

**BOARD OF ADJUSTMENT MINUTES**  
**JUNE 14, 2017**

PRESENT: Helen McDonald Rawson, Bernard Spink, Alan  
Kaltenberg, Norman Wills

EXCUSED ABSENT: Roger Wetzel, William Gretzinger

STAFF: Randy Thompson – Planning & Zoning Administrator  
Andrew O’Brion – Zoning & Sanitary Specialist  
Lauren Ramirez – Office Administrator

**1:30 PM**

1. View Sites

**3:05 PM**

2. Helen McDonald Rawson 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 – Highway Setback; Thomas & Lucy Jasinski,  
Petitioners and Owners – Town of Lodi**

Randy Thompson presents Staff Report. He explains Thomas & Lucy Jasinski are requesting variance for a condo in Sunset Condo Resort/LTD Common Elements Unit 7. They have owned this condo since 1998 and have been working with the Planning & Zoning Department since January 2017. The current condo they are planning on tearing down to rebuild in similar location. He explains they are requesting a highway setback variance to reduce the setback from the required 63’ from the centerline of the highway or 30’ from the right of way, whichever is greater, to 58’ from the centerline, same as existing unit, still meeting the other required setbacks. He states that the Town Plan and Town Board met and recommended approval for this variance.

Lucy Jasinski (Petitioner & Owner) was present and sworn in.  
15002 Surrey Downs Drive  
Novelty, OH 44072

Helen McDonald-Rawson asks if the Petitioner has anything to add.

Lucy Jasinski states the Staff Report covered bases and explains although asking for variance, they do not want to go further than they have to.

Helen McDonald-Rawson asks if there are any questions.

Alan Kaltenberg asks if this is their full time residence.

Lucy Jasinski replies this it will be their full time retirement house.

Norman Wills asks if they are hooked up to a sanitary district or if they have a septic system.

Lucy Jasinski replies that they are hooked up to the sanitary district there.

Norman Wills asks if height requirements are different for R-2 Zoning.

Randy Thompson stated that in R-2 Multi Family Residence zoning, 45' height limit.

Lucy Jasinski states they are leaving the height where it's at- 30'.

Helen McDonald-Rawson asks if anyone is in favor of petition. (no comments)

Helen McDonald-Rawson asks if anyone is against the petition. (no comments)

Town Board not present, but Minutes on file.

**Motion by Bernard Spink to approve variance for  
"Highway Setback" as presented including the findings of fact, conclusions,  
decisions and conditions of the Staff Report.**

**Seconded by Alan Kaltenberg.**

**Motion carried, unanimously.**

**Norman Wills – Yes, Alan Kaltenberg – Yes,  
Helen McDonald-Rawson – Yes, Bernard Spink – Yes**

**Item II Variance Consideration – Highway Setback and Side Yard Setback;  
Benjamin & Jessica Street, Petitioners and Owners – Town of Lodi**

Andrew O'Brion presents Staff Report. He explains Benjamin & Jessica Street are requesting variance to add a story onto their single family residence. This residence was granted a variance to build 50.2' from the centerline and 23.7' from the right-of-way of Demnyck Road in 1990. This variance was requested because the setbacks require 63' from the centerline of the highway or 30' from the right of way, whichever is greater.

Randy Becker (Agent for Owner) is present and sworn in.  
208 Maria Lane  
Cottage Grove, WI 53527

Helen McDonald-Rawson asks if the Agent has anything to add.

Randy Becker adds that the current home owners want this to be a nicer home, there will be a front entrance door added, as well as an up-to-code landing, per Town request.

Helen McDonald-Rawson asks if there are any more questions.

Norman Wills questions if there has been updates since variance was granted.

Randy Becker answers there has not been to his knowledge. The Streets were referred to his business in December and has since then just considered possibilities.

Alan Kaltenberg questions if just a garage was requested for 1990 variance.

Randy Thompson answers that no, it was for entire structure. He explains that now the house is staying where it's at, just adding on story, so neighbors will notice difference to roof pitch near lot line

Helen McDonald-Rawson noted that the garage is close to the road and not a lot of space to get to the backyard.

Randy Becker comments that is part of the reason they are adding onto top, rather than sides for now.

Norman Wills questions if current garage is going to stay where it's at.

Randy Becker confirms yes, it is staying there, however, they may re-side to match new house.

Norman Wills questions if a new roof for the garage will be put on.

Randy Becker states that it has not been inspected yet, but to match, they may. He adds that if you want to add this in the requirements, that would be fine.

Norman Wills states that they can put it in the motion to have garage match siding and roofing of residence.

Randy Becker states this will not be an issue at all.

Helen McDonald-Rawson asks if anyone is in favor of petition. (no comments)

Helen McDonald-Rawson asks if anyone is against the petition. (no comments)

Town Board not present, but Minutes on file.

**Motion by Alan Kaltenberg to approve variance for  
“Highway Setback” and “Side Yard Setback” as presented including the  
findings of fact, conclusions, decisions and conditions of the Staff Report, as well  
as have garage sided and roofed to match house.**

**Seconded by Bernard Spink.**

**Motion carried, unanimously.**

**Norman Wills – Yes, Alan Kaltenberg – Yes,  
Helen McDonald-Rawson – Yes, Bernard Spink – Yes**

7. Close Public Hearing

**Motion by Alan Kaltenberg to close public hearing.**

**Seconded by Bernard Spink.**

**Motion carried unanimously.**

8. Approval of Minutes

**Motion by Alan Kaltenberg to approve Minutes of January 26, 2017 & May 10,  
2017 Board of Adjustment Regular Meeting & Public Hearing.**

**Seconded by Bernard Spink.**

**Motion carried unanimously.**

9. Adjourn

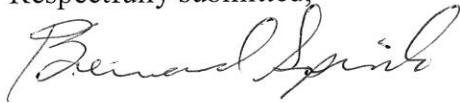
**Motion by Bernard Spink to adjourn meeting.**

**Seconded by Alan Kaltenberg.**

**Motion carried unanimously.**

Meeting adjourned at 4:18 pm.

Respectfully submitted,



Bernard Spink, Acting Secretary  
Board of Adjustment



Recording Secretary  
Lauren Ramirez, Administrative Assistant

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