

AGENDA
JEFFERSON COUNTY PLANNING AND ZONING COMMITTEE
DECISION MEETING

Revised 7/24/14

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

ROOM 203, COUNTY COURTHOUSE
311 S. CENTER AVE., JEFFERSON, WI 53549
8:30 A.M. ON MONDAY, JULY 28, 2014

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. **Communications**
7. **Approval of June 30, July 14 and July 17, 2014 Meeting Minutes**
8. **Monthly Financial Report for Land Information Office (LIO) – Andy Erdman**
9. **Land Information Office 2015 Budget and Fee Schedule Review**
10. **Monthly Financial Report for Zoning – Rob Klotz**
11. **Zoning, Solid Waste and Wisconsin Fund 2015 Budget and Fee Schedule Review**
12. **Andy Erdman, Rob Klotz Discussion and Possible Action on Public Records Availability Online, Including Surveys and Permits et al. from LIO and Zoning Departments**
13. **Discussion with Possible Action on Asphalt Shingle Removal at Former Amon Mineral Extraction Site, W8215 USH 18, Town of Oakland, in Conjunction with Conditional Use CU575-94**
14. **Request by Kim Hookstead for Replacement of the Home at N7744 Little Coffee Road, Town of Watertown, at More Than 100 Feet from its Existing Location**
15. **Decisions on Petitions Presented in Public Hearing on July 17, 2014:**
R3737A-14 – Timothy May/Anthony & Rose Vrtis, Town of Ixonia
R3739A-14 & CU1784-14 – Anthony Buonincontro, Town of Oakland
R3740A-14, R3741-14 & CU1785-14 – Jon Bound/Humane Society of Jefferson County Property, Town of Jefferson

R3729A-14 – John & Geraldine Franz, Town of Ixonia
R3742A-14 – Lloyd Holterman/Rick Nelson & Dana Leija Property, Town of Watertown
CU1786-14 – Robert & Catherine Muchka, Town of Concord
CU1787-14 – William Stade, Town of Jefferson
CU1789-14 – Dale Overson, Town of Koshkonong

16. Future Agenda Items

17. Upcoming Meeting Dates

August 18, 8:00 a.m. – Site Inspections Beginning in Courthouse Room 203
August 21, 7:00 p.m. – Public Hearing in Courthouse Room 205
August 25, 8:30 a.m. – Decision Meeting in Courthouse Room 203
September 15, 8:00 a.m. – Site Inspections Beginning in Courthouse Room 203
September 18, 7:00 p.m. – Public Hearing in Courthouse Room 205
September 29, 8:30 a.m. – Decision Meeting in Courthouse Room 203

18. Adjourn

If you have questions regarding the petitions, please contact the Zoning Department at 920-674-7131. Petition files referenced on this agenda may be viewed in Courthouse Room 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.

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

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

**MINUTES 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
311 S. CENTER AVE., JEFFERSON, WI 53549
8:30 A.M. ON MONDAY, JUNE 30, 2014**

- 1. Call to Order**
The meeting was called to order by Chairman Nass at 8:30 a.m.
- 2. Roll Call**
Nass, Reese, David, Rinard and Jaeckel were present, as was Ben Wehmeier, County Administrator; Blair Ward, Corporation Counsel; Mark Watkins, Director of Land and Water Conservation Department; and Rob Klotz, Michelle Staff and Deb Magritz of the Planning and 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.
- 5. Public Comment (Not to Exceed 15 Minutes and Not to Include Petitions Slated for Decision)**
There was no public comment.
- 6. Communications**
 - a. Easement and Parking Lot at W750 and W778 USH 18 for Access to State Lands in the Town of Concord Approved Under 13.48 Wisconsin State Statutes
Klotz explained the proposal; no action was needed.
- 7. Approval of June 2, June 16 and June 19, 2014 Meeting Minutes**
Motion by Reese, seconded by Jaeckel to approve the June 2 minutes as presented. Motion carried on a voice vote with no objection. Motion by Reese, seconded by Jaeckel to approve the June 16 minutes as presented. Motion carried on a voice vote with no objection, but with David abstaining. Motion by Reese, seconded by Jaeckel to approve the June 19 minutes as presented. Motion carried on a voice vote with no objection.

The Committee moved to agenda item 10. for the convenience of guests in attendance.

- 10. Update on Discussion and Possible Modification of Permit CU1438-06 for WD Hoard & Sons/Hoard's Dairyman Farm to Reflect Changes Required to Maintain Compliance with the Siting Standards of ATCP51 Regarding the Manure Storage Structural Repair Plan**
A roll call was taken, with Reese, Nass, Jaeckel, Rinard, David, Klotz, Ward, Wehmeier and Watkins noting their attendance. Watkins brought those present up to date on the

situation: the pit is 95% empty, and Watkins has granted a one to two day extension to finish emptying it. The “dead test” will then begin. He explained that outflow will be going into a tanker and will be hauled away. Watkins handed out a memo with 13 points for consideration. Motion by Reese, seconded by David to grant Hoards an additional six-month extension. A roll call vote was taken with Reese, Nass, Jaeckel, Rinard and David all voting yes.

The Committee moved to agenda item 14.

14. Request by Larry Christianson to Replace the Home at W6002 Gehler Rd, on PIN 002-0714-2233-000 at More than 100 Feet from its Existing Location

Christianson’s letter was read aloud by Klotz. There was discussion about the request; the Committee noted that the proposal maintains compliance with the Jefferson County Agricultural Preservation and Land Use Plan. Motion by Nass, seconded by Jaeckel to approve home replacement 475 feet from the existing home at W6002 Gehler Road. Motion carried on a voice vote with no objection.

The Committee moved to agenda item 15.

