

**BOARD OF ADJUSTMENT MINUTES
FEBRUARY 14, 2018**

PRESENT: Roger Wetzel, Alan Kaltenberg, Norman Wills, William Gretzinger, Patrick Beghin

EXCUSED ABSENT: Helen McDonald Rawson, Bernard Spink

STAFF: Randy Thompson – Planning & Zoning Administrator,
Lauren Ramirez – Office Administrator

1:30 PM

1. View Sites

3:00 PM

2. Norm Wills called the meeting to order
3. Certification of Open Meeting Law
4. Roll Call was taken and a quorum declared present
5. Approval of Agenda
6. Public Hearing

Item I Variance Consideration – Road Setback, Larson Trust, Petitioner – Town of Lodi

Loren Imhoff (Agent) is present and sworn in.
4397 Gills Way
Cross Plains 53528

Paul Larson (Owner) is present and sworn in.
210 Fairbrook Dr
Waunakee, WI 53597

Dianne Larson (Owner) is present and sworn in.
210 Fairbrook Dr
Waunakee, WI 53597

Mr. Thompson reviews the Staff Report. He explains that the subject property currently contains a house, cottage, woodshed, shop and carport, and is located on the shore of Lake Wisconsin. The applicant is seeking a variance to replace both deteriorating structures, with one new structure that would be located the same distance from the right of way, which is 2 ft. The required road setback is 30 ft. from the right-of-way or 63 ft. from the centerline of North Lake Point Drive, whichever is greater. A new 22 ft. x 30 ft. garage/shop is being proposed to replace the existing carport and shop. The existing shop is located 27 ft. from centerline of North Lake Point Drive. The existing carport structure is 2 ft. from the right-of-way, and 27 ft. to centerline, and would also be removed. The existing carport and shop are

considered nonconforming with respect to setback distances to the right-of-way and centerline, as well as the carport being within the required 10 ft. side yard setback. The proposed new structure would be shifted over to 10.5 ft. from the property line to the west, to be in compliance with side yard setbacks. All other required setbacks and requirements, such as lot coverage and impervious surface limits, have been discussed and can be met per the plan submitted.

Norman Wills asks if the petitioners have anything to add.

Paul Larson states area is degrading, the carport is part of a tree stump that is rotting, the material has become soiled, and the shop is part tree stumps that also are degrading. He states the shop has become unusable due to location steps, and the raise in roadbed. He states the steps are unsafe, as some are 2 inches in elevation, while some are 7 or 8. In approaching this, decision has become between upgrading and starting new. He explains it is better at the proposed new location for a few reasons, one being that if they do it this way, only 1 variance is needed, whereas at the old/same location would require 2 variance requests. He explains another problem is that the shop on left is where the water meter is which is ruptured. He states he intends to move the water meter by new structure. Another issue they have currently, is where things are located now, they have little access to yard itself.

Dianne Larson states that the steps are hard to get around, that the previous owners used property adjacent, so they didn't have to use this as main way to house.

Norman Wills asks if there are any questions.

Alan Kaltenberg asks if they are planning on replacing deck area.

Paul Larson explained they are planning to replace with concrete. He states that the current wood is degrading and they are needing to replace the boards constantly.

Norman Wills asks how long owners have owned this property.

Paul Larson answers they have owned it 10-12 years.

Norman Wills asks what they have in mind for interior work.

Paul Larson answers they are just making some changes here and there. Right now it is just a single bedroom and maybe at one point, reconfiguring to make hallway to office. Windows and roofing are all due in time to be replaced as well.

Norman Wills asks if they are changing the footprint of the house.

Paul Larson explains they are not.

Norman Wills asks what their plan for the trees on the property is.

Paul Larson explains that they will salvage some. The maple on the north side will need to go, as it is splitting and hanging over the house. He takes out his map and reviews landscape plan. He explains they plan on removing the Norway Maple on property, as it is not native, there are too many seeds; however, they would replace with Autumn Fantasy Maple, which is native.

Alan Kaltenberg questions if they have plans for water gardens for water mediation.

Paul Larson reviews his plan to level the water flow.

Norman Wills asks if anyone is in favor of petition. (no comments)

Norman Wills asks if anyone is against the petition. (no comments)

Town Board not present, but Minutes on file.

**Motion by Roger Wetzel to approve variance for
“Road Setback” as presented, including the findings of fact, conclusions,
decisions and conditions of the Staff Report.**

Seconded by Alan Kaltenberg.

Motion carried, unanimously.

**Roger Wetzel – Yes, Alan Kaltenberg – Yes, Norman Wills – Yes,
Bill Gretzinger – Yes, Pat Beghin – Yes**

7. Close Public Hearing

Motion by Alan Kaltenberg to close public hearing.

Seconded by Bill Gretzinger.

Motion carried unanimously.

8. Approval of Minutes

**Motion by Roger Wetzel to approve Minutes of October 11, 2017 Board of
Adjustment Regular Meeting & Public Hearing.**

Seconded by Bill Gretzinger.

Motion carried unanimously.

9. Adjourn

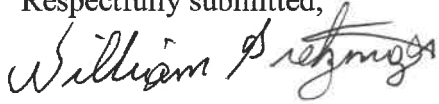
Motion by Norman Wills to adjourn meeting.

Seconded by Patrick Beghin.

Motion carried unanimously.

Meeting adjourned at 3:31 pm.

Respectfully submitted,



William Gretzinger, Secretary
Board of Adjustment



Recording Secretary
Lauren Ramirez, Office Administrator

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