

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
311 S. CENTER AVE., JEFFERSON, WI 53549
8:30 A.M. ON MONDAY, OCTOBER 27, 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 September 29, October 13 and October 16, 2014 Meeting Minutes**
- 8. Sexual Offender Placement as it Relates to County Zoning**
- 9. Discussion of Proposed Floodplain Ordinance and Maps**
- 10. Discussion and Possible Action for Possible Development of a Wind Generator Ordinance**
- 11. Discussion and Possible Action on RFP for Aerial Photography**
- 12. Monthly Financial Report for Land Information Office – Andy Erdman**
- 13. Monthly Financial Report for Zoning – Rob Klotz**
- 14. Discussion and Possible Action on Vacation of a Certified Survey Map in Accordance with Sec. 236.34(4) of State Statutes for Lot 1, CSM 9276-28-255, Steven & Jody Knoebel, at N5729 S Farmington Rd in the Town of Farmington**
- 15. Discussion and Possible Decision on CU1796-14 for Stephen Zalec, PIN 022-0613-0333-004 in the Town of Oakland, Postponed from the September 29, 2014 Meeting**
- 16. Decisions on Petitions Presented in Public Hearing on October 16, 2014:**
R3753A-14 – Dean & Susan Anderson, Town of Aztalan
R3754A-14 – Kurt Reed, Town of Koshkonong
R3755A-14 – David Messmer/Edwin & Kathleen Messmer Trust Property, Town of Milford

R3756A-14 – Dennis Riedl/Steve Smith Property, Town of Milford
R3757A-14 – Joshua Davis/Carl & Bonnie Eggert Trust Property, Town of Waterloo
R3758A-14 – Burkhard Laas Trust & Jens Laas, Town of Waterloo
R3759A-14 – Mark Robidoux/Mark & Donna Robidoux Trust & Maynard Pribbenow
Trust Properties, Town of Waterloo
R3760A-14 & R3761A-14 – Dennis & Patti Loppnow, Town of Concord
R3762A-14 & R3763A-14 – John & Dee Winkelman, Town of Ixonia
R3764A-14 – Cheryl Bott/Stanley & Carol Beranek Trusts Property, Town of Watertown
R3765A-14 – Cambridge State Bank, Town of Farmington
CU1797-14 – Craig Tennies/Hookstead Property, Town of Koshkonong
CU1798-14 – Katzman Farms Inc., Town of Hebron
CU1799-14 – Daniel Koplinski & Laura Kulick, Town of Palmyra
CU1800-14 – Randall & Susan Veenhuis, Town of Sumner

17. Future Agenda Items

18. Upcoming Meeting Dates

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.

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, SEPTEMBER 29, 2014**

- 1. Call to Order**
The meeting was called to order by Chairman Nass at 8:32 a.m.
- 2. Roll Call**
All Committee members were present at 8:32 a.m. Staci Hoffman, Register of Deeds; Andy Erdman, Land Information Department Director; Blair Ward, Corporation Counsel; Rob Klotz, Michelle Staff and Deb Magritz of the Zoning Department were also in attendance.
- 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.
- 5. Public Comment (Not to Exceed 15 Minutes and Not to Include Petitions Slated for Decision)**
There was no public comment.
- 6. Communications**
Klotz mentioned an email he received regarding wind generators and informed the Committee that Jefferson County currently does not have a wind generator ordinance.
- 7. Approval of August 25, September 15 and September 18, 2014 Meeting Minutes**
Motion by Reese, seconded by Rinard, to approve the August 25 meeting minutes as presented. Motion carried on a voice vote with no objection. Motion by Reese, seconded by Jaeckel, to approve the September 15 meeting minutes as presented. Motion carried on a voice vote with no objection. Motion by Reese, seconded by David, to approve the September 18 public hearing minutes as presented. Motion carried on a voice vote with no objection.
- 8. Discussion and Possible Action on Public Records Availability Online, Including Surveys and Permits et al from LIO and Zoning Departments - Blair Ward, Andy Erdman, Staci Hoffman, Rob Klotz**
Klotz reported having put the question out to other counties as to what they do for records availability online; 22 counties responded, and currently two of those counties do have some information online. Klotz explained his reservations about making all information available online. Erdman gave his reasons for looking at this process, including saving staff time and allowing public accessibility any time of day. Hoffman then explained

statutory requirements to charge for copies of recorded documents and spoke about the potential loss of revenue if this information is available online through other offices' information. Ward suggested potentially having a written agreement with anyone who accesses these online records. After discussion, Nass suggested piloting this project with Land Information Office (LIO) records. Motion by Nass, seconded by Rinard, to proceed with putting LIO records online as a pilot program. Motion carried on a voice vote with no objection.