15. Discussion and Possible Decision on Petition R3730 -14 for Hutchins Trust/Charles Hutchins near N8779 CTH Q, Town of Milford

Klotz read aloud a letter from Steve Duwe, Chairman of the Town of Milford Planning Commission recommending the Hutchins’ original site proposal over the area near the existing farm buildings at N8779 CTH Q. After discussion, a motion was made by Reese, seconded by Jaeckel to approve the original request on the Hutchins’ south property line. Motion carried on a voice vote with no objection.

The Committee moved to agenda item 11.

11. Discussion and Possible Action on an Alleged Violation at W6619 Timberline Ct, PIN 020-0814-0512-006 in the Town of Milford, Owned by Norman Wrench

Klotz explained the situation to date. The Town Chair, Jeff Ziebell was in attendance and when asked for his opinion, stated that nothing changes on this property. Trevor Price, a neighboring landowner spoke. Jaeckel asked what had been done to date to bring this property into compliance, and the response was that citations had been issued. Motion by Nass, seconded by Reese to proceed with any legal means necessary. The Corporation Counsel was asked for his ideas. Motion carried on a voice vote with no objection.

The Committee moved to the first two petitions in agenda item 16.

PLEASE SEE INDIVIDUAL FILES FOR A COMPLETE RECORD OF THE FOLLOWING DECISIONS:

16. Discussion and Possible Decisions on Petitions Presented in Public Hearing on June 19, 2014:

APPROVED WITH CONDITIONS R3732A-14 - Daniel Schieber/Francis Hoff Trust Property, Town of Sullivan on a motion by Jaeckel, seconded by Reese; motion carried on a voice vote with no objection.

APPROVED WITH CONDITIONS R3733A-14 on a motion by Reese, seconded by Jaeckel & R3734A-14 on a motion by Jaeckel, seconded by David for Richard A

Nelson/Pond Hill Dairy LP Property, Town of Koshkonong. Both motions carried on voice votes with no objection.

The Committee moved to agenda item 8.

8. **Monthly Financial Report for Land Information Office – Andy Erdman**
Erdman reported that sales of maps have been up but revenues for recording fees are down. He also noted that the County Surveyor spent much of the month of May working for the Highway Department.
9. **Monthly Financial Report for Zoning – Rob Klotz**
Klotz reported that Zoning is just under \$7,000 short in revenues from this point last year. He hopes to reduce expenditures from the last budget by \$5,000.
12. **Discussion and Possible Action on an Alleged Violation near Bakertown Rd on PIN 026-0616-0411-002 in the Town of Sullivan, Owned by Gil Pollock**
Staff and Klotz explained. Motion by Nass, seconded by Jaeckel to write a letter giving Mr. Pollock 90 days to clean up the property, with no additional extensions. After that time, the complaint will be forwarded to Corporation Counsel.
13. **Discussion and Possible Action on an Alleged Violation at W4352 Emerald Dr on PIN 032-0815-3224-004 in the Town of Watertown, Owned by Jeremy Gill**
Klotz explained. Staff added that Mr. Gill was denied a variance to the sign ordinance, and that he is in violation of his conditional use permit. Motion by Nass, seconded by Reese to proceed with revocation of the conditional use permit. Ward suggested proceeding by long form in this case. Motion carried on a voice vote with no objection.

A short break was taken at 9:26 a.m. The meeting resumed at 9:30 a.m.

PLEASE SEE INDIVIDUAL FILES FOR A COMPLETE RECORD OF THE FOLLOWING DECISIONS:

16. **Discussion and Possible Decisions on Petitions Presented in Public Hearing on June 19, 2014:**
APPROVE WITH CONDITIONS R3735A-14 on a motion by Jaeckel, seconded by David & R3736A-14 on a motion by Reese, seconded by Jaeckel for John Schwemmer/Ruth I Schwemmer Trust Property, Town of Sumner. Both motions carried on voice votes with no objection.
APPROVE WITH CONDITIONS R3737A-14 – Eric Evenson, Town of Sumner on a motion by Reese, seconded by Jaeckel; motion carried on a voice vote with no objection.
APPROVE WITH CONDITIONS CU1782-14 – Linette L Schlee, Town of Milford on a motion by Jaeckel, seconded by Rinard. Motion carried on a voice vote with no objection.
APPROVE WITH CONDITIONS CU1783-14 – Todd Tessenske, Town of Palmyra on a motion by Reese, seconded by David; motion carried on a voice vote with no objection.
17. **Discussion Regarding Placement of Sand Under 11.10 - 4. Definitions – Public or Private Beach**
Klotz explained stipulations of the 2005 ordinance. The Committee agreed that the ordinance should not be changed at this point.

18. Future Agenda Items

There were no future agenda items noted.

19. Upcoming Meeting Dates

July 14, 8:00 a.m. – Site Inspections Beginning in Courthouse Room 203-Nass **will be absent**

July 17, 7:00 p.m. – Public Hearing in Courthouse Room 205

July 28, 8:30 a.m. – Decision Meeting in Courthouse Room 203

August 18, 8:00 a.m. – Site Inspections Beginning in Courthouse Room 203

August 21, 7:00 p.m. – Public Hearing in Courthouse Room 205-Klotz **will be absent**

August 25, 8:30 a.m. – Decision Meeting in Courthouse Room 203

20. Adjourn

Motion by Reese, seconded by David to adjourn at 10:00 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.

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**MINUTES OF
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
311 S. CENTER AVE., JEFFERSON, WI 53549
8:00 A.M. ON MONDAY, JULY 14, 2014**

- 1. Call to Order**
The meeting was called to order by Vice-Chair David at 8:01 a.m.
- 2. Roll Call**
Committee members present included David, Rinard, Jaeckel and Reese. Zoning Department staff in attendance were Rob Klotz 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**
No changes were proposed to the agenda.
- 5. Public Comment (Not to Exceed 15 Minutes and Not to Include Petitions Slated for Decision)**
Klotz reported that he had turned in his budget and had emailed it to the Committee. He asked the Committee to come to him with any questions.

