the following:

1. Unlimited Renewable is covered under an air pollution control registration permit because air pollution emissions from the source exceed our permit exemption thresholds.
2. The issuance of a CAFO permit for purposes of state regulations, however, do not affect whether or not the county, township or local zoning authority defines a facility as a farm, nor what local ordinances may or may not apply based on such a designation.

CREEKWOOD FARMS / DAY BREAK FOODS



SEPT 14, 2012

8:00 AM THE FUMES FROM CREEKWOOD WERE REAL STRONG AS THE SLIGHT WIND FROM THE SOUTH DIRECTED THESE GASES INTO OUR WINDOWS. I CLOSED THE HOUSE WINDOWS AND TOOK MY CAMERA TO MAKE THE ABOVE PHOTO.

AARON R. JOHNSON







No Smoking  
Respect our patient's health.



RECEIVED  
JUN 11 2013  
JEFFERSON COUNTY ZONING



## **Barn Preservation and Adaptive Reuse of Barns**

Presentation by Charles S. Law, Distinguished Lecturer, Director and Community Planning and Design Specialist, University of Wisconsin-Extension

**and**

### **Facilitated Discussion**

Facilitated by Steve Grabow

May 3, 2013

#### **Participants**

Mandi Buonincontro

Tony Buonincontro

Matt Boyle

Greg David

Richard Gimler

Mariah Hadler

Dennis Heling

George Jaeckel

Rob Klotz

Jim Mode

John Molinaro

Roy Nosek

Amy Rinard

Michelle Staff

*Don Reese*

Facilitated and Compiled by  
Steve Grabow, Professor and Community Development Educator  
University of Wisconsin, Jefferson County Office

May 10, 2013

## OPPORTUNITIES AND HOPES

*After the presentation on “Barn Preservation and Adaptive Reuse of Barns”, those in attendance were led in a facilitation discussion. The purpose of the dialogue was to provide an opportunity for participants to share their ideas on opportunities or hopes related to the topic of barn preservation and adaptive reuse of barns. The intent is to provide input to the Planning and Zoning Committee as they move towards policy considerations on the form and functions of barns relative to future rural economic development in Jefferson County. This facilitated process represents the individual perspectives of the participants, and there was no exercise to determine the level of agreement or consensus.*

### Parcel Size

- a. Hope for use of structures on “smaller rural parcels”.
- b. Consider implications of “farm consolidation policy” that result in smaller parcels with barns/farmsteads.
- c. Consider larger land requirements for expanding agriculture.
- d. Hope to handle “smaller, workable farms”, i.e. 15 to 20 acres.
- e. Hope to handle smaller, “remnant” parcels.

### Regulation Policy

- a. Hope for DATCP to “relax” requirements to permit some of these uses in A-1 (Ag Zone) without all the permit/regulations requirements.
- b. Hope for adaptive reuse as “permitted”.
- c. Hope to avoid people who “game the system”.
- d. Ideal to permit some of the adaptive reuses in the A-1 Zone.
- e. Hope to handle health issues related to food, liquor, and other legal, health and safety factors.

### Strategy/Follow-Up

- a. Enable many ideas from Chuck Law’s presentation.
- b. Hope to visit with DATCP on these ideas.
- c. Hope for follow-up strategies to respond to this opportunity.
- d. Hope for Zoning to have a “check list” which anticipates items to be addressed.
- e. Hope for “basic template” of how requests are handled (zoning, economic development, local government, and other steps).
- f. Hope to “describe” the types of uses that have been handled in the past. Have success stories on how this gets done.

### Character/Landscape Integrity/Fit

- a. Preserve these “classic” 1880’s features of barns.
- b. Hope to recognize changes in rural landscape.
- c. Hope to be very specific and careful in responding to requests, i.e. want to avoid unexpected consequences of potential changing of use after a “sale” – want to avoid “estates”.
- d. Hope to protect interests of neighbors. This is why we need guidelines.

### Entrepreneurs/Business Development

- a. Hope to help emerging entrepreneurs.
- b. Hope for economic development by “incubating” home-type business.
- c. Hope to build on ideas for “small business mentorship”.
- d. Hope to help the small business person. A clear list of uses permitted under A-1 for DATCP.

### Functions for Reuse

- a. Examples: Bed and Breakfasts; weddings; churches; conventions; storage; art studios; any business that could fit and preserve barns.
- b. Hope for adaptive reuse for weddings, birthday parties, and other events.
- c. Hope for “catalyst projects” as a result of this meeting (including hybrid ideas with new/old buildings).
- d. Hope for “creative” uses of smaller, family farms and barns, i.e. aquaculture.

### Economics/Tax

- a. Hope to “rethink” economic opportunities of farmsteads.
- b. Challenge: Tax liability of structures not being used.
- c. Hope to consider the T.I.F. for rural areas bill (State) that has been proposed.

### Preservation

- a. Hope to use “historic inventories” for preservation policies. (How does adaptive reuse fit?)
- b. Hope to recognize changes in farming (more “tools” to preserve).

Tourism/Recreation

- a. Hope to tie into Glacial Heritage Area initiative to complement plans for tourism/recreation.
- b. Hope to tie art, barn preservation and recreation.

Infrastructure

- a. Hope to consider implications from added traffic/parking needs – cars and buses.
- b. Hope to meet need to accommodate transportation and infrastructure matters (wells/septic/waste/electric/State licensing).



**Appendix**

Barn Preservation and Adaptive Reuse of Barns  
Presentation by Charles S. Law, Distinguished Lecturer, Director and  
Community Planning and Design Specialist, University of Wisconsin-Extension  
May 3, 2013

# Preserving Wisconsin's Heritage Barns through Adaptive ReUse

Jefferson County Planning and Zoning Committee

May 3, 2013

Jefferson, WI

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Charles S. Law, Ph.D.  
Community Planning  
and  
Design Specialist  
University of Wisconsin- Extension



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Wisconsin's Barn Preservation  
Program

[www.uwex.edu/lgc/barns/](http://www.uwex.edu/lgc/barns/)



[www.scenicwisconsin.org](http://www.scenicwisconsin.org)



[www.wisconsinhistory.org](http://www.wisconsinhistory.org)

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## Barn Images are Everywhere...



1993 51¢ Wisconsin Stamp



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"Barns are symbols of the land,  
of a tie to the natural world,  
a reminder that we are all part of the environment."

*Jerry Apps*

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**How fast are we  
losing our barns?**

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**2007 USDA Census Summary**  
 Top 5 states (pre-1960's barns)

Texas	51,236
Missouri	36,007
Wisconsin	35,386
Kentucky	35,224
Iowa	34,224

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**2007 USDA Census Summary**  
 Top 10 counties (pre-1960's barns)

Dane	1,493
Grant	1,342
Marathon	1,267
Dodge	1,115
Clark	1,107
Vernon	1,105
Sauk	971
Monroe	873
Fond Du Lac	828
Shawano	808

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**Why is it important...**  
**Historic preservation is economic and community development**

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**Comprehensive Planning**

... is a requirement of Wisconsin Act 9 passed in 1999

Every unit of government must develop a comprehensive plan that addresses "agricultural, natural & cultural resources with the goal of preserving cultural, historic and archeological sites."

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## Heritage/ Cultural Tourism

- seeking out historic places, buildings and trails




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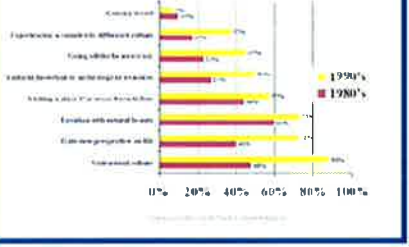
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## Heritage/ Cultural Tourism

### Changing Trends

In the '80's American travelers spent their money freely. Not so in the '90's. Comparisons show a shift from escapism to enrichment.




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## Agri-Tourism Development

Year	Total	Value	Percentage
1999	1,000,000	100,000,000	10%
2000	1,100,000	110,000,000	10%
2001	1,200,000	120,000,000	10%
2002	1,300,000	130,000,000	10%
2003	1,400,000	140,000,000	10%
2004	1,500,000	150,000,000	10%
2005	1,600,000	160,000,000	10%
2006	1,700,000	170,000,000	10%
2007	1,800,000	180,000,000	10%
2008	1,900,000	190,000,000	10%
2009	2,000,000	200,000,000	10%
2010	2,100,000	210,000,000	10%
2011	2,200,000	220,000,000	10%

"California agritourism operations and their economic potential are growing"

California Agriculture 65(2):57-65. April-June 2011.




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Wisconsin Agricultural Tourism Association (WATA)  
[www.visitwisconsin.com/](http://www.visitwisconsin.com/)



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**Case Studies**  
Schuster's Playtime Farm- Cambridge



Built 1903

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National Trust for Historic Preservation's (NTHP) BARN AGAIN! Program



- dedicated to preserving historic farm buildings and keeping them in agricultural use

"A Guide to the Rehabilitation of Older Farm Buildings"

\$6 from BARN AGAIN!

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## Another NTHP Resource...

Johnson, Dexter W. 1989. "Using Old Farm Buildings". National Park Service. Information Series #46.

*An illustrated guide to options for reuse of farm buildings for new/modern farm uses.*

*So from BARN AGAIN!*

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The screenshot shows a webpage from the Wisconsin Department of Agriculture. The main heading is "Using Old Farm Buildings". Below the heading is a photograph of a red barn with a white roof. To the right of the photo is a short article. The text of the article includes: "Despite the old-timey appearance, barns in the American West... are being...". Below the article is a "Recent Postings" section with a list of links: "The annual meeting of the... in... in... in...", "Wisconsin... in...", "Wisconsin... in...", "Wisconsin... in...".

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## Barn re-use can be a viable preservation tool

Barn Tavern - Lena, WI



*"Come Sit, Relax and Drink Where the Cows Used to Stink"*

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## Case Studies

Quivey's Grove Bar and Restaurant-  
Fitchburg, WI



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## Case Studies

Birch Creek Inn- DePere, WI



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## Case Studies

Countryside Church- Brookfield



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## Case Studies

Countryside Church- Brookfield



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## Antique Auto Business

Greenville, WI



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## Granary Conversion

Sauk County, WI



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**Exterior**  
20' X 24'  
\$20,000

**Interior Studio**



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**Loft  
Gallery**

**Basement  
Workshop**



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**Banquet Hall**  
*Greenville, WI*



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## Case Studies

### Gauger Residence- Mt. Horeb, WI



The New York Times

32' X 60'

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## Case Studies

Digner Barn - Cooksville



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## Lessons Learned

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## Conclusions

- Everyone we interviewed was overwhelmingly enthusiastic
- Majority have gone on to do other re-use projects
- Most are not architects or contractors
- Most had limited knowledge of barn construction

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Private projects often become public projects



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Relevant information is expanding



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Relevant Technology is becoming more advanced



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**Agenda**  
**Jefferson County Planning and Zoning Committee**  
**Adaptive Reuse of Barns: Possible Policies and Strategies**  
**Workshop 2, July 29, 2013**  
**Courthouse Room 202**

- Review Opportunities and Hopes from May 3<sup>rd</sup> Workshop (Handouts Provided)
- Develop Policy Ideas for Guiding the Adaptive Reuse of Barns  
(Prompts: Examples of potentially permitted uses, conditionally permitted uses or allowed uses if rezoned from A-1 to A-2 or other zoning classification)
  - Question: What are some examples of the types of uses for barns that you would like to see in the rural parts of Jefferson County? Or
  - Question: What are your ideas for potential reuse of barns that would provide for rural economic development while being consistent with County comprehensive and agricultural preservation plans?
- Organization of Generated Ideas: Identify the possible policy guideline for each use idea (i.e. permitted, conditionally permitted, allowed by rezoning, other)
- Identify possible follow-up strategies, tasks, activities for moving Jefferson County toward the establishment of new policies for reuse of barns.
- Other
- Adjourn

Facilitated by Steve Grabow, UW Extension

**Agenda**  
**Jefferson County Planning and Zoning Committee**  
**Adaptive Reuse of Barns: Possible Policies and Strategies**  
**Workshop 2, July 29, 2013**  
**Courthouse Room 202**

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- Other
- Adjourn

Facilitated by Steve Grabow, UW Extension



**MINUTES OF THE  
JEFFERSON COUNTY PLANNING AND ZONING COMMITTEE**  
*Steve Nass, Chair; Greg David, Vice-Chair; Don Reese, Secretary; Amy Rinard; George  
Jaeckel*

**ROOM 202, COUNTY COURTHOUSE  
320 S. MAIN ST., JEFFERSON, WI 53549  
9:00 A.M. ON FRIDAY, MAY 3, 2013**

**1. Call to Order**

The meeting was called to order by Don Reese, Secretary of the Planning and Zoning Committee.

