

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

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

**PUBLIC HEARING** BEGINS AT 1:00 P.M. ON DECEMBER 10, 2015 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 Requirements**
4. **Approval of the Agenda**
5. **Approval of November 12, 2015 Meeting Minutes**
6. **Communications and Public Comment**
7. **Site Inspections – Beginning at 11:00 a.m. and Leaving from Room 203**  
V1477-15 – Ross & Judy Davis, N3085 County Road K, Town of Jefferson  
V1479-15 – Ben & Kristen Lindsey, W5708 Fox Hill Road, Town of Koshkonong  
V1478-15 – Daniel P Bach/Melvin D & Susan R Jenkins Property, W7279 Blackhawk Island Rd, Town of Koshkonong
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, December 10, 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. 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; discussion and possible action shall be occur after public hearing on the following:

**V1477-15 – Ross & Judy Davis:** Variance from Sec. 11.09 Non-Conforming Uses, Structures and Lots of the Jefferson County Zoning Ordinance to allow alteration in excess of 50% of the structural members and allow expansion of the footprint by more than 50% of the residence at **N3085 County Road K**. The structure is on PIN 014-0614-2741-003 (1.04 Acre) in the Town of Jefferson and is zoned Residential R-2.

**V1478-15 - Daniel P Back/Melvin D & Susan R Jenkins Property:** Variances from Sec. 11.04(f)10 of the Jefferson County Zoning Ordinance to allow a structure within the floodway, from 11.04(d) to allow three structures within the Waterfront zone and from 11.10(d) to allow a structure at less than 75 feet from the Ordinary High Water Mark of the Rock River. Also variances from Sec. 14.3.0 and 14.6.2 of the Jefferson County Floodplain Ordinance to allow structures within the floodway that do not meet floodway standards. These variances are requested to sanction placement of a 192 square foot shed and deck within the Waterfront zone and the floodway of the Rock River in the Town of Koshkonong, on PIN 016-0514-1823-017 (0.21 Acre), at **W7279 Blackhawk Island Road**.

**V1479-15 – Ben & Kristen Lindsey:** Variance from Sec. 11.04(f)6 and 11.07(d)2 of the Jefferson County Zoning Ordinance for a proposed addition at less than the required road setback. The site is at **W5708 Fox Hill Road** in the Town of Koshkonong on PIN 016-0514-1011-001 (1 Acre) and is zoned A-1, Exclusive Agricultural.

**10. Discussion and Possible Action 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](http://www.jeffersoncountywi.gov).**

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

*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.*