

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 APRIL 9, 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 March 12, 2015 Meeting Minutes**
6. **Communications**
7. **Site Inspections – Beginning at 10:00 a.m. and Leaving from Room 203**
 - V1450-15 – Fred & Mary Benkert, **N2730 Mehring Rd**, Town of Hebron
 - V1444-15 – Judy Leikness, **N2903 County Road J**, Town of Oakland
 - V1447-15 – Judy Leikness, **N2903 County Road J**, Town of Oakland
 - V1451-15 – Philip & Deanna Battist/Battist Farms Inc Property, **W9352 County Road B**, Town of Lake Mills
 - V1452-15 – Wes Tennyson/Wesley Tennyson & Steven Beilke Property, **W6394 County Road A**, Town of Milford
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, April 9, 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 and Jefferson County Floodplain 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:

V1444-15 – Judy Leikness: Variance from Sec. 11.09(c) of the Jefferson County Zoning Ordinance to exceed 50% of the structural members and allow expansion of the footprint of the house at **N2903 County Road 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.

V1447-15 - Judy Leikness: Variance from Sec. 11.07(d)2 of the Jefferson County Zoning Ordinance to construct a deck at less than the required right-of-way and centerline setbacks to CTH C. The site is at **N2903 County Road J** in the Town of Oakland on PIN 022-0613-3511-000 (0.25 Acre) in an A-1, Exclusive Agricultural zone.

V1450-15 – Fred & Mary Benkert: Variance from Sec. 11.04(f)6. Minimum Yards of the Jefferson County Zoning Ordinance to sanction reduction of the minimum 20-foot setback required in an A-1 Exclusive Agricultural zone at **N2730 Mehring Road**. The site is on PIN 010-0615-3611-000 (40.65 Acres) in the Town of Hebron.

V1451-15 – Philip & Deanana Battist/Battist Farms Inc. Property: Variance from Sec. 11.07(d) Highway Setback Requirements of the Jefferson County Zoning Ordinance to reduce the required setback from County Road B centerline and right-of-way, a Class C, Major Collector Highway, for a swimming pool at **W9352 County Road B** in the Town of Lake Mills. The site is on PIN 018-0713-0744-000 (36.616 Acres) in an A-1, Exclusive Agricultural zone.

V1452-15 – Wes Tennyson/Wesley Tennyson and Steven Beilke Property: Variance from Sec. 11.09 Nonconforming Uses, Structures and Lots of the Jefferson County Zoning Ordinance for a modification to the building at **W6394 County Road A** over 50% of its structural members. Variance from the Jefferson County Floodplain Ordinance, 14:3.0 – Floodway District, including but not limited to 14:3.3 Standards for Development in Floodway Areas (1) General and (2) Structures. This structure is on PIN 020-0714-0432-001 (0.41 Acre) in a Community zone in the Town of Milford.

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.

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.