

JEFFERSON COUNTY ZONING BOARD OF ADJUSTMENT

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

PUBLIC HEARING BEGINS AT 12:00 P.M. ON THURSDAY, AUGUST 13, 2020 Via Zoom Videoconference or in Room 205, Jefferson County Courthouse, 311 S. Center Ave., Jefferson, WI

THE BOARD WILL MEET BEFORE THE PUBLIC HEARING AT 9:00 A.M. IN ROOM 205 AND WILL LEAVE FOR SITE INSPECTIONS AT 9:10 A.M.

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

Join Zoom Meeting

<https://zoom.us/j/94579787018?pwd=alc5Qkd2cHhSOEhxaVZRZkRJMU92UT09>

OR Phone: +1 301 715 8592 US

Meeting ID: 945 7978 7018

Passcode: 764527

PETITIONERS OR THEIR REPRESENTATIVES MUST PARTICIPATE BY EITHER USING ONE OF THE ZOOM MEETING OPTIONS DESCRIBED ABOVE, OR BY ATTENDING IN PERSON.

- 1. Call to Order-Room 205 at 9:00 a.m.**
- 2. Roll Call (Establish a Quorum)**
- 3. Certification of Compliance with Open Meetings Law**
- 4. Approval of the Agenda**
- 5. Election of Officers**
- 6. Approval of June 11, 2020 Meeting Minutes**
- 7. Communications**
- 8. Public Comment**
- 9. Site Inspections – Beginning at 9:10 a.m. and Leaving from Courthouse Room 205, Driving to the Following Sites:**
 - V1672-20** – Helen Young/Rita Young Trust Property, W1393 N Blue Spring Lake Dr, Town of Palmyra, PIN 024-0516-2841-029
 - V1668-20** – Cynthia Pitzner Trust/Ronald & Susan Pitzner Trust, off of Gross Lane, Town of Aztalan, 002-0714-2742-000
 - V1671-20** – Jacob Schepp, W7075 Main St, Town of Milford, 020-0814-0613-008
 - V1670-20** – Kurt Orcutt, W8696 County Rd B, Town of Lake Mills, 018-0713-0942-002
 - V1669-20** – Scott Nelson/Scott Nelson & Seth Siedschlag Property, N5526 State Rd 134, Town of Lake Mills, PIN 018-0713-3023-023
- 10. Public Hearing – Beginning at 12:00 p.m. in Room 205**
- 11. 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 12:00 p.m. on Thursday, August 13, 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:

V1668-20 – Cyndi Pitzner/Cynthia Pitzner Trust, Ronald & Susan Pitzner Trust: Variance from Sec. 11.03(d) of the Jefferson County Zoning Ordinance to allow access by easement over PINs 002-0714-2721-000 (18.023 Ac), 002-0714-2724-000 (40 Ac) and 002-0714-2731-000 (40 Ac) to serve a proposed Natural Resource zone on PIN 002-0714-2742-000 (40 Ac) off of **Gross Lane**. The site is in the Town of Aztalan in an A-1 Agricultural zone.

V1669-20 – Scott Nelson/Scott Nelson & Seth Siedschlag Property: Variance from Sec. 11.07(d)2 of the Jefferson County Zoning Ordinance to allow construction at less than the required right-of-way and centerlines of State Road 134 and Ivan Street. The site is in the Town of Lake Mills at **N5526 State Road 134**, on PIN 018-0713-3023-023 (0.57 Ac) in a Community zone.

V1670-20 – Kurt Orcutt: Variance from Sec. 11.07(d) of the Jefferson County Zoning Ordinance to allow a shed at **W8695 County Road B** at less than the required setback from road right-of-way and centerline of County Road B. The site is on PIN 018-0713-0942-002 (1.398 Ac) in an A-3 zone in the Town of Lake Mills.

V1671-20 – Jacob Schepp: Variance from Sec. 11.03(f)2 of the Jefferson County Zoning Ordinance to allow an accessory structure without the principal structure in a Community zone. The site is at **W7075 Main St**, Town of Milford on PIN 020-0814-0613-008 (0.308 Ac).

V1672-20 – Helen Young/Rita Young Trust Property: Variance from Sec. 11.09(e) of the Jefferson County Zoning Ordinance to divide two substandard lots resulting in a reduced side yard setback on a substandard R-1 zoned lot. The site is at **W1393 North Blue Spring Lake Dr** on PIN 024-0516-2841-029 (0.716 Ac) in the Town of Palmyra.

12. Discussion and Possible Action on Above Petitions

13. 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.

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