

**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, JULY 25, 2016**

1. **Call to Order**
2. **Roll Call (Establish a Quorum)**
3. **Certification of Compliance with the Open Meetings Law**
4. **Approval of the Agenda**
5. **Public Comment (Not to exceed 15 minutes and not to include petitions slated for decision-members of the public who wish to address the Committee on specific agenda items must register their request at this time)**
6. **Approval of June 27, July 18 and July 21 Committee Minutes**
7. **Communications**
8. **June Monthly Financial Report for Land Information Office – Andy Erdman**
9. **July Monthly Financial Report for Zoning – Rob Klotz**
10. **Discussion and Possible Action on 2017 Planning and Zoning Department Budget**
11. **Discussion and Possible Action on Salvage Yard Licenses Reissuance**
12. **Discussion and Possible Action on Petitions Presented in Public Hearing on July 21:**

**R3909A-16 – Stephen Peirick & Mary Burr-Peirick:** Create a 2.2-acre lot around the existing home at **N9006 Branch Rd**, and a 1.3-acre vacant lot adjacent to it. The site is part of PIN 012-0816-1231-001 (5 Acres) in the Town of Ixonia.

**SUBDIVISION REPLAT**

**R3910A-16 – Kory Anderson:** Request for a replat of Shorewood Hills Phase 3 in order to create outlots meeting DNR stormwater regulations. This involves lots on **Polo Lane and Bridle Path** in the Town of Lake Mills.

**REVOCATION OF CONDITIONAL USE PERMIT**

**CU1756-13 – Notbohm Trust:** Revoke Conditional Use CU1756-13 (per Sec. 11.05 a.7 of the Jefferson County Zoning Ordinance) issued to Grade Tech Pavers, c/o David Schmied for mineral

extraction on the Notbohm Trust/Charles Notbohm Trust property, due to both non-compliance with conditions of approval and revocation of the NR135 reclamation permit by the Land and Water Conservation Department on March 4, 2016. The original approval was for PINs 018-0713-3441-000 and 018-0713-3532-000 on **Nelson Lane** in the Town of Lake Mills.

**13. Possible Future Agenda Items**

**14. Upcoming Meeting Dates**

August 15, 8:00 a.m. – Site Inspections Beginning in Courthouse Room 201  
August 18, 7:00 p.m. – Public Hearing in Courthouse Room 205  
August 29, 8:30 a.m. – Decision Meeting in Courthouse Room 203  
September 12, 8:00 a.m. – Site Inspections Beginning in Courthouse Room 201  
September 15, 7:00 p.m. – Public Hearing in Courthouse Room 205  
September 26, 8:30 a.m. – Decision Meeting in Courthouse Room 203

**15. 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).**

*A quorum of any Jefferson County Committee, Board, Commission or other body, including the Jefferson County Board of Supervisors, may be present at this meeting.*

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

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

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

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

**ROOM 203, COUNTY COURTHOUSE  
311 S. CENTER AVE., JEFFERSON, WI 53549  
8:30 A.M. ON MONDAY, JUNE 27, 2016**

**1. Call to Order**

The meeting was called to order by Chairman Nass at 8:30 a.m.

**2. Roll Call (Establish a Quorum)**

All Committee members were present at 8:30. Also present were Rob Klotz, Matt Zangl and Deb Magritz from the Zoning Department.

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

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

**4. Approval of the Agenda**

Motion by Jaeckel, seconded by Reese to approve the agenda as presented. It was noted that some items may be moved up for the convenience of those in the audience. Motion carried on a voice vote with no objection.

**5. Public Comment (Not to exceed 15 minutes and not to include petitions slated for decision-members of the public who wish to address the Committee on specific agenda items must register their request at this time)**

There was no public comment.

**6. Approval of May 31, June 13 and June 16 Committee Minutes**

Motion by Reese, seconded by Jaeckel to approve the May 31 minutes as presented. Motion carried on a voice vote, with David abstaining.

Motion by Jaeckel, seconded by Reese to approve the June 13 minutes as presented. Motion carried on a voice vote with David abstaining.

Motion by Reese, seconded by Jaeckel to approve the June 16 minutes as presented. Motion carried on a voice vote with David abstaining.

**7. Communications**

There were no communications.

