

**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, AUGUST 29, 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 July 21, July 25, August 15 and August 18 Committee Minutes**
7. **Communications**
8. **July Monthly Financial Report for Land Information Office – Andy Erdman**
9. **August Monthly Financial Report for Zoning – Rob Klotz**
10. **Discussion and Possible Action on Request to Allow Mini-Pigs as Household Pets in Residential Zones**
11. **Discussion and Possible Action on Allowing Beekeeping in Residential Zones**
12. **Request by Larry Neman for a Holding Tank Waiver at N9673 Turke Lane in the Town of Watertown on PIN 032-0815-0111-000**
13. **Request by Nancy & John Braatz to Replace the Existing Home at N7513 County Road F in the Town of Ixonia at 125 Feet from its Existing Location**
14. **Discussion and Possible Decision Regarding Millette Zoning Amendment, Adjoining Monroe Cemetery (Town of Hebron) & Evans Properties as it Relates to Proposed Boundary Land Transfers**
15. **Discussion and Possible Action on Petitions Presented in Public Hearing on August 18, 2016:**

R3911A-16 & CU1883-16 – Marcia Mary Bates Trust: Rezone to create a 2-acre agribusiness zone around the barn at **N1507 Groeler Rd** with conditional use for storage of non-farm equipment. The site is on PIN 016-0514-1732-002 (17.348 Acres) in the Town of Koshkonong.

R3912A-16 & CU1884-16 – Benjamin Schweighardt: Create a 4.15-acre agribusiness zone with conditional use for storage of contractor's equipment at **N7415 County Highway N** in the Town of Milford. The site is on PIN 020-0814-3632-002 (20 Acres).

R3913A-16 – George Ducklow: Create a 3-acre lot around the home at **W4339 Ambrose Drive** in the Town of Farmington from part of PIN 008-0715-2024-000 (38 Acres).

R3914A-16 – Wilbur Miller: Rezone 1.5 acre of PIN 008-0715-0222-002 (38.901 Acres) for a new residential building site on **Koschnick Road** in the Town of Farmington.

R3915A-16 – Allan Kutz: Rezone 2.2 acres in the Town of Hebron from part of PIN 010-0615-1922-001 (5.45 Acres) owned by Ronald & Pamela Kutz, and 3.8 acres in the Town of Jefferson from part of PIN 014-0615-1833-000 (32.815 Acres) owned by St Coletta School to create a 6-acre building site on **Will Road**.

R3916A-16 – Raatz Trust: Create a 2-acre residential building site near **W9258 County Road B** from PIN 018-0713-0832-001 (17.512 Acres), Town of Lake Mills.

R3917A-16 – Jack D Wendorf Trust: Create an A-3 lot around the existing home at **N5594 Switzke Rd** and a vacant 2-acre residential building site nearby. The properties are part of PIN 008-0715-2823-000 (40 Acres) in the Town of Farmington.

R3918A-16 – Jack D Wendorf Trust: Rezone to create a 21.2-acre Natural Resource zone from part of PINs 008-0715-2823-000 (40 Acres) and 008-0715-2824-000 (40 Acres) near **N5594 Switzke Rd** in the Town of Farmington.

R3919A-16 – Gary Kincaid/Dean Kincaid Inc/Dean Kincaid Enterprises: Create a 1.765-acre A-3 zone around the home at **N1554 State Rd 106** from PINs 024-0516-1711-000 (40 Acres), 024-0516-1622-000 (40 Acres), 024-0516-1623-000 (39.381 Acres) and 024-0516-1714-000 (37.515 Acres). The site is in the Town of Palmyra.

R3920A-16 – Gary Kincaid/Dean Kincaid Inc/Dean Kincaid Enterprises: Rezone for the creation of an 11.567-acre Natural Resource zone from part of PIN 024-0516-1623-000 (39.381 Acres) and 024-0516-1622-000 (40 Acres) near **State Rd 106** in the Town of Palmyra.

CU1885-16 – Gregg & Darren Godfrey/Godfrey Enterprises LLC: Conditional use to sanction an eating/drinking place & shed remodel for extra seating at **W6630 County Road B** in a Business zone, and to allow a 25-foot by 40-foot pavilion to serve the eating/drinking place. The site is in the Town of Aztalan on PIN 002-0714-1713-009 (0.6 Acre).

CU1886-16 – Selim Ramadani: Conditional use to reinstate use of the property at **W4890 Tri-County Rd** in the Town of Cold Spring as a motel. The site is on PIN 004-0515-3133-001 (4.170 Acres) in a Business zone.

CU1887-16 – Patrick Peterson: Conditional use for a kennel housing up to 15 dogs on PIN 028-0513-1712-001 (29.49 Acres) at **W9020 State Rd 106**. The property is in the Town of Sumner and is zoned A-1, Exclusive Agricultural.

**16. Explanation of Clarification to the County Board Regarding Approval for Zoning Amendment R3885A-16 and R3886A-16, Laurie Forseth Property in the Town of Hebron**

**17. Possible Future Agenda Items**

**18. Upcoming Meeting Dates**

September 12, 8:00 a.m. – Site Inspections Beginning in Courthouse Room 203

September 15, 7:00 p.m. – Public Hearing in Courthouse Room 205

September 26, 8:30 a.m. – Decision Meeting in Courthouse Room 203

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

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

October 31, 8:30 a.m. – Decision Meeting in Courthouse Room 203

**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.jeffersoncountymi.gov](http://www.jeffersoncountymi.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 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:** Thursday, July 21, 2016

**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 7:03 p.m.
2. **Roll Call**  
Committee members present were David, Reese, Rinard and Jaeckel. Nass was absent and excused. Also present were Rob Klotz 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. **Approval of Agenda**  
No changes were proposed to the agenda.
5. **Explanation of Public Hearing Process by Committee Chair**  
David explained the process, and noted that the Committee would meet for decisions on July 25 and County Board would meet on August 8.
6. **Public Hearing**  
The following was read aloud by Klotz;

**NOTICE IS HEREBY GIVEN** that the Jefferson County Planning and Zoning Committee will conduct a public hearing at 7 p.m. on Thursday, July 21, 2016, 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**

**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.

Petitioner: Glen Shong spoke for the Peiricks. He explained that they wish to create a 1.3-acre buildable lot and a 2.2-acre lot at N9006 Branch Road.

Comments in Favor: None

Comments Opposed: None

Questions from the Committee: None

Town Response: In favor, dated 6/13/16, and in the file.

Staff Report: Given by Klotz and in the file. The 2.2-acre lot contains a 1968 home, the 1.3-acre lot is vacant, and the remainder is zoned A-1, Agricultural.

