

## **SEPTEMBER 25, 2025 BOA PUBLIC HEARING STAFF REPORT**

**Appeal 3737.** Appeal by Mike & Lynn Baldwin (Chris Landerud, agent) for a variance from the minimum required shoreland setback Section 11.03(2)1., Dane County Code of Ordinances, to permit removal and replacement of a single family residence at 3408 Quam Dr being Lot 15, Quam's Park, Ole J, Addition To, Section 35, Town of Dunn.

OWNER: Mike & Lynn Baldwin

AGENT: Chris Landerud, Landerud Plan & Design LLC

LOCATION: 3408 Quam Drive

ZONING DISTRICT: SFR-08

COMMUNICATIONS: Town of Dunn: 8/13/2025 acknowledgement. Action Pending.

### **Facts of the Case:**

#### **Existing:**

Single family residence

#### **Proposed**

New single family residence with reduced setback to ordinary high water mark of Lake Kegonsa

### **Zoning Notes:**

- Reduced shoreland setbacks based on averaging require that the subject property has a principal structure on each adjacent lot. The subject property abuts a vacant lot and therefore a reduced setback exception is not applicable.

### **History**

- PENDING
- Violation History: PENDING

### **VARIANCES REQUESTED: Purpose:**

#### **Shoreland setback variance:**

Minimum setback from ordinary high water mark required: 75 feet.

Proposed setback: 35 feet.

**VARIANCE NEEDED: 40 feet.**