**2. Roll Call**

Those present included Reese, Rinard, David and Jaeckel of the Planning and Zoning Committee. Also present were Steve Grabow, Chuck Law, John Molinaro, Jim Mode, Dennis Heling, Rob Klotz, Michelle Staff, Mandi Buonincontro, Tony Buonincontro, Richard Gimler, Mariah Hadler and Roy Nosek. Matt Boyle was expected to arrive shortly.

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

**4. Review of Agenda**

**5. Public Comment (Not to Exceed 15 Minutes and Not to Include Petitions Slated for Decision)**

Explanation and introduction of Dr. Law was made by Steve Grabow. Those present gave their names and reason for being there.

**6. Presentation by Charles S. Law, Dis Lecturer, Director and Community Planning and Design Specialist for the University of Wisconsin-Extension Regarding Barn Preservation and Adaptive Reuse of Barns, and Discussion (Continuation of Alternate Use of Barns Discussion)**

**7. Preliminary Idea Sharing on Opportunities and Hopes for Barn Adaptation and Economic Development (facilitated by Steve Grabow, Professor and Community Development Educator, UW Extension, Jefferson County Office)**

**8. Adjourn**

Motion by Reese, seconded by Jaeckel; motion carried on a voice vote with no objection.

  
Don Reese, Secretary

***NOTICE OF PUBLIC HEARING***  
***JEFFERSON COUNTY PLANNING AND ZONING COMMITTEE***

*Steve Nass, Chair; Greg David, Vice-Chair; Don Reese, Secretary; Amy Rinard; George Jaeckel*

**SUBJECT:** Map Amendments to the Jefferson County Zoning Ordinance and Requests for Conditional Use Permits

**DATE:** June 20, 2013

**TIME:** 7:00 p.m.

**PLACE:** Room 205, Jefferson County Courthouse, 320 S. Main St., Jefferson, WI

1. **Call to Order**  
The meeting was called to order at 7:00 p.m. by Chairman Nass.
2. **Roll Call**  
Committee members present were Nass, Reese, Rinard and Jaeckel. David was absent. Zoning Department staff in attendance included Rob Klotz and Deb Magritz.
3. **Certification of Compliance With Open Meetings Law Requirements**  
Reese and Klotz verified compliance with open meetings law requirements.
4. **Review of Agenda**  
No changes to the agenda were proposed.
5. **Explanation of Process by Committee Chair**  
Nass explained.
6. **Public Hearing**  
Klotz 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 20, 2013 in Room 205 of the Jefferson County Courthouse, Jefferson, Wisconsin. A hearing will be given to anyone interested in the proposals. **PETITIONERS, OR THEIR REPRESENTATIVES, SHALL BE PRESENT.** Matters to be heard are petitions to amend the zoning ordinance of Jefferson County and applications for conditional use permits. A map of the properties affected may be obtained from the Zoning Department. Individual files are available for viewing between the hours of 8 a.m. and 4:30 p.m., Monday through Friday, excepting holidays. If you have questions regarding these matters, please contact Zoning at 920-674-7131.

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

**R3647A-13 – Kay Probst/John & Kay Probst Trust:** Rezone to create a 2-acre lot with the home at **N5436 Switzke Road** in the Town of Farmington. The site is on PIN 008-0715-2832-000 (18 Acres) and 008-0715-2832-001 (2 Acres).

**Petitioner:** Kay Probst of N5436 Switzke Road spoke. She wants to pull out two acres around her home and sell the rest of the farm.

**Comments in Favor:** None

**Comments Opposed:** None

**Questions from the Committee:** None

**Town Response:** In favor April 15, 2013, in file.

**Staff Report:** Given by Klotz and now on file in the Zoning Department. Klotz further asked about road access to the remaining ag land. Petitioner stated that there is not an existing access, but Don Reese, Town Chair verified that it will not be a problem to get access.

**R3648A-13 – Melissa Hafenstein/Aleta Wilke Property:** Create a 5-acre lot around the home at **N7239 Rock Lake Road** in the Town of Lake Mills from part of PIN 018-0713-0312-000 (56.62 Acres).

**Petitioner:** Aleta Wilke and Melissa Hafenstein. Wilke stated that she would like to create a lot around the house to sell to her daughter, Melissa Hafenstein. Hafenstein has lived in the house for five years,

**Comments in Favor:** None

**Comments Opposed:** None

**Questions from the Committee:** None

**Town Response:** April 5, 2013 approval in file.

**Staff Report:** Given by Klotz and now on file in the Zoning Department. Klotz also explained animal units allowed.

**R3649A-13 – Timothy Dettmann:** Create a 1.155-acre lot at **N7295 CTH N** from PIN 020-0714-0122-000 (32.5 Acres) in the Town of Milford.

**Petitioner:** Tim Dettman of N7295 CTH N. Dettman stated that he is putting the farm into an LLC and wants to separate the residence off.

**Comments in Favor:** None

**Comments Opposed:** None

**Questions from the Committee:** None

**Town Response:** April 11, 2013 approval in file.

**Staff Report:** Given by Klotz and now on file in the Zoning Department. It was determined that the home was permitted in 1975.

**R3650A-13 & CU1739-13 – Daniel Yaeger:** Rezone 1.5 acres of PIN 022-0613-3042-000 (3.973 Acres) to incorporate it into an adjoining A-3-zoned lot. Grant a conditional use to allow a home occupation for firearm sales & gunsmithing on the property. The site is in the Town of Oakland, near **N3062 Asje Road**.

**Petitioner:** Dan Yaeger of N3062 Asje Road. Yaeger wants to add to his A-3 zone and amend his existing conditional use, moving it to the new A-3 area.

**Comments in Favor:** None

**Comments Opposed:** None

**Questions from the Committee:** None

**Town Response:** April 16, 2013 approval in file.

**Staff Report:** Given by Klotz and now on file in the Zoning Department. Klotz ascertained that this was being proposed to update Yaeger's federal firearms license.

**R3651A-13 – Judith Graff:** Create two, 1-acre building sites on **Navan Road** from part of PIN 032-0814-1543-001 (36.739 Acres) in the Town of Watertown.

**Petitioner:** Judy Graff of N68 W28144 Sussex Road. Graff wants to cut off two, 1-acre lots.

**Comments in Favor:** None

**Comments Opposed:** Mark Lessner of N5798 Navan Road. He expressed concern for safety in adding more traffic onto Navan Road because it is narrow and already has a lot of traffic from Riverbend Resort, the hunt club and because farm machinery often travels Navan Road.

**Petitioner's Rebuttal:** Petitioner's representative stated that the hunt club's main access is not on Navan, and that traffic from Riverbend Resort comes from 180 degrees, not just from Navan.

**Town Response:** May 13, 2013 approval in file.

**Staff Report:** Given by Klotz and now on file in the Zoning Department.

**R3654A-13 – Dane & Tammy Hartwig:** Create a 2-acre lot around the home and buildings at **N6008 Coffee Road** in the Town of Farmington, on PIN 008-0715-2222-000 (40 Acres).

**Petitioner:** Dane Hartwig of N6468 Switzke Road. Hartwig wants to sell off the house with 2 acres and farm the rest of the land.

**Comments in Favor:** None

**Comments Opposed:** None

**Questions from the Committee:** None

**Town Response:** In favor, May 6, 2013 in file.

**Staff Report:** Given by Klotz and now on file in the Zoning Department.

**FROM AGRICULTURAL A-1 TO A-2, AGRICULTURAL AND RURAL  
BUSINESS, FROM A-1 TO A-3, AGRICULTURAL/RURAL RESIDENTIAL,  
AND FROM A-3 TO A-2**

**R3655A-13, R3656A-13 R3657A-13 & CU1740-13 – Dane Hartwig:** Rezone a part of PIN 008-0715-1622-000 (34.787 Acres), currently zoned A-1, to add to a proposed A-2 zone area, and to add to a proposed A-3 zone area. Rezone a part of PIN 008-0715-1622-002 (1.293 Acres) which is currently zoned A-3 to A-2. The property is around **N6468 Switzke Road** in the Town of Farmington. Conditional use requested for storage of contractor’s equipment, including snow removal equipment, salt and sand.

**Petitioner:** Dane Hartwig, N6468 Switzke Road. He would like to extend the zone for his contractor’s business. Also, part of his house is off the A-3 zone and he would like to add to the zone to bring his house completely onto the A-3 zone.

**Comments in Favor:** None

**Comments Opposed:** None

**Questions from the Committee:** None

**Town Response:** In favor, May 6, 2013 in file.

**Staff Report:** Given by Klotz and now on file in the Zoning Department.

## **FROM AGRICULTURAL A-1 TO A-3 AND NATURAL RESOURCE**

**R3652A-13 & R3653A-13 – Doug Erdman/Vern & Ruth Erdman Property:** Rezone 2 acres around the home at **N3053 STH 89** for an A-3 zone, and 2.8 acres adjacent to it for a Natural Resource zone. The sites are in the Town of Jefferson, part of PIN 014-0614-2844-000 (35 Acres).

**Petitioner:** David Westrick spoke on behalf of the petitioners; Leticia Erdman of N3059 STH 89 was also present. Westrick explained that the Erdmans want to transfer some of the land back to the homestead.

**Comments in Favor:** None

**Comments Opposed:** None

**Questions from the Committee:** None

**Town Response:** Approval on May 6, 2013 in file.

**Staff Report:** Given by Klotz and now on file in the Zoning Department. Klotz noted that the home to be rezoned is from the early 1990s and will count against the number of building sites that could be created from the property.

## **CONDITIONAL USE PERMIT APPLICATION**

**CU1741-13 – Neal Weihert:** Conditional use for a home occupation/construction contractor business with workshop at **N4811 CTH Q** in the Town of Jefferson, on PIN 014-0614-0511-009 (1 Acre). The property is zoned A-3, Agricultural/Rural Residential.

