

JEFFERSON COUNTY ZONING BOARD OF ADJUSTMENT

Dale Weis, Chair; Joann Larson; Steven Masche

THE BOARD OF ADJUSTMENT WILL MEET ON TUESDAY, MAY 12, 2026, 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 10:15 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 – 10:15 a.m. Room C1021 of the Jefferson County Courthouse**
Meeting called to order at 10:17 a.m. by Chairman Weis.
2. **Roll Call (Establish a Quorum)**
Members present: Weis, Larson & Jaeckel (alternate). Masche is an excused absence.
Staff: Matt Zangl, Haley Nielsen & Shari Fischback
3. **Certification of Compliance with Open Meetings Law**
Nielsen confirmed compliance with the Opening Meeting Law.
4. **Approval of the Agenda**
Larson made a motion to approve the agenda, seconded by Jaeckel, 3-0 voice vote
5. **Approval of December 11, 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 10:20 a.m. leaving Room C1049 of the Jefferson County Courthouse, 311 S Center Ave, Jefferson, WI
 - V1777-26 – Martin Sandvik** N1085 Vinnie Ha Ha Road, Town of Koshkonong – PIN 016-0513-2431-005
 - V1778-26 – Michael Doman Trust** N4120 Milwaukee Lane, Town of Oakland – PIN 022-0613-0834-002
 - V1779-26 – Mark & Robin Bowen** W1508 Lowland Drive, Town of Palmyra – PIN 024-0516-2834-001

Jaeckel made the motion to adjourn the site inspection meeting, seconded by Weis. Motion carried by voice vote 3-0 to adjourn the meeting at 12:10 p.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 Tuesday, May 12, 2026, 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:

V1777-26 – Martin Sandvik: Variance from Sec. 22-678 of the Jefferson County Zoning Ordinance to allow for the replacement of a detached garage at a reduced road setback at **N1085 Vinnie Ha Ha Road** on parcel 016-0513-2431-005, Town of Koshkonong.

PETITIONERS: Martin & Joanne Sandvik (N1085 Vinnie Ha Ha Road, Town of Koshkonong) presented themselves for the variance request. They are requesting to build a new garage in the same footprint as the old garage, 15’ high. Replacing the garage will make for a sounder structure. Reusing the current footprint is the only location available due to the physical features of the lot.

IN FAVOR: None.

OPPOSED: None.

REBUTTAL: None.

STAFF: Nielsen read the staff report.

Town: Approved 5-0

V1778-26 – Michael Doman Trust: Variance from Sec. 22-740(a) of the Jefferson County Zoning Ordinance to allow for an addition to existing non-conforming structure in excess of 50% of existing foundation footprint at **N4120 Milwaukee Lane** on parcel 022-0613-0834-002, Town of Oakland.

PETITIONERS: Michael Doman & Lynn Maurer (N4120 Milwaukee Lane, Town of Oakland) presented themselves for the variance request. They are requesting to put on a dormer on the house. This would eliminate the slanted roof and the need to duck down to enter the space, making it a more usable living space and it will improve the structural soundness of the roof. The footprint is not changing, just going up with the structure.

IN FAVOR: Martin Sandvik and Joanne Sandvik

OPPOSED: None.

REBUTTAL: None.

STAFF: Nielsen read the staff report.

Town: Approved 5-0

V1779-26 – Mark & Robin Bowen: Variance from Sec. 22-740(a) of the Jefferson County Zoning Ordinance to allow for existing non-conforming structure enlarged in excess of 50% of the structural members & excess of 50% of existing foundation square footage at **W1508 Lowland Drive** on parcel 024-0516-2834-001, Town of Palmyra.

PETITIONERS: Mark & Robin Bowen (W1508 Lowland Drive, Town of Palmyra) presented themselves for the variance request. They currently do not have a garage and is requesting a 28.6' X 30' attached garage onto their existing house, 6' back from the front of the house, to improve their walking safety, especially in the winter. This will eliminate their cars and visitors' cars being parked on the lawn and on the road. This will make it a safer property for the neighborhood and public use of the road.

IN FAVOR: Martin Sandvik, Mike Doman, Tim Bowen (31630 Academy Rd in Rochester, WI 53105)

OPPOSED: None.

REBUTTAL: None.

STAFF: Nielsen read the staff report.

Town: Approved 2-0, conditional that the County requires that the streetside plane of the new garage be required to be set back at least four feet from the streetside plane (street offset) of the existing house.

11. Discussion and Possible Action on Above Petition

See individual files for detailed decisions on above listed petition.

V1777-25 – Martin Sandvik: Motion by Larson/ Jaeckel to approve the variance request conditional on the overhang not to encroach in the right of way . 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.

V1778-25 – Michael Doman Trust: Motion by Jaeckel/Larson to approve the variance request as presented. Motion approved on a 3-0 voice vote.

Motion by Weis, second by Jaeckel, 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.

V1779-26 – Mark & Robin Bowen: Motion by Weis/Jaeckel to approve the variance request conditional with a 6' set back from the front of the house. 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.

12. Adjourn

Larson made the motion to adjourn, seconded by Jaeckel. 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.