

# **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, SEPTEMBER 9, 2021 AT 8:45 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 9:00 A.M.**

**PETITIONERS OR THEIR REPRESENTATIVES MUST BE IN ATTENDANCE FOR THE PUBLIC HEARING AT 12:00 P.M. PETITIONERS AND 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/join/zoom/register/tJEoce6sqz4oH9MhFxYB\\_TP4Sq7MFBBifXHI](https://zoom.us/join/zoom/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 205 at 8:45 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 May 27 and July 8, 2021 Meeting Minutes
7. Communications
8. Public Comment
9. Site Inspections – Beginning at 9:00 a.m. and Leaving from Room 203
  - V1687-21 – Roxane Stillman, W8678 US Highway 12, Town of Oakland
  - V1690-21 – Heath & Margaret Chapman, W9446 Lake Dr, Town of Sumner
  - V1686-21 – Linda Kyle, N2959 Buena Vista Rd, Town of Jefferson
  - V1688-21 – Mike Duffek, W1398 South Shore Dr, Town of Palmyra
  - V1689-21 – Chris & Kris Falk, W1764 Froelich Rd, Town of Sullivan

## **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 **12:00 p.m.** on Thursday, September 9, 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:

**V1686-21 – Linda M Kyle:** Variance from Sec. 11.07(d)2 of the Jefferson County Zoning Ordinance for reduced setback from a proposed shed to the public street in a Residential R-2 zone at **N2959 Buena Vista Rd** in the Town of Jefferson on PIN 014-0614-2744-015 (0.614 Ac).

**V1687-21 – Roxane Stillman:** Variance from Sec. 11.04(f)6 of the Jefferson County Zoning Ordinance to allow more than one animal unit per acre on a A-1 zoned property. The site is at **W8678 US Highway 12** in the Town of Oakland on PIN 022-0613-1643-001 (3.49 Ac).

**V1688-21 – Mike Duffek:** Variance from Sec. 11.09(e) of the Jefferson County Zoning Ordinance for deck placement at a reduced setback to a second street yard in the Town of Palmyra. The site is at **W1398 South Shore Dr** on PIN 024-0516-3311-024 (0.27 Ac) in a Residential R-1 zone.

**V1689-21 – Chris and Kris Falk:** Variance from Sec 11.07(d)2 of the Jefferson County Zoning Ordinance for a porch addition at less than the required setback to Froelich Rd, Town of Sullivan. The site is at **W1764 Froelich Rd,** on PIN 026-0616-0841-000 (1.169 Ac) in an A-3, Rural Residential zone.

**V1690-21 – Heath & Margaret Chapman:** Variance from Sec. 11.07(d)2 of the Jefferson County Zoning Ordinance for a deck addition at reduced road setbacks at **W9446 Lake Dr,** Town of Sumner, on PIN 028-0513-1943-009 (0.3 Ac)