**Petitioner:** Neal & Cheri Weihert of W7545 Koshkonong Mounds Road. Cheri Weihert explained that her husband is a contractor, and they are in the process of building their home and including an attached garage with a workshop for him.

**Comments in Favor:** None

**Comments Opposed:** None

**Questions from the Committee:** None

**Town Response:** Approval dated May 6, 2013 in file.

**Staff Report:** Given by Klotz and now on file in the Zoning Department. Klotz noted that a sign of up to six square feet could be permitted for a home occupation.

**7. Adjourn**

Motion by Reese, seconded by Jaeckel to adjourn the meeting at 7:30 p.m. Motion carried on a voice vote with no objection.

  
Don Reese, Secretary

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

*Steve Nass, Chair; Greg David, Vice-Chair; Don Reese, Secretary; Amy Rinard; George Jaeckel*

**ROOM 203, COUNTY COURTHOUSE  
320 S. MAIN ST., JEFFERSON, WI 53549  
8:30 A.M. ON MONDAY, JUNE 24, 2013**

**1. Call to Order**

The meeting was called to order by Vice-Chair David at 8:30 a.m.

**2. Roll Call**

Committee members present at 8:30 were David, Reese, Rinard and Jaeckel. Also present were John Molinaro, County Board Chair and Andy Erdman, Land Information Department Director. Zoning Department staff in attendance included Rob Klotz, Michelle Staff and Deb Magritz.

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

Reese verified that the meeting was being held in compliance with open meetings law requirements.

**4. Review of Agenda**

There were no changes proposed to the agenda.

**Nass arrived at 8:01 a.m.**

**5. Public Comment (Not to Exceed 15 Minutes and Not to Include Petitions Slated for Decision)**

Klotz reported that a questionnaire regarding dog kennel regulations had been sent out to the Towns.

**6. Approval of June 3, June 17 and June 20, 2013 Meeting Minutes**

Motion by Reese, seconded by Jaeckel to approve the June 3 meeting minutes as presented. Motion carried on a voice vote with no objection. Motion by Reese, seconded by Jaeckel to approve the June 17 meeting minutes as presented. Motion carried on a voice vote with no objection. The June 20 minutes were not ready for review.

**7. Monthly Financial Report-Land Information Department**

Erdman handed out his report, and explained that revenues are running a little below projected revenues. He noted that \$8,900 was used to upgrade some of the surveyor's equipment.

**8. Monthly Financial Report-Planning and Zoning Department**

Klotz distributed his report and noted that the Department's revenues are slightly below those from 2012 to date.

**9. 2014 Budget Information**

Klotz explained the budget and noted that the question is whether the projected increase in healthcare costs will need to be absorbed in each department's budget.

*Please see individual files for a complete record of the following decisions:*

10. **Review of and Possible Decision on Petitions R3639A-13 and R3640A-13 for Kenneth & Gerard Kau, Town of Palmyra**  
**APPROVE WITH CONDITIONS** R3639A-13 on a motion by Reese, seconded by Jaeckel. Motion carried on a voice vote with no objection. **APPROVE WITH CONDITIONS** R3640A-13 on a motion by Reese, seconded by Jaeckel. Motion carried on a voice vote with no objection.
  
11. **Decisions on Petitions Presented in Public Hearing on June 20, 2013:**  
**APPROVE WITH CONDITIONS** R3647A-13 – Kay Probst/John & Kay Probst Trust, Town of Farmington on a motion by Reese, seconded by David. Motion carried on a voice vote with no objection.  
**APPROVE WITH CONDITIONS** R3648A-13 – Melissa Hafenstein/Aleta Wilke Property, Town of Lake Mills on a motion by Reese, seconded by Jaeckel. Motion carried on a voice vote with no objection.  
**APPROVE WITH CONDITIONS** R3649A-13 – Timothy Dettmann, Town of Milford on a motion by Reese, seconded by Jaeckel. Motion carried on a voice vote with no objection.  
**APPROVE WITH CONDITIONS** R3650A-13 on a motion by Reese, seconded by Jaeckel. Motion carried on a voice vote with no objection. **APPROVE WITH CONDITIONS** CU1739-13 on a motion by Jaeckel, seconded by Reese. Motion carried on a voice vote with no objection. Both petitions were requested by Daniel Yaeger, Town of Oakland  
**APPROVE WITH CONDITIONS** R3651A-13 – Judith Graff, Town of Watertown on a motion by Reese, seconded by Jaeckel. Motion carried on a voice vote with no objection.  
**APPROVE WITH CONDITIONS** R3652A-13 on a motion by Reese, seconded by Jaeckel. Motion carried on a voice vote with no objection. **APPROVE WITH CONDITIONS** R3653A-13 on a motion by Jaeckel, seconded by Reese. Motion carried on a voice vote with no objection. Both petitions were requested by Doug Erdman/Vern & Ruth Erdman Property, Town of Jefferson  
**APPROVE WITH CONDITIONS** R3654A-13 – Dane & Tammy Hartwig, Town of Farmington on a motion by Jaeckel, seconded by David. Motion carried on a voice vote with no objection.  
**APPROVE WITH CONDITIONS** R3655A-13 on a motion by Jaeckel, seconded by David. Motion carried on a voice vote with no objection. **APPROVE WITH CONDITIONS** R3656A-13 on a motion by Reese, seconded by Jaeckel. Motion carried on a voice vote with no objection. **APPROVE WITH CONDITIONS** R3657A-13 on a motion by Jaeckel, seconded by Jaeckel, seconded by David. Motion carried on a voice vote with no objection. Motion carried on a voice vote with no objection. **APPROVE WITH CONDITIONS** CU1740-13 on a motion by Jaeckel, seconded by Reese. Motion carried on a voice vote with no objection. Both petitions were requested by Dane Hartwig, Town of Farmington  
**APPROVE WITH CONDITIONS** CU1741-13 – Neal Weihert, Town of Jefferson on a motion by Jaeckel, seconded by Reese. Motion carried on a voice vote with no objection.
  
12. **Farmland Preservation Update Regarding Village of Palmyra Annexation**  
Klotz has been getting questions about how farmers can claim Farmland Preservation tax credits once a property is annexed. He suggested that they or their attorneys talk with the Village and with DATCP. The consensus was that the County would work with the



people on allowing them to get the credits but only if it did not come at a cost to the County.

**13. Update on Rubidell Resort**

Klotz explained that Staff has written up 133 violations. After her last inspection, Staff found approximately 50% compliance, and hopes that number will go higher. He will be sitting down with Corporation Counsel to come up with a plan for procedure. Klotz has not heard from DNR regarding what they will allow, but once that arrives, he will bring it to Committee for an amendment to the Floodplain Ordinance.

**14. Discussion Regarding Text Amendment for Revocation of Conditional Use Permit**

Explanation was offered by Klotz. Motion by David, seconded by Rinard to advance this proposal through the process for text amendment. Motion carried on a voice vote with no objection.

**15. Discussion and Possible Action on Non-Conforming Structure Ordinance Language as it Relates to Act 170**

Klotz explained a two- to three-tiered method of regulation. Motion by Rinard, seconded by Reese to have Klotz write up the language. Motion carried on a voice vote with no objection.

**16. Future Agenda Items**

There was a request for an update on Hoard's Dairyman Farm manure storage structure.

**17. Upcoming Meeting Dates**

July 15, 8:00 a.m. – Site Inspections Beginning in Courthouse Room 203 (**Nass will be absent**)

July 18, 7:00 p.m. – Public Hearing in Courthouse Room 205 (**Nass may or may not be present**)

July 29, 8:30 a.m. – Decision Meeting in Courthouse Room 203

August 12, 8:00 a.m. – Site Inspections Beginning in Courthouse Room 203

August 15, 7:00 p.m. – Public Hearing in Courthouse Room 205

August 26, 8:30 a.m. – Decision Meeting in Courthouse Room 205

**18. Adjourn**

Motion by David, seconded by Jaeckel to adjourn at 9:46 a.m. Motion carried on a voice vote with no objection.



Don Reese, Secretary

**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 201 between the hours of 8:00 a.m. and 4:30 p.m., Monday through Friday, excluding holidays. Materials covering other agenda items can be found at [www.jeffersoncountywi.gov](http://www.jeffersoncountywi.gov). Individuals requiring special accommodations for attendance at the meeting should contact the County Administrator at 920-674-7101 at least 24 hours prior to the meeting so that appropriate arrangements can be made.**

**MINUTES OF THE  
JEFFERSON COUNTY PLANNING AND ZONING COMMITTEE  
SITE INSPECTIONS**

*Steve Nass, Chair; Greg David, Vice-Chair; Don Reese, Secretary; Amy Rinard; George Jaeckel*

**ROOM 203, COUNTY COURTHOUSE  
320 S. MAIN ST., JEFFERSON, WI 53549  
8:00 A.M. ON MONDAY, JULY 15, 2013**

**1. Call to Order**

The meeting was called to order by Vice-Chair Greg David at 8:04 a.m.

**2. Roll Call**

Nass was excused absent. All other Committee members were present. Also present was Rob Klotz, Michelle Staff and Deb Magritz from the Jefferson County Zoning Department.

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

Reese verified that the meeting was being held in compliance with open meetings law requirements.

**4. Review of Agenda**

No changes were proposed to the agenda.

**5. Public Comment (Not to Exceed 15 Minutes and Not to Include Petitions Slated for Decision)**

There was no public comment.

The Committee left for the following site inspections, not necessarily in this order:

**6. Site Inspections of Petitions to be Presented in Public Hearing on July 18, 2013**

R3646A-13 & CU1738-13 – Greg Roben, **N6121 Country View Lane**, Town of Concord

R3658A-13, R3659A-13 and CU1742-13 – Debbie Reece/Ardis Eilenfeldt Trust Property, **Harvey Road**, Town of Aztalan

R3660A-13 – Greg Heideman/Roger & Patsy Heideman Property, **STH 89**, Town of Aztalan

R3661A-13 – Brian Statz, **N7119 Hillside Drive**, Town of Concord

R3662A-13 – Jeff Lukas, **N3190 Sugarbush Lane**, Town of Hebron

R3663A-13 – Frederick Uttech, **W2973 CTH CW**, Town of Watertown

CU1744-13 – Adrian & Cindy Sue Cornelius/Franklin & Betty Brightsman Property, **W7088 Lee Street**, Town of Aztalan

CU1745-13 – Greg & Erin Paasch, **N4760 North Helenville Road**, Town of Jefferson

CU1746-13 – D L Shoot LLC, **W5670 French Road**, Town of Milford

CU1747-13 – Shane Benning, **N8959 Island Church Road**, Town of Waterloo

**7. Adjourn**

Motion by Jaeckel, seconded by Rinard to adjourn the meeting at 10:40 a.m. Motion carried on a voice vote with no objection.

