

**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, NOVEMBER 24, 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 October 27, November 17 and November 20 Meeting Minutes**
- 8. Monthly Financial Report for Land Information Office – Andy Erdman**
- 9. Discussion and Possible Action on Proposals Submitted for Acquisition of Orthophotography in the Spring of 2015**
- 10. Monthly Financial Report for Zoning – Rob Klotz**
- 11. 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**
- 12. Discussion and Possible Action on Asphalt Shingle Removal at Former Amon Mineral Extraction Site, W8215 USH 18 in the Town of Oakland, in Conjunction with Conditional Use CU575-94**
- 13. Discussion on Proposed Wind Energy System Ordinance**
- 14. Decisions on Petitions Presented in Public Hearing on October 16, 2014 and Subsequently Tabled:**
  - R3753A-14 – Dean and Susan Andersen, Town of Aztalan
  - R3755A-14 - David Messmer, Town of Aztalan
  - R3757A-14 – Joshua Davis/Carl & Bonnie Eggert Property, Town of Waterloo
  - R3758A-14 – Jens Laas and Burkhard Laas Trust, Town of Waterloo

- 15. Decisions on Petitions Presented in Public Hearing on November 20, 2014:**  
R3766T-14 – Jefferson County Zoning Repeal and Recreate Floodplain Ordinance with Flood Storage  
R3767A-14 – Don Petitt/D&F Scott Trust Property, Town of Koshkonong  
R3768A-14 – Helen Jacobson LE/Charles & Thomas Jacobson, Town of Sumner  
R3769A-14 & R3770A-14 – Michael Stade, Town of Lake Mills  
R3771A-14 – HAF Golden Acres LLC/Richard & Jody Herr Trust, Town of Concord  
CU1801-14 – Mark Hildebrand, Town of Cold Spring  
CU1802-14 – Joe Vultaggio, Town of Cold Spring  
CU1803-14 – River Road Storage LLC, Town of Watertown
- 16. Future Agenda Items**
- 17. Upcoming Meeting Dates**  
December 15, 8:00 a.m. – Site Inspections Beginning in Courthouse Room 203  
December 18, 7:00 p.m. – Public Hearing in Courthouse Room 205  
December 29, 8:30 a.m. – Decision Meeting in Courthouse Room 203  
January 12, 2015, 8:00 a.m. – Site Inspections Beginning in Courthouse Room 203  
January 15, 7:00 p.m. – Public Hearing in Courthouse Room 205  
January 26, 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](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.**

*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, OCTOBER 27, 2014**

- 1. Call to Order**  
The meeting was called to order by Chairman Nass at 8:30 a.m.
- 2. Roll Call**  
All Committee members were present. In addition, Ben Wehmeyer-County Administrator, Andy Erdman-Land Information Department Director, and Rob Klotz, Michelle Staff and Deb Magritz from the Zoning Department were 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**  
A decision on Petition R3756A-14 from agenda item 16 will be moved to immediately after Communications to accommodate an audience member.
- 5. Public Comment (Not to Exceed 15 Minutes and Not to Include Petitions Slated for Decision)**  
There was no public comment.
- 6. Communications**  
There were no communications discussed.

***PLEASE SEE INDIVIDUAL FILE FOR A COMPLETE RECORD OF THE FOLLOWING  
DECISION:***

- 16. Decision on Petition R3756A-14 Presented in Public Hearing on October 16, 2014:**  
Approved with conditions on a motion by Reese, seconded by Jaeckel. Motion carried on a voice vote with no objection.
- 7. Approval of September 29, October 13 and October 16, 2014 Meeting Minutes**  
Motion by Reese, seconded by Jaeckel to approve the September 29 minutes; motion carried on a voice vote with no objection.  
  
Motion by Reese, seconded by Rinard to approve the October 13 minutes; motion carried on a voice vote with no objection.  
  
Motion by Rinard, seconded by Jaeckel to approve the October 16 minutes; motion carried on a voice vote with no objection but with Reese abstaining.

The Committee moved to item 9 while waiting for Corporation Counsel to arrive.

**9. Discussion of Proposed Floodplain Ordinance and Maps**

Klotz explained that one change was made to the model ordinance, that being no detached accessory structures will be permitted in the floodway. Public hearing will be held in November on the proposed ordinance and maps, and County Board will consider them in December.

Blair Ward, Corporation Counsel was now in attendance.

**8. Sexual Offender Placement as it Relates to County Zoning**

Klotz explained that any community can regulate setbacks for placement of the offender. Ward could not find any county in Wisconsin that currently has an ordinance in place on this issue. Koshkonong is working on an ordinance for the Town. After much discussion, a motion was made by Nass, seconded by Reese to not pursue an ordinance on the County level at this point in time, but to write a memo to the Towns explaining that they have the ability to adopt an ordinance at their level. Motion carried on a voice vote with no objection.

**10. Discussion and Possible Action for Possible Development of a Wind Generator Ordinance**

Klotz explained options under PSC 128 which regulates placement of wind generators. There cannot be further regulation without adopting an ordinance. Towns can also adopt their own ordinance to regulate. Motion by Nass, seconded by Reese directing creation of a County zoning ordinance which will require a Zoning and Land Use Permit for towers up to PSC control, and to bring that back to Committee for review. Motion carried on a voice vote with no objection.

**11. Discussion and Possible Action on RFP for Aerial Photography**

Erdman reported that he's seen a fair amount of interest in the project and he is waiting for proposals.

**12. Monthly Financial Report for Land Information Office – Andy Erdman**

Erdman reported that approximately 1,000 documents have been recorded to date this year. Title companies were billed in September for the previous three months. He explained that the County Surveyor has been working with the Highway Department on CTH N and J and is ahead of anticipated revenues in that regard.

**13. Monthly Financial Report for Zoning – Rob Klotz**

Klotz explained that revenues are down for October, to date, by \$8,000 as compared with October 2013, but up for the 2014 year.