### **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.

Petitioner: Attorney Jay Smith spoke representing Kason LLC. He handed out a work plan and timeline for the project. Kory Anderson of General Engineering then spoke; he said that the subdivision was first platted in early 2000s and his client has bought Phase III. DNR requirements have changed since that first platting, and there are now more stringent stormwater requirements for infiltration and total suspended solids removal. Because of these changes, they needed to carve out areas for bio-retention. They are also waiting for confirmation of a wetland delineation. Smith, at Klotz's request, reported that they are working with the Town on a developer's agreement and further stormwater issues, and with the City on a developer's agreement/sewer agreement because the area is within the City's extraterritorial plat jurisdiction.

Klotz asked if this was only dealing with Phase III, to which Anderson replied that with the new requirements, they are actually modifying the original grading plan and directing more water to the new outlots with the bio-retention facilities, but water from some Phase III lots will drain toward the detention as originally planned.

Klotz also spoke of replat requirements and asked if the developer was submitting to the State and utilities—they are. Klotz also asked for larger, more legible copies of the replat for the Committee's consideration on Monday, July 25.

Comments in Favor: None

Comments Opposed: Bill Moker said he lives on Lot 56 and has severe drainage issues. The Town has required that his issues be addressed. He was concerned about the notice sent out, and Klotz explained the County requirement for noticing the replat.

Kurt and Linda Zuehlke of N6777 Polo Lane asked if what was shown on the map was the final location, and Klotz explained. She asked how the retention pond across the street would manage the water from the Third Phase.

An email from Sarah FitzGibbon was read into the record

Rebuttal: Anderson answered Ms. Zuehlke's question, and addressed the concern of Mr. Moker for Lot 56. To summarize, they are reviewing and redoing the plan. Smith added that a lot of time is being spent to get it as right as it can be.

Questions from the Committee: None

Town Response: Klotz read an email from Hope Oosdik, Town of Lake Mills Chair, into the record.

Staff Report: Given by Klotz and in the file. He addressed notice concerns, asked again for a full-size working draft of the replat. Klotz explained the potential for conditional approval and noted time lines for plat approval.

David noted that no decisions are made until next Monday morning, July 25.

## **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.

Klotz explained the need and process for revocation of conditional use permits.

Gerry Kokkonen, Jefferson County Land and Water Conservation Technician spoke. He noted that his Department had been working with Grade Tech Pavers through the fall and winter of 2015, but Grade Tech eventually stopped taking their calls or responding.

Reclamation funds in escrow were seized by the State of Wisconsin, and the reclamation permit was revoked by the Land and Water Conservation Department.

No one representing Grade Tech Pavers, David Schmied, the Notbohm Trust or the Charles Notbohm Trust was present to represent the petition.

Motion by Jaeckel, seconded by Reese to adjourn the meeting; motion carried on a voice vote and the meeting adjourned at 7:40 p.m.

Don Reese, Secretary.

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

Further information about Zoning can be found at [www.jeffersoncountywi.gov](http://www.jeffersoncountywi.gov)

**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, JULY 25, 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 a.m. Also in attendance were Rob Klotz, Deb Magritz and Matt Zangl of the Zoning Department, and Andy Erdman, Director of Land Information.
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**  
There were no changes 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. **Approval of June 27, July 18 and July 21 Committee Minutes**  
Motion by Jaeckel, seconded by Reese to approve the June 27 minutes as printed.  
Motion carried on a voice vote with no objection.  
  
Motion by Reese, seconded by Jaeckel to approve the July 18 minutes as printed. Motion carried on a voice vote with no objection.  
  
The July 21 minutes were not available at this time.
7. **Communications**  
Klotz spoke about the Kucek zoning amendment on Eilenfeldt/Reece property, Harvey Road in the Town of Aztalan, and explained the need for CSM vacation. The Committee agreed that once the petitioners start the vacation process, Klotz will be able to sign the survey.
8. **June Monthly Financial Report for Land Information Office – Andy Erdman**  
Erdman reported that revenues were down for June , but looking up in July.
9. **July Monthly Financial Report for Zoning – Rob Klotz**

Klotz noted that revenues were down \$6,000 from this date in 2015, but still well on the way to meeting the annual budget.

10. **Discussion and Possible Action on 2017 Planning and Zoning Department Budget**  
Klotz was about ready to turn in his budget. He explained his thought process, and that he planned to increase expected revenues between \$10,000 and \$20,000, rather than just doubling 6-month revenues from 2016. He hopes to have a \$10,000 to \$15,000 overage for 2016. The County Administrator's target for Zoning on the tax levy was \$338,000; Klotz said that it looks like Zoning will be coming in at about \$300,000. Nass responded that Klotz should do what he thinks is best, and the Committee will support him.
11. **Discussion and Possible Action on Salvage Yard Licenses Reissuance**  
July 31 is the annual renewal date for salvage yard licenses. Klotz explained the inspection process, and recommended that the Committee approve relicensing. Motion by Jaeckel, seconded by David to approve relicensing the salvage yards. Motion carried on a voice vote with no objection.

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

12. **Discussion and Possible Action on Petitions Presented in Public Hearing on July 21:**  
**APPROVED WITH CONDITIONS R3909A-16 – Stephen Peirick & Mary Burr-Peirick** on a motion by Rinard, seconded by Jaeckel to 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. Motion carried on a voice vote with no objection.

**SUBDIVISION REPLAT**

**APPROVE WITH CONDITIONS R3910A-16 – Kory Anderson** - request for a replat of Shorewood Hills Phase 3 in order to create outlots meeting DNR stormwater regulations on a motion by Jaeckel, seconded by Reese. This involves lots on **Polo Lane and Bridle Path** in the Town of Lake Mills. Motion carried on a voice vote with no objection.

**REVOCAION OF CONDITIONAL USE PERMIT**

**APPROVE WITH CONDITIONS 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 on a motion by Reese, seconded by David. The original approval was for PINs 018-0713-3441-000 and 018-0713-3532-000 on **Nelson Lane** in the Town of Lake Mills. Motion carried on a voice vote with no objection.

13. **Possible Future Agenda Items**  
Mini-pigs in Residential zones
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- **REESE  
WILL BE ABSENT**  
September 15, 7:00 p.m. – Public Hearing in Courthouse Room 205  
September 26, 8:30 a.m. – Decision Meeting in Courthouse Room 203 – **RINARD  
WILL BE ABSENT**

**15. Adjourn**

Motion by Jaeckel, seconded by David to adjourn. Motion carried on a voice vote and the meeting adjourned at 9:11 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.jeffersoncountyywi.gov](http://www.jeffersoncountyywi.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, AUGUST 15, 2016**

**1. Call to Order**

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

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

Committee members in attendance at 8:00 were Nass, Reese, Rinard and Jaeckel. Also present were Rob Klotz and Matt Zangl of 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 Rinard to approve the agenda as presented. 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. Communications**

There were no communications.