  
Don Reese, Secretary

*A recording of the preceding meeting is available upon request from Jefferson County Zoning.*

**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 201 between the hours of 8:00 a.m. and 4:30 p.m.,**

**Monday through Friday, excluding holidays. Materials covering other agenda items can be found at [www.jeffersoncountywi.gov](http://www.jeffersoncountywi.gov).**

**Individuals requiring special accommodations for attendance at the meeting should contact the County Administrator at 920-674-7101 at least 24 hours prior to the meeting so that appropriate arrangements can be made.**

**MINUTES OF PUBLIC HEARING  
JEFFERSON COUNTY PLANNING AND ZONING COMMITTEE**

*Steve Nass, Chair; Greg David, Vice-Chair; Don Reese, Secretary; Amy Rinard; George Jaeckel*

**SUBJECT:** Map Amendments to the Jefferson County Zoning Ordinance and Requests for Conditional Use Permits

**DATE:** July 18, 2013

**TIME:** 7:00 p.m.

**PLACE:** Room 205, Jefferson County Courthouse, 320 S. Main St., Jefferson, WI

**1. Call to Order**

The meeting was called to order by Chairperson Nass at 7:03 pm.

**2. Roll Call**

All members were present.

**3. Certification of Compliance With Open Meetings Law Requirements**

Klotz and Reese verified that the meeting was being held in compliance with the open meeting law.

**4. Review of Agenda**

No changes to the agenda were proposed.

**5. Explanation of Process by Committee Chair**

Nass explained the public hearing process to the audience.

**6. Public Hearing**

**NOTICE IS HEREBY GIVEN** that the Jefferson County Planning and Zoning Committee will conduct a public hearing at 7 p.m. on Thursday, July 18, 2013, in Room 205 of the Jefferson County Courthouse, Jefferson, Wisconsin. A hearing will be given to anyone interested in the proposals. **PETITIONERS, OR THEIR REPRESENTATIVES, SHALL BE PRESENT.** Matters to be heard are petitions to amend the zoning ordinance of Jefferson County and applications for conditional use permits. A map of the properties affected may be obtained from the Zoning Department. Individual files are available for viewing between the hours of 8 a.m. and 4:30 p.m., Monday through Friday, excepting holidays. If you have questions regarding these matters, please contact Zoning at 920-674-7131.

**FROM RESIDENTIAL R-2 TO A-3, AGRICULTURAL/RURAL RESIDENTIAL**

**R3646A-13 & CU1738-13 – Greg Roben:** Rezone all of PINs 006-0716-1543-012 (1.607 Acres) and 006-0716-1543-008 (2.449 Acres) with conditional use to allow for a home occupation with storage of a semi-tractor/trailer. The site is at **N6121 Country View Lane** in the Town of Concord.

**Petitioner:** Greg Roben, N6121 Country View Lane – Roben would like to construct a storage shed for his semi-trailer truck and other residential storage. He would like a 42' x 82' but may go slightly smaller. Roben is an over-the-road trucker and he would also be doing maintenance of this truck in the building. The petitioner has stated there is no water service.

**Comments in Favor:** None

**Comments Opposed:** None

**Questions from the Committee:** None

**Town Response:** Lloyd Zastrow, Town Board Supervisor stated that the Town of Concord has approved this petition.

**Staff Report:** Staff report given by Robert Klotz and now on file in the zoning department. Klotz explained that the type of use proposed would not be permitted in an R-2 zone and that is the reason for the request to change the zoning. Klotz asked if there would be any water service. Klotz asked his type of business.

**FROM A-1, EXCLUSIVE AGRICULTURAL TO A-2, AGRICULTURAL AND RURAL BUSINESS AND TO A-3, AGRICULTURAL/RURAL RESIDENTIAL**

**R3658A-13, R3659A-13 & CU1742-13 – Debbie Reece/Ardis Eilenfeldt Trust**

**Property:** Rezone to create a 0.75-acre A-2 zone with conditional use allowing a dog kennel for up to 30 dogs. Rezone a 1-acre A-3 building site adjacent to it. The site is on PIN 002-0714-2032-000 (37 Acres) on **Harvey Road** in the Town of Aztalan.

**Petitioner:** Debbie Reece, 2503 310<sup>th</sup> St, Keokuk Iowa - Reece would like to relocate to Wisconsin and continue to operate a kennel as she has in Iowa. She had stated that all of the breeds of dogs being bred are smaller dogs such as yorkie, etc. The petitioner explained that she will be constructing a building with septic system, in-floor heating, office, etc., and that the kennel will be her livelihood.

**Comments in Favor:** None

**Comments Opposed:** None

**Questions from the Committee:** None

**Town Response:** Gene Olson, Town Board Chair was present and stated the Town of Aztalan approved the petition but required her to follow Chapter 90 of the State Statutes.

**Staff Report:** Staff report given by Robert Klotz and now on file in the zoning department. Klotz stated the kennel approval would be for 30 dogs.

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

**R3660A-13 – Gregg Heideman/Roger & Patsy Heideman Property:** Rezone to create a 1.5-acre rural residential building site on **STH 89** from part of PIN 002-0714-3144-000 (32.803 Acres) in the Town of Aztalan.

**Petitioner:** Gregg Heideman, N5008 STH 89 – He stated he would like to build a new residence on this property that he is buying from his mother and father. Heidemann stated that he has farm buildings in back which he uses for his farming operation.

**Comments in Favor:** None

**Comments Opposed:** None

**Questions from the Committee:** Gene Olson, Town of Aztalan Chair stated the Town approved this petition.

**Town Response:** Klotz read town response into the record and is in the file.

**Staff Report:** Staff report given by Robert Klotz and now on file in the zoning department. Klotz stated they are proposing to share the drive with the remainder of the A-1 lands and the driveway will be relocated.

**R3661A-13 – Brian Statz:** Create a 1.7-acre vacant lot and a 5-acre lot around the home at **N7119 Hillside Drive** in the Town of Concord, part of PIN 006-0716-0523-000 (48.54 Acres).

**Petitioner was not present. Petitioner needs to reapply.**

**R3662A-13 – Jeff Lukas:** Create a 1.6-acre building site near **N3190 Sugarbush Lane** in the Town of Hebron, on PIN 010-0615-2614-000 (39.67 Acres).

**Petitioner:** Jeff Lukas, N3190 Sugarbush Lane -- Lukas would like to remove an acre and a half to build a new house. Klotz asked the petitioner if there was a building close to the road and lot line. Lukas stated there is an old corn crib by the road and it is a temporary structure. Klotz commented that the corn crib would need to meet the 20 feet setback from the new lot lines. Lukas stated the majority of the area is cropped.

**Comments in Favor:** None

**Comments Opposed:** None

**Questions from the Committee:** None

**Town Response:** Klotz read town response into the record and is in the file.

**Staff Report:** Staff report given by Robert Klotz and now on file in the zoning department

**R3663A-13 – Frederick Uttech:** Rezone 5 acres around the home at **W2973 CTH CW** in the Town of Watertown, from part of PIN 032-0815-0211-000 (58.4 Acres)

**Petitioner:** Frederick Uttech, W2973 CTH CW – Uttech would like to split off the existing farmhouse from the larger acreage for refinancing. Uttech stated that the land is currently not being farmed. Uttech stated there used to be an upper flat but have taken out the kitchen. He stated that all buildings will be 20 feet from the new lot line.

**Comments in Favor:** None

**Comments Opposed:** None

**Questions from the Committee:** None

**Town Response:** Klotz read town response into the record and is in the file.

**Staff Report:** Staff report given by Robert Klotz and now on file in the zoning department.

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

**CU1744-13 – Adrian & Cindy Sue Cornelius/Franklin & Betty Brightsman**

**Property:** Conditional use to be allowed up to four dogs in a Residential R-2 zone at **W7088 Lee Street**, Town of Aztalan, on PIN 002-0714-1812-034 (0.464 Acre).

**Petitioner:** William Hutson, W7081 Lee St. Lake Mills - Hutson is a neighbor of the property and is representing the owners due to the fact they could not be here tonight. The owners took ill and their daughter moved in with them. The daughter had 3 dogs and the owners had one dog. These are all household pets. When they went to license the dogs with the Town of Aztalan they were informed they needed a conditional use. They do not plan to have any fencing and the dogs are small dogs.

**Comments in Favor:** None

**Comments Opposed:** None

**Questions from the Committee:** None

**Town Response:** Gene Olson, Town of Aztalan Chair stated that the Town approved but did have additional conditions such as once the dogs passed on, they could not be replaced.

**Staff Report:** Staff report given by Robert Klotz and now on file in the zoning department.

**CU1745-13 – Greg & Erin Paasch:** Conditional use to allow farm-type animals in a Community zone at **N4760 North Helenville Road** in the Town of Jefferson on PIN 014-0615-0215-0222-008 (2.25 Acres).

**Petitioner:** Greg Paasch, N4760 North Helenville Road – Paasch listed the type and number of animals that he would like to have on the property. This list is also in the file for review. He stated he would like a small hobby farm with some animals. In response to the neighbors' concerns, Paasch stated he will be composting the manure, smell should not be an issue and the manure will be more than 100 feet away from the wells. Paasch stated his property is next to a farm field. The animal feed would be stored inside, in plastic bids so no rodents can get into them. Paasch stated he currently has the 5 chickens that are allowed and has had no problems.

In response to Klotz's question on confinement of the animals, Paasch stated the birds will be in nesting areas and can be easily cleaned. He stated that the pigs will be in a small area with straw on the ground. The goats are planned for a 10 x 10 structure with a cement floor. Paasch stated he would rotate the animals.

**Comments in Favor:** None

**Comments Opposed:** Harold Acker, N4714 N Helenville Rd. – Acker is a neighbor of the Paaschs and had concerns about animal wastes, the smell, rodents, storage of feed and had concerns about the marsh behind the property with ditch.

**Questions from the Committee:** None

**Town Response:** Klotz read town response into the record and is in the file.

**Staff Report:** Staff report given by Robert Klotz and now on file in the zoning department. Klotz asked the petitioner how would be confining the animals. Klotz explained to the petitioner that he only can have two detached accessory structures and the petitioner will need to redesign site plan to show only two accessory structures.

**CU1746-13 – D L Shoot LLC:** Conditional use to allow camping on part of PINs 020-0814-2622-000 (28.284 Acres), 020-0814-2332-000 (40 Acres), 020-0814-2333-000 (40



Acres) and 020-0814-2244-000 (40 Acres). The sites are in an A-1, Exclusive Agricultural zone near **W5670 French Road** in the Town of Milford.

**Petitioner:** Lloyd Marks, 1261 Yumcemt Road, Oconomowoc - Marks stated that the hunt club would like to have area for camping on the property for special events. He stated it would be 6 events for 3 nights each. He stated that they do get licensed from the Jefferson County Health Department and the Health Department inspects the property with each event. They would like to have at least 250 camp sites available for each event. Marks stated it would be approximately a total of 34 acres and stated these sites will not have permanent structure on them. There would be camping along French Road and in the field by the restaurant.

**Comments in Favor:** None

**Comments Opposed:** None

**Questions from the Committee:** Rinard asked how many camp sites were they proposing? Reese asked if the camping would be along French Road?

**Town Response:** Klotz read town response into the record and is in the file.

**Staff Report:** Staff report given by Robert Klotz and now on file in the zoning department.

**CU1747-13 – Shane Benning:** Conditional use to allow a home occupation for furniture repair and restoration at **N8959 Island Church Road** in the Town of Waterloo on PIN 030-0813-1134-002 (12.264 Acres). The property is zoned A-3, Agricultural/Rural Residential.

