

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

DECISION OF THE JEFFERSON COUNTY
PLANNING & ZONING COMMITTEE/COUNTY BOARD
ZONING AMENDMENTS

I. FINDINGS OF FACT:

Petition #: R4379-22 Township: Concord
Site Inspection Date: 2/11/2022 Hearing Date: 2/17/2022
Petitioner Name: Donald & Nancy Brunson
Property Owner(s): Donald & Nancy Brunson
Property Location: W1432 County Road B

REZONING REQUEST:

To create a 7.4-acre A-2 zone from an A-1 zone at W1432 County Road B, PIN 006-0716-1642-000.

PARCEL(S) (PIN#): 006-0716-1642-000 (24.0ac)

PARENT PARCEL(S):(See attached map) PARCEL OF RECORD:(See attached map)

TOTAL CONTIGUOUS A-1 ACRES 24.0 Less than 50 More than 50

PREVIOUS A-3 LOTS CREATED FROM PARENT PARCEL: 0

LOTS AVAILABLE: Non Prime N/A or Prime N/A

LOTS REQUESTED: One 7.4-acre A-2 zone

AGRICULTURAL PRESERVATION LIMITED SERVICE AREA LONG RANGE URBAN SERVICE AREA
 ENVIRONMENTAL CORRIDOR 15 YEAR GROWTH AREA RURAL HAMLET

SOIL TYPES: ThC2, LaB, Sm

Class I 0 % Class II 10 % Class III 90 % Class III Non-Prime 0 %

Class IV 0 % Class V-VII 0 %

Cropland 80 % Woods 5 % Fallow/Pasture 0 % Existing Yard 15 % Slope 0-20 %

FLOODPLAIN WETLANDS SHORELAND

ADJACENT LAND USE: A-1, Exclusive Agricultural; C, Community.

COMMENTS/ADDITIONAL INFORMATION RECEIVED AT PUBLIC HEARING:

- proposed CUP for boat storage

- Will entire A-2 zone be used for proposed CUP? YES

TOWN BOARD RECOMMENDATION 1/10/22 Granted Denied Tabled Not Received
Date

Note: Town Board recommendation does not constitute final county action. See Sec. III Order & Determination (pg. 2)

II. CONCLUSIONS

BASED UPON THE FINDINGS OF FACT, THE AMENDMENT FILE, SITE INSPECTION, PUBLIC HEARING, ZONING ORDINANCE, AND THE AGRICULTURAL PRESERVATION AND LAND USE PLAN, THE PLANNING & ZONING COMMITTEE CONCLUDES THAT THE PROPOSED ZONING AMENDMENT **Complies** **Does Not Comply**

AS A PRIME LOT _____ NON-PRIME LOT _____ LOT COMBINATION _____ FARM CONSOLIDATION _____
FOR THE FOLLOWING REASONS: The Town Board approved, and has approved other such uses outside the hamlet. This proposal is adjacent to the same use inside the hamlet.

The Jefferson County Planning and Zoning Committee finds this amendment meets the standards of 91.48 Wisconsin State Statutes and 11.11(c)6 of the Jefferson County Zoning Ordinance.

DECISION III. ORDER & DETERMINATION DECISION

Based on the findings of fact conclusions and the record herein, the committee recommends to the Jefferson County Board of Supervisors that the amendment be: **Granted** **Denied** **Postponed**

Motioned by: George Jaeckel 2nd by: Steve Nass Abstained _____
Vote: 4-0 Date: 3/28/2022

Note: If postponed, this amendment is not forwarded to the Jefferson County Board of Supervisors for action and may be required to go back to a public hearing.


Based on the Planning and Zoning Committee recommendation the Jefferson County Board of Supervisors:

Granted **Denied** **Postponed** Date: 4/19/2022

If the requested amendment was granted, it is subject to the following: *(Check all that apply)*

- ACCESS APPROVAL BY MAINTAINING AUTHORITY
- RECEIPT OF SUITABLE SOIL TEST
- RECEIPT OF AND RECORDING OF THE FINAL CSM
- EXTRATERRITORIAL PLAT REVIEW
- REZONING SHALL BE NULL & VOID & OF NO EFFECT ONE YEAR FROM THE DATE OF COUNTY BOARD APPROVAL UNLESS ALL APPLICABLE CONDITIONS HAVE BEEN COMPLETED BY THAT DATE
- OTHER Soil Test required only if bathrooms are proposed

