

JEFFERSON COUNTY ZONING BOARD OF ADJUSTMENT

Dale Weis, Chair; Janet Sayre Hoeft, Vice-Chair; Aari Roberts, Secretary

PUBLIC HEARING BEGINS AT **1:00 P.M.** ON THURSDAY, JULY 11, 2019 IN ROOM 205, JEFFERSON COUNTY COURTHOUSE

CALL TO ORDER FOR BOARD MEMBERS IS AT 10:45 A.M. IN COURTHOUSE ROOM 203, PRIOR TO THE HEARING

SITE INSPECTION FOR BOARD MEMBERS LEAVES AT 11:00 A.M. FROM COURTHOUSE ROOM 203, PRIOR TO THE HEARING

- 1. Call to Order-Room 203 at 10:45 a.m.**
- 2. Roll Call (Establish a Quorum)**
- 3. Certification of Compliance with Open Meetings Law**
- 4. Approval of the Agenda**
- 5. Approval of June 20, 2019 Meeting Minutes**
- 6. Communications**
- 7. Public Comment**
- 8. Site Inspections – Beginning at 11:00 a.m. and Leaving from Room 203**
V1650-19 – Steve and Rachel Weber, W7486 Manske Road, Town of Waterloo
V1649-19 – John and Pamela Reich, 398 Sandy Beach Rd, Town of Lake Mills
- 9. Public Hearing – Beginning at 1:00 p.m. in Room 205**
- 10. Explanation of Process by Board of Adjustment 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, 2019 in Room 205 of the Jefferson County Courthouse, 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 strict compliance with the zoning ordinance would unreasonably prevent the petitioner from using the property for a permitted purpose, or would render conformity with the zoning ordinance unnecessarily burdensome. A petitioner for a USE VARIANCE bears the burden of proving that 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:

V1649-19 – John and Pamela Reich: Variance from Sec. 11.04(f)1, 11.07(d)2, 11.09, 11.10(f)1 and 11.10(k) of the Jefferson County Zoning Ordinance to allow reconstruction of an existing non-conforming home while maintaining the existing 33-foot setback to the ordinary high water mark. The site is in the Town of Lake Mills on PIN 018-0713-2321-017 (0.28 Acre), and located at **398 Sandy Beach Road** in a Residential R-1 zone.

V1650-19 – Steven and Rachel Weber: Variance from Sec. 11.04(f)6, 11.07(d)2 of the Jefferson County Zoning Ordinance to allow detached garage placement at less than the required setback to Manske Road. The site is at **W7486 Manske Road** in the Town of Waterloo, on PIN 030-0183-3613-000 (1.303 Acres) in an A-1, Exclusive Agricultural zone.

11. Discussion and Possible Action on Above Petitions
12. Adjourn

If you have questions regarding these variances, please contact the Zoning Department at 920-674-7113 or 920-674-8638. Variance files referenced on this hearing notice may be viewed at the Jefferson County Courthouse in Room 201 between the hours of 8:00 a.m. and 4:30 p.m. Monday through Friday, excluding holidays. Materials covering other agenda items can be found at www.jeffersoncountywi.gov.

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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