**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**

Klotz explained the change in statutes. Motion by Jaeckel, seconded by Reese to okay this vacation.

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

- 15. APPROVE WITH CONDITIONS - 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.** Motion for approval with conditions by Nass, seconded by Reese; motion carried on a voice vote with no objection.

**16. Decisions on Petitions Presented in Public Hearing on October 16, 2014:**

**POSTPONED DECISION ON R3753A-14** – Dean & Susan Anderson, Town of Aztalan on a motion by David, seconded by Rinard; motion carried on a voice vote with no objection.

**APPROVED WITH CONDITIONS R3754A-14** – Kurt Reed, Town of Koshkonong on a motion by Jaeckel, seconded by Reese; motion carried on a voice vote with no objection.

**POSTONED DECISION ON R3755A-14** – David Messmer/Edwin & Kathleen Messmer Trust Property, Town of Milford on a motion by Reese, seconded by Rinard; motion carried on a voice vote with no objection.

**POSTPONED DECISION ON R3757A-14** – Joshua Davis/Carl & Bonnie Eggert Trust Property, Town of Waterloo on a motion by Reese, seconded by Jaeckel; motion carried on a voice vote with no objection.

**POSTPONED DECISION ON R3758A-14** – Burkhard Laas Trust & Jens Laas, Town of Waterloo on a motion by Rinard, seconded by Reese; motion carried on a voice vote with no objection.

**APPROVED WITH CONDITIONS R3759A-14** – Mark Robidoux/Mark & Donna Robidoux Trust & Maynard Pribbenow Trust Properties, Town of Waterloo on a motion by Reese, seconded by Nass; motion carried on a voice vote with no objection.

**APPROVED WITH CONDITIONS R3760A-14** on a motion by Reese, seconded by Jaeckel & R3761A-14 on a motion by Nass, seconded by David – Dennis & Patti Loppnow, Town of Concord; both motions carried on voice votes with no objection.

**APPROVE WITH CONDITIONS R3762A-14** on a motion by Reese, seconded by Jaeckel & R3763A-14 on a motion by Reese, seconded by Jaeckel – John & Dee Winkelman, Town of Concord. Both motions carried on voice votes with no objection.

**APPROVE WITH CONDITIONS R3764A-14** – Cheryl Bott/Stanley & Carol Beranek Trusts Property, Town of Watertown on a motion by Nass, seconded by David; motion carried on a voice vote with no objection.

**APPROVE WITH CONDITIONS R3765A-14** – Cambridge State Bank, Town of Farmington on a motion by Jaeckel, seconded by Rinard; motion carried on a voice vote with no objection.

**APPROVE WITH CONDITIONS CU1797-14** – Craig Tennes/Hookstead Property, Town of Koshkonong on a motion by Nass, seconded by David; motion carried on a voice vote with no objection.

Roll call was taken prior to action on the following petition: Nass, Reese, Jaeckel, Rinard, David and Klotz were all present.

**APPROVE WITH CONDITIONS CU1798-14** – Katzman Farms Inc., Town of Hebron on a motion by Reese, seconded by David. A roll call vote was taken: Jaeckel abstained, Nass, Reese, Rinard and David all voted in favor.

**APPROVE WITH CONDITIONS CU1799-14** – Daniel Koplinski & Laura Kulick, Town of Palmyra on a motion by Jaeckel, seconded by David; motion carried on a voice vote with no objection.

**APPROVE WITH CONDITIONS CU1800-14** – Randall & Susan Veenhuis, Town of Sumner on a motion by Reese, seconded by Jaeckel; motion carried on a voice vote with no objection.

**17. Future Agenda Items**

Wind energy system ordinance

**18. Upcoming Meeting Dates**

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

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

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

December 15, 8:00 a.m. – Site Inspections Beginning in Courthouse Room 203

December 18, 7:00 p.m. – Public Hearing in Courthouse Room 205

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

**19. Adjourn**

Motion by Reese, seconded by David to adjourn at 11:22 a.m. Motion carried on a voice vote with no objection.

Don Reese, Secretary

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*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  
8:00 A.M. ON MONDAY, NOVEMBER 17, 2014**

**1. Call to Order**

The meeting was called to order by Chairman Nass at 8:00 a.m.

**2. Roll Call**

All Committee members were present. Also present were Rob Klotz, Michelle Staff and Deb Magritz of 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**

There were no changes 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 at 8:01 for the following site inspections:

**6. Site Inspections for Petitions to be Presented in Public Hearing on November 20, 2014:**

CU1803-14 – River Road Storage LLC, **N7962 CTH Y**, Town of Watertown

R3769A-14 & R3770A-14 – Michael Stade, **N6689 Newville Road**, Town of Lake Mills

R3768A-14 – Helen Jacobson LE/Charles & Thomas Jacobson, **W8843 STH 106 and Loga Road**, Town of Sumner

R3767A-14 – Don Pettit/D&F Scott Trust Property, **N2464 Rock River Road**, Town of Koshkonong

CU1801-14 – Mark Hildebrand, **Heyse Drive**, Town of Cold Spring

CU1802-14 – Joe Vultaggio, **W2862 STH 59**, Town of Cold Spring

R3771A-14 – HAF Golden Acres LLC/Richard & Jody Herr Trust Property, near **W344 USH 18**, Town of Concord

**7. Site Re-inspection on Petition R3753A-14 for Dean and Susan Andersen Trust, N6522 CTH N, Town of Aztalan**

**8. Adjourn**

Motion by Reese, seconded by David to adjourn; motion carried on a voice vote and the meeting adjourned at 10:50 a.m.

