

## AGENDA

### JEFFERSON COUNTY BOARD MEETING

TUESDAY January 11, 2022 7:00 p.m.

Jefferson County Courthouse  
311 S. Center Avenue, Room 205  
Jefferson, WI 53549

Webinar OR YouTube Livestream

Register in advance for this webinar:

[https://zoom.us/webinar/register/WN\\_N2ghwZR3TQenotKF1KEwmQ](https://zoom.us/webinar/register/WN_N2ghwZR3TQenotKF1KEwmQ)

After registering, you will receive a confirmation email containing information about joining the webinar.

1. CALL TO ORDER
2. ROLL CALL BY COUNTY CLERK
3. PLEDGE OF ALLEGIANCE
4. CERTIFICATION OF COMPLIANCE WITH OPEN MEETINGS LAW
5. APPROVAL OF THE AGENDA
6. APPROVAL OF DECEMBER 14, 2021 MEETING MINUTES
7. COMMUNICATIONS
  - a. Treasurer's Report
  - b. Zoning Committee – Notice of Public Hearing, January 20, 2022 (Page 1)
8. SPECIAL ORDER OF BUSINESS
  - a. Presentation and possible action on Courthouse and Sheriff's Office/Jail Design Development
9. PUBLIC COMMENT
10. ANNUAL REPORTS
  - a. Clerk of Courts – Cindy Hamre Incha
  - b. Emergency Management – Donna Haugom
11. PLANNING AND ZONING COMMITTEE
  - a. Report – Approval of Petitions (Page 3)
  - b. Ordinance – Amending Official Zoning Map (Page 4)
  - c. Ordinance – Amending the Jefferson County Zoning Ordinance (Page 6)
12. PUBLIC COMMENT (General)
13. ANNOUNCEMENTS
14. ADJOURN

#### NEXT COUNTY BOARD MEETINGS

February 8, 2022  
7:00 P.M. – RM 205

**NOTICE OF PUBLIC HEARING**  
**JEFFERSON COUNTY PLANNING AND ZONING COMMITTEE**  
*George Jaeckel, Chair; Steve Nass, Vice-Chair; Blane Poulson, Secretary; Matt Foelker and Lloyd Zastrow*

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

**DATE:** Thursday, January 20, 2022

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

**PLACE:** Room 205, Jefferson County Courthouse, 311 S. Center Ave., Jefferson, WI  
**OR Via Zoom Videoconference**

**PETITIONERS OR MEMBERS OF THE PUBLIC MAY ATTEND THE MEETING VIRTUALLY BY FOLLOWING THESE INSTRUCTIONS IF THEY CHOOSE NOT TO ATTEND IN PERSON:**

You are invited to a Zoom meeting.  
When: January 20, 2022 07:00 PM Central Time (US and Canada)  
Meeting ID: 957 3344 0565  
Passcode: Zoning  
Register in advance for this meeting:  
<https://zoom.us/j/95733440565?pwd=eHZRbHZXWXhlUnlKdkhtOXhoTmtNZz09>  
After registering, you will receive a confirmation email containing information about joining the meeting.

1. **Call to Order**
2. **Roll Call**
3. **Certification of Compliance with Open Meetings Law**
4. **Approval of Agenda**
5. **Explanation of Public Hearing Process by Committee Chair**
6. **Public Hearing**

**NOTICE IS HEREBY GIVEN** that the Jefferson County Planning and Zoning Committee will conduct a public hearing on Thursday, January 20, 2022 in Room 205 of the Jefferson County Courthouse, Jefferson, Wisconsin. Members of the public will be allowed to be heard regarding any petition under consideration by the Planning and Zoning Committee. **PETITIONERS, OR THEIR REPRESENTATIVES SHALL BE PRESENT EITHER IN PERSON OR VIA ZOOM.** 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, which include staff finding of fact, are available for viewing between the hours of 8:00 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**

**R4374A-22 – Alvin & Judith Gudenkauf LE:** Create a 2.42-ac lot around the existing home & buildings at **N8203 County Rd D**, Town of Watertown from part of PINs 032-0815-2331-000 (39.8 ac) and 032-0815-2334-000 (32.285 ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**R4375A-22 – Lee Allen L Rickerman:** Create a 1.15-ac new building site on **Kasten Ln** from part of PIN 032-0815-1843-000 (23.66 ac), Town of Watertown. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

**R4376A-22 – Lee Allen L Rickerman:** Create a 1.15-ac new building site on **Kasten Ln** from part of PIN 032-0815-1843-000 (23.66 ac), Town of Watertown. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

## CONDITIONAL USE PERMIT APPLICATIONS

**CU2104-22 – Joy & Tom Levake:** Allow a 2,592 square foot, 26 feet high extensive on-site storage structure for personal storage in a Residential R-2 zone at **N2304 Banker Rd.** This is requested on PIN 014-0614-2821-002 (1.22 ac) in the Town of Jefferson and is in accordance with Sec. 11.04(f)2 of the Jefferson County Zoning Ordinance.

