

**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, JUNE 10, 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 **10 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/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-Room 203 at 10:00 a.m.**
2. **Roll Call (Establish a Quorum)**
3. **Certification of Compliance with Open Meetings Law**
4. **Approval of the Agenda**
5. **Approval of May 13, 2021 Meeting Minutes**
6. **Communications**
7. **Public Comment**
8. **Site Inspections – Beginning at 10:10 a.m. and Leaving from Room 203**  
V1683-21 – David Hainline/Old World Investments LLC at N7970 Ski Slide Rd,  
Town of Ixonia  
V1684-21 – Patti Werner at W1152 South Shore Dr, Town of Palmyra
9. **Public Hearing – Beginning at 1:00 p.m. in Room 205**
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, June 10, 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:

**V1683-21 – David Hainline/Old World Investments LLC:** Variance from Sec. 11.04(f)9 of the Jefferson County Zoning Ordinance to allow a residential structure 39 feet from the Wisconsin Avenue/Ski Slide Rd intersection right-of-way, and less than the required 50 feet from the Wisconsin Avenue right-of-way. The site is in a Community zone, at **N7970 Ski Slide Rd**, Town of Ixonia on PIN 012-0816-2513-011 (1.59 Ac).

**V1684-21 – Patti Werner:** Variance from Sec. 11.10(f)1 to allow a fence within 75 feet of the ordinary highwater mark of Blue Spring Lake, at **W1152 South Shore Dr**, Town of Palmyra. The site is in a Residential R-1 zone on PIN 024-0516-2731-020 (0.339 Ac).

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.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)