

JEFFERSON COUNTY ZONING BOARD OF ADJUSTMENT

Dale Weis, Chair; Janet Sayre Hoeft; Joanne Larson

THE BOARD OF ADJUSTMENT WILL MEET ON THURSDAY, APRIL 13, 2023 AT 10:15 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 10:30 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-Highway Department Committee Room, 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 March 9, 2023 Meeting Minutes**
- 6. Communications**
- 7. Public Comment**
- 8. Site Inspections–Beginning at 10:30 a.m. & Leaving from Hwy Dept Committee Room**

V1719-23 – Alvin Brook, **W2692 US Hwy 18**, PIN 014-0615-0113-002, Town of Jefferson
V1717-23 – Matthew & Keara Harris, **W1198 Concord Center Dr**, PIN 006-0716-1532-003,
Town of Concord

V1718-23 – Daniel Berg, **W340 Per Ln**, PIN 012-0816-3634-001, Town of Ixonia

- 9. Public Hearing Beginning at 1:00 p.m. in Hwy Dept 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, April 13, 2023 in the Jefferson County Highway Department Committee Room, 1425 S Wisconsin Drive, 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:

V1717-23 – Matthew & Keara Harris: Variance from Sec. 11.07(d)2 and 11.09(c) of the Jefferson County Zoning Ordinance to allow replacement of the single-family home at **W1198 Concord Center Dr** at less than the required setbacks to the road right-of-way and centerline. The site is on PIN 006-0716-1532-003 (0.5 ac) in the Town of Concord in a Community zone.

V1718-23 – Daniel Berg: Variance from Sec. 11.07(d)2 of the Jefferson County Zoning Ordinance to allow a shed addition at less than the required setback to the road right-of-way and centerline. The site is at **W340 Per Lane** in an A-1 Agricultural zone on PIN 012-0816-3634-001 (14.494 ac), Town of Ixonia.

V1719-23 – Alvin Brook: Variance from Sec. 11.04(f)6 of the Jefferson County Zoning Ordinance to allow reduced setback from the rear property line in an A-1 Agricultural zone. The site is at **W2692 US Highway 18** in the Town of Jefferson on PIN 014-0615-0113-002 (0.45 ac).

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