David arrived at 8:05 a.m.

**7. Request by the Mark & Joanne Nicholson Trust to Modify Conditions of Approval for CU1865-16, on PIN 024-0516-3422-004. The site is at W1315 South Shore Dr in the Town of Palmyra.**

Klotz explained the situation and showed the applicant's proposed building configuration to the Committee. With discussion it was concluded that the new configuration would be acceptable due to there being no nearby homes to the south and lack of impact on neighboring properties. Motion to approve the request for building placement running east to west by Reese, seconded by Jaeckel. Motion carried on a voice vote with no objection.

**8. Request by Steve Saniter to Modify Conditions of Approval for R3894A-16, on PIN 018-0713-0622-000, owned by Rachel Raether LE/David Raether. The site is on Raether Rd in the Town of Lake Mills.**

Klotz explained the request to modify the condition that "Road issues and land transfer from the Town shall be finalized prior to signing of the final survey map." Motion by Jaeckel, seconded by Reese to authorize the signing of the survey prior to this condition being completed. Motion carried on a voice vote with no objection.

The Committee left for the following site inspections:

9. **Site Inspections for Petitions to be Presented in Public Hearing on August 18, 2016:**

R3915A-16 – Allan Kutz: Rezone 2.2 acres in the Town of Hebron from part of PIN 010-0615-1922-001 (5.45 Acres) owned by Ronald & Pamela Kutz, and 3.8 acres in the Town of Jefferson from part of PIN 014-0615-1833-000 (32.815 Acres) owned by St Coletta School to create a 6-acre building site on **Will Road**.

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R3920A-16 – Gary Kincaid/Dean Kincaid Inc/Dean Kincaid Enterprises: Rezone for the creation of an 11.567-acre Natural Resource zone from part of PIN 024-0516-1623-000 (39.381 Acres) and 024-0516-1622-000 (40 Acres) near **State Rd 106** in the Town of Palmyra.

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R3918A-16 – Jack D Wendorf Trust: Rezone to create a 21.2-acre Natural Resource zone from part of PINs 008-0715-2823-000 (40 Acres) and 008-0715-2824-000 (40 Acres) near **N5594 Switzke Rd** in the Town of Farmington.

**10. Adjourn**

Motion by Nass, seconded by David to adjourn the meeting. The meeting adjourned at 11:05 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 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:** Thursday, August 18, 2016

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

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

**1. Call to Order**

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

**2. Roll Call**

Committee members Jaeckel, David, Nass, Rinard and Reese were present. Planning and Zoning staff members Rob Klotz, Deb Magritz and Matt Zangl were present.

**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. Approval of Agenda**

Motion by David, second by Jaeckel to approve the agenda. Motion carried on a voice vote with no objection.

**5. Explanation of Public Hearing Process by Committee Chair**

Chairman Nass explained the public hearing process and noted the committee decision meeting will be held on 8/29/2016 and the County Board meeting will be 9/13/2016.

**6. Public Hearing**

Klotz read 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, August 18, 2016, 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-T, AGRICULTURAL TRANSITION TO A-2, AG & RURAL BUSINESS**

**R3911A-16 & CU1883-16 – Marcia Mary Bates Trust:** Rezone to create a 2-acre agribusiness zone around the barn at **N1507 Groeler Rd** with conditional use for storage of non-farm equipment. The site is on PIN 016-0514-1732-002 (17.348 Acres) in the Town of Koshkonong.

**Petitioner:** Donald Bates – Explained that the barn sits across the road from the original farm house and has been sold to a buyer. The buyer is restoring the farm house and the barn to original condition, or at least the barn. The lot is requested to be two acres for future animals.

In regards to Mr. Munro's concerns: Mr. Bates also agrees that traffic on the road is a concern, especially with bikes. He believes this will not add to the traffic on Groeler Road.

In regards to Klotz: Mr. Bates believes this will be personal storage and not business storage. The new owner currently owns a business at a different, unknown location.

**Comments in Favor:** Marcia Mary Bates feels that this will lessen traffic and late night racing down the road. Since the new owner has begun restoring the home, she has seen a drop in late night traffic and racing down the road.

**Comments Opposed:** Victor Munro – Groeler Road: Mr. Munro had a question regarding an increase of traffic on Groeler Road. Groeler Road has car, bike and trucks with boat trailers traffic. The bike trail is poorly marked and dangerous. Mr. Munro feels that there is a safety issue with the bike traffic, as it is poorly marked and accidents are going to occur. He asks if traffic will increase.

**Questions from the Committee:** Nass asks if traffic safety concern has been discussed with the town?

**Town Response:** Klotz read Town response into the record and it is in the file. Town approved on 7/14/2016.

**Staff Report:** Given by Klotz. Klotz asked what is going to be stored in the building and if it will be personal or business storage? Klotz asks Bates to have owner submit what will be stored in building prior to decision meeting.

#### **FROM A-1, EXCLUSIVE AGRICULTURAL TO A-2, AG & RURAL BUSINESS**

**R3912A-16 & CU1884-16 – Benjamin Schweighardt:** Create a 4.15-acre agribusiness zone with conditional use for storage of contractor's equipment at **N7415 County Highway N** in the Town of Milford. The site is on PIN 020-0814-3632-002 (20 Acres).

**Petitioner:** Benjamin Schweighardt – N7415 County Highway N: Mr. Schweighardt built a building last year and would like to store his business equipment in the building and in a gravel area by the building.

Rebuttal to Dettmann: Manufacturing of products does not occur on site; employees arrive to the site and then leave to a job site. Customers do not visit the shop. Mr. Schweighardt assumed a county road would be adequate for the traffic.

In response to Reese: Storage on the property is mainly inside and includes utility trailers, skid steers and trucks. It is used for concrete construction.

In response to Klotz: Mr. Schweighardt has purchased and planted 250 pine trees along the road.

**Comments in Favor:** None

**Comments Opposed:** Tim Dettmann – W5331 Vesper Lane: Mr. Dettmann brought a petition signed by neighbors and read it aloud. Mr. Dettmann and neighbors are opposed to the increase in traffic and believe traffic has tripled since Ben moved his business to the location. Mr. Dettmann stated that Mr. Schweighardt has been operating his business illegally at the location for 8 months (starting in January 2016) without the proper approvals. Tim believes this business is not a good fit for an agricultural community and it should be located in an industrial area.

David Erb – Neighbor: David was opposed and agrees with Mr. Dettmann. He also stated the business has grown from 6 employees to 20-30 within eight months. What will the business be like in five years?

