

JEFFERSON COUNTY ZONING BOARD OF ADJUSTMENT

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

PUBLIC HEARING BEGINS AT **1:00 P.M.** ON SEPTEMBER 14, 2017 IN 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 10:10 A.M. FROM COURTHOUSE ROOM 203, PRIOR TO THE HEARING

- 1. Call to Order-Room 203 at 10:00 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 August 10, 2017 Meeting Minutes**
- 6. Communications and Public Comment**
- 7. Site Inspections – Beginning at 10:10 a.m. and Leaving from Room 203**
 - V1609-17 – John Kane, N6640 County Road E, Town of Concord
 - V1611-17 – Matthew Bertelson, N9261 Ash Road, Town of Watertown
 - V1607-17 and V1608-17 – Jeff & Laurie Dresen, 384 Sandy Beach Road, Town of Lake Mills
 - V1610-17 – Paul Halverson and Sherri Willborn, W8990 Ripley Road, Town of Oakland
- 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, September 14, 2017 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:

V1607-17 and V1608-17 – Jeff & Laurie Dresen: Variances from Jefferson County Zoning Ordinance Sec. 11.10(k) Non-Conforming Uses and Structures; and from 11.10(i) Impervious Surface Standards to vary minimum requirements. A mitigation plan may be submitted as part of this request. The site is at **384 Sandy Beach Drive** in the Town of Lake Mills, on PIN 018-0713-2321-014 (0.147 Acre), and is zoned Residential R-1.

V1609-17 – John Kane: Variance from Sec. 11.09(c) of the Jefferson County Zoning Ordinance to allow for additions and structural alterations to an existing non-conforming structure at **N6640 County Road E** in the Town of Concord. The site is on PIN 006-0716-0931-001 (17.984 Acres) in An A-1, Exclusive Agricultural zone.

V1610-17 – Paul Halverson & Sherri Willborn: Variance from Sec. 11.09(e) of the Jefferson County Zoning Ordinance to allow the creation of a substandard lot, 75 feet in width. The site is in the Town of Oakland, **W8990 Ripley Road**, part of PIN 022-0613-0842-004 (0.29 Acre) and is zoned Residential R-1.

V1611-17 – Matthew Bertelson: Variance from Sec. 11.04(f)6 Minimum Yards of the Jefferson County Zoning Ordinance to allow a residential garage 18 feet from a side lot line in an A-1, Exclusive Agricultural zone at **N9261 Ash Road**. This is proposed on PIN 032-0815-1221-001 (0.681 Acre) in the Town of Watertown.

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.jeffersoncountymi.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.

Additional information on Zoning can be found at www.jeffersoncountymi.gov