

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, NOVEMBER 11, 2010,
ROOM 205, JEFFERSON COUNTY COURTHOUSE

CALL TO ORDER FOR BOARD MEMBERS IS AT 10:00 A.M. IN COURTHOUSE
ROOM 203, PRIOR TO THE HEARING

SITE INSPECTION FOR BOARD MEMBERS LEAVES AT 10:15 A.M. FROM
COURTHOUSE ROOM 203, PRIOR TO THE HEARING

- 1. Call to Order-Room 203 at 10:00 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, September 9 and October 14, 2010 Meeting Minutes**
- 6. Site Inspections – Beginning at 10:15 a.m. and Leaving from Room 203**
- 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, November 11, 2010 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:

V1345-10 – L. A. Wilson: Variance to permit a structure, as defined by the Jefferson County Floodplain Ordinance, within the floodway of the Rock River, which is prohibited per Sec. 14:3.2 – Permitted Uses, and 14:3.3(2) and 14.3.4(1) for a structure not associated with permanent open space uses as listed in 14:3.2. The site is at **W7722 Blackhawk Island Road** in the Town of Sumner, on PIN 028-0513-1333-011 (0.45 Acre) in a Waterfront zone.

V1349-10 – Michael & Cynthia Morano: Variance from Sec. 11.04(f)2 of the Jefferson County Zoning Ordinance to reduce minimum lot width and side yard setback required in a Residential R-2 zone, and from 11.09(e) to allow separation of substandard lots in common ownership. The site is at **N561 Blackhawk Bluff Drive** in the Town of Koshkonong, on PIN 016-0513-2743-004 (0.363 Acre) and 016-0513-2743-005 (0.388 Acre).

V1352-10 – Terry Richardt: Variance from Sec. 11.07(d) to reduce centerline and right-of-way setbacks for detached garage construction at 16 feet from the right-of-way and 38 feet from the centerline of Wruck Lane. The site is in the Town of Farmington, at **N5783 Christberg Rd.**, on PIN 008-0715-2034-004 (1.025 Acre) and in an A-3, Rural Residential 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.