

ADAMS COUNTY  
BOARD OF ADJUSTMENT  
MONTHLY MINUTES:  
September 25, 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. 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: Carol E. Cross – Variance request to Section 3-1.05 of the Adams County Shoreland Wetland and Habitat Protection Ordinance and Section 3-4.02 of the Adams County Comprehensive Zoning Ordinance (setbacks from access easements) to allow the construction of a garage at 27' setback to the center of the S. Fern Drive Private (2' from property line) on property located in Pt. of Gov't Lot 8, Lot 13, at 236 S. Fern Drive Private, Town of Jackson, Adams County, Wisconsin. It was noted that the Town of Jackson did not object. Mike Wenholtz from the Department of Natural Resources had no comment. Phone calls from adjacent owners with no objections. After the petitioner informed the Board of different slopes to the property which causes erosion control issues, the Board felt that they should view the property before making a decision. Tom Feller made a motion to schedule a site visit prior to the next regular meeting on October 16, 2013. The Board will meet on site at 8:30 A.M. Bob Benkowski seconded the motion. Roll Call Vote: 4 – Yes. Motion carried. Gordon R. & Linda M. Haferman – Special Exception Permit request under Section 3-3.03 of the Adams County Comprehensive Zoning Ordinance to allow the construction of an accessory building without a primary structure present on property located in the NW ¼, NE ¼, Section 17, Township 19 North, Range 7 East, Lot 6, CSM 4520 at 537 Bighorn Avenue, Town of Colburn, Adams County, Wisconsin. The Town of Colburn had no objections. An adjacent owner stated their objections citing covenant restrictions. Discussion was held regarding the location on the property and what the building would be used for. Bob Benkowski made a motion to grant the request for the second location on the site plan with the condition that there is no responsibility on the Board's part from a property owners association. Tom Feller seconded the motion. Roll Call Vote: 2 – Yes. 2 – No. (Beaver & Croke) Motion failed. Timothy J. Burch – After the Fact Special Exception Permit request under Section 3-3.03 of the Adams County Comprehensive Zoning Ordinance to allow an accessory structure constructed without permits and without a primary structure present to remain on property located in the NE ¼, NE ¼, Section 6, Township 19 North, Range 7 East, Lot 6 of CSM 5096 on 6<sup>th</sup> Avenue, Town of Colburn, Adams County, Wisconsin. It was noted that the Town of Colburn does not object. Discussion was held as to why the petitioner did not get a building permit and what the options are. Bob Benkowski made a motion to deny the request. Tom Feller seconded the motion. Roll Call Vote: 4 – Yes. Motion to deny carried. Mr. Burch was informed to call Phil McLaughlin to discuss a time frame to either remove the building or remove enough of the building to conform to Ordinance requirements. Mr. McLaughlin also informed Mr. Burch that he would ask the Court to extend compliance date for the Citation that was issued.

Chairman Beaver closed the Public Hearing portion of the meeting.

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Minutes: Phil McLaughlin presented the Board with the minutes from the August 21, 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: Phil McLaughlin distributed an informational letter from Jeff Reabe, President of the Wisconsin Agricultural Aviation Association.

The next Board of Adjustment Meeting will be October 16, 2013 with an onsite at 8:30 A.M. at the Carol Cross property and the Public Hearings at 9:30 A.M.

Bob Benkowski made a motion to adjourn. Cathy Croke seconded the motion. All in favor. Motion carried.

ADJOURNED: 10:25 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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Robert Benkowski

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Bob Donner (Alternate)

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Cathy Allen, Recording Secretary

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