

JEFFERSON COUNTY ZONING BOARD OF ADJUSTMENT

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

PUBLIC HEARING BEGINS AT **1:00 P.M.** ON THURSDAY, OCTOBER 14, 2010, ROOM 205, JEFFERSON COUNTY COURTHOUSE

CALL TO ORDER FOR BOARD MEMBERS IS AT 9:15 A.M. IN COURTHOUSE ROOM 203, PRIOR TO THE HEARING

SITE INSPECTION FOR BOARD MEMBERS LEAVES AT 9:30 A.M. FROM COURTHOUSE ROOM 203, PRIOR TO THE HEARING

1. **Call to Order-Room 203 at 9:15 a.m.**
2. **Roll Call**
3. **Certification of Compliance With Open Meetings Law Requirements**
4. **Review of Agenda**
5. **Approval of June 10, July 8 and September 9, 2010 Meeting Minutes**
6. **Site Inspections – Beginning at 9:30 a.m. and Leaving from Room 203**
V1348-10 – Yvonne Duesterhoeft/Ernst & Eda Duesterhoeft Property, Town of Jefferson
V1347-10 – Frank & Jamie Finkler, Town of Ixonia
AP1346 & V1351-10 – Julie Riemer, Town of Ixonia
V1350-10 – Martorano Trust, Town of Koshkonong
V1349-10 – Michael & Cynthia Morano, Town of Koshkonong
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, October 14, 2010 in Room 205 of the Jefferson County Courthouse, Jefferson, Wisconsin. Matters to be heard are an administrative appeal of a Zoning Department substantial damage assessment and 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:

AP1346-10 – Julie Riemer: Appeal of a Zoning Department substantial damage assessment regarding 2008 flood damage of the existing structure and level of permit issuance for repair/maintenance. The site is at **N8794 River Valley Road** in the Town of Ixonia, on PIN 012-0816-1422-005 (0.14 Acre) in an A-1, Agricultural zone.

V1347-10 – Frank & Jamie Finkler: Variance from Sec. 11.03(f)2 and 11.04(f)8 of the Jefferson County Zoning Ordinance to sanction creation of a new Community-zoned lot by certified survey map with existing accessory structures and no principal structure present. The site is near **W249 Vista Drive** in the Town of Ixonia on PIN 012-0816-2542-019 (1.266 Acres).

V1348-10 – Yvonne Duesterhoeft/Ernst & Eda Duesterhoeft Trust Property: Variance from Sec. 11.09(c) to exceed 50% of the fair market value of an existing residence with repair/reconstruction. The site is in the Town of Jefferson, at **N4870 CTH D** on PIN 014-0615-0212-000 (29.9 Acres) in an A-1 Agricultural zone.

V1349-10 – Michael & Cynthia Morano: Variance from Sec. 11.04(f)2 and 11.09(e) to allow separation of substandard R-2 lots at **N561 Blackhawk Bluff Drive** in the Town of Koshkonong. The property is identified as PINs 016-0513-2743-004 (0.363 Acres) and 016-0513-2743-005 (0.388 Acre).

V1350-10 – Martorano Trust: Variance from Sec. 11.10(d) to permit structures at less than the required 75-foot setback to Lake Koshkonong and variance to the shoreland provision in 11.10 regarding shore cover and filling, grading and excavating. Variance required to sanction work done without benefit of permits at **W7618 Koshkonong Mounds Rd** in the Town of Koshkonong, on PIN 016-0513-2433-002 (0.578 Acres) in a Residential R-2 zone.

V1351-10 – Julie A. Riemer: Variance from Sec. 14:6.0 and 14:6.2 of the Jefferson County Floodplain Ordinance to sanction the repair and construction exceeding 50% of the equalized assessed value of the structure at **N8794 River Valley Road**. The property is in the Town of Ixonia, on PIN 012-0816-1422-005 (0.14 Acre) 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.

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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.