

JEFFERSON COUNTY ZONING BOARD OF ADJUSTMENT

Dale Weis, Chair; Joann Larson; Steven Masche

THE BOARD OF ADJUSTMENT WILL MEET ON THURSDAY, July 11, 2024, AT 10:15 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 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 – 10:15 a.m. Room C1021 of the Jefferson County Courthouse
2. Roll Call (Establish a Quorum)
3. Certification of Compliance with Open Meetings Law
4. Election of Officers
5. Approval of the Agenda
6. Approval of May 9, 2024, Meeting Minutes
7. Communications
8. Public Comment
9. Site Inspection – Beginning at 10:30 a.m. and Leaving from Room C1021 of the Jefferson County Courthouse, 311 S Center Ave, Jefferson, WI
 - a. V1749-24 - Ryan & Nicole Meyers, W9017 US Highway 18, Town of Oakland – PIN 022-0613-0543-003
 - b. V1748-24 – Erik & Sarah Hoffman, N435 Oxbow Bend, Town of Koshkonong – PIN 016-0513-3412-017
 - c. V1747-24 – John & Tina Condon, N2704 Willing Road, Town of Hebron – PIN 010-0615-3114-007
10. Public Hearing Beginning at 1:00 p.m., Jefferson County Courthouse Room C1021
11. 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, July 11, 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 and Floodplain 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:

V1747-24 – John & Tina Condon: Variance from Sec. 11.07(d) of the Jefferson County Zoning Ordinance to allow a reduced road setback for a proposed attached garage at **N2704 Willing Road** in the Town of Hebron on PIN 010-0615-3114-007.

V1749-24 – Ryan & Nicole Meyers: Variance from Sec.11.09(c)of the Jefferson County Zoning Ordinance to allow for an expansion greater than 50% of the footprint of a non-conforming structure. The site is located at **W9017 US Highway 18** on PIN 022-0613-0543-003.

V1748-24 – Erik & Sarah Hoffman: Variance from Sec. 14.43(1)(a) of the Jefferson County Floodplain Ordinance to allow for less than 15’ of fill around a structure in the floodplain using 9.9’ instead of the required 15”. The site is located at **N435 Oxbow Bend** on PIN 016-0513-3412-017 in the Town of Koshkonong.

12. Discussion and Possible Action on Above Petitions
13. 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