

ADAMS COUNTY BOARD OF ADJUSTMENT  
MONTHLY MINUTES:  
FEBRUARY 15, 2017

Vice Chair Tom Feller called the Adams County Board of Adjustment meeting to order at 9:30 A.M. with the following members present; Cathy Croke, Secretary and Bob Benkowski. Bob Krause and Bob Beaver were 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: Ivaska Family 2002 Trust May 1, 2002/Richard E. & Terri L. Matzke – Variance request under Section 5-6B.04 (F) of the Adams County Comprehensive Zoning Ordinance and Section 16-4A.01 (F) of the Adams County Shoreland Wetland and Habitat Protection Ordinance to allow a two (2) foot side yard setback of an existing accessory building for the equal division of a parcel between adjacent property owners on property located in the SW ¼, SE ¼, Section 6, Township 18 North, Range 6 East, Lot 1 of CSM 2861 at 1345 Chicago Drive, Town of Preston, Adams County, Wisconsin. Paul Ivaska was present to explain that he owns a lot in between his lot that has a house and the adjacent owners lot (Richard Matzke) that they want to split equally down the middle from the waterfront to the road. An existing garage makes the equal division down the middle impossible. The proposal is to remove a portion of the building from half of the lot and request a two foot variance to the lot line on the other half so that a larger portion of the building can remain. Different ways of lot division options were suggested. Discussion was held. Bob Benkowski made a motion to deny the request as there are alternative ways to split the lot. Cathy Croke seconded the motion. Voice Vote: 3 – Yes. Motion to deny carried. Stephanie Burson – Special Exception Permit request under Section 3-3.00 of the Adams County Comprehensive Zoning Ordinance to allow a residential accessory building without a dwelling present on property located in Pt. SE ¼, NW ¼, & NE ¼, SW ¼, & NW 1/45, SW ¼, Section 22, Township 14 North, Range 6 East, Lot 1 of CSM 632 at 3952 10<sup>th</sup> Avenue, Town of Dell Prairie, Adams County, Wisconsin. (Note: Area for construction is also in the 100 year Flood Zone.) Johnny Eccles was present to explain that he would like to construct the building to house a tractor. Discussion was held regarding the location being in the 100 year Flood Zone. Cathy Croke made a motion to grant the request as long as the installation meets the elevation requirements as set by a licensed surveyor. Bob Benkowski seconded the motion. Roll Call Vote: 3 – Yes. Motion carried. John H. & Janet V. Melamed – Variance request under Section 3-1.03 (B) of the Adams County Comprehensive Zoning Ordinance and Section 3-1.03 (B) of the Adams County Shoreland Wetland and Habitat Protection Ordinance to allow a setback of 60’ to the centerline of a town road instead of the required 63’ and Section 3-4.01 of the Adams County Comprehensive Zoning Ordinance and Section 11-4.03 of the Adams County Shoreland Wetland and Habitat Protection Ordinance to allow lateral expansion with a second story deck closer than the 35’ allowed on property located in Pt. of Gov’t Lot 3, Section 11, Township 15 North, Range 7 East Lots 10-12, Block 12, Crystal Beach Subdivision at 3137 Lakeshore Drive, Town of Jackson, Adams County, Wisconsin. The contractor for the project, Stan Nelson, was present to explain the request. There was a question as to whether the lots were combined or not. Mr. McLaughlin checked with the Real Property Lister’s office and was informed that the lots are combined for taxation only and explained lateral expansion restrictions within the setback area. Discussion was held. Bob Benkowski made a motion for the owner to have the lots combined by a Survey, to grant the setback to the road at the requested 60’ to the centerline of Lakeshore Drive and that the balcony has to be inside the proposed addition or to the east, but not to

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infringe further into the setback. Cathy Croke seconded the motion. Roll Call Vote: 3 – Yes.  
Motion carried.

Vice Chair Tom Feller closed the Public Hearing portion of the meeting.

Minutes: Phil McLaughlin presented the Board with the minutes from the November 16, 2016 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 March 15, 2017 at 9:30 A.M.

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

ADJOURNED: 10:40 A.M.

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Bob Beaver, Chair

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Catherine Croke, Secretary

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Robert Benkowski

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Tom Feller, Vice-Chair

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Bob Krause

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Cathy Allen, Recording Secretary

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