

DODGE COUNTY BOARD OF ADJUSTMENT MINUTES
December 15, 2022

The Dodge County Board of Adjustment met on this 15th day of December 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: Rodney Justman, William Nass, Jon Schoenike and Sharon Schumann (Alternate 2). Members excused were, Edward Premo (Alternate 1).

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. Mr. 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 December 8th 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

Linda Ganz for a variance to the terms of the **Time of Establishment** provisions of the Dodge County Land Use Code to allow the construction of a detached accessory structure (12' x 24' Shed) prior to the establishment of a principle use/structure as required per subsection 6.3.2 of the Dodge County Land Use Code.

Motion by Jon Schoenike to grant the variance to allow the construction of a detached accessory structure (12' x 24' Shed) prior to the establishment of a principle use/structure as required per subsection 6.3.2 of the Dodge County Land Use Code, as proposed.

Second by Sharon Schumann.

Vote: 4-0 Motion carried.

PUBLIC HEARING

Leland Construction LLC applicant for Terrance Carpenter for a variance to the terms of the Highway Setback provisions of the Dodge County Land Use Code as well as the Shoreland Ordinary High Water Mark setback provisions, Lateral Expansion of a legal existing nonconforming Principle Structure provisions and the Minimum Lot Size requirement provisions of the Dodge County Shoreland Protection Ordinance, in order to allow the removal of an approximate 15' X 15' – one story portion of the home located on the property described above and to replace it with an approximate 19' X 17' two story addition.

Motion by Jon Schoenike to Denied the variance request to Section 6.1 of the Shoreland Protection Ordinance refers to the shoreland setback distances that all structures are to be set back from the ordinary high water mark (OHWM) of a Navigable Body of water. According to this provision, unless exempt under 6.1, or reduced under 6.2, a setback of 75 feet from the OHWM of any navigable waters to the nearest part of a building or structure shall be required for all buildings and structures.

Second by Sharon Schumann.

Vote: 4-0 Motion carried.

Motion by Jon Schoenike to **Grant** the variance request to Section 5.2 of the Shoreland Ordinance, the minimum lot area for lots served by public sewer shall be 10,000 square feet excluding street right-of-ways and land under the beds of navigable waters and the minimum lot width shall be 65 feet at the building setback line and 65 feet at the OHWM.

Second by Rodney Justman.

Vote: 4-0 Motion carried.

Motion by Jon Schoenike to **Grant** the variance request to Subsection 4.6.4.A and Table 5.1-1 of the Land Use Code refer to the required setbacks from public roads, streets and highways, within the Highway Setback Overlay District. As proposed, the replacement addition will be located approximately 10 1/2' from the centerline of the right-of-way area that is located along the north side of the lot or 49 1/2' within the required highway setback line, therefore not in compliance the highway setback provisions of the Code, with an added stipulation that the structure can have a maximum height of 35'.

Second by Rodney Justman.

Vote: 4-0 Motion carried.

OTHER BUSINESS

1. Next meeting January 12, 2023
2. Committee Member Reports None
3. Approve Per Diems None

Motion by Jon Schoenike 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.