

Infrastructure Committee

AGENDA

Jefferson County Courthouse
320 S. Main Street, Room 112
Jefferson, WI 53549
November 14, 2012

1:30 p.m.

Committee Members

Richard Jones, Rick Kuhlman, Vice Chair, Russell Kutz, Don Reese, Chair, Dick Schultz, Secretary

1. Call to order
2. Roll call
3. Certification of compliance with the Open Meetings Law
4. Review of the Agenda
5. Public Comment
6. Approval of the October 17, 2012 Infrastructure Committee meeting minutes
7. Communications
8. Discussion and possible action on request to provide coffee and pastries in the Courthouse lobby
9. Status report on the Courthouse Security Entrance project
10. Discussion and possible action on the bidding for the Courthouse Bathroom Remodeling project
11. Status report on meeting contingencies, including contracting with an environmental consultant to do an evaluation, in the County's Offer to Purchase the old Countryside Home property
12. Discussion and possible action on the County's petition to the City of Jefferson to amend the City's Land Use Plan and Zoning Ordinance relative to the old Countryside Home Property
13. Discussion and possible action on Resolution regarding Puerner Street Clean up
14. Status report on the Highway Department's Lake Mills satellite facility project
15. Potential items for the Committee's next meeting
16. Set tentative next committee meeting time and date
17. Adjourn

2012	2013
December 19 th	January 16 th
	February 20 th
	March 20 th
	April 17 th

All meetings in Room 112 at 10:30 a.m. unless noted

The Committee may discuss and/or take action on any item specifically listed on the agenda

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

**Jefferson County Board
Committee Minutes**

**October 17, 2012
Infrastructure Committee**

1. Call to order

Meeting called to order by Supervisor Reese at 10:30 a.m.

2. Roll call of Committee Members

Richard Jones, Rick Kuhlman, Russell Kutz, Don Reese and Dick Schultz.

Others Present: Gary Petre – County Administrator; Phil Ristow – Corporation Counsel; John Molinaro – County Board Chairman; Karyn Spory, Reporter – Jefferson Daily Union; Tammie Jaeger – Administrative Assistant-Confidential; Terry Gard – Human Services Maintenance Supervisor; Kathi Cauley – Human Services Director; Mark Miller – Maintenance Supervisor; Staci Hoffman – Register of Deeds; Supervisor Walt Christensen; Pete Weston – Design Alliance.

3. Certification of compliance with the Open Meetings Law

The County Administrator reported that the meeting agenda was properly noticed in compliance with the law.

4. Review of the Agenda

5. Public Comment

6. Approval of the October 3, 2012 Infrastructure Committee meeting minutes

Motion made by Supervisor Jones; Second by Supervisor Schultz to approve the October 3, 2012 Infrastructure Committee meeting minutes as printed. Ayes-All (Motion Carried).

7. Communications

- Drawings of first floor restroom renovation
- First floor restroom cost estimate
- Information on Security System at Human Services Board

8. Presentation, discussion and possible action on Security System for Human Services

Kathi Cauley and Terry Gard explained that they have been in contact with the Sheriff's Department and that a committee has been formed to look into options for a security system. The number one priority is a need for an immediate notification system. This system includes portable duress buttons that will notify all staff and the police department. The estimate they have received for this project is \$14,005. This includes all of the equipment for the main buildings and the Lueder Haus. It does not include the Workforce Development Building. The Sheriff's Department recommended adding secure door locks for all Human Services buildings. The Werner and Ready Electric System was also discussed. This system provides ID card access to doors using card readers. The estimated cost of this system is \$33,000.

Motion made by Supervisor Kuhlman; Second by Supervisor Schultz to approve these two security systems in the amount of \$47,005 and refer to the Finance Committee for consideration of a transfer from the contingency fund. Ayes-All (Motion Carried).

9. Discussion and possible action on the final design and construction bidding for the Courthouse Security Entrance project

Pete Weston, from Design Alliance, distributed copies of drawings of the design for the courthouse security entrance and the current main entrance area for the committee to review. He reviewed the drawings with the committee and addressed questions and concerns. The architect will continue to get bid documents together and wait for the approval of the 2013 Budget.

