DODGE COUNTY BOARD OF ADJUSTMENT MINUTES
April 21, 2016

The Dodge County Board of Adjustment met on this 21st day of April at 6:00 p.m., in Rooms 1H and 1I on the 1st Floor of the Administration Building, located at 127 East Oak Street, Juneau, Wisconsin.

Chairman Armin Reichow called the meeting of the Dodge County Board of Adjustment to order.

Roll Call was taken.
Members present were as follows: Armin Reichow, Larry Dogs, Harold Hicks, Wayne Uttke, William Nass. Members excused were Edward Premo (Alternate1) .

Chairman Reichow noted that a quorum is present.

Joseph Giebel of the Land Resources and Parks Department was in attendance at the request of the chairman;

The chairman asked the staff to confirm compliance with the open meeting laws and the public hearing notice requirements. Mr. Giebel noted that the meeting was properly noticed in accord with the open meeting law and noted that each of the public hearings listed on the agenda received a class two notice and the required mailing notices were sent in accord with the statute and code requirements.

The agenda was reviewed by the Board.

Chairman Reichow requested Mr. Giebel of the Land Resources & Parks Department to accompany the Board on the on-site inspections.

The meeting was adjourned to allow the Board to conduct on-site visits of the following sites for facts to be presented at a future public hearing:

- **St. Mary's Congregation** –Part of the NW ¼, SW ¼, Section 31, Town of Herman, the site address being N5092 County Road WS.
- **Werner Lehnert** – Part of the NE ¼, SE ¼, Section 36, Town of Hubbard, the site address being N5079 County Road WS.

Following the On-site visits, the Board reconvened the meeting of the Dodge County Board of Adjustment at 7:00 PM in Rooms 1H and 1I located on the first floor of the Administration Building, located at 127 East Oak Street, Juneau, Wisconsin to hold the public hearings.

Chairman Reichow called the meeting of the Dodge County Board of Adjustment back to order.

Roll Call was taken.
Members present were as follows: Armin Reichow, Larry Dogs, Harold Hicks, Wayne Uttke, William Nass. Members excused were Edward Premo (Alternate 1) .

Chairman Reichow noted that a quorum is present.

The staff explained the hearing procedures to those in attendance;

PUBLIC HEARING

New Frontier Land Surveying, agent for St. Mary's Congregation – Request for a variance to the subdivision provisions of the Dodge County Land Use Code to allow the creation of a lot not meeting the minimum lot width requirements of the Code. The site is located in part of the NW ¼, SW ¼, Section 31, Town of Herman, the site address being N5092 County Road WS.

Motion by Bill Nass to approve the variance request to allow the creation of a lot not meeting the minimum lot width requirements of the Code subject to the following conditions:

1. A 3-lot certified survey map is submitted and approved for these lots;
2. Approval for driveway access to County Road WS is received from the County Highway Department for all three lots prior to the approval of the certified survey map. The access location shall be shown on the certified survey map;
3. The following highway/road setback line shall be shown on the certified survey map;
    - County Highway: 100 feet from the centerline or 67 feet from the road right-of-way, whichever distance is greater;
4. The site address (if one is already assigned to the lot) shall be shown on the certified survey map;

Waivers:

- Lot line angles for all lots.
- Soil tests for all lots.

Second by Wayne Uttke Vote: 5-0 Motion carried.

Request To Release Restriction

Werner Lehnert – Request to remove the "Area reserved for future road" restriction shown on CSM# 5005 and to allow the building envelope shown on this survey to be expanded to encompass the area that has been reserved for future road purposes on this lot. The site is located in part of the NE ¼, SE ¼, Section 36, Town of Hubbard, the site address being N5079 County Road WS.

Motion by Wayne Utke to remove the "Area reserved for future road" restriction shown on CSM# 5005 and to allow the building envelope shown on this survey to be expanded to encompass the area that has been reserved for future road purposes on this lot subject to the following condition:

1. A written release of the restriction shall be incorporated into a Correction Instrument, which shall be recorded with the Dodge County Register of Deeds Office to eliminate any future questions regarding the release of the restriction on the recorded certified survey map.

Second by Larry Dogs Vote: 5-0 Motion carried.

OTHER BUSINESS

1. Review 2015 Board of Adjustment Annual Report.

   Motion by Wayne Uttke to approve the annual report.

   Second by Bill Nass Vote: 5-0 Motion carried.

2. Approval of the Minutes of the January 21, 2016 meeting;
   The minutes from the January 21, 2016 meeting were reviewed by the Board.

   Motion by Wayne Uttke to approve the minutes as written.

   Second by Bill Nass Vote: 5-0 Motion carried.

Motion by Bill Nass to adjourn the meeting.
Second by Larry Dogs
Motion carried. 7:50 PM

Respectfully submitted,

Armin A Reichow

~~Wayne Uttke~~, ~~Secretary~~ Chairman

Disclaimer: The above minutes may be approved, amended or corrected at the next committee meeting.