**CU2105-22 – Anthony Zuelsdorf:** Allow a 2,592 square foot extensive on-site storage structure for personal storage in a Residential R-2 zone at **N2973 Bauer Ln.** This is requested on PIN 014-0614-2532-007 (1.654 ac) in the Town of Jefferson and is in accordance with Sec. 11.04(f)2 of the Jefferson County Zoning Ordinance.

**CU2106-22 – Jessica L Kelderman:** Allow up to seven dogs as household pets in an A-3, Agricultura/Rural Residential zone at **N5611 County Road A,** Town of Lake Mills. This is requested on PIN 018-0713-2712-002 (3.43 ac) and is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

### 7. Adjourn

**REPORT  
TO THE HONORABLE MEMBERS OF THE JEFFERSON COUNTY BOARD  
OF SUPERVISORS**

The Jefferson County Planning and Zoning Committee, having considered petitions to amend the official zoning map of Jefferson County, filed for public hearing held on December 16, 2021 as required by law pursuant to Wisconsin Statutes, notice thereof having been given, and being duly advised of the wishes of the town boards and persons in the areas affected, hereby makes the following recommendations:

**APPROVAL OF PETITIONS R4363A-21, R4364A-21, R4365A-21, R4366A-21,  
R4367A-21, R4368A-21, R4369A-21, R4370A-21, R4371A-21, R4372A-21 AND  
R4349A-21**

**DATED THIS THIRD DAY OF JANUARY, 2022**

**Blane Poulson, Secretary**

**THE PRIOR MONTH'S AMENDMENT R4360A-21 IS EFFECTIVE UPON  
PASSAGE BY COUNTY BOARD, SUBJECT TO WIS. STATS. 59.69(5)**

**ORDINANCE NO. 2021- \_\_\_\_\_**

**Amending Official Zoning Map**

WHEREAS, the Jefferson County Board of Supervisors has heretofore been petitioned to amend the official zoning map of Jefferson County, and

WHEREAS, Petitions R4363A-21, R4364A-21, R4365A-21, R4366A-21, R4367A-21, R4368A-21, R4369A-21, R4370A-21, R4371A-21, R4372A-21 and R4349A-21 were referred to the Jefferson County Planning and Zoning Committee for public hearing on December 16, 2021 and

WHEREAS, the proposed amendments have been given due consideration by the Board of Supervisors in open session.

NOW, THEREFORE, BE IT ORDAINED that the Jefferson County Board of Supervisors does amend the official zoning map of Jefferson County as follows:

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

Create a 2.444-ac lot around the home at **N5049 Inlynd Dr**, Town of Concord from part of PIN 006-0716-3541-000 (40.434 ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance. Rezoning is conditioned upon approval and recording of a final certified survey map for lot, including extraterritorial plat review if necessary. R4363A-21 – Jodi Goldbeck/Gary Goldbeck Revocable Living Trust

Create a new 2.002-ac building site near **N5049 Inlynd Dr**, Town of Concord from part of PIN 006-0716-3541-000 (40.434 ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance. Rezoning is conditioned upon road access approval; receipt by Zoning of a suitable soil test; and approval and recording of a final certified survey map for the lot, including extraterritorial plat review if necessary. R4364A-21 – Jodi Goldbeck/Gary Goldbeck Revocable Living Trust

Create a new 2.004-ac building site near **N5049 Inlynd Drive**, Town of Concord from part of PIN 006-0716-3541-000 (40.434 acres). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance. Rezoning is conditioned upon road access approval; receipt by Zoning of a suitable soil test; and approval and recording of a final certified survey map for the lot, including extraterritorial plat review if necessary. R4365A-21 - Jodi Goldbeck/Gary Goldbeck Revocable Living Trust

Create a new 2.07-acre building site on **Hillside Dr**, Town of Concord from part of PINs 006-0716-2932-000 (35.81 ac) and 006-0716-2933-000 (12.894 ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance. Rezoning is conditioned upon road access approval; receipt by Zoning of a suitable soil test; and approval and recording of a final certified map for the lot. R4366A-21 – Derek Kramer