The Committee left at 8:04 for the following inspections:

- 6. Site Inspections of Petitions to be Presented in Public Hearing on July 17, 2014**
CU1787-14 – William Stade, **N3660 STH 89**, Town of Jefferson
R3740A-14, R3741A-14 & CU1785-14 – Jon Bound/Humane Society of Jefferson County Property, **W6510 & W6490 Kiesling Rd**, Town of Jefferson
CU1789-14 – Dale Overson, **W6783 & W6785 Westphal Ln**, Town of Waterloo
R3739A-14 & CU1784-14 – Anthony Buonincontro, **N3784 N Oakland Rd**, Town of Oakland
CU1788-14 – Steven & Carol Mertins, **N9146 Klug Ln**, Town of Waterloo
R3742A-14 – Lloyd Holterman, **N8632 CTH X**, Town of Watertown
R3738A-14 – Timothy May/Anthony & Rose Vrtis, at/near **N8344 Hustisford Rd**, Town of Ixonia
R3729A-14 – John & Geraldine Franz, **W2298 STH 16**, Town of Ixonia
CU1786-14 – Robert & Catherine Muchka, **W1342 CTH B**, Town of Concord
- 7. Adjourn**
Motion by Reese, seconded by Jaeckel to adjourn at 10:47 a.m. Motion carried on a voice vote with no objection.

Don Reese, Secretary

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**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 17, 2014

TIME: 7:00 p.m. (*Courthouse doors will open at 6:30*)

PLACE: Room 205, Jefferson County Courthouse, 311 S. Center Ave., Jefferson, WI

1. Call to Order

The meeting was called to order by Chairman Nass at 7:00 pm.

2. Roll Call

Committee members in attendance were Reese, Jaeckel, David, Rinard and Nass. Zoning staff present included Michelle Staff and Rob Klotz.

3. Certification of Compliance with Open Meetings Law Requirements

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

4. Review of Agenda

There were no changes proposed to the agenda.

5. Explanation of Process by Committee Chair

Chairman Nass explained the process of the public hearing.

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 17, 2014, 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 official zoning map 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 R-2, RESIDENTIAL AND A-1, EXCLUSIVE AGRICULTURAL TO A-2,
AGRICULTURAL AND RURAL BUSINESS**

R3738A-14 – Timothy May/Anthony & Rose Vrtis: Create a 12.46-acre A-2 zone from part of PIN 012-0816-1912-000 (15.52 Acres) which is partially zoned R-2 and partially A-1, owned by Timothy May; and from PIN 012-0816-1913-008 (15.8 Acres), also zoned R-2 and A-1, owned

by Anthony and Rose Vrtis. Rezone PIN 012-0816-1913-000 (3 Acres) owned by Timothy May at N8344 Hustisford Rd to A-2. The sites are in the Town of Ixonia, all near Hustisford Rd.

Petitioner: Anthony Vrtis, W2156 CTH P Ixonia: Vrtis explained the current lot configuration and then the proposed lot configuration. Vrtis and May would like to swap properties where May would have everything west of the ditch line and Vrtis have everything east of the ditch line.

Tim May W4382 CTH O, Watertown, WI: May added that he would like to split the residence off with the current R-2 zone.

Comments in Favor: None

Comments Opposed: None

Questions from the Committee: None

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

Staff Report: Staff report given by Robert Klotz and now on file in the Zoning Department. Klotz explained the purpose of the A-2 principal use which is agricultural; also that they do not have 35 acres so cannot keep it A-1.

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

R3739A-14 & CU1784-14 – Anthony Buonincontro: Rezone PIN 022-0613-1533-000 (4.195 Acres) with conditional use to allow for adaptive reuse of a barn under Section 11.04(f)7 of the Jefferson County Zoning Ordinance, item eee. for conference center, banquet hall and event facility at N3784 N Oakland Rd in the Town of Oakland.

Petitioner: Anthony Buonincontro, N3784 Oakland Rd, Fort Atkinson: Buonincontro explained that he has refinished the barn for special events, weddings, churches, etc. Klotz asked Buonincontro to explain more about the operation. Buonincontro stated that the most common use would be weddings but other events may be possible. He explained the location of the parking and stated that he has parking for 120 cars. He reported that he has built porta potties that are chemically treated and pumped. He stated that he had an engineer look at the barn and did have to do some modifications to the structure. He noted that he wants to make the structure code compliant. Buonincontro explained improvements he has done to the structure. Buonincontro stated that he talked to the State Building Inspector in the beginning but has not talked to them recently. He stated that there would be no activities outside the barn. He said that activities would only occupy the top floor of the barn structure and he would not have any events in the basement of the barn. He stated that he contacted the local fire inspector and they told him he could have a maximum of 300 people in the barn. He hasn't thought about any dumpster locations and he doesn't plan on any additional fencing for the property.

Comments in Favor: None

Comments Opposed: Klotz read into the record a letter from Lynn Anderson at W8614 Perry Road.

Questions from the Committee: None

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

Staff Report: Staff report given by Robert Klotz and now on file in the Zoning Department. Klotz asked the petitioner if he has submitted any plans to the State of Wisconsin for conversion of the structure to a public building. Klotz asked about signs and informed the owner that they would require permits. Klotz explained about the Buonincontros' private friend's party and the complaint the Department received from the Town of Oakland.

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

R3740A-14, R3741A-14 & CU1785-14 – Jon Bound/Humane Society of Jefferson County

Property: Rezone PINs 014-0614-2014-001 (2 Acres) and 014-0614-2123-001 (2.6 Acres) to create a 0.38-acre A-2 zone with conditional use for storage of contractor's equipment and a 1.72 acre A-3 lot, both at **W6510 Kiesling Rd** and a 2.4-acre A-3 lot at **W6490 Kiesling Rd**, all in the Town of Jefferson.