Don Reese, Secretary

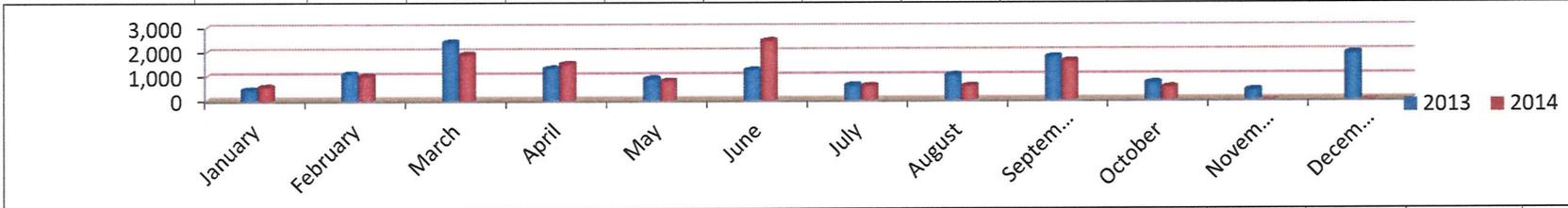
If you have questions regarding the petitions, please contact the Zoning Department at 920-674-7131. Petition files referenced on this agenda may be viewed in Courthouse Room 201 between the hours of 8:00 a.m. and 4:30 p.m., Monday through Friday, excluding holidays. Materials covering other agenda items can be found at [www.jeffersoncountywi.gov](http://www.jeffersoncountywi.gov)

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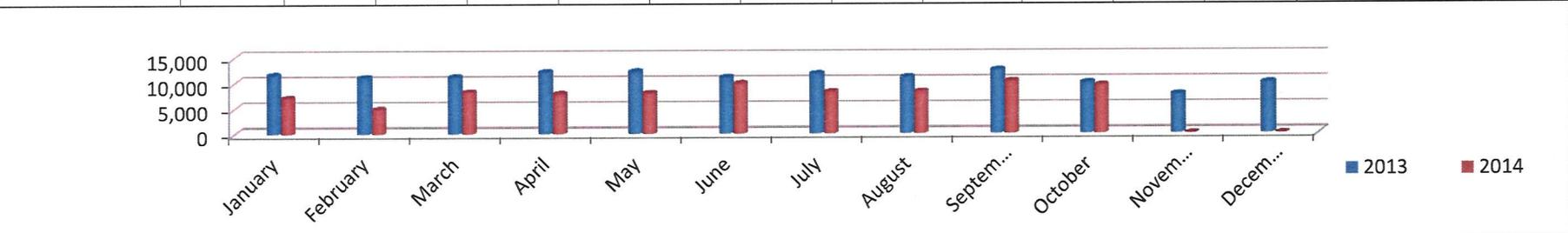
*A digital recording of the meeting will be available in the Zoning Department upon request.*

### October 2014 Land Information Office Monthly Revenue Report Comparison to Prior Year

Real Estate Accounts 1301.451006 1301.451008 1301.472011	January	February	March	April	May	June	July	August	September	October	November	December	Total	Budget	% of Budget
2013	469	1,103	2,408	1,332	911	1,267	636	1,047	1,810	732	423	1,953	14,091	15,200	92.7%
2014	580	1,026	1,916	1,525	820	2,469	612	599	1,636	546	0	0	11,729	14,700	79.8%

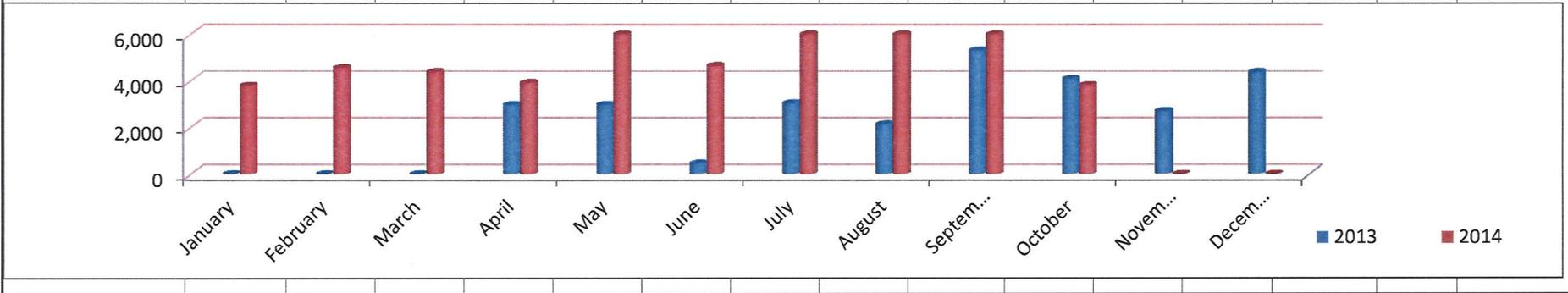


Land Records Mod. Revenue Accounts 1303.451008 1303.451305	January	February	March	April	May	June	July	August	September	October	November	December	Total	Budget	% of Budget
2013	11,600	11,087	11,181	12,110	12,215	11,061	11,749	11,040	12,409	9,944	7,672	9,932	132,000	146,020	90.4%
2014	7,120	4,936	8,261	7,874	7,992	9,878	8,248	8,256	10,255	9,464	0	0	82,284	137,760	59.7%



**October 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	7,212	3,825	0	0	52,874	37,000	142.9%



**Jefferson County Planning and Zoning Department**  
**Monthly Ledger Report**  
**11-19-2014**

	OP	PFC	MC	PSS(	STF	FQAS	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	8,665.00	35.14		3,275.00	350.00							12,325.14	17,432.35	-5107.21
Nov	6,330.00	17.72		1,075.00	350.00							7,772.72	8,030.20	-257.48
Dec													6,009.29	-6009.29
Total	118,509.00	1,173.33	461.75	33,450.00	4,450.00			4.00			2,900.00	158,048.08	154,239.55	3808.53

