

JEFFERSON COUNTY ZONING BOARD OF ADJUSTMENT

Dale Weis, Chair; Janet Sayre Hoeft, Joann Larson

THE BOARD OF ADJUSTMENT WILL MEET ON THURSDAY, MAY 25, 2023 AT 9:15 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 9:30 A.M.

PETITIONERS OR THEIR REPRESENTATIVES MUST BE IN ATTENDANCE FOR THE PUBLIC HEARING AT 12:30 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, 9:15 a.m.**
- 2. Roll Call (Establish a Quorum)**
- 3. Certification of Compliance with Open Meetings Law**
- 4. Approval of the Agenda**
- 5. Approval of April 13, 2023 Meeting Minutes**
- 6. Communications**
- 7. Public Comment**
- 8. Site Inspections-Beginning at 9:30 a.m. & Leaving from Hwy Dept Committee Room**
 - V1720-23 – Jay Wilson, **N5575 County Rd D**, Town of Farmington, PIN 008-0715-2624-000
 - V1723-23 – Dale & Julie Schmeling, **W3914 Staude Rd**, Town of Farmington, PIN 008-0715-0413-000 (3 ac)
 - V1721-23 – Shawn Austin Sr, **N7081 Rock Lake Rd**, Town of Lake Mills, PIN 018-0713-0341-001
 - V1722-23 – Daniel Raatz, **W9240 County Rd B**, Town of Lake Mills, PIN 018-0713-0832-000
 - V1725-23 – Steve Marcus, **W7768/W7766 Lamp Rd**, Town of Sumner, PINs 028-0513-1141-033 & 028-0513-1141-034
 - V1724-23 - Tyler Holzhueter/Mitchell & Robin Gardner Property, **Majestic Circle**, Town of Oakland, PIN 022-0613-1811-046
- 9. Public Hearing Beginning at 12:30 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 12:30 p.m. on Thursday, May 25, 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:

V1720-23 – Jay Wilson: 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 structural members of the existing structure and 50% of the existing foundation footprint. The site is in an A-3 zone at **N5575 County Rd D** on PIN 008-0715-2624-000 (2.215 ac), Town of Farmington.

V1721-23 – Shawn Austin Sr: Variance from Sec. 11.07(d)2 of the Jefferson County Zoning Ordinance to place a shed at less than the minimum required setback to both right-of-way and centerline of I-94. The site is in an A-3 zone at **W7081 Rock Lake Rd**, Town of Lake Mills, on PIN 018-0713-0341-001 (2.685 ac).

V1722-23 – Daniel Raatz: Variance from Sec. 11.04(8) of the Jefferson County Zoning Ordinance to allow two existing homes on one proposed A-3 lot at **W9252 and W9258 County Rd B**, Town of Lake Mills, PINs 018-0713-0833-000 (7.768 ac) and 018-0713-0832-001 (15.867 ac).

V1723-23 – Dale & Julie Schmeling: Variance from Sec. 11.07(d) of the Jefferson County Zoning Ordinance to allow home replacement at less than the minimum required setbacks to road right-of-way and centerline at **W3914 Staude Lane**. The site is in the Town of Farmington on PIN 008-0715-0413-000 (3 ac) and is zoned A-1, Agricultural.

V1724-23 – Tyler Holzhueter/Mitchell & Robin Gardner Property: Variance from Sec. 11.07(d) of the Jefferson County Zoning Ordinance to allow home construction at less than the minimum required setbacks to road right-of-way and centerline on **Majestic Circle**, Town of Oakland. The site is on PIN 022-0613-1811-046 (0.232 ac) in a Residential R-1 zone.

V1725-23 – Steve Marcus: Variance from Sec. 11.04(d) of the Jefferson County Zoning Ordinance to allow two existing homes at **W7768 and W7766 Lamp Rd** to be on one proposed lot. The homes are on PINs 028-0513-1141-033 (0.11 ac) and 028-0513-1141-034 (0.297 ac) in the Town of Sumner, in a Waterfront zone.

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