

**MARQUETTE COUNTY ZONING DEPARTMENT
BOARD OF ADJUSTMENT APPLICATION SUMMARY**

DATE OF HEARING: January 9, 2017

APPLICANT: Dennis and Gabrielle Cook

ZONING DISTRICT: General Purpose/Recreational/Residential

The applicants are requesting a Variance to Section 70.17(B)(3) and 70.52(B)(3) for a reduced setback to the centerline of a town road for the construction of a screen porch and deck.

Sections 70.17(B)(3) and 70.52(B)(3):

The setback from a Class C highway shall be sixty-three (63) feet from the centerline of the highway or thirty (30) feet from the right-of-way line, whichever is greater.

PETITION FOR VARIANCE
MARQUETTE COUNTY BOARD OF ADJUSTMENT

Date filed: 11/22/2016 \$300.00 fee (non-refundable) 612843

Applicant:	GABRIELLE COOK + DENNIS COOK
Address:	90 MINNISON RD CAMBRIDGE, WI 53523
Phone:	608 376 1359

Lots 1&2, Blk 3, Lakeview Subdivision

Legal Description: SW 1/4, 1/8th, Section 30 T 14 N, R 8 E

Township: DOUGLAS **Tax Parcel Number:** 6-78 **Fire No.** N579 Hampton St

Zoning District: General Purpose **Lot area:** _____
 Shoreland/ Rec-Res

Current use and improvements: Cottage

Variance requested

Section of ordinance:	Section 70.17(B)(3) and Section 70.52(B)(3) of the Marquette County Zoning Ordinance
Variance requested:	BASEMENT WITH SCREEN PORCH + DECK ABOVE

Address each of the following criteria for granting a variance as described in the notice of requirements (attach additional pages if necessary): SEE ATTACHED

- 1) Unnecessary hardship is present because...

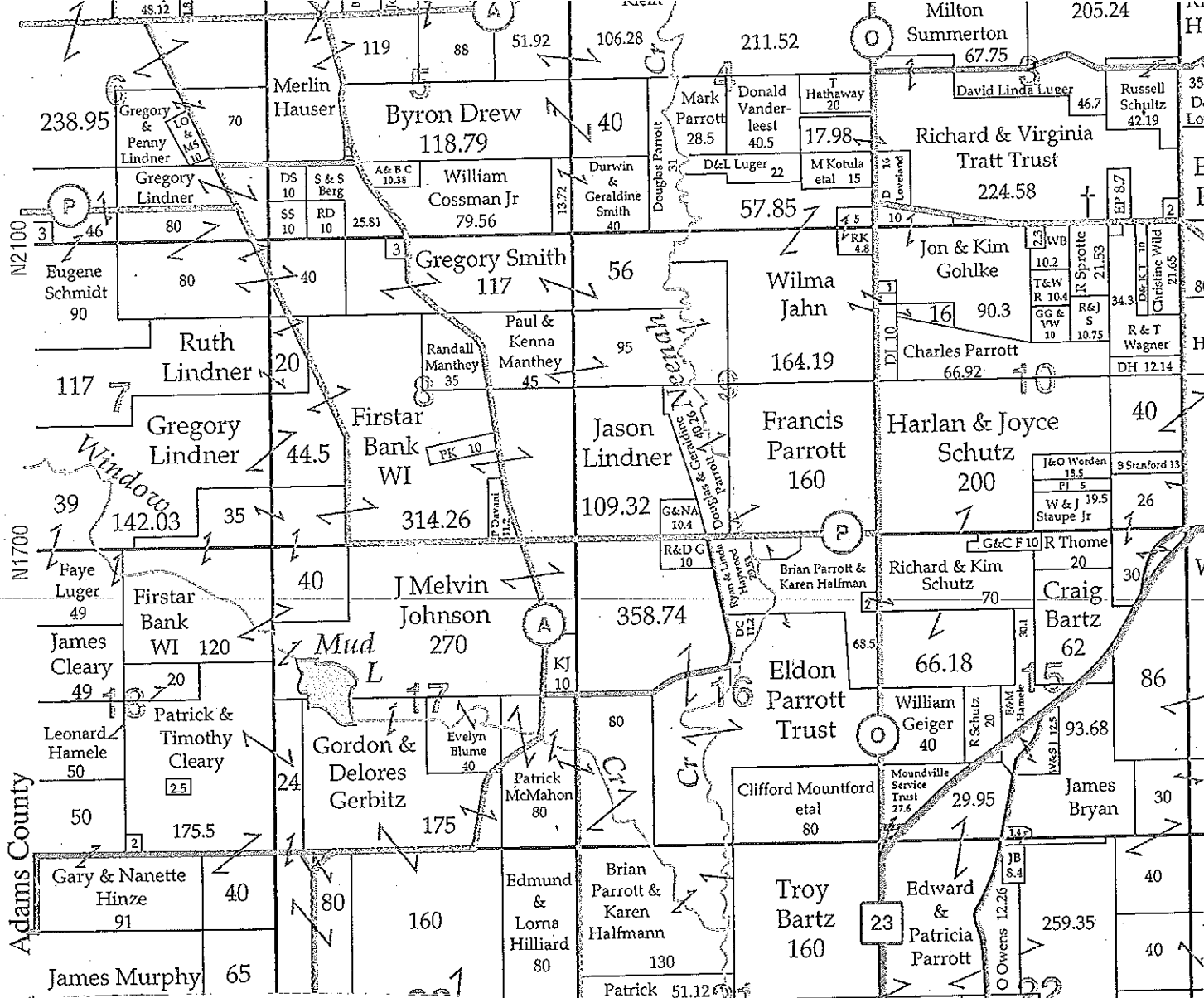
- 2) Compliance with the terms of the ordinance is prevented by unique features of this property...

