

BOARD OF ADJUSTMENT MINUTES
July 10, 2019

PRESENT: Alan Kaltenberg, Darren Schroeder, Bernard Spink, Pat Beghin

ABSENT: Helen McDonald Rawson

STAFF: Lauren Ramirez – Office Administrator, Kurt Calkins – Director of Planning & Zoning, Melissa Burkhardt – Zoning & Sanitary Specialist

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

3:00 PM

6. Alan Kaltenberg reconvened the meeting at 3:00
7. Confirmation of Certification of Open Meeting Law

Bernie Spink reads in the Public Hearing Notice

8. Approval of Agenda

Motion by Pat Beghin to approve Agenda of July 10, 2019 Board of Adjustment Regular Meeting & Public Hearing.
Seconded by Bernie Spink.
Motion carried unanimously.

9. Minutes

Motion by Pat Beghin to approve Minutes of April 10, 2019 Board of Adjustment Regular Meeting & Public Hearing.
Seconded by Darren Schroeder.
Motion carried unanimously.

10. Public Hearing

Item I Variance Consideration – Single- and Two-Family Uses and Dwellings, and Parcel & Building Standards in Residential Zoning Districts, Dwayne A Schultz Rev Trust, Petitioner – Town of Dekorra

Melissa Burkhardt reads Staff Report. She explains the subject property, owned by Dwayne A Schultz Rev Trust, previously parcel 802.01 and 802.02, contained two small cottages on each separate lot. The owners have removed

the two cottages and combined these lots into parcel 802.03 with a total of 0.60 acres and approximately 155 feet of frontage on Lake Wisconsin. This parcel is accessed off of an easement which also gives access to the neighboring lots to the North. The elevation at Tipperary Road is approximately 822' while the elevation along the lake frontage is approximately 772' giving this lot a 50' drop over the length of the lot, or approximately 34% slope. Because of this property limitation, the property owners have designed a unique home to fit into the landscape of the lot. The proposed home has a roof pitch of 1 ½ feet in rise for every 12 feet in run. The required minimum pitch of a roof per Section 16-125-100(A)(3) is 3 feet in rise for every 12 feet in run. To obtain access to the upper level of this home off of the driveway elevation while maintaining the required minimum setbacks to both the road and the ordinary high-water mark required the design to have a 40' overall exposed height. 16-110-030(1) limits the maximum height of a primary structure in the Residential District to 35' from the lowest exposed grade to the highest peak.

Dwayne Schultz (Petitioner) is present and sworn in.
206 Glenway Road
Brooklyn, WI

Richard Yde (Petitioner's Attorney) is present and sworn in.
222 West Washington Avenue Suite 900
Madison, WI

Richard Yde distributes and explains handouts he brought (and saved on file for the record) of site plan showing building will meet setbacks and other requirements of zoning code.

Alan Kaltenberg asks if there are any other questions.

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

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

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

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

**Motion by Pat Beghin to approve variance for
"Single- and Two-Family Uses and Dwellings, and Parcel & Building Standards
in Residential Zoning Districts" as presented, including the findings of fact,
conclusions, decisions and conditions of the Staff Report.
Seconded by Darren Schroeder.
Motion carried, unanimously.**

Patrick Beghin – Yes, Alan Kaltenberg – Yes, Bernie Spink – Yes, Darren Schroeder – Yes.

11. Adjourn Meeting

**Motion by Patrick Beghin to adjourn meeting.
Seconded by Bernie Spink.
Motion carried unanimously.**

Meeting adjourned at 3:27 PM.

Respectfully submitted,

Darren Schroeder, Secretary
Board of Adjustment



Recording Secretary
Lauren Ramirez, Office Administrator

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



