

JEFFERSON COUNTY ZONING BOARD OF ADJUSTMENT

Dale Weis, Chair; Janet Sayre Hoeft

THE BOARD OF ADJUSTMENT WILL MEET ON THURSDAY, FEBRUARY 9, 2023, AT 10:30 A.M. Members of the public may attend Via Zoom Videoconference **OR** at the Jefferson County Highway Department Committee Room, 1425 S Wisconsin Dr, 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://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-Highway Department Committee Room, 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 January 12, 2023 Meeting Minutes**
- 6. Communications**
- 7. Public Comment**
- 8. Site Inspection – Beginning at 10:45 a.m.**

V1713-23 – Richard Scott, G&L Acres LLC Property, PIN 022-0613-1823-000, Town of Oakland, near 15 Dilemma Rd in the Town of Christiana

V1714-23 – Robert & Gloria Lukasiewicz, PIN 028-0513-1124-023, W7927 High Ridge Rd, Town of Sumner

- 9. Public Hearing Beginning at 1:00 p.m. in the Highway Committee Room**
- 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, February 9, 2023 in the Jefferson County Highway Department Committee Room, 1425 S Wisconsin Dr, 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:

V1713-23 – Richard A. Scott/G&L Acres LLC Property: Variance from Sec. 11.03(f) and 11.04(f)6.v. of the Jefferson County Zoning Ordinance to create a 0.9-ac lot in an A-1, Exclusive Agricultural zone to be transferred to adjoining ownership in Dane County. The site is on PIN 022-0613-1823-000 (34.585 ac) in the Town of Oakland.

V1714-23 – Robert & Gloria Lukasiewicz: Variance from Sec. 11.07(d)2 of the Jefferson County Zoning Ordinance to allow reduced road setbacks for a carport at **W7927 High Ridge Rd** in the Town of Sumner, on PIN 028-0513-1124-023 (0.36 ac). The property is in a Waterfront zone.

11. Discussion and Possible Action on Above Petitions

12. Adjourn

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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