Motion made by Supervisor Schultz; Second by Supervisor Kuhlman to move forward with the courthouse security entrance project, pending budget approval, approving the final plans that were presented. Ayes-All (Motion carried).

10. Status report on the Courthouse Bathroom Remodeling project

Drawings and cost estimates for the courthouse bathroom remodeling project were provided for the committee to review. Mark Miller explained that the total estimated cost of this project is \$121,000 for upgrading the men's and women's restroom and one unisex bathroom.

Motion made by Supervisor Schultz; Second by Supervisor Kuhlman to approve the courthouse bathroom remodeling projects and forward it to the Finance Committee for consideration of funding options. Ayes-All (Motion carried).

11. Discussion and possible action on meeting contingencies, including contracting with an environmental consultant to do an evaluation, in the County's Offer to Purchase the old Countryside Home property

Phil Ristow gave the committee a summary of what steps have been taken in this process and what needs to be done.

Motion made by Supervisor Jones; Second by Supervisor Kutz to direct staff to obtain quotes and contract with an environmental contractor to complete the evaluation of the Countryside property in a timely manner. Ayes-All (Motion carried).

12. Discussion and possible action on the Highway Department facility building project

No action taken.

13. Status report on the Highway Department's Lake Mills satellite project

No action taken.

14. Potential items for the Committee's next meeting

- Approval of the October 17, 2012 Committee meeting minutes
- Discussion and possible action on the bidding for the Courthouse Bathroom Remodeling project

15. Set tentative next committee meeting time and date: November 14th at 1:30 p.m. or before the November 13th Board meeting if necessary.

16. Adjourn

Supervisor Kuhlman made a motion to adjourn; Second by Supervisor Schultz at 11:40 a.m. Ayes – All (Motion Carried).

From: Mark Miller
Sent: Monday, November 12, 2012 9:20 AM
To: Gary Petre
Subject: FW: Restroom Update

Gary, just an FYI
Mark

#10

From: Thomas Mallmann [<mailto:tmallmann@barrientosdesign.com>]
Sent: Monday, November 12, 2012 8:32 AM
To: Mark Miller
Subject: RE: Restroom Update

Mark,
Okay. Once I have those dates I can finalize the front end of the spec and we should be set.

The HVAC, plumbing and electrical will all be handled by the contractor(s) that gets the job.

Tom Mallmann, Barrientos Design & Consulting
205 W. Highland Ave, Suite #303
Milwaukee, WI 53203
(414) 271-1812 x 5

From: Mark Miller [<mailto:MarkM@jeffersoncountywi.gov>]
Sent: Friday, November 09, 2012 11:07 AM
To: Thomas Mallmann
Cc: Gary Petre
Subject: RE: Restroom Update

Tom, thanks for the update. I should be able to give you a time frame on the bidding process as well as the actual start date, once this goes to the county board for final approval on Tuesday November 13, 2012. Do you have to submit a plan for the HVAC, plumbing and the electrical to the state as well for approval or is something that is included in the bidding process?

Thanks, Mark

Mark Miller
Maintenance Manager

From: Thomas Mallmann [<mailto:tmallmann@barrientosdesign.com>]
Sent: Thursday, November 08, 2012 1:50 PM
To: Mark Miller
Subject: Restroom Update

Mark,
Just wanted to give you an update on the plan review. We did receive conditional approval from the state and the stamped covered letters arrived yesterday. I will need a day or two to process the rest of the drawings and get the spec cleaned up and printed. Either Friday afternoon or Monday I can get those documents in the mail to you. As soon as I have taken a stab at the front end of the spec (bidding info and such) I will send that over to you for approval.

One thing I do need to know from you to start that process is what time frame for bidding you would like and also any additional time frames you may know for starting the actual work.

Tom Mallmann, Barrientos Design & Consulting
205 W. Highland Ave, Suite #303
Milwaukee, WI 53203
(414) 271-1812 x 5

#11



Delahey Industries, Inc.