Petitioner: Lisa Patefield representing the Humane Society of Jefferson County and Jon Bound were present. Patefield explained the proposal. Bound did not speak.

Comments in Favor: None

Comments Opposed: None

Questions from the Committee: None

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

Staff Report: Staff report given by Robert Klotz and now on file in the Zoning Department. No questions from Klotz.

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

R3729A-14 – John & Geraldine Franz: Create a 5-acre farm consolidation lot at **W2298 STH 16** from part of PINs 012-0816-0743-000 (37.635 Acres) and 012-0816-1812-000 (29.08 Acres) in the Town of Ixonia.

Petitioner: Tom Stade: They wish to split off the existing residence and sell the remainder of the proposal.

Comments in Favor: None

Comments Opposed: None

Questions from the Committee: None

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

Staff Report: Staff report given by Robert Klotz and now on file in the Zoning Department.

R3742A-14 – Lloyd Holterman: Create a 1.3-acre farm consolidation lot at **N8632 CTH X** in the Town of Watertown from part of PIN 032-0815-1532-000 (37.863 Acres).

Petitioner: Lloyd Holterman and Dana Nelson (owner) were present. Holterman explained that they would like split off the residence and he would like to purchase the farmland. Holterman explained that buildings will be removed and the lands converted back to farmland. Nelson confirmed that age of the residence to be pre-1975.

Comments in Favor: None

Comments Opposed: None

Questions from the Committee: None

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

Staff Report: Staff report given by Robert Klotz and now on file in the Zoning Department. Klotz explained about the septic location and the buildings to be removed.

CONDITIONAL USE PERMIT APPLICATIONS

CU1786-14 – Robert & Catherine Muchka: Revise the previous conditional use to allow for modification of its conditions of approval regarding sanitary facilities and driveway access. The site is at **W1342 CTH B** in the Town of Concord, on PINs 006-0716-1641-001 (2.54 Ac), 006-0716-1641-002 (2.1 Ac) and 006-0716-1641-003 (7.5 Ac). The properties are zoned Community.

Petitioner: Robert Muchka, 400 N Summit Moors, Oconomowoc, WI: Originally the existing CU was for using the existing residence for bathrooms and office. Muchka stated that he had persons interesting in purchasing the residence and now would like to put in a well and septic for the newly constructed building and split off the existing residence.

Comments in Favor: None

Comments Opposed: None

Questions from the Committee: None

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

Staff Report: Staff report given by Robert Klotz and now on file in the Zoning Department.

CU1787-14 – William Stade: Revise the previous conditional use to allow an auction facility to operate over ownership boundaries. The site is at **N3660 STH 89** in the Town of Jefferson, on PIN 014-0614-2222-000 (33.857 Acres) in an A-1 Agricultural zone.

Petitioner: Tom Stade, 623 Dewey Ave. Jefferson, WI: Stade explained the proposal of the land split.

Comments in Favor: None

Comments Opposed: None

Questions from the Committee: None

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

Staff Report: Staff report given by Robert Klotz and now on file in the Zoning Department. Klotz explained the access and address requirements.

CU1788-14 – Steven & Carol Mertins: Conditional use to allow a church as a public/semi-public use at **N9146 Klug Lane** in the Town of Waterloo on PIN 030-0813-1113-001 (1.2 Acres) in an A-3, Agricultural/Rural Residential zone.

The petitioners did not show.

CU1789-14 – Dale Overson: Conditional use to allow a church as a public/semi-public use at **W6783 and W6785 Westphal Ln** in the Town of Koshkonong on PIN 016-0514-0824-002 (2.889 Acres). The property is zoned A-3, Agricultural/Rural Residential.

Petitioner: William Bartz, W6789 Westphal Lane, Fort Atkinson and Joel Oman: Bartz explained the purpose and intent of the proposal. Bartz explained that they would like to move to the machine shed and maybe purchase the property. Oman noted that he believes it would be .3 acre of land to added to the parcel for the parking and septic area. Oman asked if this would be the time to ask the Committee about adding the land to the parcel. Klotz explained that would be a rezoning process and tonight we are here for the use of the church on the property.

Comments in Favor: None

Comments Opposed: None

Questions from the Committee: None

Town Response: Klotz read Town response into the record and it is in the file. Klotz explained the options for the project to the petitioners and explained that they need to make the decision.

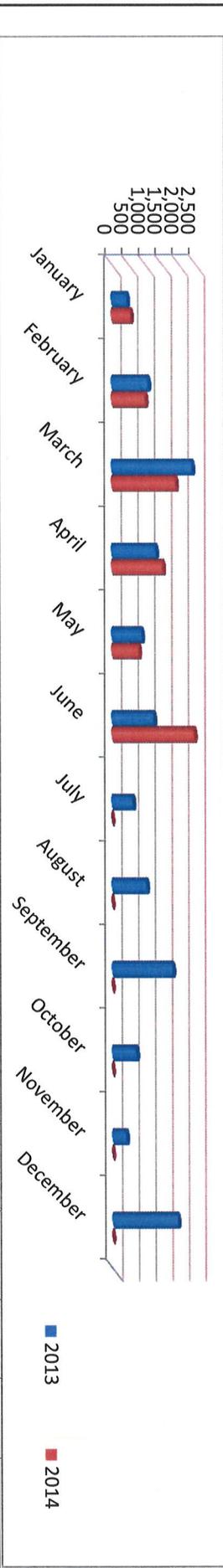
Staff Report: Staff report given by Robert Klotz and now on file in the Zoning Department. Klotz explained that this petition is only for the use of the building for the church.

Motion to adjourn made by Reese, seconded by David. Committee adjourned at 7:54 pm.

