

APRIL 24, 2025 BOA PUBLIC HEARING STAFF REPORT

Appeal 3735. Variance appeal by Lake Land Builders (Chad Strutzel, Agent) for a variance from the minimum required side yard, and maximum height and area of a boathouse as provided by Sections 10.251(5)(b)2.b. and 11.03(2)(c)1., Dane County Code of Ordinances, to permit reconstruction of boathouse at 3228 Aalseth Ln, being Lot 2 Camp Dewey, Section 25, Town of Dunn.

OWNER: Lake Land Builders

LOCATION: 3228 Aalseth Ln

ZONING DISTRICT: SFR-08 Single Family Residential

COMMUNICATIONS: Town of Dunn: 3/10/2025 acknowledgement; Action PENDING

Facts of the Case:

Existing:

- Owner has obtained a shoreland zoning permit to remove and replace the residence on the property.

Proposed

- Owners propose to construct a boathouse in the same size and location of a previous boathouse. The proposed size and height exceed the limits of the ordinance.

Zoning Notes:

- Boathouse is defined as a permanent structure used for the storage of watercraft and associated materials and includes all structures which are totally enclosed, have roofs or walls or any combination of these structural parts.
- A boathouse is an exempt structure if it is:
 - Located entirely above the ordinary high water mark
 - Entirely within the access and viewing corridor
 - Does not contain plumbing
 - Is not used for human habitation.
- An exempt structure is exempt from shoreland setback regulation.
- Boathouses shall:
 - Have a footprint no greater than 450 square feet.
 - Not exceed a height of 12 feet measured from the ordinary high water mark.
 - Be located entirely within the access and viewing corridor.
- Accessory structures on lots less than 60 feet in width shall be setback at least 2.5 ft from side and rear property lines.

History

- 2019: Permit DCPSHL-2019-00052 issued to repair existing retaining wall
- 2025: Permit DCPSHL-2025-00008 issued for the removal and replacement of a residence
- Violation History: None.

VARIANCES REQUESTED: Purpose: Construction of boathouse

Setback from side yard:

Minimum setback from right-of-way required: 2.5 feet.

Proposed Setback: From front lot line: 0 feet.

VARIANCE NEEDED: 2.5 feet.

Maximum height of a boathouse:

Maximum height allowed: 12 feet.

Proposed height: From OHWM: 13.8 feet.

VARIANCE NEEDED: 1.8 feet.

Maximum area of a boathouse:

Maximum area allowed: 450 square feet.

Proposed area: 580 feet.

VARIANCE NEEDED: 130 feet.

Access and Viewing Corridor Width:

Maximum corridor width: 19.278 feet.

Proposed width: 24 feet.

VARIANCE NEEDED: 4.722 feet.