

# **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 MARCH 12, 2015 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. **Review of Agenda**
5. **Approval of February 12 Meeting Minutes**
6. **Communications**
7. **Site Inspections – Beginning at 10:00 a.m. and Leaving from Room 203**  
V1443-15 – David & Laurie Jackowski, near **N407 Oxbow Bend**, Town of Koshkonong  
AP1449-15 – David Hall, **W7730 Lamp Road**, Town of Sumner  
V1444-15, V1445-15, V1446-15, V1447-15 & V1448-15 – Judy Leikness, **N2903 CTH J**, Town of Oakland  
V1440-15 – Aztalan Inn/Godfrey Enterprises LLC Property, **W6630 CTH B**, Town of Aztalan  
V1442-15 – Kay Probst Trust/Brian & Jennifer Statz Property, **Probst Lane**, Town of Farmington
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, March 12, 2015 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:

**V1440-15 – Aztalan Inn/Godfrey Enterprises Property:** Variance from Sec. 11.07(d) of the Jefferson County Zoning Ordinance to allow additions to the property at **W6630 CTH B** at less than the minimum required setback to the centerline and right-of-way of CTH B, and from Sec. 11.09(c) to exceed 50% of the structural members of that building to allow expansion of its footprint. The property is on PIN 002-0714-1713-009 (0.6 Acre) in a Business zone, Town of Aztalan.

**V1442-15 – Kay Probst Trust/Brian & Jennifer Statz Property:** Variance from Sec. 11.04(f)6.d to allow A-1 zones transferred from one parcel of record to another to retain the possibility of A-3 lot creation. The site in question is on **Probst Lane** in the Town of Farmington, on PIN 008-0715-3321-000 (39.87 Acres). The parcel of record from which the lands were transferred is comprised of PINs 008-0715-2831-000 (40 Acres) and 008-0715-2832-000 (17.853 Acres), currently owned by the Kay Probst Trust.

**V1443-15 – David Jackowski:** Variance from Sec. 11.07(d) to allow a structure at less than the required road right-of-way and centerline setbacks. Variance from Sec. 11.10(d) to reduce the minimum 75-foot setback required from an ordinary high water mark. Variance from provisions of Sec. 14:4.3(2) for an accessory structure with its first floor at less than the regional flood elevation height. Variance from Sec. 14:5(2) because the proposal does not meet all provisions of the flood storage district. The site is in the Town of Koshkonong, on PIN 016-0513-3412-021 (0.631 Acre) near **N407 Oxbow Bend**.

**V1444-15 – Judy Leikness:** Variance from Sec. 11.09(c) to exceed 50% of the structural members and allow expansion of the footprint of the house at **N2903 CTH J** in the Town of Oakland. The property is on PIN 022-0613-3511-000 (0.25 Acre) and is zoned A-1, Exclusive Agricultural.

**V1445-15 – Judy Leikness:** Variance from Sec. 11.07(d)2. to allow detached garage construction at less than the required setbacks to CTH J and CTH C right-of-ways and centerlines. The site is at **N2903 CTH J** in the Town of Oakland on PIN 022-0613-3511-000 (0.25 Acre) in an A-1, Exclusive Agricultural zone. (Option 1)

**V1446-15 – Judy Leikness:** Variance from Sec. 11.04(f)6 to construct a detached garage at less than the minimum rear yard setback and 11.07(d)2 for it to be at less than the required setbacks to right-of-way and centerline of CTH C. The site is at **N2903 CTH J** in the Town of Oakland on PIN 022-0613-3511-000 (0.25 Acre) in an A-1, Exclusive Agricultural zone. (Option 2)

**V1447-15 Judy Leikness:** Variance from Sec. 11.07(d)2 to construct a deck at less than the required right-of-way and centerline setbacks to CTH C. The site is at **N2903 CTH J**

in the Town of Oakland on PIN 022-0613-3511-000 (0.25 Acre) in an Exclusive Agricultural zone.

**VI448-15 – Judy Leikness:** Variance from Sec. 11.06(d)3 to allow access onto CTH C at less than the requirement from an intersecting highway. The site is at **N2903 CTH J** in the Town of Oakland on PIN 022-0613-3511-000 (0.25 Acre) in an A-1, Exclusive Agricultural zone.

**AP1449-15 – David Hall:** Appeal of an administrative decision to not conduct a reassessment of the substantially damaged property at **W7730 Lamp Road**, PIN 028-0513-1144-019 (0.138 Acre) in the Town of Sumner. The site is in a Waterfront zone.

**10. Decisions 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).**

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.*