

# **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, APRIL 8, 2021 AT **10:15 A.M.** Members of the public may attend Via Zoom Videoconference or in Room 203, Jefferson County Courthouse, 311 South Center Avenue, Jefferson, WI.

THE BOARD OF ADJUSTMENT WILL LEAVE FOR SITE INSPECTION AT 10:30 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/meeting/register/tJEoce6sqz4oH9MhFxYB\\_TP4Sq7MFBBifXHI](https://zoom.us/meeting/register/tJEoce6sqz4oH9MhFxYB_TP4Sq7MFBBifXHI)  
Meeting ID 955 6745 5257  
Passcode Zoning

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 February 11 and March 11, 2021 Meeting Minutes**
6. **Communications**
7. **Public Comment** (Not to exceed 15 minutes and not to include the petition slated for decision. Members of the public who wish to address the Committee on specific agenda items must register their request at this time)
8. **Site Inspection** – Leaving from Courthouse Room 205 and Driving to the Following Site:  
V1678-21 – John & Bonnie Nowak Trust Property, **W1476 North Blue Spring Lake Dr**, Town of Palmyra, on PIN 024-0516-2843-007
9. **Public Hearing – Beginning at 1:00 p.m. in Courthouse Room 205 – Petitioners or their representatives MUST be present in person or via Zoom**
10. **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, April 8, 2021 in Room 205 of the Jefferson County Courthouse, Jefferson, WI. 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:

**V1678-21 – John L Nowak:** Variance from Sec. 11.09(c) of the Jefferson County Zoning Ordinance to structurally alter a non-conforming home at **W1476 North Blue Spring Lake Drive** in excess of 50% of the structural members of the existing structure. The site is on PIN 024-0516-2843-007 (2.13 acres) in an R-1 zone, Town of Palmyra.

## 11. Adjourn

**If you have questions, please contact the Zoning Department at 920-674-7113 or 920-674-8638. Files referenced on this agenda 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).**

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)