

JEFFERSON COUNTY ZONING BOARD OF ADJUSTMENT

Dale Weis, Chair; Joann Larson; Steven Masche

THE BOARD OF ADJUSTMENT WILL MEET ON THURSDAY, OCTOBER 9, 2025, AT 10:30 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 APPROXIMATELY 10:40 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:

[Join the meeting now](#)

Meeting ID: 276 970 711 976

Passcode: qN3Ri7BS

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

1. Call to Order – 10:30 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 July 10, 2025, Meeting Minutes
6. Communications
7. Public Comments
8. Site Inspection:

V1772-25 – Michael & Leslie Hoff W7863 Willow Road, Town of Sumner – PIN 028-0513-1142-026

V1773-25 – Susan Pelloni W8579 E. Lake Drive, Town of Sumner – PIN 028-0513-1611-031

V1771-25 – Andrew Greiber & Alyssa Walsh N881 County Road D, Town of Cold Spring – PIN 004-0515-2234-002

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, October 9, 2025, 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:

V1771-25 Andrew Greiber & Alyssa Walsh: Variance from Sec. 22-678 of the Jefferson County Zoning Ordinance to allow for placement of a detached garage at a reduced road setback at N881 County Road D on parcel 004-0515-2234-002, Town of Cold Spring.

V1772-25 – Michael & Leslie Hoff: Variance from Sec. 22-744 of the Jefferson County Zoning Ordinance to allow for reduced road setbacks for an addition to the house and a variance from Sec. 22-740 for an expansion beyond 50% of the structural members of a non-conforming structure at W7863 Willow Road on parcel 028-0513-1142-026, Town of Sumner.

V1773-25 – Susan Pelloni: Variance from Sec. 22-744 of the Jefferson County Zoning Ordinance to allow for a reduced setback on a substandard lot to the road right of way for a proposed addition onto the front of the house at W8579 E. Lake Drive on parcel 028-0513-1611-031, Town of Sumner.

11. Discussion and Possible Action on Above Petitions

12. 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.