9. **Discussion and Possible Action on Vendor Selection Procedure for the Aerial Photography to be Flown in the Spring of 2015 – Andy Erdman**
Erdman contacted Sauk and Brown Counties who each went through a bidding process rather than going through the WROC consortium, potentially saving \$5,000 to \$10,000. His recommendation was for Jefferson County to go through the bidding process with the thought that we can still go through the consortium if not satisfied with the bids. Motion by Nass, seconded by David to go through the bidding process with a report to the Committee in November, and to County Board in December. Motion carried on a voice vote with no objection.
10. **Monthly Financial Report for Land Information Office – Andy Erdman**
Erdman showed his report to the Committee and reported that revenues were pretty steady, but slightly down in August. Document recording numbers have been down, but the surveyor has been steadily working with the Highway Department so that revenues in that area should be up from last year.
11. **Monthly Financial Report for Zoning – Rob Klotz**
Klotz showed the report to the Committee and noted that things are looking up. Zoning should meet its target for revenues.
12. **Salvage Yard Licensing**
Upon recent inspection, it was found that Benders is the only salvage yard with things outside their approved area. Klotz recommended licensing all the yards. Motion by Reese, seconded by Jaeckel, to license all with a letter to those who are currently in violation, requiring them to rectify the situation by next year. Motion carried on a voice vote with no objection.

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

13. **Decisions on Petitions Presented in Public Hearing on September 18, 2014:**
APPROVE WITH CONDITIONS R3748A-14 on a motion by Jaeckel, seconded by Reese & CU1791-14 on a motion by Reese, seconded by Jaeckel – Frederick Plautz, Town of Farmington; both motions carried on voice votes with no objection.
APPROVE WITH CONDITIONS R3749A-14 on a motion by Reese, seconded by Jaeckel & CU1792-14 on a motion by Reese, seconded by Rinard – Telfer Farms LLC, Gary & Mary Telfer Property, Town of Oakland; both motions carried on voice votes with no objection.
POSTPONED DECISION ON R3750A-14 – Mark Redmond, Town of Concord on a motion by Nass, seconded by Reese; motion carried on a voice vote with no objection.
APPROVED WITH CONDITIONS R3751A-14 – David Christian/David & Karen Christian Family Farms LLC, Town of Farmington on a motion by Reese, seconded by Jaeckel; motion carried on a voice vote with no objection.

APPROVED WITH CONDITIONS R3752A-14 – Andrew Mindemann/Mindemann Trust Property, Town of Farmington on a motion by Jaeckel, seconded by Reese; motion carried on a voice vote with no objection.

APPROVED WITH CONDITIONS CU1793-14 – Jaye Haberman/Suzanne B Chadwick Trust Property, Town of Milford on a motion by Jaeckel, seconded by Reese; motion carried on a voice vote with no objection.

APPROVED WITH CONDITIONS CU1794-14 – Diane & Mike Reindl/Diane Kretschmer Property (horses), Town of Milford on a motion by Reese, seconded by Jaeckel; motion carried on a voice vote with no objection.

APPROVED WITH CONDITIONS CU1795-14 – Diane & Mike Reindl/Diane Kretschmer Property (extensive on site storage structure), Town of Milford on a motion by Reese, seconded by Jaeckel; motion carried on a voice vote with no objection.

POSTPONED DECISION ON CU1796-14 – Stephen W Zalec, Town of Oakland on a motion by Nass, seconded by Reese; motion carried on a voice vote with no objection.

14. Future Agenda Items

Wind generator ordinance discussion and action on RFP for aerial photography proposals.

15. Upcoming Meeting Dates

October 13, 8:00 a.m. – Site Inspections Beginning in Courthouse Room 203 – **Jaeckel will be absent**

October 16, 7:00 p.m. – Public Hearing in Courthouse Room 205

October 27, 8:30 a.m. – Decision Meeting in Courthouse Room 203 – **Reese may be absent**

November 17, 8:00 a.m. – Site Inspections Beginning in Courthouse Room 203

November 20, 7:00 p.m. – Public Hearing in Courthouse Room 205

November 24, 8:30 a.m. – Decision Meeting in Courthouse Room 203

16. Adjourn

Motion by Reese, seconded by Jaeckel, to adjourn at 10:16 a.m. Motion carried on a voice vote with no objection.

Don Reese, Secretary

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**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
311 S. CENTER AVE., JEFFERSON, WI 53549
8:00 A.M. ON MONDAY, OCTOBER 13, 2014**

- 1. Call to Order**
The meeting was called to order by Chairman Nass at 8:05 a.m.
- 2. Roll Call**
Jaeckel was absent; all other Committee members were present, as were Rob Klotz, Michelle Staff and Deb Magritz from the 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.

