



TOWN OF DUNN - 4156 COUNTY ROAD B, McFARLAND, WI 53558

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March 20, 2024

Dane County Board of Adjustment
210 Martin Luther King Jr. Blvd.
Madison, WI 53709

RE: Appeal # 3725

Dear Board Members,

At its March 17, 2024 meeting, the Town Board reviewed the above appeal and made the following recommendations:

- A. Consider making a recommendation on a Dane County variance application # 3725 to the Board of Adjustments for a 14-foot front yard set back variance request for 3190 Aalseth Lane for the construction of a new garage. Two lots are being combined and the owners would like to build a new garage closer to the road.

The answers to application questions and the staff report were read aloud. The applicant presented their request and answered questions. The board reviewed all of the information provided to determine whether they could recommend a variance on the basis that there are unique characteristics that cause an undue burden and hardship if strict compliance to the setback was required. The board noted that most of the homes on Aalseth Lane have historically been constructed closer to the road, due to the fact that Aalseth Lane is established by easement rather than a dedicated public road. Therefore, the normal setbacks did not apply, and instead, the "front property line" (located south of the road pavement) was used by the County as the property line for the purpose of measuring setbacks. A CSM formally dedicates a portion of Aalseth Lane as a public road, so for this proposal, the new building setback is considered from the road right of way line. Also, the combining of two lots into one lot will bring the lot closer into compliance with the 8,000 square foot minimum lot size in SFR-08. The board also noted that the footprint of the existing home that will be removed is closer to the lake and currently crosses the setback from the ordinary high water mark. The new garage addition is similar in size as the current home, but moves further from the lake to comply with that setback requirement, causing it to be closer to the road and needing a variance for that setback. The board noted that the removal of the boat house and deck and reduction of impervious surface so close to the shoreline was an overall benefit to the proposal. The board noted that the neighboring properties on both sides are similarly close to the road. In consideration of these factors, in particular how setbacks have historically been determined for the Aalseth Lane road easement and the proximity to

the road of the other houses on the street, the board felt that strict compliance with the 20 foot setback would cause an unnecessary burden and that a variance should be granted due to the unique circumstances.

Motion:

Motion: Gausman/Hodgson to recommend approval of a variance for application #3725 on the basis of hardship caused by the new setback, the requirement to move the existing footprint further from the lake, and the proximity of the neighboring homes to the road.

Carried unanimously.

Sincerely,

Ben Kollenbroich
Planning & Land Conservation Director
Town of Dunn
608.838.1081 ext. 3