

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, AUGUST 14, 2008 IN ROOM 205, JEFFERSON COUNTY COURTHOUSE

CALL TO ORDER FOR BOARD MEMBERS IS AT 9:30 A.M. IN COURTHOUSE ROOM 203, PRIOR TO THE HEARING

SITE INSPECTION FOR BOARD MEMBERS LEAVES AT 9:45 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 July 10, 2008 Meeting Minutes**
6. **Site Inspections – Beginning at 9:45 a.m. and Leaving from Room 203**
 - V1276-08 – David Statz, near N3822 CTH K, Town of Jefferson
 - V1275-08 – Matthew Davis at N3057 CTH K, Town of Jefferson
 - V1277-08 – Cecil Whitman at W1605 CTH E, Town of Sullivan
 - V1274-08 – Judith & Paul Foelker at W2796 CTH B, Town of Farmington
 - V1278-08 – Larry Stroebel at W4011 Ebenezer Rd, Town of Watertown
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, August 14, 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; decisions shall be rendered after public hearing on the following:

V1274-08 – Judith & Paul Foelker: Variance to sanction conversion of a non-conforming structure, a bar to a residence, in excess of 50% of its fair market value; allow that residence on a lot less than 50' wide; sanction deck placement at less than the required setbacks to North Farmington Road, all in accordance with Sec. 11.07(d), 11.09

and 11.09(e) of the Jefferson County Zoning Ordinance. The property is at **W2796 CTH B** in the Town of Farmington, on PIN 008-0715-1321-002 (0.25 Acre) in a Community zone.

V1275-08 – Matthew Davis: Variance to allow an addition to a non-conforming structure in excess of 50% of its fair market value, and reduce the required side yard setback in a Residential R-2 zone at **N3057 CTH K** in accordance with Sec. 11.09 and 11.04(f)2 of the Jefferson County Zoning Ordinance. The property is in the Town of Jefferson on PIN 014-0614-2741-010 (1.74 Acre).

V1276-08 – David Statz: Reduce the minimum side yard setback in a Residential R-2 zone to allow creation of a new lot line 1.8 feet from an existing structure in accordance with Sec. 11.07(b) of the Jefferson County Zoning Ordinance. The site is at **N3822 CTH K** in the Town of Jefferson, on PINs 014-0614-1442-004 (0.88 Acre) and 014-0614-1442-005 (1.16 Acre).

V1277-08 – Cecil Whitman: Variance to exceed 50% of the fair market value of a non-conforming structure with an addition at **W1605 CTH F** in the Town of Sullivan in accordance with Sec. 11.09 of the Jefferson County Zoning Ordinance. The property is in a Business zone on PIN 026-0616-1621-008 (4.5 Acres).

V1278-08 – Larry Strobel: Variance to allow an addition to a non-conforming structure in excess of 50% of its fair market value in accordance with Sec. 11.09 of the Jefferson County Zoning Ordinance. The site is in an Agricultural A-1 zone at **W4011 Ebenezer Road** in the Town of Watertown, on PIN 032-0815-2822-000 (5.85 Acres).

8. Decisions on Above Petitions

9. Items for Discussion and Possible Action

- a. **Notice to be Added to Variance Application Regarding Who May Attend Site Inspections**
- b. **Decision Process**
- c. **Statement to be Added to Decision Form Regarding Completeness of Taped Decision vs. Written Decision**

10. 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.