The Committee left for the following site inspections:

- 6. Site Inspections of Petitions to be Presented in Public Hearing on October 16, 2014:**
CU1798-14 – Katzman Farms Inc., **W3223 Hoffman Road**, Town of Hebron
CU1799-14 – Daniel Koplinski & Laura Kulick, **N359 Tamarack Road**, Town of Palmyra
CU1797-14 – Craig Tennes/Hookstead Property, **W5140 Gillis Road**, Town of Koshkonong
R3754A-14 – Kurt Reed, **W6904 Schwemmer Lane**, Town of Koshkonong
CU1800-14 – Randall & Susan Veenhuis, **N2413 Kunz Road**, Town of Sumner
R3753A-14 – Dean & Susan Andersen, **N6534 CTH N**, Town of Aztalan
R3755A-14 – David Messmer/Edwin & Kathleen Messmer Trust Property, **N6877 Hooper Mills Lane**, Town of Milford
R3756A-14 – Dennis Riedl/Steve Smith Property, **N7274 Faville Road**, Town of Milford
R3758A-14 – Burkhard Laas Trust & Jens Laas, **N7728 STH 89**, Town of Waterloo
R3757A-14 – Joshua Davis/Carl & Bonnie Eggert Property, **W7877 Kowski Lane**, Town of Waterloo
R3759A-14 – Mark Robidoux/Mark & Donna Robidoux Trust & Maynard Pribbenow Trust Properties, **N9634 Peschel Road**, Town of Waterloo
R3764A-14 – Cheryl Bott/Stanley & Carol Beranek Trusts Property, near **N7566 CTH X**, Town of Watertown
R3762A-14 & R3763A-14 – John & Dee Winkelman, **Hillside Drive**, Town of Concord

R3760A-14 & R3761A-14 – Dennis & Patti Loppnow Trust, **W1555 Northside Drive**,
Town of Concord
R3765A-14 – Cambridge State Bank, **N5556 Christberg Road**, Town of Farmington

7. Adjourn

Motion by Reese, seconded by Rinard to adjourn. Motion carried on a voice vote with no objection. The meeting adjourned at 12:00 p.m.

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.jeffersoncountyiwi.gov.

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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: October 16, 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 Vice-Chairman David at 7:00 pm.

2. Roll Call

Committee members in attendance at 7:00 were Jaeckel, David and Rinard. Zoning staff present included Michelle Staff and Rob Klotz. Nass arrived later.

3. Certification of Compliance with Open Meetings Law Requirements

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

4. Review of Agenda

There were no changes proposed to the agenda.

5. Explanation of Process by Committee Chair

Vice-Chairman David explained the process of the public hearing.

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, October 16, 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 A-1, EXCLUSIVE AGRICULTURAL TO A-3, AGRICULTURAL/RURAL RESIDENTIAL

R3753A-14 – Dean & Susan Anderson: Rezone to create a 2.2935-acre farm consolidation lot around the home at **N6534 CTH N**. The site is on PIN 002-0714-1143-000 (30 Acres) in the Town of Aztalan.

Petitioner: Sue Anderson, N6534 CTH N - They would like to split off the existing homestead and retain the surrounding acreage with their new residence. The petitioners stated the house is older than 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 stated that DNR had no comment on this petition. Klotz explained that the new house on the remaining A-1 lands cannot use the southern driveway on this new lot. A driveway access must be provided on the north of the proposed lot.

R3754A-14 – Kurt Reed: Create a 2-acre farm consolidation lot around the home at **W6904 Schwemmer Lane** in the Town of Koshkonong from part of PIN 016-0514-1844-000 (49.166 Acres).

Petitioner: Kurt Reed, W6225 Apple Ln. Fort Atkinson - They purchased this acreage which has a 1900s home on it and they would like to sell the existing homestead. The petitioner explained the location of the existing driveway and explained the remaining A-1 lands will have access from a public road.

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.

R3755A-14 – David Messmer/Edwin & Kathleen Messmer Trust Property: Rezone 0.26 acre of PIN 020-0714-0712-000 (19.485 Acres) at **N6877 Hoopers Mill Lane** to add it to the A-3 zoned lot at N6885 Hoopers Mill Lane. This is requested for a new shed site in the Town of Milford.

Petitioner: David Messmer, N6885 Hoopers Mill Lane - The petitioner explained that he would like to put a shed on their property and would add land from their parents' land. Messmer explained that he would like this area because it is level and he would like to build a 42 x 52 shed for machinery. Messmer asked the Committee to please not take an available lot from his parent's farm. Messmer asked if he had to do a final survey for this transfer and Klotz explained the transfer between adjacent land owners.

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.

R3756A-14 – Dennis Riedl: Create a 2-acre building site **near N7274 Faville Road** in the Town of Milford from part of PIN 020-0714-0622-000 (28.17 Acres).

Petitioner: Dennis Riedl, 621 Mulberry Street, Lake Mills, WI - He would like to create this lot for a new 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. Klotz noted that the junk was removed from this area.

R3757A-14 – Joshua Davis: Rezone 4 acres from PINs 030-0813-1412-002 (37.233 Acres) and 030-0813-1413-002 (37.921 Acres) to add it to an adjoining A-3 lot at **W7877 Kowski Lane** in the Town of Waterloo.

