

JEFFERSON COUNTY ZONING BOARD OF ADJUSTMENT

*Janet Sayre Hoeft, 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 JULY 9, 2015 IN ROOM 205, JEFFERSON COUNTY COURTHOUSE

CALL TO ORDER FOR BOARD MEMBERS IS AT **9:30** 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 9:30 a.m.**
2. **Roll Call**
3. **Certification of Compliance with Open Meetings Law Requirements**
4. **Review of Agenda**
5. **Approval of June 11, 2015 Meeting Minutes**
6. **Communications**
7. **Discuss County Procedure When Placing Petitions on the Agenda in Regard to Town Decisions**
8. **Site Inspections – Beginning at 10:00 a.m. and Leaving from Room 203**
V1462-15 – John & Allie Simon Trust, **N7018 County Road E**, Town of Concord
V1464-15 – Steve Homann/Marion Homann Property, **N7379 State Road 89**, Town of Lake Mills
AP1465-15 – Barb Nahmens Trust/Suzanne Chadwick Trust Property, **W6393 County Road A**, Town of Milford
V1463-15 – Douglas Behm/Douglas & Jerome Behm Property, **N7506 Airport Road**, Town of Waterloo
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 9, 2015 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 and an appeal of a decision of the Jefferson County Planning and Zoning Committee. 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:

V1462-15 – John & Allie Simon Trust: Variance from Sec. 11.04(f)6 of the Jefferson County Zoning Ordinance to temporarily allow two principal dwelling structures in an A-1, Exclusive Agricultural zone at **N7018 County Road E** in the Town of Concord. The site is on PINs 006-0716-0432-000 (32.5 Acres) and 006-0716-0541-001 (8.5 Acres).

V1463-15 – Douglas Behm/Douglas & Jerome Behm Property: Variance from Sec. 11.04(f)6 to reduce A-1 zone minimum lot width for detached garage construction at **N7506 Airport Rd.** The site is on PIN 030-0813-3224-001 (0.715 Acres) in the Town of Waterloo.

V1464-15 – Steven Homann/Marion Homann Property: Variance from Sec. 11.05(c)11 to sanction excavation within 50 feet of a property line **near N7379 State Road 89.** The site is comprised of PINs 018-0713-0124-000 (28.33 Acres), 018-0713-0113 (30 Acres) and 018-0713-0112-000 (42.38 Acres) in the Town of Lake Mills.

AP1465-15 – Barb Nahmens/Suzanne Chadwick Trust Property: Appeal of the Planning and Zoning Committee’s denial of CU1819-15, a request to sanction multiple dwelling units in a Community zone at W6393 County A in the Town of Milford on PIN 020-0714-0431-010 (1.12 Acres).

- 11. **Decisions 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 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.