

April 23, 2026 BOA PUBLIC HEARING STAFF REPORT

Appeal 3741. Appeal by Ted and Peggy Gunderson for a variance from minimum required shoreland setback and maximum viewing and access corridor width as required by Chapter 11.03(2)(a)1. & 11.04(4)(a)1., Dane County Code of Ordinances, to permit stabilization and access to the shoreline at 4284 Jordan Dr, being Lot 10, Block 1, Brietson Park Plat, Section 8, Town of Dunn.

OWNER: Ted and Peggy Gunderson
AGENT: Aaron Falkosky, Quam Engineering, LLC
LOCATION: 4284 Jordan Dr
ZONING DISTRICT: SFR-08 Single Family Residential

COMMUNICATIONS: Town of Dunn: 3/17/26 acknowledgement; Action PENDING

Facts of the Case:

Existing:

- Principal use of the property is single family residential. The current residence was constructed in 1998. Property is bound by Jordan Drive and Lake Waubesa. The topography drops 28 feet from its high point to the ordinary high water of the lake. The steep slope to the lake appears to have a number of previously existing or existing and failing retaining systems, but is currently exhibiting significant erosion and sloughing. The property currently shares access to the lake via a stair system located on the adjacent property.

Proposed

- The owners wish to address the eroding slope and install their own access to the lake.
- The owners propose to cure the erosion of the steep slope by stabilizing with a combination of systems including the construction of a boathouse, retaining walls, a stairway and revegetation.

Zoning Notes:

- Boathouses and a walkway/stair system up to 5 feet wide for purpose of access to the water are defined as exempt structures not subject to the shoreland setback.
- Retaining walls are not included in the definition of exempt structures and are therefore required to satisfy the shoreland setback which would not allow retaining walls within the vegetative buffer zone (within 35 feet of the ordinary high water mark).
- Existing retaining walls that are non-conforming to the shoreland setback are permitted by right to be repaired or replaced within their existing size and location.
- Exempt structures are required to be located within the access and viewing corridor, which is defined as 35% of the shoreland width.

History

- 1998: Permit for existing residence issued
- 2020: Permit for 300 square foot paver patio issued
- Violation History: No violation history found

VARIANCES REQUESTED: Purpose: Allow retaining walls within vegetative buffer zone

Shoreland Setback:

Minimum shoreland setback required: 75 feet.

Proposed Setback: 9 feet.

VARIANCE NEEDED: 66 feet.

VARIANCES REQUESTED: Purpose: Allow stairway for access to shoreline

Access and Viewing Corridor Width:

Maximum allowed: 35% of lot width (14 ft).

Requested: 42.5% of lot width (17 ft).

VARIANCE NEEDED: 7.5% or 3 feet.