

DODGE COUNTY BOARD OF ADJUSTMENT MINUTES
May 21, 2015

The Dodge County Board of Adjustment met on this 21st day of May at 7:00 p.m., on the 1st Floor of the Administration Building, in Rooms 1H and 1I, located at 127 East Oak Street, Juneau, Wisconsin.

Chairman Armin Reichow called the meeting of the Dodge County Board of Adjustment to order.

Roll Call was taken.

Members present were as follows: Armin Reichow, Leon Schraufnagel, Harold Hicks, Wayne Uttke and William Nass. Members excused were Edward Premo (Alternate 1).

Chairman Reichow noted that a quorum is present.

Mr. Giebel of the Land Resources and Parks Department was in attendance at the request of the chairman;

The Chairman asked the staff to confirm compliance with the open meeting law and public hearing notice requirements for the hearings before the Board.

Mr. Giebel indicated that the meeting was properly noticed in accord with the open meeting law and noted that each of the public hearings listed on the agenda received a class two notice and the mailing notices were sent in accord with the statute and code requirements.

The agenda was reviewed by the Board.

The minutes from the May 14, 2015 meeting were reviewed by the Board.

Motion by Nass to approve the minutes as written.

Second by Schraufnagel Vote: 4-0 Motion carried.

The staff explained the hearing procedures to those in attendance;

PUBLIC HEARING

William Lentscher - Request for a variance to the terms of the Shoreland Protection Ordinance to allow the construction of a second story addition, front entry addition and a deck addition onto the residence on this site where said deck addition will be located 4 feet within the required water setback requirements and where said projects will exceed the maximum impervious surface area allowed by the Ordinance. The site is located in part of the SE ¼, SE ¼, Section 2, T12N, R13E, Town of Fox Lake, the site address being W10167 Hickory Bay Road.

Harold Hicks noted that the staff report refers to the property being on Fox Lake which is an error; the property abuts on Beaver Dam Lake.

Water Setback variance request:

Motion by Schraufnagel to deny the variance request to allow the construction of a deck within the water setback lines.

Second by Hicks Vote: 5-0 to Deny Motion carried.

Impervious Surface Area Variance Request:

Motion by Nass to deny the variance request to allow the construction of a deck and entryway addition where said additions will exceed the maximum allowed impervious surface area for this lot.

Second by Schraufnagel Vote: 5-0 to deny Motion carried.

PUBLIC HEARING

Richard Heppard – Request for a variance to the terms of the Sanitary Ordinance to allow the installation of a holding tank on this site where there are other types of private sewage systems that can be utilized on this property. The site is located in part of the SW ¼, NW ¼, Section 35, Town of Theresa, the site address being N7552 Freedom Road;

Motion by Schraufnagel to deny the request to allow the installation of a holding tank on this lot where said lot contains sufficient soil in which to install a mound type system.

Second by Hicks Vote: 5-0 to deny Motion carried.

PUBLIC HEARING

Jesse Groeller, agent for St. Peters Lutheran Church – Request for a variance to the terms of the sign and highway setback provisions of the Dodge County Land Use Code to allow the construction of a replacement identification sign on this site where said sign will be located 44 feet within the required highway setback lines from County Road R. The site is located in part of the NE ¼, NW ¼, Section 17, Town of Lebanon, the site address being W4661 County Road MM.

Motion by Nass to approve the variance request as proposed.

Second by Schraufnagel Vote: 5-0 Motion carried.

PUBLIC HEARING

Lebanon Historical Society, agent for the Town of Lebanon - Request for a variance to the terms of the railroad grade crossing setback provisions of the Dodge County Land Use Code to allow the construction of a historical building on this site and to allow the relocation of an identification sign on this site where said building will be located 38 feet within the required setback and the sign will be located 11 feet within the setback lines. The site is located in part of the NW ¼, SW ¼, Section 8, Town of Lebanon, the site address being W4672 Ivy Street.

Motion by Nass to approve the variance request as proposed.

Second by Hicks Vote: 5-0 Motion carried.

PUBLIC HEARING

New Frontier Land Surveying, agent for Emmanuel Lutheran Church – Request for a variance to the terms of the lot area provisions of the Dodge County Land Use Code to allow for the creation of an approximate .58-acre lot where said lot will not meet the minimum lot area requirements of the Code. The site is located part of the NW ¼, NE ¼, Section 14, Town of Herman, the site address being W630 Church Road.

Motion by Schraufnagel to approve the variance request subject to the following conditions:

1. A 4-lot certified survey map is submitted and approved for these lots;
2. The following highway/road setback line shall be shown on the certified survey map;
 - Town Road - Herman: 100 feet from the centerline or 67 feet from the road right-of-way, whichever distance is greater;
3. The location of the existing private septic systems for these lots shall be shown on the certified survey map.
4. The site address (if one is already assigned to the lots) shall be shown on the certified survey map;
5. Site addresses shall be obtained for the proposed lots and outlots prior to the approval of the certified survey maps.

Waivers:

- Soil tests for all lots;
- Lot line angles for all lots;

Second by Nass Vote: 5-0 Motion carried.

Motion by Nass to adjourn the meeting.

Second by Schraufnagel Motion carried.

Respectfully submitted,


Wayne Jettke, Secretary

Disclaimer: The above minutes may be approved, amended or corrected at the next committee meeting.