

**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, DECEMBER 9, 2021 AT 10:30 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 10:45 A.M.**

**PETITIONERS OR THEIR REPRESENTATIVES MUST BE IN ATTENDANCE FOR THE PUBLIC HEARING AT 1:00 P.M.** PETITIONERS AND OTHER 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/JEoce6sqz4oH9MhFxYB\\_TP4Sq7MFBBifXHI](https://zoom.us/meeting/register/JEoce6sqz4oH9MhFxYB_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 10:30 a.m.**
- 2. Roll Call (Establish a Quorum)**
- 3. Certification of Compliance with Open Meetings Law**
- 4. Approval of the Agenda**
- 5. Approval of November 11 Meeting Minutes**
- 6. Communications**
- 7. Public Comment**
- 8. Site Inspections – Beginning at 10:45 a.m. and Leaving from Room 205**  
V1697-21 -Dennis & Christine Sukow, W4520/W4524 County Road B, Town of Farmington  
V1698-21 – Daniel Kowalski, N8043 Springer Rd, Town of Waterloo
- 9. Public Hearing Beginning at 1:00 p.m. in Room 205**
- 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, December 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:

**V1697-21 – Dennis & Christine Sukow:** Variance from Sec. 11.04(d) of the Jefferson County Zoning Ordinance to allow for two existing residential dwelling structures on a proposed 1.4- acre A-3 zone at **W4520/W4524 County Road B**. The site is on PIN 008-0715-1811-000 (37.41 acres) in the Town of Farmington.

**V1698-21 – Daniel Kowalski:** Variance from Sec. 11.07(d)2 of the Jefferson County Zoning Ordinance to allow a reduced road centerline setback for an addition proposed at **N8043 Springer Road**, Town of Waterloo, on PIN 030-0813-2621-002 (2.03 acres). The property is zoned A-3, Agricultural/Rural Residential.

#### **11. Discussion and Possible Action on Above Petitions**

#### **12. Adjourn**

### **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)