

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, SEPTEMBER 8, 2011,
IN 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 August 11, 2011 Meeting Minutes**
6. **Site Inspections – Beginning at 10:15 a.m. and Leaving from Room 203**
V1372-11 – Jason Dey, W5332 Curtis Mill Rd, Town of Jefferson
AP1374-11 – Scott Thorp, Harvey & Regina Beane Property, W7821 Willow Rd,
Town of Sumner
V1373-11 – William & Shirley Baker, W&S Baker Trust Property, N551 Wishing
Well Lane, Town of Koshkonong
V1371-11 – Paul & Carol Christensen, N1411 St John’s Rd, 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, September 8, 2011 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:

V1371-11 – Paul & Carol Christensen: Variance from Sec. 11.07(d) of the Jefferson County Zoning Ordinance to construct an accessory structure at a zero setback from the right-of-way of School Road, and reduced setback to its centerline. The site is at **N1411 St John’s Rd**, on PIN 004-0515-1832-006 (1.158 Acre) in a Community zone.

V1372-11 – Jason Dey: Variance from Sec. 11.09 to exceed 50% of a structure’s fair market value with an attached garage addition to a non-conforming structure; variance from Sec.11.07 for an addition closer to the road right-of-way and centerline than the existing structure. The site is in the Town of Jefferson, at **W5332 Curtis Mill Rd**, on PIN 014-0614-2641-003 (3.81 Acres) in an A-1 Agricultural zone.

V1373-11 – William & Shirley Baker, W&S Baker Trust Property: Variance to sanction an addition to a camping trailer “after-the-fact” that does not comply with Sec. 11.02 – Campground definition, allowing a 400 square foot deck with no walls and no roof. The site is at Jellystone Park Condominiums, **N551 Wishing Well Lane** in the Town of Koshkonong, on PIN 016-0513-2533-180 in an A-2, Agribusiness zone.

AP1374-11 – Scott Thorp/Scott & Rebecca Thorp & Harvey II & Regina Beane Property: Appeal of the substantial damage estimate for the residence located at **W7821 Willow Road**, as a result of the 2008 flood event. The site is on PIN 028-0513-1142-034 (0.1 Acre) in a Waterfront 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.

JEFFERSON COUNTY ZONING BOARD OF ADJUSTMENT

Individuals requiring special accommodations for attendance at the meeting should contact the County Administrator at 920-674-7101 at least 24 hours prior to the meeting so appropriate arrangements can be made.