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

Erdman reported that revenues are a little ahead of last year's. There seems to be a continued upward trend.

**9. June Monthly Financial Report for Zoning – Rob Klotz**

Klotz noted that even though June revenues as of the 24<sup>th</sup> are down, things are looking up for the year.

**10. Request for Holding Tank Waiver for JTO Properties at W2763 East Gate Drive in the Town of Watertown**

Klotz explained the request, and read a letter from Jerry Hoefler, a master plumber. Hoefler stated that he believes a holding tank is the best fit for this property and its intended use. Motion by David, seconded by Jaeckel to approve; motion carried on a voice vote with no objection.

**11. Request by M A Mortenson Company for Outside Storage in an Industrial Zone at W1265 Linden Road, Town of Ixonia**

This proposal was explained by Klotz, who also read aloud a letter from Eric Riemer of M A Mortenson. A plot plan was previously distributed in the Committee's information packet. Motion by Reese, seconded by Jaeckel to approve as presented, conditioned upon Town approval. Motion carried on a voice vote with no objection.

**12. Private On-Site Waste Treatment System Maintenance Letter Issued to PIN 241-0714-3531-043 in the City of Jefferson**

Klotz explained the situation to date. Discussion ensued. Motion by Rinard, seconded by Nass to have the home owner proceed with any claim against the County following the legal process beginning with Corporation Counsel. Motion carried on a voice vote with no objection. Motion carried on a voice vote with no objection.

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

**13. Discussion and Possible Action on Petitions Presented in Public Hearing on June 16, 2016:**

**APPROVE WITH CONDITIONS R3897A-16** – Nancy Hook- Create two, 2-ac lots on **US Highway 12** in the Town of Oakland from part of PIN 022-0613-1812-000 (15.81 Ac) on a motion by Jaeckel, seconded by Reese. Motion carried on a voice vote with no objection.

**APPROVE WITH CONDITIONS R3895A-16** – Todd & Leeann Duwe/Duwe Farms LLC Property- Rezone one acre of PIN 020-0714-0321-000 (54 Ac) for a new building site near **W5962 Church Rd** in the Town of Milford on a motion by Nass, seconded by Reese. Motion carried on a voice vote with no objection.

**APPROVE WITH CONDITIONS R3890A-16** – Robert Wagner/Jane Wagner Property - Create a 3.5-ac farm consolidation lot around the home at **N5296 Popp Rd** in the Town of Aztalan, and a 6-ac vacant lot combination to the east, both from PIN 002-0714-2844-000 (39.75 Ac) on a motion by Reese, seconded by Jaeckel. Motion carried on a voice vote with no objection.

**APPROVE WITH CONDITIONS R3891A-16** – Kathy Pope-Hookstead/Dark Acres Farm Property - Create a 5-ac lot combination at **W5140 Gillis Rd** in the Town of Koshkonong from PIN 016-0514-1331-000 (40 Ac) on a motion by Nass, seconded by Jaeckel. Motion carried on a voice vote with no objection.

**APPROVE WITH CONDITIONS R3892A-16** – Sharilyn DeGolier - Rezone 1.25 ac around the home at **W8295 Cemetery Rd** in the Town of Lake Mills from PIN 018-0713-0313-000 (23.5 ac) on a motion by Reese, seconded by Jaeckel. Motion carried on a voice vote with no objection.

**APPROVE WITH CONDITIONS R3893A-16** – Jay Lewellin - Create a 3-ac A-3 zone at **W8756 Alley Rd** in the Town of Lake Mills to allow for new home construction on PIN 018-0713-2134-000 (3 Ac) on a motion by Jaeckel, seconded by Reese. Motion carried on a voice vote with no objection.

**APPROVE WITH CONDITIONS R3894A-16** – Steve Saniter/Rachel Raether LE Property - Create a 1-ac building site on **Raether Rd** and PIN 018-0713-0622-000 (32.07 ac) in the Town of Lake Mills on a motion by Nass, seconded by Jaeckel. Motion carried on a voice vote with no objection.

**APPROVE WITH CONDITIONS R3896A-16** – Trisha & Erik Miller/Joel & Gayle Medenwaldt Property - Rezone 1.01 ac of PIN 020-0814-3241- 001 (23 Ac) in the Town of Milford at **W6543 Vandre Rd** on a motion by Reese, seconded by David. Motion carried on a voice vote with no objection.