- 3) A variance will not be contrary to the public interest because...

Attach a plot plan and a description of your construction plans.

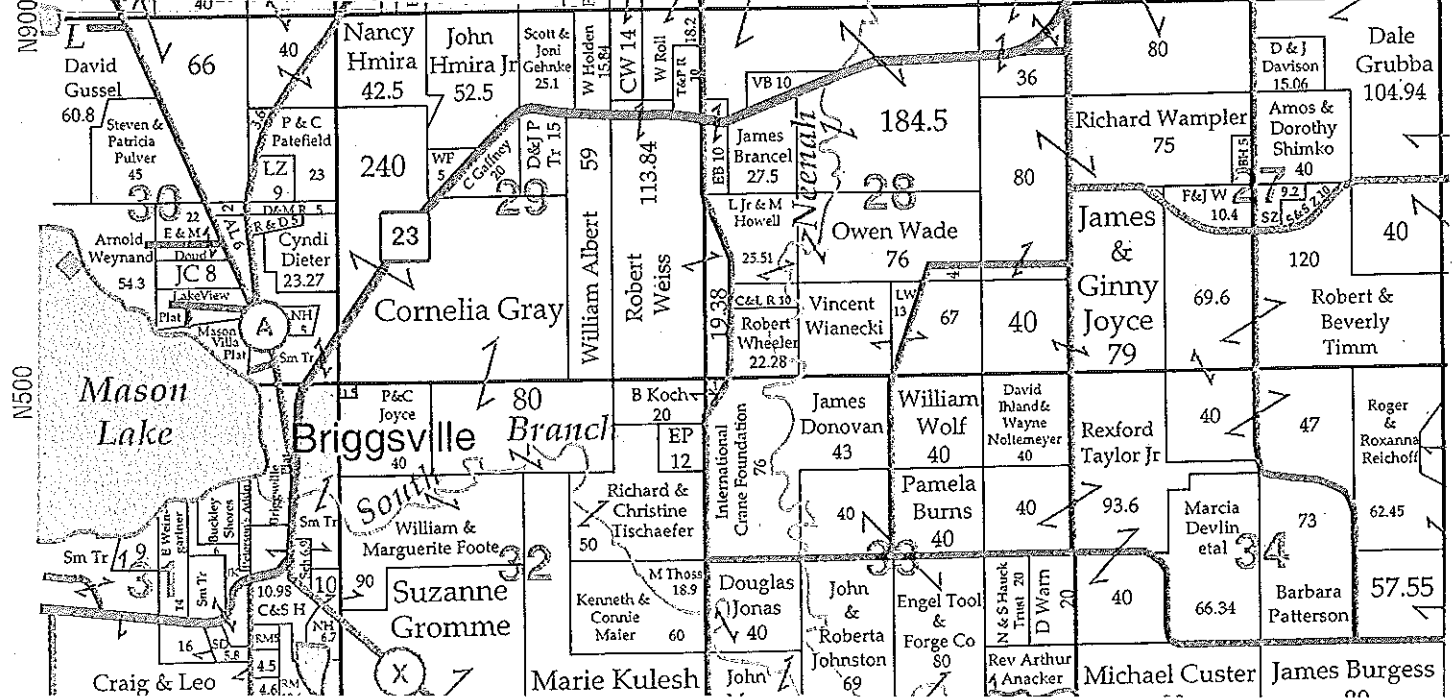
Signed: Gabrielle Cook Date: 11/21/16
 Applicant/Agent/Owner

Remit to: Marquette County Zoning, P.O. Box 21, Montello, WI 53949
 (608) 297-3036



DOUGLAS

T-14-N • R-8-E



Map of Lake View Subdivision Section 20, T. 14 N., R. 10 W., Winnebago County, Wisconsin.



Being satisfied that the above is a true and correct copy of the original survey made by me for the purpose of the above mentioned subdivision, I hereby certify that the same is a true and correct copy of the original survey made by me for the purpose of the above mentioned subdivision, and that the same is a true and correct copy of the original survey made by me for the purpose of the above mentioned subdivision.

Witness my hand and seal of office at Madison, Wisconsin, this 14th day of December, 1915.

John C. Miller, County Clerk.

The fully certified copy of the original survey made by me for the purpose of the above mentioned subdivision, is hereby certified to be a true and correct copy of the original survey made by me for the purpose of the above mentioned subdivision, and that the same is a true and correct copy of the original survey made by me for the purpose of the above mentioned subdivision.

Witness my hand and seal of office at Madison, Wisconsin, this 14th day of December, 1915.

John C. Miller, County Clerk.

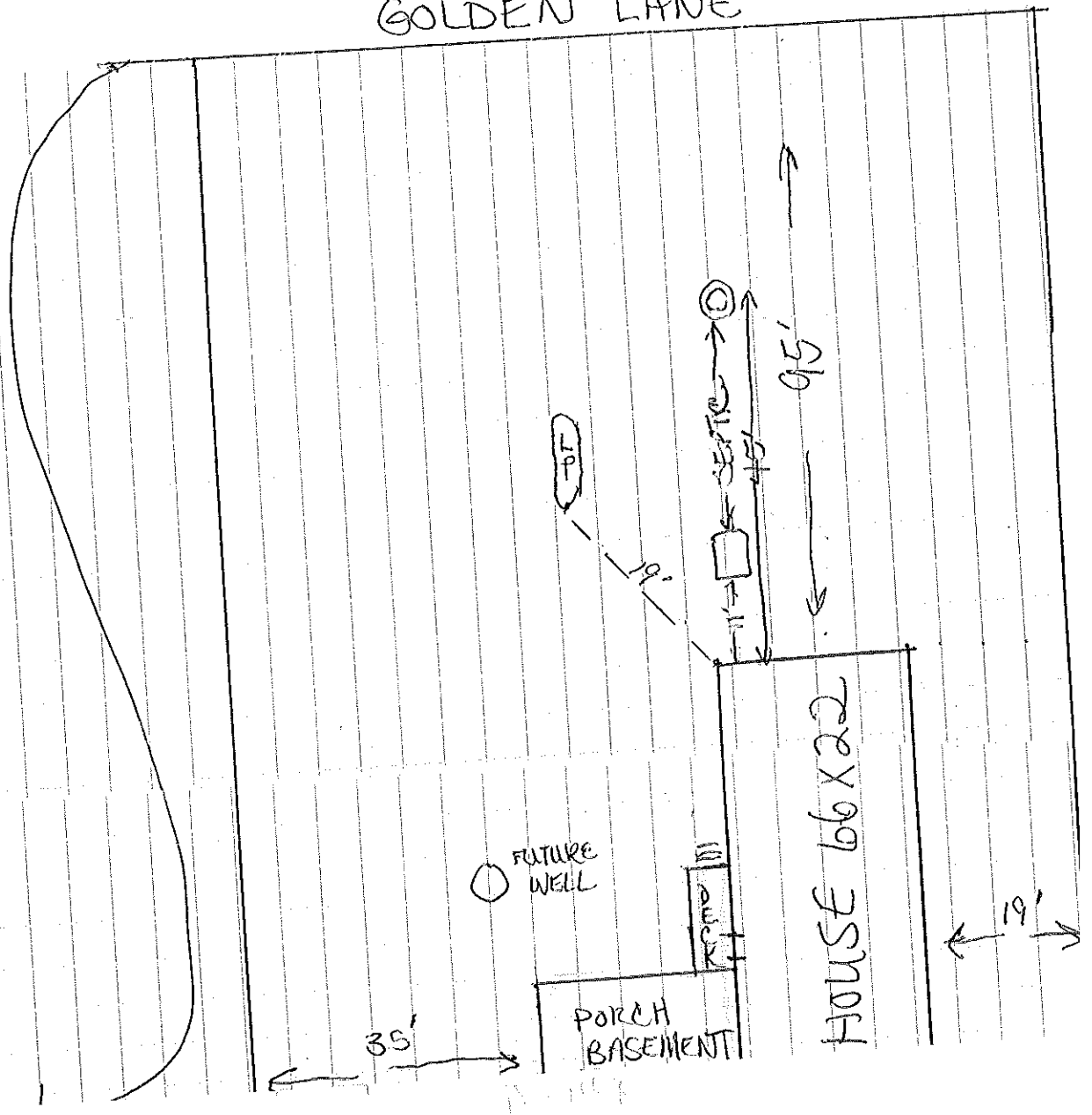
Being satisfied that the above is a true and correct copy of the original survey made by me for the purpose of the above mentioned subdivision, I hereby certify that the same is a true and correct copy of the original survey made by me for the purpose of the above mentioned subdivision, and that the same is a true and correct copy of the original survey made by me for the purpose of the above mentioned subdivision.

Witness my hand and seal of office at Madison, Wisconsin, this 14th day of December, 1915.

John C. Miller, County Clerk.

Revised July 14, 1926
by J. C. Miller, Reg.

GOLDEN LANE



November 21, 2016

Gabrielle & Dennis Cook
190 Munson Road
Cambridge, WI 53523

Town of Douglas
N592 County Road A
Briggsville, WI 53920

My husband and I are seeking a zoning variance for a home addition on a property located at N579 Hampton St, Briggsville, WI, that we purchased at the end of October this year.

This home has been vacant since 2008. Due to this vacancy, many updates are needed. This property needs a new well, electric, HVAC, and plumbing. At this time none of the mechanicals would fit below in the crawl space due to its size of less than three feet. We would like to add a screen porch and deck with a basement below. This would allow us to put all of the mechanicals in the basement.

This home was built close to Hampton Street but has ample room on the opposite side to the west. It is unclear why this home was built so close to the street or if the street was added later. Under normal circumstances this lot had plenty of room for the house to be positioned properly and have a porch.

My husband and I are looking forward to bringing this home back life and know the neighbors will be glad to have this home restored and maintained after years of neglect. We hope you will see clear to grant this variance.

Sincerely,

Gabrielle and Dennis Cook



MARQUETTE COUNTY Zoning Department



Administrator—Thomas Onofrey
Secretary--Nora Beskow

P.O. Box 21 Montello, WI 53949
(608) 297-3036

Technician—Dustin Grant

Zoning Department Staff report to the Marquette Board of Adjustment

Prepared by: Tom Onofrey-Zoning Administrator
Applicant: Dennis and Gabrielle Cook
Hearing date: January 9, 2017

PARCEL INFORMATION

Property location: Lots 1 & 2, Block 3, Lakeview Subdivision, Section 30, Town of Douglas.

The property is zoned General Purpose (General) and Recreational Residential (Shoreland).

BACKGROUND

The applicants are requesting a Variance to construct a basement, screen porch and deck with the screen porch being on top of the basement. The proposal is to have the construction 41 feet to the centerline of a town road. The applicants state that compliance with the ordinance is prevented by the original placement of the house and that the basement is needed for new mechanicals to serve the home, which they are renovating. The construction would be on the opposite side of the home than the road.

DISCUSSION

The application is an area Variance and the Board must determine if the applicant is prevented from using the property for its intended purpose and if the ordinance is unnecessarily burdensome if the request is denied. The intended purpose of the property is residential.

RECOMMENDATION

The Zoning Department recommends that the application be approved. The proposed structure is on the opposite side of the home from the road (not a safety issue) and the placement of the home prevents the applicants from building in compliance with the ordinance. It would be unnecessarily burdensome to not allow the new basement for the location of mechanicals to serve the dwelling.



MARQUETTE COUNTY Zoning Department



Administrator—Thomas Onofrey
Secretary--Nora Beskow

P.O. Box 21 Montello, WI 53949
(608) 297-3036

Technician—Dustin Grant
Secretary—Nadine Klapoetke

November 23, 2016

TOWN OF DOUGLAS OFFICIALS

Dear Officials:

Gabrielle & Dennis Cook, 190 Manson Rd, Cambridge, WI 53523 are requesting a Variance under Sections 70.17(B)(3) and 70.52(B)(3) of the Marquette County Zoning Ordinance for a reduced setback to the centerline of a town road for the construction of a screen porch and deck on Lots 1 & 2, Block 3, Lakeview Subdivision, Section 30, T14N R8E, Town of Douglas.
Fire # N579 Hampton St

We have enclosed copies of the information we currently have available. A public notice will be sent later as the hearing date gets closer.

You have no legal responsibility to act on a Board of Adjustment application, but if you take some type of action, please send us a copy of your monthly meeting minutes for our file prior to the hearing.

We had advised Mr & Ms Cook to be in touch with the Town Board to be placed on your monthly meeting agenda if you desire to discuss the proposal with them and they were advised that an appearance was not necessary.

If you have any questions please let us know.

Sincerely,

Nora J. Beskow
Zoning Department Staff
Marquette County

NJB: n
Encl.



MARQUETTE COUNTY Zoning Department



Administrator—Thomas Onofrey
Secretary--Nora Beskow

P.O. Box 21 Montello, WI 53949
(608) 297-3036

Technician—Dustin Grant
Secretary—Nadine Klapoetke

December 19, 2016

APPLICANT/AGENT: **GABRIELLE & DENNIS COOK**

Your pending application is on the agenda to be heard by the Marquette County Board of Adjustment at a public hearing which will be held at the Marquette County Courthouse in Montello, WI on: **Monday, January 9, 2017 at 4:00 PM**

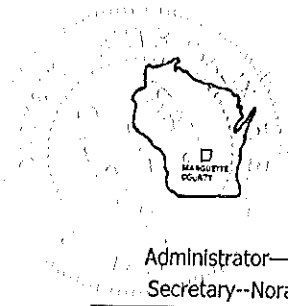
In addition to the information already on file, please submit the following information or documents, as soon as possible: **Your file is all in order for your hearing before the Marquette County Board of Adjustment.**

The Board of Adjustment greatly prefers to talk to the applicants directly, but you may be represented at the public hearing by agent or attorney. It is important for someone familiar with the proposal to be present in order to answer any questions that might come up. If no one appears to present your application or respond to questions, the Board may table or deny the application.

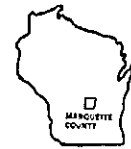
The burden is upon the applicant to establish that in the absence of a Variance being granted, no feasible use can be made of the property. Variances are not intended to be granted for reasons of convenience, personal preference, or in cases of hardship that are self-created. For Special Exceptions, the applicant must demonstrate that the proposed use is compatible with existing land uses in the area and will not harm other property owners or the general public. The Board has the authority to approve as presented, approve with modifications or conditions, or deny with justification any application within its jurisdiction.

Sincerely,

Thomas Onofrey
Zoning Administrator
Marquette County



MARQUETTE COUNTY Zoning Department



Administrator—Thomas Onofrey
Secretary--Nora Beskow

P.O. Box 21 Montello, WI 53949
(608) 297-3036

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AFFIDAVIT OF MAILING

STATE OF WISCONSIN
COUNTY OF MARQUETTE

RE: DENNIS & GABRIELLE COOK

Thomas Onofrey, being first duly sworn, deposes and says that he is the duly appointed and acting Zoning Administrator for Marquette County, and that in such capacity he sent copies of the notice of public hearing in the above-titled act on to each of those listed below, at the addresses as indicated. Said notice was deposited in the United State Mail at Montello, Wisconsin on the 19th day of December, 2016.

Respectfully submitted,

Thomas Onofrey
Zoning Administrator
Marquette County

Joseph & Claranne Geib
5526 W Lunt Ave
Chicago, IL 60646

Paul & Kathy Becker
5915 Woodland Dr
Waunakee, WI 53597

Charles Blucher
Attn: Susan Reynolds
4405 Upland Ct
Middleton, WI 53562

Valerine Jenkins
Patrick Jenkins
N541 Church Rd
Briggsville, WI 53920

Jeffrey & Rosemary Cottrell
S67 W25305 Skyline Ave
Waukesha, WI 53189

Mark & Nancy Piasecki
Mike & Gail Cupal
121 Johnson Ave
Libertyville, IL 60048

Ken Arnswald
Nancy Piasecki
137 S Seymour Ave
Mundelein, IL 60060

Ray Krug
16030 A W Capitol Dr
Brookfield, WI 53005

Patricia Krug
Gerald Riepl
927 N Bristol St
Sun Prairie, WI 53590

Bruce & Lori Lauth
W8654 golden Lane
Briggsville, WI 53920

Larry & Shirley Mueller
P.O. Box 221
Briggsville, WI 53920

Cary Mueller
1505 Lori Ct
Sauk City, WI 53583

Donald St Cyr
W8676 golden Lane
Briggsville, WI 53920

Alan Berger
Charlene Martorano
601 Lakeside Dr
Hinsdale, IL 60521