13000 W. Bluemound Rd.
Elm Grove, WI 53122
(262) 821-9296
Fax: (262) 821-1709

Asbestos Response Specialists • Inspections • EPA Certified

ASBESTOS/LEAD (PB) VISUAL INSPECTION SURVEY REPORT

Former Nursing Home and Farm Facility
1425 Wisconsin Drive
Jefferson, WI

Prepared For:

Mr. Gary Petre/Mr. Phillip Ristow
Jefferson County
Jefferson County Courthouse
320 South Main Street
Jefferson, WI 53549

Prepared By:

Delahey Industries, Inc.
(262) 821-9296

Delahey Industries, Inc. Project #12055
November 9, 2012

INTRODUCTION – VISUAL INSPECTION PROTOCOL

In accordance with the project proposal submitted to Jefferson County, the former nursing home building and dairy farm out buildings at 1425 Wisconsin Drive in Jefferson, WI were visually inspected by Delahey Industries to ensure regulatory (EPA, OSHA, and WDNR) asbestos inspection compliance prior to the potential demolition of these buildings. **Some of the buildings were not accessible at the time of this visual survey.**

Delahey Industries reviewed the March 2008 asbestos inspection and lead (Pb) reports completed by Residential and Industries Asbestos Removal (RIAR). This inspection report, drawing and field notes were used as a guideline for completing the visual survey of the property conducted on November 2, 2012.

As this property is currently not owned by Jefferson County, Delahey Industries was not allowed to conduct any destructive sampling of building materials to access enclosed suspect asbestos containing material as well as any sampling of any missed or under sampled suspect asbestos materials. Some of the buildings which were surveyed on the previous inspection were not accessible at the time of this visual survey. The EPA, OSHA and WDNR mandate a thorough asbestos inspection be performed prior to renovation or demolition of buildings (see inspection information summary on the following page).

INFORMATIONAL SUMMARY

ASBESTOS REGULATORY INSPECTION SAMPLING GUIDELINES

The following is informational only – this verbiage describes guidelines for compliant pre-building demolition asbestos inspection protocols.

Prior to building demolition, the Occupational Safety and Health Administration (OSHA) (OSHA 1926.01 amended), National Emissions Standard for Hazardous Air Pollutants (NESHAP) (EPA NESHAP regulations 40CFR 61 subpart M 61.145), the Wisconsin Department of Natural Resources (WDNR Chapter NR447; Wisconsin Administrative Code 446) require the inspection for the presence of asbestos by an asbestos inspector licensed by the WI Department of Health Services.

All samples of suspect material are collected in a random matter in general accordance with the Environmental Protection Agency (EPA) and National Emission Standards for Hazardous Air Pollutants (NESHAP) guidelines (EPA 40 CFR 61 Subpart M) and WDNR Chapter NR 447 Guidelines. Samples must be independently collected from buildings if the construction dates vary (additions, etc.)

Inspections include visual observation, bulk sampling and laboratory analysis of interior/exterior suspect ACM. A minimum of three (3) bulk samples of each homogeneous material are collected. Additional samples of surfacing materials may be collected based on material quantity. Three (3) independent “none detected” analysis results of homogeneous samples is used to demonstrate the materials did not contain greater than 1% asbestos (OSHA 29 CFR 1910.12). Homogeneous samples are analyzed until a sample positive is determined. Additional samples of the homogeneous suspect materials are not analyzed. Asbestos containing materials are defined as products containing greater than (>) 1% of asbestos as analyzed by polarized light microscopy (PLM). In addition, ACM are designated as:

Friable asbestos - material which can be crumbled, pulverized or reduced to powder by hand pressure.

Category I nonfriable - includes resilient floor coverings, asphalt roofing products, gaskets and packings.

Category II nonfriable - any nonfriable ACM that is not in Category I (i.e. transite siding material).

This visual inspection did not include an assessment of hazard potential or a management or abatement plan. Physically inaccessible wall/ceiling voids, building cavities and mechanical equipment may contain undetected ACM. These and other inaccessible areas are required to be under the scrutiny of a competent person, as applicable, during demolition to verify that no previously enclosed ACM is present.

Proper sampling of suspect ACM must be collected by trained and EPA certified personnel, using a core sampling device or equivalent method, individually packaged and labeled with the sample number. The sample information is then recorded on an Asbestos Survey Sample Assessment Form and listed on a Chain of Custody Form for delivery to a certified laboratory.

