

JEFFERSON COUNTY ZONING BOARD OF ADJUSTMENT

Dale Weis, Chair; Aari Roberts, Vice-Chair

THE BOARD OF ADJUSTMENT WILL MEET ON THURSDAY, JULY 8, 2021 AT 10:45 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 11:00 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/tJEoc6sqz4oH9MhFxYB_TP4Sq7MFBBifXHI](https://zoom.us/join/zoom/register/tJEoc6sqz4oH9MhFxYB_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 10:45 a.m.**
2. **Roll Call (Establish a Quorum)**
3. **Certification of Compliance with Open Meetings Law**
4. **Approval of the Agenda**
5. **Election of Officers**
6. **Approval of June 10, 2021 Meeting Minutes**
7. **Communications**
8. **Public Comment**
9. **Site Inspections – Beginning at 11:00 a.m. and Leaving from Room 203**
V1685-21 - Signs-R-Us LLC/Jose Alejandro Camerana Lopez Property at W945 County Road B, Town of Concord
10. **Public Hearing – Beginning at 1:00 p.m. in Room 205**
11. **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, July 8, 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:

12. Discussion and Possible Action on Above Petitions

V1685-21 - Signs-R-Us LLC/Jose Alejandro Camerana Lopez Property:

Allow a billboard at **W945 County Road B**, Town of Concord, to overhang the western property line in a Business zone on PIN 006-0716-1514-003 (1.512 Acres.) This is in accordance with Sec. 11.08(b)2 of the Jefferson County Zoning Ordinance.

13. 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.

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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