

**DODGE COUNTY BOARD OF ADJUSTMENT MINUTES**  
**November 9, 2017**

The Dodge County Board of Adjustment met on this 9th day of November at 7:00 p.m., on the 1<sup>st</sup> Floor of the Administration Building, in Rooms 1H and 1I, located at 127 East Oak Street, Juneau, Wisconsin.

Chairman William Nass called the meeting of the Dodge County Board of Adjustment to order.

Roll Call was taken.

Members present were as follows: Larry Dogs, Harold Hicks, William Nass, Jon Schoenike and Sharon Schumann. Members excused were Edward Premo (Alternate 1).

Chairman Nass noted that a quorum is present.

Joe 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 accepted as printed.

The minutes from the October 19, 2017 meeting were reviewed by the Board.

Motion by Jon Schoenike to approve the minutes as written.

Second by Sharon Schumann      Vote: 5-0      Motion carried.

The staff explained the hearing procedures to those in attendance;

**PUBLIC HEARING**

**Ken and Donna Zimmerman** – Request for a variance to the terms of the Subdivision provisions of the Dodge County Land Use Code to allow the creation of lots which do not meet the lot access requirements of the Code. The site is located in part of the E ½ of the SE ¼ and part of the SW ¼ of the SE ¼, Section 2, T12N, R14E, Town of Fox Lake, the site address being N9481 Spring Road.

Motion by Larry Dogs to approve the variance request to allow the creation of a lot where said lot does not abut a public road subject to the following conditions:

1. A 1-lot certified survey map is submitted and approved for the 8-acre lot;
2. An access easement/agreement from the Wisconsin & Southern Railroad to allow a private grade crossing for these lots shall be obtained prior to the approval of the CSM;
3. Approval is obtained from the Town of Fox Lake prior to the approval of the CSM;

4. The following highway/road setback line shall be shown on the certified survey map;
  - Town Road: 75 feet from the centerline or 42 feet from the road right-of-way, whichever distance is greater;
5. The lands located on the west side of the railroad tracks shall not be sold separately from the land along the east side of the railroad tracks.
6. Soil tests are required for the 54+acre lot and the lot shall contain sufficient soil to accommodate an approved method of sanitary sewage disposal other than a holding tank in accord with Subsection 7.7.2.A.1;
7. The site address (if one is already assigned to the lot) shall be shown on the certified survey map;

Waivers:

- Lot line angle requirements for both lots.
- Soil tests for the 8-acre lot.
- Surveying of the 54+acre lot.

Second by Jon Schoenike      Vote: 5-0      Motion carried.

Motion by Sharon Schumann to adjourn the meeting.

Second by Larry Dogs      Motion carried 5-0 7:28 PM

Respectfully submitted,

  
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Larry Dogs, Secretary

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