Prior to sampling, the areas are misted with an amended water solution to minimize fiber release during the sample process.

Suspect material samples are submitted for analysis to a laboratory that successfully participates in the AIHA Proficiency Analytical Testing (PAT) program. The type and quantity (percentage) of asbestos are identified by polarized light microscopy (PLM) following preparation and identification protocols recommended by the National Institute for Occupational Safety and Health (NIOSH) and the National Voluntary Laboratory Accreditation Program (NVLAP). In order to keep sample analysis costs to a minimum, testing of the minimum three (3) samples of each homogeneous materials collected is performed until a sample “positive” is achieved. (Additional samples of some materials are collected based on surface quantity to insure sampling compliance). Additional samples are not analyzed once a positive result is determined.

Analytical “Point Counting”: In compliance with WDNR protocol, samples with “trace” (<1%) amounts of asbestos are further analyzed using the “point counting” analysis protocol to determine the percentage of asbestos.

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Inspection Limitations:

At the direction of the owner’s representative, no selective demolition or sampling was performed. Some buildings were inaccessible to the interior.

Paint Sampling (limited previous report):

Based on the age of the buildings, it should be assumed that all buildings contain lead based paint. Wisconsin Environmental Health Chapter 254.11 defines “lead bearing paint” as any paint or other surface coating material containing more than 0.06% lead by weight, calculated as lead metal.

Findings/Response Recommendations:

1. This visual inspection did not include an assessment of hazard potential or a management or abatement plan. Wall/ceiling voids, building cavities, mechanical equipment and inaccessible buildings may contain undetected ACM. These and other inaccessible areas should be under the scrutiny of a competent person, as applicable, during demolition to verify that no previously enclosed ACM is present.
2. After a thorough review of the inspection document compiled by RIAR in 2008 and a thorough visual physical review of accessible site structures in November of 2012, it is the opinion of Delahey Industries that the previous inspection is not compliant with EPA, WDNR and OSHA sampling or inspection guidelines.
3. Assumed asbestos containing electrical panels and other assumed asbestos containing materials were not addressed in the previous inspection report. As well, an inadequate number of the minimum number of suspect samples was collected in many of the buildings.
4. In some cases, non-friable asbestos containing materials *in good condition* that fall under Category I, such as, **floor tile, mastics and asphalt roofing material** may be left in the building during demolition. Per the USEPA 40 CFR Part 61 National Emissions Standards for Hazardous Air Pollutants (NESHAP); Final Rule, dated November 20, 1990, the material is not required to be removed prior to demolition. However, while demolition is being performed the material must be wetted and all debris must go to an approved landfill that accepts demolition debris and does not burn, crush, grind or recycle the material. In addition, you must have a trained individual knowledgeable in the provisions of 40 CFR Part 61, Sub-Part M, on site during the demolition and available for inspection during normal business hours. If the material becomes damaged or rendered friable during demolition, proper abatement procedures must immediately be instituted.
5. Lead (Pb) paint and attached substrates must be analyzed using a toxicity characteristic leaching procedure (TCLP) in order to comply local, state and federal disposal guidelines prior to demolition. The State of Wisconsin has a program which may allow lead (Pb) painted cementitious materials to be used as backfill. These permit guidelines do change. For current on-site disposal and permit guidelines, contact the Wisconsin Department of Natural Resources Bureau of Solid Waste (608.266.1327).
6. According to the summary of ACM letter dated 1/21/09 by RIAR it is highly probable due to the inefficiency of the report that asbestos containing materials still remain in these buildings. (e.g. HVAC vibration dampers, fire doors, mortars, spray-on fireproofing, etc). As well, the report does not list the removal of any hazardous materials (i.e. fluorescent light bulbs, PCB ballasts, mercury thermostats and lights, air conditioners, coolants, etc).

7. Delahey Industries' recommends an additional compliant asbestos survey be performed in order to correct the original inspection report's numerous deficiencies and omissions. This compliant report would include itemization and location of any missed asbestos building materials and other potential hazardous materials.

The following pages include individual findings of each building, based on the previous inspection report and drawing.



