

**BOARD OF ADJUSTMENT MINUTES**  
**February 10, 2021**

PRESENT: Alan Kaltenberg, Craig Robson, Pat Beghin, Ralph Hemling, Emmett O'Neill

STAFF: Lauren Ramirez – Office Administrator, Kurt Calkins – Director of Planning & Zoning, Kenneth Thiele – Senior Zoning Specialist, Andrew O'Brion – Zoning & Sanitary Specialist, Candy Smit – Administrative Assistant, Kelly Maginnis – Office Administrator

**1:45 PM**

1. Alan Kaltenberg calls the meeting to order
2. Certification of Open Meeting Law
3. A roll call was taken and a quorum was declared present
4. View Site(s)
5. Recess

**3:07 PM**

6. Alan Kaltenberg reconvened the meeting at 3:07
7. Confirmation of Certification of Open Meeting Law

Pat Beghin reads in the Public Hearing Notice.

8. Approval of Agenda

**Motion by Pat Beghin to approve Agenda of February 10, 2021 Board of Adjustment Regular Meeting & Public Hearing.  
Seconded by Ralph Hemling.  
Motion carried unanimously.**

9. Minutes

**Motion by Pat Beghin to approve Minutes of November 11, 2020 Board of Adjustment Regular Meeting & Public Hearing.  
Seconded by Craig Robson.  
Motion carried unanimously.**

10. Public Hearing

**Item I Variance Consideration – Front & Street Side Yard Setback, Interior Side Yard Setback, Ordinary High Water Mark Setback; Petitioner: Cynthia Zuelke – Town of Lodi**

Andy O'Brion reviews Staff Report. He explains the subject property was struck by lightning and there was a fire. He explains the owner is seeking a variance to build a house with a deck. He states the entire property is within

300' of the Ordinary High-Water Mark of Lake Wisconsin, and it is designated as an "area to be regulated" by the Shoreland-Wetland Protection Ordinance. He reviews impervious surfaces in regards to the ordinance as well, and what it states regarding its allowance for a reduced setback. He then reviews the variance request, along with the background, and analysis on their property. He reviews the legal standards for variances in terms of necessary hardship, unique property limitations, and protection of the public interest. He states that the Town of Lodi recommended approval.

Matt Retzak – Builder, is present via Zoom, and sworn in.

Cynthia Zuelke – Property Owner, is present and sworn in.  
W2677 US Highway 18  
Helenville, WI 53137

Al Kaltenberg asks if there are any other questions.

Al Kaltenberg asks if anyone is in favor of the petition. (no comments)

Al Kaltenberg asks if anyone is against the petition. (no comments)

Al Kaltenberg asks if there is anyone else wishing to speak.

Al Kaltenberg closes the public hearing and opens discussion and deliberation for the board of adjustment members.

**Motion by Pat Beghin to approve variance for "Front & Street Side Yard Setback, Interior Side Yard Setback, Ordinary High Water Mark Setback" as presented, including the findings of fact, conclusions, decisions and conditions of the Staff Report.**

**Seconded by Ralph Hemling.**

**Motion carried, unanimously.**

**Pat Beghin – Yes, Craig Robson – Yes, Al Kaltenberg – Yes, Ralph Hemling – Yes, Emmett O'Neill – Yes.**

**Item II Variance Consideration – Parcel and Building Standards in Residential Zoning, Front and Street Side Yard Setbacks, & Standards for Development in the Floodfringe; Petitioner: Robert & Dawn Smith – Town of Dekorra**

Kenneth Thiele reviews Staff Report. He reviews the property's history and it's current structures in regards to setbacks, ordinary high-water marks, impervious surfaces, regional flood elevation, and building lot coverage. He then reviews the variance request and what that would change in regards to the current measurements. He states the Town of Dekorra recommended if the variance is granted, the property shall be graded to allow stormwater to reach

Lake Wisconsin without negatively affecting the neighboring properties (installation of drainage swales on the property).

Kenneth Thiele then reviews the analysis on their property. He reviews the legal standards for variances in terms of necessary hardship, unique property limitations, and protection of the public interest.

Robert & Dawn Smith – Petitioners, are present and sworn in.  
7323 West 127<sup>th</sup> Street  
Palos Heights, IL 60463

Robert and Dawn states that they are trying to get rid of 2 structures to do just have 1, and they appreciate the consideration.

Al Kaltenberg asks if anyone is in favor of the petition. (no comments)

Kenneth Thiele states he has 3 letters to be read into the public hearing.

Katherine Klein is in favor of Smith variance request.  
N3293 Tipperary Point Road  
Poynette, WI

Jon & Mary Langsdorf is in favor of Smith variance request.  
N3313 Tipperary Point Road  
Poynette, WI

Roberta Wang is in favor of Smith variance request.  
N3329 Tipperary Point Road  
Poynette, WI

Al Kaltenberg reads in emails sent from each.

Al Kaltenberg asks if anyone else is in favor of the request.

Deanna & Don Forrest, are present and sworn in.  
N3335 Tipperary Point Road  
Poynette, WI

Deanna & Don state that they are in favor of request.

Jon Langsdorf is present and sworn in.  
60 Kessel Court  
Madison, WI 53711

Jon Langsdorf states he is in favor of request.

Al asks if there's anyone else is in favor of request.

Jim Grothman states he is surveyor for Smiths.

Al Kaltenberg asks if anyone else is in favor of the request. (no comments)

Al Kaltenberg asks if anyone is against the request. (no comments)

Al Kaltenberg asks if there is anyone else wishing to speak.

Al Kaltenberg closes the public hearing and opens discussion and deliberation for the board of adjustment members.

Craig Robson states the only concern he has is the stormwater. He states they could do a smaller house, but if neighbors aren't concerned with the size, he is not.

Ralph Hemling asks about the base flood elevation.

Kenneth Thiele explains base flood elevation, requirements, and plan.

**Motion by Craig Robson to approve variance for "Parcel and Building Standards in Residential Zoning, Front and Street Side Yard Setbacks, & Standards for Development in the Floodfringe" as presented, including the findings of fact, conclusions, decisions and conditions of the Staff Report.**

**Seconded by Ralph Hemling.**

**Motion carried, unanimously.**

**Pat Beghin – Yes, Craig Robson – Yes, Al Kaltenberg – Yes, Ralph Hemling – Yes, Emmett O'Neill – Yes.**

#### 11. Adjourn Meeting

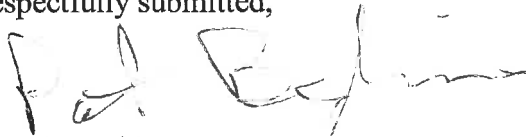
**Motion by Pat Beghin to adjourn meeting.**

**Seconded by Emmett O'Neill.**

**Motion carried unanimously.**

Meeting adjourned at 3:57 PM.

Respectfully submitted,



Patrick Beghin  
Board of Adjustment

Board of Adjustment Minutes

February 10, 2021

  
Recording Secretary  
Lauren Ramirez, Office Administrator

cc: Board of Adjustment Members  
County Clerk  
Vern Gove, County Board Chair

