

JEFFERSON COUNTY ZONING BOARD OF ADJUSTMENT

Dale Weis, Chair; Joann Larson; Steven Masche

THE BOARD OF ADJUSTMENT WILL MEET ON THURSDAY, December 12, 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 APPROXIMATELY 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. Approval of the Agenda
5. Approval of September 12, 2024, Meeting Minutes
6. Communications
7. Public Comment
8. Site Inspections

- **V1757-24 –James Thoma (T&H Builders)/James & Tammy Roth**, W3111 Fairview Drive, Town of Jefferson – PIN 014-0615-0221-017
- **V1756-24 -Adam Schuett & Marsha Pempek**, N3560 County Road D, Town of Hebron PIN 010-0615-2313-001
- **V1751-24 – Steven Ganser**, N511 Haight Road, Town of Koshkonong, PIN 016-0513-2644-016

9. Public Hearing Beginning at 1:00 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 1:00 p.m. on Thursday, September 12, 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:

V1756-24 Adam J Schuett & Marsha J Pempek: Variance from Sec. 11.07(d)2 of the Jefferson County Zoning Ordinance to allow the placement of a detached garage at a reduced road setback at **N3560 County Road D** on parcel 010-0615-2313-001, Town of Hebron.

V1757-24 James S Thoma-T&H Builders: Allow a second accessory structure without the principal structure in an R-2 zone at **W3111 Fairview Drive** on parcel 014-0615-0221-017, Town of Jefferson, owned by James P & Tammy S Roth. This variance is from Sec. 11.03(h) of the Jefferson County Zoning Ordinance.

V1751-24 Steven Ganser: Variance from Sec. 11.10(f)(1) of the Jefferson County Zoning Ordinance to allow a second accessory structure within 75' from the ordinary high-water mark. The property is located at **N511 Haight Road** in the Town of Koshkonong on parcel 016-0513-2644-016.

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