

ADAMS COUNTYBOARD OF ADJUSTMENT
MONTHLY MINUTES:
March 15, 2016

Chairman Bob Beaver called the Adams County Board of Adjustment meeting to order at 9:30 A.M. with the following members present; Cathy Croke, Secretary; Tom Feller, Bob Krause and Bob Benkowski. Others present were: Phil McLaughlin, Zoning Administrator and Janene Harper, Recording Secretary. Was this meeting properly announced? Mr. McLaughlin stated that it was. Roll Call. Bob Krause made a motion to approve the Agenda as noticed. Cathy Croke seconded the motion. All in favor. Motion carried. Public Hearings: Arthur C. & Michelle L. Roberts – Special Exception Permit request under Section 3-3.03 of the Adams County Comprehensive Zoning Ordinance and Section 10-5A.01 (C) of the Adams County Shoreland Wetland and Habitat Protection Zoning Ordinance to allow a residential accessory building without a primary structure present in an R1 Single Family Residential and R&R Recreational/Residential District on property located in the SE ¼, SW ¼, Section 33, Township 18 North, Range 6 East, Lot 1, Block 2, Eyefull Acres North Shore Subdivision on Czech Lane, Town of Preston, Adams County, Wisconsin. Arthur & Michelle Roberts owners, were present to show pictures of property, what the proposed building would look like, and also photos of other lots in the area they say are very close to the road. Bob Beaver stated that he had travelled that road and did not see all that many such buildings. Bob Benkowski asked if Mr. and Mrs. Roberts had checked into the deed restriction to be placed on the properties and was told by the Roberts' that no, they did not take care of that. Bob Benkowski then reminded the Roberts' that the Lake Association requested that the deed restriction be a condition of the Special Exception. Mr. McLaughlin suggested to the board members that they could approve the permit conditionally and if the deed restriction was not in place then they could not build on the property. Phil also suggested that the pole barn be moved further into the lot so a home could be built closer to the road. The Special Exception Permit was granted with the conditions that a Deed Restriction be placed on the Deed that if the property with the residence was ever to be sold, the property with the garage would have to be sold with it and also that the pole building be built no less than 125 feet from the front lot line. Discussion was held. Bob Benkowski moved to grant the Special Exception Permit with noted conditions. Tom Feller seconded the motion. Roll Call Vote: 5 – Yes. Motion carried. Sue M. Reinert – Variance request under Section 5-6B.04 © of the Adams County Comprehensive Zoning Ordinance to allow construction of a garage with a portion of the building at a setback of 50 feet to the center of Bighorn Court instead of the required 63 feet on property located in the NW 1/3, NW ¼, Section 13, Township 19 North, Range 7 East, Lot 1 of CSM 4750 at 196 Bighorn Court, Town of Colburn, Adams County, Wisconsin. Sue M. Reinert, owner, was present to explain request and hand out maps of the parcel for more detailed information. Phil McLaughlin handed out a more clear printed copy of the parcel. Phil then mentions that there is plenty of room in the Western half of the property to build. She explains the hardship of more excavation costs, time, and removal of trees. Phil reminds the Board that variances are not to be granted if there is no need for the variance. Bob Benkowski and Cathy Croke explain to the owner what hardship means as far as their decisions, and that this does not meet the hardship need. Bob Beaver asked Ms. Reinert if she was able to make the building smaller and Mr. Krause told her that if the lean-to portion were to be removed then there would be room where she wanted to build. Ms. Reinert declared that she needs the size of the building for storage and the lean-to is needed to cover her boat. Bob Benkowski made a motion to deny the request. Tom Feller seconded the motion. Roll Call Vote: 5 – Yes. Motion carried.

Adams County
Board of Adjustment
Meeting Minutes
March 15, 2016
Page #2

Minutes: Phil McLaughlin presented the Board with the minutes from the January 20, 2016 meeting for their review. Bob Benkowski made a motion to approve the minutes as presented. Cathy Croke seconded the motion. All in favor. Motion carried.

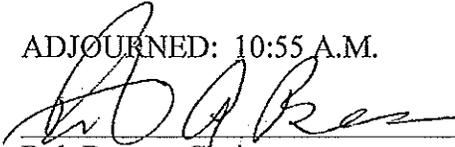
Correspondence: None.

Chairman Bob Beaver closed the Public Hearing portion of the meeting. Review of Determination held for the denial of Special Exception Permit on January 20, 2016 for Russell P. & Synthia A. Masterson. Present before the Board was Synthia Masterson and her legal counsel, Jim Heyn. Mr. Heyn proceeded to explain that the Masterson's not applying for a building permit before constructing the pavilion over the camper, not keeping the tires on the camper or having the camper licensed was not done in malice and that they were trying to make things right now by correcting the problems. Bob Benkowski and Tom Feller ask why none of the things requiring correction were taken care of, especially in the 3 ½ months from when these offenses were discovered up until now. Mr. Heyn again assured the Board that the Masterson's were trying to correct things now. Phil brought up the fact that as a condition to the Special Exception Permit, the Board can request building inspections, even in the Town of Adams which does not have inspections on accessory buildings. This would be done for safety purposes. Discussion took place. Bob Benkowski made a motion to grant the Special Exception permit as long as the wheels were put back on the camper, a license was procured and placed on the camper, and that all building construction is to be inspected by the Adams County Building Inspector for UDC compliance. Cathy Croke seconded the motion. 4-Yes. 1-No. (Tom Feller). Motion carried.

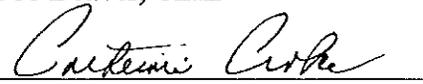
The next Board of Adjustment Meeting will be April 20, 2016 at 9:30 A.M.

Bob Beaver made a motion to adjourn. Bob Benkoswki seconded the motion. All in favor. Motion carried.

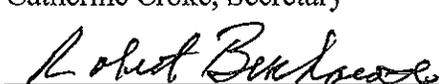
ADJOURNED: 10:55 A.M.

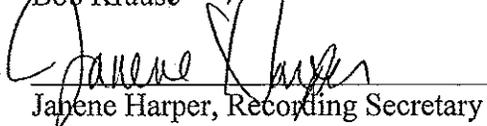

Bob Beaver, Chair


Tom Feller, Vice-Chair


Catherine Croke, Secretary


Bob Krause


Robert Benkowski


Janene Harper, Recording Secretary

THESE MINUTES HAVE NOT BEEN APPROVED BY THE BOARD.