NOTE: These minutes reflect the notes of the recorder and are subject to correction and approval at a subsequent meeting of the Committee.

DANE COUNTY BOARD OF ADJUSTMENT
MINUTES OF THE SEPTEMBER 24, 2009 MEETING

MEMBERS PRESENT: Alan Colvin, Carlton Hamre, Al Long, Steven Schulz, Sue Studz.
OTHERS PRESENT: Assistant Zoning Administrator Kris Schutte, Zoning Administrator Roger Lane

I. CALL TO ORDER:
Chair Schulz called the meeting to order at 6:30 p.m. in Room 310 of the City-County Building and made an announcement regarding rules and procedures followed by the Board.

II. APPROVAL OF MINUTES
Motion by Long/Colvin to approve the Minutes of the August 27, 2009 Public Hearing of the Dane County Board of Adjustment and the Minutes of the September 10, 2009 Site Inspections of the Dane County Board of Adjustment. Motion carried, 5 – 0.

III. PUBLIC HEARING FOR SEPTEMBER 24, 2009 APPEALS
1. Appeal 3577. Appeal by Janquart Living Trust (Brett & Leslie Riemen, Agents) for variances from minimum required lot area and minimum required lot width at the building setback line for an existing substandard platted lot in the Shoreland District as provided by Sections 11.03(1) and 10.05(4), Dane County Code of Ordinances, to permit removal and replacement of single-family residence at 2763 Tower Road, being Lot 25, Block 1, Greenridge Park, Section 09, Town of Dunn.

COMMUNICATIONS:
08/05/2009 Town of Dunn Acknowledgment.
09/21/2009 Town of Dunn Action described in 09/22/2009 letter from Erica Schmitz, Town of Dunn Land Use Manager, with attachments: Staff Report; copy of “Amendment of Offer to Purchase” signed by Mr. And Mrs. Riemen and by Kim and Brian Spanos, dated 09/19/2009, as mentioned in the Staff Report and emailed to Dane County Zoning by Ms. Schmitz 09/21/2009: Town of Dunn recommends denial.
09/18/2009 Letter from David and Holly Hanewall, neighbors, 2759 Tower Road – Request denial.
09/22/2009 Letter from Diane Welsh, neighbor, 2760 Tower Road – Opposed to Variance #3577.

VARIANCES REQUESTED: Purpose: Build a new house on one of two substandard lots that have an existing residence straddling the lot line, in the Shoreland district.

Lot Area Variance:
Minimum lot area required: 15,000 square feet (SF)
Actual lot area: 11,300 SF
VARIANCE NEEDED: 3,700 SF

Lot Width Variance:
Minimum lot width at building setback line required: 100 feet
Actual lot width: 67.7 feet at building setback line
VARIANCE NEEDED: 32.3 feet at building setback line

REGISTRATIONS:
IN FAVOR: Brett Riemen, 2919 Camp Leonard Road, McFarland, WI, Agent
ZONING ADMINISTRATOR’S COMMENTS: Zoning Administrator Roger Lane recommended denial of the variances, since the appeal did not meet the burden of proof for the hardship tests: 1) A house may be built on the two-lot parcel without any variance from Shoreland or Zoning regulations; 2) The proposal raises public harm concerns in regard to reducing runoff, preserving natural beauty, and limiting development in the Shoreland district; 3) The two-lot parcel must be considered as a whole; 4) The Agent’s desire to build a home on half of a two-lot parcel is a self-imposed hardship.
OPPOSED: Speaking in Opposition:

- Robert Haessly, 4172 High Street, McFarland, WI – Mr. Haessly submitted a written statement explaining why Riemen’s appeal should be denied because it did not meet hardship tests. It was read aloud by the Assistant Zoning Administrator, at his request. He also submitted two petitions “to deny appeal #3577” signed by a total of 22 people identified by a notarized statement as those of “landowners within the boundaries of the proposed development.”
- Edward Wimmer, 4194 Morris Park Road, McFarland, WI – Mr. Wimmer told the Board he lives next door to Brian Spanos, whose new large home, similar to the one proposed for Riemen’s Lot 25, has damaged his property due to increased runoff; also, the Greenridge Park subdivision had been platted to reduce density of development along the lakeshore, in his opinion.
- Karen Behling, 2752 Tower Road, McFarland, WI – Ms. Behling expressed the opinion that Riemen’s proposed house was too large for the site [Lot 25].