2013 Actual Zoning Deposit:\$151,544.00

2014 Budget Revenues: \$131,400.00

2014 Deposits YTD:\$158,048.08



**CORRESPONDENCE/MEMORANDUM**  
STATE OF WISCONSIN  
DEPARTMENT OF AGRICULTURE, TRADE, AND CONSUMER PROTECTION  
Agricultural Resource Management Division  
Conservation Engineering Unit  
3369 W. Brewster Street, Appleton, WI 54914

**Date:** November 14, 2014

**To:** Ryan Glassmaker  
Engineering Specialist  
DATCP

**From:** Matt Woodrow  
Conservation Engineering Supervisor  
[matthew.woodrow@wisconsin.gov](mailto:matthew.woodrow@wisconsin.gov) (920) 427-8505

**SUBJECT:** Hoard's Dairyman Farm – Manure Storage Basin Concrete Liner Crack Repair Work Plan

Per your email correspondence on 11/10/14, Jefferson County Land and Water Conservation Department (County) has requested I review the proposed Crack Repair Work Plan prepared by Resource Engineering Associates, Inc. (dated 11/4/14) for the Manure Storage Basin Concrete Liner at the Hoard's Dairyman Farm. I have reviewed the plan and have the following questions for the County's consideration:

1. According to the repair plan, the cracks for the injection-type repair range from 0.010 inches to 0.125 inches wide. Access to the crack is from one side. Page 23 of the supplied ACI Repair Application Procedures - Bulletin 1 (RAP-1) under the *How do I select the right material* section indicates the following:

For crack widths 0.010 in. (0.3 mm) or smaller, use a low-viscosity epoxy (500 cps or less). For wider cracks, or where injection access is limited to one side, a medium to gel viscosity material may be more suitable.

Is there a reason why the low viscosity option (SikaFix HH LV) is being proposed for the port injection method, or should consideration be given to a medium to gel viscosity as indicated in the ACI RAP-1?

2. When is the repair planned to happen? The product data sheets supplied indicate the products do not work well in cold weather temperatures.

Otherwise, the Crack Repair Work plan does a good job of identifying the repair procedures for the different sized cracks and seems like a reasonable method for attempting to make the repairs.

Let me know if you have any questions.

## Mark Watkins

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**From:** Ramsden, John - NRCS, Madison, WI <john.ramsden@wi.usda.gov>  
**Sent:** Friday, November 07, 2014 2:36 PM  
**To:** Mark Watkins  
**Subject:** RE: Hoards Crack Repair Work Plan

Mark,

As we all know, concrete will crack to some extent. The hairline type are most common and acceptable in our manure storage work. Cracks that are larger and allow seepage are the ones we want to avoid and if found, treated.

The plan presented treats the hairline cracks as well as the larger, seeping cracks. The methods presented follow ACI, the reputable source for NRCS and industry concrete work. The plan provides good details on how the work is to be done.

I have no suggestions to offer to the plan and would accept the proposal if it were an NRCS-funded project.

John R. Ramsden, P.E.  
NRCS State Conservation Engineer  
8030 Excelsior Drive Suite 200  
Madison, WI 53717  
608-662-4422 x234

**From:** Mark Watkins [<mailto:MarkW@jeffersoncountywi.gov>]  
**Sent:** Tuesday, November 04, 2014 1:50 PM  
**To:** Ramsden, John - NRCS, Madison, WI  
**Subject:** FW: Hoards Crack Repair Work Plan

Hi John,

We are still dealing with the Hoard basin.

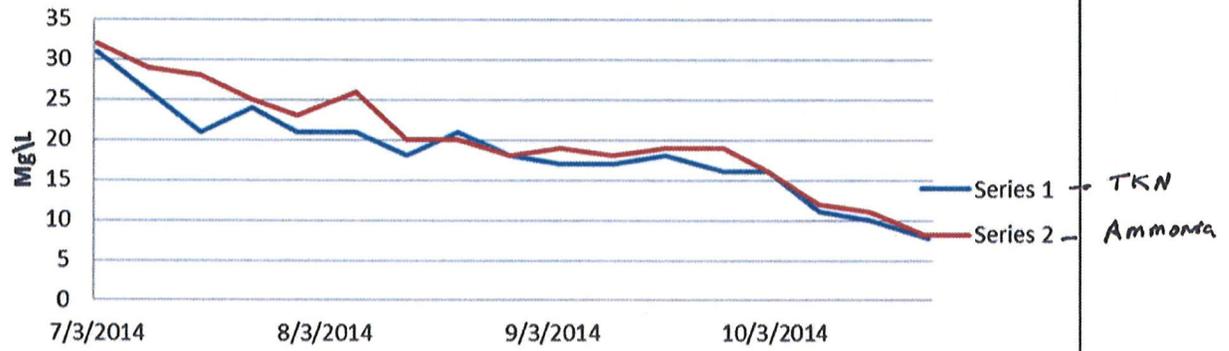
Attached is a crack repair plan submitted by Hoard's engineer. Jefferson County would appreciate you looking over these plans and proving any comments you may have regarding the plan and their relationship to 313. They will be seeking approvals in the near future for repairs.

Thanks much!

*Mark Watkins*  
*Director Jefferson County Land & Water Conservation*  
*Phone # 920-674-7111*  
*Fax # 920-674-7114*  
*E-mail - [markw@jeffersoncountywi.gov](mailto:markw@jeffersoncountywi.gov)*

**From:** Jon Ardelt [<mailto:jwardelt@hotmail.com>]  
**Sent:** Tuesday, November 04, 2014 1:31 PM  
**To:** Mark Watkins  
**Cc:** [cchenoweth@reaeng.com](mailto:cchenoweth@reaeng.com)  
**Subject:** FW: Hoards Crack Repair Work Plan

## Contaminate Level Outflow Water "Dead Test"



## Deb Magritz

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**From:** Rob Klotz  
**Sent:** Monday, November 17, 2014 9:04 AM  
**To:** Deb Magritz  
**Cc:** Gerald Kokkonen; clay@gdinet.com; Greg David (earth1st@mac.com); Donald Reese; George Jaeckel; Amy Rinard  
**Subject:** FW: Lake Mills Blacktop Pit

Please put this on the next available ZC Agenda for discussion and possible action.

