

**BOARD OF ADJUSTMENT MINUTES
JUNE 8, 2022**

PRESENT: Al Kaltenberg, Emmett O'Neill, Ralph Hemling, Craig Robson

EXCUSED ABSENT: Pat Beghin

STAFF: Kurt Calkins – Director of Planning & Zoning, Lauren Ramirez – Office Administrator, Andrew O'Brion – Zoning & Sanitary Specialist

2:00 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

Craig Robson was appointed Acting Secretary.

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 Craig Robson to approve Agenda of June 8, 2022 Board of Adjustment Regular Meeting & Public Hearing.
Seconded by Ralph Hemling.
Motion carried unanimously.**

10. Approval of Previous Meeting Minutes

**Motion by Ralph Hemling to approve Minutes of May 11, 2022 Board of Adjustment Regular Meeting & Public Hearing.
Seconded by Emmett O'Neill.
Motion carried unanimously.**

11. Public Hearings

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

Item I Variance Consideration – Shoreland Setbacks; Applicants: Ripp Revocable Trust dated 6/12/2019 – Town of Lodi

Andrew O’Brion reviews the Background, Town Recommendation, Analysis, Standards for Review, and Recommendation portion of the Staff Report on record.

Petitioner Keith Ripp is present

Steve Neander – Neighbor/Consultant/Engineer/Applicant is present and sworn in.
W11060 Bayview Drive
Lodi, WI

Steve Neander states that he has submitted and received approval of mitigation from Town of Lodi.

Al Kaltenberg asks if there are any other questions.

Al Kaltenberg asks if anyone 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.

Al Kaltenberg states that there are unique setbacks with this request.

Craig Robson states that he agrees, and adds that there are no issues with protection of the public. He states that what he is unsure about is the unnecessary hardship, and if they meet that requirement. He adds that the new garage, as he understands it, would meet setbacks to front, but not the Ordinary High-Water Mark setback, by 11 feet.

Andrew O’Brion confirms that information as correct.

Craig Robson states that he is unsure about the unnecessary hardship, as it looks like smaller garage could go there instead of this size.

Ralph Hemling agrees, and states he has same thoughts.

Steve Neander adds that this is the least obstructive line of site- he states that the garage was closer before, and the property needs place to store things. He adds that he’s doing the additional mitigation, and if this is granted, he won’t need an extra shed for storage. He also states that in this area, Harmony Grove, 90% of structures in the area are not in compliance, as he too has a hardship with his own property in the area.

Craig Robson states that it is a point of discussion, and could make the argument that the unnecessary hardship is artificial designation of how far garage can go back, in light of fact that the house is already encroaching on the Ordinary High-Water Mark setbacks.

Al Kaltenberg adds that the house is already closer to the setback, and this would be further than the house.

Steve Neander states that on other properties in area, they are able to average the setback, and with that, it would be allowed.

Al Kaltenberg states that they could make the argument that the house is already closer, and they did remove the garage that was there.

Emmett O’Neill states that he agrees.

Craig Robson points out that this would be less intrusive to the Ordinary High-Water Mark than the house already is.

Motion by Craig Robson for “Shoreland Setbacks” as presented, including the Findings of Fact, Conclusions of Law, Decision, and Conditions of the Staff Report.

Seconded by Al Kaltenberg.

Motion carried unanimously.

Craig Robson – Yes, Emmett O’Neill – Yes, Ralph Hemling – Yes, Al Kaltenberg – Yes.

Motion carried unanimously.

12. Adjourn

Motion by Emmett O’Neill to adjourn meeting.

Seconded by Craig Robson.

Motion carried unanimously.

Meeting adjourned at 3:21 PM.

Respectfully submitted,



Board of Adjustment



Recording Secretary
Lauren Ramirez, Office Administrator

cc: Board of Adjustment Members
County Clerk
County Board Chair

