

JEFFERSON COUNTY ZONING BOARD OF ADJUSTMENT

*Janet Sayre Hoeft, 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 THURSDAY, SEPTEMBER 11, 2014 IN ROOM 205, JEFFERSON COUNTY COURTHOUSE

CALL TO ORDER FOR BOARD MEMBERS IS AT 9:45 A.M. IN COURTHOUSE ROOM 203, PRIOR TO THE HEARING

SITE INSPECTION FOR BOARD MEMBERS LEAVES AT 10:00 A.M. FROM COURTHOUSE ROOM 203, PRIOR TO THE HEARING

1. **Call to Order-Room 203 at 9:45 a.m.**
2. **Roll Call**
3. **Certification of Compliance with Open Meetings Law Requirements**
4. **Election of Officers**
5. **Review of Agenda**
6. **Approval of August 14, 2014 Meeting Minutes**
7. **Communications**
8. **Site Inspections – Beginning at 10:00 a.m. and Leaving from Room 203**
V1428-14 – S&M Mode Trust, **N2192 Clearview Ln**, Town of Hebron
V1429-14 – Wayne & Nicole Howie, **W3105 Markert Rd**, Town of Jefferson
V1431-14 – Donald Kiedrowski, **N8776 CTH E**, Town of Watertown
V1430-14 – Jaye Haberman/Suzanne Chadwick Trust Property, **W6393 CTH A**, Town of Milford
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, September 11, 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:

V1427-14 – Paul Antczak/Diane G West Property: Variance from Sec. 11.09(c) of the Jefferson County Zoning Ordinance 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.

V1428-14 – S&M Mode Trust: Variance from Sec. 11.03(f)6. which states that uses not specifically permitted shall be prohibited, and from 11.04(f)6 which lists the allowed A-1 Exclusive Agricultural Accessory uses, in order to allow the rebuilding of a historic log cabin on the property at **N2192 Clearview Lane**, Town of Hebron. This will then allow a new residential structure in an A-1, Exclusive Agricultural zone. The site is part of PIN 010-0515-0631-001 (2 acres).

V1429-14 – Nicole & Wayne Howie: Variance from Sec.11.07(d) to construct a detached garage at less than the required minimum setback to centerline and road right-of-way of CTH D, and from Sec. 11.09(c) to allow an addition to a non-conforming structure in excess of 50% of its existing footprint. The site is in an A-1, Exclusive Agricultural zone at **W3105 Markert Road**, Town of Jefferson, on PIN 014-0615-1421-000 (3.216 Acres).

V1430-14 – Jaye Haberman/Suzanne Chadwick Trust Property: Variance from Sec. 11.04(f)9. to allow creation of an unsewered, Community-zoned lot without the required minimum lot width and depth. The site is in the Town of Milford at **W6393 CTH A** on PIN 020-0714-0431-010 (1.12 Acre).

V1431-14 – Donald Kiedrowski: Variance from Sec. 11.09(c) to allow an addition to a non-conforming structure in excess of 50% of that structure’s footprint. The site is at **N8776 CTH E** in the Town of Watertown on PIN 032-0815-1424-000 (29 Acres) in an A-1 Exclusive Agricultural zone.

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.

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

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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.