Rob

**From:** Ron [<mailto:rc@forseticonsulting.com>]  
**Sent:** Monday, November 17, 2014 8:27 AM  
**To:** Rob Klotz  
**Cc:** Gerald Kokkonen  
**Subject:** Re: Lake Mills Blacktop Pit

Rob: I indicated I would be following up at the conclusion of the season (2014) on the status of the shingle pile at Lake Mills Blacktop. Based on the landscape as I gaze out my office window, it appears the season has concluded, and thus I deem it a good time to update you. Please be advised however that I have also been in regular communication and contact with Gerald regarding the shingle issue, as well as, the status of the sale of the Pit.

As you are aware, there has been material/considerable progress in the removal of the shingles at the Banker Pit by Kafka Granite. Unfortunately with the early on-set of the winter season, the progress has now appeared to have slowed and depending on the winter weather, will likely need to recommence at a more regular pace in the spring.

Provided however, the parties understand that the temporary authority to grind shingles will soon be expiring, (end of November) and any further authority would be conditioned upon the parties submitting and receiving additional consent/authority for grinding activity to occur, likely via the submission of an application for conditional use permit.

That said, Mr. Kafka has previously expressed to me that he intends to continue the regular removal process during 2015, and based on the substantial progress made during 2014, it appears to the undersigned that objective will be achieved during 2015.

As you may be further aware, all of these issues have been fully discussed with the buyer, and he is "on board" with the plan. Please let me know if you have further questions. I intend to close the sale/purchase at the end of November, or early in December.

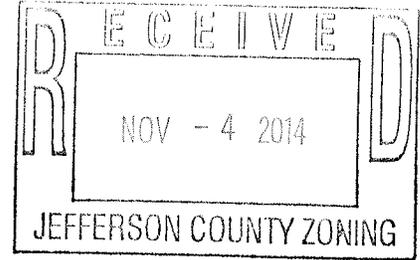
Forseti Consulting, LLC  
Ronald M. Carlson  
Principal and Managing Director  
N35 W23877 Highfield Court, Suite 100B

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](mailto:rc@forseticonsulting.com)

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November 4, 2014

Jefferson County Zoning Department  
Jefferson County Courthouse  
311 Center Avenue  
Jefferson WI 53549



Re: PIN 002-0714-1143-000

To Whom It May Concern:

In response to the drive way access issue in conjunction with our request to create a 2.2935 acre farm consolidation lot around our existing home at N6534 CTH N, Town of Aztalan. The county highway department is using this area of our property for storage of road building equipment and fill piles in the construction project of CTH N. They have already installed the curb and gutter for the driveway access and will be placing the gravel and new fire number (N6522) at the new access point this week.

Thank you for your consideration in this.

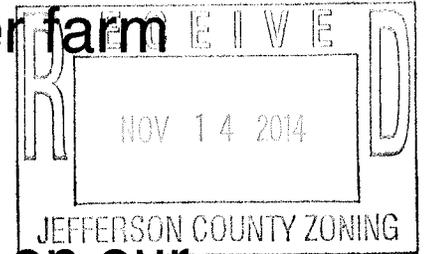
Sincerely,

Dean and Sue Andersen  
N6534 CTH N  
Johnson Creek WI 53038  
(920)699-3840  
Cell (920)285-8624

From : David & Yvette Messmer

To: zoning

What will shed be used for ? It will be used to store machinery, feed and other farm related items.



Why this location rather than one on our existing lot ? As you can see by my illustration we need to leave the few open areas on the higher ground of our lot for use in the future. Our driveway access runs parallel to the East lot line, the area between the Cleary shed and the Horse arena/cattle leading arena where the Round pen is now is reserved as our secondary septic field and the area just South of the cattle leading arena is a water runoff catch for the water that comes off of the Morton shed and off our lawn. Due to the distance from my electric access and the need for extensive site leveling it would be unpractical to place the shed anywhere North of the areas I have mentioned as slopes of 10% or greater exist there.

The location we have chosen keeps me close to my utilities, allows for very little disturbing of the lay of the land, will allow the building to remain dry by staying out of waters way and allows my buildings to be clustered allowing for the easiest access.

Where is your lot access to the road ? As shown by the photo included I have installed the driveway access point for our lot.

In addition to the info required by Sec. 236.34 of state statutes, Sec. 15.04(f) of Jefferson County Land

Division Ordinance requires that the following be shown:

- \_\_\_ Existing buildings, watercourses, drainage ditches and other features pertinent to the proper division.
- \_\_\_ Location of access to a public road, approved by the agency having jurisdiction over the road.
- \_\_\_ All lands reserved for future public acquisition.
- \_\_\_ Date of the map.
- \_\_\_ Graphic scale.
- \_\_\_ Rezoning
- \_\_\_ Allowed division within existing zone
- \_\_\_ Farm consolidation in an existing A-1 zone
- \_\_\_ 35+ acre lot in A-1 zone
- \_\_\_ Survey of existing parcel