John Hey; Inspector ID #AII-2512

Visual Survey Inspection Summary

Building numbering and descriptions are taken from RIAR asbestos inspection report dated March 2008. The building age information taken from Phase I Environmental Site Assessment conducted by KPRG and Associates, Inc. in March 2008.

Building A (elevated wood feed station)

Approximate square footage: _____ 800 square feet
Building Age: _____ unknown

This building is partially demolished.

Previous sampling:

- Window glazing
- Roofing
- Silo concrete

Insufficient sampling protocol. In order to comply with OSHA, WDNR and EPA guidelines, additional samples must be collected.

Building B (storage shed)

Approximate square footage: _____ 5200 square feet
Building Age: _____ pre-1957

There was no access to the interior of this building.

Previous sampling:

- Window glazing
- Block mortar
- Drop ceiling tile
- Stucco
- Roof flashing
- Roofing material

Insufficient sampling protocol. In order to comply with OSHA, WDNR and EPA guidelines, additional samples to be collected include (but are not limited to):

- Plaster
- Block & brick mortar

Building C (hay storage/Quonset hut)

Approximate square footage: _____ N/A
Building Age: _____ pre-1957

These buildings are no longer present. Only foundation/block walls remain.

Insufficient sampling protocol. In order to comply with OSHA, WDNR and EPA guidelines, additional samples to be collected include (but are not limited to):

- Block & brick mortar

.....

Building D (out barn)

Approximate square footage: _____ 800+
Building Age: _____ circa 1975

This building is no longer present. Only foundation remains.

.....

Building E

Approximate square footage: _____ N/A
Building Age: _____ unknown

This building is no longer present. Only foundation remains.

.....

Building F (milking parlor with concrete floor)

Approximate square footage: _____ Footprints of concrete approximately 7500 square feet
(between original and addition); remaining structural building 800 square feet

Building Age: _____ pre-1957

This building is partially demolished with suspect asbestos containing materials remaining.

Previous sampling:

- Window glazing
- Silver paint
- Mortar/tile
- Ceiling insulation
- Ceiling tile
- Lab door panel; lab top & adhesive
- Window mortar
- Roofing
- Door caulk
- Plaster
- Roof flashing

Insufficient sampling protocol. In order to comply with OSHA, WDNR and EPA guidelines, additional samples to be collected include (but are not limited to):

- Block mortars
- Metal roof (galbestos)
- Ceramic block mortars
- Painted block mortar

.....

Building G (steel shed)

Approximate square footage: _____ 7800 square feet

Building Age: _____ circa 1965

Previous sampling:

- Batting paper on ceiling
- Asphalt roof flashing
- Asphalt roof

Insufficient sampling protocol. In order to comply with OSHA, WDNR and EPA guidelines, additional samples must be collected.

Building H (laundry facility)

Approximate square footage: _____ 13,284 (combined with building I)

Building Age: _____ 1905

There was no access to the interior of this building.

Previous sampling:

- Insulation
- Pipe insulation (elbow)
- Window glazing
- Plaster

Insufficient sampling protocol. In order to comply with OSHA, WDNR and EPA guidelines, additional samples to be collected include (but are not limited to):

- Field stone mortars
 - Brick exterior mortars
 - Block mortars
 - Capstone caulk/tars
 - Interior building materials
 - Roofing material
-

Building I

Approximate square footage: _____ 13,284 (combined with building H)

Building Age: _____ 1905

There was no access to the interior of this building.

Previous sampling:

- Green floor tile & black mastic
- Pipe insulation
- Window glazing

Insufficient sampling protocol. In order to comply with OSHA, WDNR and EPA guidelines, additional samples to be collected include (but are not limited to):

- Capstone caulk/tars
- Brick mortars
- Block mortars
- Interior building materials
- Roofing materials

Building J (garage and food storage cooler)

Approximate square footage: _____ 1200 square feet

Building Age: _____ pre-1957 (garage added at a later date)

The garage structure is no longer present. Limited interior access to food storage cooler.

