



JEFFERSON COUNTY
WISCONSIN
Explore. Thrive. Belong.

JEFFERSON COUNTY
PLANNING AND DEVELOPMENT DEPARTMENT
ZONING DIVISION

Room C1040
311 S Center Ave
Jefferson, WI 53538

zoning@jeffersoncountywi.gov
Phone: 920-674-7130
Fax 920-674-7525

Decision of Planning and Zoning Committee

DATE: January 29, 2025
TO: J. Kropf Trust/Michael & Rebecca Yenser
FROM: Matt Zangl, Director of Planning and Zoning
RE: Petition R4583A-24 – W4510 Ebenezer Drive

Zur 1/29/25

The Jefferson County Planning and Zoning Committee met on Monday, January 27, 2025, to consider rezone petition R4583A-24 to create a 2-acre A-3 zoned residential lot at W4510 Ebenezer Drive from PIN 032-0815-2922-000 (27.16 ac) in the Town of Watertown, did hereby recommend that the petition in question be approved with a change.

Specifically, the approval is for a one-acre residential lot that would be clustered next to the farm consolidation lot and across from the house on the south side of Ebenezer Drive. The committee reduced the size of the lot to meet the Comp Plan/Farmland Preservation Plan and Ordinance. If a different location is proposed, it would need to go back to the committee for their consideration.

If you have further questions, please contact our office at 920-674-7130 to discuss this rezone petition.

cc: Town of Watertown

**JEFFERSON COUNTY
PRELIMINARY REVIEW FOR CERTIFIED SURVEY**

**A PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 29,
TOWNSHIP 08 NORTH, RANGE 15 EAST, TOWN OF WATERTOWN,
JEFFERSON COUNTY, WISCONSIN**

OWNER: MICHAEL L. YENSER &

REBECCA L. FRESON

ADDRESS: W4368 EBENEZER DR

WATERTOWN, WI 53094

PHONE: 920.261.7160

SURVEYOR: KW SURVEYING

ANDREW WILKOWSKI, S-3121

ADDRESS: 725 PALMYRA ST. PO BOX 32

SULLIVAN, WI 53178

PHONE: 608.622.6665

Note to Be Placed on Final CSM

Petition # _____ Zoning _____

Check for subsequent zoning changes with Jefferson County Zoning Department.

**INTENT AND DESCRIPTION OF
PARCEL TO BE DIVIDED:**

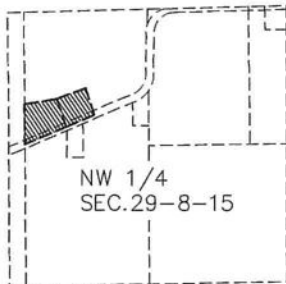
☐ REZONE

DATE
SUBMITTED: _____

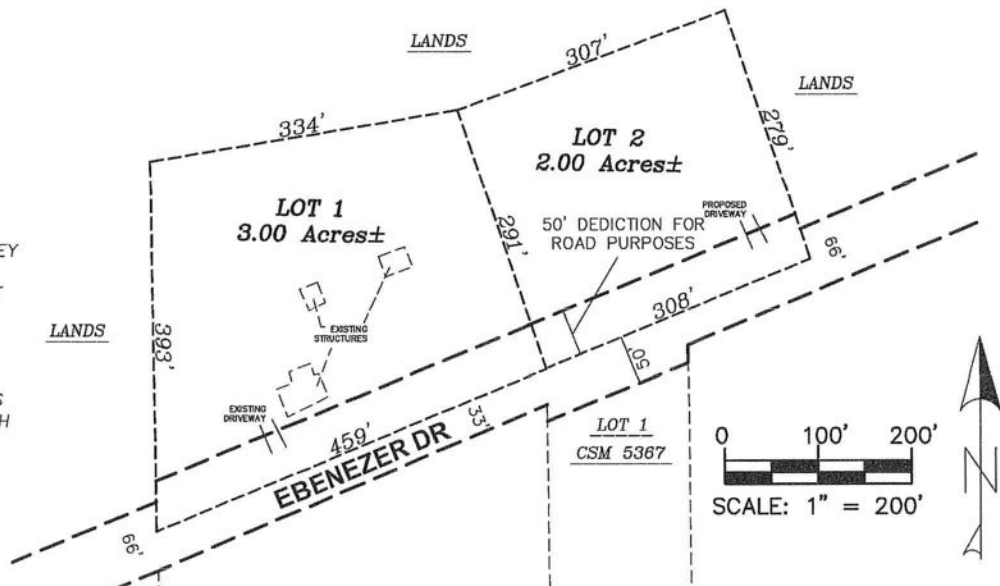
REVISED: _____

IN ADDITION TO THE INFO REQUIRED BY SEC 236.34 OF
STATE STATUTES, SEC 15.04(f) OF THE JEFFERSON
COUNTY LAND DIVISION/SUBDIVISION ORDINANCE
REQUIRES THAT THE FOLLOWING BE SHOWN:

- ☐ 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.



