

**Written Public Comments for Appeal 3735:**

**1.**

From: Heather and Jeff Dale <skimadison@hotmail.com>

Sent: Tuesday, April 8, 2025 7:29 PM

Subject: Variance appeal 3735

We have received notice of variance appeal 3735 by Lakeland Builders / Chad Strutzel at 3228 Aalseth Ln. We would like to be present to speak about this, but will be out of country on a previously planned trip. Unfortunately the relatively short notice will keep us from being there. We are submitting this letter to attempt to voice our opinion on the proposal.

For the most part, on our side of the lot there is only one notable concern that would affect us. The request to raise the height of the boathouse roof (and appearing to place a patio area on top of that) will affect our view of the lake. If placed at the original height of the boathouse roof this would be notably less of an issue. The foundation walls were designed with notches intended to connect the roofing beams into. If these are utilized and the patio set at that height. We would likely be more amenable to the plan. As the existing foundation is already approximately 580 sq/ft (larger than the allowable 450) having extend beyond the end of the current boat house also seems unnecessary. The boat house already lies within the 100 year flood plain (in spite of that not being noted on the proposal) and being further toward the water feels possibly excessive.

The proximity to the other lot line is something we do not feel comfortable weighing in on, as it will affect the Schultz family much more than us.

Thank you for allowing us to be heard.

Jeff & Heather Dale  
3226 Aalseth Ln.  
Town of Dunn

**2.**

From: David Schultz <dsschultz01@gmail.com>

Date: Mon, Apr 14, 2025 at 3:11 PM

Subject: Boat House Variance - Variance Appeal # 3735

Hi Kelsey, I meant with Chad Strutzel to discuss his project at 3228 Aalseth. Regarding the variances requested on this project, there is only one concern I have. Chad described his plans which included a sizable increase in the roof height. This proposal gives my wife and I and the Dales concerns regarding privacy and lake view. After discussion, Chad agreed to make changes to his boathouse plans. He will

drop the roof height approximately 4-5 feet. This will place the new roof at approximately the same as the original location. Positioning the new roof will be measured from the boathouse concrete floor to the bottom of the roof joists not to exceed 8 feet. If the Town of Dunn recommends approval on the variances and Dane County Board is in agreement hopefully consideration will be given to our concerns.

### 3.

To Whom It May Concern:

We live at 3254 Brooklyn Drive on Lake Kegonsa in Dane County and have concerns about allowing anyone who wants to go wider and higher with any boathouse on the lake. In general, boathouses tend to block neighbors' lake views, and allowing boathouses to be built wider and taller will only block people's views more than they already do. We are especially concerned about making any boathouses on the lake taller than their current "grandfathered in" height. For every additional inch of height, the amount of lake view that is blocked is so much more than that. Dane County is already allowing people to build skyscraper houses on the lake, and as a result, Lake Kegonsa has lost a lot of its natural charm. We don't need skyscraper boathouses now, too, especially along the natural shoreline. Most of the lake lots on Aalseth Lane are very small, and those lots are already overbuilt. When it comes to boathouses, bigger is definitely not better, and we strongly oppose any variances being approved that are not in the best interest of our Lake Kegonsa community.

Thank you for your attention to this matter. We intended to be at the meeting to discuss this issue in person, but unfortunately, we now have another commitment that night and will be out of town.

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