Create a 2.88-ac lot at **W1008 Concord Center Dr**, Town of Concord from part of PINs 006-0716-1513-002 (4.351 ac) owned by Nancy Metzger Trust and 006-0716-1542-005 (2.281 ac) owned by Anthony and Sharon Pugh. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance. Rezoning is conditioned upon approval and recording of a final

certified survey map for the entire lot, including extraterritorial plat review if necessary. R4367A-21 – Anthony & Sharon Pugh/Nancy Metzger Trust

Create two new 3.23-ac new building sites from part of PIN 006-0716-2922-000 (30 ac), Town of Concord near **N5640 Hillside Dr.** This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance. The proposal utilizes the last available A-3 zone for the property; therefore, rezoning is conditioned upon recording an affidavit acknowledging that fact. It is further conditioned upon road access approval, receipt by Zoning of suitable soil tests, and approval and recording of a final certified survey map for the lots. R4368A-21 – Jill Strieter

Create a new 2.4-ac building site near **N3173 Willing Rd**, Town of Hebron from part of PIN 010-0615-3013-000 (40 ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance. The proposal utilizes the last available A-3 zone for the property; therefore, rezoning is conditioned upon recording an affidavit acknowledging that fact. It is further conditioned upon road access approval, receipt by Zoning of a suitable soil test and approval and recording of a final certified survey map for the lot. R4369A-21 – Gregory & Katie Stahl

Create two new 1-ac building site on **Hardscrabble Rd**, Town of Sullivan from part of PIN 026-0616-3633-000 (29.339 ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance. The proposal utilizes the last available A-3 zones for the property; therefore, rezoning is conditioned upon recording an affidavit acknowledging that fact. It is further conditioned upon road access approval, receipt by Zoning of suitable soil tests and approval and recording of a final certified survey map for the lots. R4370A-21 – Joseph Carnes

Create a 1.882-ac lot around the home and buildings at **W4962 County Rd T**, Town of Watertown from part of PIN 032-0814-0114-000 (40 ac). This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance. The proposal is conditioned upon approval and recording of a final certified survey map for the lot, including extraterritorial plat review if necessary. R4371A-21 – Jeffrey S Butzke dba Compass Surveying/Robb & Christine Bender Property

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

Create a 9.15-ac Natural Resource zone near **W7806 Island Church Rd**, Town of Waterloo, on PIN 030-0813-1443-000 (37 ac). This is in accordance with Sec. 11.04(f)12 of the Jefferson County Zoning Ordinance. Rezoning is conditioned upon approval and recording of a final certified survey map for the lot. R4372A-21 – Terri Mohr/Robert L Lewein Trust Property

#### **FROM A-3, AGRICULTURAL/RURAL RESIDENTIAL TO A-2, AGRICULTURAL AND RURAL BUSINESS**

Rezone PIN 028-0513-0921-002 (1 acre) near **W8743 Danielson Rd**, Town of Sumner. This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance. Rezoning is conditioned upon approval and recording of a final certified survey map for the lot. R4349A-21 – Ryan Rittenhouse

The above zoning amendments shall be null and void and have no effect one year from the date of County Board approval unless all applicable conditions have been completed.

Referred By:  
Planning and Zoning Committee

01-11-2022

REVIEWED: County Administrator: BPW; Corporation Counsel: JBW; Finance Director: MAD

## ORDINANCE NO. 2021- \_\_\_\_\_

### Amending the Jefferson County Zoning Ordinance

#### Executive Summary

The Jefferson County Comprehensive Plan and Farmland Preservation Plan were updated and approved by the Jefferson County Board of Supervisors on January 12, 2021. Following the updates of these Plans, the Jefferson County Zoning Ordinance was reviewed for any necessary changes based the Comprehensive Plan and Farmland Preservation Plan updates as well as other changes identified by residents, staff, and the Planning and Zoning Committee. After review by the Planning and Zoning Committee, the proposed amendments to the Zoning Ordinance were sent to all 16 Towns within Jefferson County for their review and recommendations to the Planning and Zoning Committee and County Board. A majority of the 16 Towns subject to County Zoning must approve of the proposed amendments to the Zoning Ordinance before the Zoning Ordinance can be officially amended. As of January 3, 2022, 12 Towns have approved the proposed zoning ordinance amendments and one Town is expected to approve the amendments before the end of January 2022.

A public hearing was held on the proposed amendments on December 16, 2021. The Planning and Zoning Committee reviewed the proposed amendments on January 3, 2022, and recommended forwarding this ordinance to the County Board of Supervisors to adopt the amendments to the Jefferson County Zoning Ordinance as indicated below.