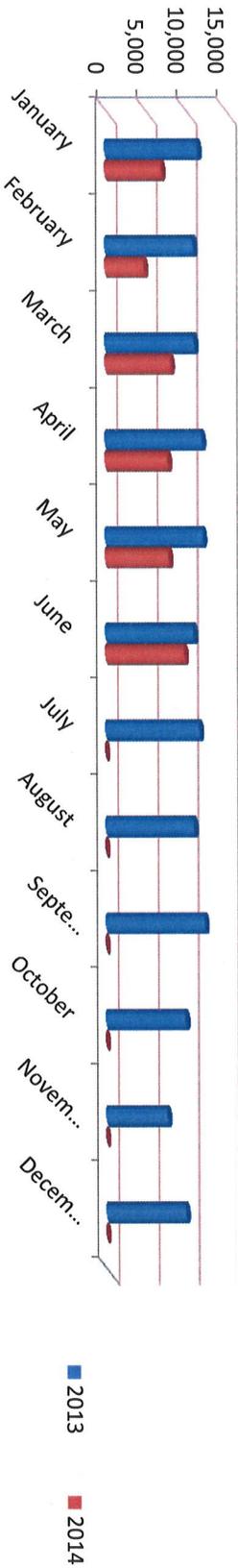
Don Reese, Secretary

June 2014 Land Information Office Monthly Revenue Report Comparison to Prior Year

Real Estate Description Revenue Accounts	2013	2014	Total	Budget	% of Budget
1301.451006	469	580	1,049	1,049	100.0%
1301.451008	1,103	1,026	2,129	2,129	100.0%
1301.472011	2,408	1,916	4,324	4,324	100.0%
Total	4,980	3,522	8,502	8,502	100.0%

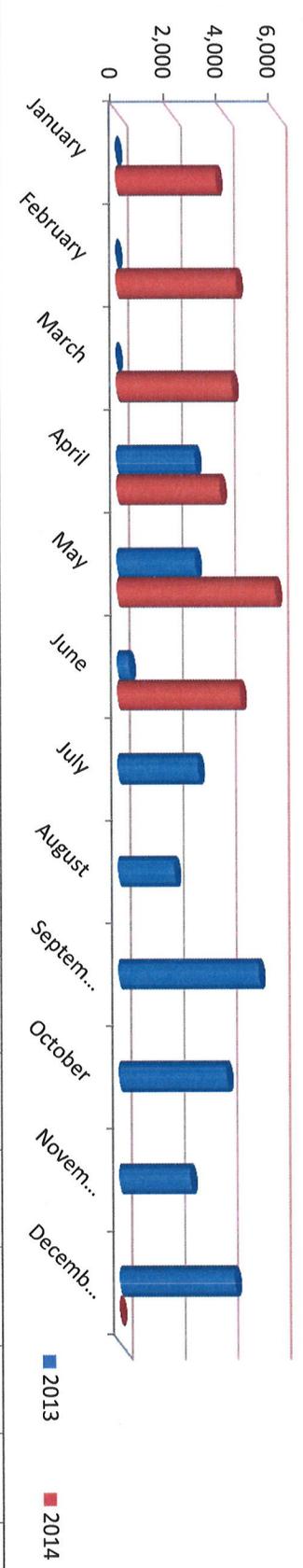


Land Records Mod. Revenue Accounts 1303.451008 1303.451305	2013	2014	Total	Budget	% of Budget
1303.451008	11,600	4,936	16,536	16,536	100.0%
1303.451305	7,120	8,261	15,381	15,381	100.0%
Total	18,720	13,197	31,917	31,917	90.4%



June 2014 Land Information Office Monthly Revenue Report Comparison to Prior Year

Land Surveyor Revenue Account 1311.474175	2013	2014	2013	2014	2013	2014	2013	2014	2013	2014	Total	Budget	% of Budget					
			January	February	March	April	May	June	July	August	September	October	November	December				
			0	0	0	0	2,963	2,963	450	3,038	2,125	5,313	4,088	2,700	4,375	28,015	39,200	71.5%
			3,787	4,550	4,375	3,912	6,450	4,638							0	27,712	37,000	74.9%



Jefferson County Planning and Zoning Department
Monthly Ledger Report
07-23-2014

	OP	PFC	MC	BSS (STF	FOAS	FAA	PPFC	SRRWF	WFG	Refunds	2014 Totals	2013 Total	Diff
MTH	7101.432099	7101.451002	7101.472003	7101.432002	7101.458010	7101.458015	7101.458014	7101.458001	7101.458002	7102.421001				
Jan	4,205.00	582.86		1,225.00	550.00						250.00	6,562.86	9,781.27	-3218.41
Feb	9,450.00	100.62		475.00	50.00						500.00	10,075.62	6,081.05	3994.57
Mar	8,790.00	178.03		875.00							550.00	9,843.03	10,300.20	-457.17
Apr	11,119.00	18.09		1,875.00	250.00						250.00	13,262.09	18,917.25	-5655.16
May	12,540.00	31.03	300.00	2,550.00	500.00			2.00			250.00	15,923.03	13,872.10	2050.93
June	10,280.00	59.51	146.00	4,275.00	700.00						200.00	15,460.51	9,347.22	6113.29
July	7,505.00	12.99	3.75	3,525.00	400.00			2.00			250.00	11,448.74	19,428.30	-7979.56
Aug													20,795.78	-20795.78
Sept													14,244.54	-14244.54
Oct													17,432.35	-17432.35
Nov													8,030.20	-8030.20
Dec													6,009.29	-6009.29
Total	63,889.00	983.13	449.75	14,800.00	2,450.00			4.00			2,250.00	82,575.88	154,239.55	-71663.67

2013 Actual Zoning Deposit: \$151,544.00

2014 Budget Revenues: \$131,400.00
 2014 Deposits YTD: \$82,575.88

Planning & Zoning

This Department functions under the direction of the Planning and Zoning Director who is appointed by the County Administrator. Policy guidance is provided by the County Board's Planning and Zoning Committee.

