

JEFFERSON COUNTY ZONING BOARD OF ADJUSTMENT

Dale Weis, Chair; Janet Sayre Hoeft, Joann Larson

THE BOARD OF ADJUSTMENT WILL MEET ON THURSDAY, MAY 9, 2024 AT 9:30 A.M.

Members of the public may attend at the Jefferson County Courthouse, 311 S Center Ave, Jefferson, WI, Room C1021

THE BOARD OF ADJUSTMENT WILL LEAVE FOR SITE INSPECTIONS AT 9:45 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 – 9:30 a.m. Room C1021 of the Jefferson County Courthouse**
- 2. Roll Call (Establish a Quorum)**
- 3. Certification of Compliance with Open Meetings Law**
- 4. Approval of the Agenda**
- 5. Approval of April 11, 2024 Meeting Minutes**
- 6. Communications**
- 7. Public Comment**
- 8. Site Inspection – Beginning at 9:45 a.m. and Leaving from Room C1021 of the Jefferson County Courthouse, 311 S Center Ave, Jefferson, WI**

V1742-24 – American Garage Builders (Leonard Labeau), W1663 County Road CW, Town of Ixonia, PIN 012-0816-0422-001

V1743-24 – Aaron & Connie Pugh, W1313 County Road CW, Town of Ixonia, PIN 012-0816-0411-003

V1746-24 – Troy E Giles (Carlos F & Michelle Suastegui), W8525 White Crow Rd, Town of Sumner, PIN 028-0513-1642-008

V1745-24 – Troy E Giles (Dean & Lori Schneider), W8527 White Crow Rd, Town of Sumner, PIN 028-0513-1642-007

V1744-24 – Troy E Giles (Kevin F & Leah N Meicher), W8529 White Crow Rd, Town of Sumner, PIN 028-0513-1642-006

- 9. Public Hearing Beginning at 12:30 p.m., Jefferson County Courthouse Room C1021**
- 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 9, 2024, at the Jefferson County Courthouse Room C1021, 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:

V1742-24 – American Garage Builders (Leonard Labeau): Variance from Sec. 11.07(d)2 of the Jefferson County Zoning Ordinance to allow for detached garage at a reduced road right-of-way setback. The site is located at **W1663 County Road CW** on PIN 012-0816-0422-001 in the Town of Ixonia.

V1743-24 – Aaron & Connie J Pugh: Variance from Sec. 11.03(h)2 of the Jefferson County Zoning Ordinance to allow for an accessory structure without the principal structure in an R-2, Residential-Unsewered zone at **W1313 County Road CW** on PIN 012-0816-0411-003 in the Town of Ixonia.

V1744-24 – Troy E Giles (Kevin F & Leah N Meicher): Variance from Sec. 11.10(f)1.i.f of the Jefferson County Zoning Ordinance to allow for a walkway for pedestrian access to the shoreline that is greater than 60-inches in width located at **W8529 White Crow Rd** on PIN 028-0513-1642-006 in the Town of Sumner.

V1745-24 – Troy E Giles (Dean & Lori Schneider): Variance from Sec. 11.10(f)1.i.f of the Jefferson County Zoning Ordinance to allow for a walkway for pedestrian access to the shoreline that is greater than 60-inches in width located at **W8527 White Crow Rd** on PIN 028-0513-1642-007 in the Town of Sumner.

V1746-24 – Troy E Giles (Carlos F & Michelle Suastegui): Variance from Sec. 11.10(f)1.i.f of the Jefferson County Zoning Ordinance to allow for a walkway for pedestrian access to the shoreline that is greater than 60-inches in width located at **W8525 White Crow Rd** on PIN 028-0513-1642-008 in the Town of Sumner.

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