

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 OCTOBER 12, 2017 IN ROOM 205, JEFFERSON COUNTY COURTHOUSE

CALL TO ORDER FOR BOARD MEMBERS IS AT 9:00 A.M. IN COURTHOUSE ROOM 203, PRIOR TO THE HEARING

SITE INSPECTION FOR BOARD MEMBERS LEAVES AT 9:10 A.M. FROM COURTHOUSE ROOM 203, PRIOR TO THE HEARING

- 1. Call to Order-Room 203 at 9:00 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 September 14 Meeting Minutes**
- 6. Communications and Public Comment**
- 7. Site Inspections – Beginning at 9:10 a.m. and Leaving from Room 203**
V1614-17, V1615-17, V1616-17 - Robert & Laurie Miller, **W9661 Lake Dr**, Town of Sumner
V1612-17 - Michael & Doris Cronin, **W4849 Shaner Ln**, Town of Hebron
V1613-17 - Laura A Willson, **W1250 State Rd 59**, Town of Palmyra
V1617-17 - Jon Gross, **W1214 Glenwood Ave**, Town of Ixonia
V1611-17 – Matthew Bertelson, **N9261 Ash Rd**, Town of Watertown
V1618-17 – J&D Messmann Trust/Robert E & Vesta M Biber Trusts Property, **County Rd Y**, Town of Farmington
- 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, October 12, 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:

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.

V1612-17-Michael & Doris Cronin: Variance from Sec. 11.03(d)Site Restrictions and Sec. 11.04(f)8A-3 Ag/Rural Residential of the Jefferson County Zoning Ordinance to create two A-3 zoned lots without 66 feet of frontage on/access to a public road, with one at less than the required lot area & lot depth. The site is at **W4849 Shaner Ln**, Town of Hebron, on PIN 010-0515-0622-002 (3 Ac).

V1613-17 – Laura A Willson: Variance from Sec. 11.07(d)Highway Setback Requirements of the Jefferson County Zoning Ordinance to allow reduced setback to State Road 59. The proposal is for construction of a 12-foot overhang on the building at **W1250 State Road 59** on PIN 024-0516-2223-004 (1.435 Ac), Town of Palmyra, in a Business zone.

V1614-17, V1615-17, V1616-17 – Robert & Laurie Miller: Variance from Sec. 11.10(f)1 Shoreland Setback to sanction both a house and a deck constructed at less than the minimum setback to the ordinary high water mark of Lake Koshkonong. Variance from Sec. 11.10(i) Impervious Surface Standards to allow the replacement/reconstruction of the deck exceeding impervious surface standards. The property is at **W9661 Lake Dr** in the Town of Sumner on PIN 028-0513-3022-015 (0.242 Ac), and is zoned R-1.

V1617-17 – Jon Gross: Variance from Sec. 11.07(d)Highway Setback Requirements of the Jefferson County Zoning Ordinance to replace a shed at less than the minimum required setbacks to US Highway 16 in the Town of Ixonia. The site is on PIN 012-0816-2224-004 (1.498 Ac) at **W1214 Glenview Ave** in a Community zone.

V1618-17 – J&D Messmann Trust/Robert E Biwer Trust & Vesta M Biwer Trust (LE) Property: Variance from Sec. 11.03(d)Site Restrictions of the Jefferson County Zoning Ordinance to create a Natural Resource zoned lot from PIN 008-0715-3042-001 (8.487 Ac) without access and frontage on a public road. The site is in the Town of Farmington, near **County Road Y**, and is currently 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.

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.jeffersoncountywi.gov