MISSION

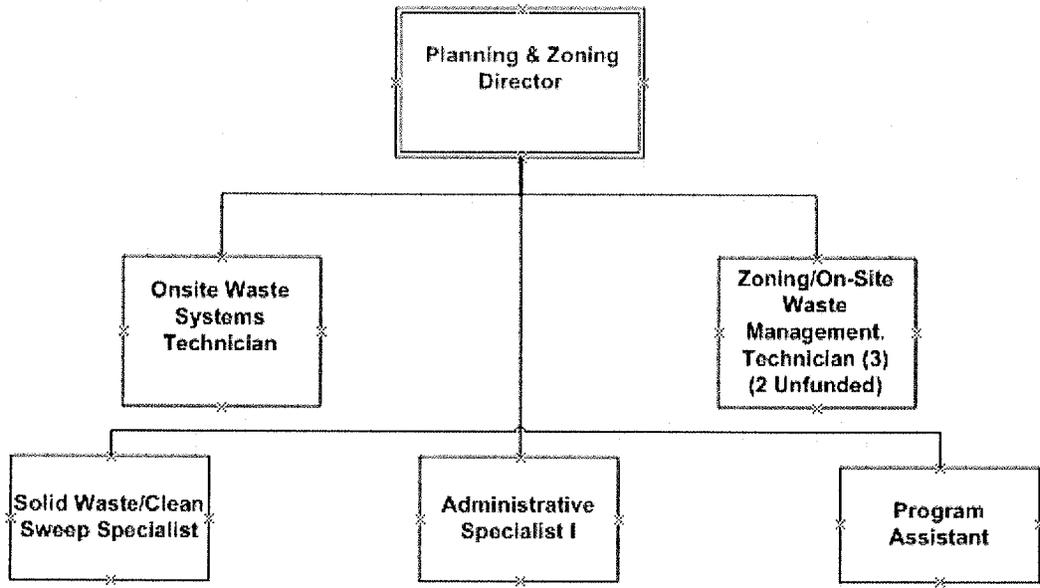
To provide service to the people of Jefferson County relating to implementation and enforcement of the Comprehensive and Agricultural Preservation and Land Use Plan, Zoning Ordinance, Floodplain Ordinance, shoreland/wetland, sanitation and private onsite waste treatment system maintenance and solid waste/recycling programs including Clean Sweep, e-waste and drug collections to assist those individuals or groups with the planning and permitting processes these plans and ordinances require.

PROGRAM DESCRIPTION

The Planning and Zoning Department is responsible for the implementation of the Comprehensive Plan which includes the Jefferson County Agricultural and Land Use Plan and Zoning Ordinance, involving state regulations in Wisconsin Administrative Rules NR135, ATCP51 and NR115, and Chapters 59.69 and 66.1001 of Wisconsin Statutes; Private Sewage System Ordinance including DComm83 and Chapters 59.70 and 145 of Wisconsin Statutes; the Floodplain Ordinance including state regulations in NR116 and federal regulations in CFR60; Shoreland/Wetland Ordinance including NR115; Land Division/Subdivision Ordinance including Chapters 59 and 236 of Wisconsin Statutes; Clean Sweeps, with their educational component for the Solid Waste Program; and Wisconsin Fund Grant Program and Private On-Site Waste Treatment System (POWTS) maintenance involving DComm83 and Chapter 145 of State Statutes. These programs are administered with a staff of six and the involvement of the Jefferson County Board of Supervisors, Planning and Zoning Committee, Corporation Counsel and federal and state agencies including the Federal Emergency Management Agency, US Army Corps of Engineers, US Fish and Wildlife Service, State of Wisconsin Department of Natural Resources, Department of Commerce, Department of Agriculture, Trade and Consumer Protection and Department of Administration.

PERFORMANCE MEASURES	2013 ACTUAL	2014 ESTIMATE	2014 BUDGET	2015 BUDGET	BUDGET CHANGE
Zoning and Land Use – process all permits, zoning amendments, conditional use permits, variances, surveys and subdivisions requested in compliance with Federal, State and County plans and ordinances.					
Sanitation – process, inspect and review as required, all sanitary permits, soil tests and POWTS installations to assure compliance with State and County statutes and ordinances.					

<p>Floodplain – Process, inspect, review and enforce all Federal, State and County floodplain regulations to remain compliant with NFIP and to protect property and structures with the goal of keeping residents reasonably safe from flooding and reducing flood damage.</p>					
<p>Solid Waste – Maintain the Solid Waste/Clean Sweep program utilizing funds from the negotiated agreement with Deer Track Park Landfill, and continue collecting e-waste, operating drug drop-off boxes, conducting Clean Sweep events for the collection of hazardous waste from residents, farms and businesses, including educational efforts for recycling.</p>					
<p>Violations – inspect, review and enforce all County ordinances relating to plans and ordinances to promote the health, safety and welfare of the people of Jefferson County.</p>					
<p>Audits – complete and pass all audits with Federal and State agencies, including FEMA, US Census Bureau, DNR, DComm and DATCP covering relevant programs, ordinances and regulations that this Department handles.</p>					



Deb Magritz

From: Rob Klotz
Sent: Thursday, July 24, 2014 8:38 AM
To: Ronald M. Carlson (rc@forseticonsulting.com)
Cc: Blair Ward; clay@gdinet.com; Donald Reese; Greg David (earth1st@mac.com); Amy Rinard; George Jaeckel; Gerald Kokkonen; Benjamin Wehmeier; Deb Magritz
Subject: RE: Lake Mills Blacktop Pit

Ron,

Thanks for the email.

This will be on the Jefferson County Zoning Committee agenda for discussion and decision on Monday, July 28th.

Since this request is for a short term response for removal of the shingles and clean-up of the property, I think this can be done without going through the Conditional Use process.