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THE COUNTY BOARD OF SUPERVISORS OF JEFFERSON COUNTY DOES HEREBY ORDAIN AS FOLLOWS FOR THE PURPOSE OF AMENDING THE JEFFERSON COUNTY ZONING ORDINANCE:

#### **11.02 DEFINITIONS**

**Building:** ~~Any structure having a roof supported by columns or walls used or intended to be used for the shelter or enclosure of persons, animals, equipment, machinery, or materials.~~ See Structure.

**Community Living Arrangements and Similar Facilities:** Facilities as defined in Wisconsin Statutes which include, but are not limited to, Group Homes, Community Living Arrangements, Adult Family Homes, Foster Homes, and Residential Care Apartment Complexes.

**Garage, Residential:** A structure or carport for storage of automobiles, household vehicles, trucks of 3/4 ton capacity and under, household equipment and material. Maximum square footage – 1,000 square feet. Maximum height – ~~15~~18 feet. Larger garages, sheds, parking of larger vehicles are treated under Extensive On-Site Parking or Storage. [12/21/82, Ord. No. 11; 11/10/09, Ord. 2009-19]

**Home Occupations:** Any occupation for gain or support conducted by resident occupants of a premises. In zoning districts in which they are allowed, all home occupations shall meet the following requirements:

- a. Shall be clearly incidental and secondary to a principal residential use of the property.
- b. Only ~~one~~two such uses shall be permitted on any lot.

~~Junk Yard:~~**Solid Waste Disposal Operations; Junk, Salvage or Wrecking Yards:** An ~~area~~activity consisting of ~~buildings, structures, or premises~~ where junk, waste, discarded, or salvage materials, ~~inoperable automobiles or machinery, or used parts for automobiles or machinery,~~ are bought, sold, exchanged, stored, baled, packed, disassembled, ~~processed, utilized, disposed or, or~~handled. This includes, but is not limited to, ~~including automobile wrecking yards,~~land disposal, incineration, reduction, shredding, compression, junking or salvage for any materials, but not including the purchase or storage of used furniture and household equipment or used cars in operable condition. Storage of three (3) or more unlicensed vehicles on the same premises shall be prima facie evidence of operation of a salvage yard. This definition does not include:

- 1) lots less than 1 acre where the uses described above consist of not more than 100 sq. ft.;
- 2) lots 1 acre or greater, but less than 2 acres, where the uses described above consist of not more than 150 sq. ft.;
- 3) lots 2 acres or greater, but less than 3 acres, where the uses described above consist of not more than 200 sq. ft.; and
- 4) lots 3 acres or greater where the uses described above consist of not more than 250 sq. ft.

**Lot Width:** The width of a parcel of land ~~measured at the rear of the specified street yard or setback line.~~ Parcels must maintain the required lot width for the distance of the required lot depth.

~~**Salvage Yard:** Site used for the storage or sale of salvageable materials or for the purposes of salvage, wrecking, dismantling or demolition of salvageable materials. This includes the collection and/or dismantling of automobiles or other objects for transportation, reuse or resale.~~

**Structure:** Any erection or construction, ~~such as buildings, silos, signs and carports,~~ having a roof, supported by columns, walls or the earth. A use for shelter, housing, enclosure of persons, animals, processes, equipment, machinery, goods, or materials is indicative of a Structure, but not required to meet this definition of Structure. Decks, pools, foundations, solar panels and arrays are structures.

The Standard Industrial Classification Manual published by the U.S. Government Printing Office and the Standard Industrial Classification online database from the United States Department of Labor (<https://www.osha.gov/data/sic-search>) shall serve as a guide to interpreting use listings and classifications within this Ordinance.

### **11.03 GENERAL PROVISIONS**

#### **(b) Compliance.**



3. Compliance with the Shoreland and Flood Plain provisions of this Ordinance shall not be grounds for the removal of lands from the Flood Plain District unless such lands are filled to a height of at least two (2) feet above the elevation of the regional flood for the particular area and are contiguous to other lands lying outside the Flood Plain District **and all other requirements of the Floodplain Ordinance are met.**

a. Certification of Compliance. The Zoning Administrator shall request the applicant to submit a certification by a registered professional engineer that the finished fill and building floor elevations, flood-proofing measures or other flood protection factors were accomplished in compliance with the provisions of this Ordinance.

b. Mapping Disputes. When the location of the Flood Plain District boundary is established by experienced flood maps, the flood elevations or flood profiles for the point in question shall be the governing factor locating the district boundary on the land. ~~If elevations or profiles are not available, the Board of Adjustment may examine any other available evidence which is relevant.~~

**(c) Zoning Permit.**

2. A zoning permit shall be either granted or denied in writing by the Zoning Administrator within 30 days ~~of the Administrator receiving a complete application and determining that, including all necessary information has been provided and the applicable fee has been paid.~~ The permit shall expire ~~two years~~~~12 months~~ from the date of issuance unless substantial work has ~~commenced and been completed as determined by the Zoning Administrator, with input from the affected Town.~~ Any permit issued in conflict with the provisions of this Ordinance shall be null and void.

