



4156 COUNTY ROAD B
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TOWN BOARD MEETING MINUTES
TUESDAY, APRIL 15, 2025, 6:00 P.M. AT THE DUNN TOWN HALL

Present: Chair Greb, Supervisor Hodgson, Supervisor Gausman
Absent:
Also Present: Cathy Hasslinger, Clerk Treasurer/Business Manager

Meeting called to order by Chair Greb at 6:00 p.m.

I. Minutes – Approve minutes of the March 18th, 2025 meeting

- A. Hodgson/Gausman to approve minutes of the March 18th, 2025 meeting
[Town Board Meeting - March 18 2025 - Minutes](#)
- B. Gausman/Hodgson to approve minutes of the February 24th, 2025 meeting.
[Town Board Meeting - February 24 2025 - Minutes](#)

II. Announcements

- A. Contact the Town Assessor with property tax assessment questions now: Associated Appraisal Consultants, Inc. at (920) 749-1995 or info@apraz.com. If concerns still remain, request an Open Book appointment for Monday, May 5th, 2025, between 4PM and 6PM.
- B. Arbor Day Potluck: Saturday, April, 26th, 2025, 4 PM to 6 PM. Bring a dish to pass for the potluck dinner. Free trees while supplies last. Lisa Gaumnitz, of Save Our Songbirds (SOS), will present her organization's efforts to raise awareness for songbird conservation. There will also be a fun activity station for kids and for a small donation, window treatments to prevent birds from colliding with home windows.
- C. A public hearing on the draft Cooperative Plan between the Town of Dunn and the Village of McFarland is scheduled for Tuesday, April 29, 2025 at 7PM at the Town of Dunn Town Hall, 4156 County Road B.

III. Business

- A. Consider making a recommendation on Variance Appeal #3734 by Chad and Rebecca Wiese for a setback variance from County Highway AB's minimum 42-foot setback from the right-of-way line in order to build a new detached garage at 2272 County Highway AB in Section 23. (Proposed setback = 22 feet, variance requested = 20 feet). Property owners, Chad and Rebecca Wiese, would like to remove a small storage shed and construct a new detached garage at 2272 County Highway AB. The applicant indicated

that due to the parcel's topography, the residence at 2272 County Highway AB receives stormwater runoff from County Highway AB. This makes attaching the garage to the house and avoiding flooding very difficult. If the variance is granted, the applicant indicated that the proposed location of the garage would provide space for water to run and maintain the existing swale in the front yard. Dane County recently repaved County Highway AB and no RROW expansion was required so it's unlikely future expansion will be required. The applicant must demonstrate that a hardship, unique to the physical characteristics of the land, exists that prevents compliance with the ordinance, and there are no other alternatives that exist that would comply with the ordinance. A hardship must be proven for a variance request, and the hardship cannot be self-imposed. The expenditure of money does not constitute a legal hardship. The neighbors on both sides of 2272 County Highway AB were mailed notice of the variance request. No comments were received. Staff Recommendation: It meets the standards for hardship due to the physical characteristics of the slope. A variance should be granted due to the topography of the parcel resulting in stormwater runoff which would affect an attached garage or a detached garage that was located in compliance 20 feet further back from the road. The Dane County Board of Adjustment will hold a public hearing and will make the final action of the variance requests on April 24, 2025, at 6:30 P.M.

The applicant spoke and answered the boards questions about the water flow, slopes, alternatives, neighboring properties, and they were satisfied that the conditions of hardship were met.

[Variance Application - 2272 County Road AB](#)

[Site Plan - 2272 County Road AB](#)

[Garage Plans - 2272 County Road AB](#)

[BOA variance presentation slides](#)

Motion: Gausman/Hodgson to recommend approval of the variances requested.

- B. Consider making a recommendation on Variance Appeal #3735 submitted by Lakeland Builders (Chad Strutzel, Agent) for Dane County Zoning code variances for a proposed boat house to be reconstructed at 3228 Aalseth Lane in Section 25. Variances are requested due to the following:
1. The proposed boathouse exceeds the maximum area of 450 square feet allowed for a boathouse, (Proposed area = 580 square feet, variance requested = 130 square feet).
 2. The proposed boathouse exceeds the maximum height of 12-feet allowed for a boathouse, (Proposed height = 13.8 feet, variance requested = 1.8 feet).
 3. The proposed boathouse does not satisfy the required side yard setback of 2.5 feet, (Proposed setback = 0 feet, variance requested = 2.5 feet).
 4. The proposed boathouse and stairs exceed the permissible width of the access and viewing corridor of the vegetative buffer zone. The access and viewing corridor is defined as 35% of the lot width which in this case equals 19.278 feet, (Proposed width = 24 feet, variance requested = 4.722

feet).

