

JEFFERSON COUNTY ZONING BOARD OF ADJUSTMENT

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

THE BOARD OF ADJUSTMENT WILL MEET AT 10:00 A.M. IN ROOM 205 ON THURSDAY, JANUARY 14, 2021. Members of the public may attend Via Zoom Videoconference or in Room 205, Jefferson County Courthouse, 311 S. Center Ave., Jefferson, WI

THE BOARD OF ADJUSTMENT WILL LEAVE FOR SITE INSPECTIONS AT 11:00 A.M. OR AS SOON AS THE BOARD OF ADJUSTMENT CONCLUDES ITS CLOSED SESSION, AND CONVENE THE PUBLIC HEARING AT 1:00 P.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/zoom/register/tJARfuuupjgoHdUgOIsHGAgjYmve78eXYMrta>

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 USING THE ZOOM MEETING OPTION DESCRIBED ABOVE OR BY ATTENDING IN PERSON.

1. Call to Order
2. Roll Call (Establish a Quorum)
3. Certification of Compliance with Open Meetings Law
4. Approval of the Agenda
5. Approval of October 8, 2020 Meeting Minutes
6. Communications
7. Public Comment
8. Convene into closed session pursuant to Wisconsin State Statute section 19.85 (1)(g), “Conferring with legal counsel for the governmental body who is rendering oral or written advice concerning strategy to be adopted by the body with respect to litigation in which it is or is likely to become involved” for the purpose of discussing an appeal of a Conditional Use Permit granted to We Energies by the Planning and Zoning Committee.
9. Reconvene into open session
10. Site Inspections –Leaving from Courthouse Room 205, Driving to the Following Sites:
V1675-20 – Don and Natalya Kuptz Property, W9370 US Highway 12, Town of Oakland, PIN 022-0613-1811-034
11. Public Hearing – Beginning at 1:00 p.m. in Room 205 – Petitioners, or their representatives, must be present
12. Explanation of Public Hearing Procedure 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, January 14, 2021 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:

V1675-21 – Don and Natalya Kuptz: Variance from Sec. 11.04(f)1 of the Jefferson County Zoning Ordinance for a reduced setback from the road centerline to a proposed new home in an R-1 zone. The site is at **W9370 US Highway 12** on PIN 022-0613-1811-034 (5.820 Ac) in the Town of Oakland.

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.

13. Discussion and Possible Action on Above Petitions
14. Adjourn

If you have questions regarding these variances, please contact the Zoning Department at 920-674-7113 or 920-674-8638. Variance files referenced in 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