

## ***JEFFERSON COUNTY ZONING BOARD OF ADJUSTMENT***

*Janet Sayre Hoeft, Chair; Dale Weis, Vice-Chair; Don Carroll, Secretary; Paul Hynek, First Alternate;  
Randy Mitchell, Second Alternate*

**PUBLIC HEARING** BEGINS AT **1:00 P.M.** ON APRIL 12, 2012, ROOM 205,  
JEFFERSON COUNTY COURTHOUSE

**CALL TO ORDER FOR BOARD MEMBERS** IS AT 10:00 A.M. IN COURTHOUSE  
ROOM 203, PRIOR TO THE HEARING

**SITE INSPECTION FOR BOARD MEMBERS** LEAVES AT 10:15 A.M. FROM  
COURTHOUSE ROOM 203, PRIOR TO THE HEARING

- 1. Call to Order-Room 203 at 10:00 a.m.**
- 2. Roll Call**
- 3. Certification of Compliance With Open Meetings Law Requirements**
- 4. Review of Agenda**
- 5. Approval of March 8, 2012 Meeting Minutes**
- 6. Communications**
- 7. Site Inspections – Beginning at 10:15 a.m. and Leaving from Room 203**
- 8. Public Hearing – Beginning at 1:00 p.m. in Room 205**

### ***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, April 12, 2012 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. No variance may be granted which would have the effect of allowing in any district a use not permitted in that district. 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, variances may be granted where strict enforcement of the terms of the ordinance results in an unnecessary hardship and where a variance in the standards will allow the spirit of the ordinance to be observed, substantial justice to be accomplished and the public interest not violated. Based upon the findings of fact, the Board of Adjustment must conclude that: 1) Unnecessary hardship is present in that a literal enforcement of the terms of the ordinance would unreasonably prevent the owner

from using the property for a permitted purpose or would render conformity with such restrictions unnecessarily burdensome; 2) The hardship is due to unique physical limitations of the property rather than circumstances of the applicant; 3) The variance will not be contrary to the public interest as expressed by the purpose and intent of the zoning ordinance. **PETITIONERS, OR THEIR REPRESENTATIVES, SHALL BE PRESENT.** There may be site inspections prior to public hearing which any interested parties may attend; decisions shall be rendered after public hearing on the following:

**V1382-12 – Reuben Schmitz, Jr.:** Variance from Sec. 11.09(c) of the Jefferson County Zoning Ordinance to allow a home addition in excess of 50% of the structure’s fair market value. The site is at **N6424 South Farmington Road**, Town of Farmington, on PIN 008-0715-1321-007 (0.617 Acres) in a Community zone.

**V1383-12 – Edward & Caroline Soleska:** Variance from Sec. 11.04(f)6 which states “A-1 zoned lands transferred from a parcel of record to another after February 8, 2000 shall not be used to create A-3 lots” and from 11.04(f)8 to exceed the maximum lot area in an A-3 zone over the allowed two acres. The site is in the Town of Jefferson, on **USH 18, across from W4402**, in an A-1 Agricultural zone. It is part of PINs 014-0615-0523-000 (36.451 Acres); 014-0615-0531-001 (11.163 Acres), 014-0615-0532-000 (18.110 Acres) and 014-0615-0532-002 (7 Acres).

**V1384-12 – Betty Montgomery:** Variance from Sec. 11.09(c) to allow a home addition in excess of 50% of the structure’s fair market value. The property is on PIN 032-0815-2941-000 (32.51 Acres) in the Town of Watertown, at **N7870 STH 26** in an A-1, Agricultural zone.

**V1385-12 – Jim Noltner:** Variance from Sec. 11.04(d) to permit more than one principal structure on the property at **N8392 Little Coffee Road** in the Town of Watertown. The site is zoned A-1 Agricultural and is part of PIN 032-0815-2223-000 (2.232 Acres)

**9. Decisions on Above Petitions**

**10. Adjourn**

**If you have questions regarding these matters, please contact the Zoning Department at 920-674-7113 or 920-674-8638.**

The Board may discuss and/or take action on any item specifically listed on the agenda.

**JEFFERSON COUNTY ZONING BOARD OF ADJUSTMENT**

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.