**APPROVE WITH CONDITIONS R3898A-16** – Lindsay Jilek/Franz & Vicki Weigand Property - Create a 1.33-ac building site from PIN 028-0513-0123-000 (39 Ac) in the Town of Sumner on **Schwemmer Road** on a motion by Jaeckel, seconded by David. Motion carried on a voice vote with no objection.

**APPROVE WITH CONDITIONS R3899A-16** – Leo & Lisa Kucek/Ardis Eilenfeldt Trust Property - Rezone 1.68 ac of PIN 002-0714-2032- 000 (35.254 Ac) on **Harvey Rd** for a new residential building site in the Town of Aztalan on a motion by Jaeckel, seconded by Reese. Motion carried on a voice vote with no objection.

**APPROVE WITH CONDITIONS** R3900A-16 – Leo & Lisa Kucek/Debbie Reece Trust Property - Negate previous approvals for an A-2 zone (R3658A-13) and an A-3 zone (R3659A-13) on **Harvey Rd** in the Town of Aztalan on PIN 002-0714-2032-002 (1.735 Ac) to allow for new A-3 lot creation on a motion by Jaeckel, seconded by Reese. Motion carried on a voice vote with no objection.

**APPROVE WITH CONDITIONS** R3901A-16 – Joel Kleefisch/Donald & Bonnie Lott Property - Rezone to create a 1.5-ac A-2 zone adjacent to **N5983 Hillside Dr** in the Town of Concord from PIN 006-0716-1914-000 (93.4 Ac) on a motion by Jaeckel, seconded by Reese. Motion carried on a voice vote with no objection.

**APPROVE WITH CONDITIONS** R3902A-16 – Joel Kleefisch/Donald & Bonnie Lott Property - Rezone to create a 5-ac lot around the home at **N5983 Hillside Dr** and two, 3-ac building sites nearby from PIN 006-0716-1914-000 (93.4 Ac) in the Town of Concord on a motion by Reese, seconded by Jaeckel. Motion carried on a voice vote with no objection.

**APPROVE WITH CONDITIONS** R3903A-16 – Jefferson County/Donald & Bonnie Lott Property - Rezone to negate a previous A-3 zone approval, R3664A-13, to allow request for creation of new building sites on PIN 006-0716-1914-000 (93.4 ac) on **Hillside Dr** in the Town of Concord on a motion by Jaeckel, seconded by Reese. Motion carried on a voice vote with no objection.

**APPROVE WITH CONDITIONS** R3904A-16 – John & Brenda Soden/Charles Soden Trust Property - Redefine the A-2 zone near **N1730 Kelln Ln** in the Town of Palmyra on PIN 024-0516-1033-000 (39 Ac) on a motion by Jaeckel, seconded by Reese. Motion carried on a voice vote with no objection.

**APPROVE WITH CONDITIONS** R3905A-16 – John & Brenda Soden/Charles Soden Trust Property - Rezone to create a 1.4-ac lot around the home at **N1730 Kelln Ln** in the Town of Palmyra from PIN 024-0516-1033-000 (39 Ac) on a motion by Jaeckel, seconded by Reese. Motion carried on a voice vote with no objection.

**APPROVE WITH CONDITIONS** R3906A-16 – John & Brenda Soden/Charles Soden Trust Property - Create an 8.9-ac Natural Resource zone north of **N1730 Kelln Ln** from part of PIN 024-0516-1033-000 (39 Ac) in the Town of Palmyra on a motion by Nass, seconded by Reese. Motion carried on a voice vote with no objection.

**APPROVE WITH CONDITIONS** R3907A-16 – Scott & Connie Vinz - Rezone to create a 2-ac lot around the buildings at **N8331 County Rd X** in the Town of Watertown from part of PIN 032-0815-2114-001 (24 Ac) on a motion by Reese, seconded by Jaeckel. Motion carried on a voice vote with no objection.

**APPROVE WITH CONDITIONS** R3908A-16 – Scott & Connie Vinz - Rezone to create a 2.6-ac Natural Resource zone near **N8331 County Rd X** from part of PIN 032-0815-2114-001 (24 Ac) in the Town of Watertown on a motion by Reese, seconded by Jaeckel. Motion carried on a voice vote with no objection.

