

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, DECEMBER 11, 2008
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**
- 2. Roll Call**
- 3. Certification of Compliance With Open Meetings Law Requirements**
- 4. Review of Agenda**
- 5. Approval of November 13, 2008 Meeting Minutes**
- 6. Site Inspections – Beginning at 10:30 a.m. and Leaving from Room 203**
V1289-08 – Eugene Hasel, W7327 Mud Lake Road, Town of Lake Mills
V1287-08 – Clifton Fuller, Piper Road, Town of Cold Spring
- 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, December 11, 2008 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:

V1289-08 – Eugene Hasel/Eugene G & Betty A Hasel Trust Property: Variance to create a proposed A-3 zoned lot with reduced rear-yard setback of 10 feet, in accordance with Section 11.04(f) of the Jefferson County Zoning Ordinance. The site is at **W7327 Mud Lake Road** in the Town of Lake Mills, on PIN 018-0713-3611-002 (37.1 Acres).

V1287-08 – Clifton T Fuller/Thomas & Rhonda Fuller Property: Allow possible future division of a lot created by variance in 1976 in accordance with Section 11.02 of the Jefferson County Zoning Ordinance. The site is on **Piper Road** in the Town of Cold Spring, part of PIN 004-0515-2333-002 (11.888 Acres), currently zoned A-1 Agricultural.

- 8. Decisions on Above Petitions**
- 9. Phil Ristow-Site Inspection Notice and Site Inspection Permission**
- 10. Review of Application and Decision Form Changes Made 11/13/08**
- 11. Adjourn**

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