

## ***JEFFERSON COUNTY ZONING BOARD OF ADJUSTMENT***

*Dale Weis, Chair; Janet Sayre Hoeft, Joanne Larson*

**THE BOARD OF ADJUSTMENT WILL MEET ON THURSDAY, AUGUST 10, 2023 AT 11:00 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 11:15 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, 11:00 a.m.**
- 2. Roll Call (Establish a Quorum)**
- 3. Certification of Compliance with Open Meetings Law**
- 4. Approval of the Agenda**
- 5. Approval of July 14, 2023 Meeting Minutes**
- 6. Communications**
- 7. Public Comment**
- 8. Site Inspection – Beginning at 11:15 a.m. and Leaving from Hwy Dept Committee Room**  
V1727-23 – Kyle and Meghan Magritz, N3237 County Road G, Town of Oakland
- 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, August 10, 2023 in the Jefferson County Highway Department Committee Room, 1425 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:

**V1727-23 – Kyle & Meghan Magritz:** Variance from Sec. 11.04(f)6 of the Jefferson County Zoning Ordinance to approve a deck 12 feet from the rear lot line in an A-1, Agricultural zone. The site is in the Town of Oakland at **N3237 County Road G** on PIN 022-0613-2511-003 (1.303 ac).

**V1726-23 – Penny A Cerchio:** Variance from Sec. 11.03(f)1 of the Jefferson County Zoning Ordinance to allow creation of a residential lot with reduced road frontage of 30 ft at **W1275 South Shore Dr**, PIN 024-0516-3421-000 (9.902 ac), in the Town of Palmyra.

## **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)