

FILED
02-16-2023
Clerk of Circuit Court
Cindy R. Hamre Incha
2022CV000334

TOWN OF Concord

DATE: 2-14-2022

TO: Jefferson County Planning and Zoning Committee

RE: Jefferson County Zoning Petition No. R4379A-22

Filed by Donald and Nancy Brunson to create a 7.4-acre
A-2 zone from an A-1 zone at W1432 County Road B, PIN 006-
0716-1642-000.

The Town of CONCORD, having considered the above described petition

for which a Town meeting was held on Jan 10, 2022,

finds FN FAVOR
2 votes to 1 opposed

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 Dale Karl, Town Chair

Attest [Signature], Town Clerk

This document complies with Chapter 59.69, Wisconsin Statutes



Jefferson County

PLANNING AND ZONING DEPARTMENT
COURTHOUSE, 311 S. CENTER AVE., JEFFERSON, WI 53549
ROOM 201 PHONE 920-674-7130 FAX 920-674-7525

MEMORANDUM

DATE: March 1, 2022

TO: Donald & Nancy Brunson

FROM: Matt Zangl, Director of Planning and Zoning

MZ 3-3-2022

RE: Zoning Amendment R4379A-21 to Create a 7.4-Acre A-2 zone with Conditional Use CU2108-22 for Boat Storage Near W1432 County Road B, on PIN 006-0716-1642-000

The Jefferson County Planning and Zoning Committee, having considered the above-identified petitions to amend the zoning ordinance of Jefferson County and grant a conditional use for boat storage, does hereby recommend that action on the above noted petitions be postponed. The Committee heard testimony in public hearing that this proposal is inconsistent with the Town's plan, which they also were told was being updated. Therefore they voted to postpone action at this time.

If you have questions about this matter, please contact our office.

Cc Town of Concord Clerk
Southwest Surveying & Associates, Inc.

JEFFERSON COUNTY PLANNING
AND ZONING COMMITTEE

January 29, 2022

Dear Zoning committee,

I voted against the rezoning of the R4379A-22 & CU2108-22 – Donald & Nancy Brunson request from A-1 to A-2 because the change does not follow the Town of Concord's comprehensive plan.

Having a town comprehensive plan allows a town to step back and take some time to decide what really is important to making and keeping the town a nice place to live. This thoughtfulness should not be overridden in a half-hour discussion at a town board meeting where personal relationships cloud the decision.

Our planning committee, which reviews requests for zoning changes, voted to reject this request, as they have with other similar requests, because the request did not follow the town comprehensive plan (see quoted text from town plan below). It will be hard in good faith to not approve the next requested change from A-1 to A-2 for a commercial use after we approved this request. A number of requests have been denied in the past that probably should have been approved if the town board had applied the same standard to them as to this current request.

I would like to request the county deny this requested zoning change and the conditional use permit to help Concord maintain consistent zoning and stick with our comprehensive plan, which we are in the process of updating.

Thank you,



Dale Konle
Concord Town Chairperson



Excerpt from Concord Comprehensive Plan:

Chapter 8, Economic Development Element
8.B. Strategies

9. The Town will limit the establishment of new businesses to areas within the Town of Concord rural hamlet as defined by the 1999 Jefferson County Agricultural Preservation and Land Use Plan (see map 10, Appendix A). An exception to this would be home occupations that operate under the current Jefferson County zoning guidelines.

10. The Town will not support expansion of the current rural hamlet or creation of new rural hamlet areas within the Town.