**APPROVED WITH CONDITIONS** CU1878-16 – Stefanie Preisler & Andrew Idzikowski/Harvey & Sandy Mann Property - Conditional use to continue a kennel operation after change in ownership for up to 40 dogs at **W3379 Ranch Rd** in the Town of Farmington, on PIN 008-0715-1011-001 (16.392 Ac), on a motion by Jaeckel, seconded by Reese. Motion carried on a voice vote with no objection. The property is zoned A-3, Agricultural/Rural Residential

**APPROVED WITH CONDITIONS** CU1879-16 – Daniel Rueth - Conditional use for a 2,400 sq foot extensive on-site storage structure, 27 feet in height at **W7510 Koshkonong Lake Rd** in the Town of Koshkonong on PIN 016-0513-2513-001 (10 Ac) in a Residential R-2 zone, on a motion by Jaeckel, seconded by Reese. Motion carried on a voice vote with no objection.

**APPROVED WITH CONDITIONS** CU1880-16 – Shane Thekan - Conditional use to allow a home occupation for auto shop/garage facility at **W1165 Island Rd** in the Town of Palmyra on PIN 024-0516-1524-002 (1.158 Ac) on a motion by Jaeckel, seconded by Reese. Motion carried on a voice vote with no objection. The property is zoned A-3, Agricultural/Rural Residential.

**APPROVED WITH CONDITIONS CU1881-16** – Sharron & Lori Cretney - Conditional use to allow a commercial stable at which to hold clinics and riding lessons at **N2746 Hardscrabble Rd** in the Town of Sullivan on PINs 026-0616-3624-001 (20 Ac) and 026-0616-3623-001 (20 Ac), on a motion by Jaeckel, seconded by Reese. Motion carried on a voice vote with no objection. The property is zoned A-1, Exclusive Agricultural.

**APPROVED WITH CONDITIONS CU1882-16** – Michael Swenson - Conditional use to allow a 1,600 square foot, 18 foot high extensive on-site storage structure on a motion by Reese, seconded by Jaeckel. Motion carried on a voice vote with no objection. The site is in a Residential R-2 zone at **N4762 Indian Point Rd**, Town of Sullivan, on PIN 026-0616-0114-001 (5.023 Ac).

**14. Possible Future Agenda Items**

**15. Upcoming Meeting Dates**

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

July 21, 7:00 p.m. – Public Hearing in Courthouse Room 205

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

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

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

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

**16. Adjourn**

Motion by Reese, seconded by David to adjourn. The meeting adjourned at 10:10 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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**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, JULY 18, 2016**

1. **Call to Order**  
The meeting was called to order by Chairman Nass at 8:01 a.m.
2. **Roll Call (Establish a Quorum)**  
All Committee members were present at 8:01. Also in attendance were Rob Klotz, Matt Zangl and Deb Magritz of the Planning and Zoning Department.
3. **Certification of Compliance with the Open Meetings Law**  
Reese verified that the meeting was being held in compliance with open meetings law requirements.
4. **Approval of the Agenda**  
No changes were proposed to the agenda.
5. **Public Comment (Not to exceed 15 minutes and not to include petitions slated for decision-members of the public who wish to address the Committee on specific agenda items must register their request at this time)**  
There was no public comment.
6. **Communications**  
Klotz explained the details of CU1756-13.

The Committee left for the following site inspections at 8:03 a.m.

7. **Site Inspections for Petitions to be Presented in Public Hearing on July 21, 2016:**  
R3909A-16 – Stephen Peirick & Mary Burr-Peirick: Create a 2.2-acre lot around the existing home at **N9006 Branch Rd**, and a 1.3-acre vacant lot adjacent to it. The site is part of PIN 012-0816-1231-001 (5 Acres) in the Town of Ixonia.  
  
R3910A-16 – Kory Anderson: Request for a replat of Shorewood Hills Phase 3 in order to create outlots meeting DNR stormwater regulations. This involves lots on **Polo Lane and Bridle Path** in the Town of Lake Mills.  
  
