

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, JUNE 2, 2014

- 1. Call to Order**
- 2. Roll Call**
- 3. Certification of Compliance with Open Meetings Law Requirements**
- 4. Review of Agenda**
- 5. Public Comment (Not to Exceed 15 Minutes and Not to Include Petitions Slated for Decision)**
- 6. Communications**
- 7. Approval of April 28, May 12 and May 15, 2014 Meeting Minutes**
- 8. Monthly Financial Report for Land Information Office – Andy Erdman**
- 9. Monthly Financial Report for Zoning – Rob Klotz**
- 10. Review and Possible Decision on Request by ATC for Outside Storage in an Industrial zone at W1225 Marietta Ave, Town of Ixonia, on Property Owned by Sandy Creek, LLC/Herro Woodland Trust**
- 11. Decisions on Petitions Presented in Public Hearing on May 15, 2014**
R3725A-14 – Bruce Lucht, Town of Cold Spring
R3726A-14 – John Tincher/Tikalsky Farms LLC Property, vacant 2 acre site, Town of Cold Spring
R3727A-14 – John Tincher/Tikalsky Farms LLC Property, 6 acres with existing barn, Town of Cold Spring
R3728A-14 – John Tincher/Tikalsky Farms LLC Property, 2-acre farm consolidation lot, Town of Cold Spring
R3730A-14 – Charles Hutchins/Hutchins Trust Property, Town of Milford
R3731A-14 – Paul Kramer, Town of Cold Spring
CU1779-14 – George Leveille/Kenneth & Naomi Steel Property, Town of Hebron
CU1780-14 – Debra Camodeca, Town of Waterloo
- 12. Future Agenda Items**
- 13. Upcoming Meeting Dates**
June 16, 8:00 a.m. – Site Inspections Beginning in Courthouse Room 203

June 19, 7:00 p.m. – Public Hearing Beginning in Courthouse Room 205
June 30, 8:30 a.m. – Decision Meeting in Courthouse Room 203
July 14, 8:00 a.m. – Site Inspections Beginning in Courthouse Room 203
July 17, 7:00 p.m. – Public Hearing in Courthouse Room 205
July 28, 8:30 a.m. – Decision Meeting in Courthouse Room 203

14. Adjourn

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

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

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

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

Steve Nass, Greg David, Don Reese, Amy Rinard, George Jaeckel

**ROOM 203, COUNTY COURTHOUSE
311 S. CENTER AVE., JEFFERSON, WI 53549
8:30 A.M. ON MONDAY, APRIL 28, 2014**

1. Call to Order

The meeting was called to order by Vice-Chair David at 8:30 a.m.

2. Roll Call

All Committee members were present except for Nass. Jim Schroeder, County Board Chair was also in attendance. Zoning Department staff present included Rob Klotz, Michelle Staff and Deb Magritz.

3. Certification of Compliance with Open Meetings Law Requirements

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

Nass arrived at 8:31 a.m.

4. Election of Officers

Nass called for nominations for Chair. Motion by Reese, second by David to nominate Nass for Chair. There being no further nominations, Reese made a motion for nominations to be closed and for a unanimous ballot to be cast for Nass as Chair. David seconded, and the motion carried on a voice vote with Nass abstaining.

Nass called for nominations for Vice-Chair. Motion by Reese, second by Rinard to nominate David for Vice-Chair. There being no further nominations, Reese made a motion for nominations to be closed and for a unanimous ballot to be cast for David as Vice-Chair. Rinard seconded, and the motion carried on a voice vote with David abstaining.

Nass called for nominations for Secretary. Motion by Nass, second by Jaeckel to nominate Reese for Secretary. There being no further nominations, Nass made a motion for nominations to be closed and for a unanimous ballot to be cast for Reese as Secretary. Rinard seconded, and the motion carried on a voice vote with Reese abstaining.

5. Review of Agenda

No changes were proposed.

6. Public Comment (Not to Exceed 15 Minutes and Not to Include Petitions Slated for Decision)

Schroeder wished the Committee a good term of work, and said that he was glad that to keep the Committee intact. He suggested that if there was anything he could do, the Committee should let him know.