**Petitioner:** Shane Benning, N8959 Island Church Road - He would like a 45' x 42' steel shed. He would divide the shed between his personal storage and his future repair and restoration business. He did state that he may have a bathroom in the future. Klotz explained the process if the petitioner chooses to add a bathroom to the building. The petitioner stated that there are no outside employees and indicated he would have normal business hours.

**Comments in Favor:** None

**Comments Opposed:** None

**Questions from the Committee:** None

**Town Response:** Klotz read town response into the record and is in the file.

**Staff Report:** Staff report given by Robert Klotz and now on file in the zoning department.

**6. Adjourn**

Motion by Reese, seconded by Jaeckel to adjourn the public hearing at 7:47 pm. The motion passed with no objection.

A handwritten signature in black ink that reads "Don Reese". The signature is written in a cursive style with a large, looping initial "D".

Don Reese, ~~Chairman~~ Secretary

Individuals requiring special accommodations for attendance at the meeting should contact the County Administrator at 920-674-7101 24 hours prior to the meeting so that appropriate arrangements can be made.

**Minimum Lot Area.** Sewered - 8,000 square feet, except Shoreland Area which shall be 10,000 square feet. Unsewered - Appendix A, plus any additional requirements of COMM 83.

**Minimum Width.** Eighty (80) feet.

**Minimum Depth.** Sewered - 80 feet. Unsewered - 150 feet.

**Minimum Yards.** Front - Section 11.07(d)2. Rear - 40 feet if adjacent to an R zone, 10 feet otherwise; Side - 40 feet if adjacent to an R zone, 10 feet otherwise.

**Maximum Building Height.** Three (3) stories or thirty-five (35) feet.

**5. A-T AGRICULTURAL TRANSITION** [title – 2/14/84, Ord. No. 83-20; am. 2/8/00, 99-28; 03/13/12, Ord. 2011-28]

**Purpose.** To preserve for an unspecified time period in agricultural and open space land use those lands generally located in proximity to developed areas within Jefferson County where future development is in keeping within town, city, village, and/or county plans, and located within 15 Year Growth Areas as described in the Jefferson County Agricultural Preservation and Land Use Plan. [am. 2/8/00, Ord. No. 99-28; 10/09/01, Ord. No. 2001-16; 11/12/02, Ord. No. 2002-25; 3/13/12, Ord. 2011-28]

**Principal Uses.**

- a. Agriculture, subject to the limitations under subs. (p) through (r) below. [am. 3/13/12, Ord. 2011-28]
- b. Horticulture.
- c. Dairying, subject to the limitations under subs. (p) through (r) below. [am. 3/13/12, Ord. 2011-28]
- d. Beekeeping.
- e. Livestock raising, subject to the limitations under subs. (p) through (r) below. [am. 3/13/12, Ord. 2011-28]
- f. Hatching of fowl, subject to the limitations under subs. (p) through (r) below. [am. 3/13/12, Ord. 2011-28]
- g. Nursery.
- h. Greenhouse.
- i. Stable, agricultural. [am. 3/13/12, Ord. 2011-28]
- j. Truck farm.
- k. Forest management.
- l. Game farm.
- m. Hunt club.
- n. Roadside stand for the sale of products grown or produced on the premises.
- o. Existing dwellings built before January 15, 1975, and their replacements, as long as the replacement dwelling is placed within 100 feet of the existing dwelling, unless otherwise reviewed and approved by the Planning and Zoning Committee. [am. 3/13/12, Ord. 2011-28]
- p. Feedlot for 150 livestock units or less, ATCP 51 regulated livestock facilities for more than 150 animal units are not permitted in the A-T district [see Section 11.05(d)2]. [am. 3/13/12, Ord. 2011-28]
- q. Fowl and poultry farm housing 10,000 birds or less, ATCP 51 regulated poultry farms housing more than 10,000 birds are not permitted in the A-T district [see Section 11.05(d)2]. [am. 3/13/12, Ord. 2011-28]
- r. On parcels with less than 35 acres of contiguous land, only one animal unit per acre, with a minimum of 2 acres required.
- s. County parks – uses permitted under the County Parks Ordinance. [Ord. No. 2012-13, 09-11-2012] [9/8/81, Res. No. 81-87; am. 10/09/01, Ord. No. 2001-16; 2/8/00, Ord. No. 99-28; 10/09/01, Ord. No. 2001-16; 1/12/02, Ord. No. 2002-25; 09/11/06, Ord. 2006-15; lettered & am. 3/13/12, Ord. 2011-28]

**Accessory Uses.**

- a. Essential services.
- b. Accessory uses as listed in the A-3 zoning district, with the exception of sub. g. for existing and/or replacement dwellings. [am. 3/13/12, Ord. 2011-28]
- c. A parcel of land zoned A-T can contain and is not limited to equipment used in different types of farming activities at the particular location or on other A-T zoned lands owned or leased by the owners of the parcel in question. This includes construction equipment used in the farming activities; machinery and equipment used in the housing and care of livestock or agricultural production; storage units and associated equipment; feed storage areas such as bunker or pit silos; other such materials as may be employed in the day-to-day operation of agricultural activities, whether or not these items were originally intended for such purposes. Also included is up to three (3) semi-trailers or truck boxes if used for storage of agricultural equipment, supplies or products on A-T zoned property of 35 or more contiguous acres (for the purpose of this provision, a road shall not be considered a divider.) Normal setbacks and permits shall apply to these trailers and truck boxes used as storage units. Greater than three (3) semi-trailers or truck boxes utilized for storage shall require a conditional use permit. This section does not apply to licensed semi-trailers that are located on the property for the regular transport of agricultural goods and supplies produced on the particular farm. [4/16/85, Ord. No. 84-4; am. 2/8/00, Ord. No. 99-28; 9/11/06, Ord. 2006-15; 01/10/06, Ord. No. 2005-40; lettered 3/13/12, Ord. 2011-28]

**Conditional Uses.**

- a. Commercial raising of fish. [lettered 3/13/12, Ord. 2011-28]
- b. Home occupation, conditional. [created 3/13/12, Ord. 2011-28]
- c. Fur farm. [lettered 3/13/12, Ord. 2011-28]
- d. Public and semi-public uses [see Section 11.05(b)] except those uses listed in Section 11.05(b)1. [lettered 3/13/12, Ord. 2011-28]
- e. Private agri-related airstrips. [lettered 3/13/12, Ord. 2011-28]
- f. Greater than three (3) semi-trailers or truck boxes utilized for storage of agricultural equipment, supplies or products on A-T zoned property of 35 or more contiguous acres (for the purpose of this provision, a road shall not be considered a divider.) [lettered & amended 3/13/12, Ord. 2011-28]
- g. Non-metallic mineral extraction use that meets the requirements of Section 11.05(c). [lettered & amended 3/13/12, Ord. 2011-28]
- h. Public recreational use. [lettered & amended 3/13/12, Ord. 2011-28]  
[am. 12/21/82, Ord. No. 11; 10/09/01, Ord. No. 2001-16; 2/8/00, Ord. No. 99-28; 11/12/02, Ord. No. 2002-25; 01/10/06, Ord. No. 2005-40; 09/11/06, Ord. 2006-15; am. & re-lettered 3/13/12, Ord. 2011-28]

**Minimum Lot Area.** Thirty-five (35) acres with the following exceptions:

- (1) A one (1) acre to five (5) acre lot for farm consolidation for an existing residence and associated accessory structures is permitted if the residence in question was constructed prior to the enactment of the January 15, 1975 Zoning Ordinance and existed on or after this date even if subsequently replaced with a newer home and the parcel remaining contains a minimum of thirty-five (35) contiguous acres. Between three (3) and five (5) acres shall be considered by the Planning and Zoning Committee, at a regularly scheduled Committee meeting, if necessary to accommodate existing driveways and/or existing structures, and if the town board approved the preliminary certified survey map. All provisions of the A-3 Agricultural/Rural Residential District are applicable to the farm consolidation parcel created.
  - (2) Parcels of less than thirty-five (35) acres which existed prior to January 15, 1975.
  - (3) Parcels of less than thirty-five (35) acres which are a result of a zoning district amendment to the official Zoning Map of Jefferson County. A-T zoned lands transferred from a parcel of record after February 8, 2000, shall not be used to create A-3 lots or in the calculation of the number of A-3 lots available.
- [Resolution No. 80-126 adopted 2/10/81, effective 3/10/81; am. 2/8/00, Ord. No. 99-28; 10/14/08, Ord. 2008-20; re-lettered & amended 3/13/12, Ord. 2011-28]

**Minimum Width.** Two hundred (200) feet.

**Minimum Depth.** Two hundred (200) feet.

**Minimum Frontage.** All lots shall front on a public road for a minimum distance of at least sixty-six (66) feet. Access to the lot shall be provided within this frontage. [cr. 3/13/12, Ord. 2011-28]

**Minimum Yards.** Front - Section 11.07(d)2. Rear - 20 feet. [Amended 09-11-06, Ord. 2006-15] Side (9-9-81, Res. No. 81-87.) - 20 feet each, providing that agricultural structures do not exceed in height twice their distance from the nearest lot line. [am. 9/9/81, Res. 81-87; 9/11/06, Ord. 2006-15; am. 3/13/12, Ord. 2011-28]

**Maximum Building Height.** Thirty-five (35) feet, except see Section 11.07(a)2 for height standards for agricultural structures. [am. 3/13/12, Ord. 2011-28]

#### **6. A-1 EXCLUSIVE AGRICULTURAL** [cr. 3/13/12, Ord. 2011-28]

**Purpose.** The long range goal for agricultural land use within Jefferson County is to preserve the most valuable of all resources—fertile land for agricultural pursuits—and to protect the land best suited for farming from premature urbanization. The A-1 Exclusive Agricultural district is intended to promote continued agricultural uses on the best quality agricultural land; protect and encourage long-term investments in food, fiber, and other resource-related production; be a state-certified farmland preservation zoning district to maintain property owner eligibility in the State’s farmland preservation tax credit program in conjunction with the Agricultural Preservation and Land Use Plan; preserve rural character and manage nonfarm development; and provide reasonable opportunities for agriculturally-related businesses and home occupations. The Exclusive Agricultural zoning district may be utilized only in areas designated as Agricultural Preservation Areas within the Jefferson County Agricultural Preservation and Land Use Plan. Rezoning out of the A-1 district may occur only after the County Planning and Zoning Committee conducts a public hearing and makes findings as specified in §91.48(1) of the Wisconsin Statutes, as articulated in Section 11.11(c) of this Ordinance. Rezoning to the A-3 district under the associated policies of that district and the Agricultural Preservation and Land Use Plan is the only way that new housing may be built on lands currently zoned A-1, except for replacement of certain farm residences as authorized by this section.

#### **Permitted Principal Uses.**

- a. Agricultural use, subject to the following limitations:
  1. Each feedlot may not exceed 150 livestock units [see Section 11.05d(1) non ATCP-regulated facility].
  2. Each fowl or poultry farm shall house 10,000 birds or less [see Section 11.05d(1) non ATCP-regulated facility].
  3. Each ATCP 51 regulated livestock facility shall have 150 animal units or less [see Section 11.05d(2)].
- b. Undeveloped natural resource or open space area.
- c. Transportation, utility, communication, or other use that is required under state or federal law to be located in a specific place, or that is authorized to be located in a specific place under a state or federal law that preempts the requirement for a conditional use permit.

