

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

*Don Carroll, Chair; Dale Weis, Vice-Chair; Janet Sayre Hoeft, Secretary; Randy Mitchell, First Alternate;  
Paul Hynek, Second Alternate*

**PUBLIC HEARING** BEGINS AT **1:00 P.M.** ON THURSDAY, JUNE 11, 2009,  
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**
2. **Roll Call**
3. **Certification of Compliance With Open Meetings Law Requirements**
4. **Review of Agenda**
5. **Approval of May 14, 2009 Meeting Minutes**
6. **Site Inspections – Beginning at 10:00 a.m. and Leaving from Room 203**
  - V1302-09 – Hoffman Construction/James & Sandra McManama property, near Ornis Road & CTH T, Town of Watertown
  - V1301-09 – Hoffman Construction/Wieda Christian property, near STH 19 and Ornis Road, Town of Watertown
  - V1299-09 – Ed Wollin/Marjory Wollin property at W6520 North Wollin Road, Town of Milford
  - V1303-09 – Hoffman Construction/William Stade property, near STH 26 & STH 26 Bypass, Town of Jefferson
  - V1304-09 – Hoffman Construction/Marles L. Staude Trust and Scott & Deborah Lundy property, near N3384 STH 89, Town of Jefferson
  - V1300-09 – 2K Land Company, LLC, N2661 CTH F, Town of Sullivan
7. **Public Hearing – Beginning at 1:00 p.m. in Room 205**

### ***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, June 11, 2009 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:

**V1299-09 – Ed Wollin/Marjory Wollin Property:** Variance from Section 11.04(f)7.g of the Jefferson County Zoning Ordinance to allow more than one animal unit per acre on a previously approved A-3 lot, for a period not to exceed five years. The site is at **W6520 N. Wollin Rd.** in the Town of Milford, on PIN 020-0814-3244-002 (25 Acres).

**V1300-09 – 2K Land Company, LLC:** Variance from Sec. 11.09(c) to allow an addition, exceeding 50% of the current fair market value, to an existing non-conforming structure. The property is in the Town of Sullivan at **N2661 CTH F**, on PIN 026-0616-3231-000 (35.123 Acres) in an A-1 Agricultural zone.

**V1301-09 – Hoffman Construction/Wieda Christian Property:** Variance from Section 11.05(c)7 to allow mineral extraction within 50 feet of a lot line. The site is in an A-1 Agricultural zone, on PIN 032-0814-0122-000 (21.1 Acres) near **STH 19 and Ornis Rd.** in the Town of Watertown.

**V1302-09 – Hoffman Construction/James & Sandra McManama Property:** Variance from Section 11.05(c)7 to allow mineral extraction within 50 feet of a lot line. The site is in an A-1 Agricultural zone, on PIN 032-0814-0122-002 (20 Acres) near **Ornis Rd. & CTH T** in the Town of Watertown.

**V1303-09 – Hoffman Construction/William Stade Property:** Variance from Section 11.05(c)7 to allow mineral extraction within 50 feet of a lot line. The site is in an A-1 Agricultural zone, on PINs 014-0614-2211-001 (21.4 Acres), 014-0614-2212-000 (19.553 Acres), 014-0614-2213-000 (38.747 Acres) and 014-0614-2224-000 (40 Acres) near **STH 26 and the STH 26 Bypass** in the Town of Jefferson.

**V1304-09 – Hoffman Construction/Marles Staude Trust and Scott & Deborah Lundy Properties:** Variance from Section 11.05(c)7 to allow mineral extraction within 50 feet of a lot line. The site is near **N3384 STH 89** in the Town of Jefferson, on PINs 014-0614-2231-001 (15 Acres) and 014-0614-2234-000 (41.185 Acres) in an A-1 Agricultural zone.

**8. Decisions on Above Petitions**

**9. Adjourn**

**If you have questions regarding these matters, please contact the Zoning Department at 920-674-7113 or 920-674-8638.**

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 24 hours prior to the meeting so appropriate arrangements can be made.