7. **Communications**
The only communication was from Andy Erdman, letting the Committee know that he would not be present at this meeting.
8. **Approval of March 31, April 14 and April 17, 2014 Meeting Minutes**
Motion by Reese, second by Jaeckel to approve the March 31 minutes as printed. Motion carried on a voice vote with no objection. Motion by David, second by Rinard to approve the April 14 minutes as printed. Motion carried on a voice vote with no objection. Motion by Jaeckel, second by David to approve the April 17 minutes as printed. Motion carried on a voice vote with no objection.
9. **Monthly Financial Report for Land Information Office – Andy Erdman**
Erdman was absent, but his report had previously been emailed to Committee members.
10. **Monthly Financial Report for Zoning – Rob Klotz**
Klotz noted that Zoning revenues were down \$6,000 from this date in 2013.
11. **Request for Modification of Approval for Petition R3148A-06 along Church Drive in the Town of Milford – Scott Thomas**
Klotz first explained, and then Thomas explained his request. Motion by Reese, second by Jaeckel to approve moving the lot 50 feet to the east to keep it on the west edge of the trees and out of the field area. Motion carried on a voice vote with no objection.

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

12. **Decisions on Petitions Presented in Public Hearing on April 17, 2014:**
APPROVE WITH CONDITIONS R3724A-14 on a motion by Reese, second by David;
APPROVE WITH CONDITIONS CU1776-14 on a motion by Reese, second by David;
APPROVE WITH CONDITIONS R3712A-14 on a motion by Reese, second by Jaeckel for Tim & Christine Riedel, Town of Palmyra. All motions carried on voice votes with no objection.
APPROVE WITH CONDITIONS R3713A-14 – Kathy Zimmerman/Ardis Eilenfeldt Trust Property, Mansfield Road, Town of Aztalan on a motion by Jaeckel, second by David. Motion carried on a voice vote with no objection.
APPROVE WITH CONDITIONS R3714A-14 – Kathy Zimmerman/Ardis Eilenfeldt Trust Property, Harvey Road, Town of Aztalan on a motion by Nass, second by Reese. Motion carried on a voice vote with no objection.
APPROVE WITH CONDITIONS R3715A-14 – Ronald Drost/William & Shirley McCormick Property & Ronald Drost Property on a motion by Reese, second by Jaeckel. Motion carried on a voice vote with no objection.
APPROVE WITH CONDITIONS R3716A-14 – Lorraine Knaack, Town of Farmington on a motion by Jaeckel, second by David. Motion carried on a voice vote with no objection.
APPROVE WITH CONDITIONS R3717A-14 – Keith Moritz/Pond Hill Dairy LP, Town of Koshkonong on a motion by Nass, second by David. Motion carried on a voice vote with no objection.
APPROVE WITH CONDITIONS R3718A-14 – Matt Workman/Micheal & Pamela Ziarnick Property & Matthew Workman Property, Town of Lake Mills on a motion by Nass, second by David. Motion carried on a voice vote with no objection.

APPROVE WITH CONDITIONS R3719A-14 – Barry Boos/Royce Boos Trust Property, Town of Sullivan on a motion by Reese, second by Jaeckel. Motion carried on a voice vote with no objection.

APPROVE WITH CONDITIONS R3720A-14 – Michael & Matthew Meracle, Town of Sullivan on a motion by Reese, second by Jaeckel. Motion carried on a voice vote with no objection.

APPROVE WITH CONDITIONS R3721A-14 – Nathan Stach, Town of Sumner on a motion by Reese, second by Rinard. Motion carried on a voice vote with no objection.

APPROVE WITH CONDITIONS R3722A-14 on a motion by Reese, second by David and **APPROVE WITH CONDITIONS R3723A-14** on a motion by David, second by Jaeckel for Doug Saloga/Saloga Property Management LLC Property, Town of Watertown. Both motions carried on voice votes with no objection.

APPROVE WITH CONDITIONS CU1777-14 – Kenneth Havlovick, Town of Cold Spring on a motion by Nass, second by David. Motion carried on a voice vote with no objection.