If you would like to attend this meeting, I can have my clerk email you an agenda. The meeting is at the Jefferson County Courthouse, room 203, at 8:30 am on the above mentioned date.

If you have any other questions, please call me at 920-674-7113.

Thanks,

Rob

From: Gerald Kokkonen
Sent: Thursday, July 24, 2014 8:23 AM
To: Rob Klotz
Cc: Ronald M. Carlson (rc@forseticonsulting.com)
Subject: FW: Lake Mills Blacktop Pit

Rob,

Here is what I have received from Ron Carlson. It seems he has your email a little off -.com instead of the .gov.

Gerry K
7117

From: Ron Carlson [mailto:rc@forseticonsulting.com]
Sent: Wednesday, July 23, 2014 6:32 AM
To: robk@jeffersoncountywi.com; Gerald Kokkonen; gkafka@kafkagranite.com
Subject: Lake Mills Blacktop Pit

I am the duly appointed Receiver of Lake Mills blacktop. This will confirm our various discussions of late, including yesterday concerning the above matter:

As you are aware, it is estimated that at the inception of the Receivership that approximately 46,000 tons of shingles were located in the Lake Mills Blacktop Pit. The Receiver is attempting to expedite the removal of the shingles from the Pit, and to date, material progress has been made in that regard, however substantial additional work needs to be done.

To assist with that process I am requesting that the Receiver or his designee (Kafka Granite) be granted temporary authority to move shingle grinding equipment into the Pit, and to commence shingle grinding activities, effective immediately upon the approval of Jefferson County and extending until the end of November, 2014.

As indicated the Receiver believes that the grinding of shingles will assist in expediting the removal of the shingles from the Pit. I understand this matter will be considered by the respective County authority during the week of July 28th.

Forseti Consulting, LLC
Ronald M. Carlson
Principal and Managing Director
N35 W23877 Highfield Court, Suite 100B
Pewaukee, WI 53072
Office: 262-857-2121
rc@forseticonsulting.com

To whom it may concern,

I am Kim Hookstead (Hemson), owner of the property located at N7744 Little Coffee Rd. Watertown, WI. The property consists of 135 acres with an old farmhouse on the premises. This has been my family farm for approx. the last 50 years, with the tillable acres being leased to Dean Melcher for a good portion of that time. I am currently working with him on converting the entire property to organic.

I wish to build a new house on the farm to be my residence. I have enclosed an aerial view of the part of the property involved along with some measurements to help explain my intent.

As I understand it, a new home is to be built within 100 ft. of the existing structure. I am not able to do that due to the fact that the road exists to the west, a lot line to the north, and a creek around the east and south sides. I am asking to go straight east of the old house 278 ft. The reason being, I believe it's the best way to utilize my property without taking from the tillable land.

In the past, this space was occupied

by (2) barns that have since "gone away" with only the silo remaining. There is already a driveway there.

In regards to the existing house, I do not to remove it entirely. Although part of the building has been damaged by wildlife, the main structure is still very sound. I would like to leave it stand with the idea of using it for agricultural purposes only. The structure could have many possible uses whether for machine and equipment storage or growing mushrooms in the "ground level" basement, just to name a few. It would never be used for a residence of any kind. Just the same, it is way to good to waste.

In summary, it is my goal to build myself a home on my family farm without taking from the existing tillable acreage or wasting the existing resources.

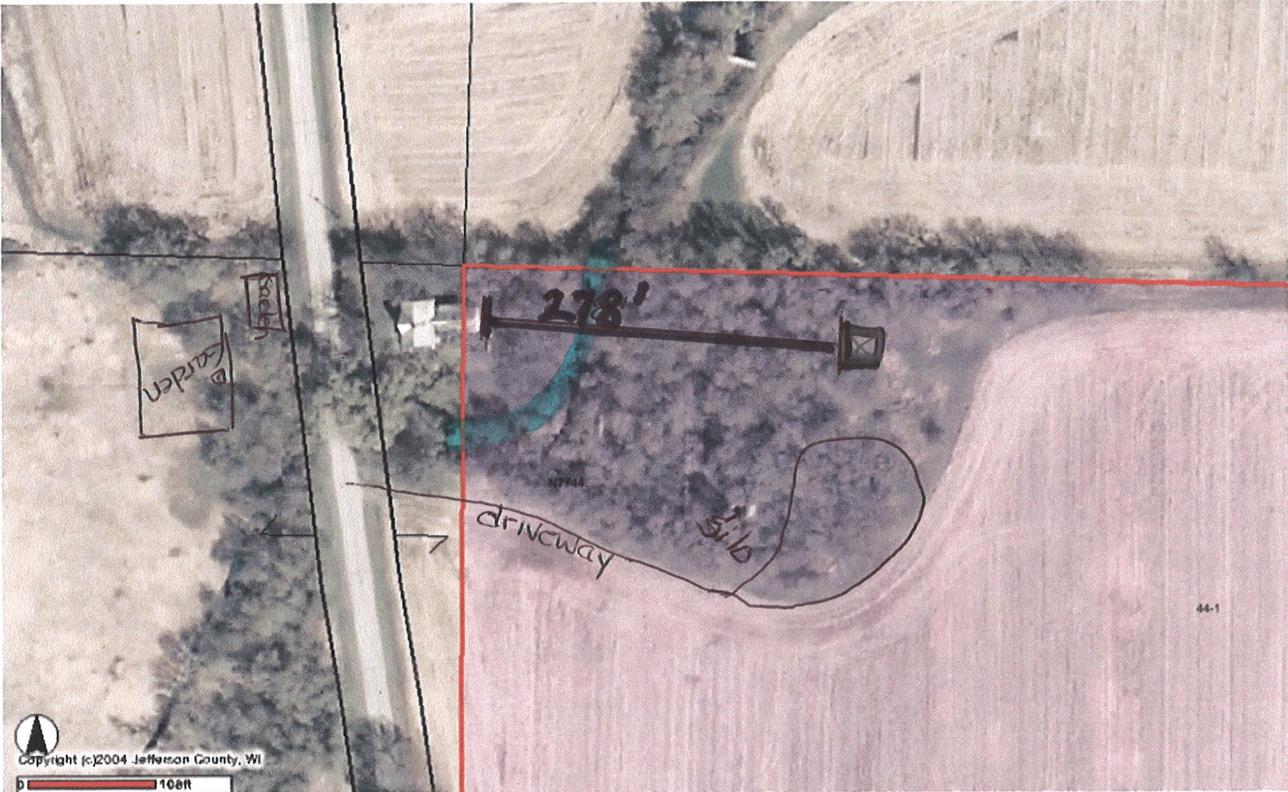
After reviewing my "plan", I hope it will be found acceptable. I thank you, in advance, for your time and consideration.

