JEFFERSON COUNTY ZONING BOARD OF ADJUSTMENT

Dale Weis, Chair; Joann Larson, Vice Chair; Greg Froehle

THE BOARD OF ADJUSTMENT WILL MEET ON THURSDAY, NOVEMBER 12, 2026, AT 10:30 A.M. Members of the public may attend at the Rock River Conference Room C1021, Jefferson County Courthouse, 311 S Center Ave, Jefferson, WI.

THE BOARD OF ADJUSTMENT WILL LEAVE FOR SITE INSPECTIONS AT APPROXIMATELY 10:30 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. Approval of the Agenda
5. Approval of September 10, 2026 Meeting Minutes
6. Communications
7. Public Comments
8. Site Inspection:

Join the meeting now
Meeting ID: 252 959 753 563 267
Passcode: FR2so7mu

V1786-26 – David Wolff – W6469/W6473 State Road 19, Town of Milford - PIN 020-0814-0422-000

9. Public Hearing Beginning at 1:00 p.m., Rock River Conference Room C1021, Jefferson County Courthouse
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, November 12, 2026, in the Rock River Conference Room C1021, Jefferson County Courthouse, 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:

V1786-26 – David Wolff: Variance from Sec. 22-18(1) of the Jefferson County Zoning Ordinance to allow for two residences on one lot in existing A-1 zone located at **W6469/W6473 State Road 19** on parcel 020-0814-0422-000 (39.057 ac), Town of Milford.

11. Discussion and Possible Action on Above Petition

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 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.