APPROVE WITH CONDITIONS CU1778-14 – Clayton Fields, Town of Watertown on a motion by Jaeckel, second by Reese. Motion carried on a voice vote with no objection.

13. Report from WCCA Spring Conference

Klotz listed several highlights from the conference, such as hearing from Jon Hochkamer of WCA, getting updates from FEMA and DNR, self-defense awareness/training, and a law update from Attorney Dean Richards.

14. Future Agenda Items

None noted

15. Upcoming Meeting Dates – Review Calendar for 2014-2015

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

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

June 2, 8:30 a.m. – Decision Meeting in Courthouse Room 203

June 16, 8:00 a.m. – Site Inspections Beginning in Courthouse Room 203

June 19, 7:00 p.m. – Public Hearing in Courthouse Room 205

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

16. Adjourn

Motion by Reese, second by Jaeckel to adjourn at 9:44 a.m. Motion carried on a voice vote with no objection.

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.

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**MINUTES OF THE
JEFFERSON COUNTY PLANNING AND ZONING COMMITTEE
SITE INSPECTION MEETING**

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

**ROOM 203, COUNTY COURTHOUSE
311 S. CENTER AVE., JEFFERSON, WI 53549
8:00 A.M. ON MONDAY, MAY 12, 2014**

- 1. Call to Order**
The meeting was called to order by Chairman Nass at 8:05 a.m.
- 2. Roll Call**
Jaeckel was absent and excused. All other Committee members were present. Also present were Rob Klotz, Michelle Staff and Deb Magritz from the Zoning Department.
- 3. Certification of Compliance with Open Meetings Law Requirements**
Reese verified that the meeting was being held in compliance with open meetings law requirements.
- 4. Review of Agenda**
No changes were proposed to the agenda.
- 5. Public Comment (Not to Exceed 15 Minutes and Not to Include Petitions Slated for Decision)**
There was no public comment.

Staff and the Committee left for the following site inspections:

- 6. Site Inspections of Petitions to be Presented in Public Hearing on May 15, 2014**
CU1779-14 – George Leveille/Kenneth & Naomi Steel Property, **N2311 Frommader Road**, Town of Hebron
R3725A-14 – Bruce Lucht, **N1290 Fremont Road**, Town of Cold Spring
R3727A-14 – John Tincher/Tikalsky Farms, LLC, **Fremont Road**, Town of Cold Spring
R3728A-14 – John Tincher/Tikalsky Farms, LLC, **W4147 Fremont Road**, Town of Cold Spring
R3726A-14 – John Tincher/Tikalsky Farms, LLC, **Fremont Road**, Town of Cold Spring
R3731A-14 – Paul Kramer, **Heyse Drive**, Town of Cold Spring
CU1780-14 – Debra Camodeca, **N9038 Setz Lane**, Town of Waterloo
R3730A-14 – Charles Hutchins/Hutchins Trust Property, **CTH Q**, Town of Milford
R3729A-14 – John & Geraldine Franz, **W2298 STH 16**, Town of Ixonia
- 7. Adjourn**
Motion by Reese, seconded by David to adjourn the meeting at 10:30a.m. Motion carried on a voice vote with no objection.

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.

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**MINUTES OF THE PUBLIC HEARING
JEFFERSON COUNTY PLANNING AND ZONING COMMITTEE**

Steve Nass, Greg David, Don Reese, Amy Rinard, George Jaeckel

SUBJECT: Map Amendments to the Jefferson County Zoning Ordinance and Requests for Conditional Use Permits

DATE: May 15, 2014

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

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

1. Call to Order

The meeting was called to order by Chairman Nass at 7:01 pm

2. Roll Call

Committee members in attendance were Reese, Jaeckel, Rinard and Nass. Member absent was David. Zoning staff present included Michelle Staff and Rob Klotz.

3. Certification of Compliance with Open Meetings Law Requirements

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

4. Review of Agenda

There were no changes proposed to the agenda.

5. Explanation of Process by Committee Chair

Chairman Nass explained the process of the public hearing.