**Questions from the Committee:** Reese: What kind of equipment will be stored at the location and will it be inside or outside? What is the equipment used for?

**Town Response:** Klotz read the Town response and it is in the file. Town approved on 6/9/2016.

**Staff Report:** Given by Klotz and in file. Klotz pointed out the permit for shed was issued for an agricultural shed and did not allow for business use. Klotz asked if there is any water service to the building and that a permit has not been issued for a septic. Klotz asked about a screening plan and asked Mr. Schweighardt to submit a screening plan by the decision meeting. Klotz also questioned the access point for the house behind the A-2 lot.

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

**R3913A-16 – George Ducklow:** Create a 3-acre lot around the home at **W4339 Ambrose Drive** in the Town of Farmington from part of PIN 008-0715-2024-000 (38 Acres).

**Petitioner:** George Ducklow - W4339 Ambrose Drive: Mr. Ducklow is asking for 3 acres instead of 1.8 acres partly due to the Village R.O.W. His son lives at the property and bought the land through a land contract. They would like to make the lot larger now.

**Comments in Favor:** None

**Comments Opposed:** None

**Questions from the Committee:** None

**Town Response:** In favor and in the file.

**Staff Report:** Read by Klotz and in the file. This was originally approved for a 2 acre lot but owner lost land due to the Village R.O.W. in 2002. This rezone was a farm consolidation and the owner can ask for more acreage. Owner does have a contiguous 35 acres.

**R3914A-16 – Wilbur Miller:** Rezone 1.5 acre of PIN 008-0715-0222-002 (38.901 Acres) for a new residential building site on **Koschnick Road** in the Town of Farmington.

**Petitioner:** Wilbur Miller – City of Watertown: Wilbur would like to create a building site to build a 3 bedroom house with an exposed basement.

**Comments in Favor:** None

**Comments Opposed:** None

**Questions from the Committee:** None

**Town Response:** Town voted 2-1 in favor on 6/13/2016 and noted the petition does not follow their land use plan.

**Staff Report:** Given by Klotz and in the file. There has been 1 previous A-3 lot and they have 2 non-prime lots or 1 prime lot remaining.

**R3915A-16 – Allan Kutz:** Rezone 2.2 acres in the Town of Hebron from part of PIN 010-0615-1922-001 (5.45 Acres) owned by Ronald & Pamela Kutz, and 3.8 acres in the Town of Jefferson from part of PIN 014-0615-1833-000 (32.815 Acres) owned by St Coletta School to create a 6-acre building site on **Will Road**.

**Petitioner:** Allan Kutz: Mr. Kutz would like to create a lot next to their business and near his parents.

**Comments in Favor:** None

**Comments Opposed:** None

**Questions from the Committee:** None

**Town Response:** Town of Hebron approved petition on 7/11/2016. Town of Jefferson approved petition on 7/6/2016.

**Staff Report:** Given by Klotz and in the file. Klotz explained driveway plan and issues with steep slopes near the driveway.

**R3916A-16 – Raatz Trust:** Create a 2-acre residential building site near **W9258 County Road B** from PIN 018-0713-0832-001 (17.512 Acres), Town of Lake Mills.

**Petitioner:** Vicki Raatz – W9258 County Road B: Mrs. Raatz would like to create a future building site for her son and his wife.

In response to Klotz: Mrs. Raatz plans to increase access size and check with the Highway Department about culvert and size of access.

**Comments in Favor:** None

**Comments Opposed:** None

**Questions from the Committee:** None

**Town Response:** Approved by Town of Lake Mills on 7/12/2016.

**Staff Report:** Given by Klotz and in file. The preliminary survey shows an existing culvert and Klotz questioned if the culvert is going to be adequate for a residential lot versus an agricultural lot.

## **FROM A-1 EXCLUSIVE AG TO A-3, AG/RURAL RESIDENTIAL AND N, NATURAL RESOURCES**

**R3917A-16 – Jack D Wendorf Trust:** Create an A-3 lot around the existing home at **N5594 Switzke Rd** and a vacant 2-acre residential building site nearby. The properties are part of PIN 008-0715-2823-000 (40 Acres) in the Town of Farmington.

**Petitioner:** Tom Stade – W5289 Bockman Lane: N5594 Switzke Road is a pre-1975 home and they want to create a 3 acre lot around the original building and a 2 acre lot next to it by using a prime lot combination.

**Comments in Favor:** None

**Comments Opposed:** None

**Questions from the Committee:** None

**Town Response:** Approved by the Town on 7/11/2016.

**Staff Report:** Given by Klotz and in the file. This is a pre-1975 farm consolidation. The two acre lot is 100% prime soil.

**R3918A-16 – Jack D Wendorf Trust:** Rezone to create a 21.2-acre Natural Resource zone from part of PINs 008-0715-2823-000 (40 Acres) and 008-0715-2824-000 (40 Acres) near **N5594 Switzke Rd** in the Town of Farmington.

**Petitioner:** Tom Stade - W5289 Bockman Lane: They would like to split the 21.2 acre woods from the agricultural field to allow for different potential sales. The split is .25 mile off the road.

**Comments in Favor:** None

**Comments Opposed:** None

**Questions from the Committee:** None

**Town Response:** The Town was in favor on 7/11/2016.

**Staff Report:** Given by Klotz and in the file.

**R3919A-16 – Gary Kincaid/Dean Kincaid Inc/Dean Kincaid Enterprises:** Create a 1.765-acre A-3 zone around the home at **N1554 State Rd 106** from PINs 024-0516-1711-000 (40 Acres), 024-0516-1622-000 (40 Acres), 024-0516-1623-000 (39.381 Acres) and 024-0516-1714-000 (37.515Acres). The site is in the Town of Palmyra.

**Petitioner:** Cory Kincaid: Mr. Kincaid would like to split off the house from the agricultural land. The agricultural land is being sold to Standard Process and Kincaids have an employee who currently resides in the farm house. The residence is pre-1975. There is a shared well and driveway agreement with the adjoining home.

In response to Klotz: Standard Process owns surrounding land and has an access point to the remaining agricultural land. Mr. Kincaid showed Klotz the existing access for the remaining agricultural land. Mr. Kincaid agrees the septic is very old.

**Comments in Favor:** None

**Comments Opposed:** None

**Questions from the Committee:** None

**Town Response:** Approved by the Town.

**Staff Report:** Given by Klotz and in the file. Klotz explained that the agricultural land will need to have its own access. Klotz noted that there is no record of a septic system on the lot and the area has hydric soils with high ground water. The lot may need a holding tank.

