

## ***JEFFERSON COUNTY ZONING BOARD OF ADJUSTMENT***

*Dale Weis, Chair; Janet Sayre Hoeft, Vice-Chair; Aari Roberts, Secretary*

**PUBLIC HEARING** BEGINS AT **1:00 P.M.** ON THURSDAY, SEPTEMBER 12, 2019  
IN ROOM 205, JEFFERSON COUNTY COURTHOUSE

**CALL TO ORDER FOR BOARD MEMBERS** IS AT 10:30 A.M. IN COURTHOUSE  
ROOM 203, PRIOR TO THE HEARING

**SITE INSPECTION FOR BOARD MEMBERS** LEAVES AT 10:45 A.M. FROM  
COURTHOUSE ROOM 203, PRIOR TO THE HEARING

1. **Call to Order-Room 203 at 10:30 a.m.**
2. **Roll Call (Establish a Quorum)**
3. **Certification of Compliance with Open Meetings Law**
4. **Approval of the Agenda**
5. **Approval of August 8, 2019 Meeting Minutes**
6. **Communications**
7. **Public Comment**
8. **Site Inspections – Beginning at 10:45 a.m. and Leaving from Room 203**

V1654-19 – Susan Casey/Kyle & Whitney Jacobson Property-W7574 County  
Road J, Town of Oakland

V1653-19 – Keith Clark-W8338 Cedar Ln, Town of Lake Mills

9. **Public Hearing – Beginning at 1:00 p.m. in Room 205**
10. **Explanation of Process by Board of Adjustment Chair**

## ***NOTICE OF PUBLIC HEARING*** ***JEFFERSON COUNTY ZONING BOARD OF ADJUSTMENT***

**NOTICE IS HEREBY GIVEN** that the Jefferson County Zoning Board of Adjustment will conduct a public hearing at 1:00 p.m. on Thursday, September 12, 2019 in Room 205 of the Jefferson County Courthouse, Jefferson, Wisconsin. Matters to be heard are applications for variance from terms of the Jefferson County Zoning Ordinance. An **AREA VARIANCE** is a modification to a dimensional, physical, locational requirement such as the setback, frontage, height, bulk, or density restriction for a structure that is granted by the board of adjustment. A **USE VARIANCE** is an authorization by the board of adjustment to allow the use of land for a purpose that is otherwise not allowed or is prohibited by the applicable zoning ordinance. No variance may be granted which would have the effect of allowing a use of land or property which would violate state laws or administrative rules. Subject to the above limitations, a petitioner for an **AREA VARIANCE** bears the burden of proving “unnecessary hardship,” by demonstrating that 1) strict compliance with the zoning ordinance would unreasonably prevent the petitioner from using the property for a permitted purpose, or 2) would render conformity with the

zoning ordinance unnecessarily burdensome. A petitioner for a USE VARIANCE bears the burden of proving that 3) strict compliance with the zoning ordinance would leave the property owner with no reasonable use of the property in the absence of a variance. Variances may be granted to allow the spirit of the ordinance to be observed, substantial justice to be accomplished and the public interest not violated. **PETITIONERS, OR THEIR REPRESENTATIVES, SHALL BE PRESENT.** There may be site inspections prior to public hearing which any interested parties may attend; discussion and possible action may occur after public hearing on the following:

**V1653-19 – Keith Clark:** Variance from Sec. 11.04(f)1 and 11.07(d)2 of the Jefferson County Zoning Ordinance in order to allow placement of a detached accessory structure at less than the required setbacks to Cedar Lane in the Town of Lake Mills. The site is at **W8338 Cedar Lane** on PIN 018-0713-1521-033 (1.311 Acre) and is zoned Residential R-1.

**V1654-19 – Susan Casey, C&D Construction & Design LLC/Kyle & Whitney Jacobson Property:** Variance from Sec. 11.04(f)6, 11.07(d)2 and 11.09(c) of the Jefferson County Zoning Ordinance to allow a porch addition at less than the required setbacks to **County Road J**, Town of Oakland. The site is on PIN 022-0613-2424-002 (4.5 Acres) at **W7574 County Road J** in an A-1, Exclusive Agricultural zone.

11. **Discussion and Possible Action on Above Petitions**
12. **Adjourn**

**If you have questions regarding these variances, please contact the Zoning Department at 920-674-7113 or 920-674-8638. Variance files referenced on this hearing notice may be viewed at the Jefferson County Courthouse in 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](http://www.jeffersoncountywi.gov).**

### **JEFFERSON COUNTY ZONING BOARD OF ADJUSTMENT**

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 appropriate arrangements can be made.

A digital recording of the meeting will be available in the Zoning Department upon request.

Additional information on Zoning can be found at [www.jeffersoncountywi.gov](http://www.jeffersoncountywi.gov)