

JEFFERSON COUNTY ZONING BOARD OF ADJUSTMENT

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

THE BOARD OF ADJUSTMENT WILL MEET ON THURSDAY, FEBRUARY 11, 2021 AT 9:15 A.M. Members of the public may attend Via Zoom Videoconference or in Room 205, Jefferson County Courthouse, 311 South Center Avenue, Jefferson, WI

THE BOARD OF ADJUSTMENT WILL LEAVE FOR SITE INSPECTIONS AT 10:30 A.M. OR AS SOON AS THE BOARD CONCLUDES ITS CLOSED SESSION, AND WILL 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/register/tJEoce6sqz4oH9MhFxYB_TP4Sq7MFBBifXHI

Meeting ID 955 6745 5257

Passcode Zoning

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 January 14, 2021 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:**
V1676-21 – Ixonia BP/Station Ixonia LLC, PIN 012-0816-2224-000, W1168 American Street, Town of Ixonia
V1677-21 – Richard & Christine Schwarze, PIN 018-0713-1034-009 on Shorewood Meadows Circle
11. **Public Hearing – Beginning at 1:00 p.m. in Room 205**
12. **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, February 11, 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:

V1676-21 – Ixonia BP/Station Ixonia LLC: Variance from Sec. 11.07(d)2 of the Jefferson County Zoning Ordinance to allow a filling station canopy at less than the required setbacks to American Street and US Highway 16 in the Town of Ixonia. The site is part of PIN 012-0816-2224-000 (1.037 Ac) in a Business zone.

V1677-21 – Richard & Christine Schwarze: Variance from Sec. 11.03(d)1 of the Jefferson County Zoning Ordinance to allow reduced frontage on and access to Shorewood Meadows Circle for a proposed R-2 zone on PIN 018-0713-1034-009 (35.485 Ac) in the Town of Lake Mills.

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.jeffersoncountymi.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.jeffersoncountymi.gov