A wrecking permit for the boathouse was issued in October 2024. The applicant would now like to rebuild the boathouse. Some foundation wall remains from the previous boat house.

The neighbors on both sides of 3228 Aalseth Lane were mailed notice of the variance requests.

The neighbors, Jeff & Heather Dale, at 3226 Aalseth Lane provided written comments. Their main concern was the increase in the height of the boathouse which would affect their view of the lake. They also felt the size variance is unnecessary and that the size could be reduced to comply with the regulation.

The neighbors, David and Susan Schultz, at 3232 Aalseth Lane also provided written comments. Their main concern was also the increase in the height of the boathouse which they felt would affect their privacy and view of the lake. Kelsey asked David if he had any comments or concerns regarding the seemingly shared landscaping along the lot lines. David shared that he does not have any concerns as long as there are no changes to the shared landscaping. The neighbors did not attend the meeting.

Staff Recommendation:

Staff reviewed the application and did not find that it meets the standard for hardship considering the county's very strict standards for granting a variance due to hardship. Aside from the temporary soil and shoreline disturbance, building a smaller boathouse in conformance with the required zoning setbacks seems reasonable and would provide reasonable use. The Dane County Board of Adjustment will hold a public hearing and will make the final action of the variance requests on April 24, 2025, at 6:30 P.M.

The applicant presented information explaining that the existing foundation walls make alternative options unreasonable. Due to the location of the foundation along the lot line, removing it would require disturbing the neighboring yard. As a result, they are proposing to use the existing foundation walls to rebuild a boathouse in the exact same footprint as the previous structure. Their plan includes reconstructing the boathouse to the same size and shape as before.

Height was also discussed. A neighbor had emailed under the impression that the foundation walls would not exceed 9 feet, but this was clarified during the meeting. The overall height is as stated in the application, and a variance is required. The applicant further explained that building a lower roof is not feasible due to the slope and elevation drop of the lot.

The board reviewed the applicant's information and felt that it seemed reasonable to be allowed to replace exactly what had previously been there, meaning a boathouse of the same height and in the same footprint. They felt that the previous boathouse foundation might meet the county standards for a hardship and recommended approval.

[Variance Application - 3228 Aalseth Lane](#)

[Boathouse Plans - 3228 Aalseth Lane](#)

[BOA variance presentation slides](#)

Motion: Gausman/Hodgson to recommend approval of the variances.

- C. Consider blasting permit for R.G. Huston to operate at the Schuetz quarry located at 1901 Lake Kegonsa Road. The board reviewed the application materials with the applicant and discussed the site plan.

[2025-04 Schuetz Quarry blast map](#)

[2025-04 Schuetz Quarry blast permit](#)

Motion: Gausman/Hodgson to approve blasting permit.

- D. Consider providing 20% funding for the Department of Transportation (DOT) Mahoney Road roundabout landscaping. The DOT would provide 80% of the landscape funding. The DOT indicated that if the town wants to proceed with the landscaping project, the town would need to submit plans to the DOT.

[HWY 51 DOT Roundabout - 5845-16-84 SMFA](#)

[HWY 51 DOT Roundabouts - 5845-16-75 SMFA](#)

[WisDOT Funding for US 51 Roundabouts](#)

[Hwy 51 Roundabout Design - Example](#)

Motion: Hodgson/Gausman to approve signing the DOT agreement for 80% funding for the roundabout landscaping

- E. Consider appointing George Corrigan to the Town's Plan Commission to take over the remainder of Kim Van Brocklin's term, which is valid through 5/1/2027.

Motion: Gausman/Hodgson enthusiastically move to appoint.

IV. Schedule next meeting.

Meeting adjourned by Hodgson/Gausman at 6:52 pm.

Submitted by Cathy Hasslinger, Clerk Treasurer/Business Manager, WCMC

Contact the Clerk's office at (608) 838-1081 or townhall@townofdunnwi.gov in advance if you need to request assistance to participate in this meeting due to disability.