

DODGE COUNTY BOARD OF ADJUSTMENT MINUTES
May 16, 2024

The Dodge County Board of Adjustment met on this 16th day of May 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: Mark Othmer, Jon Schoenike, Russell Kottke, Rodney Justman, William Nass.

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

Terry Ochs and Bryce Johnson 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 May 9th 2024 meeting were reviewed by the Board.

Motion by Rodney Justman 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

Timothy Wagner - for a variance to the terms of the Setback and Impervious Surface provisions of the Dodge County Shoreland Protection Ordinance as well as the Flood storage provisions of the County Floodplain Zoning Ordinance, to allow the construction of an approximate 20' X 17' patio structure with a fire pit to remain on said property, where said patio was constructed without a permit, where said patio will be located approximately 73' within the required water setback lines, where said patio will exceed the maximum impervious surface area allowed for a residential lot and where said patio is located within a floodplain storage district, and therefore prohibited by the code.

Motion by Jon Schoenike to deny the variance as requested.

Second by Russell Kottke.

Vote: 5-0 Motion carried.

PUBLIC HEARING

John Boyd and Mike Held – Coppermug RE LLC. for a variance to the terms of setback and non-conforming structure provisions of the Dodge County Land Use Code to allow construction of a covered entrances, to construct fencing, to enclose an existing overhang area along the southeast corner of the building and to possibly add a future enclosed stairway from the 2nd floor along the southeast corner of the principal structure on the property described above. As proposed, the projects will be located within the required highway setback from STH 60 and from STH 67. The proposed projects are also considered an expansion of the non-conforming structure and non-conforming use provisions of the code.

Motion by Mark Othmer to approve the variance to the terms of setback and non-conforming structure provisions of the Dodge County Land Use Code to allow construction of a covered entrances, to construct fencing, to enclose an existing overhang area along the southeast corner of the building and to possibly add a future enclosed stairway from the 2nd floor along the southeast corner of the principal structure on the property described above. As proposed, the projects will be located within the required highway setback from STH 60 and from STH 67, with 3 conditions;

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.
2. The proposed overhang and enclosed stairway additions shall not be located closer to the road right-of-way than the existing residential structure (5 ft).
3. It shall be the responsibility of the applicant to obtain all other Federal, State and/or local municipality permits and approvals that may be required for the proposed modifications and the additional residential unit added to the principal structure.

Second by Jon Schoenike.

Vote: 5-0 Motion carried.

Motion by Jon Schoenike to approve the variance request to allow the expansion of the non-conforming structure and non-conforming use provisions of the code.

Second by Rodney Justman.

Vote: 5-0 Motion carried.

PUBLIC HEARING

Bruce A & Cheryl L Siewert - for a variance to the terms of the Setback and non-conforming structure provisions of the Dodge County Land Use Code to allow construct a 3-season room on top of an existing attached deck. Where said 3-season room will be 114.3 from the centerline of County Road M. According to the application, the deck addition will begin approximately 106' from the centerline or 8.3' within the highway setback lines and therefore prohibited by the code. It is also noted that said 3-season room will also be considered an expansion of an existing non-conforming structure and therefore prohibited by the code.

Motion by Jon Schoenike to approve the variance to the terms of the Setback and non-conforming structure provisions of the Dodge County Land Use Code to allow construct a 3-season room on top of an existing attached deck. Where said 3-season room will be 114.3 from the centerline of County Road M. According to the application, the deck addition will begin approximately 106' from the centerline or 8.3' within the highway setback lines and therefore prohibited by the code.

Second by Russell Kottke.

Vote: 5-0 Motion carried.

PUBLIC HEARING

Jeffrey R. Rataczak Applicant for Rick E Pontnack - for a variance to the terms of the Dodge County Shoreland Protection Ordinance, section 5.6 to allow construct single-family dwelling on a parcel/lot which does NOT abut a public road and therefore prohibited by the code.

Motion by Russell Kottke to approve the variance to the terms of the Dodge County Shoreland Protection Ordinance, section 5.6 to allow construct single-family dwelling on a parcel/lot which does NOT abut a public road, with 3 conditions;

1. A 1-lot Plat of Survey Map, created by a certified surveyor is submitted and approved for the exact location of the proposed structure;
2. A fire number must be issued for the proposed structure prior to use;
3. The proposed project shall comply with all other County, State and Federal regulations.

Second by Mark Othmer.

Vote: Motion carried.

Motion by Jon Schoenike to adjourn the meeting.

Second by Rodney Justman

Motion carried.

OTHER BUSINESS

1. No Variance applications for June.
2. Committee Member Reports: None
3. Approve Per Diems: None

Respectfully submitted,

Mark Othmer, Secretary

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