

ADAMS COUNTY  
BOARD OF ADJUSTMENT  
MONTHLY MINUTES:  
March 20, 2013

Vice-Chair 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 and Tom Feller. Ivan Morrow, Bob Benkowski and Bob Donner were excused. Others present were: Phil McLaughlin, Zoning Administrator and Cathy Allen Recording Secretary. Was this meeting properly announced? Phil McLaughlin stated that it was. Public Hearings: Mark & Laura Shaw – Variance request under Section 3-4.01 (A) of the Adams County Shoreland, Wetland & Habitat Protection Ordinance & Section 3-4.01 of the Adams County Comprehensive Zoning Ordinance to allow a deck addition to be 7’ closer to the Ordinary High Water Mark than the 65’ allowed by setback averaging and a Variance to Section 10-4A.01 (F) of the Adams County Shoreland, Wetland and Habitat Protection Ordinance and Section 5-6B.04(F) of the Adams County Comprehensive Zoning Ordinance to allow a deck foundation at 8’ to side lot line (ordinances require 10’) on property located in Pt. Gov’t Lot 4, Section 27, Township 15 North, Range 7 East, Lot 1 of CSM 3448 at 309 Freedom Road, Town of Jackson, Adams County, Wisconsin. Mr. Shaw and his builder, Jason Stroede were both present to explain the request. Discussion followed. Bob Beaver stated that he wanted to view the property. Cathy Croke made a motion to table the request until next month and schedule an on-site to better understand the situation. Tom Feller seconded the motion. Roll Call Vote: 3 – Yes. Motion carried. Joan Katherine Meyers & Kenneth A. Meyers – Variance request under Section 5-6B.06 (c) of the Adams County Comprehensive Zoning Ordinance to allow a lot to be created with a width of 85’ instead of the required 100’ on property located in the NE ¼, NW ¼, Section 13, Township 15 North, Range 7 East, Lot 25 of Hill Lake Estates Subdivision at 181 Fish Court, Town of Jackson, Adams County, Wisconsin. Greg Rhinehart of MSA Professionals representing the Meyers, stated that the previous owners created a noncompliant situation by constructing a residential addition to a garage, when there was already on residence on the parcel. The proposal is to make two separate residential lots out of Lot 25. One would meet the 100’ wide requirement, the other needs a Variance to be 85’ wide. Representatives from Hill Lake Estates Property Owners Association and Architectural Committee, Sebastian Busalacci and Thomas Keevers were present and in opposition to the request as it does not meet the Covenants requirements. Discussion was held. Tom Feller made a motion to deny the request. It was the Board’s consensus that the only hardship present was self created. Cathy Croke seconded the motion. Roll Call Vote: 3 – Yes. Motion carried. Thomas S. and Madalena JV Lawrence Living Trust – Special Exception request under Section 5-4.01 (B) of the Adams County Shoreland, Wetland & Habitat Protection Ordinance to allow filling and grading of more than 1,000 feet on slopes of 12% to 20% to replace retaining walls with a code compliant buffer restoration & view access corridor on property located in Pt. Gov’t Lot 1 of Section 26 and Pt. Gov’t Lot 4 of Section 27, Township 15 North, Range 7 East, Lot 4 of CSM 855 at 301 A Freedom Road, Town of Jackson, Adams County, Wisconsin. Todd Dolata, T & L Excavation represented the petitioners. Mr. Dolata explained that the plan is to remove the existing rotting retaining walls, build a stairway to the water and vegetate the slope with native plants. The existing patio will also be removed and replaced with pervious pavers. Discussion was held as to how this project would be a benefit to and enhance the Shoreland area. Cathy Croke made a motion to grant the request as presented. Tom Feller seconded the motion. Roll Call Vote: 3 – Yes. Motion carried. Adams-Columbia Electric Co-op – Variance request under Section 5-6B.04 (D) of the Adams County Comprehensive Zoning Ordinance to allow an addition to an electric substation at a setback of 10’ from the right of way of Edgewood Avenue instead of the required 30’ 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. Stan Higby representing Adams Columbia Electric Co-op explained that the existing substation is becoming inadequate to supply customer needs in the area. The only solution is to expand toward the road. Discussion was held. The fact that the lack of space because of property lines and two adjacent roads was considered. Tom Feller made a motion to grant the request as presented. Cathy Croke seconded the motion. Roll Call Vote: 3 – Yes. Motion carried.

Public Hearing portion of the meeting was closed at 10:40 A.M.

Minutes: Phil McLaughlin presented the Board with the minutes from the February 20, 2013 meeting for their review. Cathy Croke made a motion to approve the minutes as presented. Tom Feller seconded the motion. All in favor. Motion carried

Correspondence: None.

The next Board of Adjustment Meeting will include an on-site at the Mark & Laura Shaw property at 309 Freedom Road at 8:45 A.M., with the Public Hearings at 10:00 A.M. or as soon thereafter on April 17, 2013.

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

ADJOURNED: 10:52 A.M.

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Ivan Morrow, Chairman

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Robert Benkowski

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Catherine Croke, Secretary

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Tom Feller

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Robert Beaver

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Bob Donner (Alternate)

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Cathy Allen, Recording Secretary

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