#### **Permitted Accessory Uses.**

- a. Existing farm residence built before January 15, 1975 or its replacement, as long as the replacement farm residence is placed within 100 feet of the residence built before January 15, 1975, unless otherwise approved by the Planning and Zoning Committee.
- b. Accessory residential structure to a farm residence listed under sub. a above.
- c. Agricultural accessory structure.
- d. Stable, agricultural.
- e. Home occupation, accessory.

**Conditional Uses.**

- a. Agricultural use that exceeds one or more of the limitations under the Agricultural Use listing in the Principal Uses section above, including:
  1. A feedlot for more than 150 livestock units [see Section 11.05d(1) non ATCP-regulated facility].
  2. The housing of fowl for more than 10,000 birds [see Section 11.05(d) Non-ATCP 51 regulated facilities].
  3. An ATCP 51 regulated livestock facility for more than 150 animal units or a poultry farm housing more than 10,000 birds [see Section 11.05(d)2].
- b. Fur farm.
- c. Commercial raising of fish.
- d. Agriculture-related use.
- e. Bed and breakfast establishment.
- f. Home occupation, conditional.
- g. Kennel.
- h. Stable, commercial.
- i. Non-metallic mineral extraction use that meets the requirements of Section 11.05(c).
- j. Transportation, communication, pipeline, electrical transmission, utility, or drainage use that qualifies under §91.46(4) of the Wisconsin Statutes.
- k. Greater than three (3) semi-trailers or truck boxes used for the storage of agricultural equipment, supplies, or products on A-1 zoned property of thirty-five (35) or more contiguous acres in the same ownership (for the purposes of this provision, a road shall not be considered a divider of contiguity). Normal setbacks and permits shall be required for trailers and truck boxes used for storage of agricultural equipment.

**Minimum Lot Area.** Thirty-five (35) acres, with the following exceptions and qualifiers:

- a. A-1 lots created around a residence constructed before January 15, 1975 as a result of a farm consolidation certified survey map recorded between January 15, 1975 and March 13, 2012, with such lots instead having a minimum lot area of one acre. (Farm consolidation lots for certified survey maps recorded after March 13, 2012 are still allowed, but require rezoning to the A-3 district.)
- b. Parcels of less than thirty-five (35) acres which existed prior to January 15, 1975, with such parcels instead having a minimum lot area equal to their lot area on January 15, 1975.
- c. On parcels with less than thirty-five (35) acres of contiguous land under common ownership, only one animal unit is allowed per acre, with a minimum of 2 acres required to house animal units.
- d. A-1 zoned lands transferred from a parcel of record to another after February 8, 2000 shall not be used to create A-3 lots or in the calculation of the number of A-3 lots available under the policies expressed in this Ordinance or the Agricultural Preservation and Land Use Plan.
- e. Parcels of less than thirty-five (35) acres which are a result of a zoning district amendment to the official Zoning Maps of Jefferson County.  
[am. 12-11-12, Ord. 2012-19]

**Minimum Width.** Two hundred (200) feet.

**Minimum Depth.** Two hundred (200) feet.

**Minimum Frontage.** All lots shall front on a public road for a minimum distance of at least sixty-six (66) feet. Access to the lot shall be provided within this frontage.

**Minimum Yards.** Front – See Section 11.07(d)2. Rear – 20 feet. Side – 20 feet each, providing that agricultural structures do not exceed in height twice their distance from the nearest lot line. (ATCP 51 setbacks may differ.)

**Maximum Building Height.** Thirty-five (35) feet, except see Section 11.07(a)2 for height standards for agricultural structures.

[created 3/13/12, Ord. 2011-28]

**7. A-2 AGRICULTURAL AND RURAL BUSINESS** [title – 2/14/84, Ord. No. 83-20; am. 2/8/00, Ord. No. 99-28; amended & renumbered 3/13/12, Ord. 2011-28]

**Purpose.** To provide for the proper location and regulation of manufacturing, storage warehousing and related marketing or industrial activities that are related to the agricultural industry and otherwise suited to a relatively isolated, rural location. This district may be considered within the Agricultural Preservation Areas, Rural Hamlet areas, Urban Service Areas, and Limited Service Areas as described in the Jefferson County Agricultural Preservation and Land Use Plan. Uses listed for the A-2 district involve fixed locations, year-round or seasonal. A listed use that is mobile, moving from farm to farm, is not regulated. A site may have a conditional use without the primary use being established. [Ord. No. 11, 12/21/82; am. 2/8/00, Ord. No. 99-28; am. 3/13/12, Ord. 2011-28]

**Principal Uses.**

- a. Agriculture.
- b. Horticulture.
- c. Dairying.
- d. Beekeeping.
- e. Livestock raising.
- f. Hatching of fowl.
- g. Nursery.
- h. Greenhouse.
- i. Stable, agricultural. [am. 3/13/12, Ord. 2011-28]
- j. Truck farm.
- k. Forest management.
- l. Game farm.
- m. Hunt club.
- n. Roadside stand for the sale of products grown or produced on the premises.
- o. Existing dwelling built before January 15, 1975, and its replacement, as long as the replacement dwelling is placed within 100 feet of the existing dwelling, unless otherwise reviewed and approved by the Planning and Zoning Committee. [am. 3/13/12, Ord. 2011-28]
- p. On parcels with less than 35 acres of contiguous land, only one animal unit is allowed per acre, with a minimum of 2 acres required.  
[2/8/00, Ord. No. 99-28; 11/10/09, Ord. 2009-19; lettered 3/13/12, Ord. 2011-28]

**Accessory Uses.** [12/2/82, Ord. No. 11]

- a. Residential (R-2) uses for Residence in this district.
- b. Local utilities.

**Conditional Uses.**

- a. Residences will be occupied by a person who, or a family of which one adult member, earns a majority of his/her gross income from conducting the farm operations on the parcel or parcels in close proximity. Substantial evidence shall be provided to the Committee documenting the intended agricultural use. A-2 Agricultural and Rural Business District rezonings for farm labor housing would count against the total number of A-3 lots available for the parent parcel. Multi-family housing for farm labor is considered as a conditional use under this provision. [2/8/00, Ord. No. 99-28; am. 3/13/12, Ord. 2011-28]
- b. Contract sorting, grading and packaging services for fruits and vegetables.
- c. Grist mill services.
- d. Horticultural services.
- e. Poultry hatchery services.
- f. Canning of vegetables, fruits and specialty foods.
- g. Production of cheese.
- h. Production of condensed and evaporated milk.
- i. Wet milling of corn (custom).
- j. Preparation of feeds for animals and/or fowl. Conditional use approval is required if the operation occurs on a non-farm parcel or if it is conducted on a commercial/custom basis for export to farms other than the one on which it is located.
- k. Production of flour and other grain mill products.
- l. Blending and preparing of flour.

- m. Fluid milk processing.
- n. Production of frozen fruits, vegetables, other specialties.
- o. Meat packing.
- p. Poultry, fish and small game dressing and packing, providing that all operations are conducted within an enclosed building.
- q. Livestock sales facilities.
- r. Grain elevators and bulk storage of feed grains.
- s. Fertilizer production, sales, storage, mixing and blending.
- t. Sale of farm implements and related equipment.
- u. Grain drying where capacity exceeds 200,000 bushels per year.
- v. Trap and skeet shoot, rifle range, motocross course, race track and festival grounds, and clubhouse for such operation.
- w. Waste storage, treatment and/or disposal.
- x. Kennel, veterinarian facility, animal hospital.
- y. Mineral extraction and processing.
- z. Storage of non-farm equipment.
- aa. Non-local utilities.
- bb. Campgrounds
- cc. Golf Courses.
- dd. Public and semi-public uses.
- ee. Home occupation, conditional. [4/16/85, Ord. No. 85-4, am. 3/13/12, Ord. 2011-28]
- ff. Fur farm.
- gg. Salvage yard. [am. 11/12/02, Ord. 2002-25]
- hh. Retail sales of agricultural related items not grown on the premises. [11/10/09, Ord. 2009-19]
- ii. Storage of contractor's equipment and materials. [11/10/09, Ord. 2009-19]
- jj. Mini warehousing/personal storage warehousing. [11/10/09, Ord. 2009-19]
- kk. Bed and breakfast in an existing A-2 zone and an existing dwelling (as defined in Chapter DHS 197 in the Wisconsin Administrative Code) [11/10/09, Ord. 2009-19]
- ll. Tourist rooming house in an existing A-2 zone and an existing dwelling (as defined in Chapter DHS 195 in the Wisconsin Administrative Code) [11/10/09, Ord. 2009-19]
- mm. Food stand – privately owned, associated with recreational use. [07/13/10, Ord. 2010-110]
- nn. Stable, commercial. [cr. 3/13/12, Ord. 2011-28]
- oo. Agricultural tourism [Ord. No. 2012-04, 05-07-2012]
- pp. Huntclub/Game farm resort [Ord. No. 2012-04, 05-07-2012]

**Maximum Building Height.** Thirty-five (35) feet, except see Section 11.07(a)2 for height standards for agricultural structures. [cr. 3/13/12, Ord. 2011-28]

**Minimum Lot Area.** Minimum sufficient areas for the principal structures and accessory buildings. [Amended 2/8/00, Ord. No. 99-28]

**Minimum Yards.** Same as A-3 yard requirements, with the option for greater setbacks set by the Planning and Zoning Committee, dependent upon use. [2/8/00, Ord. No. 99-28]

**8. A-3 AGRICULTURAL/RURAL RESIDENTIAL** [title – 2/8/00, Ord. No. 99-28; renumbered 3/13/12, Ord. 2011-28]

**Purpose.** The purpose of the A-3 Agricultural/Rural Residential District is to allow limited rural residential development on lands in predominantly agricultural areas that are not suited for agricultural production or, due to the proposed location, would have limited impact on agricultural production. Lots are limited in number, size and location to minimize the impacts associated with rural residential development. Residents of this district may experience conditions associated with farming that are not necessarily compatible with rural residential use. This district may be considered within the Agricultural Preservation Areas, Rural Hamlet areas, Environmental Corridor overlay, Urban Services Areas, and Limited Service Areas, as described in the Jefferson County Agricultural Preservation and Land



Use Plan. Within planned Agricultural Preservation Areas, the number of A-3 lots created from a parcel of record shall be limited per the associated policies within that Plan. [Amended 2/8/00, Ord. 99-28; 3/13/12, Ord. 2011-28]

**Principal Uses.** [12/21/82, Ord. No. 11]

- a. Single family dwelling.
- b. Mobile homes on foundations.
- c. Group home in single family dwellings, 8 or fewer occupants.
- d. Stable, agricultural. [cr. 3/13/12, Ord. 2011-28]

