

ADAMS COUNTY
BOARD OF ADJUSTMENT
MONTHLY MINUTES:
July 24, 2013

Chairman Bob Beaver called the Adams County Board of Adjustment meeting to order at 9:30 A.M. with the following members present; Tom Feller, Vice-Chair; Cathy Croke, Secretary and Bob Benkowski. Bob Donner was excused. Others present were: Phil McLaughlin, Zoning Administrator and Cathy Allen Recording Secretary. Was this meeting properly announced? Phil McLaughlin stated that it was. Bob Benkowski made a motion to approve the Agenda as noticed. Cathy Croke seconded the motion. All in favor. Motion carried. Public Hearings: Adams Columbia Electric Co-op/Bug Tussel Wireless, LLC – Variance request under Section 3-5.03(C) of the Adams County Comprehensive Zoning Ordinance for an increase in the height restriction to allow construction of a 180’ unlighted monopole telecommunications tower in an I-1 Industrial District on property located in the SE ¼, SE ¼, Section 8, Township 16 North, Range 7 East, at 508 Edgewood Avenue, Town of New Chester, Adams County, Wisconsin. Letters were read in support of the request, with no objections from the Town of New Chester. A letter from Wisconsin Agricultural Aviation Association was submitted with concern that the tower would not have a light, which is only required for towers over 225’ high. Mike Long and Ray Bildings from Bug Tussel Wireless presented plans to the Board, stating that they have a contract with Adams County in order for the County and local towns to access the use of their facilities for free. Plans are for some new construction of towers and co-locations throughout the County. After some discussion Cathy Croke made a motion to grant the request. Tom Feller seconded the motion. Roll Call Vote: 4 – Yes. Motion carried. Adams Columbia Electric Co-op/Bug Tussel Wireless, LLC – Variance request under Section 3-5.03(C) of the Adams County Comprehensive Zoning Ordinance for an increase in the height restriction to allow construction of a 225’ lighted self support telecommunications tower in a PSP-1 Public-Semi Public District(to be rezoned to an I-1 Industrial District) on property located in the SW ¼, SW ¼, Section 16, Township 15 North, Range 6 East, Lot 1 of CSM 509 at 1098 State Road 82, Town of Springville, Adams County, Wisconsin. The Town of Springville had no objections. A letter from Wisconsin Agricultural Aviation Association was submitted with concern as to the location of the tower. Representatives Mike Long and Ray Bildings presented plans for a lighted tower and stated that they would be using an existing driveway. Discussion was held. Bob Benkowski made a motion to grant the request. Cathy Croke seconded the motion. Roll Call Vote: 4 – Yes. Motion carried. Adams Columbia Electric Co-op/Bug Tussel Wireless, LLC – Variance request under Section 11-6.02(B) of the Adams County Shoreland Wetland and Habitat Protection Ordinance for an increase in the height restriction to allow construction of a 175’ unlighted monopole telecommunications tower on property located in the SE ¼, SW ¼, Section 17, Township 20 North, Range 6 East, Lot 1 of CSM 325 at 377 State Road 13, Town of Rome, Adams County, Wisconsin. The Town of Rome had no objections. A letter from Wisconsin Agricultural Aviation Association was submitted with concern that the tower would not have a light, which is only required for towers over 225’ high. Discussion was held. Bob Benkowski made a motion to grant the request. Cathy Croke seconded the motion. Roll Call Vote: 4 – Yes. Motion carried. Judith H. Keller – Tabled After the Fact Special Exception Permit request under Section 3-3.03 of the Adams County Comprehensive Zoning Ordinance to allow two carports that were constructed without a primary structure present and without permits to remain on property located in the SE ¼, NW ¼, Section 3, Township 18 North, Range 6 East, Tract 40 of Cozy Pines Subdivision at 956 S. Chicago Court, Town of Preston, Adams County, Wisconsin. The Town of Preston did not object to the carports. Current use is recreational. (Camping) Discussion was held regarding carports and log structure under construction to be used for pump house and storage. Bob Benkowski made a motion to deny the two carports, but to allow the log pump building to remain. Bob Beaver seconded the motion. Roll Call Vote: 3 – Yes. 1 – No. (Croke) Motion carried. Dennis W. & Kim M. Ehrhardt – Special Exception permit request under Section 3-3.03 of the Adams County Comprehensive Zoning Ordinance to allow construction of a garage without a primary structure present on property located in the NW ¼, SW ¼, Section 17, Township 18 North, Range 6 East, Lot 11 of CSM 124, Forest Dale Acres at 1197 S. Cree Drive PV, Town of Preston, Adams County, Wisconsin. The Town of Preston did not object. Attorney Eric Pollex, representing Mr. Ehrhardt, submitted plans showing proposed garage, septic system and future house. Mr. Pollex stated that the Town did voice a concern about people getting approval for building accessory buildings and then using them as habitable space, and went on to explain that Mr. Ehrhardt has sold his home, is living in an apartment and would like to build the garage to store belongings and building materials until he starts construction of the home. Discussion was held. Tom Feller made a motion to grant the request. Bob Benkowski seconded the motion. Roll Call Vote: 2 – Yes. 1 – No.(Beaver)

Lynne M. & James Hunter, Jr. – Special Exception permit request under Section 3-3.03 of the Adams County Comprehensive Zoning Ordinance to allow construction of a garage without a primary structure present on property located in the SE ¼, NE ¼, Section 3, Township 15 North, Range 6 East, at 912 Fawn Court, Town of Springville, Adams County, Wisconsin. The Town of Springville did not object. Mr. Hunter explained that there is a cabin there, but it does not meet the requirements of a primary structure. He does not want an Agricultural Building Permit because he wants to store non-agriculture related belongings in it and use it for woodworking projects also. Discussion was held. Cathy Croke made a motion to grant the request. Tom Feller seconded the motion. Roll Call Vote: 4 – Yes. Motion carried. Christine M. Lowrey – Variance request under Section 3-2.06 of the Adams County Private Onsite Wastewater Treatment Systems Ordinance to allow the use of a Holding Tank for new construction on property located in the SW ¼, SE ¼, Section 18, Township 18 North, Range 7 East, at 638 State Road 21, Town of Richfield, Adams County, Wisconsin. The Town of Richfield did not object but requested annual pumping reports to the County. The site has had a soil test by Dale Dolata and is acceptable for a mound system. It was noted that there is a cabin on the property with a pit privy. Discussion was held regarding the use of a generator and the high cost for electric service. Bob Beaver made a motion to grant the request. Bob Benkowski seconded the motion. Roll Call Vote: 3 – Yes. 1 – No. (Croke) Chairman Beaver closed the Public Hearing portion of the meeting.

Minutes: Phil McLaughlin presented the Board with the minutes from the June 26, 2013 meeting for their review. Cathy Croke made a motion to approve the minutes as presented. Bob Benkowski seconded the motion. All in favor. Motion carried

Correspondence: None.

The next Board of Adjustment Meeting will be at 9:30 A.M. on August 21, 2013.

Bob Benkowski made a motion to adjourn. Tom Feller seconded the motion. All in favor. Motion carried.

ADJOURNED: 11:39 A.M.

Bob Beaver, Chair

Tom Feller, Vice-Chair

Catherine Croke, Secretary

Robert Benkowski

Bob Donner (Alternate)

Cathy Allen, Recording Secretary

THESE MINUTES HAVE NOT BEEN APPROVED BY THE BOARD.