

JEFFERSON COUNTY ZONING BOARD OF ADJUSTMENT

Dale Weis, Chair; Joann Larson; Steven Masche

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
2. Roll Call (Establish a Quorum)
3. Certification of Compliance with Open Meetings Law
4. Approval of the Agenda
5. Approval of May 8, 2025, Meeting Minutes
6. Communications
7. Public Comments
8. Site Inspection:

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
10. Explanation of Process by Committee Chair

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.

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.

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.

11. Discussion and Possible Action on Above Petitions

12. Adjourn

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.



DECISION OF THE ZONING BOARD OF ADJUSTMENT
JEFFERSON COUNTY, WISCONSIN

July 10, 2025

Petition Number: V1768-25

Applicant: Edgehill Ventures LLC

Property Owner: Edgehill Ventures LLC

Parcel: 010-0515-0213-013

Site Address: N2316 Museum Road

Township: Hebron

Variance From Section: Sec. 22-586(1) "Campgrounds"

Proposal: The property owners are requesting a variance to allow for an existing campground of less than 40-acres

Town Response: Town of Hebron approved 3-0 on 6/9/25 with no conditions.

Site Inspections: Site inspections conducted on July 11th, 2025. The Board of Adjustments viewed the property to examine location, layout of the proposal, and site characteristics.

Public Hearing: See tape, minutes and file.

DNR Correspondence: None.

Highway Correspondence: None.

Other Correspondence: None.

Findings of Fact:

- The property is zoned A-1, Exclusive Agricultural & C, Community and is a total of 5.698 acres in size.
- Section Sec. 22-279 & 22-280 of the Jefferson County Zoning Ordinance does not allow the proposed use of a campground in these zones. The current operation of a campground has been allowed as a legal, non-conforming use.
- There is floodplain along the shoreline of the Bark River and the southern section of the property. There are wetlands on the property.
- There is an existing septic system on the property that was due for maintenance on 03/01/2025. There is no permit on file for this system.

- There is a holding tank on the property that was last pumped 05/26/2023. There is no permit on file for this tank.
- A land use permit was issued in 1999 for a detached garage (permit #48860).
- The property owners are requesting a variance to allow for an existing campground of less than 40-acres.

Staff Comments:

- The applicant has also applied for a rezone and conditional use to get the property in compliance with today's standards for a campground. This will ensure the operation will now operate as a legal, conforming campground.

Decision Standards:

- a. No variance may be granted which would have the effect of allowing a use of land or property which would violate state laws or administrative rules:
- b. Subject to the above limitations, area variances may be granted where strict compliance with the zoning ordinance results in an unnecessary hardship which would unreasonably prevent the petitioner from using the property for a permitted purpose, or would render conformity with the zoning ordinance unnecessarily burdensome, and will allow the spirit of the ordinance to be observed, substantial justice to be accomplished, and the public interest not violated.
- c. Subject to the above limitations, use variances may be granted where strict compliance with the zoning ordinance would leave the property owner with no reasonable use of the property in the absence of a variance and will allow the spirit of the ordinance to be observed, substantial justice to be accomplished, and the public interest not violated.

Based on the variance application, site inspection, findings of fact, public hearing, and complete record, the board concludes that:

1. Unnecessary hardship **is/is not** present in that a literal enforcement of the terms of the zoning ordinance **would/would not** unreasonably prevent the owner from using the property for a permitted purpose or would render conformity with such restrictions unnecessarily burdensome (area variance) or strict compliance with the zoning ordinance would leave the property owner with no reasonable use of the property (use variance) because:

Applicant Reasoning: Sec. 22-586 (Campgrounds) requires a minimum lot size of 40 acres for a campground use. The existing lot is about 5.7 acres and is currently a campground use. Complying with the minimum lot size would be unnecessarily burdensome to the owner because this amount of land is not available.

Board Reasoning:

2. The hardship or no reasonable use **is/is not** due to unique physical limitations of the property rather than the circumstances of the applicant because:

Applicant Reasoning: The existing lot, used a campground, is 5.7 acres and cannot be expanded to meet the 40 acres minimum required by Sec. 22-586.

Board Reasoning:

3. The variance **will not/will** be contrary to the public interest as expressed by the purpose and intent of the zoning ordinance because:

Applicant Reasoning: The lot is an existing campground use and therefore there will be no change to the public interest. The beautification and investment into the lot that is being proposed will be an enhancement to the neighborhood and public interest.

Board Reasoning:

A variance may be granted if all these conditions are met.