Registering in Opposition:

- Jeff Behling, 2752 Tower Road, McFarland, WI
- Rhonda Danielson, 2730 Tower Road, McFarland, WI
- David C. Hanewall, 2759 Tower Road, McFarland, WI
- Holly Hanewall, 2759 Tower Road, McFarland, WI
- Gary Krogan, 4184 High Street, McFarland, WI
- Sandra L. Krogan, 4184 High Road, McFarland, WI

Motion: Studz/Colvin to deny variance of 3,700 square feet (SF) from minimum 15,000 SF lot area required and variance of 32.3 feet from minimum 100 feet lot width at building setback line required to build a new house on one of two substandard lots that have an existing residence straddling the lot line, in the Shoreland district.

Finding of Fact:
1. Janquart Living Trust (Tom & Cathy Janquart, owners/occupants as per Dane County property records) is the owner of Lots 24 and 25 in the Greenridge Park subdivision, which was platted in 1933, before the Dane County Shoreland Ordinance was adopted in 1970. The lots are zoned R-3 Residential and are in the Shoreland district of Lake Waubesa.
2. At about 68 feet wide at the building setback line and about 11,300 square feet (SF) each, neither Lot 24 nor Lot 25 individually meets the minimum 100 feet lot width at the building setback line nor the minimum 15,000 SF lot area required in the Shoreland district. Together, the two lots have 135+ feet of lot width at the building setback line and more than 22,000 SF of lot area.
3. The Janquarts’ single-family residence on Lots 24 and 25 was built around 1940, according to the Agent. The house, which straddles the common lot line of Lots 24 and 25, is a multi-level, 3-bedroom house with an approximate 40 foot x 50 foot overall footprint, as scaled from the plat of survey. It does not meet the minimum 75 foot setback or the averaged setback from the Ordinary High Water Mark (OHWM), but this requirement was not in place when the house was built. There is also a 24 foot x 32 foot detached garage in the southwest corner of Lot 25.
4. Riemen addressed the Board, asking if he should ask for abeyance to allow him to confer with neighbors who opposed his appeal at the Monday night Town Board meeting. Chair Schulz declined to offer advice, but explained that, if the Board should deny his appeal, Riemen may ask the Board for permission to reapply, under a new application/Appeal number, within one year, for the same variances if he can present new evidence or proof of change of conditions. Chair Schulz also explained the Appeal 3577 Public Hearing must be held, since notices had been published.
5. Riemen explained to the Board members that a Realtor approached him about buying the Janquarts’ two lots, with an agreement that he [Riemen] should assign Lot 24 as a separate home site to the Realtor for later building or sale. (Staff Note: See “Amendment of Offer to Purchase” signed by Mr. and Mrs. Riemen and by Kim and Brian Spanos, dated 09/19/2009, in Town of Dunn COMMUNICATIONS, above. Spanos is the Realtor mentioned by Riemen.) Riemen acknowledged that he did not contact neighboring property owners about possible objections to the plan to replace the Janquart house with two new houses. Riemen said the closing on Lots 25 and 24 and his assignment of Lot 24 to Spanos took place on September 23, 2009.
6. Board members questioned how new Lot 25 and 24 owners could each buy only part of an
existing house, and why plans for only one of the two “separated” lots were included in the variance appeal. Riemen said he and Spanos propose to remove the house on the two lots.

7. Riemen proposes to use Lot 25 to build a new 2-story, 4-bedroom house with walk-out lower level access on the lake side and a three-stall attached garage, meeting all setbacks and maximum 30% lot coverage (29% proposed).

8. The Zoning Administrator and several neighbors spoke or registered in opposition, as described under REGISTRATIONS, above.

9. Some of the Board members present discussed the characterization by a registrant of the Board’s action on Appeal 3437, clarifying the Board’s action: Both Chapter 10 Zoning and Chapter 11 Shoreland regulations are equally important and must be balanced; Chapter 11 does not “trump” Chapter 10, in their opinions.

10. Riemen was offered an opportunity for rebuttal. He stated it was not his intent to mislead the Board or the neighborhood, and that contract negotiations could not be expected to be transparent to neighbors or to be revealed at the time of the variance application.

