

JEFFERSON COUNTY ZONING BOARD OF ADJUSTMENT

Dale Weis, Chair; Joann Larson; Steven Masche

THE BOARD OF ADJUSTMENT WILL MEET ON THURSDAY, April 10, 2025, AT 10:15 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 10:30 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 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: 210 303 362 695

Passcode: Uq9w6H8y

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

1. Call to Order – 10:15 a.m. Room C1021 of the Jefferson County Courthouse
The meeting was called to order by Chairman Dale Weis at 10:15 a.m.
2. Roll Call (Establish a Quorum)
Committee members in attendance were Dale Weis, Joann Larsen, and Janet Sayre-Hoeft.
Department staff members in attendance were Matt Zangl, Trevor Quandt, and Haley Nielsen.
3. Certification of Compliance with Open Meetings Law
Chairman Weis confirmed the meeting was in compliance with the open meeting laws.
4. Approval of the Agenda
Motion by Supervisor Larsen, second by Supervisor Sayre-Hoeft. Motion passed on a voice vote, 3-0
5. Approval of March 13, 2025, Meeting Minutes
Motion by Supervisor Larsen, second by Chairmen Weis. Motion passed on a voice vote, 3-0
6. Communications
Supervisor Larsen requested the agenda, minutes, and any other documents be sent via e-mail to the committee members in advance of the meeting. Discussion was had on adjusting the meeting to remove the site visit and decision for V1764-25 Timothy Weber. There is a new protocol on decision making. A combined effort for reasoning will be utilized by the committee members and recorded as a group decision.
7. Public Comments
None

8. Site Inspection:

V1765-25 – Anthony & Mariah Heine, N7818 Springer Road, Town of Waterloo – PIN 030-0813-2741-000

V1763-25 – Royal Palm Investors LLC, W9460 US Highway 12, Town of Oakland – PIN 022-0613-0743-067

~~**V1764-25 – Timothy Weber**, W9637 Lake Drive, Town of Sumner – PIN 028-0513-3022-022~~

9. Public Hearing Beginning at 1:00 p.m., Jefferson County Courthouse Room C1021

Meeting called to order at 1:01 p.m. by Weis

Members present: Weis, Larson, Sayre-Hoeft

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, April 10, 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 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 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:

V1763-25 Royal Palm Investors LLC: Variance from Sec. 22-678(d) of the Jefferson County Zoning Ordinance to allow for reduced road setbacks to proposed residential dwellings in an R-1 zone at W9460 US Highway 12 on parcel 022-0613-0743-067, Town of Oakland.

STAFF: Nielsen read staff report, and in file.

TOWN: In denied 4-0.

- Stormwater concerns
- Not adhering to setbacks like in the past
- Traffic issues
- Overcrowding
- Impact on Lake Ripley

~~V1764-25 Timothy Weber: Variance from Sec. 6-247(2) of the Jefferson County Floodplain Ordinance to allow for a boathouse to be built below the floodplain elevation at W9637 Lake Drive on parcel 028-0513-3022-022, Town of Sumner.~~

V1765-25 Anthony & Mariah Heine: Variance from Sec. 22-740(a) of the Jefferson County Zoning Ordinance to allow for an addition to an existing non-conforming structure in excess of 50% of the existing structural members and in excess of 50% of the existing foundation footprint at N7818 Springer Road on parcel 030-0813-2741-000, Town of Waterloo.

STAFF: Nielsen read staff report, and in file.

TOWN: In favor 3-0.

- Property does not adjoin any other properties other than their own family, who is not in objection to the project

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

12. Adjourn

Larsen made a motion, Sayre-Hoeft second, motion carried 3-0 on a voice vote to adjourn at 2:43pm.

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.

Additional information on Zoning can be found at www.jeffersoncountywi.gov