CU1756-13 – Notbohm Trust: Revoke Conditional Use CU1756-13 (per Sec. 11.05 a.7 of the Jefferson County Zoning Ordinance) issued to Grade Tech Pavers, c/o David Schmied for mineral extraction on the Notbohm Trust/Charles Notbohm Trust property, due to both non-compliance with conditions of approval and revocation of the NR135 reclamation permit by the Land and Water Conservation Department on March 4, 2016. The original approval was for PINs 018-0713-3441-000 and 018-0713-3532-000 on

**Nelson Lane** in the Town of Lake Mills.

**8. Adjourn**

Motion by Jaeckel, seconded by David to adjourn the meeting. The meeting adjourned on a voice vote at 9:50 a.m.

Don Reese, Secretary

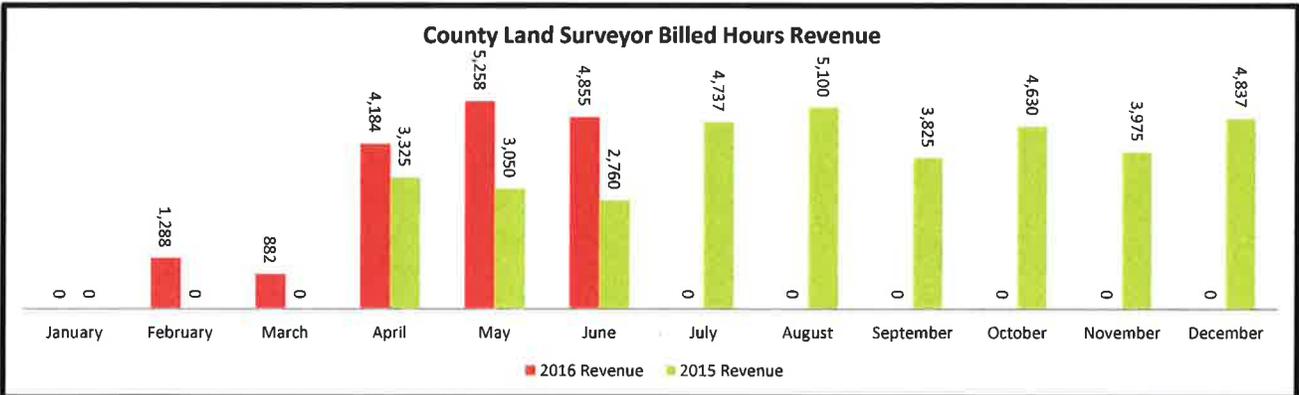
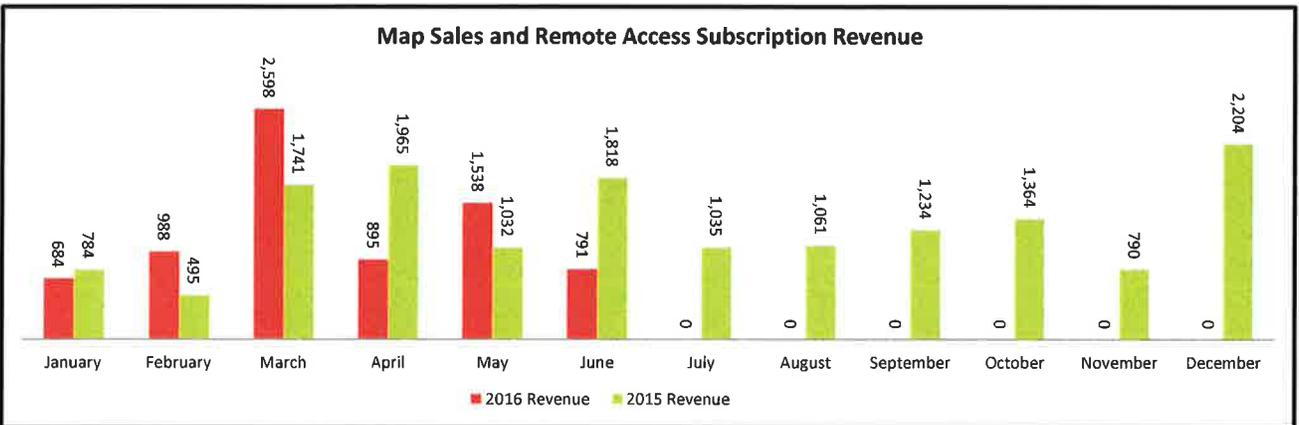
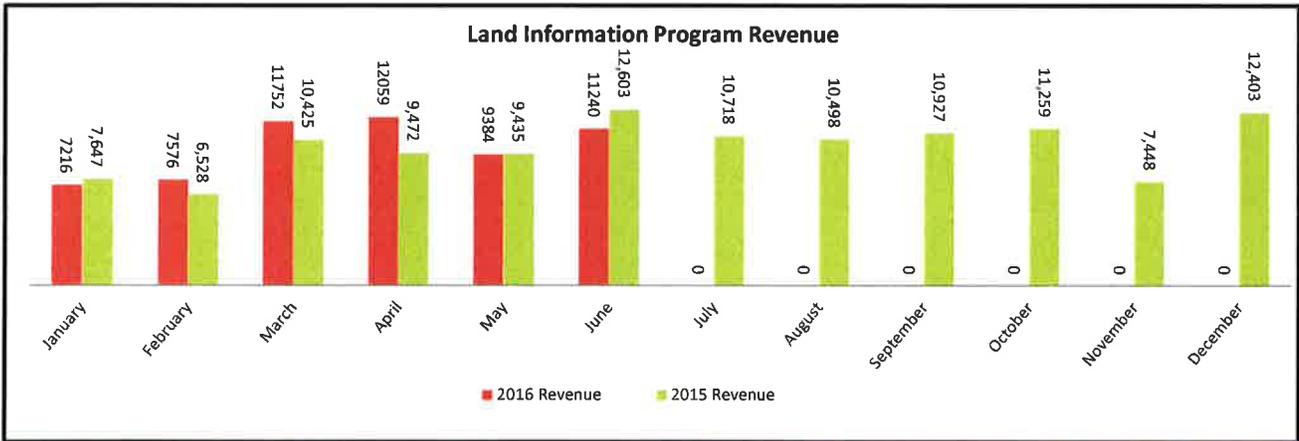
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## 2016 Land Information Office Monthly Revenue Chart Comparison to Prior Year





