

BOARD OF ADJUSTMENT MINUTES
August 12, 2020

PRESENT: Alan Kaltenberg, Pat Beghin, Ralph Hemling, Craig Robson

STAFF: Kurt Calkins – Director of Planning & Zoning, Andy O’Brion –Zoning & Sanitary Specialist

ALSO PRESENT: Liz Miller – District 14, Jim Zamzow – Town of Caledonia Supervisor

1:30 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

Pat Beghin reads in the Public Hearing Notice.

8. Roll call
9. Approval of Agenda

Motion by Craig Robson to approve Agenda of August 12, 2020 Board of Adjustment Regular Meeting & Public Hearing.
Seconded by Ralph Hemling
Motion carried unanimously.

10. Minutes

Motion by Pat Beghin to approve Minutes of March 11, 2020 Board of Adjustment Regular Meeting & Public Hearing.
Seconded by Ralph Hemling.
Craig Robson abstains from voting.
Motion carried.

11. Public Hearing

Item I Variance Consideration –Building Lot Coverage – Town of Lodi

Andy O’Brion reviews the Staff Report. He explains the subject property’s current lot coverage with specifics to each structure and their location on the property. He then reviews the variance requests, along with the background, and analysis on this property. He reviews the legal standards for variances in terms of unnecessary hardship, unique property limitation, and protection of the public interest.

Al Kaltenberg asked if anyone has anything to add.

Attorney Andrew Adams is present and sworn in.
221 Third Avenue
Baraboo, WI

Troy & Carilee Lamb is present and sworn in.
W12011 Baltic Avenue
Merrimac, WI

Justin Kane – Frey Construction is present and sworn in.
530 Park Avenue
Prairie du Sac, WI

Andrew Adams testifies stating they would like a garage to fit cars, and this is an area variance, instead of a use variance. He states there isn’t enough space. He reviews the unnecessary hardships, and the road centerline issue. He distributes photos of the site, a signed petition from various neighbors (on file), who are all in support. He reviews the petitioner’s plan to tear shed down, and build a rain garden to mitigate the impervious surface.

Justin Frey reviews the road issue stating that it is actually closer to the Lambs than it should be, and reiterates that the Staff Report recommends approval.

Al Kaltenberg asks if the Petitioner has anything else to add.

Troy Lamb states he is concerned about erosion on the issue, and already dug a small retention pond.

Al Kaltenberg asks about what specs are on the eaves, and separation and the well.

Justin Kane describes that the well will be about 6 ft.

Ralph Hemling asks about the design of the rain garden, and timeline for taking down old shed.

Justin Kane states they are on a 4 week timeline from start to finish for this project.

Al Kaltenberg asks if there are any other questions.

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

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

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

Town Board Supervisor Jim Zamzo is present. No Town action is on file, as Caledonia does not request to input for public hearing.

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

Motion by Pat Beghin to approve variance for “Building Lot Coverage” and “Highway Setbacks” as presented, including the findings of fact, conclusions, decisions and conditions of the Staff Report.

Seconded by Craig Robson, with modification to Recommendations for shed to be taken down within 60 days after start of construction.

Motion carried 3:1

Pat Beghin – Yes, Ralph Hemling – Yes, Craig Robson – Yes, Al Kaltenberg – No

12. Adjourn Meeting

**Motion by Ralph Hemling adjourn meeting.
Seconded by Pat Beghin.**

Meeting adjourned at 3:27 PM.

Respectfully submitted,



Board of Adjustment



Recording Secretary

Lauren Ramirez, Office Administrator + Kurt Calkins, Director

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