**Conclusions:**

1) Unnecessary Hardship: The hardship was self-imposed, since the Agent contracted to buy a buildable two-lot parcel, then assigned one lot to another owner.

2) Unique Limitations of the Property: There were no unique limitations, since the two-lot parcel must be considered as a whole. The two-lot parcel meets the lot area and width requirements of the Shoreland district.

3) No Harm to Public Interests: Increased runoff and density in the Shoreland district caused by the proposal to build on Lot 25 would be harmful to the public interest. The Town, the WDNR, and the Zoning Administrator all presented reasonable arguments recommending denial.

**Motion carried:** 5 – 0 to Deny.

2. Appeal 3578. Appeal by Daniel & Louisa Enz for variances from minimum required lot area and minimum required lot width at the building setback line for an existing substandard platted lot in the Shoreland District as provided by Sections 11.03(1) and 10.05(4), Dane County Code of Ordinances, to permit removal and replacement of single-family residence at 3012 Waubesa Avenue, being Lot 10, Block 1, Waubesa Beach, Section 05, Town of Dunn.

**COMMUNICATIONS:** 08/25/2009 Town of Dunn Acknowledgment; 09/22/2009 Town of Dunn Action: Approval “conditioned upon providing an erosion control plan,” with two neighbors expressing “concerns about stormwater. The Enzes propose to mitigate stormwater impacts from the increased impervious surface area with measures that may include a rain garden.”

**VARIANCES REQUESTED:** Purpose: Remove and replace existing single-family residence on an existing, substandard, platted Shoreland lot.

**Lot Area Variance:**
Minimum lot area required: 15,000 square feet (SF)
Actual lot area: 11,200 SF
**VARIANCE NEEDED: 3,800 SF**

**Lot Width Variance**
Minimum lot width at building setback line required: 100 feet
Actual lot width: 50 more or less at building setback line
**VARIANCE NEEDED: 50 feet**

**IN FAVOR:** Louisa & Dan Enz, 3012 Waubesa Avenue, Madison, WI, owners
Mike Fountain, House Doctors, W8024 Morse Road, Poynette, WI, contractor

**ZONING ADMINISTRATOR’S COMMENTS:** Zoning Administrator Roger Lane said the proposal meets hardship guidelines, as well as Chapter 10-Zoning and Chapter 11-Shoreland requirements. He expressed concern about stormwater runoff, since the proposed garage elevation is above the road elevation; any new retaining walls should be a minimum of five (5) feet from side property lines,
in conformity with a proposed ordinance amendment currently being considered by the County Board. Provisions for control of stormwater runoff should be considered as possible conditions of approval.

**OPPOSED**: None

**Motion**: Long moved to approve the two variances, with Town’s Condition, but withdrew his motion.

Studz/Schulz moved to grant a variance of 3,800 square feet (SF) from the minimum 15,000 SF lot area required and a variance of 50 feet from the minimum 100 feet lot width at the building setback line required to remove and replace an existing single-family residence on an existing, substandard, platted Shoreland lot, with two CONDITIONS:

1) A Stormwater Management Plan shall be implemented to abate runoff; and
2) There shall be no change to existing grades within five (5) feet of the side property lines, as per the Zoning Administrator’s recommendation.

**Finding of Fact**:

1. The Enzes’ lot is zoned R-3 Residential and is in the Shoreland district of Lake Waubesa. It is in the Waubesa Beach subdivision, platted in 1907 before the Dane County Shoreland Ordinance was adopted in 1970. Their lot is 50 feet wide x 233 feet more or less as platted, with 11,200 square feet (SF) per an August 2009 survey. It does not meet the minimum 15,000 SF lot area required in the Shoreland district. At 50 feet more or less platted lot width at the right-of-way line of Waubesa Avenue and at the building setback line, it does not meet the required 100 feet lot width at the building setback line for the Shoreland district.
2. The Enzes’ lot includes a 25 feet x 34 feet, two-story house and detached garage. The house is 52.1 feet from the Ordinary High Water Mark (OHWM), which does not meet the averaged minimum setback from the OHWM, but the house meets all other setbacks, as does the existing garage. Existing lot coverage is approximately 13%, including a concrete patio.
3. The Enzes propose to remove the existing house and garage and build a new two-story, five-bedroom house with a walk-out lower level access on the lake side and attached two-stall garage.
4. The new house would meet 5 foot minimum/15 foot total side yards for the platted 50 foot lot width, and would be 87.6 feet from the OHWM and 43.9 feet from the right-of-way line of Waubesa Avenue. Lot coverage would be approximately 20%.
5. Mr. Enz described how the deteriorated condition of the existing house and garage requires removal and replacement for building code compliance, improved energy efficiency and safety. Alternatives of remodeling and/or adding to the existing house and/or garage would require the same lot width and area variances as the proposed new house.
6. The new house would be 35 feet farther from the lake than the existing house, improving the neighbors’ views of the lake. Mr. Enz stated he will work with neighbors to solve potential runoff problems, will install rain gardens for infiltration, and will meet erosion control requirements.
7. Mr. Fountain explained how runoff would be controlled during and after construction, using berms and swales; he said the neighbors had been consulted and agreed with the plans.