6. Public Hearing

NOTICE IS HEREBY GIVEN that the Jefferson County Planning and Zoning Committee will conduct a public hearing at 7 p.m. on Thursday, May 15, 2014, in Room 205 of the Jefferson County Courthouse, Jefferson, Wisconsin. A hearing will be given to anyone interested in the proposals. **PETITIONERS, OR THEIR REPRESENTATIVES, SHALL BE PRESENT.** Matters to be heard are petitions to amend the zoning ordinance 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 EXCLUSIVE AGRICULTURAL A-1 TO A-3, AGRICULTURAL/ RURAL
RESIDENTIAL**

R3725A-14 – Bruce Lucht: Create two new 1-acre building sites, one from part of PIN 004-0515-1633-001 (20 Acres) and one from part of PIN 004-0515-2122-000 (40 Acres). The sites are in the Town of Cold Spring, near **N1290 Fremont Road**.

Petitioner: Bruce Lucht, N1290 Fremont Road was present.

Bryon Freeman, N1362 Fremont Road, who is a co-owner of the farm, stated that they own a 160-acre farm and they would like to split it up. They would have one building site and the existing farm and the other 115 acres would go with another split. He stated that each vacant lot split is next to an existing homestead.

Comments in Favor: None

Comments Opposed: None

Questions from the Committee: None

Town Response: Klotz read Town response of approval into the record and it is in the file.

Staff Report: Staff report given by Robert Klotz and now on file in the Zoning Department. Klotz asked Freeman how he picked the locations of the proposed vacant lots.

R3726A-14 – John Tincher/Tikalsky Farms LLC Property: Rezone to create a 2-acre building site on **Fremont Road** in the Town of Cold Spring from part of PIN 004-0515-1742-000 (40 Acres).

Petitioner: Jim Woodman (Woodman and Associates), 210 Madison Ave. Fort Atkinson was present to represent the petitioner. He stated that this location is an oak savannah and it is a 2-acre prime soil lot combination since the farm is more than 50 acres.

Comments in Favor: None

Comments Opposed: None

Questions from the Committee: None

Town Response: Klotz read Town response of approval into the record and it is in the file.

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

R3727A-14 – John Tincher/Tikalsky Farms LLC Property: Rezone 6 acres from PIN 004-0515-1714-001 (20 Acres) for a new residential building site with existing barn on **Fremont Road**, Town of Cold Spring.

Petitioner: Jim Woodman (Woodman and Associates), 210 Madison Ave. Fort Atkinson was present to represent the petitioner. He stated that this proposal is a non-prime lot combination

with the two remnant A-1 parcels which could be sold with this lot or to an adjacent property owner. Woodman stated that there is no history of cultivation of this property.

Comments in Favor: None

Comments Opposed: None

Questions from the Committee: None

Town Response: Klotz read Town response of approval into the record and it is in the file.

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

R3728A-14 – John Tincher/Tikalsky Farms LLC Property: Create a 2-acre farm consolidation lot at **W4147 Fremont Road** in the Town of Cold Spring from part of PIN 004-0515-1741-000 (36.945 Acres).

Petitioner: Jim Woodman (Woodman and Associates), 210 Madison Ave. Fort Atkinson was present to represent the petitioner. Woodman stated that this was the original homestead and they would like to split it off. He explained that there is a little cropland in the rear of the proposed lot but the lot is within 2 acres.

Comments in Favor: None

Comments Opposed: None

Questions from the Committee: None

Town Response: Klotz read Town response of approval into the record and it is in the file.

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

R3729A-14 – John & Geraldine Franz: Create a 5-acre farm consolidation lot at **W2298 STH 16** from part of PINs 012-0816-0743-000 (37.635 Acres) and 012-0816-1812-000 (29.08 Acres) in the Town of Ixonia.

THE PETITIONERS WERE NOT PRESENT.

R3730A-14 – Charles Hutchins/Hutchins Trust Property: Rezone 2 acres of PIN 020-0814-1624-000 (40 Acres) for a new residential building site on **CTH Q** in the Town of Milford.

Petitioner: Charles Hutchins, N8779 CTH Q, Watertown, WI. He is asking to divide 2 acres for his daughter and son-in-law to build a residence. Hutchins responded to Klotz's question about the purpose of the easement. He stated the easement was never used as far as they know and was created in 1907 for a parcel that is landlocked. Hutchins responded to Klotz's question on clustering by stating that there were some drainage issues by the other existing residence.