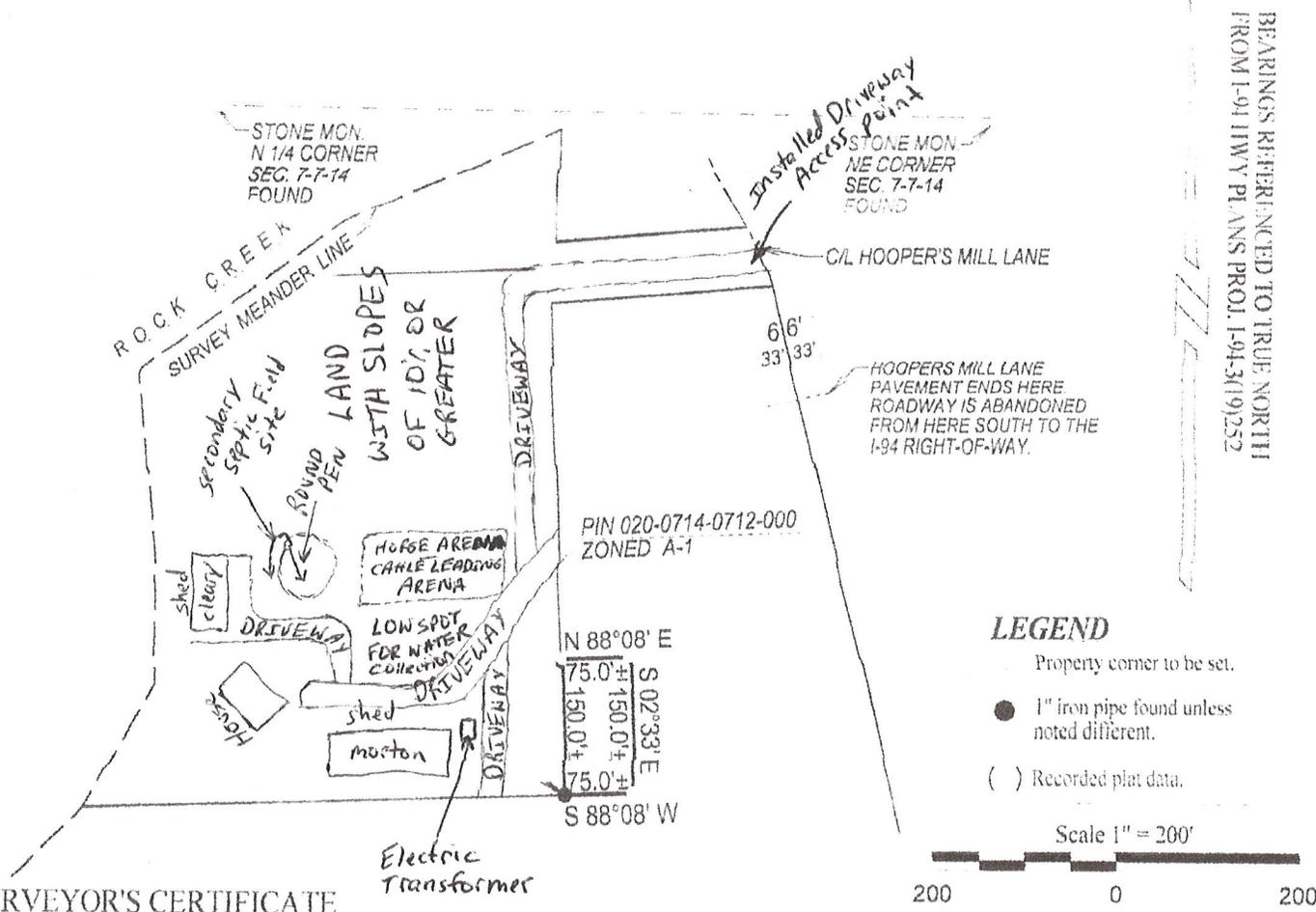
Town Board Approval \_\_\_\_\_ Date: \_\_\_\_\_  
 County Highway Approval \_\_\_\_\_ Date: \_\_\_\_\_  
 Extraterritorial Approval \_\_\_\_\_ Date: \_\_\_\_\_  
 Zoning Office Approval \_\_\_\_\_ Date: \_\_\_\_\_  
 County Surveyor Approval \_\_\_\_\_ Date: \_\_\_\_\_

Intent and Description of the Parcel to be Divided:

Transfer of 0.26-acre parcel between family members on adjoining properties.

Part of the NW1/4 of the NE1/4 of Sec. 7, T7N, R14E, Town of Milford, Jefferson County, Wisconsin, more particularly described as follows: BEGINNING at the SE corner of Certified Survey Map No. 3334; thence N02°33'W, 150.0'±; thence N88°08'E, 75.0'±; thence S02°33'E, 150.0'±; thence S88°08', 75.0'± to the POINT OF BEGINNING, containing 11250 sq ft± or 0.26 acres± as described, subject to final field measurements.

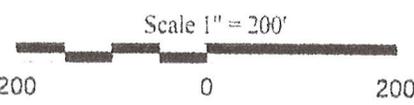
Messmer R3755A-114



BEARINGS REFERENCED TO TRUE NORTH FROM I-94 HWY PLANS PROJ. 194-3(19)252

**LEGEND**

- Property corner to be set.
- 1" iron pipe found unless noted different.
- ( ) Recorded plat data.



**SURVEYOR'S CERTIFICATE**

I hereby certify that I have prepared this map and description from previous survey maps and surveys made by me or others and that the map is correct to the best of my knowledge and belief.

