

JEFFERSON COUNTY ZONING BOARD OF ADJUSTMENT

Janet Sayre Hoeft, Dale Weis, Randy Mitchell, Paul Hynek, Don Carroll

PUBLIC HEARING BEGINS AT **1:00 P.M.** ON THURSDAY, JUNE 10, 2010, ROOM 205, JEFFERSON COUNTY COURTHOUSE

CALL TO ORDER FOR BOARD MEMBERS IS AT 9:00 A.M. IN COURTHOUSE ROOM 203, PRIOR TO THE HEARING

SITE INSPECTION FOR BOARD MEMBERS LEAVES AT 9:15 A.M. FROM COURTHOUSE ROOM 203, PRIOR TO THE HEARING

1. **Call to Order-Room 203 at 9:00 a.m.**
2. **Roll Call**
3. **Certification of Compliance With Open Meetings Law Requirements**
4. **Election of Secretary**
5. **Review of Agenda**
6. **Approval of April 8 and May 13, 2010 Meeting Minutes**
7. **Site Inspections – Beginning at 9:15 a.m. and Leaving from Room 203**
 - V1333-10 – Marvin Homann, N5379 STH 89, Town of Waterloo
 - V1335-10 – Jeff Foreyt/VJ Davis LLC Property, W8752 USH 12, Town of Oakland
 - V1332-10 – Ferdinand & Coeli San Pedro, W7953 High Ridge Rd, Town of Sumner
 - V1331-10 – Jennifer Cook, W5252 Curtis Mill Rd, Town of Jefferson
 - V1330-10 – Timothy Maloney, Findlay Road, Town of Cold Spring
 - V1328-10 – Donald Lott/Kenneth & Carol Jaeck Properties, Hillside Dr, Town of Concord
 - V1334-10 – Robert Schmidt, N8042 High Rd, Town of Watertown
 - V1329-10 – Keith Zimmerman, N5393 Schreiber Ln, Town of Aztalan
8. **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 10, 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:

V1328-10 – Donald Lott: Variance from Jefferson County Zoning Ordinance Sec. 11.04(f)5 Exception to the Minimum Lot Area section which states “A-1 zoned lands transferred from a parcel of record after the adoption of these ordinance provisions shall not be used to create A-3 lots” in order to allow transfer of acreage between PIN 006-0716-1914-000 (93.4 Acres) owned by Donald & Bonnie Lott and adjoining property owned by Kenneth & Carol Jaeck, PIN 006-0716-1911-001 (5.77 Acres). The properties are in the Town of Concord near **N5983 Hillside Drive** and are zoned A-1 Agricultural.

V1329-10 – Keith Zimmerman: Variance from Sec. 11.07(d)2 to allow garage construction at less than the minimum requirements from USH 26 right-of-way and centerline, which also contains a town road. The site is at **N5393 Schreiber Lane** in the Town of Aztalan, on PIN 002-0714-2643-009 (1.375 Acre) in an A-3, Rural Residential zone.

V1330-10 – Timothy Maloney: Variance from Sec. 11.07(d)2 to reduce the minimum right-of-way and centerline setbacks for well house placement **on Findlay Road** in the Town of Cold Spring. The site is part of PIN 004-0515-0744-000 (39.23 Acres) in an A-1 Agricultural zone.

V1331-10 – Jennifer Cook: Variance from Sec. 11.04(f)7 to reduce minimum side yard setback to 15 feet and from 11.10(d)1 to reduce minimum setback from Deer Creek to 67 feet for a proposed storage structure at **W5252 Curtis Mill Road**. The site is in the

Town of Jefferson on PIN 014-0614-2532-006 (2.394 Acres) in an A-3, Rural Residential zone.

V1332-10- Ferdinand & Coeli San Pedro: Variance from Sec. 11.10(d)11.2 for a private boat ramp with width, length and material not permitted in the shoreland area at **W7953 High Ridge Road**, Town of Sumner. The site is on PIN 028-0513-1124-029 (0.735 Acre) in a Waterfront zone.

V1333-10 –Marvin Homann: Variance from Sec. 11.05(c)7 to allow excavation closer than 50 feet from a property line for proposed mineral extraction. The site is near **N7379 STH 89** in the Town of Waterloo on PIN 030-0813-3643-000 (37.6 Acres) in an A-1 Agricultural zone.

V1334-10 – Robert L. Schmidt: Variance from Sec. 11.07(d)2 to reduce minimum road setback to 41 feet from the centerline and from Sec. 11.09(c) to exceed 50% of a non-conforming structure's current fair market value with a proposed addition. The site is on PIN 032-0815-2911-003 (1.072 Acre) in the Town of Watertown at **N8042 High Road** in a Residential R-2 zone.

V1335-10 – Jeff Foreyt/V J Davis LLC Property: Variance from Sec. 11.07(d)2 to allow a porch addition on **W8752 USH 12** at 115 feet from the road centerline. The site is in the Town of Oakland on PIN 022-0613-1634-000 (33.906 Acres) in an A-1 Agricultural zone.

9. Decisions on Above Petitions

10. 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.