Decision:

Motion:

Second:

Vote:

Conditions of approval/denial:

Signed: _____ Date: _____
Chairperson

Board decisions may be appealed to the circuit court. An audio record of these proceedings is available upon request.



DECISION OF THE ZONING BOARD OF ADJUSTMENT **JEFFERSON COUNTY, WISCONSIN**

July 10, 2025

Petition Number: V1769-25

Applicant: Edward & Lori Eidson

Property Owner: Edward & Lori Eidson

Parcel: 028-0513-3022-062

Site Address: across from W9667 Lake Drive

Township: Sumner

Variance From Section: Sec. 22-18(2) "Use Restrictions"

Proposal: The property owners are requesting a variance to allow for an accessory structure without the principal structure in an R-1 zone

Town Response: Approved 3-0, with no conditions

Site Inspections: Site inspections conducted on July 11th, 2025. The Board of Adjustments viewed the property to examine location, layout of the proposal, and site characteristics.

Public Hearing: See tape, minutes and file.

DNR Correspondence: None.

Highway Correspondence: None.

Other Correspondence: None.

Finding of Fact:

- The property is zoned R-1 Residential-Sewered and is .129 acres in size.
- There is no septic system on the property – the property is hooked up to sewer
- There is an existing 24' x 26' detached garage on the property.
- Section 22-18(2) of the Jefferson County Zoning Ordinance states the following: "Accessory uses and structures are permitted in any zoning district only when the principal structure is present or under construction, except essential services which may precede construction. Except where specifically prohibited, all machinery, equipment, temporary storage, vehicles, construction, and other related materials or activities used in the conduct of a permitted principal, accessory, or conditional use in the applicable zoning district are permitted. These include, but are not limited to, those vehicles, materials,

and activities that may be employed in the day-to-day operation of a farm if farming is allowed in the associated zoning district”

- The site plan provided by the property owner shows the new garage to be 29’ x 75’ (2175 sq ft)
- **The owner would like to build an accessory building on a lot without a principal structure. The purpose of the new building is to allow storage of personal equipment out of sight and maintain the value of investments.**

Staff Comments:

- Why can’t the structure be moved across the road?
- Petitioners have also applied for a conditional use with the P&Z Committee to allow for a structure exceeding 1000 sq ft in size in an R-1 zone (extensive on-site storage structure)

Decision Standards:

- a. No variance may be granted which would have the effect of allowing a use of land or property which would violate state laws or administrative rules:
- b. Subject to the above limitations, area variances may be granted where strict compliance with the zoning ordinance results in an unnecessary hardship which would unreasonably prevent the petitioner from using the property for a permitted purpose, or would render conformity with the zoning ordinance unnecessarily burdensome, and will allow the spirit of the ordinance to be observed, substantial justice to be accomplished, and the public interest not violated.
- c. Subject to the above limitations, use variances may be granted where strict compliance with the zoning ordinance would leave the property owner with no reasonable use of the property in the absence of a variance and will allow the spirit of the ordinance to be observed, substantial justice to be accomplished, and the public interest not violated.

Based on the variance application, site inspection, findings of fact, public hearing, and complete record, the board concludes that:

1. Unnecessary hardship **is/is not** present in that a literal enforcement of the terms of the zoning ordinance **would/would not** unreasonably prevent the owner from using the property for a permitted purpose or would render conformity with such restrictions unnecessarily burdensome (area variance) or strict compliance with the zoning ordinance would leave the property owner with no reasonable use of the property (use variance) because:

Applicant Reasoning: Our current garage is inadequate (24’ x 26’) for today’s size boats and RV’s. We are proposing to build a larger storage shed (garage/shop) to make the area look nicer, not having any items stored outside. This will also protect our investment in our watercrafts. We propose to build a 29’ wide by 75’ building to store all of our watercraft personal belongings and autos. Our house is across the street from W9667 Lake Dr on lake frontage.

Board Reasoning:

2. The hardship or no reasonable use **is/is not** due to unique physical limitations of the property rather than the circumstances of the applicant because:

Applicant Reasoning: The intent is to replace the existing garage structure with an adequate size building to accommodate today's larger boats, RV's, automobiles, and personal items.

Board Reasoning:

3. The variance **will not/will** be contrary to the public interest as expressed by the purpose and intent of the zoning ordinance because:

Applicant Reasoning: The requested variance will allow us to store our items indoors and preserve the value of our investment while maintaining a nicer look of our property by not having our items stored outdoors.

Board Reasoning:

A variance may be granted if all these conditions are met.

