

# **JEFFERSON COUNTY ZONING BOARD OF ADJUSTMENT**

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

**THE BOARD OF ADJUSTMENT WILL MEET ON THURSDAY, May 8, 2025, AT 10:45 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 11:00 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 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 – 10:45 a.m. Room C1021 of the Jefferson County Courthouse**  
Meeting called to order at 10:45 a.m. by Larson.
2. **Roll Call (Establish a Quorum)**  
Members present: Larson, Masche. Weis was present for agenda #8.  
Staff: Haley Nielsen, Trevor Quandt
3. **Certification of Compliance with Open Meetings Law**  
Staff confirmed compliance with Open Meetings Law.
4. **Approval of the Agenda**  
Masche made motion, seconded by Larson, 2-0.
5. **Approval of April 10, 2025, Meeting Minutes**  
Masche made motion, seconded by Larson, 2-0.
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

**V1767-25 – Michael Prado**, W611 State Road 59, Town of Palmyra – PIN 024-0516-2312-002

**V1766-25 – Todd Conforti**, W1376 N Blue Spring Lake Drive, Town of Palmyra – PIN 024-0516-2841-009

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, May 8, 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:

**V1766-25 Todd Conforti:** Variance from Sec. 22-18(2) of the Jefferson County Zoning Ordinance to allow for an accessory structure without the principal structure at W1376 N Blue Spring Lake Drive on parcel 024-0516-2841-009, Town of Palmyra.

**PETITIONER:** Todd Conforti (W1375 N Blue Spring Lake Drive, Palmyra) presented as himself for the variance request. Is looking to add additional storage to this property – The “B” lot. There is an existing garage previously approved without a primary structure on the property, which is not unusual around the lake. This structure would be for cold storage; boat, trailer, dock. The “A” lots (lots across the street on the lake) had a distracting look when storage structures are placed on lots. The “B” lot is better suited for the structure, it will not block the lake view for neighbors.

**IN FAVOR:** None.

**OPPOSED:** None.

**REBUTTAL:** None.

**STAFF:** Quandt read staff report.

**TOWN:** Approved 3-0 on April 14, 2025. Noting “A storage building exists on the parcel without a primary structure and it is a more desirable location for construction than if placed on the owners primary parcel, which includes a primary residence.” The Town also requests if approved by the Board, “No additional driveway be allowed for connection to N Blue Spring Lake Dr., and that no site grading be permitted to alter the existing drainage swale within the parcel.

**V1767-25 Michael Prado:** Variance from Sec. 22-16(1) of the Jefferson County Zoning Ordinance to allow for the creation of a new lot without access to a public road. Access onto State Road 59 is proposed by use of easement for a 1-acre residential lot at W611 State Road 59 on parcel 024-0516-2312-002, Town of Palmyra.

**PETITIONER:** Michael Prado (W611 State Highway 59) presented as himself for the variance request. He is attempting to create a single-family lot for a family member. Scott Hinkle denied access due to safety reasons.

Dale Weis - asked about width of easement and asked if a designating a turn-around area for emergency vehicles would be an issue – Michael Prado responded that the easement with was currently proposed to be 33 feet in width but could be wider if need be. Michael Prado was okay with designating a turn-around area for emergency services. Michael Prado also explained the history behind the existing access for nearby lots off of State Highway 59.

**IN FAVOR:** Lisa Prado (S37W22681 Crestview Drive, Waukesha).

**OPPOSED:** None.

**REBUTTAL:** None.

**STAFF:** Quandt read staff report.

**TOWN:** Approved 3-0 on March 10, 2025. Noting “WisDOT denied access to STH 59, which leaves the land otherwise inaccessible.” Conditions of approval are a minimum 33’ wide easement to access the parcel be required for recording upon approval.

## **11. Discussion and Possible Action on Above Petitions**

## **12. Adjourn**

Joanne made a motion to adjourn, seconded by Weis. Motion carried 3-0 on a voice vote to adjourn @ 1:58 pm.

## **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.