

DODGE COUNTY BOARD OF ADJUSTMENT MINUTES

April 21, 2022

The Dodge County Board of Adjustment met on this 21st day of April at 7:00 p.m., in Rooms 1H and 1I on the 1st Floor of the Administration Building, 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: Harold Hicks, Rodney Justman, William Nass, Jon Schoenike and Sharon Schumann.

Terry Ochs and Morgan Wisth of the Land Resources and Parks Department was in attendance at the request of the chairman;

Non-Committee Member County Board Attendance: None

Chairman Nass noted that a quorum is present.

The Chairman asked the staff to confirm compliance with the open meeting laws and the public hearing notice requirements. Terry Ochs noted that the meeting was properly noticed in accord with the open meeting law and noted that the required notices for the public hearings listed on the agenda were posted, mailed and published in accord with the statute and code requirements.

The agenda was reviewed by the Board.

The minutes from the April 14, 2022 meeting were reviewed by the Board.

Motion by Rodney Justman 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

1. PUBLIC HEARING – 7:00 P.M.

Steve & Kim Engmann Request for a variance to the terms of the water setback provisions and lateral expansion of a nonconforming principle structure within setbacks provisions of the Dodge County Shoreland Protection Ordinance to allow the construction of an approximate 24' X 30' Dwelling addition (Attached garage) where said attached garage will be 21' from the Ordinary High Water Mark (O.H.W.M.) or approximately 54' within the required water setback line. On an existing nonconforming principle structure located within 35' of the O.H.W.M., therefore, lateral expansion is prohibited. The property is located in part of the NW ¼ of the SW ¼, Section 23, Town of Fox Lake, the site address being N10697 Chief Kuno Trail.

Terry Ochs notified Board of Adjustment that the Department received e-mail notification April 21, 2022 from Mr. Engmann to withdraw the variance application.

2. PUBLIC HEARING – 7:10 P.M.

Keegan Lauer for a variance to the terms of the Setback, Height and Area Measurements of the Dodge County Land Use Code to allow the construction of a 40' X 60' detached shed, where said shed will exceed the maximum size and height allowed for detached accessory building that is located within the R-1 Single Family Residential Zoning District. The site located in part of the NW ¼ of the NE ¼, Section 33, Town of Rubicon, the site address being W1761 County Road NN. A copy of the proposed petition is available for review in the County Land Resources and Parks Department between the hours of 8:00 a.m. and 4:30 p.m., Monday-Friday (920-386-3700).

Motion by Jon Schoenike to approve with conditions; the variance to the terms of the Setback, Height and Area Measurements of the Dodge County Land Use Code to allow the construction of a 40' X 60' detached shed, where said shed will exceed the maximum size and height allowed for detached accessory building that is located within the R-1 Single Family Residential Zoning District based upon the findings and conditions. The conditions are:

1. This structure shall not be used for human habitation or overnight accommodations
2. This structure shall not be used for any business, trade or industry and shall not be rented out for storage space;

Second by Sharon Schumann.

Vote: 5-0 Motion carried.

3. PUBLIC HEARING – 7:10 P.M.

Calvin & Cynthia Van Beek for a variance to the terms of the Setback, Height and Area Measurements of the Dodge County Land Use Code to allow the construction of a 28' X 80' detached accessory structure, where said shed will exceed the 1,500 sqft. maximum size allowed for detached accessory building that is located within the R-1 Single Family Residential Zoning District.

Motion by Sharon Schumann to approve with conditions; the variance to the terms of the Setback, Height and Area Measurements of the Dodge County Land Use Code to allow the construction of a 28' X 80' detached accessory structure, where said shed will exceed the 1,500 sqft. maximum size allowed for detached accessory building that is located within the R-1 Single Family Residential Zoning District based on the findings and conditions. The conditions are

1. This structure shall not be used for human habitation or overnight accommodations
2. This structure shall not be used for any business, trade or industry and shall not be rented out for storage space;

Second by Rodney Justman.

Vote: 5-0 Motion carried.

OTHER BUSINESS

1. None

Motion by William Nass to adjourn the meeting.

Second by Rodney Justman

Motion carried.

