

## ***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, JUNE 14, 2018 IN ROOM 205, JEFFERSON COUNTY COURTHOUSE

**CALL TO ORDER FOR BOARD MEMBERS** IS AT 10:15 A.M. IN COURTHOUSE ROOM 203, PRIOR TO THE HEARING

**SITE INSPECTION FOR BOARD MEMBERS** LEAVES AT 10:30 A.M. FROM COURTHOUSE ROOM 203, PRIOR TO THE HEARING

- 1. Call to Order-Room 203 at 10:15 a.m.**
- 2. Roll Call (Establish a Quorum)**
- 3. Certification of Compliance with Open Meetings Law**
- 4. Approval of the Agenda**
- 5. Approval of May 10, 2018 Meeting Minutes**
- 6. Communications and Public Comment**
- 7. Site Inspections – Beginning at 10:30 a.m. and Leaving from Room 203**  
V1629-18 – Kurt & Cathy Liebenow, N6985 Lakeview Dr, Town of Lake Mills  
V1630-18 – Gregory & Kelly Lutzen, N4186 County Road A, Town of Oakland  
V1628-18 – Curt & Mary Peterson/Richard Knoflicek Property, N1193 Garvert Lane, 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, June 14, 2018 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 may occur after public hearing on the following:

**V1628-18 – Curt & Mary Peterson/Richard Knoflicek Property:** Variance from Sec. 11.07(d)2 and 11.04(f)8 of the Jefferson County Zoning Ordinance to allow a detached accessory structure 15 feet from the road right-of-way, 63 feet from the road centerline and 3 feet from the side yard in a proposed A-3 zone. The property is at **N1193 Garvert Lane** in the Town of Koshkonong, on PIN 016-0514-2023-003 (0.688).

**V1629-18 – Kurt & Cathy Liebenow:** Variance from Sec. 11.09(c) of the Jefferson County Zoning Ordinance to allow an addition to a non-conforming structure in an R-1 zone at **N6985 Lakeview Drive**. The site is on PIN 018-0713-0233-015 (0.2 Ac) and 018-0713-0233-016 (0.298 Ac) in the Town of Lake Mills.

**V1630-18 – Gregory & Kelly Lutzen:** Variance from Sec. 11.03(d) of the Jefferson County Zoning Ordinance to allow access to an A-3 zoned property, PIN 022-0613-0844-021 (2.02 Ac) at **N4186 County Road A** over adjoining A-1 zoned land under the same ownership. The site is in the Town of Oakland.

**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.

Additional information on Zoning can be found at [www.jeffersoncountywi.gov](http://www.jeffersoncountywi.gov)