

ADAMS COUNTY  
BOARD OF ADJUSTMENT  
MONTHLY MINUTES:  
October 16, 2013

On site at the Carol Cross property at 236 S. Fern Drive PV in the Town Jackson. Vice Chair Tom Feller called the onsite to order at 8:30 A.M. with the following members present: Cathy Croke, Secretary; Bob Donner and Bob Benkowski. Discussion included noting that other garages and sheds along the road were closer than the request from Cross. After viewing the property and area proposed for a garage, Bob Benkowski made a motion to recess to the Courthouse in Friendship to proceed with the Public Hearings. Cathy Croke seconded the motion. All in favor. Motion carried.

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; Bob Donner 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 – Tabled 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. Bob Benkowski stated that based on the findings at the on-site he did not see a problem. It was noted that previously a Special Exception permit was granted to construct a garage across the street on a vacant lot, but the Lake Association would not allow it. Cathy Croke made a motion to approve the variance as requested. Bob Benkowski seconded the motion. Roll Call Vote: 5 – Yes. Motion carried.

Chairman Bob Beaver joined the meeting at 9:40 A.M.

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 180' unlighted monopole telecommunications tower on property located in the N ½, SW ¼, Section 31, Township 18 North, Range 5 East, at 1868 20<sup>th</sup> Avenue, Town of Strongs Prairie, Adams County, Wisconsin. The Town of Strongs Prairie had no objections. Ray Bildings of Bug Tussel Wireless explained the proposal. Discussion followed. Bob Donner made a motion to grant the variance request as submitted. Tom Feller seconded the motion. Roll Call Vote: 5 – Yes. Sunset Condominiums at Northern Bay Owner's Association, Inc. – Variance request under Section 11-6.01(G) of the Adams County Shoreland Wetland and Habitat Protection Ordinance to allow the construction of a new maintenance building at 30' to a Residential Zoning District lot line (Ordinance requires 100' setback for all structures) on property located in PT. of Gov't Lot 2, Section 36, Township 18 North, Range 4 East, Sunset Condo Northern Bay, Phase 1, Amendment 1 off 20<sup>th</sup> Avenue, Town of Strongs Prairie, Adams County, Wisconsin. Letters of objection were read from adjacent owners. Robert Lackore from Bouril Design Studio of Madison gave a graphics board presentation showing the proposed location of the maintenance building. Adjacent owner Rick Radcliffe stated that he had no objections, but presented a list of terms and conditions that he would like met. Jose Herrera spoke representing the Edwin Zold family with objections. Darrell Malek, president of the Condo Association was present to state that 75% of the association members were in favor of the project. Discussion was held. Cathy Croke made a motion to schedule a site visit to better understand the request. Bob Donner seconded the motion. Roll Call Vote: 5 – Yes. Motion carried. It was the consensus of the Board to meet at 8:45 A.M. on Wednesday November 20, 2013 in the parking lot of Castle at the Bay clubhouse on 20<sup>th</sup> Avenue. The Board directed the recording secretary to request a

rendering of what the proposed building would look like. Bryan C. Anderson – Variance request under Section 5-12.04(D)(2) of the Adams County Comprehensive Zoning Ordinance to allow an addition to an Board of Adjustment

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accessory building at a setback of 56' to the centerline to a County Highway instead of the required 83' on property located in the NW ¼, SE ¼, Section 34, Township 16 North, Range 7 East, Lots 4-6 and Lot 1 of CSM 4701, Block 2 of McClyman's Subdivision at 333 Cty Trk A, Town of New Chester, Adams County, Wisconsin. The Highway Commissioner had no objections but suggested that freight be loaded and unloaded out of the right of way. Mr. Anderson explained his request. Discussion was held. Cathy Croke made a motion to grant the request as submitted. Tom Feller seconded the motion. Roll Call Vote: 5 – Yes. Motion carried.

Chairman Beaver closed the Public Hearing portion of the meeting.

Minutes: Phil McLaughlin presented the Board with the minutes from the September 25, 2013 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 November 20, 2013 with an onsite at 8:45 A.M. at 1844 20<sup>th</sup> Avenue, Sunset Condo's of Northern Bay with 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: 11:31 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.**