

# **JEFFERSON COUNTY ZONING BOARD OF ADJUSTMENT**

*Dale Weis, Chair; Janet Sayre Hoeft, Joann Larson*

**THE BOARD OF ADJUSTMENT WILL MEET ON THURSDAY, April 11, 2024 AT 9:30 A.M.**

Members of the public may attend at the Jefferson County Courthouse, 311 S Center Ave, Jefferson, WI, Room C1021

**THE BOARD OF ADJUSTMENT WILL LEAVE FOR SITE INSPECTIONS AT 9:45 A.M.**

**PETITIONERS OR THEIR REPRESENTATIVES MUST BE IN ATTENDANCE FOR THE PUBLIC HEARING AT 1:00 P.M.** Petitioners and other members of the public may attend the meeting virtually by following these instructions if they choose not to attend in person:

Register in advance for this meeting:

<https://us06web.zoom.us/j/88432018141?pwd=RjNkakh5YnROYzd5UDBOMXNEY05HUT09>

Meeting ID 884 3201 8141

Passcode: Zoning

After registering, you will receive a confirmation email containing information about joining the meeting

- 1. Call to Order – 9:30 a.m. Room C1021 of the Jefferson County Courthouse**
- 2. Roll Call (Establish a Quorum)**
- 3. Certification of Compliance with Open Meetings Law**
- 4. Approval of the Agenda**
- 5. Approval of March 21, 2024 Meeting Minutes**
- 6. Communications**
- 7. Public Comment**
- 8. Site Inspection – Beginning at 9:45 a.m. and Leaving from Room C1021 of the Jefferson County Courthouse, 311 S Center Ave, Jefferson, WI**

V1737-24 – The Concord Inn LLC (Jonathan Kohlmetz), W1240 Concord Center Drive, Town of Concord, PIN 006-0716-1532-006

V1741-24 – Tom & Valerie Krejcie Trust, Shore Acres Road, Town of Lake Mills, PIN 018-0713-1113-019

V1739-24 – Erik & Sarah Hoffman, N435 Oxbow Bend, Town of Koshkonong, PIN 016-0513-3412-017

V1739-24 – John & Jane Anderson Trust, 1222 Van Buren Street, Town of Koshkonong, PIN 016-0514-0422-033

V1738-24 – Brandon Strawn/J Strube & Co LLC, W5800 Wendorf Ln, Town of Jefferson, PIN 014-0614-2741-013

- 9. Public Hearing Beginning at 1:00 p.m., Jefferson County Courthouse Room C1021**
- 10. Explanation of Process by Committee Chair**

## **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, April 11, 2024, at the Jefferson County Courthouse Room C1021, Jefferson, Wisconsin. Matters to be heard are applications for variance from terms of the Jefferson County Zoning Ordinance. An AREA VARIANCE is a modification to a dimensional, physical, locational requirement such as the setback, frontage, height, bulk, or density restriction for a structure that is granted by the board of adjustment. A USE VARIANCE is an authorization by the board of adjustment to allow the use of land for a purpose that is otherwise not allowed or is prohibited by the applicable zoning ordinance. 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, a petitioner for an AREA VARIANCE bears the burden

of proving “unnecessary hardship,” by demonstrating that 1) strict compliance with the zoning ordinance would unreasonably prevent the petitioner from using the property for a permitted purpose, or 2) would render conformity with the zoning ordinance unnecessarily burdensome. A petitioner for a USE VARIANCE bears the burden of proving that 3) strict compliance with the zoning ordinance would leave the property owner with no reasonable use of the property in the absence of a variance. Variances may be granted to allow the spirit of the ordinance to be observed, substantial justice to be accomplished and the public interest not violated.

**PETITIONERS, OR THEIR REPRESENTATIVES, SHALL BE PRESENT.** There may be site inspections prior to public hearing which any interested parties may attend; discussion and possible action may occur after public hearing on the following:

**V1737-24 – The Concord Inn LLC (Jonathan Kohlmetz):** Variance from Sec. 11.09(c) and 11.04(f)3 of the Jefferson County Zoning Ordinance to allow for an addition to an existing, non-conforming structure located in the road right-of-way and at a reduced side-yard setback. The site is located at **W1240 Concord Center Drive** in the Town of Concord, PIN 006-0716-1532-006.

**V1738-24 – Brandon Strawn (J Strube & Co LLC):** Variance from Sec. 11.03(f)1 of the Jefferson County Zoning Ordinance to allow for reduced road frontage for a proposed lot at **W5800 Wendorf Lane** in the Town of Jefferson, PIN 014-0614-2741-013.

**V1739-24 – John R & Jane M Anderson Trust:** Variance from Sec. 11.04(f)5 of the Jefferson County Zoning Ordinance to allow the addition of an attached garage at a reduced side-yard setback at **1222 Van Buren Street** located in the Town of Koshkonong, PIN 016-0514-0422-033.

**V1740-24 – Erik & Sarah Hoffman:** Variance from Sec. 11.07(d)2 of the Jefferson County Zoning Ordinance to allow for a reduced road setback for a proposed detached garage in an R-2, Residential-Unsewered zone at **N435 Oxbow Bend** in the Town of Koshkonong, PIN 016-0513-3412-017.

**V1741-24 – Tom C & Valerie M Krejcie Trust:** Variance from Sec. 11.03(h)2 and 11.07(d)2 of the Jefferson County Zoning Ordinance to allow a detached garage without a principal structure with a reduced road setback in an R-2, Residential-Unsewered zone off **Shore Acres Rd** in the Town of Lake Mills, PIN 018-0713-1113-019.

## **11. Discussion and Possible Action on Above Petitions**

## **12. Adjourn**

### **JEFFERSON COUNTY ZONING BOARD OF ADJUSTMENT**

A quorum of any Jefferson County Committee, Board, Commission or other body, including the Jefferson County Board of Supervisors, may be present at this meeting.

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.

A digital recording of the meeting will be available in the Zoning Department upon request.

Additional information on Zoning can be found at [www.jeffersoncountywi.gov](http://www.jeffersoncountywi.gov)