

JEFFERSON COUNTY ZONING BOARD OF ADJUSTMENT

Dale Weis, Chair; Janet Sayre Hoeft, Vice-Chair; Aari Roberts, Secretary

PUBLIC HEARING BEGINS AT **1:00 P.M.** ON MARCH 14, 2019 IN ROOM 205, JEFFERSON COUNTY COURTHOUSE

CALL TO ORDER FOR BOARD MEMBERS ONLY IS AT 10:30 A.M. IN COURTHOUSE ROOM 203, PRIOR TO THE HEARING

SITE INSPECTION FOR BOARD MEMBERS ONLY LEAVES AT 10:40 A.M. FROM COURTHOUSE ROOM 203, PRIOR TO THE HEARING

1. **Call to Order-Room 203 at 10:30 a.m.**
2. **Roll Call (Establish a Quorum)**
3. **Certification of Compliance with Open Meetings Law**
4. **Approval of the Agenda**
5. **Approval of January 10, 2019 Meeting Minutes**
6. **Communications**
7. **Public Comment**
8. **Site Inspections – Beginning at 10:40 a.m. and Leaving from Room 203**
 - V1641-19 – Richard & Bonnie Barnhart, Town of Lake Mills
 - V1642-19 – Doral Richardson, Town of Lake Mills
 - V1643-19 – Nancy May Bishell, Town of Oakland
 - V1640-19 – Michael Martorano/Mortarono Trust Property, Town of Koshkonong
 - V1638-19 – John A Lemke Sr/N&M Lemke Trust Property, Town of Koshkonong
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, March 14, 2019 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:

V1640-19 – Michael Martorano/Martorano Trust Property: Variance from Sec. 11.04(f)2 and 11.07(d) of the Jefferson County Zoning Ordinance to allow a home addition at less than the required road setbacks, and on a property previously granted variance with V1350-10, in 2010. The site is at **W7618 Koshkonong Mounds Rd**, Town of Koshkonong, in a Residential R-2 zone on PIN 016-0513-2433-002 (0.58 Ac).

V1641-19 – Richard & Bonnie Barnhart: Variance from Sec. 11.04(f)1 of the Jefferson County Zoning Ordinance to allow an addition to the home at **N6840 Shorewood Hills Road** at less than the required side yard setback. The site is on PIN 018-0713-1011-010 (0.55 Ac) in the Town of Lake Mills and is zoned Residential R-1. It had previously been granted a variance, V253-86, in 1986.

V1642-19 – Doral Richardson: Variance from Sec. 11.04(f)6 and 11.07(d) of the Jefferson County Zoning Ordinance to allow an accessory structure at less than the required right-of-way setback at **W8511 Airport Rd**. The site is on PIN 018-0713-0414-001 (2.25 Ac) in the Town of Lake Mills, and is zoned A-1, Agricultural.

V1643-19 – Nancy Bishell: Variance from Sec. 11.04(f)1 of the Jefferson County Zoning Ordinance to allow new lot creation at less than the minimum lot area, and resulting in a garage at less than the required side/rear yard setback. The site is at **W9304 & W9308 Oakland Rd**, on PINs 022-0613-0533-012 (0.158 Ac), 022-0613-0533-013 (0.287 Ac) and 022-0613-0533-022, all in the Town of Oakland. The properties are zoned Residential R-1.

V1638-19 – John A Lemke Sr/N&M Lemke Trust Property: Variance from Sec. 11.03(d)1 of the Jefferson County Zoning Ordinance to allow creation of a 2.8-acre building site using an existing private right-of-way to State Road 106. The site in the Town of Koshkonong on PIN 016-0614-3633-003 (12.665 Ac), near **W5273 State Road 106**, and is zoned Residential R-2.

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