Dated \_\_\_\_\_

Glen L. Northrop, S-982

ORDER NO. AB 3966-14  
 Drafted at ABEX Survey Company  
 101 E. Main St. P.O. Box 369  
 Cambridge, WI 53523  
 608-423-3331

PRELIM DRG. NO. 3966  
 Sheet 1 of 1 Sheet



*Messmer*  
*R3755A-14*



R3755A-14  
Messmer

# JEFFERSON COUNTY PRELIMINARY REVIEW FOR CERTIFIED SURVEY

Parts of the NW 1/4 of the NE 1/4 and the SW 1/4 of the NE 1/4, all in Section 14, T.8N., R.13E., Town of Waterloo, Jefferson County, Wisconsin, on Parcel Numbers 030-0813-1412-002 & 030-0813-1413-.002

- Rezoning
- Allowed Division within Existing Zone
- Farm Consolidation in an existing A-1 Zone
- 35+ Acre Lot in A-1 Zone
- Survey of Existing Parcel

Note to Be Placed on Final CSM:

Petition # \_\_\_\_\_ Zoning \_\_\_\_\_  
Check for subsequent zoning changes with Jefferson County Zoning

**Intent and Description of Parcel to be Divided:**

Date Submitted: June 10, 2014

Revised: 10/30/2014

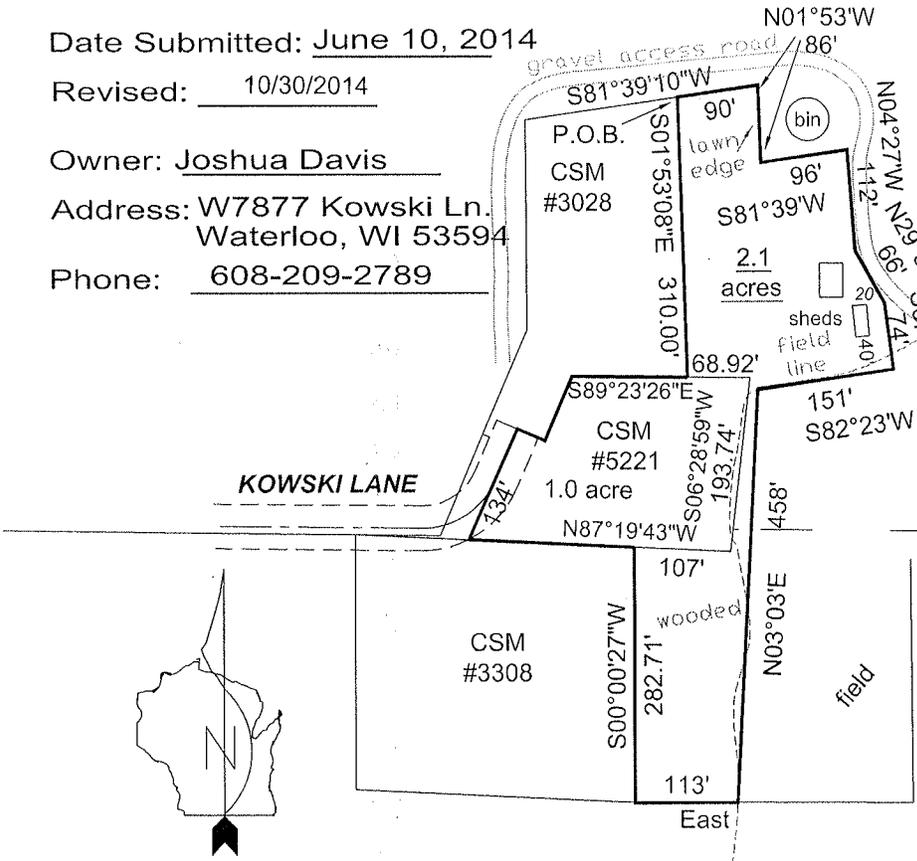
Owner: Joshua Davis

Address: W7877 Kowski Ln.  
Waterloo, WI 53594

Phone: 608-209-2789

Parts of the NW 1/4 of the NE 1/4 and the SW 1/4 of the NE 1/4, all in Section 14, T.8N., R.13E., Town of Waterloo, Jefferson County, Wisconsin

Beginning at the NE corner of CSM #3028 S01°53'08"E, 310.00 feet; thence S89°23'26"E, 68.92 feet; thence S06°28'59"W, 193.74 feet; thence N87°19'43"W, 107 feet; thence S00°00'27"W, 282.71 feet; thence East, 113 feet; thence N3°03'E, 458 feet; thence N82°23'E, 151 feet; thence N7°36'W, 74 feet; thence N29°31'W, 66 feet; thence N04°27'W, 112 feet; thence S81°39'W, 96 feet; thence N01°53'W, 86 feet; thence S81°39'10"W, 90 feet to the beginning. Containing 2.1 acres.



In addition to info required by Sec. 236.34 of State Statutes, Sec. 15.04(f) of the Jefferson County Land Division/Subdivision Ordinance requires that the following be shown:

- Existing buildings, watercourses, drainage ditches and other features pertinent to proper division.
- Location of access to public road, approved by agency having jurisdiction over the road.
- All lands reserved for future public acquisition.
- Date of Map.
- Graphic Scale.

Surveyor: Wisconsin Mapping  
Address: 306 West Quarry Street  
Deerfield, WI 53531  
Phone: 608-764-5602

Town Board Approval \_\_\_\_\_ Date: \_\_\_\_\_  
(Includes Access Approval If Applicable)  
County Highway Approval \_\_\_\_\_ Date: \_\_\_\_\_  
(If Applicable)  
Extraterritorial Approval \_\_\_\_\_ Date: \_\_\_\_\_  
(If Applicable)  
Zoning office approval \_\_\_\_\_ Date: \_\_\_\_\_

# JEFFERSON COUNTY PRELIMINARY REVIEW FOR CERTIFIED SURVEY

A Division of land located in the NW 1/4 and SW1/4 of the SE 1/4 of Section 26, Township 8 N, Range 13 E, Town of Waterloo, Jefferson County, Wisconsin, on Parcel Numbers 030-0813-2642-000 & 030-0813-2643-002

Owner: Burkhard A. Laas Trust  
 Address: N7728 S.T.H. 89  
Lake Mills, WI 53551  
 Phone: 608 770-7044

Owner: Jens B. Laas  
 Address: N7728 S.T.H. 89  
Lake Mills, WI 53551  
 Phone: 608 770-7044

In addition to the info required by Sec 236.34 of State Statutes, Sec. 15.04(f) of the Jefferson County Land Division/Subdivision Ordinance requires that the following be shown:

Date Submitted: \_\_\_\_\_  
 Revised: 11/10/2014

Note to Be Placed on Final CSM  
 Petition # \_\_\_\_\_ Zoning \_\_\_\_\_

Check for subsequent zoning changes with Jefferson County Zoning Department.