FILING OF AFFIDAVIT OF ZONING STATUS ON REMAINING LANDS
(SEE ATTACHED INSTRUCTION SHEET)

DATE: 4/20/2022 SIGNATURE: 

DECISION OF THE JEFFERSON COUNTY PLANNING & ZONING COMMITTEE/COUNTY BOARD ZONING AMENDMENTS

I. FINDINGS OF FACT:

Petition #: R4379-22 Township: Concord
Site Inspection Date: 2/11/2022 Hearing Date: 2/17/2022
Petitioner Name: Donald & Nancy Brunson
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REZONING REQUEST:

To create a 7.4-acre A-2 zone from an A-1 zone at W1432 County Road B, PIN 006-0716-1642-000.

PARCEL(S) (PIN#): 006-0716-1642-000 (24.0ac)

PARENT PARCEL(S):(See attached map) PARCEL OF RECORD:(See attached map)

TOTAL CONTIGUOUS A-1 ACRES 24.0 [X] Less than 50 [] More than 50

PREVIOUS A-3 LOTS CREATED FROM PARENT PARCEL: 0

LOTS AVAILABLE: Non Prime N/A or Prime N/A

LOTS REQUESTED: (1) 0.712-acre A-2 zone

- [X] AGRICULTURAL PRESERVATION [] LIMITED SERVICE AREA [] LONG RANGE URBAN SERVICE AREA
[] ENVIRONMENTAL CORRIDOR [] 15 YEAR GROWTH AREA [] RURAL HAMLET

SOIL TYPES: ThC2, LaB, Sm

Class I 0 % Class II 10 % Class III 90 % Class III Non-Prime 0 %
Class IV 0 % Class V-VII 0 %
Cropland 80 % Woods 5 % Fallow/Pasture 0 % Existing Yard 15 % Slope 0-20 %
[] FLOODPLAIN [] WETLANDS [] SHORELAND

ADJACENT LAND USE: A-1, Exclusive Agricultural; C, Community.

COMMENTS/ADDITIONAL INFORMATION RECEIVED AT PUBLIC HEARING:

- proposed CUP for boat storage
- Will entire A-2 zone be used for proposed CUP?

TOWN BOARD RECOMMENDATION Date [] Granted [] Denied [] Tabled [] Not Received

Note: Town Board recommendation does not constitute final county action. See Sec. III Order & Determination (pg. 2)

II. CONCLUSIONS

BASED UPON THE FINDINGS OF FACT, THE AMENDMENT FILE, SITE INSPECTION, PUBLIC HEARING, ZONING ORDINANCE, AND THE AGRICULTURAL PRESERVATION AND LAND USE PLAN, THE PLANNING & ZONING COMMITTEE CONCLUDES THAT THE PROPOSED ZONING AMENDMENT Complies Does Not Comply

AS A PRIME LOT ___ NON-PRIME LOT ___ LOT COMBINATION ___ FARM CONSOLIDATION ___

FOR THE FOLLOWING REASONS: Town has approved others outside hamlet
this is adj. to the same use within the hamlet

The Jefferson County Planning and Zoning Committee finds this amendment meets the standards of 91.48 Wisconsin State Statutes and 11.11(c)6 of the Jefferson County Zoning Ordinance.

DECISION

III. ORDER & DETERMINATION

DECISION

Based on the findings of fact conclusions and the record herein, the committee recommends to the Jefferson County Board of Supervisors that the amendment be: Granted Denied Postponed

Motioned by: Jacckel 2nd by: Nass Abstained _____

Vote: 4-0 Date: 3/28/22

Note: If postponed, this amendment is not forwarded to the Jefferson County Board of Supervisors for action and may be required to go back to a public hearing.

