

DODGE COUNTY BOARD OF ADJUSTMENT MINUTES

October 15, 2015

The Dodge County Board of Adjustment met on this 15th day of October, 2015, 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, Harold Hicks, Wayne Uttke, William Nass, and Edward Premo (Alternate 1). Members excused were Leon Schraufnagel.

Chairman Reichow noted that a quorum is present.

Joseph 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 October 8, 2015 meeting were reviewed by the Board.

Motion by William Nass to approve the minutes as written.

Second by Ed Premo Vote: 4-0 Motion carried.

The staff explained the hearing procedures to those in attendance;

The Chairman read the public hearing notice for the first public hearing.

PUBLIC HEARING

Howard and Barb Krohn – Request for a variance to the terms of the Highway Setback Overlay District provisions of the Dodge County Land Use Code to allow a replacement garage to be located within the highway setback line of Bay Street. The site is located on Lot 23, Block 2, Sinissippi Bay Subdivision in part of the NE ¼, NE ¼, Section 32, Town of Hubbard, the site address being N5194 Wildcat Road.

Motion by Ed Premo to approve the variance request to allow a replacement garage to be located within the highway setback line of Bay Street as proposed.

Second by William Nass Vote: 5-0 Motion carried.

Howard and Barb Krohn

Request for a waiver of the double fees that were charged for the permit and variance applications.

Motion by Wayne Uttke to approve the request for waiver of the double fees that were charged for the land use permit application and the variance application request.

Second by Harold Hicks Vote: 5-0 Motion carried.

PUBLIC HEARING

Robert and Kathleen Schraufnagel – Request for a variance to the terms of the land division provisions of the Dodge County Land Use Code to allow the creation of a lot where said lot will not meet the lot width requirements of the Code. The site is located in part of the NE ¼, SE ¼, Section 8, Town of Leroy – North Point Road.

Motion by Ed Premo to approve the variance request to allow the creation of a lot where said lot will not meet the lot width requirements of the Code subject to the following conditions:

1. A 2-lot certified survey map is submitted and approved for these lots;
2. The following statement shall appear on the certified survey map: "These lots are intended for agricultural and open space use only and no non-farm residential structures shall be constructed on the lots unless the lots are successfully rezoned out of the A-1 Prime Agricultural Zoning District and all required approvals are obtained."
3. The following highway/road setback line shall be shown on the certified survey map;
 - County Highway: 100 feet from the centerline or 67 feet from the road right-of-way, whichever distance is greater;
 - Town Road: 75 feet from the centerline or 42 feet from the road right-of-way, whichever distance is greater;
4. A highway access permit shall be required for any new access to County Road Z.

Second by William Nass Vote: 5-0 Motion carried.

PUBLIC HEARING

Brian Christian – Request for a variance to the terms of the Highway Setback Overlay District provisions of the Dodge County Land Use Code to allow the construction of an attached garage where said addition will be located approximately 2 feet within the required highway setback lines of Creek Road, within the required vision triangle site line and where said addition is considered an expansion of a nonconforming structure. The site is located in part of the SW ¼, SW ¼, Section 7, Town of Clyman, the site address being W7638 Creek Road.

Motion by Harold Hicks to approve the variance request to allow the construction of an attached garage where said addition will be located approximately 2 feet within the required highway setback lines of Creek Road, within the required vision triangle site line and where said addition is considered an expansion of a nonconforming structure subject to the following conditions:

1. The appellant shall sign and record a variance agreement with the Dodge County Register of Deeds prior to the issuance of the County Land Use Permit for this construction

Second by Ed Premo Vote: 5-0 Motion carried.

PUBLIC HEARING

Birschbach & Associates, LTD, agent for Vanderloop Enterprises LLC, - Request for a variance to the terms the Dodge County Land Use Code to allow the construction of a commercial building where said structure will be located approximately 6 feet within the required highway setback lines of US Highway 151. The site is located in part of the SW ¼, NW ¼, Section 14, T12N, R14E, Town of Trenton, the site address being N8750 and N8766 Buckhorn Road.

Motion by Wayne Uttke to deny the variance request to allow the construction of a commercial building where said structure will be located approximately 6 feet within the required highway setback lines of US Highway 151.

Second by Ed Premo Vote: 3-2 (William Nass, Armin Reichow) Motion carried.

Motion by Wayne Uttke to adjourn the meeting.

Second by William Nass Motion carried. 8:50 PM

Respectfully submitted,



Wayne Uttke, Secretary

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