**R3920A-16 – Gary Kincaid/Dean Kincaid Inc/Dean Kincaid Enterprises:** Rezone for the creation of an 11.567-acre Natural Resource zone from part of PIN 024-0516-1623-000 (39.381 Acres) and 024-0516-1622-000 (40 Acres) near **State Rd 106** in the Town of Palmyra.

**Petitioner:** Cory Kincaid: The plan is to keep part of the lot surrounding the river with Mr. Kincaid's residence on the north side of the river.

**Comments in Favor:** None

**Comments Opposed:** None

**Questions from the Committee:** None

**Town Response:** The Town was in favor.

**Staff Report:** Given by Klotz and in the file. A variance has been received for the Natural Resource Zone without access with the condition to keep this parcel with the parcel on the north side of the property.

## CONDITIONAL USE PERMIT APPLICATIONS

**CU1885-16 – Gregg & Darren Godfrey/Godfrey Enterprises LLC:** Conditional use to sanction an eating/drinking place & shed remodel for extra seating at **W6630 County Road B** in a Business zone, and to allow a 25-foot by 40-foot pavilion to serve the eating/drinking place. The site is in the Town of Aztalan on PIN 002-0714-1713-009 (0.6 Acre).

**Petitioner:** Melinda Godfrey – N5845 Harvey Road: They would like to do an addition but an addition to the bar is not possible. This would be for extra seating to better serve the customers.

In response to Klotz: They have been working with the Town Building Inspector (Greg Noll) and Fire Department in order to receive necessary permits. They have install GFI protected outlets, platforms and lighting. Everything has been completed except for a wireless fire alarm system. The fire alarm system is in the process of being completed. The outbuilding will be for special events and not daily use. For large events, port-a-potties will be used.

**Comments in Favor:** None

**Comments Opposed:** None

**Questions from the Committee:** None

**Town Response:** The Town approved with conditions.

**Staff Report:** Given by Klotz and in the file. Klotz asked about conditions from Town approval and an update regarding them. Klotz asked for verification from Greg Noll and the Fire Department. Klotz asked about the septic system plan. Current system is oversized and the new pavilion will increase wastewater flow. Is the system large enough? Klotz suggests having a plumber size the system to see if it will be large enough for pavilion use and if port-a-potties will be needed. Klotz asked for setback from County Road B.

**CU1886-16 – Selim Ramadani:** Conditional use to reinstate use of the property at **W4890 Tri-County Rd** in the Town of Cold Spring as a motel. The site is on PIN 004-0515-3133-001 (4.170 Acres) in a Business zone.

**Petitioner:** Selim Ramadani: Mr. Ramadani has submitted the information requested by Zoning Department and received a license from the Department of Public Health. There are a total of 35 units. The church is owned by a separate owner and not owned by Mr. Ramadani.

**Comments in Favor:** None

**Comments Opposed:** None

**Questions from the Committee:** None

**Town Response:**

**Staff Report:** Given by Klotz and in file. This area has been zoned Business since the 1960/70's. The restaurant was converted to a church. A conditional use was acquired for a motel but owners quit licensing the building as a motel. Owner would like to start motel again and needs a new conditional use. Klotz requests more information regarding septic system.

**CU1887-16 – Patrick Peterson:** Conditional use for a kennel housing up to 15 dogs on PIN 028-0513-1712-001 (29.49 Acres) at **W9020 State Rd 106**. The property is in the Town of Sumner and is zoned A-1, Exclusive Agricultural.

**Petitioner:** Pat Peterson – W9020 State Road 106: Mr. Peterson would like to have a 15 dog kennel to be used for personal use (himself, son and daughter) and not commercial use. Mr. Peterson and family have AKC beagles and run AKC beagle trials.

In response to Klotz: The dogs have bark collars and the only time they bark is when Mr. Peterson goes out to feed the dogs. Mr. Peterson has other methods of entering the property to stay off the easement. Mr. Peterson will submit an updated site plan with a new access route. The Town recommends the dog waste is double bagged and into the garbage every Sunday.

**Comments in Favor:** Glendon Rewoldt – W7946 Poutsch Road: Ms. Rewoldt stated that she has never heard a dog bark from the area.

**Comments Opposed:** Dave Schenker – 1522 Nicolet Street, Janesville: Mr. Schenker is opposed to the petition. He knows Mr. Peterson is selling dogs and knows there have been complaints about dogs barking on the property. Mr. Schenker was stopped on the easement by a man from Illinois asking if he was Mr. Peterson about buying a dog.

Carol Schenker – 1522 Nicolet Street, Janesville: Mrs. Schenker objects to the kennel. The noise from the dogs is incessant and constant. The building has one door and it faces the easement on the property. She also questions the kennel as only personal use and not commercial. She also believes there have been complaints about the barking.

**Questions from the Committee:** None.

**Town Response:** In favor and in the file.

**Staff Report:** Given by Klotz and in the file. Klotz asked Mr. Peterson about the dogs barking. Klotz asks to see a copy of the easement and if the easement can be used for a kennel. Klotz requests an updated site plan with a new access point away from the easement. Klotz asks about dog waste removal.

Motioned by Reese, seconded by Jaeckel at 8:15 p.m. to adjourn the public hearing. Motion carried on a voice vote with no objection.

