

## ***JEFFERSON COUNTY ZONING BOARD OF ADJUSTMENT***

*Janet Sayre Hoefl, Chair; Dale Weis, Vice-Chair; Don Carroll, Secretary;  
Paul Hynek, First Alternate; Lloyd Zastrow, Second Alternate*

**PUBLIC HEARING** BEGINS AT **1:00 P.M.** ON AUGUST 14, 2014 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**
- 3. Certification of Compliance with Open Meetings Law Requirements**
- 4. Review of Agenda**
- 5. Approval of June 12, 2014 Meeting Minutes**
- 6. Communications**
- 7. Explanation of Regulations Regarding Expansion of Existing Non-Conforming Structures**
  
- 8. Site Inspections – Beginning at 10:30 a.m. and Leaving from Room 203**  
V1427-14 – Paul Antczak/Diane West Property, N4615 Highland Drive  
V1425-14 – Cindy & Randy Piskula, W174 Rockvale Road  
V1426-14 – Jay Lewellin, W8756 Alley Road
  
- 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, August 14, 2014 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; decisions shall be rendered after public hearing on the following:

**V1425-14 – Cindy & Randy Piskula:** Variance from Sec. 11.04(f)9 of the Jefferson County Zoning Ordinance to allow reduction of the minimum side yard setback for a residence in a Community zone. The site is at **W174 Rockvale Road** in the Town of Ixonia on PIN 012-0816-2544-024 (1.34 Acre).

**V1426-14 – Jay Lewellin:** Variance from Sec. 11.04(f)6 and the A-1, Exclusive Agricultural zone permitted principal uses which allow existing residences only, in order to temporarily allow two homes while a replacement home is under construction. The site is at **W8756 Alley Road** in the Town of Lake Mills, on PIN 018-0713-2134-000.

**V1427-14 – Paul Antczak/Diane G West Property:** Variance from Sec. 11.09(c) to allow an addition to a non-conforming structure in excess of 50% of the existing foundation footprint. The site is at **N4615 Highland Drive** in the Town of Sullivan on PIN 026-0616-0244-010 (4.155 Acres) and is zoned A-3, Agricultural/Rural Residential.

## **11. Decisions 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](http://www.jeffersoncountywi.gov).**

The Board may discuss and/or take action on any item specifically listed on the agenda.

## **JEFFERSON COUNTY ZONING BOARD OF ADJUSTMENT**

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.*