Previous sampling:

- Cooler cork board
- Window glazing
- Stucco
- Black wall mastic
- Plasters
- Roof flashing
- Material under rubber roof

Insufficient sampling protocol. In order to comply with OSHA, WDNR and EPA guidelines, additional samples to be collected include (but are not limited to):

- Cement block
 - Brown pressboard
 - Exterior caulk
 - Cork and black tar
 - Black ceiling mastic
 - Plaster on block
-

Building L (administration building)

Approximate square footage: _____ N/A

Building Age: _____ unknown

There was no access to the interior of this building. This building appears to be constructed in two phases. Each construction phase must be sampled separately.

Previous sampling:

- Gray floor tile under carpet
- Floor tile and mastic; floor tile underlayment
- Brown stair tread
- Wall/ceiling stucco
- Floor tile grout
- Drop ceiling tile

Insufficient sampling protocol. In order to comply with OSHA, WDNR and EPA guidelines, additional samples to be collected include (but are not limited to):

- Brick and block mortars

Buildings M, N, O, Q (main nursing home)

These buildings appear to have been divided based on four separate construction dates for previous sampling purposes.

Approximate square footage: 176,000
 Building Age: 1941/1951, 1966, 1973

Insufficient sampling protocol. In order to comply with OSHA, WDNR and EPA guidelines, additional samples to be collected include (but are not limited to):	
<i>Building M</i>	
Metal closet doors	Metal sink doors
Fire caulk	Drywall
Joint compound	Wall base brown adhesive
Wire mesh plaster walls	Ceramic flooring grouts/adhesives
Vinyl wall base	Floor leveler
Wall paper	
<i>Building N</i>	
Ceramic tile block walls	Vibration dampers
12" x 12" ceiling tile & glue pucks	Ceramic flooring grouts/adhesives
Terrazzo flooring	Walls base adhesives
Plaster ceiling/walls	Vapor barrier paper
Drywall	Quarry tile
Wall paper	Exterior caulks
Sheet rock	Wood wainscoting adhesive
Cooler doors	Book tile
Lamb's wool on sewer pipe/roof drain	
<i>Building O</i>	
Terrazzo flooring	Mastic
Black ceramic wall base	Ceiling tiles
Stair treads	Plaster
Book tile/clay	Drywall
Pyrobar	
<i>Building Q</i>	
Ceramic floor tile	Vinyl wall base
Drywall	Spancrete
Wall base mastic	Vibration dampers
Window caulk	Epoxy coating on floors

Buildings R, S, T

These buildings appear to have been divided based on separate construction dates for previous sampling purposes.

