

## ***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, MARCH 12, 2020 IN ROOM 205, JEFFERSON COUNTY COURTHOUSE

**CALL TO ORDER FOR BOARD MEMBERS** IS AT 10:45 A.M. IN COURTHOUSE ROOM 203, PRIOR TO THE HEARING

**SITE INSPECTION FOR BOARD MEMBERS** LEAVES AT 11:00 A.M. FROM COURTHOUSE ROOM 203, PRIOR TO THE HEARING

1. **Call to Order-Room 203 at 10:45 a.m.**
2. **Roll Call (Establish a Quorum)**
3. **Certification of Compliance with Open Meetings Law**
4. **Approval of the Agenda**
5. **Approval of November 20, 2019 Meeting Minutes**
6. **Communications**
7. **Public Comment**
8. **Site Inspections – Beginning at 11:00 a.m. and Leaving from Room 203**  
V1659-20 – William J Krupinski, N3989 County Rd N, Town of Jefferson  
V1658-20 – Keith and Mary-Lyn Austin, W4580 Roach Ln, Town of Hebron  
V1660-20 – James Work, W7671 Lamp Road, Town of Sumner
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, March 12, 2020 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:

**V1658-20 – Keith and Mary-Lyn Austin:** Variance from Sec. 11.07(d)2 of the Jefferson County Zoning Ordinance to allow a garage at less than the required setbacks to Roach Ln, Town of Hebron. The property is PIN 010-0615-3114-009 (0.75 Ac), in a Residential R-2 zone, at **W4580 Roach Ln.**

**V1659-20 – William J Krupinski:** Variance from Sec. 11.05(f) of the Jefferson County Zoning Ordinance to allow camping at **N3989 County Rd N**, Town of Jefferson, in a proposed A-2 zone, without meeting the requirements for campgrounds as set forth in the Ordinance. This is on PIN 014-0614-1414-003 (0.6 Ac) and is currently zoned Residential R-2.

**V1660-20 – James Work:** Variance from Sec. 14.4.3(2) of the Jefferson County Zoning Ordinance to allow for an accessory structure in an R-2 zone to be placed at ground level within the flood fringe at **W7671 Lamp Rd.** The site is on PIN 028-0513-1233-011 (0.11 Ac) in the Town of Sumner.

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)