

AGENDA
JEFFERSON COUNTY PLANNING AND ZONING COMMITTEE
SITE INSPECTIONS

George Jaeckel, Chair; Steve Nass, Vice-Chair; Blane Poulson, Secretary; Matt Foelker, Cassie Richardson

ROOM 203, COUNTY COURTHOUSE
311 S. CENTER AVE., JEFFERSON, WI 53549
8:00 A.M. ON FRIDAY, JULY 15, 2022

1. **Call to Order**
2. **Roll Call (Establish a Quorum)**
3. **Certification of Compliance with Open Meetings Law**
4. **Approval of the Agenda**
5. **Public Comment (Not to exceed 15 minutes and not to include petitions slated for decision. Members of the public who wish to address the Committee on specific agenda items must register their request at this time)**
6. **Communications**
7. **Discussion and Possible Action on Amending the Jefferson County Zoning Ordinance to be Certified as a Farmland Preservation Ordinance**
8. **Site Inspections for Petitions to be Presented in Public Hearing on July 21, 2022:**

CU2127-22 – Marijane Cooke: Conditional use to allow for two horses in a Community zone at **N1351 County Rd N**, Town of Cold Spring on PIN 004-0515-1834-002 (4.2 ac). This is in accordance with Sec. 11.04(f)9 of the Jefferson County Zoning Ordinance.

CU2128-22 – Jeffrey & Cindy Wegner: Conditional use to have three dogs as household pets in a Residential R-2 zone at **W1339 Woods Dr**, Town of Sullivan on PIN 026-0616-2841-009 (2 ac). This is in accordance with Sec. 11.04(f)2 of the Jefferson County Zoning Ordinance.

R4418A-22 & CU2126-22 – Ryan & Angela Kraft: Rezone two acres of PIN 026-0616-2512-002 (10 ac) with conditional use to allow for an office and storage of construction contractor's equipment and materials near **W277 Northey Rd**, Town of Sullivan. This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance.

CU2129-22 – Richard & Christine Schwarze: Conditional use for an extensive on-site storage structure of 2,535 square feet, 20 feet 4 inches in height in a Residential R-1 zone at **W8424 Shorewood Meadows Circle**, Town of Lake Mills, on PIN 018-0713-1034-009 (5.48 ac). This is in accordance with Sec. 11.04(f)2 of the Jefferson County Zoning Ordinance.

R4419A-22 – Harold Stilling: Rezone 0.8 ac of PIN 018-0713-3334-002 (31.513 ac) owned by Stilling Farms Inc. in the Town of Lake Mills to add it to the existing A-3 zoned lot at **W8768 Hope Lake Rd** owned by Michael Noyce. No new lots are being created. This is in accordance with Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance.

9. **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.

A quorum of any Jefferson County Committee, Board, Commission or other body, including the Jefferson County Board of Supervisors, may be present at this meeting.

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.



Jefferson County

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

TO: Jefferson County Town Clerks

DATE: July 15, 2022

RE: Zoning Ordinance Update to be in Compliance with Farmland Preservation (Wi. Statute 91)

Attached you will find four proposed changes to the Jefferson County Zoning Ordinance. These changes were identified through the zoning ordinance certification process with DATCP. These changes are proposed to bring the zoning ordinance into compliance with the Farmland Preservation program and will allow for the zoning ordinance to be a certified ordinance through Farmland Preservation.

A copy of the entire zoning ordinance is included, as well as, a short version indicating the section and proposed change.

Please review the changes at the Town level, complete the Town Decision Sheet and return it to our Department. Please return the decision sheet as soon as possible. Our goal is to have this ordinance amendment approve by the County Board prior to December of 2022.

If you have any questions, please feel free to reach out and we will assist and provide answers.

Thank you,

A handwritten signature in black ink, appearing to read "Matt Zangl".

Matt Zangl
Director of Planning and Zoning
Jefferson County Planning and Zoning Department
mattz@jeffersoncountywi.gov
920-674-8638

2022 Zoning Ordinance Update
Farmland Preservation Certification
List of Specific Sections
July 15, 2022

Section 11.02(oo)

(oo) Farm: A parcel or parcels of land under common ownership that is primarily devoted to agricultural use. ~~where the majority of the land is used for growing farm products, such as vegetables, trees (e.g., orchard), and grain, and/or the raising of the farm animals, from which at least \$6,000 of gross farm revenue in the prior full calendar year (or \$18,000 total over the last 3 years) have been earned or where the land is enrolled in a farm commodity or conservation program, and typically operated as a single business venture distinct from other farms.~~ Also referred to as a "farm operation." [cr. 3/13/12, Ord. 2011-28]

This proposed change is to reword the definition of a Farm and utilized the State Law definition found in farmland preservation zoning.

Section 11.04(f)12.ii.e – Natural Resource Zone Permitted Uses

e. ~~Other activities and uses which do not require the issuance of a zoning permit and which must be carried out without filling, flooding, draining, dredging, ditching, tiling or excavating. [cr. 3/13/12, Ord. 2011-28] [am. 2/8/00, Ord. No. 99-28]~~

This proposed change is to remove the listed permitted use as required by DATCP.

Section 11.11(e)

3. By March 1 of each year, the County shall provide to the Department of Agricultural, Trade and Consumer Protection a report of the number of acres that the County has rezoned out of farmland preservation zoning districts during the previous year and a map that clearly shows the location of those areas (ch. 91.48(2)).

This proposed change is to include the required that the Zoning Department reports all rezones out of the A-1 or N zone to DATCP annually.

Section 11.12 Amendments

The County Board of Supervisors of Jefferson County, Wisconsin, may from time to time alter, supplement, or change the boundaries and regulations contained in this Ordinance in the manner provided by Section 59.69, Wisconsin Statutes. ~~Comprehensive revisions or ordinance amendments extending coverage to new towns must be certified by the Land and Water Conservation Board of the Department of Agriculture, Trade and Consumer Protection in order for landowners within the exclusive agricultural use district to qualify for tax credits under Chapter 91 of Wisconsin Statutes. (2391A-01 – Jefferson County) [Amended 10/09/01, Ord. No. 2001-16]~~

This proposed change removes an outdated requirement. This is no longer required under state law.