4. [12/21/82, Ord. No. 11] ~~(a-)~~ Permits shall be required to erect or move a building onto a parcel or to structurally alter, or move an existing building except as otherwise provided below:

~~1. A building is a structure having a roof, supported by columns, walls or the earth and intended for shelter, housing or enclosure of persons, animals, processes, equipment, goods or materials. Decks, pools, foundations and solar panels and arrays are structures.~~

**12.** For purposes of this section:

~~(a-)~~ Building also includes towers for microwave and television purposes, or windmills.

(b) Establishment of a use of property on a temporary **or permanent** basis, using such devices as tents, tarps, portable feeding and sanitation facilities, falls within the definition of building and requires a permit.

**5. A Zoning and Land Use Permit shall not be issued for any property upon which there are:**

a. Unresolved violations of this Ordinance, Floodplain Ordinance, Land Division and Subdivision Ordinance or Private Onsite Wastewater Systems Ordinance

b. Delinquent property taxes

**(d) Site Restrictions.** No land shall be used or structure erected where the land is held unsuitable for such use or structure by the County Planning and Zoning Committee by reason of flooding, concentrated runoff, inadequate drainage, adverse soil or rock formation, unfavorable topography, low percolation rate or bearing strength, erosion susceptibility, or any other feature likely to be harmful to the health, safety, prosperity, aesthetics, and general welfare of the County. The Committee, in applying the provisions of this section, shall, in writing, recite the particular facts upon which it bases its conclusion that the land is not suitable for certain uses. The applicant shall have an opportunity to present evidence contesting such unsuitability if he so desires. Thereafter, the Committee may affirm, modify or withdraw its determination of unsuitability.

1. All lots shall front on and have access to a public road for a minimum distance of at least sixty-six (66) feet. **Lots shall have an approved access point located within the sixty-six (66) foot section.**

a. A Natural Resource zoned lot shall front on and have access to a public road for a minimum distance of at least twenty (20) feet, or in the alternative have an approved access point located within the twenty (20) foot section or meet the following requirements:

i. A minimum of 20 feet access easement recorded with the Jefferson County Register of Deeds.

2. No zoning permit shall be issued for a lot which abuts a public street dedicated to only a portion of its proposed width and located on that side thereof from which the required dedication has not been secured.

**(e) Reapplication.** Application for a conditional use permit, variance, or amendment which is denied shall not be again submitted within a period of nine (9) months from the date of the denial. **Any change from the original application shall be considered a new application.**

**(k) Relaxation of Standards for Persons with Disabilities.** The Zoning Administrator, with approval from the Planning and Zoning Committee, may issue a special permit to relax the standards of the Ordinance in order to provide reasonable accommodations as required by the provisions of Federal and/or State Law. Such relaxation shall be the minimum necessary to be consistent with Federal guidelines for accommodation of person with disabilities and shall, where practical, be terminated when the property is no longer used by the disabled person. A person applying for a permit under this section shall establish the nature and extent of the disability and that the relaxation requested is the minimum necessary to provide reasonable use of the property. An affidavit for the reasonable accommodation shall be filed with the Register of Deeds.

(l) Bathrooms located in Accessory Structures: Water service to an accessory structure and bathrooms within an accessory structure may be permitted. A Zoning and Land Use Permit and Sanitary Permit is required. The structure shall be connected to an approved Private Onsite Wastewater Treatment System in accordance with the Private Onsite Wastewater Treatment System Ordinance and all applicable county ordinances and state laws including, but not limited to, SPS 383. An affidavit shall be recorded with the Register of Deeds.

## **11.04 ZONING DISTRICTS**

### **1. R-1 – RESIDENTIAL – SEWERED** [title – 2/14/84, Ord. No. 83-20]

**Principal Uses.** [12/21/82, Ord. No. 11]

- a. Single family detached home.
- b. Parks, conservancy areas.
- c. ~~Group-home~~Community Living Arrangements and Similar Facilities in single family dwellings, 8 or fewer occupants.

**Conditional Uses.** [12/21/82, Ord. No. 11]

- i. ~~Group-homes~~Community Living Arrangements and Similar Facilities, 9 or more occupants.

## **2. R-2 - RESIDENTIAL – UNSEWERED** [title – 2/14/84, Ord. No. 83-20]

**Principal Uses.** [12/21/82, Ord. No. 11]

- c. ~~Group-homes~~Community Living Arrangements and Similar Facilities in single family dwellings, 8 or fewer occupants.