Petitioner: Joshua Davis, W7877 Kowski Lane, Waterloo – Davis explained that he would like to buy four acres from the neighbor. As a rebuttal from the neighbor's e-mail, Davis explained that he doesn't have any cattle and would like to use the buildings. He stated all buildings are 20 feet from lot line.

Comments in Favor: Chet Dolph, N7830 CTH G, Lake Mills – He is cropping the surrounding land and he is in favor.

Comments Opposed: Klotz read an e-mail into the record that was submitted by Dean and Chris Zimmerman.

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.

R3758A-14 – Burkhard Laas Trust & Jens Laas: Rezone part of PINs 030-0813-2642-000 (33.867 Acres) and 030-0813-2643-001 (2.698 Acres) to create a 5-acre farm consolidation lot around the home at **N7728 STH 89**, to add approximately 1.2 acre to enlarge an existing A-3 zone at **N7726 STH 89**, and to create a 2-acre vacant lot, also on **STH 89**. The sites are in the Town of Waterloo.

Petitioner: Jens Laas, N7726 STH 89, Lake Mills, WI 53551 – Laas stated that he would like to create a 5-acre lot around a 1857 residence. He would also like to add additional lands to his existing lot. Then Laas explained that he would like to create a vacant lot. He stated that all driveways have been approved, even one for the remaining A-1 acreage. Laas stated that a new septic was installed in 1993 and would be about 20 feet off the proposed lot line for the farm consolidation.

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 asked the petitioner why he is asking for 5 acres for the farm consolidation when much of the lot is cropland.

R3759A-14 – Mark Robidoux/Mark & Donna Robidoux Trust & Maynard Pribbenow Trust Properties: Rezone PIN 030-0813-0311-002 (1 Acre) owned by Robidoux and 0.35 acre of PIN 030-0813-0311-000 (41 Acres) owned by Pribbenow to enlarge the lot at **N9634 Peschel Road** in the Town of Waterloo.

Petitioner: Mark Robidoux, N9634 Peschel Road, Waterloo – Robidoux is buying the backyard he has been mowing for the last 19 years. He stated that the septic is in the front of the existing house.

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.

**FROM A-1, EXCLUSIVE AGRICULTURAL TO A-3, AGRICULTURAL/RURAL RESIDENTIAL
AND N, NATURAL RESOURCE**

R3760A-14 & R3761A-14 – Dennis & Patti Loppnow Trust: Create a 4.3-acre A-3 lot around the home at **W1555 Northside Drive** and a 5.1 Natural Resource zone adjacent to it. The property is in the Town of Concord, part of PIN 006-0716-0421-000 (46.94 Acres).

Petitioner: Dennis Loppnow, W1555 Northside Drive - They would like to create a 4.3 lot and the wooded area. They would like to sell off the agricultural lands to the farmer and do not want any additional lots available for this land. They understand that this would be the last land split for this farm. The house was built in 2000.

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.

R3762A-14 & R3763A-14 – John & Dee Winkelman: Rezone to create a 1.6-acre vacant building site and a 20.1-acre Natural Resource zone from part of PIN 006-0716-0822-000 (40 Acres) in the Town of Concord on **Hillside Drive**.

Petitioner: Tom Stade of 623 Dewey Ave, Jefferson, WI spoke for the Winkelmans - Stade explained that the Winkelmans would like to split off the wooded area because it doesn't fit within their farming operation. In addition, they would like to split off a 1.6-acre vacant building site for a new 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.

FROM EXCLUSIVE AGRICULTURAL A-1 TO N, NATURAL RESOURCES

R3764A-14 - Cheryl Bott/Stanley & Carol Beranek Trusts Property; Rezone to create a 7-acre and a 29-acre Natural Resource zone to be attached to two adjoining properties on CTH X. The zones are part of PIN 032-0815-3423-000 (33.744 Acres) in the Town of Watertown.

Petitioner: Cheryl Bott, N7572 CTH X – They are requesting the lots to settle the estate. Currently it is rented to the neighboring farmer and they still will be cropping it. They just want to transfer the land to settle the family estate.

Comments in Favor: The family members were present in favor of the petitioner but did not speak.

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.

R3765A-14 – Cambridge State Bank; Create a 24.1-acre Natural Resource zone with access over an easement near N5556 Christberg Road in the Town of Farmington. The site is on PIN 008-0715-2924-000 (24.146 Acres).

Petitioner: Michael Rumpf represented Cambridge State Bank – Rumpf explained that the land is under a conservation easement (NRCS Wetland Reserve Program). He also explained that he received a variance and all parties have agreed upon an easement to access the property.

Comments in Favor: Joe Sikora - He is in favor of this rezoning.

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.

CONDITIONAL USE PERMIT APPLICATIONS

CU1797-14 – Craig Tennies/Hookstead Property; Conditional use to allow up to 13 dogs at W5140 Gillis Road in the Town of Koshkonong, on PIN 016-0154-1324-000 (40 Acres). The property is zoned A-1, Exclusive Agricultural.