Decision: The requested variance is granted.

Motion: Second: Vote: 3-0 (roll call vote)

Conditions of approval/denial:

Signed: _____ Date: _____
Chairperson

Board decisions may be appealed to the circuit court. An audio record of these proceedings is available upon request.



DECISION OF THE ZONING BOARD OF ADJUSTMENT
JEFFERSON COUNTY, WISCONSIN

July 10, 2025

Petition Number: V1770-25

Applicant: Edward & Lori Eidson

Property Owner: Edward & Lori Eidson

Parcel: 028-0513-3022-062

Site Address: across from W9667 Lake Drive

Township: Sumner

Variance From Section: Sec. 22-132. – Maximum lot coverage by buildings in an R-1 zone.

Proposal: The property owners are requesting a variance to exceed 30% of the existing lot area for the proposed accessory structure in R-1 zone on PIN 028-0513-3022-062 (Lot 84)

Town Response: Approved 3-0, with no conditions

Site Inspections: Site inspections conducted on July 11th, 2025. The Board of Adjustments viewed the property to examine location, layout of the proposal, and site characteristics.

Public Hearing: See tape, minutes and file.

DNR Correspondence: None.

Highway Correspondence: None.

Other Correspondence: None.

Finding of Fact:

- The property is zoned R-1 Residential-Sewered and is .129 acres in size.
- There is no septic system on the property – the property is hooked up to sewer
- There is an existing 24' x 26' detached garage on the property.
- The site plan provided by the property owner shows the new garage to be 29' x 75', which covers 41.2% of the property.
- Section 22-132 of the Jefferson County Zoning Ordinance states the following: “Maximum lot coverage by principal and accessory structures not to exceed 30 percent of existing lot area.”

- **The owner would like to build an accessory building on a lot without a principal structure. The purpose of the new building is to allow storage of personal equipment out of sight and maintain the value of investments.**

Staff Comments:

- Mitigation for exceeding 15% of lot coverage for impervious surfaces will be required. There is a planned rain garden for the property. Any issues or concerns with installing this mitigation project?

Decision Standards:

- a. No variance may be granted which would have the effect of allowing a use of land or property which would violate state laws or administrative rules:
- b. Subject to the above limitations, area variances may be granted where strict compliance with the zoning ordinance results in an unnecessary hardship which would unreasonably prevent the petitioner from using the property for a permitted purpose, or would render conformity with the zoning ordinance unnecessarily burdensome, and will allow the spirit of the ordinance to be observed, substantial justice to be accomplished, and the public interest not violated.
- c. Subject to the above limitations, use variances may be granted where strict compliance with the zoning ordinance would leave the property owner with no reasonable use of the property in the absence of a variance and will allow the spirit of the ordinance to be observed, substantial justice to be accomplished, and the public interest not violated.

Based on the variance application, site inspection, findings of fact, public hearing, and complete record, the board concludes that:

1. Unnecessary hardship **is/is not** present in that a literal enforcement of the terms of the zoning ordinance **would/would not** unreasonably prevent the owner from using the property for a permitted purpose or would render conformity with such restrictions unnecessarily burdensome (area variance) or strict compliance with the zoning ordinance would leave the property owner with no reasonable use of the property (use variance) because:

Applicant Reasoning: Our current garage is inadequate (24' x 26') for today's size boats and RV's. We are proposing to build a larger storage shed (garage/shop) to make the area look nicer, not having any items stored outside. This will also protect our investment in our watercrafts. We propose to build a 29' wide by 75' building to store all of our watercraft personal belongings and autos. Our house is across the street from W9667 Lake Dr on lake frontage.

Board Reasoning:

2. The hardship or no reasonable use **is/is not** due to unique physical limitations of the property rather than the circumstances of the applicant because:

Applicant Reasoning: The intent is to replace the existing garage structure with an adequate size building to accommodate today's larger boats, RV's, automobiles, and personal items.

Board Reasoning:

3. The variance **will not/will** be contrary to the public interest as expressed by the purpose and intent of the zoning ordinance because:

Applicant Reasoning: The requested variance will allow us to store our items indoors and preserve the value of our investment while maintaining a nicer look of our property by not having our items stored outdoors.

Board Reasoning:

A variance may be granted if all these conditions are met.

Decision: The requested variance is granted.

Motion: Second: Vote: 3-0 (roll call vote)

Conditions of approval/denial:

Signed: _____ Date: _____
Chairperson

Board decisions may be appealed to the circuit court. An audio record of these proceedings is available upon request.