

# JEFFERSON COUNTY ZONING BOARD OF ADJUSTMENT

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

PUBLIC HEARING BEGINS AT **1:00 P.M.** ON THURSDAY, OCTOBER 8, 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 10:45 A.M. IN ROOM 203 AND WILL LEAVE FOR SITE INSPECTIONS AT 11:00 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

Register in advance for this meeting:

<https://zoom.us/join/register/tJAKdO2hpzotE91k89KkypPtwsIfux6nPZgU>

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

**PETITIONERS OR THEIR REPRESENTATIVES MUST PARTICIPATE IN THE PUBLIC HEARING AT 1:00 P.M. BY EITHER USING ONE OF THE ZOOM MEETING OPTIONS DESCRIBED ABOVE, OR BY ATTENDING IN PERSON.**

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 August 13, 2020 Meeting Minutes**
6. **Communications**
7. **Public Comment**
8. **Site Inspections – Beginning at 11:00 a.m. and Leaving from Courthouse Room 203, Driving to the Following Sites:**  
**V1673-20** – Andrew J and Katie L Luebke Property, N1494 County Road K, Town of Koshkonong, PIN 016-0514-1542-000  
**V1674-20** – Sherry L Stern Property, W9226 London Rd, Town of Lake Mills, PIN 018-0713-3223-001
9. **Public Hearing – Beginning at 1:00 p.m. in Room 205 – Petitioners, or their representatives, must be present**
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, October 8, 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:

**V1673-20 – Andrew J and Katie L Luebke:** Variance from Sec. 11.04(f)8 and 11.09 of the Jefferson County Zoning Ordinance for a reduced setback from the road right-of-way and road centerline to a proposed porch entryway for an existing non-conforming structure in an A-3 zone. The site is at **N1494 County Road K** on PIN 016-0514-1542-000 (3.00 Ac) in the Town of Koshkonong.

**V1674-20 – Sherry L Stern:** Variance from Sec. 11.04(f)6 of the Jefferson County Zoning Ordinance for a reduced setback of 0.5' from the rear lot line to an existing structure in an A-1 zone. The site is at **W9226 London Rd** on PIN 018-0713-3223-001 (0.76 Ac) in the Town of Lake Mills.

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](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)