

ADAMS COUNTYBOARD OF ADJUSTMENT  
MONTHLY MINUTES:  
January 20, 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 and Bob Benkowski. Bob Krause was excused. Others present were: Phil McLaughlin, Zoning Administrator and Cathy Allen, Recording Secretary. Was this meeting properly announced? Mr. McLaughlin stated that it was. Roll Call. Cathy Croke made a motion to approve the Agenda as noticed. Bob Benkowski seconded the motion. All in favor. Motion carried. Public Hearings: Mark A. & Cynthia M. Schaefer – Special Exception Permit request under Section 5-4.01 (B) of the Adams County Shoreland Wetland and Habitat Protection Zoning Ordinance to allow filling and grading of more than 1,000 square feet on slopes of 12% to 20% with a condition attached under Section 13-4.03 to allow earth stabilization with stone at a slope greater than 2:1 within the 75' setback area on property located in the NW ¼, SW ¼, Section 10, Township 20 North, Range 6 East, Lot 40 of Dundee Addition to Lake Camelot at 246 Derby Court, Town of Rome, Adams County, Wisconsin. Mark and Synthia Schaefer were present to explain the request. Pictures were presented. Mr. Schaefer explained that construction had started prior to his knowledge that a Special Exception Permit was required for excavation greater than the foundation of the proposed room addition. Discussion followed. Tom Feller made a motion to grant the request. Bob Benkowski seconded the motion. Roll Call Vote: 4 – Yes. Motion carried. Russell P. & Synthia A. Masterson - Special Exception Permit request under Section 3-3.03 of the Adams County Comprehensive Zoning Ordinance to allow a residential accessory building in an A3 Secondary Agriculture District without a primary structure present on property located in the NW ¼, NE ¼, Section 25, Township 17 North, Range 5 East, Lot 1 of CSM 4917 on the corner of County Road F and 14<sup>th</sup> Drive, Town of Adams, Adams County, Wisconsin. Russell Masterson owner, was present to explain request. It was determined that the structure was constructed without permits and was discovered by the inspector called to an adjacent property. Discussion was held regarding future plans for the property. Bob Benkowski made a motion to deny the request. Tom Feller seconded the motion. The Board's decision was based on the fact that construction was done without permits or inspections and the length of time for the accessory to remain without a primary structure was too lengthy. Roll Call Vote: 4 – Yes. Motion carried. 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 explain that they have a very small house and garage for four people and all their vehicles. After checking with numerous contractors about building another garage on the same parcel with the house it was determined that there was no feasible spot for it. The fact that he owns a lot across the road seemed the most promising. Richard Matzke, Preston Supervisor was present to explain that while the Town of Preston is sensitive to garages on a lot without a residence, they would not object in this instance if the Board of Adjustment could conditionally approve the Special Exception Permit as long as 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. Discussion was held. It was the consensus of the Board

to postpone the request so the petitioner can produce pictures of the proposed garage and adjacent properties in the neighborhood. Tom Feller made a motion to postpone the hearing until the next scheduled date of February 17, 2016. Cathy Croke seconded the motion. Roll Call Vote: 4 – Yes. Motion carried.

Chairman Bob Beaver closed the Public Hearing portion of the meeting.

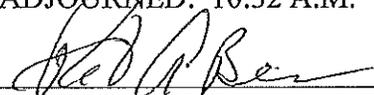
Minutes: Phil McLaughlin presented the Board with the minutes from the November 18, 2015 meeting for their review. Bob Benkowski made a motion to approve the minutes as presented. Cathy Croke seconded the motion. All in favor. Motion carried.

Correspondence: None.

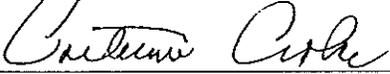
The next Board of Adjustment Meeting will be February 17, 2016 at 9:30 A.M.

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

ADJOURNED: 10:32 A.M.

  
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Bob Beaver, Chair

  
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Tom Feller, Vice-Chair

  
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Catherine Croke, Secretary

  
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Bob Krause

  
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Robert Benkowski

  
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Cathy Allen, Recording Secretary

**THESE MINUTES HAVE NOT BEEN APPROVED BY THE BOARD.**