Sincerely,

Kim Hookstead (Henson)



- Navigate
- Search Data
- Legend
- Print Map



Jefferson C
 Select a Map
 Click
BE SURE TO I
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Coordinates:[2315355,412425]

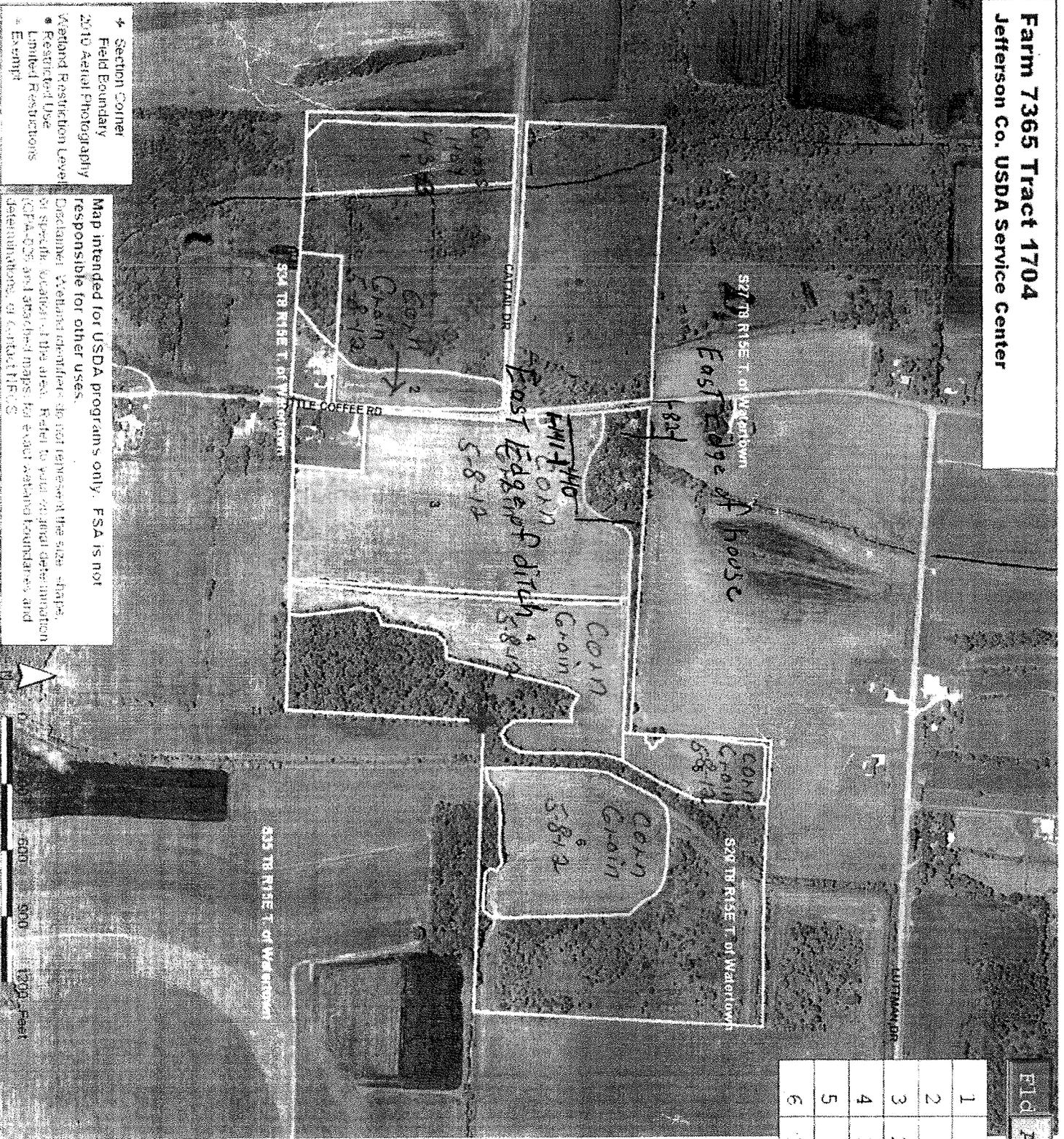
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DISABLE Pop-up

Select a color

Farm 7365 Tract 1704
 Jefferson Co. USDA Service Center



Fld	Acres	Cro
1	6.55	Grassh
2	2.97	Corn
3	24.60	Corn
4	11.62	Corn
5	3.56	Corn
6	11.47	Corn

- 4 Section Corner
- Field Boundary
- 2010 Aerial Photography
- Waterland Restriction Level
- Restricted Use
- Limited Restrictions
- Exempt

Map intended for USDA programs only. FSA is not responsible for other uses.

Disclaimer: Waterland identifies do not represent the size, shape, or specific location of the area. Refer to your original determination (CFR-A-025) and attached maps for exact waterland boundaries and determinations of cropland/HUCS.

Cropland = 60.8