

# **JEFFERSON COUNTY ZONING BOARD OF ADJUSTMENT**

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

**THE BOARD OF ADJUSTMENT WILL MEET ON THURSDAY, NOVEMBER 13, 2025, AT 11:00 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 APPROXIMATELY 11:10 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 – 11:00 a.m. Room C1021 of the Jefferson County Courthouse**

Meeting called to order at 11:01 a.m. by Chairman Weis.

**2. Roll Call (Establish a Quorum)**

Members present: Weis, Masche & Sayre-Hoeft (alternate). Larson is an excused absence.

Staff: Trevor Quandt, Shari Fischback

**3. Certification of Compliance with Open Meetings Law**

Masche confirmed compliance with the Opening Meeting Law.

**4. Approval of the Agenda**

Sayre-Hoeft made a motion to approve the agenda, seconded by Masche, 3-0 voice vote

**5. Approval of October 9, 2025, Meeting Minutes**

Masche made a motion to approve the meeting minutes, seconded by Weis, 3-0 voice vote

**6. Communications** - Quandt handed out an additional plot plan that included Right of Way and Centerline setback information for the property they will see during the site inspection.

**7. Public Comments** – None.

**8. Site Inspection** – Beginning at 11:04 a.m. leaving from Room C1021 of the Jefferson County Courthouse, 311 S Center Ave, Jefferson, WI

**V1774-25 – Logan Dahnert** N2339 Rockdale Road, Town of Sumner – PIN 028-0513-0624-001

**9. Site Inspection Adjourn**

Weis made the motion to adjourn the site inspection meeting, seconded by Masche. Motion carried by voice vote 3-0 to adjourn the meeting at 11:53 a.m.

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

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

Members present: Weis, Masche & Sayre-Hoeft (alternate). Larson is an excused absence.

Staff present: Haley Nielsen, Trevor Quandt and Shari Fischback

## 11. Explanation of Process by Committee Chair

Chairman Weis provided an overview of the meeting process and read the public hearing notice into the record.

### ***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 13, 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:

**V1774-25 – Logan Dahnert:** Variance from Sec. 22-678 of the Jefferson County Zoning Ordinance to allow for an attached garage addition at a reduced road setback at **N2339 Rockdale Road** on parcel 028-0513-0624-001, Town of Sumner.

**PETITIONERS:** Logan Dahnert & Alison Walker (N2339 Rockdale Road, Town of Sumner) presented themselves for the variance request. The petitioner is looking to build an attached 3 car garage addition to their house at reduced road setbacks. Two of the vehicles are their personal vehicles, one is a work vehicle. They considered several different placements for the garage, but placement option is limited due to their septic and well, underground powerlines and being able to attach the garage to their house and utilize their existing driveway. They have no current garage, and their proposed location will not cause safety or view issues for others.

Committee agreed that the information that was provided with the application and what was presented by the petitioners clarified any questions or concerns they had regarding the need for the garage, the size and the proposed placement.

**IN FAVOR:** None.

**OPPOSED:** None.

**REBUTTAL:** None.

**STAFF:** Nielsen read the staff report and staff discussed the setback request and confirmed the proposed setback of 40' from right of way and 73' from the centerline of the road with a total size of 32' X 36'.

**Town:** Approved 3-0 with no conditions.

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

See individual files for detailed decisions on above listed petition.

**V1774-25 – Logan Dahnert:** Motion by Sayre-Hoeft/Masche to approve the variance request as presented. Motion approved on a 3-0 voice vote.

Motion by Weis, second by Sayre-Hoeft, to direct staff to complete a written decision based on the motion and discussion of the Board. Motion passed 3-0 on a voice vote.

## **13. Public Hearing Adjourn**

Masche made the motion to adjourn, seconded by Weis. Motion carried by voice vote 3-0 to adjourn the meeting at 1:25 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.