

JEFFERSON COUNTY ZONING BOARD OF ADJUSTMENT

Dale Weis, Chair; Janet Sayre Hoeft, Joann Larson

The Board of Adjustment will meet on **Thursday, October 12, 2023 at 10:00 a.m.** Members of the public may attend at the Jefferson County Highway Department Committee Rm, 1425 Wisconsin Dr, Jefferson, WI.

The Board of Adjustment will leave for site inspections from the Highway Dept at 10:15 a.m.

Petitioners or their representatives must be in attendance for the public hearing at 1:00 p.m. in the Highway Department Committee Rm, 1425 Wisconsin Dr, Jefferson, WI. 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-10:00 a.m. at the Jefferson County Highway Dept Committee Rm, 1425 Wisconsin Dr, Jefferson, WI
2. Roll Call (Establish a Quorum)
3. Certification of Compliance with Open Meetings Law
4. Approval of the Agenda
5. Approval of September 14, 2023 Meeting Minutes
6. Communications
7. Public Comment
8. Site Inspection – Beginning at 10:15 a.m. and Leaving from the Highway Dept Committee Rm, 1425 Wisconsin Drive, Jefferson, WI

V1732-23 – Dennis Kutz Trust, N2792 Curtis Mill Rd, Town of Koshkonong, PIN 016-0614-3524-000

V1730-23 – Jon Boettcher, N3573 Haas Rd, Town of Hebron, PIN 010-0615-2213-000

V1731-23 – Thomas Griswold, N8934 River Valley Rd, Town of Ixonia, PIN 012-0816-1133-000

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, October 12, 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:

V1730-23 – Jon Boettcher, Petitioner/Gerald & Pamela Drewek, Property Owners:

Variance from Sec. 11.07(d) of the Jefferson County Zoning Ordinance to allow an addition to a non-conforming home at less than the required road right-of-way and road centerline setbacks. The site is at **N3573 Haas Rd**, Town of Hebron, on PIN 010-0615-2213-000 (3 ac) in an A-3, Agricultural/Rural Residential zone.

V1731-23 – Thomas Griswold: Variance from Sec. 11.04(f)5 of the Jefferson County Zoning Ordinance to allow a new shed at less than the required setback from a side lot line. The site is at **N8934 River Valley Rd**, Town of Ixonia on PIN 012-0816-1133-000 (1.55 ac) in an A-1 Agricultural zone.

V1732-23 – Dennis R Kutz Trust: Variance from Sec. 11.07(d)5 of the Jefferson County Zoning Ordinance to allow a new shed at reduced road right-of-way and road centerline setbacks. The site is at **N2792 Curtis Mill Rd** on PIN 016-0614-3524-000 (1.331 ac), Town of Koshkonong in an A-3, Agricultural/Rural Residential 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