

JEFFERSON COUNTY ZONING BOARD OF ADJUSTMENT

*Janet Sayre Hoefl, Chair; Dale Weis, Vice-Chair; Don Carroll, Secretary;
Paul Hynek, First Alternate; Lloyd Zastrow, Second Alternate*

PUBLIC HEARING BEGINS AT **1:00 P.M.** ON THURSDAY, MAY 8, 2014 IN ROOM 205, JEFFERSON COUNTY COURTHOUSE

CALL TO ORDER FOR BOARD MEMBERS IS AT 9:45 A.M. IN COURTHOUSE ROOM 203, PRIOR TO THE HEARING

SITE INSPECTION FOR BOARD MEMBERS LEAVES AT 10:00 A.M. FROM COURTHOUSE ROOM 203, PRIOR TO THE HEARING

1. **Call to Order-Room 203 at 9:45 a.m.**
2. **Roll Call**
3. **Certification of Compliance with Open Meetings Law Requirements**
4. **Review of Agenda**
5. **Approval of April 10, 2014 Meeting Minutes**
6. **Communications**
7. **Site Inspections – Beginning at 10:00 a.m. and Leaving from Room 203**
8. **Public Hearing – Beginning at 1:00 p.m. in Room 205**
9. **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, May 8, 2014 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:

V1416-14 – Thomas & Jill Jensen: Clarification and reconsideration of a variance request to add a detached garage, which exists at less than the required centerline and right-of way setbacks, to a residence. This addition will be at less than 50% expansion under the Zoning Ordinance

permit section, Section 11.10(e)(5)(a)(b), and less than 50% footprint under the non-conforming section, 11.09. Also, clarification of decision made April 10, 2014 regarding the option of a 35-foot buffer without the proposed restoration plan. The property is at **W9419 Ripley Road** in the Town of Oakland, on PIN 022-0613-0712-000 (0.5 Acre) in a Residential R-1 zone.

V1417-14 – SB Homes, LLC/Siloam Methodist Church & Cemetery Property: Variance from Sec. 11.06(a)2 to sanction placement of a sign in the vision clearance triangle of CTH CI and CTH Z on PIN 024-0516-0111-002 (1.37 Acres). The site is at **W104 CTH CI** in the Town of Palmyra, in an A-1, Exclusive Agricultural zone.

V1418-14 – Joyce A Hintz: Variance from Sec. 11.07(b)1 to sanction a 3.6 foot side yard setback for an addition permitted at 5.01 foot setback in 2006. The minimum setback allowed by ordinance and by the permit issued is 5 feet. This is on PIN 026-0616-1712-007 (0.260 Acre) at **N4058 Vista Road** in the Town of Sullivan, in a Residential R-1 zone.

V1419-14 – Roseann Pendleton: Variance from Sec. 11.04(f)8 to allow temporary use of an existing home while a new home is under construction, thereby temporarily allowing two homes on the property at **N4959 CTH D**. This is in an Agricultural/Rural Residential A-3 zone in the Town of Farmington, on PIN 008-0715-3534-000 (3 Acres).

V1420-14 – Glen Schilder: Variance from Sec. 11.04(f)8 to allow new home construction at 5 feet from a property line. The site is at **N5185 CTH D** in the Town of Farmington on PIN 008-0715-3524-002 (1.06 Acre) and is in an A-3, Agricultural/Rural Residential zone.

V1421-14 – Ohne & Karen Raasch: Variance from Sec. 11.03(d)1 and 15.04 (c) for a certified survey map, which states “All lots shall front on and have access to a public road for a minimum distance of at least 66 feet.” The site is on PINs 030-0813-3531-000 (40 Acres) and 030-0813-3534-000 (40 Acres) in the Town of Waterloo, near **N7399 North Shore Road** in an A-1, Exclusive Agricultural zone.

10. Decisions on Above Petitions

11. 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 in Courthouse 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.

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

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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.