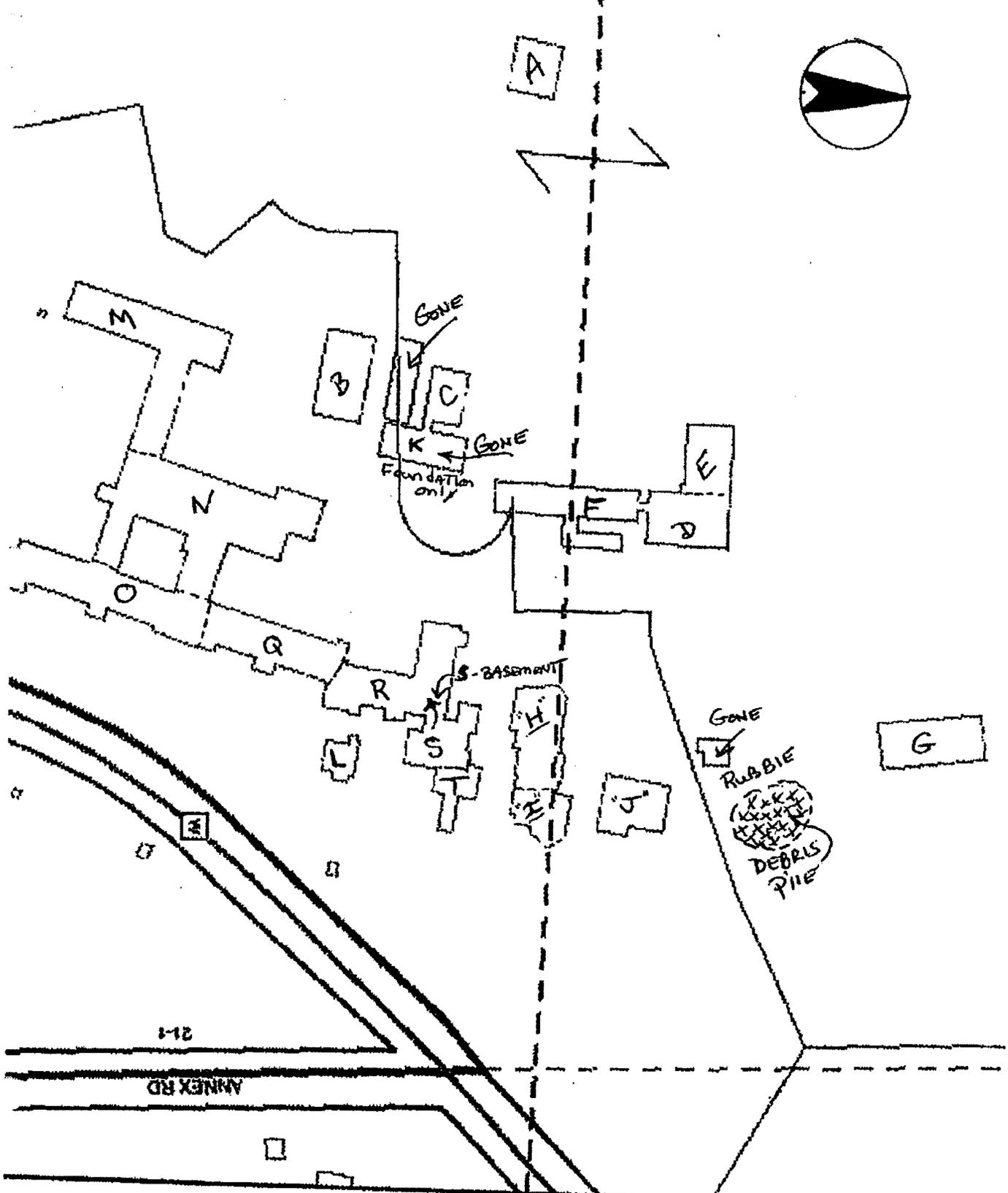
Approximate square footage: _____ 69,672
Building Age: _____ 1954

Insufficient sampling protocol. In order to comply with OSHA, WDNR and EPA guidelines, additional samples to be collected include (but are not limited to):	
<i>Building R</i>	
Block mortar	Brick mortar
Black mastic wall base	Ceiling tile
Cement block mortar	Ceramic wall tile
Duct insulation	Quarry tile
Black exterior waterproofing	pyrobar
<i>Building S</i>	
Gold wall mastic	Ceiling vapor barrier
Quarry tile	Brick mortar
Plaster	Ceramic tile
Vibration dampers	Gold ceiling mastic
Acoustical foam ceiling & black mastic	
<i>Building T</i>	
Cooler	Peg board
Plaster	Spancrete caulk

Important Note: No electrical components were sampled or removed from any building. These electrical switch boxes, panels are always assumed to contain asbestos. If material is assumed to contain asbestos, it need not be sampled, but must be removed as asbestos containing.

RIAR site drawing

March 2008



Company Certificate

This certifies that

DELAHEY INDUSTRIES INC

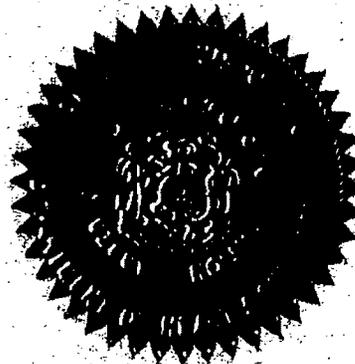
**13000 W BLUEMOUND RD
ELM GROVE WI 53122-2650**

is certified under ch. HFS 159, Wis. Adm. Code as a

Asbestos Company - Primary

**Certificate Issue Date: 07/28/2011
Expiration Date: 08/01/2013, 12:01 a.m.
Certification #: CAP-24230**

**Wisconsin Department of Health Services
Division of Public Health
Bureau of Environmental and Occupational Health
Asbestos & Lead Section
PO Box 2659
Madison WI 53701-2659
Phone: (608) 261-6876**



