

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 JULY 12, 2018 IN ROOM 205, JEFFERSON COUNTY COURTHOUSE

CALL TO ORDER FOR BOARD MEMBERS IS AT 9:30 A.M. IN COURTHOUSE ROOM 203, PRIOR TO THE HEARING

SITE INSPECTION FOR BOARD MEMBERS LEAVES AT 9:45 A.M. FROM COURTHOUSE ROOM 203, PRIOR TO THE HEARING

- 1. Call to Order-Room 203 at 9:30 a.m.**
- 2. Roll Call (Establish a Quorum)**
- 3. Certification of Compliance with Open Meetings Law**
- 4. Approval of the Agenda**
- 5. Approval of June 14, 2018 Meeting Minutes**
- 6. Communications and Public Comment**
- 7. Discussion Regarding September 24, 2018 Workshop at Middleton Public Library for Zoning Boards of Adjustment and Appeals**
- 8. Site Inspections – Beginning at 9:45 a.m. and Leaving from Room 203**
V1634-18 – Daniel & Toni Zastrow, near N5307 Mud Lake Road, Town of Lake Mills
V1632-18 – Donna Christian/Damrow Trust Property, State Road 16, Town of Ixonia
V1631-18 – Joshua Spiegelhoff, W147 County Road B, Town of Concord
V1633-18 – Kent & Carol Westendorf, N323 Tamarack Road, Town of Palmyra
- 9. Public Hearing – Beginning at 1:00 p.m. in Room 205**
- 10. 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, July 12, 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:

V1631-18 – Joshua Spiegelhoff: Variance from Sec. 11.09(c) of the Jefferson County Zoning Ordinance to allow an expansion of a nonconforming structure at **W147 County Road B** in the Town of Concord, on PIN 006-0716-1311-000 (3 Acres). The property is zoned A-1, Exclusive Agricultural.

V1632-18 – Donna Christian/Damrow Trust Property: Variance from Sec. 11.03(d)1 of the Jefferson County Zoning Ordinance to allow creation of proposed lots on State Road 16 without frontage on and access to a public road. The sites are at **W1813, W1811 and W1809 State Road 16**, on PINs 012-0816-1744-000 (39.21 Acres) in the Town of Ixonia. The property is currently zoned A-1, Exclusive Agricultural.

V1633-18 – Kent & Carol Westendorf: Variance from Sec. 11.07(d) and 11.09(c) of the Jefferson County Zoning Ordinance for reduced setbacks to Tamarack Road and to allow an addition to a nonconforming structure. The site is at **N323 Tamarack Road** in the Town of Palmyra, on PIN 024-0516-3523-004 (0.71 Acre). The property is zoned A-1, Exclusive Agricultural.

V1634-18 – Daniel & Toni Zastrow: Variance from Sec. 11.03(d)1 to allow creation of a proposed Natural Resource zone on PINs 018-0713-3622-000 (40 Acres), 018-0713-3623-000 (40 Acres) and 018-0713-3632-000 (53.13 Acres) without frontage on and access to a public road. The site is near **Mud Lake Road** in the Town of Lake Mills.

11. Discussion and Possible Action on Above Petitions

12. 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