

JEFFERSON COUNTY ZONING BOARD OF ADJUSTMENT

Dale Weis, Chair; Joann Larson; Steven Masche

THE BOARD OF ADJUSTMENT WILL MEET ON THURSDAY, AUGUST 13, 2026, AT 10:00 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 APPROXIMATELY 10:00 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 in person or virtually by using the link below:

1. Call to Order
2. Roll Call (Establish a Quorum)
3. Certification of Compliance with Open Meetings Law
4. Election of Officers – Chair and Vice Chair
5. Approval of the Agenda
6. Approval of June 10, 2026 Meeting Minutes
7. Communications
8. Public Comments
9. Site Inspection:

[Join the meeting now](#)

Meeting ID: 252 959 753 563 267
Passcode: FR2so7mu

V1782-26 – Tekfource LLC W1285 Industrial Drive, Town of Ixonia - PIN 012-0816-2722-011

V1784-26 – Ronald & Julie Botten N4575 W Shore Place Road, Town of Oakland - PIN 022-0613-0644-036

V1783-26 – Robert J Zarnowski Trust N601 Cowpath Lane, Town of Koshkonong - PIN 016-0513-2641-007

10. Public Hearing Beginning at 1:00 p.m., Jefferson County Courthouse Room C1021
11. 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, August 13, 2026, at the Jefferson County Courthouse Room C1021, Jefferson, Wisconsin. Matters to be heard are applications for variance from the 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 the 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:

V1782-26 – Tekfource LLC: Variance from Sec. 22-208 of the Jefferson County Zoning Ordinance to allow for a building addition with max height of 50' above finished floor, exceeding the 35' height limit in I-zone at **W1285 Industrial Drive** on parcel 012-0816-2722-011, Town of Ixonia.

V1783-26 – Robert J Zarnowski Trust: Variance from Sec. 22-744 of the Jefferson County Zoning Ordinance to allow for a reduced road setback in existing R-2 zone from 25' to 10' to allow for a new residence to be built out of the floodplain at **N601 Cowpath Lane** on parcel 016-0513-2641-007, Town of Koshkonong.

V1784-26 – Ronald & Julie Botten: Variance from Sec. 22-678 of the Jefferson County Zoning Ordinance to allow for placement of a detached garage at a reduced road setback in an existing R-1 zone at **N4575 W Shore Place Road**, parcel 022-0613-0644-036, Town of Oakland.

12. Discussion and Possible Action on Above Petition

13. Adjourn

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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 accommodation 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.