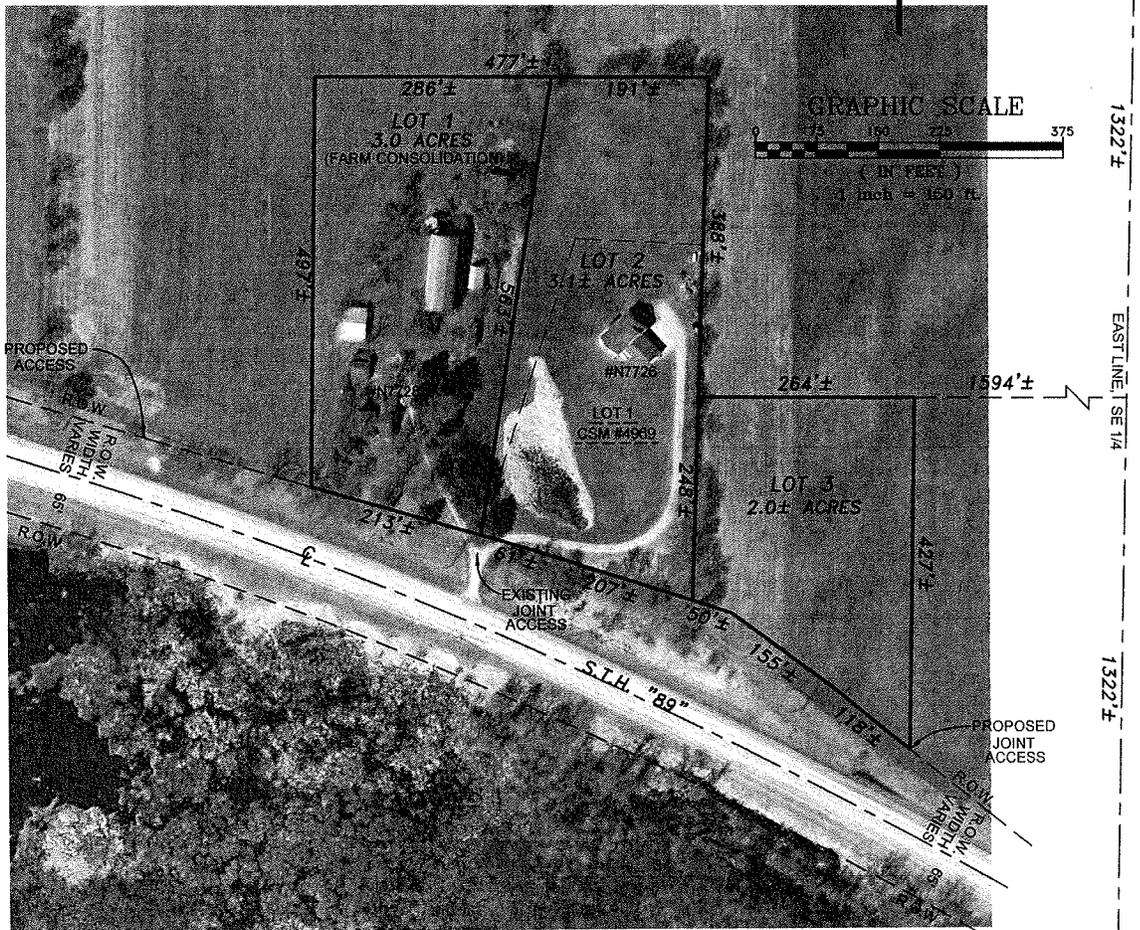
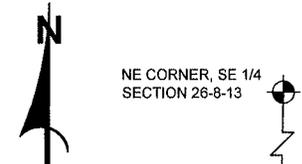
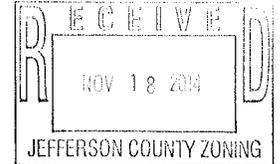
Surveyor: **SOUTHWEST**  
 SURVEYING & ASSOCIATES, Inc.  
 P.O. BOX K, PALMYRA, WI. 53156  
 262-495-4910  
 920-674-4884

- Existing buildings, watercourses, drainage ditches and other features pertinent to the proper division.
- Location of access to a public road, approved by the agency having jurisdiction over the road.
- All lands reserved for future public acquisition.
- Date of the map.
- Graphic Scale.

- Rezoning
- Allowed Division within Existing Zone
- Farm Consolidation in an existing A-1 Zone
- 35+ Acre Lot in A-1 Zone
- Survey of Existing Parcel

**Intent and Description of Parcel to be Divided:**  
 Create one 3.0 Acre Farm Consolidation Lot. Add 1.2± Acre to Lot 1 of CSM #4969 to create a 3.1 Acre Lot. Create one 2.0 Acre Rural Residential Lot.

**NOTE:**  
 This map was compiled from public data supplied by the Jefferson County Land Information Department and is not a substitute for an actual field survey and is limited by the quality of the data from which it was assembled. The dimensions are approximate and will vary upon an actual field survey. To be used for planning purposes only.



Town Board Approval: Dale Haupt Date: 11-19-14  
 (Includes Access Approval If Applicable)  
 County Highway Approval: \_\_\_\_\_ Date: \_\_\_\_\_  
 (If Applicable)  
 Extraterritorial Approval: \_\_\_\_\_ Date: \_\_\_\_\_  
 (If Applicable)  
 County Surveyor Approval: \_\_\_\_\_ Date: \_\_\_\_\_  
 Zoning Office Approval: \_\_\_\_\_ Date: \_\_\_\_\_

SE CORNER, SE 1/4 SECTION 26-8-13

SHEET 1 OF 1  
 DATE: JULY 3, 2014  
 JOB NO: L-214122