

JEFFERSON COUNTY ZONING BOARD OF ADJUSTMENT

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

THE BOARD OF ADJUSTMENT WILL MEET ON THURSDAY, MAY 13, 2021 AT **9:30 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 **9:45 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.

Register in advance for this meeting:
[https://zoom.us/meeting/register/tJEoce6sqz4oH9MhFxYB_TP4Sq7MFBBifXHI](https://zoom.us/join/https://zoom.us/meeting/register/tJEoce6sqz4oH9MhFxYB_TP4Sq7MFBBifXHI)
Meeting ID 955 6745 5257
Passcode Zoning
After registering, you will receive a confirmation email containing information about joining the meeting.

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 March 23, April 7, April 8 and April 20, 2021 Meeting Minutes**
6. **Communications**
7. **Public Comment** (Not to exceed 15 minutes and not to include the petitions 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 Sites:
V1681-21 – Vione Lightfield/Verdal Anderson Property, N1941 County Rd A, Town of Sumner
V1680-21 – Richard & Jane Klopocic Trust, W1314 South Shore Dr, Town of Palmyra
V1679-21 – James & Barbara Zagrodnik, N5126 Knoll Dr, Town of Concord
V1682-21 – Stewart Hassler, Kasten Ln, Town of Watertown
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, May 13, 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:

V1679-21 – James & Barbara Zagrodnik: Variance from Sec. 11.03(d)1 of the Jefferson County Zoning Ordinance to reduce the minimum road frontage and access required to serve the existing home after the proposed creation of a new residential building site. The site is at N5126 Knoll Drive, Town of Concord on PIN 006-0716-3523-000 (25.707 Acres.) The property is in an A-1, Exclusive Agricultural zone.

V1680-21- Richard Kloplic: Variance from Sec. 11.10(f)1 of the Jefferson County Zoning Ordinance to allow a patio addition less than 75 feet from the ordinary high water mark of Blue Spring Lk, Town of Palmyra. The site is at W1314 South Shore Dr, on PIN 024-0516-2733-001 (0.501 Acre.) The site is zoned Residential R-1.

V1681-21 – Vione Lightfield/ Verdal Anderson Property: Variance from Sec. 11.03(d)1 of the Jefferson County Zoning Ordinance to allow creation of Natural Resource zones near N1941 County Road A, Town of Sumner, without the minimum required frontage and access onto a public road. The proposed Natural Resource lots would be on PINs 028-0513-0814-000 (20 Acres) and 028-0513-0922-001 (20 Acres.) The sites are currently zoned A-1, Exclusive Agricultural.

V1682-21 – Stewart Hassler: Variance from Sec. 11.03(d)1 of the Jefferson County Zoning Ordinance to reduce the minimum road frontage and access required to serve the remaining A-1, Exclusive Agricultural zone after proposed creation of a new residential building site. The site is on PIN 032-0815-1844-001 (35.1 Acres), Kasten Lane in the Town of Watertown.

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.

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