**Conditional Uses.** [12/21/82, Ord. No. 11]

- i. ~~Group-homes~~Community Living Arrangements and Similar Facilities, 9 or more occupants.

## **3. B – BUSINESS** [title – 2/14/84, Ord. 83-20]

**Purpose.** To identify areas appropriate for non-agricultural commercial use located within the urban service areas or limited service areas as described in the Jefferson County Agricultural Preservation and Land Use Plan. ~~A site may have a conditional use without the Principal use being established.~~ [am. 2/9/00, Ord. No. 99-28; am. 3/13/12, Ord. 2011-28]

## **4. I – INDUSTRIAL** [title – 2/14/84, Ord. No. 83-20]

**Principal Uses.** The following Industrial categories when the use involves manufacturing, processing, warehousing, wholesale distribution and transportation. ~~A site may have a conditional use without the principal use being established.~~ [12/21/82, Ord. No. 11]

The activity is a permitted use when it falls in the categories below and when the proposed operation will be fully enclosed within buildings, except for parking/driving areas. ~~Where~~If some operations and/or storage are not under cover, ~~the permit has to come before~~ the Planning and Zoning Committee ~~and affected Town~~ shall review the proposal for site plan approval, ~~through a Zoning and Land Use Permit, after considering any recommendations from the affected Town.~~

## **6. A-1 EXCLUSIVE AGRICULTURAL** [cr. 3/13/12, Ord. 2011-28]

**Minimum Lot Area.** Thirty-five (35) acres, with the following exceptions and qualifiers:

- f. ~~Parcels of less than thirty-five (35) acres which are zoned A-1 and defined as Parcels of Record or Parent Parcels~~

~~**Minimum Frontage.** All lots shall front on a public road for a minimum distance of at least sixty-six (66) feet. access to the lot shall be provided within this frontage.~~

## **8. A-3 AGRICULTURAL/RURAL RESIDENTIAL** [title – 2/8/00, Ord. No. 99-28; renumbered 3/13/12, Ord. 2011-28]

**Principal Uses.** [12/21/82, Ord. No. 11]

c. ~~Group-home~~Community Living Arrangements and Similar Facilities in single family dwellings, 8 or fewer occupants.

d. ~~Stable, agricultural.~~ [cr. 3/13/12, Ord. 2011-28]

**Accessory Uses.** [12/21/82, Ord. No. 11]

l. ~~stable, agricultural~~

**Maximum Lot Area.** Two (2) acres, with the following possible exceptions and qualifiers:

c. A lot of up to five (5) acres in area may be considered by the Planning and Zoning Committee in association with a farm consolidation for an existing residence and associated accessory structures, if the residence in question was constructed prior to January 15, 1975 (or was subsequently replaced with a newer home) and the parcel ~~remaining contains a minimum of thirty-five (35) contiguous acres and~~ continues to be zoned A-1. [cr. 3/13/12, Ord. 2011-28] [2/8/00, Ord. No. 99-28; lettered 3/13/12, Ord. 2011-28]

## **9. C – COMMUNITY** [renumbered 3/13/12, Ord. 2011-28]

**Purpose.** To identify those areas which have traditionally serviced the nearby farms and residences but were not legally incorporated into villages or cities. To recognize that these older communities have mixed their residential, commercial and farming uses. The Community zoning district shall be utilized in Rural Hamlet areas and Limited Service Areas as described in the Jefferson County Agricultural Preservation and Land Use Plan. ~~A site may have a conditional use without the principal use being established.~~ [am. 2/8/00, Ord. 99-28; 3/13/12, Ord. 2011-28]

**Principal Uses.** [12/21/82, Ord. No. 11]

c. ~~Group-home~~Community Living Arrangements and Similar Facilities in single family dwellings, 8 or fewer occupants.

**Conditional Uses.** [12/21/82, Ord. No. 11]

h. Day care centers.

i. ~~Group-home~~Community Living Arrangements and Similar Facilities, 9 or more occupants.

q. General merchandise stores.

r. Food stores.

s. Building materials, hardware, garden supplyies retail.

t. Automotive dealers, mobile home dealers.

u. Fuel dealers.

v. Service stations and repair shops.

w. Apparel and accessory stores.

y. General retail establishments.

z. Finance, insurance and legal services.

aa. Real estate offices.

bb. Personal services establishments.

ee. Business association offices.

ff. Civic, social and fraternal associations.

gg. Churches.

ll. Eating and drinking places.

mm. Hotels, motels.

nn. Movie theaters.

