

# **JEFFERSON COUNTY ZONING BOARD OF ADJUSTMENT**

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

**THE BOARD OF ADJUSTMENT WILL MEET ON WEDNESDAY, JUNE 10, 2026, AT 10:30 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 10:30 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:

1. Call to Order – 10:30 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 12, 2026 Meeting Minutes
6. Communications
7. Public Comments
8. Site Inspection:

[Join the meeting now](#)

Meeting ID: 252 959 753 563 267  
Passcode: FR2so7mu

**V1780-26 – Larry M Holzhueter Trust** N9165 Riverview Drive, Town of Waterloo – PIN 030-0813-1213-000

**AP1781-26 – Village of Johnson Creek** W4884 River Drive, Town of Farmington - PIN 008-0715-0633-001

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 Wednesday, June 10, 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 and an appeal of a sanitary permit issued by the Director of Planning and Development. 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:

**V1780-26 – Larry M Holzhueter Trust:** Variance from Sec. 22-740 of the Jefferson County Zoning Ordinance to allow for an existing non-conforming structure to be enlarged in excess of 50% of existing foundation square footage and 50% of the existing structural members at **N9165 Riverview Drive** on parcel 030-0813-1213-000, Town of Waterloo.

**AP1781-26 – Village of Johnson Creek:** Appeal of Sanitary Permit #14752 issued on March 31, 2026 for Denise Schumacher at **W4884 River Drive**, parcel 008-0715-0633-001, in the Town of Farmington. The sanitary permit is being appealed by the Village of Johnson Creek. This appeal is subject to Section 16-144(f) of the Jefferson County Private On-site Wastewater Treatment Systems Ordinance.

11. Discussion and Possible Action on Above Petition

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.