Based on the Planning and Zoning Committee recommendation the Jefferson County Board of Supervisors:

Granted Denied Postponed Date: _____

If the requested amendment was granted, it is subject to the following: (Check all that apply)

- ACCESS APPROVAL BY MAINTAINING AUTHORITY
- RECEIPT OF SUITABLE SOIL TEST
- RECEIPT OF AND RECORDING OF THE FINAL CSM
- EXTRATERRITORIAL PLAT REVIEW
- REZONING SHALL BE NULL & VOID & OF NO EFFECT ONE YEAR FROM THE DATE OF COUNTY BOARD APPROVAL UNLESS ALL APPLICABLE CONDITIONS HAVE BEEN COMPLETED BY THAT DATE
- OTHER Soil Test required if bathrooms are proposed

FILING OF AFFIDAVIT OF ZONING STATUS ON REMAINING LANDS
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DATE: _____ SIGNATURE: _____

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I. FINDINGS OF FACT:

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REZONING REQUEST:

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PARCEL(S) (PIN#): 006-0716-1642-000 (24.0ac)

PARENT PARCEL(S):(See attached map) PARCEL OF RECORD:(See attached map)

TOTAL CONTIGUOUS A-1 ACRES 24.0 [X] Less than 50 [] More than 50

PREVIOUS A-3 LOTS CREATED FROM PARENT PARCEL: 0

LOTS AVAILABLE: Non Prime 3 or Prime 1

LOTS REQUESTED: (1) 2.0-acre A-3 around existing home & buildings.

- [X] AGRICULTURAL PRESERVATION [] LIMITED SERVICE AREA [] LONG RANGE URBAN SERVICE AREA
[] ENVIRONMENTAL CORRIDOR [] 15 YEAR GROWTH AREA [] RURAL HAMLET

SOIL TYPES: ThC2, LaB

Class I 0 % Class II 20 % Class III 80 % Class III Non-Prime 0 %

Class IV 0 % Class V-VII 0 %

Cropland 0 % Woods 0 % Fallow/Pasture 0 % Existing Yard 100 % Slope 0-20 %

- [] FLOODPLAIN [] WETLANDS [] SHORELAND

ADJACENT LAND USE: A-1, Exclusive Agricultural; C, Community.

COMMENTS/ADDITIONAL INFORMATION RECEIVED AT PUBLIC HEARING:

- Age of home?
-Septic location?
-All structures meet 20' rear and side setbacks

TOWN BOARD RECOMMENDATION [] Granted [] Denied [] Tabled [] Not Received

II. CONCLUSIONS

BASED UPON THE FINDINGS OF FACT, THE AMENDMENT FILE, SITE INSPECTION, PUBLIC HEARING, ZONING ORDINANCE, AND THE AGRICULTURAL PRESERVATION AND LAND USE PLAN, THE PLANNING & ZONING COMMITTEE CONCLUDES THAT THE PROPOSED ZONING AMENDMENT Complies Does Not Comply

AS A PRIME LOT _____ NON-PRIME LOT _____ LOT COMBINATION _____ FARM CONSOLIDATION _____

FOR THE FOLLOWING REASONS: need to amend plan

* or provide County with Town Board action addressing the inconsistency with action and Comp Plan

The Jefferson County Planning and Zoning Committee finds this amendment meets the standards of 91.48 Wisconsin State Statutes and 11.11(c)6 of the Jefferson County Zoning Ordinance.

DECISION

III. ORDER & DETERMINATION

DECISION

Based on the findings of fact conclusions and the record herein, the committee recommends to the Jefferson County Board of Supervisors that the amendment be: Granted Denied Postponed until Town

Motioned by: Nass 2nd by: Poulson Abstained Plan is amended

Vote: 5-0 Date: 2/28/22

Note: If postponed, this amendment is not forwarded to the Jefferson County Board of Supervisors for action and may be required to go back to a public hearing.

Based on the Planning and Zoning Committee recommendation the Jefferson County Board of Supervisors:

Granted Denied Postponed Date: _____

If the requested amendment was granted, it is subject to the following: (Check all that apply)

- ACCESS APPROVAL BY MAINTAINING AUTHORITY
- RECEIPT OF SUITABLE SOIL TEST
- RECEIPT OF AND RECORDING OF THE FINAL CSM
- EXTRATERRITORIAL PLAT REVIEW
- REZONING SHALL BE NULL & VOID & OF NO EFFECT ONE YEAR FROM THE DATE OF COUNTY BOARD APPROVAL UNLESS ALL APPLICABLE CONDITIONS HAVE BEEN COMPLETED BY THAT DATE
- OTHER _____

FILING OF AFFIDAVIT OF ZONING STATUS ON REMAINING LANDS (SEE ATTACHED INSTRUCTION SHEET)

DATE: _____ SIGNATURE: _____