Don Reese

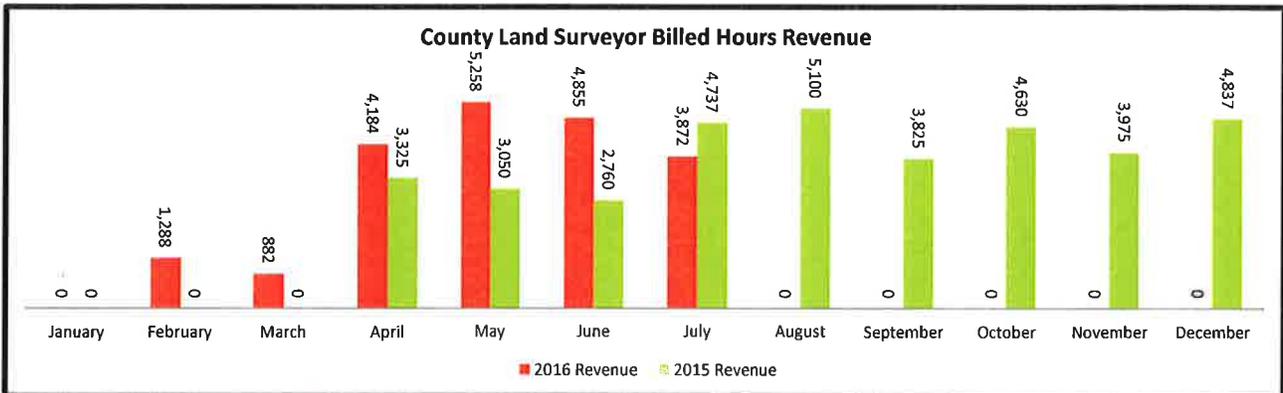
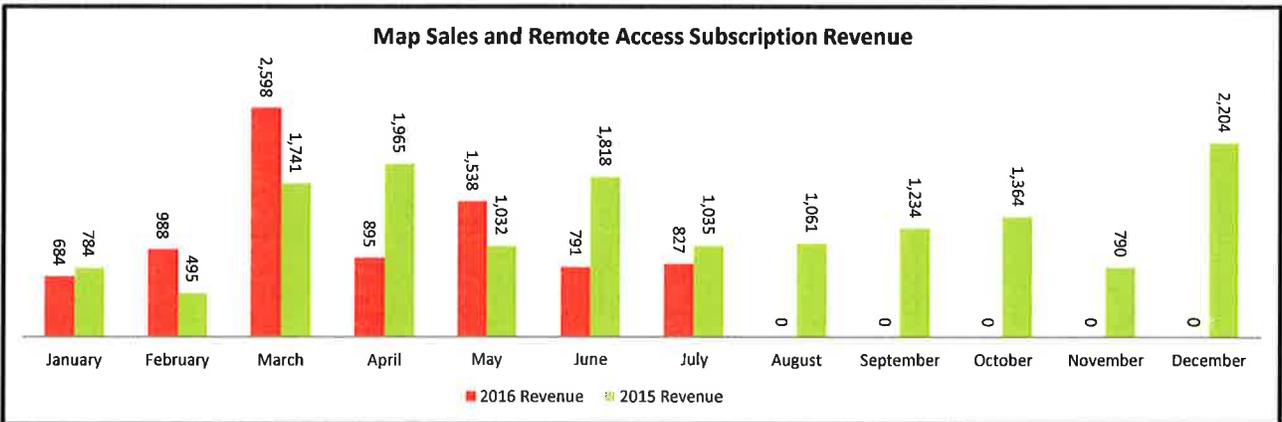
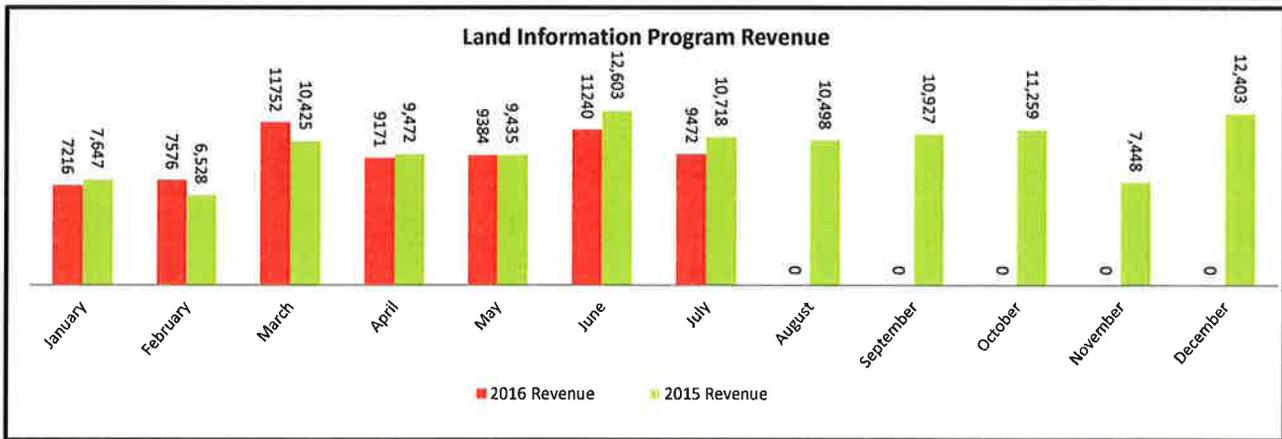
***A quorum of any Jefferson County Committee, Board, Commission or other body, including the Jefferson County Board of Supervisors, may be present at this meeting.***

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

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

Further information about Zoning can be found at [www.jeffersoncountywi.gov](http://www.jeffersoncountywi.gov)

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



### Jefferson County Planning and Zoning Department

Enter Year:

PDF: Excel:

Enter 2015 Actual Zoning Deposit:

Enter 2016 Budget Revenues:

MTH	Other Permits/LU 7101.432099	Private Parties Copies/Maps 7101.451002	Municipal Copies/Printing 7101.472003	Private Sewage System (County) 7101.432002	Soil Testing Fee 7101.458010	Farmland Qualifying Acreage 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	4,715.00	847.05		2,025.00	800.00							250.00	8,387.05	8,804.30	-417.25
Feb	14,795.00	27.37	3.75	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	3.75	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	7.50	4,800.00	450.00							150.00	20,348.87	23,338.49	-2989.62
July	14,185.00	5.86	30.00	3,425.00	350.00							280.00	17,995.86	19,649.36	-1653.5
Aug	12,865.00	165.79		7,975.00	1,000.00								22,005.79	23,391.58	-1385.79
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>121,965.00</b>	<b>1,181.13</b>	<b>45.00</b>	<b>34,075.00</b>	<b>4,300.00</b>					<b>150.00</b>		<b>1,630.00</b>	<b>161,716.13</b>	<b>194,268.41</b>	<b>-32552.28</b>

2015 Actual Zoning Deposit: \$188,608.41

2016 Budget Revenues: \$191,400.00

2016 Deposits YTD: \$161,716.13

Towns Response to Mini-Pigs in R-1, R-2 and Community zones

	In Favor	Opposed	Other
Aztalan		6/8/16	
Cold Spring			
Concord			
Farmington			
Hebron			
Ixonia			
Jefferson			
Koshkonong		5/12/16	
Lake Mills			
Milford	one mini-pig only		
Oakland		5/18/16	
Palmyra			
Sullivan			
Sumner			
Waterloo			
Watertown			

# Towns' Response to Beekeeping in R-1, R-2 & Community

	In Favor	Opposed	Other
Aztalan		6/8/16	
Cold Spring			
Concord			
Farmington			
Hebron			
Ixonia			
Jefferson			
Koshkonong			5/12/16 - ordinance unnecessary
Lake Mills			
Milford	One hive only		
Oakland		5/18/16	
Palmyra			
Sullivan			
Sumner			
Waterloo			
Watertown			

July 24th 2016

Inspector: Jeff Somes  
(920) 674-7135



Larry Neman  
9673 Burke Ln.  
Watertown, WI 53094  
Cell# (262) 613-2647

I have a hobby shop (man cave) where I like to rebuild old motor-cycles. My home is about 300 ft. from my man cave in the pole barn. I have installed a bathroom in the barn which means I don't have to trudge to the bathroom in the house. For the most part I am the only person in the barn except for a few friends will stop by on the weekends to see what I'm up to. I don't want friends tromping through the house to use the bathroom. This is not my business, that is Neman Painting.

