

## **MARCH 27, 2025 BOA PUBLIC HEARING STAFF REPORT**

**Appeal 3734.** Variance appeal by Kory Raisbeck & Tammy Shaulis (Brad Burrs, Agent) for a variance from the minimum required front yard setback as provided by Section 10.102(10)(e). Dane County Code of Ordinances, to permit proposed single family residence at 2216 Colladay Point Dr., being Lot 1 Colladay's Point, Section 23, Town of Dunn.

OWNER: Kory Raisbeck & Tammy Shaulis  
AGENT: Brad Burrs, Urso Builders  
LOCATION: 2216 Colladay Point Dr.  
ZONING DISTRICT: SFR-08 Single Family Residential

COMMUNICATIONS: Town of Dunn: 2/4/25 acknowledgement; Action PENDING

### **Facts of the Case:**

#### **Existing:**

- Current owners purchased the property in 2021. Property contains an existing single family residence, detached garage, and remaining foundation of a previous boathouse.
- Property is corner lot bound by Colladay Point Dr and the undeveloped Zor Ct. lot.

#### **Proposed**

- Owners propose to remove existing residence, detached garage, and remains of former boathouse and reconstruct a single family residence.

### **Zoning Notes:**

- The typical setback required from a front property line for a lot platted prior to the adoption of the county zoning ordinance is 20 feet, but the ordinance provides an exception for corner lots. The setback along the long side of a corner lot is reduced to 1/5 lot depth, but no less than 12 feet.

### **History**

- 1965: Permit 14274 issued for a 16 x 20 rear addition to the residence
- 1992: Permit DCPZP-1992-1058 issued for replacement of front porch on south east corner of residence.
- 1994: Variance 2548 and permit DCPZP-1994-2094 approved to allow an unpermitted boathouse to remain encroaching into the required 12 setback from Zor Ct. The variance was conditional on the encroachment into the right-of-way being removed.
- Violation History: 1994 boathouse constructed without a permit, resolved via variance and permit.

### **VARIANCES REQUESTED: Purpose: Construction fo Single Family Residence**

#### **Setback from Road Variance:**

Minimum setback from right-of-way required: 12 feet.

Proposed Setback: From front lot line: 10 feet.

**VARIANCE NEEDED: 2 feet.**