

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

*Dale Weis, Chair; Joann Larson; Steven Masche*

THE BOARD OF ADJUSTMENT WILL MEET ON THURSDAY, March 13, 2025, 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 10:15 A.M.

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

**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:

1. **Call to Order – 10:00 a.m. Room C1021 of the Jefferson County Courthouse**  
Meeting called to order at 10:00 a.m. by Weis
2. **Roll Call (Establish a Quorum)**  
Members present: Weis, Larson, Masche  
Staff: Matt Zangl, Haley Nielsen, Trevor Quandt
3. **Certification of Compliance with Open Meetings Law**  
Staff confirmed compliance with Open Meetings Law.
4. **Approval of the Agenda**  
Larson made motion, seconded by Masche, 3-0.
5. **Approval of February 13, 2025, Meeting Minutes**  
Larson made motion, seconded by Masche, 3-0.
6. **Communications**  
None.
7. **Public Comment - None**
8. **Site Inspection** – Beginning at 10:15 a.m. and Leaving from Room C1021 of the Jefferson County Courthouse, 311 S Center Ave, Jefferson, WI  
  
**V1762-25 – Brummond Trust**, N6959 Lake View Road, Town of Lake Mills – PIN 018-0713-0223-023  
**V1760-25 – Arthur Krueger Trust**, W1949 State Road 16, Town of Ixonia – PIN 012-0816-1731-000 & 012-0816-1734-000  
**V1761-25 – Arthur Krueger Trust**, W1951/W1953 State Road 16, Town of Ixonia – PIN 012-0816-1731-000

9. **Public Hearing Beginning at 1:00 p.m., Jefferson County Courthouse Room C1049**

Meeting called to order at 1:00 p.m. by Weis

Members present: Weis, Larson, Masche

Staff: Matt Zangl, Haley Nielsen, Trevor Quandt

10. **Explanation of Process by Committee Chair**

The following was read into the record by Weis:

***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, March 13, 2025, 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 and Floodplain 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:

**V1760-25 Arthur Krueger Trust:** Variance from Sec. 11.03(f) of the Jefferson County Zoning Ordinance to allow for creation of four lots without 66’ of road frontage at **W1949 State Road 16** on parcel 012-0816-1731-000 and parcel 012-0816-1734-000, Town of Ixonia.

**PETITIONER:** Mr. Arthur Krueger is requesting to further divide the property for purposes of insurance, and the ability to sell land easier. The lots do not currently front on a public road.

**IN FAVOR:** None.

**OPPOSED:** None.

**REBUTTAL:** None.

Weiss: Asked the petitioner if emergency vehicles and or traffic from US Highway 16 will have sufficient room for access to the lots further from the road, and space to turn around.

Petitioner: Agreed to allow there to be a designated turn-around area. Does not foresee issues with Emergency Vehicle access, said it was not addressed by the Town so there should not be issues.

**STAFF:** Nielsen read staff report, and in file.

**TOWN:** In favor 5-0.

- A 30-foot access easement to be put in place.
- A 60-foot wide in diameter turn-around area designated.
- Provide Zoning with access approval from DOT and the railroad.

**V1761-25 Arthur Krueger Trust:** Variance from Sec. 11.05(g)(5) of the Jefferson County Ordinance to allow for existing duplex within 500' of the existing salvage yard located at **W1955 State Road 16** on parcel 012-0816-1731-000 and parcel 012-0816-1734-000, Town of Ixonia.

**PETITIONER:** The duplex is existing and has always been that close to the salvage yard.

**IN FAVOR:** None.

**OPPOSED:** None.

**REBUTTAL:** None.

Weiss: Asked the petitioner about the existing salvage yard, if it is still functioning and plans for the future.

Petitioner: The existing renter of the salvage yard left. The property has been cleaned up. The petitioner is looking for new tenants to run the business/salvage yard.

**STAFF:** Nielsen read staff report.

**TOWN:** In favor 5-0.

- A notice/affidavit shall be recorded with the Register of Deeds on the duplex property deed notifying of the existing salvage yard within 500' of the residential property.

**V1762-25 – Brummond Trust:** Variance from Sec. 11.07(d) of the Jefferson County Ordinance to allow for an extensive onsite storage structure at a reduced road setback in an R-1 zone at N6959 Lake View Road, parcel 018-0713-0223-023, Town of Lake Mills

**PETITIONER:** James Brummond, is looking to replace an existing garage with one that is slightly larger. Does not want to block the neighbors view to the lake. The size of the lot and topography makes it a challenge to put it anywhere else on the property.

**IN FAVOR:** None.

**OPPOSED:** None.

**REBUTTAL:** None.

**STAFF:** Nielsen read staff report. Nielsen asked if the shed behind the existing garage is being removed – yes.

**TOWN:** In favor, 3-0 with no conditions.

11. Discussion and Possible Action on Above Petitions (See also following pages & files)

12. Adjourn

Weiss made motion, seconded by Masche, motion carried 3-0 on a voice vote to adjourn @ 2:17 p.m.

### **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)