- oo. Amusement and recreation facilities~~iesy~~ and services.
- pp. Construction contractor~~s~~.
- rr. Wholesale trades~~s~~.
- ss. Residence~~s~~.

**13. R/R - RESIDENTIAL/RECREATIONAL** [4/20/82, Res. No. 82-16; renumbered 3/13/12, Ord. 2011-28]

**Purpose.** To identify those areas where predominantly recreational development has occurred or will be likely to occur, generally in 15 Year Growth Areas, Urban Service Areas, Limited Service Areas, and Rural Hamlet Areas as described within the Agricultural Preservation and Land Use Plan. Due to soils types, agricultural productivity class, topographic conditions, and adjacent uses, the area would be best suited to sparse residential and recreational development rather than intensive agricultural development. **A site may have a conditional use without the primary principal use being established.** [am. 2/8/00, Ord. No. 99-28; 3/13/12, Ord. 2011-28]

**Principal Use.**

- a. One-family dwellings~~s~~.
- b. Mixture of recreational use such as lake resort area, golf course, bridle path, and residential use.

**Accessory Uses.**

- a. Essential services.
- b. Home occupation, accessory,
- c. Professional home office.
- d. Private garage or parking areas. [am. 4/16/85, Ord. 85-4; 3/13/12, Ord. 2011-28]
- e. **Garage, residential**
- f. **Residential accessory uses**

**Conditional Uses.**

- a. Two-family and multi-family dwellings.
- b. Cluster developments.
- c. Condominium developments~~s~~.
- d. Single-family attached developments.
- e. Public and semi-public uses [Section 11.05(b)].
- f. Raising/keeping of farm animals provided that parcels are at least 2.0 acres or more with one animal unit permitted for each 1.0 acre.
- g. Taxiing and parking of airplanes on land adjacent to an FAA-approved airport.
- h. Rest and nursing homes, club, fraternity.
- i. Bed and breakfast (as defined in Chapter DHS 197 in the Wisconsin Administrative Code).
- j. Tourist rooming house (as defined in Chapter DHS 195 in the Wisconsin Administrative Code). [am. 2/8/00, Ord. No. 99-28; 11/10/09, Ord. 2009-19]
- k. **Extensive On-site Storage**

**Minimum Lot Area.**

- a. Sewered lots: 10,000 square feet.
- b. Unsewered lots: 20,000 square feet. [am. 3/13/12, Ord. 2011-28]

## **11.05 CONDITIONAL USES**

**(c) Mineral Extraction and Processing.** Mineral extraction and processing operations are conditional uses in the following zoning districts: I, A-1, A-2, A-T. Such operations include mining, quarrying, borrow pits, crushing, washing, or other removal or processing of mineral resources, the erection of buildings and the installation of necessary machinery used in said extraction or processing, and the preparation of hot blacktop mix and ready-mixed concrete. Mineral extraction and processing uses shall be subject to the following standards where allowed: [am. 3/13/12, Ord. 2011-28]

~~7. The restoration plan shall contain adequate provision that all final slopes within the site do not exceed a thirty five (35) percent slope in a pit operation, or in a safe angle of repose in a quarrying operation. All final slopes shall be covered with topsoil, with seeding and erosion control practices as indicated in the Jefferson County Soil and Water Conservation District Technical Manual. After completion of the operation, the area shall be cleared of all debris and left in a sanitary condition. The plan shall indicate the proposed future use of the site and meet all applicable requirements of the Department of Transportation. If located in the A-1 district, the site shall be restored to agricultural use once extraction is completed. [renumbered and am. 3/13/12, Ord. 2011-28]~~

7. An Applicant shall have an approved Reclamation Plan and Permit (NR135) from the Jefferson County Land and Water Conservation Department. The Planning and Zoning Committee may review and approve a Conditional Use Permit contingent on receiving the Reclamation Plan and Permit from the LWCD Department.

**(e) Mobile Home Parks.** All mobile home parks shall be conditional uses and shall conform to the following standards:

8. Roads and Parking. All roadways, parking areas, and walkways shall be hard-surfaced. Roadways shall be a minimum of 66 feet in width and adequately lighted. ~~The Planning and Zoning Committee may permit a roadway of less than 66 feet, as requested by the applicant. The Committee shall review the reasons for the reduced road width and the ability for the public and emergency vehicles to access the campground.~~ There shall be one (1) off-street parking space for each mobile home and additional parking spaces for automobiles within the park, totaling not less than two (2) parking spaces for each mobile home lot.

**(f) Campgrounds.** All campgrounds shall be conditional uses, and shall conform to the following standards:

7. Every campground shall conform to all applicable state laws and ~~HFS178~~ATCP 79, Wisconsin Administrative Code, as amended from time to time.

