

DODGE COUNTY BOARD OF ADJUSTMENT MINUTES
July 21, 2022

The Dodge County Board of Adjustment met on this 21 day of July 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 Nass called the meeting of the Dodge County Board of Adjustment to order.

Roll Call was taken.

Members present were as follows: Rodney Justman, William Nass, Jon Schoenike and Sharon Schumann (Alternate 2). Members excused were Harold Hicks,

Terry Ochs 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 July 14, 2022 meeting were reviewed by the Board.

Motion by Sharon Schumann to approve the minutes as written.

Second by Rodney Justman.

Vote: 4-0 Motion carried.

The staff explained the hearing procedures to those in attendance;

PUBLIC HEARING

Terry and Jenna Fies 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 34' x 77' detached accessory structure with a total height of 20.5', where said shed will exceed the 1,500 sqft. maximum size allowed and 20' maximum height restrictions for detached accessory building that is located within the R-1 Single Family Residential Zoning District, thus not compliant with the code provisions.

Motion by Jon Schoenike to APPROVE the variance to allow the construction of a 34' x 77' detached accessory structure with a total height of 20.5', where said shed will exceed the 1,500 sqft. maximum size allowed and 20' maximum height restrictions for detached accessory building that is located within the R-1 Single Family Residential Zoning District.

Second by Sharon Schumann.

Vote: 4-0 Motion carried.

PUBLIC HEARING

LORNA J POBANZ & LORI A KREUZIGER for a variance to the terms of the Dodge County Land Use Code Subsection 5.1.1 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 DE. As proposed, to allow the construction of a single-family dwelling addition (Bedroom/relocation). Where said addition will be located 91.5 feet from centerline or 59.5 feet from the highway road right of way of CTH DE. As proposed the addition will be 8.5 feet within the required setback, thus not in compliance the Code provisions.

Motion by Jon Schoenike to APPROVE the variance to the terms of the Dodge County Land Use Code Subsection 5.1.1 and Table 5.1-1. As proposed, to allow the construction of a single-family dwelling addition (Bedroom/relocation). Where said addition will be located 91.5 feet from centerline or 59.5 feet from the highway road right of way of CTH DE or 8.5' within the required setback.

Second by Rodney Justman.

Vote: 4-0 Motion carried.

PUBLIC HEARING

Aaron Wolstein applicant for BFS Investments LLC. for a variance to the terms of the terms of the Dodge County Land Use Code Subsection 5.1.1 and Table 5.1-1 which refers to the distance that all buildings and other structures are required to be setback from all roads. On a State 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 67 feet from the Road Right of Way of STH 33. As proposed to allow the construction of a detached accessory structure (56' x 60' Shed). Where said shed will be located

16' from Road Right of Way of STH 33. As proposed the shed will be 51 feet within the required setback, thus not compliance with the code provisions.

Motion by Sharon Schumann to APPROVE (With conditions) the variance to the terms of the terms of the Dodge County Land Use Code Subsection 5.1.1 and Table 5.1-1. As proposed to allow the construction of a detached accessory structure (56' x 60' Shed). Where said shed will be located 16' from Road Right of Way of STH 33. The condition(s) are as follows:

1. A variance agreement shall be required to be recorded with the Register of Deeds Office in the amount of the proposed construction project prior to the approval of the land use permit.

Second by Rodney Justman.

Vote: 4-0 Motion carried.

PUBLIC HEARING

Steve Martin for a variance to the terms of the Dodge County Land Use Code Subsection 5.1.1 and Table 5.1-1 which refers to the distance that all buildings and other structures are required to be setback from all roads. On a Town road the, the required setback is 75 feet from center line or 42 feet from road right of way, whichever is the greater distance of the two. According to County records, the required setback at this location is 42 feet from road right of way of Oak Road. As proposed, to allow the construction of a detached accessory structure (Shed), where said shed will be located 18.25 feet from the road right of way of Oak Road. As proposed the shed will be located 23.75 feet within the required setback, thus not compliant with the code provisions.

Motion by Rodney Justman to APPROVE the variance to the terms of the Dodge County Land Use Code Subsection 5.1.1 and Table 5.1-1 As proposed, to allow the construction of a detached accessory structure (Shed), where said shed will be located 18.25 feet from the road right of way of Oak Road.

Second by No second, motion failed.

Motion by Sharon Schumann TABLE for a period of 90 days to allow the applicant time to pursue options to reconfigure the parcels under common ownership. And to vacate the unimproved Town Road (Oak Road).

Second by Jon Schoenike.

Vote: 4-0 Motion carried.

OTHER BUSINESS

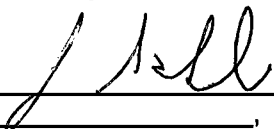
1. Harold Hicks resignation from the Dodge County Board of Ajustment.
2. Committee Member Reports
3. Approve Per Diems

Motion by Jon Schoenike to adjourn the meeting.

Second by Sharon Schumann.

Motion carried.

Respectfully submitted,



Secretary

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