

BOARD OF ADJUSTMENT MINUTES
May 11, 2022

PRESENT: Al Kaltenberg, Emmett O’Neill, Ralph Hemling, Pat Beghin, Craig Robson

STAFF: Kurt Calkins – Director of Planning & Zoning, Lauren Ramirez – Office Administrator, Kenneth Thiele – Senior Zoning & Sanitary Specialist

1:15 PM

1. Al 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

3:00 PM

6. Al Kaltenberg reconvened the meeting at 3:00
7. A roll call was taken and a quorum was declared present
8. Confirmation of Certification of Open Meeting Law
9. Approval of Agenda

Motion by Pat Beghin to approve Agenda of May 11, 2022 Board of Adjustment Regular Meeting & Public Hearing.
Seconded by Emmett O’Neill.
Motion carried unanimously.

10. Approval of Previous Meeting Minutes

Motion by Ralph Hemling to approve Minutes of April 13, 2022 Board of Adjustment Regular Meeting.
Seconded by Pat Beghin.
Motion carried unanimously.

11. Public Hearings

Pat Beghin reads in the Public Hearing Notice.

A roll call is taken and a quorum was declared present.

Item I Variance Consideration – Parcel and Building Standards in Residential Districts & No Further Reduction to Substandard Lots; Applicant: Miller Living Trust Dated 6/7/1999 c/o Vince & Judy Miller – Town of Lodi

Ken Thiele reviews the Background, Town Recommendation, Analysis, Standards for Review, and Recommendation portion of the Staff Report on record.

Vernon Aker – Remax (property owner’s representative) is present and sworn in.

102 N Holiday Drive
Waunakee, WI

Judy Miller (Owner) is present and sworn in.

W10683 Gallagher Road
Lodi, WI

Vernon Aker states the surveyor made an error in previous survey done, resulting in the house being on 2 parcels. He adds they are here today to correct error so house can be sold.

Ken Thiele states that the survey was not done in error; but instead, back in 1980 you could legally build a house on 2 parcels.

Al Kaltenberg asks if there are any other questions.

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

Kenneth Behnke – First Weber (intended purchaser’s representative) is present and sworn in.

912 Cedar Court
Verona, WI

Kenneth Behnke states he has been working with purchaser, and this was something that needed to get resolved, it is now wrote into the offer as a contingency of sale.

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

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

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

Pat Beghin states that he believes there is an unnecessary hardship because at the time, they were conforming to the ordinance, and now that that’s changed, it’s not allowed.

Ralph Hemling agrees, and states there’s a unique property limitation due to where the property line was drawn, and there’s no safety issues. He states he believes it meets the criteria for a variance.

Emmett O’Neill states he agrees as well.

Motion by Pat Beghin for “Parcel and Building Standards in Residential Districts” and “No Further Reduction to Substandard Lots” as

presented, including the Findings of Fact, Conclusions of Law, Decision, and Conditions of the Staff Report.

Seconded by Ralph Hemling.

Motion carried unanimously.

Emmett O’Neill – Yes, Pat Beghin – Yes, Al Kaltenberg – Yes, Ralph

Hemling – Yes, Craig Robson – Yes

Motion carried unanimously.

12. DNR Letter – Decision to Request the Department to Issue Opinion on Shoreland Zoning Variance Request

Motion by Pat Beghin to recommend the Planning & Zoning Department to write to the DNR to issue an opinion on whether a shoreland zoning variance request under s. 59.692, Stats., should be granted or denied.

Seconded by Emmett O’Neill.

Motion carried unanimously.

13. Adjourn

Motion by Ralph Hemling to adjourn meeting.

Seconded by Craig Robson.

Motion carried unanimously.

Meeting adjourned at 4:19 PM.

Respectfully submitted,

Craig Robson
acting secretary - 6/8/22

Board of Adjustment

Lauren Ramirez

Recording Secretary

Lauren Ramirez, Office Administrator

cc: Board of Adjustment Members
County Clerk
County Board Chair

