

JEFFERSON COUNTY ZONING BOARD OF ADJUSTMENT

Dale Weis, Chair; Joann Larson; Janet Sayre-Hoeft (alternate)

The Jefferson County Board of Adjustment will meet on Thursday, July 10, 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:

[Join the meeting now](#)

Meeting ID: 276 970 711 976

Passcode: qN3Ri7BS

- 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 Dale Weis.
- 2. Roll Call (Establish a Quorum)**
Members present: Weis, Larson, Sayre-Hoeft
Staff: Haley Nielsen, Trevor Quandt, Matt Zangl
- 3. Certification of Compliance with Open Meetings Law**
Staff confirmed compliance with the Opening Meeting Law.
- 4. Approval of the Agenda**
Larson made a motion to approve the agenda, seconded by Sayre-Hoeft, 3-0 voice vote
- 5. Approval of May 8, 2025, Meeting Minutes**
Weis made a motion to approve the meeting minutes, seconded by Larson, 3-0 voice vote
- 6. Communications**
None
- 7. Public Comments**
None
- 8. Site Inspection** – Beginning at 11:00 a.m. leaving from Room C1021 of the Jefferson County Courthouse, 311 S Center Ave, Jefferson, WI

V1769-25 – Edward & Lori Eidson, across from W9667 Lake Drive, Town of Sumner – PIN 028-0513-3022-062

V1770-25 – Edward & Lori Eidson, across from W9667 Lake Drive, Town of Sumner – PIN 028-0513-3022-062

V1768-25 – Edgehill Venture LLC, N2316 Museum Road, Town of Hebron – PIN 010-0515-0213-013

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

Meeting called to order at 1:03 p.m. by Dale Weis

Members present: Weis, Larson, Sayre-Hoeft

Satt: Matt Zangl, Haley Nielson, Trevor Quandt

10. Explanation of Process by Committee Chair

The following statement was read into record by Dale 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, July 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. 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:

V1768-25 Edgehill Venture LLC: Variance from Sec. 22-586(1) of the Jefferson County Zoning Ordinance to allow for an existing campground of less than 40-acres located at N2316 Museum Road on parcel 010-0515-0213-013, Town of Hebron.

PETITIONER: Meghan Gruszynski (N2316 Museum Road, Hebron) and Keith Barnes (Architectural firm) represented themselves for the variance request. The owners are looking to bring the current non-conforming campground into compliance. The request is to allow the existing non-conformance use, a campground under 40 acres, to continue with improvements and new ownership. The project will decrease the number of sites, repair/add buildings, and improve overall conditions. The current lot is water/land locked by the Rock River and surrounding agriculture/residential sites.

IN FAVOR: None.

OPPOSED: None.

REBUTTAL: None.

STAFF: Quandt read the staff report.

Town: Approved 3-0 on June 9th, 2025 by Town of Hebron. No conditions noted.

V1769-25 Edward & Lori Eidson: Variance from Sec. 22-18(2) of the Jefferson County Zoning Ordinance to allow for an accessory structure without the principal structure in an R-1 zone at Lot 84 across from W9667 Lake Drive on parcel 028-0513-3022-062, Town of Sumner.

PETITIONER: Lori Eidson (W9667 Lake Drive, Town of Sumner) and John Fabra (Evergreen Designs) presented themselves for the variance request. An accessory structure currently exists on lot 84 without a principal structure. The current structure is in disrepair, and undersized. The petitioner(s) are looking to raze the structure to build a larger building to accommodate their items. The need to increase the size of the structure is in correlation with the ever-growing size of today's watercraft and recreational vehicles.

IN FAVOR: None.

OPPOSED: None.

REBUTTAL: None.

STAFF: Quandt read the staff report.

Town: Approved 3-0 with no conditions.

V1770-25 Edward & Lori Eidson: Variance from Sec. 22-676(1) of the Jefferson County Zoning Ordinance to exceed 15% lot coverage for a proposed accessory structure in an R-1 zone at Lot 84 across from W9667 Lake Drive on parcel 028-0513-3022-062, Town of Sumner.

PETITIONER: Lori Eidson (W9667 Lake Drive, Town of Sumner) and John Fabra (Evergreen Designs) presented themselves for the variance request. An accessory structure currently exists on lot 84 without a principal structure. The current structure is in disrepair, and undersized. The petitioner(s) are looking to raze the structure to build a larger building to accommodate their items. The need to increase the size of the structure is in correlation with the ever-growing size of today's watercraft and recreational vehicles.

IN FAVOR: None.

OPPOSED: None.

REBUTTAL: None.

STAFF: Quandt read the staff report.

Town: Approved 3-0 with no conditions.

11. Discussion and Possible Action on Above Petitions

See individual files for decisions on above listed petitions.

12. Adjourn

Larson made the motion to adjourn, seconded by Weis. Motion carried by voice vote 3-0 to adjourn the meeting at 2:06 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 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.