Petitioner: Craig Tennies, W5140 Gillis Road - Tennies would like to build some kennels for hunting dogs for his property. Tennies stated that he is only going to have 13 dogs.

Comments in Favor: None

Comments Opposed: None

Questions from the Committee: Rinard stated that when on site there were more than 13 dogs on the property. She asked him if he plans to have more than 13 dogs.

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 stressed the importance of only having the number of dogs as petitioned.

CU1798-14 – Katzman Farms Inc.: Conditional use to allow an intensive agricultural beef cattle operation for 2,630 animal units at **W3223 Hoffman Road** in the Town of Hebron. The site is on PIN 010-0515-1122-000 (47.52 Acres) in an A-1 Exclusive Agricultural zone.

Petitioner: Naomi Bernstein – Bernstein is the engineer working for Katzman Farms. She stated that the Katzmans are proposing a 2,000 dairy steer expansion. She explained that the Hebron community is over ½ mile away from the farm. The farm is currently in the process of their WPDS permit with the DNR. Bernstein explained the manure management for the farm and the types of standards they are required to meet. She stated that the farm is inspected every 5 years as part of their WPDS permit. She explained that steers create less manure than dairy cattle. Bernstein reported that there are currently 750 animals on the farm. She explained the odor score process and all of the other sheets that are needed to comply with the state law. She also stated that this is Phase 1 of the series of expansions.

Klotz asked the consultant to explain the process the farm needs to complete to get permits with the DNR for the CAFO. Klotz informed the public that there will be another public hearing on this expansion with the DNR. Klotz explained that the entire record of these proceedings will be forwarded to DATCP. Klotz explained ATCP 51 standards and explained to the public that unless they have scientific evidence to refute the application it must be approved.

Joe Strupp from the Jefferson County Land and Water Conservation Department was present. He explained that soil samples are taken every 4 years to make sure the fields are not over applied with manure. He explained the plans for the farm. Strupp stated that plans are not water quality based but there are setbacks from river and streams. Strupp also stated that nothing guarantees there won't be any environmental impacts but the plans are within state standards. Strupp asked that if there were any more questions or concerns about this expansion, people should please contact him at the office.

Comments in Favor: Matthew Foelker, W3467 Lower Hebron Road - He is in favor of the proposal.

Comments Opposed: Melanie Russo, N2145 Ehlert Rd. – She had several concerns about the proximity of the farm to the Bark River, the Hebron Community Center, etc. She explained statistics on the methane emissions from the dairy cattle. She had many concerns about water quality. She asked about the setbacks for manure from waterways.

Klotz explains the ATCP 51 and WPDS permit process. Klotz noted that these permits would cover her concerns.

Carrie Thurin, W3388 Lower Hebron Rd – She would like to have more information on exactly what they are going to be doing because she only had the notice. She explained all of her questions.

Klotz again explained the process of ATCP 51 Livestock Siting. Klotz stated that the files are in the Zoning Office and that during business hours the public can review the files.

Bill Powell, N2508 Frommader Rd. – Powell had more concerns about manure and how close the wetlands are to the Bark River. He explained the slope from the farm where the cattle are housed to the lower land towards the Bark River. He is concerned about water quality. He spoke about animal cruelty laws. He further explained how the animals will be kept and is upset about that.

Nina at N2145 Elhert Rd, Hebron – She was concerned about Koch Rd and the slopes that go down into the Bark River. She explained that the cropland is planted in corn and she is concerned with the manure spreading contaminants. She asked how often the operation would get inspected and by whom. She asked about the animal units. Klotz explained the animal unit for more than 35 acres.

Diane Burkhoff at N2343 - Hebron - She is against this petition. She does not want this to come into the water system.

Matthew Kinsman, W3355 Lower Hebron Rd. – Not against the dairy farms but they can store up to a year of manure on the farm and after the manure is more toxic. He stated this is not good for the environment and he is not happy that his taxes are going to subsidize it.

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.

CU1799-14 – Daniel Koplinski & Laura Kulick: Conditional use to allow a home occupation/auto repair shop at **N359 Tamarack Road** in the Town of Palmyra. The site is on PIN 024-0516-3523-002 (2.87 Acres) in an A-1, Exclusive Agricultural zone.

Petitioner: Daniel Koplinski, N359 Tamarack Rd. - He would like a CU for an automobile repair shop. There is no water service to the building. He stores oil, and Advantage takes it or he gives it to Clean Sweep. He explained that he has no battery storage.

Comments in Favor: Barry Blaskowski, N335 Tamarack Rd – They have no issues with the use.

Comments Opposed: None

Questions from the Committee: None

Town Response: Larry Kau from the Town of Palmyra stated that the Town of Palmyra did pass the petition.

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

CU1800-14 – Randall & Susan Veenhuis: Conditional use for an extensive on-site storage structure at **N2413 Kunz Road** on PIN 028-0513-0111-004 (1.74 Acres), for use also with the residence at N2407 Kunz Road on PIN 028-0513-0111-005 (1.486 Acres). The site is in the Town of Sumner in a Residential R-2 zone .

