

JEFFERSON COUNTY ZONING BOARD OF ADJUSTMENT

Dale Weis, Chair; Joann Larson; Steven Masche

THE BOARD OF ADJUSTMENT WILL MEET ON THURSDAY, February 13, 2025, AT 10:30 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 APPROXIMATELY 10:45 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 – 10:30 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 December 12, 2024, Meeting Minutes
6. Communications
7. Public Comment
8. Site Inspection:

V1758-24 – Zachary Schmidt, W4560 Hillview Lane, Town of Farmington – PIN 008-0715-3114-006

V1759-24 –Fauna Justman, W9479 Lake Drive, Town of Sumner – PIN 028-0513-1943-049

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, February 13, 2025, 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:

V1758-24 Zachary Schmidt: Variance from Sec. 11.07(d)2 of the Jefferson County Zoning Ordinance to allow for placement of a detached garage at a reduced road setback at **W4560 Hillview Lane** on parcel 008-0715-3114-006, Town of Farmington.

V1759-24 Fauna Justman: Variance from Sec. 14.4.3(1) of the Jefferson County Floodplain Ordinance to allow for a new single-family home, raised to the flood protection elevation, with less than the required 15' of fill around the perimeter of the structure in the floodplain located at **W9479 Lake Drive** on parcel 028-0513-14943-049, Town of Sumner.

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