Comments in Favor: None

Comments Opposed: None

Questions from the Committee: None

Town Response: Klotz read Town response of approval into the record and it is in the file.

Staff Report: Staff report given by Robert Klotz and now on file in the Zoning Department. Klotz asked the petitioner about the existing easement that is shown on the plat maps. Klotz asked the petitioner why they didn't cluster the lot with other residences.

FROM A-1, EXCLUSIVE AGRICULTURAL TO N, NATURAL RESOURCES

R3731A-14 – Paul Kramer: Rezone 14 acres of PIN 004-0515-1821-001 (15 Acres) on Heyse Drive in the Town of Cold Spring.

Petitioner: Jim Woodman (Woodman and Associates), 210 Madison Ave. Fort Atkinson was present to represent the petitioner. Woodman stated that they had a one-acre building site and want to add additional lands to the one-acre lot. Nass asked Woodman what the future land use for this natural resource zone would be since most of the lands were floodplain and cropped. Woodman stated it would depend on the new buyers.

Comments in Favor: None

Comments Opposed: None

Questions from the Committee: Nass asked Woodman what would be the future plans of this property because of the floodplain.

Town Response: Klotz read Town response of approval into the record and it is in the file.

Staff Report: Staff report given by Robert Klotz and now on file in the Zoning Department. Klotz stated that the Committee should have a plan for the future of this parcel considering that most of the land is cropland. It was commented on what the purpose and intent of the natural resource zone was and that the floodplain should not be cropped.

CONDITIONAL USE PERMIT APPLICATIONS

CU1779-14 – George Leveille/Kenneth & Naomi Steel Property: Conditional use to allow up to ten dogs in an A-1 zone at N2311 Frommader Road in the Town of Hebron. The site is PIN 010-0515-0124-002 (1 Acre).

Petitioner: George and Jennifer Leveille, N2311 Frommader Rd. – Mr. Leveille stated that he would like to have 6 dogs on this property but is asking for 10 dogs. Leveille explained the selling process of their dogs and stated they wanted to be allowed 10 dogs in case pups were returned to them. The petitioners stated they would shore up the fences around the residence. Mrs. Leveille explained the handling and care of the dogs on the property. She explained that Alaskan Malamutes do not bark but do make other noises. She stated that her husband works 2nd shift and she works 3rd shift so they will be home most of the day.

Comments in Favor: None

Comments Opposed: None

Questions from the Committee: Nass stated that the current fencing has holes in it.

Town Response: Klotz read Ttown response of approval into the record and it is in the file.

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

CU1780-14 – Debra Camodeca: Conditional use for a bed and breakfast at **N9038 Setz Lane** in the Town of Waterloo on PIN 030-0813-1141-000 (39.787 Acres). The property is zoned A-1, Exclusive Agricultural.

Petitioner: Deb Camodeca, N9038 Setz Lane. Camodeca is applying for bed and breakfast for her three-bedrooms residence. She will be renting out two bedrooms with two baths.

Comments in Favor: None

Comments Opposed: None

Questions from the Committee: None

Town Response: Klotz read Town response of approval into the record and it is in the file.