Petitioner: Randy Veenhuis, N2407 Kunz Road – Stated that he would like to build a new garage. He stated that there is a current septic system to this building. There would be water and septic to the building.

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 petitioner's intent for this garage.

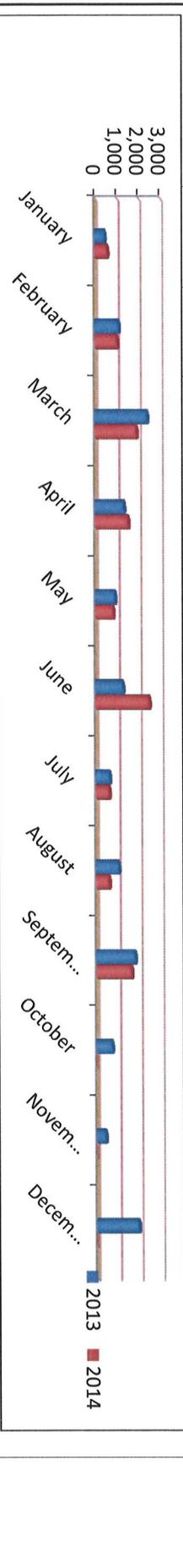
Motion by Nass, seconded by Jaeckel to adjourn the meeting at 8:25 pm. Motion carried on a voice vote with no objection.

Don Reese, Secretary

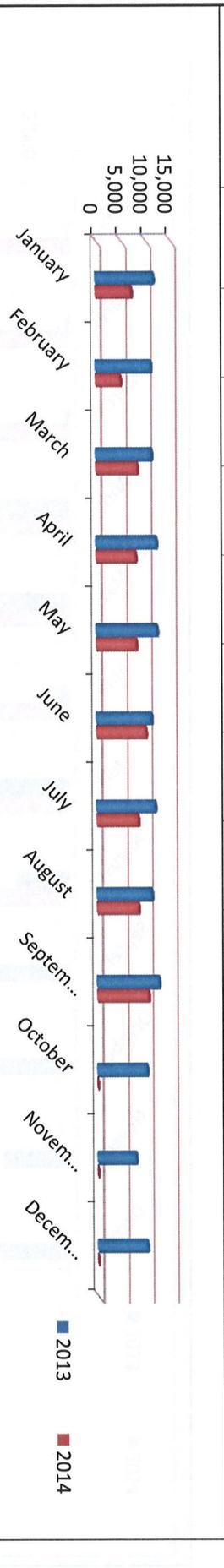
A recording of the meeting will be available from the Zoning Department upon request.

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

Real Estate 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	4,522	9,502	9,502	100.0%

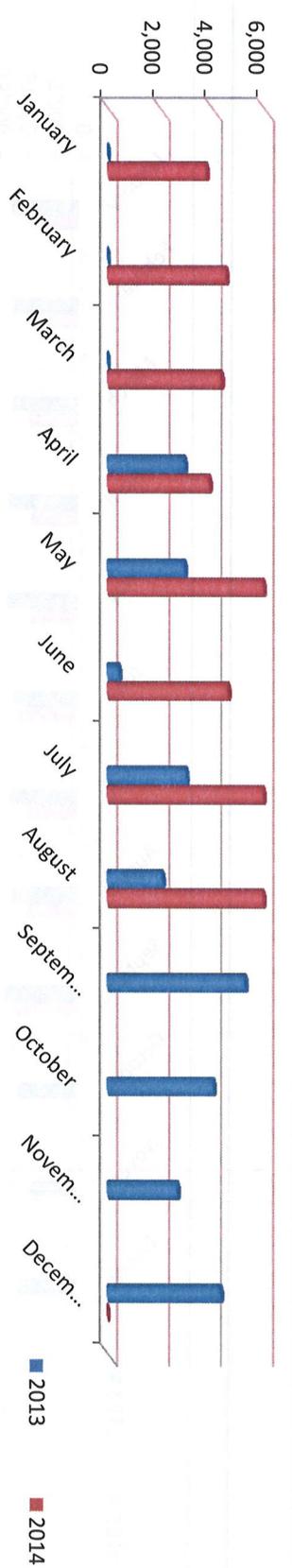


Land Records Mod. Revenue Accounts	2013	2014	Total	Budget	% of Budget
1303.451008	11,600	7,120	18,720	18,720	100.0%
1303.451305	11,087	4,936	16,023	16,023	100.0%
Total	22,687	12,056	34,743	34,743	100.0%



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

Land Surveyor Revenue Account 1311.474175	January	February	March	April	May	June	July	August	September	October	November	December	Total	Budget	% of Budget
2013	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%
2014	3,787	4,550	4,375	3,912	6,450	4,638	6,825	7,300				0	41,837	37,000	113.1%