Sandblasting LLC located at 1405 Anoka Ave. in Waukesha, WI 53186. Traffic to the pole barn is very low. I believe a 1,000 gal tank that would be emptied every 3 months would be more than sufficient. I did buy the tank already because I thought that the permit included the exterior plumbing for the building. I called my plumber Mike (licensed plumber) and was informed that I needed an exterior permit. Mike will install the tank and any other work.

Thanks for your attention and I hope you find this proposal acceptable.

Thank You,

Request for H.T waiver to serve the workshop/barn. dm

Larry Neman

August 11, 2016

Jefferson County Planning & Zoning Department  
Courthouse Room 201  
311 S. Center Avenue  
Jefferson, WI 53549

FOR: Consideration for New home build - *N7513 County Rd. F*  
Section #34, Township 8 North, Range 16 East, Town of Ixonia

RE: 11.04 Zoning Districts R-2, 6. A-1 Exclusive Agricultural, Permitted Accessory Uses

1. Existing farm residence built before January 15, 1975 or its replacement, as long as the replacement farm residence is placed within 100 feet of the residence built before January 15, 1975, unless otherwise approved by the Planning and Zoning Committee.

Dear Committee

Please add this request to your August 28<sup>th</sup> meeting agenda for consideration. Per instructions from the Zoning office (Deb M.) we are including the below details for our request to replace the existing house with a new house on current lot. Our request is to build our new house approximately 125 ft from existing house for the following reasons:

1. Current house footprint is a two-story house; new replacement house will be a ranch (1 story) with attached garage. This new foot print is larger than current house footprint.
2. We wish to preserve the existing trees near the current house structure as they have been part of the farm property for close to 100 years.
3. Replacement house foot print would extend into small orchard area on our property and we wish to keep this intact.
4. Attached to this request is a mock-up of existing farm layout and area identified for new house structure.

We appreciate your consideration in this request and please let us know if you need any other details to approve.

Sincerely,

John & Nancy Braatz  
W1870 Rockvale Rd  
Ixonia, WI 53036  
920 261 4333



Google earth

© SPOT IMAGE  
Imagery Date: 6/18/2015 43°06'51.39" N 88°35'30.19" W elev 861 ft eye alt 1591 ft

1996

## Deb Magritz

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**From:** Nancy Braatz <nbraatz@netwurx.net>  
**Sent:** Thursday, August 11, 2016 1:20 PM  
**To:** Deb Magritz  
**Subject:** Agenda Consideration for Aug 28th Planning & Zoning Meeting  
**Attachments:** Jefferson Cty Zoning Planning Letter.docx; snapshot of farm lot (002).pdf

Hi Deb – I spoke with you about 2 weeks ago regarding our plan to replace the house on our farm property in Town of Ixonia. Conversation was about what was required from the County to do this, you shared the details on if we want to build the replacement more than 100' from current house we would need to request this to the committee. (Really appreciate the time spent explaining this).

You shared the next meeting is August 28<sup>th</sup> and John and I would need to submit in writing a request for the committee along with a rough drawing depicting the proposed house placement. We have done that and I have attached here (and will send hard copy in mail) to be part of 28<sup>th</sup> meeting. Please let us know if there is anything else we might need to provide in advance of this meeting or if anything is missing.

Again, thanks much for your guidance and help.

*Nancy & John Braatz*  
920 261 4333

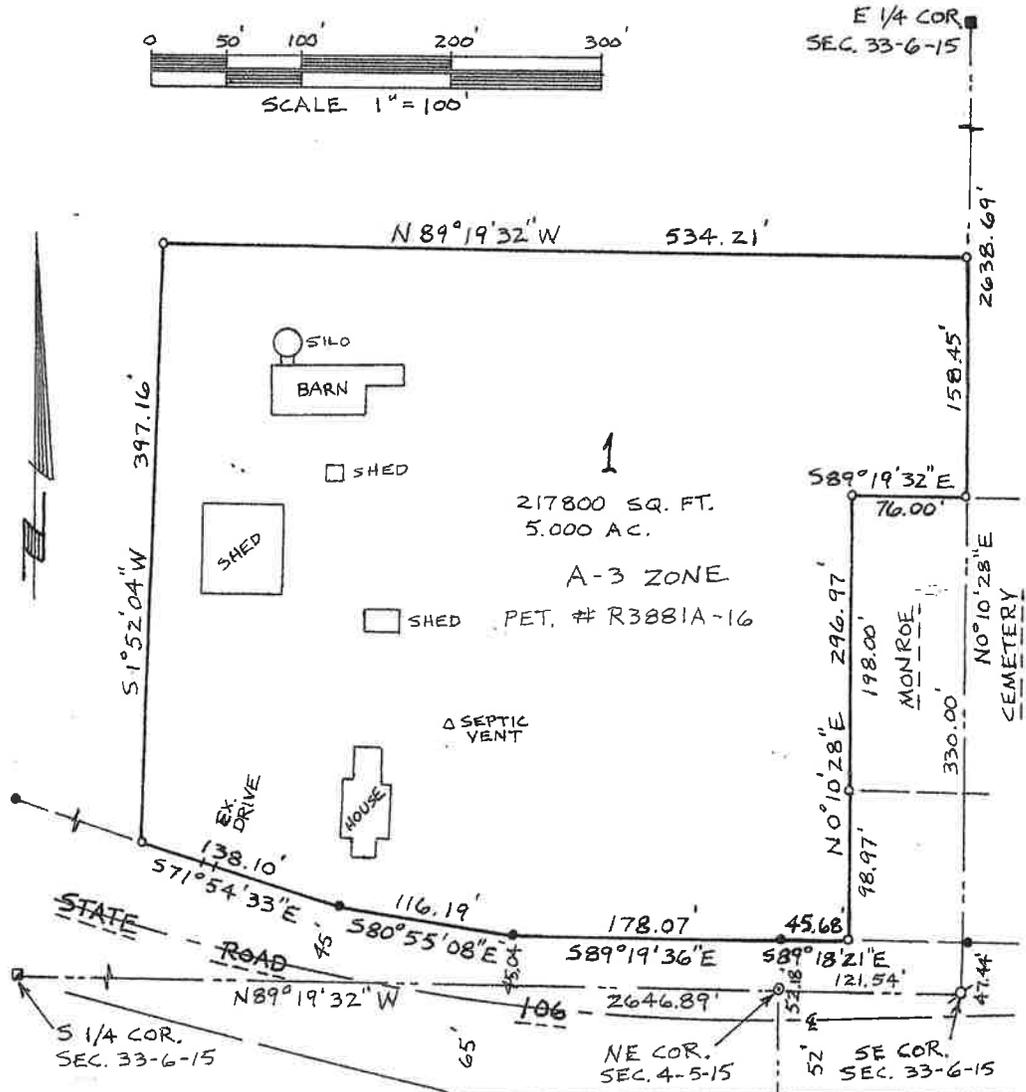
# CERTIFIED SURVEY MAP

Part of the SE 1/4 of the SE 1/4 of Section 33, T6N, R15E,  
Town of Hebron, Jefferson County, WI

**NOTES:**

Assumed North referenced to the east line of the SE 1/4  
of Section 33-6-15 bearing N0°10'28"E.