**Conclusions**:

1) Unnecessary Hardship: Denying the variance would unreasonably prevent the continued use of the lot for its permitted residential purpose. The variance balances restrictions of Chapter 11-Shoreland with the rights of property owners allowed under Chapter 10-Zoning.
2) Unique Limitations of the Property: No additional land is available to increase size or width of the Enzes’ lot as platted in 1907, before Shoreland zoning regulation.
3) No Harm to Public Interests: Siting of the proposed house increases setbacks from the lake and from the road, improving water quality, neighbors’ views, and opportunity for infiltration. The Conditions added by the Board address concerns of the Town and neighbors. Minimal relief has been sought, as no additional variances are needed.

**Motion carried**: 5 – 0 with two CONDITIONS.
3. Appeal 3579. Appeal by David & Gloria Read (Sarah Manternach, Terrace Custom Builders, Agent) for a variance from minimum required lot width at the building setback line for an existing substandard platted lot in the Shoreland District as provided by Sections 11.03(1) and 10.05(4), Dane County Code of Ordinances, to permit removal and replacement of single-family residence at 2251 Williams Point Drive, being Lot 18, Williams Point, Section 19, Town of Pleasant Springs.


VARIANCE REQUESTED: Purpose: Allow removal and replacement of single-family residence on an existing non-conforming, platted Shoreland lot.

Lot Width Variance
Minimum lot width at building setback line required: 100 feet
Actual lot width: 61.6 feet more or less feet at building setback line

VARIANCE NEEDED: 38.4 feet more or less

IN FAVOR:
Sarah Manternach, 1553 11th Drive, Friendship, WI, Director of Operations, Terrace Custom Builders (Terrace Homes), Agent
Dave Read, 2251 Williams Point Drive, Stoughton, WI, owner

ZONING ADMINISTRATOR’S COMMENTS: Zoning Administrator Roger Lane had no comments or recommendations for this appeal.

OPPOSED: None

Motion: Hamre/Long to grant variance of 38.4 feet from the minimum required 100 feet lot width at the building setback line to allow removal and replacement of single-family residence on an existing non-conforming width, platted Shoreland lot. Schulz offered and Long seconded a friendly amendment to include a CONDITION of Town of Pleasant Springs approval. Hamre accepted the friendly amendment.

Finding of Fact:
1. The Reads’ lot is zoned R-3 Residential and is in the Shoreland district of Lake Kegonsa. It is in the Williams Point subdivision, platted in 1950, before the Dane County Shoreland Ordinance was adopted in 1970. At 61.6 feet wide x 436 more or less feet as platted, their Lot 18 has 25,051 square feet (SF) on an August 2009 survey, so it meets the minimum 15,000 SF lot area required in the Shoreland district. However, at 61.6 feet platted lot width, it does not meet the required 100 feet of lot width at the building setback line in the Shoreland district.

2. The Reads’ lot includes their existing 30 foot x 35 foot, one-story house with a small lakefront deck and a 20 foot x 24 foot detached garage. The house does not comply with the minimum 10 foot east side yard, but meets all other setbacks; the existing garage is in compliance. Existing lot coverage is less than 30%.

3. The Reads propose to remove the existing house and build a new 30 foot x 56 foot, two-bedroom, one-story house with a crawl space, attached two-stall garage, and 6-foot wide handicap access ramp on the east (left) side, leading to a 10 foot x 30 foot lake side deck. The new home would meet all setbacks, height and lot coverage (less than 12% proposed, including the garage), and would be 81.5 feet from the Ordinary High Water Mark.