Jefferson County Planning and Zoning Department
Monthly Ledger Report
10-21-2014

	OP	PPC	MC	ESS (STF	FOAS	FAA	PPFC	SRFWF	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		725.00							550.00	9,693.03	10,300.20	-607.17
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	14,415.00	21.25	3.75	5,400.00	450.00			2.00			250.00	20,292.00	19,428.30	863.7
Aug	15,045.00	123.79	12.00	6,475.00	400.00						175.00	22,055.79	20,795.78	1260.01
Sept	17,670.00	5.29		6,100.00	850.00						475.00	24,625.29	14,244.54	10380.75
Oct	7,135.00	13.38		1,775.00	250.00							9,173.38	17,432.35	-8258.97
Nov													8,030.20	-8030.2
Dec													6,009.29	-6009.29
Total	110,649.00	1,133.85	461.75	30,875.00	4,000.00			4.00			2,900.00	147,123.60	154,239.55	-7115.95

2013 Actual Zoning Deposit: \$151,544.00

2014 Budget Revenues: \$131,400.00
 2014 Deposits YTD: \$147,123.60

Rob Klotz

From: Rob Klotz
Sent: Friday, October 17, 2014 1:57 PM
To: 'Kitty Messmann'
Subject: RE: Knoebel

Thanks Kitty.....I had Deb Put it on the Zoning Committee agenda for Oct 27.

From: Kitty Messmann [<mailto:kmessmann@fortlawyers.com>]
Sent: Friday, October 17, 2014 1:46 PM
To: Rob Klotz
Subject: Knoebel

Please see the attached letter for your zoning meeting.

Kitty Messmann
Legal Assistant
Vance, Wilcox & Martin, S.C.
79 North Main Street
P.O. Box 338
Fort Atkinson, WI 53538-0338
Phone: 920-563-9523
Fax: 920-563-9528

VANCE, WILCOX & MARTIN, S.C.

Attorneys at Law

79 N. Main Street

P.O. Box 338

Fort Atkinson, WI 53538-0338

James J. Vance
Bradford W. Wilcox
John H. Short (1945-2010)

Phone: 920-563-9523
Fax: 920-563-9528
Email: vwm@fortlawyers.com

October 17, 2014

Attn: Rob Klotz
Planning & Zoning
email: RobK@jeffersoncountywi.gov

RE: Parcel No. 008-0715-2434-000
Steve & Jody Knoebel

Dear Rob:

Per our phone conversation the other day, here is a copy of the Certified Survey Map that Mr. and Mrs. Knoebel would like to vacate per statute 236.34(4). We have posted notice of the hearing on the bulletin boards in the Town of Farmington and also at the Jefferson County Courthouse. Later this month notice will be posted in the local newspaper.

This survey was recorded in 2010, so there will be no change in the zoning once the survey is vacated and merged with the adjoining land. Both parcels are zoned Ag.

If you have any further questions, please do not hesitate to call. Thank you.

Sincerely yours,

VANCE, WILCOX & MARTIN, S.C.

By

Kitty Messmann

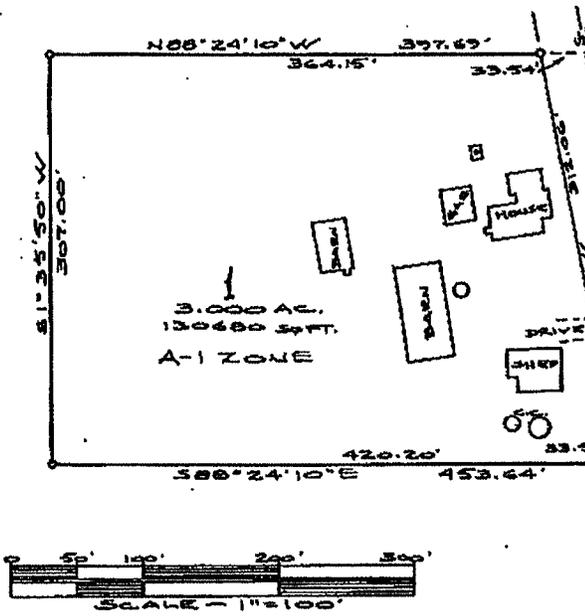
Encs.

cc: Mr. and Mrs. Steve Knoebel

1275190

CERTIFIED SURVEY MAP V-38 P. 255

Part of the SE ¼ of the SW ¼ of Section 24, T7N, R15E
Town of Farmington, Jefferson County, Wisconsin



NOTES: This lot may be subject to any and all easements or agreements either recorded or unrecorded.

Assumed North is referenced to the south line of the SW ¼ of Section 24-7-15.

- Found 4" Diameter Aluminum Monument
- Set ¾" X 18" Iron Rod Weighing 1.50#ft.

