

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. 9/16/25 Town Board recommending approval (minutes pending).

Facts of the Case:

Existing:

Single family residence; deck permitted by variance for reduced setback to OHWM.

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.
- A 1968 aerial photo (attached) shows a structure on the now vacant lot 16. A 1992 plat of survey of this portion of Quam Dr does not include any structures on lot 16. Aerial photos after 1976 through 1987 are not clear enough to determine if a structure is present on lot 16.
- The footprint of an existing principal structure that is non-conforming to the shoreland setback can continue to be used as the required shoreland setback for a new foundation. (See setback compared to variance request documentation).

History

- 1969: Permit for Single Family Residence issued for Lot 15
- 1988: Variance 1760 granted for 4.64 ft of relief from required "average setback to OHWM" of 34.64 (see variance packet)
- Other neighborhood variances from OHWM:
 - 3406 Quam Dr: 12.5 feet from OHWM
 - 3402 Quam Dr: 5 feet from OHWM & 32 feet from OHWM
 - 3418 Quam Dr: 6 feet from OHWM (Boathouse)
 - 3420 Quam Dr: 8 feet from OHWM
- Violation History: 1988, deck without permit which lead to variance 1760.

VARIANCES REQUESTED: Purpose:

Shoreland setback variance:

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

Proposed setback: 35 feet.

VARIANCE NEEDED: 40 feet.