**Accessory Uses.** [12/21/82, Ord. No. 11]

- a. Garage, residential.
  - b. On-site parking and storage.
  - c. Residential accessory uses.
  - d. Home occupation, accessory. [4/16/85, Ord. No. 85-4; am. 3/13/12, Ord. 2011-28]
  - e. Professional home office. [cr. 3/13/12, Ord. 2011-28]
  - f. Home child care.
  - g. Household pets.
  - h. Raising/keeping of farm animals provided that parcel is 2.0 acres or larger and number of animals will not exceed one animal unit per 1.0 acre. [am. 2/8/00, Ord. No. 99-28]
  - i. Growing of field crops.
  - j. Roadside stands.
  - k. Local utilities.
- [re-lettered 3/13/12, Ord. 2011-28]

**Conditional Uses.** [12/21/82, Ord. No. 11]

- a. Duplex.
- b. Non-local utilities.
- c. Kennels.
- d. Home occupations, conditional.
- e. Public and semi-public uses.
- f. Bed and breakfast (as defined in Chapter DHS 197 in the Wisconsin Administrative Code) [11/10/09, Ord. 2009-19]
- g. Tourist rooming house (as defined in Chapter DHS 195 in the Wisconsin Administrative Code) [11/10/09, Ord. 2009-19]
- h. Stable, commercial. [cr. 3/13/12, Ord. 2011-28]

**Minimum Lot Area.** One (1) acre. [Amended 2/8/00, Ord. No. 99-28]

**Minimum Width.** One hundred fifty (150) feet.

**Minimum Depth.** Two hundred (200) feet.

**Minimum Yards.** Front - Section 11.07(d)2. Rear - 20 feet. Side - 20 feet each. [am. 4/21/87, Ord. No. 87-

03]

**Maximum Building Height.** Thirty-five (35) feet, except see Section 11.07(a)2 for height standards for agricultural structures. [cr. 3/13/12, Ord. 2011-28]

**Maximum Lot Area.** Two (2) acres, with the following possible exceptions and qualifiers:

- a. Possible lot combinations under the policies for creation of A-3 lots within this Ordinance and the Agricultural Preservation and Land Use Plan, which may allow for larger area in non-prime and prime agricultural land lots (i.e., e.g., one six-acre lot may be substituted for three two-acre lots in non-prime agricultural land or one four-acre lot may be substituted for two two-acre lots in prime agricultural land upon Planning and Zoning Committee and County Board approval). A lot combination may be considered

by the Committee in an environmental corridor if enough non-prime agricultural land is available, even though the maximum number of lots may have been reduced due to environmental corridor density provisions described in A-3 Maximum Number of Lots section. [am. 3/13/12, Ord. 2011-28]

- b. A lot of greater than two (2) acres in area shall be considered by the Planning and Zoning Committee if necessary to accommodate a dwelling built before February 8, 2000 and its driveway and accessory structures, if the town board first approves the preliminary certified survey map. In such cases, lot area around the dwelling and accessory structures shall not exceed the maximum acreage allowed by this section. [am. 3/13/12, Ord. 2011-28]
- c. A lot of up to five (5) acres in area may be considered by the Planning and Zoning Committee in association with a farm consolidation for an existing residence and associated accessory structures, if the residence in question was constructed prior to January 15, 1975 (or was subsequently replaced with a newer home) and the parcel remaining contains a minimum of thirty-five (35) contiguous acres and continues to be zoned A-1. [cr. 3/13/12, Ord. 2011-28]  
[2/8/00, Ord. No. 99-28; lettered 3/13/12, Ord. 2011-28]

**Maximum Lot Coverage By Buildings.** Maximum lot coverage by principal and accessory structures not to exceed thirty (30) percent of existing lot area. [4/16/85, Ord. No. 85-4]

**Maximum Number of Lots.** Three (3) non-prime agricultural land A-3 lots or one (1) or two (2) prime agricultural land A-3 lot(s) with clustering recommended. The number of possible prime agricultural land lots is based on the amount and configuration of land owned (see the lot chart below). With less than fifty (50) acres, one (1) prime agricultural land lot is possible. With fifty (50) acres or more, two (2) prime agricultural land lots are possible. The minimum amount of prime agricultural land shall be utilized when approving the prime lot option. If an option is utilized to mix non-prime and prime agricultural land lots, the prime agricultural land maximum lot numbers shall apply. A-3 lots created since the 1977 adoption of the A-3 zoning district shall also be taken into account when determining how many A-3 lots may be available. All parcels of record may propose the maximum number of lots described in this section unless the number of lots has been reduced due to A-3 lots being created from the parent parcel predating the parcel of record. Each parcel of record would have the possibility of at least one A-3 lot upon Committee review and County Board approval. Existing A-3 lots created since 1977 shall not be further redivided so as to create additional lots. A-3 lots proposed for dwellings constructed prior to December 13, 1977 do not count as having utilized an A-3 lot division. [2/8/00, Ord. No. 99-28]

Environmental corridor overlays described in the plan may also impact the maximum number of possible A-3 lots available as described in the following lot chart by utilizing the development density of no greater than one dwelling unit per 10 acres. Clear cutting upland wooded environmental corridor areas in existence at the time of the enactment of this ordinance provision shall not increase the number of A-3 lots available (see the environmental corridor detailed policies in the Jefferson County Agricultural Preservation and Land Use Plan). Also, A-2 lots for an agricultural residence shall reduce the number of lots available. [2/8/00, Ord. No. 99-28]

A-3  
 AGRICULTURAL/RURAL RESIDENTIAL DISTRICT  
 LOT CHART

PARCEL OF RECORD SIZE AT TIME OF ORDINANCE AMENDMENT	PRIOR A-3 SPLITS FROM PARENT PARCEL	(MAY USE ONE OR THE OTHER)	
		NON-PRIME LOTS AVAILABLE	PRIME LOTS AVAILABLE
Less Than 50	3	1	1
"	2	1	1
"	1	2	1
"	0	3	1
50 or Greater	3	1	1
"	2	1	1
"	1	2	1
"	0	3	2

[2/8/00, Ord. No. 99-28]

In order to achieve safer access, more effective clustering or protection of land resources, the Committee may consider the consolidation of multiple parcels of record that are contiguous or divided only by a public road and under the same ownership. In reviewing the consolidation for the purpose of a proposed A-3 lot(s) relocation, the Committee must determine that they would have otherwise approved the number of lots on each separate parcel of record. Any proposed lots relocated in this manner would constitute use of all the lots from that separate parcel of record regardless of the number actually relocated. Proposed lots that would have been approved in a non-prime agricultural soil location cannot be relocated into prime agricultural soils unless the number of proposed lots is reduced to the prime soil numbers as described in the "Maximum Number of Lots" section. Conversely, the number of lots would not be increased if relocated from a prime soil location on the separate parcel of record to a non-prime agricultural soil location on the consolidated parcel of record. Town approval is required for any request for consolidation of parcels of record. [Created 09/11/06, Ord. 2006-15]

**9. C – COMMUNITY** [renumbered 3/13/12, Ord. 2011-28]

**Purpose.** To identify those areas which have traditionally serviced the nearby farms and residences, but were not legally incorporated into villages or cities. To recognize that these older communities have mixed their residential, commercial and farming uses. The Community zoning district shall be utilized in Rural Hamlet areas and Limited Service Areas as described in the Jefferson County Agricultural Preservation and Land Use Plan. [am. 2/8/00, Ord. 99-28; 3/13/12, Ord. 2011-28]

- Principal Uses.** [12/21/82, Ord. No. 11]
- a. Single family detached home.
  - b. Parks, conservancy areas.
  - c. Group homes in single family dwellings, 8 or fewer occupants.

**Accessory Uses.** [12/21/82, Ord. No. 11]

- a. Garage, residential.
- b. Residential accessory uses.
- c. Home occupations, accessory. [am. 3/13/12, Ord. 2011-28]
- d. Child care provided in a residence.
- e. Local utilities.
- f. Household pets (kennels separately defined, not included here).
- g. Growing of field crops.

**Conditional Uses.** [12/21/82, Ord. No. 11]

- a. Church.
- b. School.
- c. Mobile home on foundation.
- d. Mobile home park (including sales of mobile homes associated with park operation).
- e. Multiple dwelling unit structures, established as a planned development, with overall density not exceeding five dwelling units per acre.
- f. Duplex.
- g. Rest home; nursing home.
- h. Day care centers.
- i. Group homes, 9 or more occupants.
- j. Extensive on-site parking or storage.
- k. Home occupation, conditional. [am. 3/13/12, Ord. 2011-28]
- l. Non-local utilities.
- m. Public and semi-public uses.
- n. Keeping of dogs as household pets on a non-commercial basis in excess of two per premises.
- o. Raising/keeping of farm animals provided that parcels are at least 2.0 acres and provided that the number of animals will not exceed one animal unit per 1.0 acre. [am. 2/8/00, Ord. No. 99-28]
- p. Private airstrips when lands are adjacent to an FAA-approved airport.
- q. General merchandise stores.
- r. Food stores.
- s. Building materials, hardware, garden supplies.
- t. Automotive dealers, mobile home dealers.
- u. Fuel dealers.
- v. Service stations and repair shops.
- w. Apparel and accessory stores.
- x. Furniture, home furnishings and equipment.
- y. General retail establishments.
- z. Finance, insurance and legal services.
- aa. Real estate offices.
- bb. Personal services establishments.
- cc. Business services.
- dd. Repair services.
- ee. Business association offices.
- ff. Civic, social and fraternal associations.
- gg. Churches.
- hh. Other professional services.
- ii. Community buildings (local government owned).
- jj. Community garages and storage facilities (local government owned).
- kk. Communication services.

## **11.02 DEFINITIONS**

For the purposes of this Ordinance, the following definitions shall be used. Words used in the present tense include the future; the singular number includes the plural number; and the plural number includes the single number. The word "shall" is mandatory and not directory.

**Accessory Residential Structure:** Any accessory structure that primarily accommodates the sheltered parking of a vehicle or the storage of residential maintenance equipment. Also includes gazebos, swimming pools, greenhouses, and wind and solar energy systems for on-site residential use. [cr. 3/13/12, Ord. 2011-28]

**Accessory Use or Structure:** A use or detached structure subordinate to the principal use of a structure, land, or water and located on the same lot or parcel, serving a purpose customarily incidental to the principal use or the principal structure.