THIS PRELIMINARY CERTIFIED SURVEY
MAP HAS AN AIRPORT APPROACH
PROTECTION ZONE ELEVATION LIMIT
OF 968 FEET ABOVE MEAN SEA
LEVEL FOR ALL BUILDINGS,
STRUCTURES AND OBJECTS OF
NATURAL GROWTH; WHETHER OF
NOT SUCH BUILDINGS, STRUCTURES
AND OBJECTS OF NATURAL GROWTH
ARE IN EXISTENCE.



CITY OF WATERTOWN PLAN COMMISSION APPROVAL CERTIFICATE
(EXTRATERRITORIAL):

THIS PRELIMINARY CERTIFIED SURVEY MAP, IN THE CITY OF WATERTOWN
EXTRATERRITORIAL JURISDICTION, IS HEREBY APPROVED BY THE PLAN
COMMISSION OF THE CITY OF WATERTOWN.

APPROVED AS OF THIS _____ DAY OF _____, 20____.

Town Board Approval _____ Date: _____
(Includes Access Approval If Applicable)

County Highway Approval _____ Date: _____
(If Applicable)

County Surveyor Approval _____ Date: _____

Zoning Office Approval _____ Date: _____

EMILY MCFARLAND, MAYOR

I HEREBY CERTIFY THAT THE FOREGOING IS A TRUE AND CORRECT COPY OF
A CERTIFIED SURVEY MAP ADOPTED BY THE PLAN COMMISSION OF THE CITY
OF WATERTOWN.

MEGAN DUNNEISEN, CITY CLERK

CERTIFIED SURVEY MAP NO. _____

A DIVISION OF LAND LOCATED IN THE NORTHEAST QUARTER OF THE
NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 08 NORTH, RANGE 15 EAST,
TOWN OF WATERTOWN, JEFFERSON COUNTY, WISCONSIN

OWNERS CERTIFICATE

KELVIN L. BUSKE AND VONNIE L. BUSKE, AS OWNERS, DO HEREBY CERTIFY THAT SAID OWNERS HAVE CAUSED THE LAND DESCRIBED ON THE CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED, DEDICATED AND MAPPED AS REPRESENTED HEREON, SAID OWNERS FURTHER CERTIFIES THAT THIS CERTIFIED SURVEY MAP IS REQUIRED BY S.236.34, WISCONSIN STATUTES TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL:

- i) JEFFERSON COUNTY PLANNING AND ZONING
- ii) TOWN OF WATERTOWN

KELVIN L. BUSKE (OWNER)

OCTOBER 01, 2024
REVISED OCTOBER 06, 2024



VONNIE L. BUSKE (OWNER)

STATE OF WISCONSIN) SS
JEFFERSON COUNTY) SS

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2024, THE ABOVE NAMED
KELVIN L. BUSKE AND VONNIE L. BUSKE, TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING
INSTRUMENT, AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, JEFFERSON COUNTY, WISCONSIN

MY COMMISSION EXPIRES

JEFFERSON COUNTY APPROVAL

APPROVED BY THE JEFFERSON COUNTY PLANNING AND ZONING COMMITTEE ON THIS _____ DAY OF
_____, 2024,

MATT ZANGL, DIRECTOR

CITY OF WATERTOWN PLAN COMMISSION APPROVAL CERTIFICATE (EXTRATERRITORIAL) :

THIS CERTIFIED SURVEY MAP, IN THE CITY OF WATERTOWN EXTRATERRITORIAL JURISDICTION, IS HEREBY APPROVED
BY THE PLAN COMMISSION OF THE CITY OF WATERTOWN.

APPROVED AS OF THIS _____ DAY OF _____, 20____.

DATE: _____

EMILY MCFARLAND, MAYOR

I HEREBY CERTIFY THAT THE FOREGOING IS A TRUE AND CORRECT COPY OF A CERTIFIED SURVEY MAP ADOPTED
BY THE PLAN COMMISSION OF THE CITY OF WATERTOWN.

DATE: _____

MEGAN DUNNEISEN, CITY CLERK

TOWN OF WATERTOWN APPROVAL

APPROVED BY THE TOWN OF WATERTOWN ON THIS _____ DAY OF
_____, 2024,

JEFFERSON COUNTY HIGHWAY APPROVAL

RESOLVED, COUNTY HIGHWAY "D" BEING DEDICATED TO THE PUBLIC ON THIS MAP IN THE TOWN OF WATERTOWN,
KELVIN L. & VONNIE L. BUSKE, OWNERS, IS HEREBY APPROVED AND ACCEPTED BY JEFFERSON COUNTY.

DATE

SIGNED: _____
BENJAMIN WEHMEIER, ADMINISTRATOR