Shelley A Bruce
**Shelley A Bruce,
Unit Supervisor**

Company Certificate

This certifies that

DELAHEY INDUSTRIES INC

**13000 W BLUEMOUND RD
ELM GROVE WI 53122-2650**

is certified under ch. HFS 163, Wis. Adm. Code as a

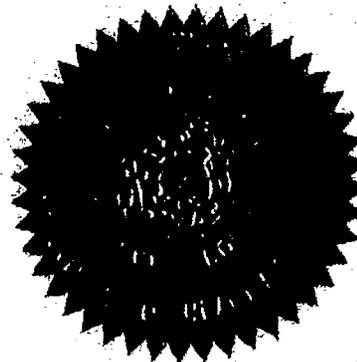
Lead (Pb) Company

Certificate Issue Date: 07/26/2012
Expiration Date: 08/01/2014, 12:01 a.m.
Certification #: DHS-24230

Wisconsin Department of Health Services
Division of Public Health
Bureau of Environmental and Occupational Health
Asbestos & Lead Section
PO Box 2659
Madison WI 53701-2659
Phone: (608) 261-6876



Shelley A. Bruce
Shelley A. Bruce,
Unit Supervisor



#12

JEFFERSON COUNTY CORPORATION COUNSEL

Courthouse, Room 110
320 South Main Street
Jefferson, Wisconsin 53549-1799
(920) 674-7135
Fax: (920) 674-7399

PHILIP C. RISTOW
Corporation Counsel

E. SCOTT SCHEIBEL
Asst. Corporation Counsel

November 5, 2012

Mayor Dale Oppermann
317 South Main Street
Jefferson, WI 53549

Dear Mayor Oppermann:

In your joint roles as Mayor and Chair of the Plan Commission, Jefferson County would like to request the Plan Commission and the City's consideration of amendment of the Comprehensive Master Plan for the property identified on the attached map. As you are aware, the County is under contract to purchase 60 acres, the former Countryside Home site located at 1425 Wisconsin Drive, contingent upon City approval of use of the property for the County Highway Department which use contemplates multiple structures, outside storage of materials and a fuel station with a principal structure of approximately 110,000 sq. feet.

The requested plan change would cover the 60 acres under contract, which consists of two lots with PINs 241-0614-1034-006 (44.170 acres) and 241-0614-1521-000 (15.83 acres) together with other county lands bounded by the Highway 26 bypass, County Trunk Highway W and County Trunk Highway J, PINs 241-0614-1033-003 (6.642 acres) and 241-0614-1524-001 (27.835 acres). The County requests consideration of a plan amendment changing the designation of said lands from planned "Planned Neighborhood" to "Planned Mixed Use". Planned mixed use is also the current designation for over 200+ acres of County owned land to the east of the subject property across CTH W. (For planning purposes, it may be appropriate to include the adjacent apartment complex northwest of the intersection of Wisconsin Drive and Collins Road which is currently owned by Jefferson County Apartments, Inc., and is parcel #241-0614-1043-047.)

As the County's offer to purchase the 60 acre Countryside site has a timeline contingency requiring all relevant City approvals by March 11, 2013, be advised that the County may make application for rezoning of the 60 acre property to M-U, Mixed Residential, Business and Industrial together with the appropriate conditional use approvals required as well as any waivers under sec. 300-24.2(8) which may be necessary given the nature of the Highway Department including salt sheds, etc., which may otherwise exceed regular building height limits. Further, it

Mayor Dale Oppermann

Page 2

November 5, 2012

is my understanding that by submitting this request now, the matter will likely be scheduled for Plan Commission consideration on November 14, 2012. Should there be any further information required with regard to this request, please contact me. Otherwise, you may anticipate additional information from the County as the matter proceeds, including a proposed development plan for the area incorporating the Highway Department facilities.

Thank you in advance for your assistance.

Sincerely,

A handwritten signature in black ink, appearing to read "Philip C. Ristow". The signature is written in a cursive style with a large initial "P" and "C".

Philip C. Ristow
Corporation Counsel
WI State Bar #1016697

PCR:cjf

Enc.