This lot may be subject to any and all easements or  
Agreements either recorded or unrecorded.



- Found 4" Diameter Aluminum Monument
- Found 6"x6" Stone Monument
- ♂ Found 1 1/2" Iron Pipe
- ⊙ Found 1 1/4" Iron Pipe
- Found 3/4" WisDOT Iron Rod
- Set 3/4" x 18" Iron Rod Weighing 1.50 #/ft.

Owners/Subdividers:  
Gerard A. & Lorraine J. Millette  
Joint Revocable Living Trust  
W3728 State Road 106  
Fort Atkinson, WI 53538



# JEFFERSON COUNTY

## PRELIMINARY REVIEW FOR CERTIFIED SURVEY

A division of land located in the SE ¼ of the SE ¼ of Section 33, Town 6 N, Range 15 E, Town of Hebron, Jefferson County, Wisconsin, on Parcel Number(s) 010-0615-3344-000

Date Submitted: February 22, 2016

Revised: \_\_\_\_\_

Owner: Gerard A. & Lorraine J. Millette Trust

Address: W3728 State Road 106

City, ST Zip: Fort Atkinson, WI 53538

Phone: 920-563-3770

Surveyor: Anderson Land Surveying LLC

Address: W6141 Star School Road

City, ST Zip: Fort Atkinson, WI 53538

Phone: 920-563-8162

Note to be placed on final CSM

Petition # R3881A-16 Zoning A-3

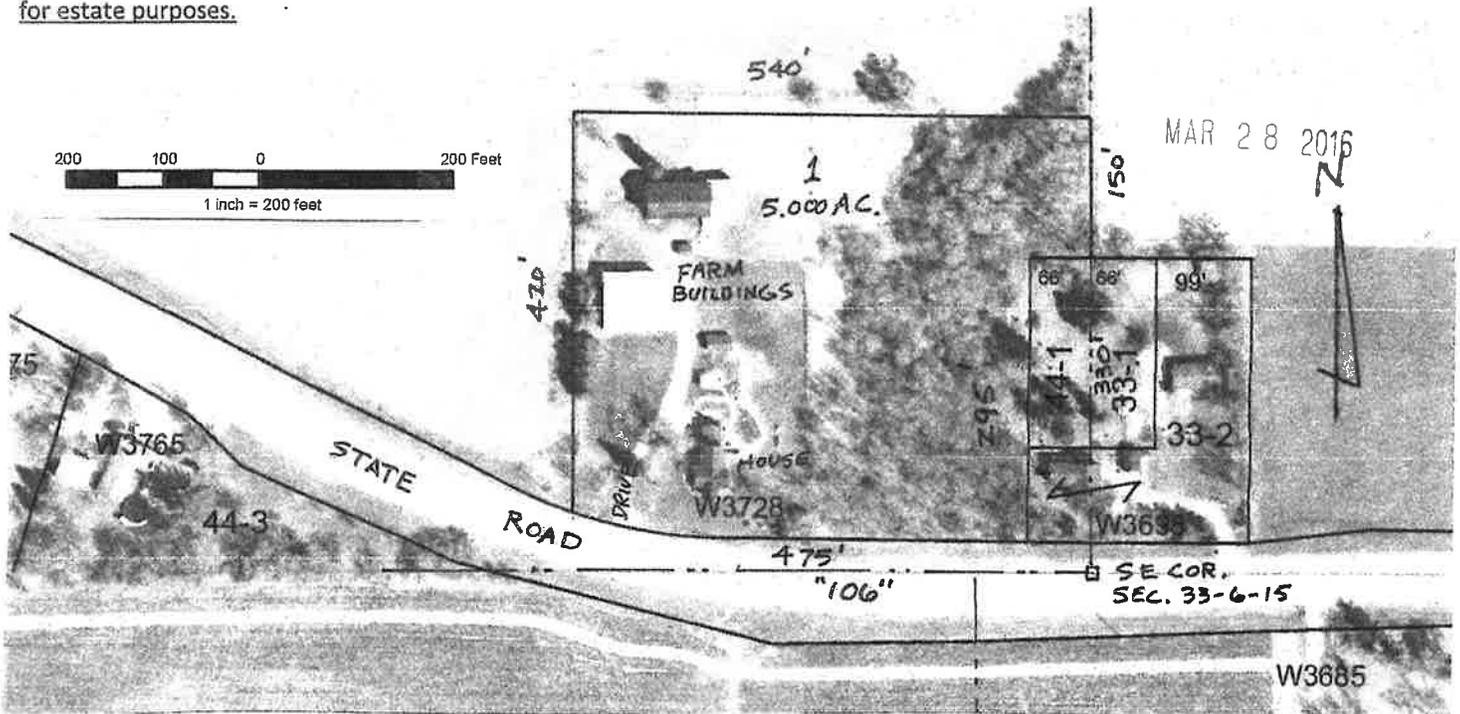
Check for subsequent zoning changes with Jefferson County Planning and Zoning Department.

In addition to the info required by Section 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 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 an existing Zoning District
- Survey of Existing Parcel

Intent and Description of Parcel to be Divided: Create a 5 acre A-3 Lot (Farm Consolidation) with existing house and farm buildings for estate purposes.



NOTE: Areas and dimensions on this Preliminary are approximate only and in most cases will vary from the Final survey data.

Town Board Approval Donald P. Hoff Date 3/23/16  
(Includes Access approval if applicable)

County Highway Approval DOT? County Signed in file Date 3-7-16  
(If applicable)

Extraterritorial Approval N/A Date \_\_\_\_\_  
(If applicable)

County Surveyor Approval Jim Lab Date 2-22-16

Zoning Office Approval D. Lucas Date 6-30-16

Please submit four copies to Jefferson County Planning & Zoning, 311 S Center Ave. Room 201, Jefferson, WI 53549