10. The perimeter of the camping area or perimeter of the parcel must be fenced ~~and screened as required by the Planning and Zoning Committee.~~

**(g) Solid Waste Disposal Operations; Junk, ~~or~~ Salvage or Wrecking Yards.** ~~A solid waste disposal operation is the site, facility, operating practices, and maintenance thereof for the utilization, processing, storage, or final disposal of solid waste including, but not limited to, land disposal, incineration, reduction, shredding, compression, junking, or salvage of any materials, or the sale of~~

~~any such materials. Storage of three (3) or more unlicensed vehicles on the same premises shall be prima facie evidence of operation of a salvage yard.~~

1. License Required. It shall be unlawful for any person, firm, or corporation to establish, maintain, conduct, or operate a solid waste disposal operation without first obtaining a **Conditional Use Permit** and an annual license from the Committee.

#### **11.07 MODIFICATIONS.**

(b) **Yards.** The yard requirements stipulated elsewhere in this Ordinance may be modified as follows:

1. In any R, B, C or W District, accessory uses and detached accessory structures shall not exceed fifteen (~~15~~) feet in height, shall not occupy more than fifteen (15) percent of the yard area, and shall not be closer than three (3) feet to any lot line. The fifteen (~~15~~) feet height limitation for detached garages may be modified through conditional use permit approval under Extensive On-site Parking and Storage. [Am. 4/21/87, Ord. 87-03]

#### **11.09 NONCONFORMING USES, STRUCTURES, AND LOTS**

##### **(e) Substandard Lots.**

(a) In any Residential, Waterfront or Community District, a one-family detached dwelling and its accessory structures may be erected on any legal lot or parcel of record in the County Register of Deeds Office. All current sections and subsequent amendments of this Ordinance, the Jefferson County Private Sewage System Ordinance and the Jefferson County Floodplain Ordinance shall apply. [Amended 2/8/00, Ord. No. 99-28; Ord. No. 2018-13, 08/13/2018]

(b) In accordance with Section 66.10015(2)(e) of the Wisconsin Statutes, a property owner of a legal ~~(substandard)~~ lot may:

1. Convey ownership interest in a substandard lot
2. Use the substandard lot or parcel as a building site if all of the following apply:
  - a. The substandard lot or parcel has never been developed with one or more of its structures placed partly upon an adjacent lot or parcel.
  - b. The substandard lot or parcel is developed to comply with all other requirements of this Ordinance.

(c) In any zoning district, the substandard lot shall not be used without full compliance with the provisions of all current sections and subsequent amendments of this Ordinance, the Jefferson County Private Sewage System Ordinance and the Jefferson County Floodplain Ordinance. For a substandard parcel in any district, all of the district requirements shall be complied with insofar as practicable, but shall not be less than the following, and shall meet all requirements of the County's Private Sewage System Ordinance, Floodplain Ordinance and Section 11.10 Shoreland Provisions: [Amended 2/8/00, Ord. No. 99-28; Ord. No. 2018-13, 08/13/2018]

(f) **Non-farm residences within the A-1 District.** Residences within the A-1 district legally constructed before January 15, 1975, but not defined as a farm residence under Section 11.02, may



continue as prior nonconforming uses, and shall not be subject to any standard or limitation under Section 11.09, except for the following: [Ord. No. 2018-13, 08/13/2018]

~~1. If such a nonconforming use is discontinued, vacated, or otherwise terminated for a period of twelve (12) months, any future use of the structure shall conform to the provisions of this Ordinance.~~ A residence as established under subsection (f) above, which has been removal, abandoned, or is no longer used as a residence may be replaced, ~~or~~ reconstructed, or improved if substantial evidence is provided documenting the previous existence of such legal residence and the replacement, ~~or~~ reconstruction, or improvement occurs within 15 years of the residence's removal, abandonment, or nonuse as a residence. If the replacement or reconstruction is requested more than 15 years after the removal, abandonment, or nonuse as a residence, the request shall be made to the Planning and Zoning Committee. The Committee shall review the request for compliance with this ordinance and the Agricultural Preservation and Land Use Plan. The replacement or reconstruction shall meet all provisions of this Ordinance.

**11.11 ADMINISTRATION AND ENFORCEMENT.** [Ord. No. 11, 12/21/82]

**a. Zoning Permit.**

2) Zoning permits shall be issued only if the parcel is in compliance with the Jefferson County Land Division Ordinance ~~and Floodplain Ordinance.~~

Referred By:  
Planning & Zoning Committee

01-11-2022

REVIEWED: County Administrator: BPW; Corporation Counsel: JBW; Finance Director:

