

ADAMS COUNTY BOARD OF ADJUSTMENT
MONTHLY MINUTES: July 16, 2008

On Wednesday July 16, 2008 at 9:30 A.M. Chairman Ivan Morrow called the Adams County Board of Adjustment meeting to order with the following members present: Wayne Kaye, Vice-Chair; Catherine Croke, Secretary; Dale Helm; and Ron Jacobson. Robert Donner was excused. Others present were: Phil McLaughlin, Zoning Administrator; Cathy Allen, Recording Secretary and Teresa Zbleski. Was this meeting properly announced? Phil McLaughlin stated that it was.

Public Hearings were conducted for the following: Jill K. & Gregory J. Gruchot – Tabled Variance Request to Section 3-1.04 of the Adams County Floodplain Ordinance which prohibits habitable buildings in a Floodplain and Section 3.21 of the Adams County Shoreland Protection Ordinance to allow a porch and deck addition at 54’ setback from the Ordinary High Water Mark instead of the required 75’ on property located in the SE ¼, SE ¼, Section 6, Township 18 North, Range 6 East, at 1300 Chicago Lane, Town of Preston, Adams County, Wisconsin. The variance request involving the Floodplain Ordinance was not needed, as a Plat of Survey submitted by MSA Professional Services showed that the buildings and most of the property are above the Regional Flood Elevation line. Cathy Croke made a motion to approve the Variance Permit request for a lesser setback on the above described property, but with a setback of 60’ from the Ordinary High Water Mark instead of the 54’ requested and that the existing flagstone patio must be removed. Ron Jacobson seconded the motion. Roll Call Vote: 5-Yes. Motion carried. Manternach Leasing, LLC – Variance Request to Section 8-5.02(A) (5) of the Adams County Zoning Ordinance to allow erection of a pylon sign with 172 sq. ft. of area on property located in the N ½, SW ¼, Section 17, Township 18 North, Range 6 East, Lot 1 of CSM 2408 at 1553 11th Drive, Town of Preston, Adams County, Wisconsin. Dale Helm made a motion to approve the Variance Permit on the above described property. Wayne Kaye seconded the motion. Roll Call Vote: 5-Yes. Motion carried.

Chris Murphy from the Land & Water Conservation office joined the meeting at 10:45 A.M.

Michael Thomma – Special Exception Permit Request under Section 5-4.01(C) of the Adams County Shoreland Protection Ordinance for filling & grading of more than 2000 sq. ft. on slopes of less than twelve percent to raise the attached garage elevation to the level of the dwelling and a Variance Request to Section 10-4.00(A)(3) of the Adams County Shoreland Protection Ordinance and Section 3-4.03 of the Adams County Zoning Ordinance to allow a detached garage to be constructed at 45’ from the centerline of a town road instead of the required 65’ on property located in the NE ¼, SE ¼, Section 5, Township 18 North, Range 6 East, Lot 1 & 2 of CSM 1089 at 1122 Chicago Lane, Town of Preston, Adams County, Wisconsin. Discussion followed with the majority of concerns regarding possible runoff from the property. The Board requested Mr. Murphy to visit the property and report back with his findings before they make a decision.

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Motion by Wayne Kaye to deviate from the Thomma hearing until Mr. Murphy returns from the site visit. Seconded by Dale Helm. All in favor. Motion carried.

Wayne Kaye made a motion to take a short recess. Ron Jacobson seconded the motion. All in favor. Motion carried.

Recess: 11:06 A.M.

Reconvene: 11:16 A.M.

Public Hearings continued with: Wisconsin Department of Transportation – Variance Request to Section 3-2.01(C) & (H) of the Adams County Shoreland Protection Ordinance to allow a walkway of 5' wide and a landing of 64 sq. ft. for handicap fishing access on property located in the NW ¼, SE ¼, Section 5, Township 18 North, Range 6 East on State Highway 13, Big Roche a Cri Lake, Town of Preston, Adams County, Wisconsin. Cathy Croke made a motion to approve the Variance Permit for the above stated property. Dale Helm seconded the motion. Roll Call Vote: 5-Yes. Motion carried. Richard R. Pavelski – Special Exception Permit Request under Section 5.32 of the Adams County Private Sewage System Ordinance to replace an existing septic system with a holding tank for industrial waste generated by farm equipment and domestic waste from part time employees on property located in the NE ¼, NE ¼, Section 15, Township 19 North, Range 7 East, at 907 3rd Avenue, Town of Colburn, Adams County, Wisconsin. Wayne Kaye made a motion to approve the Special Exception Permit for the above stated property. Ron Jacobson seconded the motion. Roll Call Vote: 5-Yes. Motion carried. Richard L. & Sheila M. Zimmerman – Special Exception Permit Request under Section 5-4.00(B) of the Adams County Shoreland Protection Ordinance to fill and grade more than 1,000 sq. ft on slopes of twelve to twenty percent on property located in the NW ¼, SW ¼, Section 18, Township 20 North, Range 6 East, Lot 3 of Rain Dance Addition to Lake Arrowhead at 1394 Rain Dance Trail, Town of Rome, Adams County, Wisconsin. Wayne Kaye made a motion to approve the Special Exception Permit with the condition that the property owners continue working with the Land and Water Conservation Department. Dale Helm seconded the motion. Roll Call Vote: 5-Yes. Motion carried.

Wayne Kaye made a motion to recess the Public Hearings to attend to the business portion of the meeting. Dale Helm seconded the motion. All in favor. Motion carried.

Minutes: Cathy Allen presented the Board with the minutes from the May 21, 2008 meeting for their review. Dale Helm made a motion to accept the minutes as presented. Cathy Croke seconded the motion. All in favor. Motion carried

Correspondence: None.

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The Board set the next monthly meeting dates for the Adams County Board of Adjustment as follows: Wednesday August 20, 2008 at 9:30 A.M. in Room A260, at the Courthouse in Friendship, Wisconsin. Alternate meeting dates: Wednesday September 17, 2008 and Wednesday October 15. Motion by Wayne Kaye to set the Adams County Board of Adjustment Meeting for the third Wednesday of every month unless otherwise posted. Cathy Croke seconded the motion. All in favor. Motion carried.

Dale Helm left the meeting at 12:00 P.M.

The Public Hearing for Michael Thomma was reconvened at 12:04 P.M. with Chris Murphy of Land and Water Conservation Department suggesting the use of rain gardens as a means of water retention to avoid runoff. Discussion followed. Wayne Kaye made a motion to approve the Special Exception Permit for filling and grading of more than 2000 sq. ft. on slopes of less than twelve percent with the condition that the Thomma's work with the Adams County Land & Water Conservation Department. Ron Jacobson seconded the motion. Roll Call Vote: 4-Yes. 1-Absent (Helm) Motion carried. Wayne Kaye made a motion to deny the setback Variance request for the detached garage as it does not meet the criteria required to grant it. Ron Jacobson seconded the motion. Roll Call Vote: 4-Yes. 1-Absent (Helm).

Correspondence: None.

Cathy Croke made a motion to adjourn until August 20, 2008. Ron Jacobson seconded the motion. All in favor. Motion carried.

ADJOURNED: 12:45 P.M.

Ivan Morrow, Chairman

Ron Jacobson

Wayne Kaye, Vice- Chairman

W. Dale Helm

Catherine Croke, Secretary

Bob Donner

Cathy Allen, Recording Secretary