

APRIL 24, 2025 BOA PUBLIC HEARING STAFF REPORT

Appeal 3734. Variance appeal by Chad Wiese for a variance from the minimum required front yard setback as provided by Section 10.102(9)2.b. Dane County Code of Ordinances, to permit proposed detached residential garage 2272 County Highway AB, being Lot 14 Washington Park, Section 23, Town of Dunn.

OWNER: Chad Wiese

LOCATION: 2272 County Highway AB

ZONING DISTRICT: SFR-08 Single Family Residential

COMMUNICATIONS:

Town of Dunn: 3/3/2025 acknowledgement; 4/15/25 Board recommendation of approval.

Dane County Highway Department: No concerns, as location of access to County Highway will not change.

Facts of the Case:

Existing:

- Property contains an existing single family residence and small storage shed.

Proposed

- Owners propose to remove small storage shed and construct a detached residential garage partially within the required front setback of the property.

Zoning Notes:

- The required setback to buildings from a county highway is 42 feet from the right-of-way line.
- The property is subject to shoreland zoning regulations as it is entirely within 300 feet of Lake Kegonsa.
- Variance 2318 granted in 1992 for adjacent property to the south to construct a detached garage 2 feet from ROW line of CTH AB
- Variance 3028 granted in 1999 for adjacent property to the north to construct an attached garage 32 feet from ROW line of CTH AB.
- Numerous other variances exist within the immediate area due to proximity to County Highway, Lake Kegonsa, and changes in natural topography.

History

- 1998, permit DCPZP-1998-02463 issued for addition of screen porch over a wood deck
- 1999, variance 3017 to allow greater than 50% improvement to non-conforming structure (related to 1998 zoning permit)
- 2021, permits DCPSHL-2021-00053 & DCPZP-2021-00245 issued for replacement of deck and steps
- Violation History: None.

VARIANCES REQUESTED: Purpose: Construction detached residential garage

Setback from Road Variance:

Minimum setback from right-of-way required: 42 feet.

Proposed Setback: From front lot line: 22 feet.

VARIANCE NEEDED: 20 feet.