### Jefferson County Planning and Zoning Department

Enter Year:  submit PDF: Excel: Enter 2015 Actual Zoning Deposit:  submit Enter 2016 Budget Revenues:  submit

MT#	Other Permits/ LU 7101.432099	Private Parties Copies/Maps 7101.451002	Municipal Copies/Printing 7101.472003	Private Sewage System (County) 7101.433002	Soil Testing Fee 7101.458010	Farmland Qualifying Average Schedule 7101.458015	Farmland Agreement App 7101.458014	Farmland Preservation Fee/ Certs 7101.458001	Septic Replacement Fee/ Wis Fund 7101.458002	Zoning Ordinance Forfeitures 7101.441002	Wisconsin Fund Grants 7102.421001	Refunds	2016 Totals	2015 Totals	2015-2016 Difference
Jan	4,965.00	847.05		2,025.00	800.00								8,637.05	8,804.30	-167.25
Feb	14,795.00	27.37		1,000.00	250.00							450.00	16,076.12	12,225.00	3851.12
Mar	12,750.00	22.16		2,100.00	50.00					150.00		500.00	15,072.16	13,723.08	1349.08
Apr	34,545.00	9.44		7,775.00	600.00								42,933.19	21,084.94	21848.25
May	13,030.00	92.09		4,975.00	800.00								18,897.09	18,699.86	197.23
June	15,080.00	11.37		4,800.00	450.00							150.00	20,348.87	23,338.49	-2989.62
July	10,590.00	3.61		2,775.00	200.00								13,568.61	19,649.36	-6080.75
Aug														23,391.58	-23391.58
Sept														15,947.01	-15947.01
Oct														19,384.08	-19384.08
Nov														9,650.29	-9650.29
Dec														8,370.42	-8370.42
<b>Total</b>	<b>105,755.00</b>	<b>1,013.09</b>	<b>15.00</b>	<b>25,450.00</b>	<b>3,150.00</b>					<b>150.00</b>		<b>1,100.00</b>	<b>135,533.09</b>	<b>194,268.41</b>	<b>-58735.32</b>

2015 Actual Zoning Deposit: \$188,608.41

2016 Budget Revenues: \$191,400.00

2016 Deposits YTD: \$135,533.09