**Agricultural Accessory Structure:** A building, structure, or improvement that is an integral part of, or is incidental to, an agricultural use on the same farm, subject to normal setback requirements in the associated zoning district. These include, but are not limited to:

- a. A facility used to store or process raw agricultural commodities, all of which are produced on the farm.
- b. A facility used to keep livestock on the farm, subject to other quantitative thresholds within this Ordinance, which may require a conditional use permit if such thresholds are exceeded.
- c. A facility used to store or process inputs primarily for agricultural uses on the farm.
- d. A wind turbine or solar energy facility that collects wind or solar energy on the farm, and uses or transforms it to provide energy primarily for use on the farm.
- e. A manure digester, bio-fuel facility, or other facility that produces energy from materials grown or produced on the farm, primarily for use on the farm.
- f. An Animal Waste Storage Facility, subject to the Jefferson County animal waste management ordinance.
- g. Up to three semi-trailers or truck boxes used for the storage of agricultural equipment, supplies, or products on A-1 zoned property of 35 or more contiguous acres in the same ownership (for the purposes of this provision, a road shall not be considered a divider of contiguity). Normal setbacks and permits shall be required for trailers and truck boxes used for storage of agricultural equipment. [cr. 3/13/12, Ord. 2011-28]

**Agricultural Preservation and Land Use Plan:** The Agricultural Preservation and Land Use Plan for Jefferson County, Wisconsin, prepared as the County's State-certified farmland preservation plan under Chapter 91 of the Wisconsin Statutes and as a component of the County Comprehensive Plan, which is intended to guide County farmland preservation and land use decision making and may be amended from time to time. [cr. 3/13/12, Ord. 2011-28]

**Agriculture-Related Use:** An agricultural equipment dealership, facility providing agricultural supplies, facility for storing or processing agricultural products, or facility for processing agricultural wastes, except for facilities intended to convert agricultural products to energy as a principal use and primarily serving entities outside the premises; agricultural chemical dealers and/or storage facilities; commercial dairies; commercial food processing facilities; canning and other food packaging facilities; sawmills; de-barking operations; and chipping facilities. [am. 3/13/12, Ord. 2011-28]

**Agricultural Use:** Any of the following activities conducted for the purpose of producing an income or livelihood: crop or forage production; keeping livestock (e.g., bovine animals, equine animals, goats, bison, elk, poultry, sheep, swine, farm raised deer, farm raised game birds, camelids, ratites); beekeeping; nursery, sod, or Christmas tree production; floriculture; forest management; enrolling land in a federal agricultural commodity payment program or a federal or state agricultural land and conservation payment program. Does not include any uses of land otherwise defined as an "Agriculture-Related Use." [cr. 03/13/12, Ord. 2011-28]

**Alley:** A right of way affording only secondary access to abutting properties.

**Animal Unit:** The equivalent of one (1) cow, four (4) hogs, ten (10) sheep, ten (10) goats, one hundred (100) rabbits or poultry, one (1) horse, pony or mule. [12/21/82, Ord. No. 11] This is not applicable for ATCP 51 Livestock Siting Rules. See ATCP 51 for applicable definition relating to livestock facilities. [Amended 09/11/06, Ord. 2006-15; am. 04/19/11, Ord. 2011-02]

**Animal Waste Storage Facility:** A manure storage impoundment made by construction embankments, excavating a pit or dugout, or fabricating a structure, including stationary equipment and piping used to load or unload a manure storage facility if the equipment is specifically designed for that purpose and is an integral part of the facility, but not including equipment used to apply manure to land. [cr. 03/13/12, Ord. 2011-28]

**Basement:** That portion of any structure located partly below the average adjoining lot grade.

**Bed and Breakfast Establishment:** An indoor lodging facility as defined in Chapter DHS 197 in the Wisconsin Administrative Code, and different from a "Tourist Rooming House" or other lodging facility. Within the A-1 district, shall also be subject to the following limitations:

- a. Be conducted by the owner or operator of the farm.
- b. Require no buildings, structures, or improvements other than a farm residence, an Agricultural Accessory Structure, or both.
- c. Not impair the current or future agricultural use of the farm or of other farmland within a certified farmland preservation zoning district, legally protected from nonagricultural development, or both. [cr. 03/13/12, Ord. 2011-28]

**Building:** Any structure having a roof supported by columns or walls used or intended to be used for the shelter or enclosure of persons, animals, equipment, machinery, or materials.

**Building Area:** The total living area bounded by the exterior walls of a building at the floor levels, but not including basement, garages, open porches, and unfinished attics.

**Building Height:** The vertical distance measured from the mean elevation of the finished lot grade along the street yard face of the structure to the highest point of the structure, excluding chimneys, vents or antennae.

**Campground:** A privately or municipally owned parcel or tract of land, maintained, intended, or used for the purpose of supplying temporary or overnight living accommodations to the public by providing designated areas for the placement of trailers, tents, buses, automobiles, or sleeping bags, and may include structures to provide services to the patrons, such as rest rooms, bathing and laundry facilities. Accessory structures associated with the camping use within designated and approved campsites are limited to one detached deck and one storage shed per site. Decks shall not exceed 400 square feet and shall have no walls and roofs. Storage sheds shall not exceed 100 square feet in size. Floodplain and shoreland overlay districts may provide additional restrictions impacting placement of accessory structures. [Amended 12/9/97, Ord. No. 97-28]

**Centerline:** A line equidistant from the edges of the median separating the main-traveled ways of an existing or planned divided road or highway or the centerline of the main-traveled way of a non-divided road or highway.

**Channel:** A natural or artificial watercourse of perceptible extent, with definite bed or banks to confine and conduct continuously or periodically flowing water. Channel flow thus is that water which is flowing within the limits of the defined channel.

**Clinic:** An establishment for the medical examination and treatment of patients, but without provision for keeping such patients overnight on the premises.

**Club:** An association of persons for some common purpose but not including groups organized primarily to render a service which is customarily carried on as a business.

# ALTERNATE USES OF BARNS

## **A-1 ZONE:**

DATCP approval is required

*Principal uses:*

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*Conditional uses:*

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## **A-T ZONE:**

No DATCP approval is required

*Principal uses:*

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*Conditional uses:*

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## **A-3 ZONE:**

No DATCP approval is required

*Principal uses:*

---

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*Conditional uses:*

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**A-2 ZONE:**

No DATCP approval is required

*Principal uses:*

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*Conditional uses:*

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**List:**

1. Weddings, banquets, conferences or meetings
  - a. With food service
  - b. Without food service
  
2. Retail, ie. Antiques, Amish store, bike shop
  
3. Training/Classrooms such as art studios for pottery, painting, etc., woodworking, glass blowing, photography studios
  
4. Repair services for machinery, cars, bikes
  
5. Hobby farms with produce, animals (numbers restrictions), kennels, animal boarding
  
6. Athletics/Sports such as archery range, paintball, exercise facility, yoga, hang gliding, ultralights
  
7. Storage
  - a. Industrial
  - b. Residential
  
8. Aquaculture

**Ag tourism and hunt club/game farm have already been added to the A-2 zone as a conditional use permit.**



## **Standards:**

1. Parking – numbers
2. Septic – sizing
3. Ingress/egress
4. Hours of operation
5. Noise
6. Lighting
7. Emergency services
8. Plat of survey/plan
9. Neighboring uses
10. Traffic generation and circulation
11. Fencing
12. Setbacks
13. Letter of credit, surety fee, bonding

### **The existing home occupation classification definition already allows businesses/uses that meet the definition:**

**Home Occupations:** Any occupation for gain or support conducted by resident occupants of a premises. In zoning districts in which they are allowed, all home occupations shall meet the following requirements:

- a. Shall be clearly incidental and secondary to a principal residential use of the property.
- b. Only one such use shall be permitted on any lot.
- c. Shall not be designed or conducted in a manner that would cause the premises to differ from its residential or agricultural appearance, such as through the use of colors, materials, construction, lighting, or excessive signs or through the production of noise, vibration, light, odor, dust, smoke or other air pollution detectable outside the parcel by persons with normal sensitivities.
- d. The display, storage, or parking of materials goods, supplies, or equipment outside is prohibited, except for those vehicles incidental to the principal use of the property.

- e. One on-premises sign of not more than six (6) square feet in area to advertise the home occupation is permitted.
- f. Within the A-1 district, the home occupation shall also:
  - 1. Be conducted by the owner or operator of the farm.
  - 2. Require no buildings, structures, or improvements other than a farm residence, Agricultural Accessory Structures or improvements, or some combination.
  - 3. Not impair the current or future agricultural use of the farm or of other farmland within a certified farmland preservation zoning district, legally protected from nonagricultural development, or both.
  - 4. Provide only stock-in-trade produced on the premises, such as a roadside stand for the sale of products grown or produced on the premises, or a commercial service delivered on or off the premises.

Where allowed as permitted accessory uses, each **Accessory Home Occupation** shall meet the following additional standards:

- a. Shall be conducted completely within the dwelling.
- b. Shall occupy no more than twenty-five (25) percent of the dwelling floor area.
- c. Shall employ no persons besides permanent residents of the premises in the R-1, R-2, C, and W districts and may additionally employ no more than one non-resident employee in all other zoning districts where allowed.
- d. The business of selling stocks of merchandise, supplies, or products that are kept on the premises shall not be permitted, except for those produced by the home occupation and for small household or personal care products. The direct retail sale of products is not allowed, except for events designed to market small household or personal care products and for persons picking up an order they have placed in advance.

Where allowed by conditional use permit, each **Conditional Home Occupation** shall meet the following additional standards (but not those standards exclusive to an Accessory Home Occupation):

- a. Shall be conducted completely within the dwelling, completely within one or more accessory buildings, or both, except for farms regularly open for tours, demonstrations, hayrides, corn mazes, farm breakfasts, and other similar events.
- b. Shall occupy no more than a total of 2,500 sq. ft. of accessory building floor area.
- c. Shall employ no more than four (4) non-resident employees in addition to permanent residents of the premises.

**Existing A-1, A-2, A-3 and A-T zones already have listed/approved Principal, Accessory and Conditional Uses in the ordinance. See individual zoning controls attached.**

## Rob Klotz

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**From:** Patricia Cicero  
**Sent:** Friday, July 19, 2013 10:24 AM  
**To:** Mark Watkins; Joe Strupp; Rob Klotz; Michelle Staff; Gail Scott; Steve Nass; Phil Ristow  
**Subject:** FW: EPA  
**Attachments:** LS EPA 07.16.13.pdf

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**From:** Larry Sieb [<mailto:larry@medtechcon.com>]  
**Sent:** Thursday, July 18, 2013 3:20 PM  
**To:** Hope [Oostdik@charter.net](mailto:Oostdik@charter.net); Julie Clark; Carl glassford; Patricia Cicero; Marilyn Sieb; [mpezzi2050@charter.net](mailto:mpezzi2050@charter.net)  
**Subject:** Fwd: EPA

In February of this year, I filed a possible environmental violation report with the EPA. Since I did not hear anything back, I asked Senator Baldwin's office for assistance. They pursued it with the EPA who should have responded to me within 30 days and the attached letter is the result.

I think the inspection is a positive step in combination with the DNR activity.

----- Original Message -----

**Subject:**EPA  
**Date:**Thu, 18 Jul 2013 15:36:35 +0000  
**From:**Wachter, Jon (Baldwin) <[Jon\\_Wachter@baldwin.senate.gov](mailto:Jon_Wachter@baldwin.senate.gov)>  
**To:**[larry@medtechcon.com](mailto:larry@medtechcon.com) <[larry@medtechcon.com](mailto:larry@medtechcon.com)>

Mr. Sieb,

Attached please find the response from the EPA concerning your air quality complaint. I will send a copy to you in the mail.

I will keep you apprised of any further information I receive from the EPA. If you have any questions or concerns, please do not hesitate to contact me.

Sincerely,

Jon Wachter  
Office of U.S. Senator Tammy Baldwin  
14 W. Mifflin Street, Suite 207  
Madison, WI 53703  
Main: 608-264-5338  
Fax: 608-264-5473



# Committee Meeting Sign-In Sheet

Committee/Board Name: \_\_\_\_\_

Date of Meeting: \_\_\_\_\_

Name (Please Print)	City or Township	Person/Firm Representing	Item # or General Comment
Greg Paarsch	Helenville	Greg and Erin Paarsch	conditional use permit
Gregg Heideman	Azotlan	Gregg & Sara Heideman	<del>cond</del> re-zone