

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 THURSDAY, DECEMBER 14, 2017 IN ROOM 205, JEFFERSON COUNTY COURTHOUSE

CALL TO ORDER FOR BOARD MEMBERS IS AT 8:30 A.M. IN COURTHOUSE ROOM 203, PRIOR TO THE HEARING

SITE INSPECTION FOR BOARD MEMBERS LEAVES AT 8:45 A.M. FROM COURTHOUSE ROOM 203, PRIOR TO THE HEARING

- 1. Call to Order-Room 203 at 8:30 a.m.**
- 2. Roll Call (Establish a Quorum)**
- 3. Certification of Compliance with Open Meetings Law**
- 4. Approval of the Agenda**
- 5. Approval of October 12, 2017 Meeting Minutes**
- 6. Communications and Public Comment**
- 7. Site Inspections – Beginning at 8:45 a.m. and Leaving from Room 203**
 - V1623-17 – Dennis F Zehren, W5714 West Rd, Town of Watertown
 - V1620-17 – Fred & Cindy Gremmels, N6772 Shorewood Hills Rd, Town of Lake Mills
 - V1622-17 – James Bussey Trust, Lake Dr, Town of Summer
 - V1621-17 – Richard Schauer, W1378 South Shore Dr, Town of Palmyra
 - V1619-17 – Neal D Heggie, W3334 Gruennert St, Town of Jefferson
- 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 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:

V1619-17 – Neal D Heggie: Variance from Sec. 11.07(d) of the Jefferson County Zoning Ordinance to allow porch reconstruction and enlargement at less than the required minimum setback to the road right-of-way and centerline. The property is in the Town of Jefferson on PIN 014-0615-0314-033 (0.46 Ac), at **W3334 Gruennert St.** and is zoned Community.

V1620-17 – Fred & Cindy Gremmels: Variance from Sec. 11.10(f)1 of the Jefferson County Zoning Ordinance to allow a retaining wall at 60 feet, 7 inches from Rock Lake, which is less than the minimum required shoreland setback. The site is on PIN 018-0713-1014-009 (0.3 Acre) at **N6772 Shorewood Hills Rd,** Town of Lake Mills and is zoned Residential R-1.

V1621-17 – Richard Schauer: Variance from Sec. 11.03(f)2 of the Jefferson County Zoning Ordinance to allow an accessory structure in an R-1 zone without the principal use. The site is across from **W1378 South Shore Dr** in the Town of Palmyra, on PIN 024-0516-3311-004 (0.289 Ac).

V1622-17 – James Bussey Trust: Variance from Sec. 11.04(f)1 of the Jefferson County Zoning Ordinance to reduce the minimum lot width required in a Residential R-1 zone. The site is in the Town of Sumner, PIN 028-0513-1943-034 (1.09 Ac) on **Lake Dr.**

V1623-17 – Dennis F Zehren: Variance from Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance to sanction a second home in an A-3, Agricultural/Rural Residential zone at **W5714 West Rd.** This Town of Watertown property is on PIN 032-0814-0314-001 (4.985 Ac).

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.

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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