Owner:
Steven and Jody Knoebel
N5648 S. Farmington Rd.
Helenville, WI 53137



SURVEYOR'S CERTIFICATE

I, James B. Woodman, Professional Land Surveyor, hereby certify that in full compliance with Chapter 236.34, Wisconsin Statutes and the subdivision regulations of Jefferson County and by the direction of Steven Knoebel, owner, this land has been surveyed, divided and mapped under my responsible direction and supervision; that such survey correctly represents all exterior boundaries and the division of the land surveyed; and is part of the SE ¼ of the SW ¼ of Section 24, T7N, R15E, Town of Farmington, Jefferson County, Wisconsin to-wit:

Commencing at the S ¼ corner of said Section 24; thence N88°24'10"W, along the south line of said SW ¼, 801.10 feet; thence N8°43'50"W, along the centerline of S. Farmington Road and its extension, 157.55 feet to the point of beginning; thence continue N8°43'50"W, along said centerline, 312.06 feet; thence N88°24'10"W, 397.69 feet; thence S1°35'50"W, 307.00 feet; thence S88°24'10"E, 453.64 feet to the point of beginning, containing 3.000 acres and subject to a road right of way across the easterly 33 feet.

Date 3-31-09

James B. Woodman
Professional Land Surveyor

[Signature]
Authorized Signature

Approved by the Planning and Zoning Committee of Jefferson County.

Date 4-15-10

Received for recording this 16 day of April, 2010, at 8:35 o'clock A.M. and recorded in Volume 38 of Certified Surveys of Jefferson County at pages 255.

Document No. 1275190

[Signature]
Staci M. Hoffman, Register of Deeds

Certified Survey Map No. 537U

STATE OF WISCONSIN

CIRCUIT COURT

JEFFERSON COUNTY

In re the Petition to Vacate
Certified Survey Map No. 5276

JEFFERSON CO CIRCUIT COURT
AUTHENTICATED COPY
FILED

SEP 19 2014

BY KJ
NO. _____ Clerk (Dep.)

ORDER AND
NOTICE OF HEARING

14CV449

Code No: 30405

PLEASE TAKE NOTICE that at a regular term of the Circuit Court of Jefferson County, State of Wisconsin, the Honorable Judge Hue presiding in the court room for Branch II at the Jefferson County Courthouse, Jefferson, Wisconsin, on the 3rd th day of December, 2014, at 9:00 a.m., or as soon thereafter as this matter can be heard, there will be heard and considered the Petition of Steven J Knoebel and Jody L Knoebel to Vacate Certified Survey Map No. 5276 recorded April 16, 2010 in Vol. 28 of Certified Surveys of Jefferson County at page 255 as Document No. 1275190, being a part of the S.E.1/4 of the S.W.1/4 of Section 24, Township 7 North, Range 15 East, Town of Farmington, Jefferson County, Wisconsin and known as Tax Key No. 008-0715-2434-000 and reattaching this parcel to the undersigned's contiguous portion of the S.E.1/4 S.W.1/4 of Section 24, Township 7 North, Range 15 East, Town of Farmington, Jefferson County, Wisconsin and know as Tax Key No. 008-0715-2434-002-~~000~~, and for consideration of any other matter pertaining thereto.

The Court directs publication of this Order and Notice of Hearing as a class three notice as required under Ch. 985 Wis. Stats., and posting a written notice in the Town of Farmington Town Hall and Jefferson County Courthouse, at least three weeks before such hearing.

Dated at Jefferson, Wisconsin, this 19 day of September, 2014.

BY THE COURT



The Honorable, William F. Hue
Jefferson County Circuit Court Judge, Branch 2

BY:
Steve J Knoebel and Jody L Knoebel
N5648 S Farmington Road
Helenville, WI 53137

October 18, 2014

To: Jefferson County Zoning
311 S. Center St.
Jefferson, WI 53549

From: Stephen Zalec
W8442 Highway 18
Cambridge, WI 53523

RE: Modification to Conditional Use Permit CU1796-14
On PIN 022-0613-0333-004

All vehicles associated with the business will be stored inside the building.

in office 10-20-14
ZK

Put on for Decision - Oct 27th



Jefferson County

ZONING AND SANITATION DEPARTMENT
COURTHOUSE, 311 S. CENTER ST., JEFFERSON, WI 53549-1701
ROOM 201 PHONE 920-674-7130 FAX 920-674-7525

DATE: September 30, 2014
TO: Stephen Zalec
FROM: Jefferson County Planning and Zoning Committee
RE: Conditional Use Permit Application CU1796-14
on PIN 022-0613-0333-004

File 10-2-14

The Jefferson County Planning and Zoning Committee met on September 29 to consider your request for a conditional home occupation/auto repair business at W8442 STH 18. In your application you mentioned having vehicles, perhaps 6-12 at a time, parked in your driveway or on the grass. But the home occupation definition in the Jefferson County Zoning Ordinance states, "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." Therefore, the Committee postponed taking action on your application for one of two things to occur: either you would have to modify your request to indicate that all vehicles associated with the business will be stored inside the building, or you would have to rezone part of the property to A-2, Agricultural and Rural Business with conditional use to allow for the outside storage.

Please contact us with how you'd like to proceed, or with any questions you might have.