Respectfully submitted,

Jon Schoenike, Secretary

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

DODGE COUNTY BOARD OF ADJUSTMENT MINUTES
May 19, 2022

The Dodge County Board of Adjustment met on this 19 day of May 2022 at 6:30 p.m., in Rooms 1H and 1I on the 1st Floor of the Administration Building, located at 127 East Oak Street, Juneau, Wisconsin.

Acting Chairman Sharon Schumann called the meeting of the Dodge County Board of Adjustment to order.

Roll Call was taken.

Members present were as follows: Sharon Schumann Harold Hicks, Rodney Justman, present. William Nass, Jon Schoenike will meet on site.

Terry Ochs of the Land Resources and Parks Department was in attendance at the request of the acting chairman;

Sharon Schumann noted that a quorum is present.

Sharon Schumann requested Mr. Ochs of the Land Resources & Parks Department to accompany the Board on the on-site inspections.

The meeting was adjourned to allow the Board to conduct on-site visits of the following sites for facts to be presented at a future public hearing:

- David Huber - The site located in part of the NW ¼ of the NE ¼ in Section 22, Township of Emmet, Dodge County, Wisconsin address being N1227 County Road M;

Following the On-site visits, the Board reconvened the meeting of the Dodge County Board of Adjustment at 7:15 PM in Rooms 1H and 1I located on the first floor of the Administration Building, located at 127 East Oak Street, Juneau, Wisconsin to hold the public hearings.

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

Members present were as follows: Harold Hicks, William Nass, Jon Schoenike and Sharon Schumann, and Rodney Justmann.

Non-Committee Member County Board Attendance: None

Chairman Nass noted that a quorum is present.

The Chairman asked the staff to confirm compliance with the open meeting laws and the public hearing notice requirements. Terry Ochs noted that the meeting was properly noticed in accord with the open meeting law and noted that the required notices for the public hearings listed on the agenda were posted, mailed and published in accord with the statute and code requirements.

The agenda was reviewed by the Board;

The staff explained the hearing procedures to those in attendance;

PUBLIC HEARING

David Huber – Request a variance to the terms of the Dodge County Land Use Code Subsection 4.6.2.A and Table 5.1-1 which refers to the distances that all buildings and other structures are required to be setback from all roads. On a County Road, the required setback is 100 feet from its centerline or 67 feet from its right of way, whichever is the greatest distance of the two. According to County records, the required highway setback at this location is 100 feet from the centerline of County Road M. As proposed, the Porch Replacement will begin at approximately 57 feet from the road centerline or approximately 43 feet within the required highway setback lines and therefore prohibited by the Code. The Home Addition will begin at approximately 84 feet from the road centerline or approximately 16 feet within the required highway setback lines and therefore prohibited by the Code.

Motion by Jon Schoenike to approve the portion of the variance request for the (12'x30') Porch Replacement begin at approximately 57 feet from the road centerline or approximately 43 feet within the required highway setback lines with the following conditions:

1. A variance agreement shall be required to be recorded with the Register of Deeds Office in the amount of the proposed construction projects prior to the approval of the land use permit.
2. All Federal, State and Local Municipality permits and approvals required for the proposed structures on this site shall be obtained for said projects prior to beginning construction.
3. A County Land Use Permit shall be obtained for the proposed construction projects prior to beginning construction of these projects.

Second by Sharon Schumann.

Vote: 5-0 Motion carried.

Motion by Jon Schoenike to approve the (12'x16') Home Addition will begin at approximately 84 feet from the road centerline or approximately 16 feet within the required highway setback lines with the following conditions:

1. A variance agreement shall be required to be recorded with the Register of Deeds Office in the amount of the proposed construction projects prior to the approval of the land use permit.
2. All Federal, State and Local Municipality permits and approvals required for the proposed structures on this site shall be obtained for said projects prior to beginning construction.
3. A County Land Use Permit shall be obtained for the proposed construction projects prior to beginning construction of these projects.

Second by Rodney Justmann.

Vote: 5-0 Motion carried.

Motion by Chairman to adjourn the meeting.

Second by Sharon Schumann

Motion carried.

Respectfully submitted,

Jon Schoenike, Secretary

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