

JEFFERSON COUNTY ZONING BOARD OF ADJUSTMENT

Dale Weis, Chair; Joann Larson; Steven Masche

THE BOARD OF ADJUSTMENT WILL MEET ON THURSDAY, DECEMBER 11, 2025, AT 11:00 A.M. Members of the public may attend at the Jefferson County Courthouse, 311 S Center Ave, Jefferson, WI, Room C1049.

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 11:03 a.m. by Chairman Weis.
2. **Roll Call (Establish a Quorum)**
Members present: Weis, Larson & Sayre-Hoeft (alternate). Masche is an excused absence.
Staff: Trevor Quandt & Shari Fischback
3. **Certification of Compliance with Open Meetings Law**
Quandt confirmed compliance with the Opening Meeting Law.
4. **Approval of the Agenda**
Sayre-Hoeft made a motion to approve the agenda, seconded by Larson, 3-0 voice vote
5. **Approval of November 13, 2025 Meeting Minutes**
Sayre-Hoeft made a motion to approve the meeting minutes, seconded by Weis, 3-0 voice vote
6. **Communications** – Quandt requested committee members verify their mailing address and email information and preferred method of communication in effort to streamline future communications.
7. **Public Comments** – None.
8. **Site Inspection:** Beginning at 11:06 a.m. leaving Room C1049 of the Jefferson County Courthouse, 311 S Center Ave, Jefferson, WI

V1776-25 – A-Frame Escape LLC N7126 Erb Wrench Lane, Town of Milford – PIN 020-0714-0123-001

V1775-25 – Joe & Ashley Adler N4026 County Road Y, Town of Jefferson – PIN 014-0615-1822-000

Weis made the motion to adjourn the site inspection meeting, seconded by Sayre-Hoeft. Motion carried by voice vote 3-0 to adjourn the meeting at 11:56 a.m.

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

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

10. **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, December 11, 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:

V1775-25 – Joe & Ashley Adler: Variance from Sec. 22-678 of the Jefferson County Zoning Ordinance to allow for the placement of an attached two-car garage at a reduced road setback at **N4026 County Road Y** on parcel 014-0615-1822-000, Town of Jefferson.

PETITIONERS: Joe Adler (N4026 County Road Y, Town of Jefferson) present himself for the variance request. The petitioner would like to upgrade from a single car garage to a bigger two car garage, 24’ X 36’ with about 12’ from the south lot line. The north side has the septic system, and the well is in the front, so this is his only placement option given the layout of the lot and his house.

IN FAVOR: None.

OPPOSED: None.

REBUTTAL: None.

STAFF: Quandt read the staff report.

Town: Approved 4-0 with no conditions

V1776-25 – A-Frame Escape LLC: Variance from Sec. 22-997 of the Jefferson County Zoning Ordinance to allow for a privacy fence at less than 75’ from the ordinary highwater mark in an R-2 zone at **N7126 Erb Wrensch Lane** on parcel 020-0714-0123-001, Town of Milford.

PETITIONERS: Richard Wrensch (N7018 Erb-Wrensch Lane) and Chazz Welch (401 W Pine St, Lake Mills), members of the LLC, presented themselves for the variance request. Richard bought the property a couple months ago. The fence already existed at time of purchase, put up by the previous owner without permits. The new fence is using the same footprint lengthwise as the previous fence, but it is higher and on the lot line, with the nice side facing the neighbor and feels it is improving the neighborhood appearance and hides the mess of the next-door neighbor.

IN FAVOR: None.

OPPOSED: None.

REBUTTAL: None.

STAFF: Quandt read the staff report.

Town: Approved 3-0

11. Discussion and Possible Action on Above Petition

See individual files for detailed decisions on above listed petition.

V1775-25 – Joe & Ashley Adler: Motion by Larson/ Sayre-Hoeft to approve the variance request as presented. Motion approved on a 3-0 voice vote.

Motion by Weis, second by Larson, 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.

V1776-25 – A-Frame Escape LLC: Motion by Sayre-Hoeft/Larson to DENY the variance request as presented. Motion approved on a 3-0 voice vote.

12. Adjourn

Sayre-Hoeft made the motion to adjourn, seconded by Larson. Motion carried by voice vote 3-0 to adjourn the meeting at 1:52 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.