

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 8, 2022 AT 9:15 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 9:30 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://us06web.zoom.us/j/88432018141?pwd=RjNkakh5YnROYzd5UDBOMXNEY05HUT09>

Meeting ID 884 3201 8141

Passcode Zoning

After registering, you will receive a confirmation email containing information about joining the meeting

1. **Call to Order-Room 205 at 9:15 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 9, 2022 Meeting Minutes**
7. **Communications**
8. **Public Comment**
9. **Site Inspection – Beginning at 9:30 a.m. and Leaving from Room 205**
V1705-22 – Tony Stenzel and Lakeside Construction/Brenda Blank Property, W6436 County Rd A, Town of Milford
V1707-22 – Jennifer Pitzner/Steve & Pat Flounders Property, Joyce Rd, Town of Sumner
V1708-22 – Joanne Larson, US Highway 12, Town of Koshkonong
V1706-22 – Gene Sheedy/Sheedy Trust Property, W1144 South Shore Dr, Town of Palmyra
10. **Public Hearing Beginning at 1:00 p.m. in Room 205**
11. **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, September 8, 2022 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:

V1705-22 – Tony Stenzel, Lakeside Construction/Brenda Blank Property: Variance from Sec. 11.09 of the Jefferson County Zoning Ordinance to allow an addition to a non-conforming structure in excess of 50% of the structural members of the existing structure and with additions exceeding 50% of existing foundation footprint. The site is in an A-1 Exclusive Agricultural zone at **W6436 County Road A**, Town of Milford on PIN 020-0714-0432-004 (0.582 ac).

V1706-22 – Gene Sheedy/Sheedy Trust: Variance from Sec. 11.04(d) and 11.04(f)1 of the Jefferson County Zoning Ordinance to temporarily allow a garage to be used as a residence in a Residential R-1 zone at **W1144 South Shore Dr**, Town of Palmyra on PIN 024-0516-2731-022 (0.436 ac).

V1707-22 – Jennifer Pitzner/Steve & Pat Flounders Property: Variance from Sec. 11.03(h)2 and 11.04(f)2 of the Jefferson County Zoning Ordinance to allow an accessory structure without a principal structure in a Residential R-2 zone on PIN 028-0513-1613-025 (0.388 ac), **Joyce Rd**, Town of Sumner.

V1708-22 – Joanne Larson: Variance from Sec. 11.04(f)2 and 11.07(d)2 of the Jefferson County Zoning Ordinance to allow a home addition at reduced centerline and right-of-way setbacks to US Highway 12. The site is in the Town of Koshkonong on PIN 016-0514-1432-001 (1.793 ac) in a Residential R-2 zone at **N1496 US Highway 12**.

12. Discussion and Possible Action on Above Petition

13. 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 hrs 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