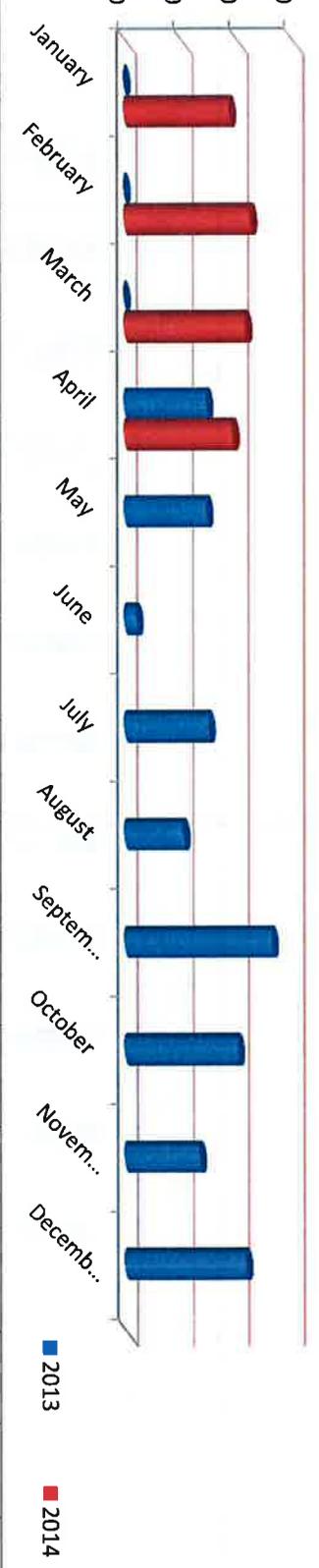
Staff Report: Staff report given by Robert Klotz and now on file in the Zoning Department. Klotz stated that the sign must be reduced in size to 6 sq foot.

Motion by Reese, seconded by Jaeckel to adjourn the meeting at 7:38 pm. Motion passed on a voice vote with no objection.

Don Reese, Secretary

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

Land Surveyor Revenue Account 1311.474175	2013	2014	Total	Budget	% of Budget
January	0	3,787	0	39,200	71.5%
February	0	4,550	0	37,000	44.9%
March	0	4,375	0		
April	2,963	3,912	2,963		
May	2,963		450		
June	450		3,038		
July	3,038		2,125		
August	2,125		5,313		
September	5,313		4,088		
October	4,088		2,700		
November	2,700		4,375		
December	4,375		16,624		
Total	28,015	16,624			



Jefferson County Planning and Zoning Department

MTTH	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	Wisconsin Fund Grants 7102.421001	Refunds	2014 Totals	2013 Totals	2013- 2014 Difference
Jan	4,455.00	582.86		1,225.00	550.00							6,812.86	9,781.27	2,968.41
Feb	9,700.00	100.62		475.00	50.00						250.00	10,325.62	6,080.05	4,245.57
Mar	9,040.00	178.03		875.00							550.00	9,842.03	10,600.20	758.17
Apr	11,119.00	18.09		1,875.00	250.00						250.00	13,262.09	18,917.25	5,655.16
May	11,660.00	31.03		2,550.00	400.00			2.00				14,643.03	16,675.25	2,032.22
June														
July														
Aug														
Sept														
Oct														
Nov														
Dec														
Total	45,724.00	910.63		7,000.00	1,250.00						1,050.00	54,886.63	62,054.02	7,167.39

Numbers as of May 29, 2014 @ 8:00 am



MAILING & STREET ADDRESS: 5303 FEN OAK DRIVE ■ MADISON, WI 53718-8810
PHONE: 608.877.3600 ■ TOLL FREE: 866.899.3204 ■ FAX: 608.877.3604 ■ www.atcinc.com

Reason and Explanation for application and land use:

PIN: 012-0816-2232-040

Address: W1225 Marietta Avenue

Reason for application: Request by ATC for Temporary Outside Storage in Industrial Zone

Explanation of type of use proposed: Temporary staging location for electrical transmission line vehicles – See attached list of equipment.

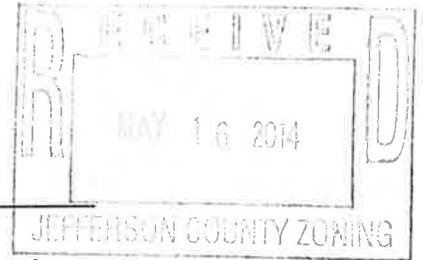
Explanation of proposed operation: ATC will be re-building 8 high voltage electric transmission lines that run between Pewaukee and Hartford. ATC needs a 1-2 acre-plus site to sever as a staging area for work and personal vehicles and equipment for a portion of the overall project. This site is expected to be needed for approximately 3 months; however we have requested use of the outdoor storage site for an additional 3 months (weather or project delays) if needed.

Structures needed (new and/or existing): ATC will bring in a job trailer, generator, dumpster and a Porta John.

