

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, OCTOBER 14, 2021
AT 10:00 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 10:15 A.M.

**PETITIONERS OR THEIR REPRESENTATIVES MUST BE IN ATTENDANCE FOR
THE PUBLIC HEARING AT 1:00 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/meeting/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 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 27 and July 8, 2021 Meeting Minutes**
- 6. Communications**
- 7. Public Comment**
- 8. Site Inspections – Beginning at 10:15 a.m. and Leaving from Room 203**
 - V1691-21** – Jeffrey Siedschlag, W8257 Lake Terrace, PIN 018-0713-1042-020 in the Town of Lake Mills
 - V1692-21** – Matthew J Heine, N7971 County Road N, PIN 020-0814-2523-003 in the Town of Milford
 - V1693-21** - Mark Reinecke, W9687 Lake Drive, PIN 028-0513-3022-009 in the Town of Sumner
- 9. Explanation of Process by Committee 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, October 14, 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:

V1691-21 – Jeffrey Siedschlag: Variance from Sec. 11.04(f)1 of the Jefferson County Zoning Ordinance to allow reduced rear yard setbacks in an R-1 zone for the home at **W8257 Lake Terrace**, PIN 018-0713-1042-020 (0.341 Ac), Town of Lake Mills.

V1692-21 – Matthew Heine: Variance from Sec. 11.07(d)2 of the Jefferson County Zoning Ordinance for construction of a garage at less than the road right-of-ways and road centerlines of County Roads A and N. The site is in a Community zone at **N7971 County Road N**, Town of Milford, on PIN 020-0814-2523-003 (1.15 Ac).

V1693-21 – Mark Reinecke: Variance from Sec. 11.10(k)2 of the Jefferson County Zoning Ordinance to allow vertical expansion of a second deck at less than the required setback from the ordinary high water mark of Lake Koshkonong. The site is at **W9687 Lake Dr**, PIN 028-0513-3022-009 (0.121 Ac), Town of Sumner in a Residential R-1 zone.

10. Discussion and Possible Action on Above Petitions

11. 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.

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