

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, NOVEMBER 11, 2021 AT 10:15 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 10:30 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

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 10:15 a.m.**
- 2. Roll Call (Establish a Quorum)**
- 3. Certification of Compliance with Open Meetings Law**
- 4. Approval of the Agenda**
- 5. Approval of June 23, September 9 and October 14, 2021 Meeting Minutes**
- 6. Communications**
- 7. Discussion and Possible Action on DNR Correspondence**
- 8. Public Comment**
- 9. Site Inspections – Beginning at 10:30 a.m. and Leaving from Room 205**
 - V1694-21** – Allan Wood, **W3224 State Road 59** in the Town of Cold Spring
 - V1696-21** – David & Jean Anich Trust, County Road E and County Road CI in the Town of Sullivan
 - V1695-21** – James & Darcie Wilson, **N6424 S Farmington Rd** in the Town of Farmington
- 10. 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, November 11, 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:

V1694-21 – Allan Wood: Variance from Sec. 11.09(c) of the Jefferson County Zoning Ordinance to allow an addition to a non-conforming structure in excess of 50% of the existing foundation footprint and structural members. The site is at **W3224 State Road 59**, Town of Cold Spring, on PIN 004-0515-2633-000 (23.351 Ac) in an A-1 Exclusive Agricultural zone.

V1695-21 – James & Darcie Wilson: Variance from Sec. 11.07(d)2 of the Jefferson County Zoning Ordinance for reduced setbacks from the road right-of-way and road centerline to a proposed deck addition and a variance from Sec. 11.09(c) to allow deck additions to a non-conforming structure in excess of 50% of the existing foundation footprint. The site is at **N6424 S Farmington Rd**, Town of Farmington, on PIN 008-0715-1321-007 (0.617 Ac) in a Community zone.

V1696-21 – David & Jean Anich Trust: Variance from Sec.11.09(c) of the Jefferson County Zoning Ordinance to allow a shed at reduced setbacks from the County Road E right-of-way and centerline, and County Road CI centerline in the Town of Sullivan. The site is at the northeast corner of those roads’ intersection on PIN 026-0616-3441-008 (0.504 Ac) in a Community zone.

11. Adjourn