4. Most of Lot 18 is shown in the “Flood Fringe” on the 01/02/2009 Flood Insurance Rate Maps (FIRMs) (Base Flood Elevation 847.0 feet above mean sea level). The Reads must either obtain a Letter of Map Amendment from FEMA or the proposed house must meet all requirements of Chapter 17, Floodplain Regulations, Dane County Code of Ordinances.

5. Ms. Manternach emphasized that no additional land can be obtained from neighbors; that only a minimum lot width variance is needed; that the proposed house would be set back more than 75 feet from the OHWM; and that the lot coverage including the detached garage (which would remain) would be less than 12%. She told the Board the Reads would comply with Floodzone Ordinance requirements, would maintain natural vegetation at the shoreline, and would provide runoff control to protect the lake and neighbors’ properties.
6. Ms. Manternach said the Reads appeal would be considered by the Town of Pleasant Springs at their October 14, 2009 Plan Commission and October 22, 2009 Town Board meetings, and asked the Board for approval on the variance contingent on Town approval.

Conclusions:

1) Unnecessary Hardship: It would be unnecessarily burdensome to prevent the owners from retaining the existing permitted residential use of their property.

2) Unique Limitations of the Property: The substandard lot was part of a subdivision platted in 1950, before Dane County Shoreland regulations became effective.

3) No Harm to Public Interests: The proposed new house construction requires minimal relief, with only a lot width variance needed. Its placement respects the full 75 feet setback from the Ordinary High Water Mark, providing for infiltration of runoff. Proposed lot coverage percentage is very low.

Motion carried: 5 – 0, with CONDITION.

The Board agreed by consensus to adjourn for a 10-minute break at 8:25 p.m.

The Chair reconvened the meeting at 8:35 p.m.

IV. OTHER BUSINESS

1. Zoning Administrator’s and Assistant Zoning Administrator’s Reports, including distribution of materials, if any, discussion, and possible action regarding the following topics:

a. Draft amendments to the Dane County Board of Adjustment Rules and Procedures.


The following final revisions were discussed (Italics indicate changes; items discussed are shown below in the order in which they appear in the Rules and Procedures, not necessarily in the order of discussion.)

1) PAGE 6 – 5.d) ORDER OF BUSINESS FOR VARIANCE APPEALS OR NON—CONTESTED CASES:

   • Under 10, the Board discussed adding the phrase “if the Board deems it necessary” to the end of the first sentence, but agreed by consensus that the appellant or applicant should always be afforded an “opportunity for rebuttal of the testimony,” and did not change the text.

2) PAGE 7 – 5.e) ORDER OF BUSINESS FOR ADMINISTRATIVE APPEALS OR OTHER CONTESTED CASES:

   • Under “CALL TO ORDER” 1), change to “Call to order by the Chair. The Public Hearing Notice shall be read.” This provides for a party other than Zoning Staff to read the Notice.

   • Under “STATEMENTS OF NEIGHBORS AND OTHERS NOT PRESENTING CASES” 21). Change by adding the following final sentence: “Board members may question each person presenting a statement.” This provides for questions by Board members of all parties making statements, consistent with 6), 8), 11), 14), 16) and 19).

   • Under “BOARD ACTION” 24), change to “Board members shall summarize Findings of Fact and Conclusions At of Law when reaching a Decision, and may use certiorari review standards.” This provides for use of standards recognized by Courts, as recommended by Corporation Counsel Marcia MacKenzie, and as described in Chapter 17 of the 2006 Zoning Board Handbook. Board members discussed creating a ‘checklist’ of certiorari review standards to use during administrative appeal hearings, as some members currently use a checklist for hardship tests in variance appeal cases. Chair Schulz offered copies of the checklist he uses in variance appeal cases, and directed Schutte to distribute his document by email and to work with Corporation Counsel to create a similar checklist of certiorari review standards to use during administrative appeal hearings.

   • Under “BOARD ACTION” 25), change second sentence from “Approval of this document shall be placed on the agenda for the next meeting of the Board” to “Approval of this document shall
be placed on the agenda for the next Public Hearing or Special Meeting of the Board.” This eliminates agendas for Site Inspections unless a “Special Meeting” agenda is posted for the same date and time as a Site Inspection meeting.