Explanation of any needed land modifications: None

Other pertinent information: Business hours are planned for Monday – Friday 6AM – 6PM. This site is intended to be staging area for the crew to park work vehicles overnight and leave personal vehicles during work hours.

TOWN OF IXONIA



DATE: 5-12-2014

TO: **Jefferson County Planning and Zoning Committee**

RE: **Jefferson County Zoning Petition Number** ~~EU1781-14~~

Filed by ATC on property owned by Mike Herro for temporary outside storage in an Industrial zone near W1225 Marietta Avenue, on PIN 012-0816-2232-040

The Town of Ixonia, having considered the above described petition for which a Town meeting was held on 5-12-2014,

finds in favor of The petitioner for a conditioner use for a temporary construction site to store materials and some equipment while work is done on high voltage Electric Transmission line.

When the Town submits this form to the Zoning Department, the petition can be scheduled for the next available Jefferson County Planning and Zoning Committee public hearing.

Signed [Signature], **Town Chair**

Attest [Signature], **Town Clerk**

This document complies with Chapter 59.69, Wisconsin Statutes

APPLICATION FOR CONDITIONAL USE PERMIT CU

TO: JEFFERSON COUNTY PLANNING AND ZONING COMMITTEE
A CONDITIONAL USE PERMIT, AS AUTHORIZED BY SECTION _____, JEFFERSON COUNTY ZONING ORDINANCE, IS HEREBY REQUESTED FOR THE FOLLOWING USE:

PROPERTY OWNER

Name Mike Huzzo Address 156 E Wisconsin Ave Oconomowoc
Street City St. Zip
Phone Number 262-490-3611 E-Mail Address _____
cu

PROPERTY DESCRIPTION

Tax Parcel/
PIN Number 012-0816-2232-040 Property Address 1225 MARIETTA DR
Subdivision _____ Lot _____ Block _____ CSM # _____ Vol. _____ Page _____
Parcel Size 4.9 ACRES Zoning District TND
Present Use _____ Proposed Use OUTDOOR STORAGE - TEMPORARY

PLEASE ATTACH THE FOLLOWING WITH YOUR COMPLETED APPLICATION FORM. Failure to submit a completed application that includes the below-mentioned items could delay scheduling your request for the next public hearing. All pages including plot plan to be no larger than 11"x 17".

1. Plot plan
2. Reasons for application
3. Explanation of type of use proposed
4. Explanation of proposed operation
5. Structures needed (new and/or existing)
6. Explanation of any needed land modifications
7. Town Board decision
8. Other pertinent information such as signs proposed, parking areas, hours of operation, etc.

NONREFUNDABLE HEARING FEE OF \$250 MUST ACCOMPANY PETITION. SUBMIT COMPLETE APPLICATION AND FEE TO JEFFERSON COUNTY ZONING DEPARTMENT, COURTHOUSE ROOM 201, 320 SOUTH MAIN STREET, JEFFERSON, WI 53549

PETITIONERS/OWNERS UNDERSTAND THAT NOTICE OF PUBLIC HEARING WILL BE SENT TO THEM, TO TOWNSHIP OFFICIALS, COUNTY BOARD SUPERVISOR FOR THE AREA OF THE PROPOSED CONDITIONAL USE, AND PROPERTY OWNERS ACCORDING TO SEC. 11.15 OF THE ZONING ORDINANCE.

AS PETITIONER/OWNER, I UNDERSTAND THAT I MUST CONTACT TOWNSHIP OFFICIALS AND ATTEND A TOWN BOARD/TOWN PLAN COMMISSION MEETING ON THIS MATTER PRIOR TO THE COUNTY'S PUBLIC HEARING; I UNDERSTAND THAT I MUST ALSO ATTEND THE COUNTY'S PUBLIC HEARING OR SEND AN AGENT TO REPRESENT ME

(Signature of OWNER)

(Date)

156 E. Wisconsin Ave Oconomowoc WI 53066
(Address, if Different From Above)

(Signature of PETITIONER)

(Date)

5303 Fern Oak Dr Wauwatosa WI 53718
(Address, if Different From Above)

County Board Supervisor _____

Extraterritorial _____