

**DODGE COUNTY BOARD OF ADJUSTMENT MINUTES**  
**March 21, 2024**

The Dodge County Board of Adjustment met on this 21st day of March at 7:00 p.m., in Rooms 1H and 1I on the 1<sup>st</sup> 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: Mark Othmer, Jon Schoenike, Russell Kottke, Rodney Justman, and William Nass.

Members excused were Larry Bischoff (1st Alt), Brad Kufalks (2nd Alt.)

Andy O'briorn of the Land Resources and Parks Department was in attendance at the request of the chairman;

Non-Committee Member County Board Attendance:

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. O'Brion 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 March 14, 2024 meeting were reviewed by the Board.

Motion by Russell Kottke to approve the minutes as written.

Second by Jon Schoenike

Vote: 5-0 Motion carried.

The staff explained the hearing procedures to those in attendance;

**PUBLIC HEARING**

**Nick Laudloff , agent for Lomira Sportsman Club Inc.** for a Variance application to the terms of the Dodge County Sanitary Ordinance. Said variance application is a request to allow the installation of a holding tank on this site; as a system of choice, to serve as a public restroom facility on a parcel, which has sufficient soils and area for a sanitary system(s) other than a holding tank as required by the ordinance. Where said ordinance only allows holding tanks as a system of last resort.

Motion by Jon Schoenike to allow the installation of a holding tank on this site; as a system of choice, to serve as a public restroom facility on a parcel, which has sufficient soils and area for a sanitary system(s) other than a holding tank as required by the ordinance. With 6 Conditions:

1. The owner shall contract with a licensed plumber to design and obtain the required sanitary permit approvals for the proposed holding tank prior to the installation of the holding tank.
2. The owner shall, pursuant to s. SPS 383.54(2) have a water meter installed. The water meter shall be installed by a plumber authorized by the State to conduct such installations, with said installation complying with State regulations and manufacturers specifications. The owner shall be financially responsible for the purchase, installation, maintenance and repair of the water meter, and agrees to allow the County to enter the above described property, as needed, to read and/or inspect the water meter.
3. The owner, except as provided by s. 281.48 (d), Stats, shall contract with a person who is licensed under Ch. NR 113, Wis. Adm. Code, to have the holding tank serviced and to file a copy of the contract or the owner's registration with the County. The owner further shall file a copy of any changes to the servicing contract, or a copy of a new servicing contract, with the County within 10 days from the date of change to the servicing contract.
4. The owner shall contract with a person licensed under Ch. NR 113, Wis. Adm. Code, who shall submit to the County on a semiannual basis a report in accordance with SPS 383.55 Wis. Adm. Code, for the servicing of the holding tank. In the case of licensing under s. 281.48(d) Stats, the owner shall submit the report to the County. The County may enter upon the property to investigate the condition of the holding tank when pumping reports and/or meter readings may indicate that the holding tank is not being properly maintained.
5. These conditions shall remain in effect until the County certifies that the property is served by either a municipal sewer or a POWTS system that complies with SPS 383, Wis. Adm. Code.
6. The existing Septic system shall be abandon per SPS 383.33 at the time of the installation inspection for the newly approved system.

Second by Russell Kottke.

Vote: 5-0 Motion carried.

**PUBLIC HEARING**

**Donald M. Ours** for a variance to the terms of the Highway Setback Overlay provisions of the Dodge County Land Use Code to allow to construct a detached asseccory structure (Garage). Where said proposal is not compliant with Subsection 4.6.2.A, 5.2.3 and Table 5.1-1, of the Dodge County Land Use Code (Highway Overlay District), which refers to the distances that all buildings and other structures are required to be setback from all roads. On a Town Road, the required setback is 75 feet from its centerline or 42 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 75 feet from the centerline of Sinissippi Point Rd. As proposed, the detached garage will be approximately 31 feet from the centerline of Sinissippi Point Rd, therefore prohibited by the code.

Motion by Mark Othmer to construct a detached asseccory structure (Garage). According to County records, the required highway setback at this location is 75 feet from the centerline of Sinissippi Point Rd. As proposed, the detached garage will be approximately 31 feet from the centerline of Sinissippi Point Rd, therefore prohibited by the code. With the following condition:

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: 5-0 Motion carried.

**PUBLIC HEARING**

**SHAKE'R UP GARAGE LLC – Chad J. Detaege** for a variance to the terms of the Sign provisions of the Dodge County Land Use Code to allow the construction of an on premise, 2 sided Freestanding ground sign on this site. Where said sign will be located approximately 5 feet from the road right of way or 30' within the required setback, and thus prohibited by the code.

Motion by Russell Kottke to allow the construction of an on premise, 2 sided freestanding ground sign on this site. Where said sign will be located approximately 5 feet from the road right of way or 30' within the required setback, and thus prohibited by the code. With the foillowing condition:

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 Jon Schoenike.

Vote: 5-0 Motion carried.

Motion by Jon Schoenike to adjourn the meeting.

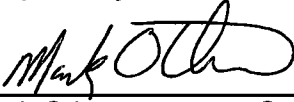
Second by Rodney Justman

Motion carried.

OTHER BUSINESS

1. Next meeting possibly April 11, 2024
2. Committee Member Reports
3. Approve Per Diems

Respectfully submitted,



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Mark Othmer, Secretary

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

*Russ Moved Jon Secured*