Schutte noted that Corporation Counsel Marcia MacKenzie has expressed willingness to attend Administrative Appeal Public Hearings herself or assign Corporation Counsel staff to provide legal advice and support for the Board of Adjustment whenever possible.

Board members discussed the difference between State Statutes, which state that a Board of Adjustment may take action by a majority of members present (two of three members) and the Dane County Code of Ordinances (DCCO). Section 10.26(8) DCCO, as adopted by the Dane County Board of Supervisors, is more stringent than the State Statute, providing that a vote of a “majority of the board” “shall be necessary” for any action (three of five members). Schutte reiterated that Corporation Counsel Marcia MacKenzie emphasized that the more stringent, local ordinance prevails, and offered a rationale that more Board members taking action gives the public a better hearing and decision. Changing this would require an amendment to Chapter 10, not a clarification of the BOA Rules and Procedures. Board members asked Schutte to communicate the possibility of confusion regarding the permissive language of the State Statute to Lynn Markham at the Center for Land Use Education.

3) PAGE 8 – 6. “DECISIONS AND DISPOSITIONS OF CASES”

- Under b), in the second paragraph, change second sentence from “Approval of this document shall be placed on the agenda for the next regularly scheduled meeting of the Board” to “Approval of the Decision shall be placed on the agenda for the next Public Hearing or Special Meeting of the Board.” This refers to the specific Decision document and eliminates agendas for Site Inspections unless a “Special Meeting” agenda is posted for the same date and time as a Site Inspection meeting. Since decisions must be rendered “at the termination of the hearing or within 30 days” as per 6.a), and since the next regularly scheduled monthly Public Hearing may not occur within 30 days, the provision for calling a Special Meeting either on a Site Inspection day or on a different day provides for compliance with technicalities of the Dane County Code of Ordinances and with State Statutes.

Board members suggested Special Meetings on Site Inspection days might be held at the Alliant Center, since this is a County facility. Schutte concurred and will consider this option in the future.

Motion: Studz/Schulz to approve the draft as presented, with changes described above.

Motion carried: 5 – 0.

b. Ordinance Amendment regarding temporary structures in the Airport Height Limitation Zone:

Assistant Zoning Administrator (AZA) Schutte told the Board she would schedule a meeting soon for Airport and Zoning staffs to discuss proposed revisions to Chapter 78. The Zoning Division hopes to include practical and specific provisions for administering and enforcing the ordinance. No action was taken by the Board.

2. Discussion, and possible action regarding the Agendas for the regularly scheduled meetings of the Dane County Board of Adjustment: October 8, 2009 Site Inspection and October 22, 2009 Public Hearing: AZA Schutte reported there was only one appeal on the October Board meeting agenda. She asked Board members to contact her if they would be unable to attend either meeting. She will consult Chair Schulz about the agendas. The Board discussed contingencies for calling or cancelling meetings in emergency situations. Chair Schulz stated, and AZA Schutte concurred, that he has the authority and discretion to call or cancel meetings, according to both the current and revised Board Rules and Procedures. No action was taken by the Board.

3. Discussion, and possible action regarding the Agenda for the Special Public Hearing meeting of the Dane County Board of Adjustment, regarding Administrative Appeal 3575, tentatively scheduled for October 15, 2009. AZA Schutte noted that Administrative Appeal 3575 had been
withdrawn, and noted the applicant, Mr. Michael Derr, was present in the audience. No action was taken by the Board.

V. ADJOURNMENT:

Motion: Hamre/Schulz to adjourn. Motion carried: 5 -- 0 at 9:04 p.m.

Respectfully submitted,

Kristine L. Schutte, Dane County Assistant Zoning Administrator, Recording Secretary


MINUTES FILED IN THE OFFICE OF THE DANE COUNTY PLANNING AND DEVELOPMENT DEPARTMENT, DIVISION OF ZONING: October 7, 2009

______________________________   _______________________
SIGNED BY:   Roger W. Lane, III     Date
Dane County Zoning Administrator

THE MINUTES OF THE SEPTEMBER 24, 2009 BOARD OF ADJUSTMENT MEETING WERE APPROVED BY THE BOARD OF ADJUSTMENT ON _______________
AS PRESENTED. / AS AMENDED TO INCLUDE THE FOLLOWING:

______________________________   _______________________
SIGNED BY:   Steven Schulz     Date
Chair, Dane County Board of Adjustment