

DODGE COUNTY BOARD OF ADJUSTMENT MINUTES

October 17, 2013

The Dodge County Board of Adjustment met on this 17th day of October, 2013 at 7:00 p.m., on the 1st Floor of the Administration Building, in Rooms 1H and 1I, located at 127 East Oak Street, Juneau, Wisconsin.

Chairman Armin Reichow called the meeting of the Dodge County Board of Adjustment to order.

Roll Call was taken.

Members present were as follows: Armin Reichow, Leon Schraufnagel, Harold Hicks, Wayne Uttke and William Nass (Alternate 1). Edward Premo (Alternate 2) was excused.

Chairman Reichow noted that a quorum is present.

Joseph Giebel of the Land Resources and Parks Department was in attendance at the request of the chairman;

The Chairman asked the staff to confirm compliance with the open meeting law and public hearing notice requirements for the hearings before the Board.

Mr. Giebel indicated that the meeting was properly noticed in accord with the open meeting law and noted that each of the public hearings listed on the agenda received a class two notice and the mailing notices were sent in accord with the statute and code requirements.

The agenda was reviewed by the Board – No changes were made.

The minutes from the October 10, 2013 meeting were reviewed by the Board.

Motion by Nass to approve the minutes as written.

Second by Schraufnagel Vote: 5-0 Motion carried.

The staff explained the hearing procedures to those in attendance;

PUBLIC HEARING

Fox City Builders, agents for Susie Investments – WI LLC for a variance to the terms of the Highway Setback provisions of the Dodge County Land Use Code to allow the construction of a 62 foot by 144 foot addition along the west side of the barn, where said addition will be located 27 feet within the required highway setback line of Soo Road. The project site is located in part of the NE ¼, SW ¼, Section 35, Town of Lomira, the site address being N9996 Soo Road.

Motion by Nass to approve the variance request to allow the construction of the barn addition 48' from the centerline of Soo Road subject to the following condition:

- The appellant shall sign and record a variance agreement with the Dodge County Register of Deeds prior to the issuance of the County Land Use Permit for this construction;

Second by Hicks Vote: 5-0 Motion carried.

PUBLIC HEARING

Richard Pahl, agent for Canadian Railroad - Request for a variance to the terms of the land division provisions of the Dodge County Land Use Code to allow for the creation of a lot which does not meet the lot area or lot width requirements of the Code. The property is located in part of the NW ¼, SE ¼, Section 11, Town of Theresa, the site address being W646 County Road DD.

A revised site plan was submitted by the appellant at the hearing.

Motion by Hicks to allow the creation of a lot that does not meet the lot width and area requirements of the Code subject to the following conditions:

1. A 2-lot certified survey map shall be submitted and approved by the Land Resources and Parks Department for these lots;
2. The following statement shall be shown on the certified survey map: "These lots shall not be further divided";
3. The following road setback shall be shown on the certified survey map:
 - Urbanized Road: 60 feet from the centerline or 27 feet from the road right-of-way, whichever distance is greater;
4. All access and maintenance easements shall be shown on the certified survey map for these lots;
5. The existing storage structure on the proposed 0.156-acre lot shall not encroach over the lot lines of the new lot;
6. Soil tests are waived on both lots;
7. The site address shall be shown on the certified survey map;
8. The proposed lot shall meet the lot frontage and access requirements of the Code.

Second by Schraufnagel Vote: 5-0

Motion carried.

PUBLIC HEARING

Steven and Alice Gentz – Request for a variance to the terms of the Highway Setback provisions of the Dodge County Land Use Code to allow the construction of a deck on this property where said deck will be located 4 feet within the required highway setback lines of County Road W. The site is located in part of the SE ¼, SW ¼, Section 33, Town of Oak Grove, the site address being N4989 County Road W.

Motion by Schraufnagel to approve the variance request to allow the construction of a deck to be located 4 feet within the required highway setback of County Road W subject to the following conditions:


- The deck addition shall perpetually remain an open deck and shall not be screened in or enclosed in any manner in order to create a screen porch or other room addition;

Second by Nass Vote: 5-0 Motion carried.

Motion by Schraufnagel to adjourn the meeting.

Second by Uttke Motion carried. 8:50 P.M.

Respectfully submitted,



Wayne Uttke, Secretary

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