

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

**DATE OF HEARING:** February 6, 2017

**APPLICANT:** Richard Epstein

**ZONING DISTRICT:** Recreational/Residential

The applicants are requesting a Variance to Section 70.17(B)(2) and 70.52(B)(2) for a reduced setback to the centerline of a county road for the construction of a garage.

**Sections 70.17(B)(2) and 70.52(B)(2):**

The setback from a Class B highway shall be seventy five (75) feet from the centerline of the highway or forty-two (42) feet from the right-of-way line, whichever is greater.

The applicant's proposal is to be 45 feet to the centerline.

**PETITION FOR VARIANCE**  
**MARQUETTE COUNTY BOARD OF ADJUSTMENT**

Date filed: 12/2/2016       \$300.00 fee (non-refundable) 612863

Applicant:	<u>RICHARD R. EASTEIN</u> 1075 Bayberry Dr, Watertown, WI
Address:	<u>W4155 COUNTY RD C; MONTELLO, WI</u> 53094
Phone:	<u>920-342-9119</u>

Lot 1, Northshore Estates

Legal Description: SE 1/4, NE 1/4, Section 13, T15N, R9E

Township: PACKWAUKEE Tax Parcel Number: 22-619 Fire No. W4155  
# 2200150906400 Co Rd C

Zoning District: Residential Lot area: 152' x 179' PR. 5 ACRES  
Recreational .46 of an acre

Current use and improvements: LIVING, NEW GARAGE  
TO BE ADDED

**Variance requested**

Section of ordinance:	Section 70.17(B)(2) and Section 70.52(B)(2) of the Marquette County Zoning Ordinance
Variance requested:	<u>Reduced setback of 45' to center of Co Rd C.</u> <u>Reduced setback to the centerline of a county road for the construction of a garage</u>

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

- 1) Unnecessary hardship is present because...  
MOUND SYSTEM WEST + PROPERTY LINE ADJACENT TO EAST WITH 10' EASEMENT
- 2) Compliance with the terms of the ordinance is prevented by unique features of this property... CANNOT GO TOWARDS LAKE DUE TO PROPERTY SETBACKS + EASEMENT - ONLY WAY IS TO GO TOWARDS HWY C
- 3) A variance will not be contrary to the public interest because...  
VARIANCE WILL ALLOW CLOSER DISTANCE TO ROAD BUT MORE THAN OTHERS ALONG HWY C

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

Signed: Richard Eastein Date: 12/2/2016  
 Applicant/Agent/Owner

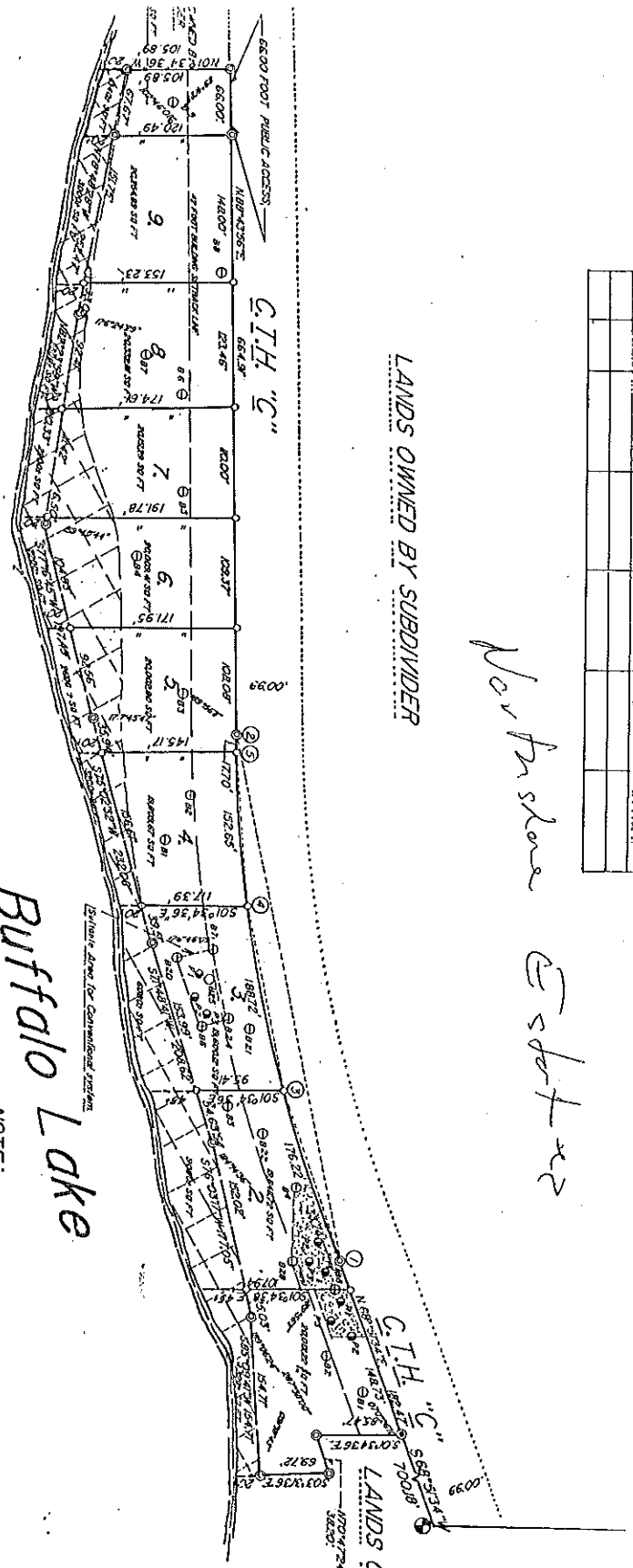
Remit to: Marquette County Zoning, P.O. Box 21, Montello, WI 53949  
 (608) 297-3036




*North Shore Estates*

LANDS OWNED BY SUBDIVIDER

LANDS OWNED BY OT



*Buffalo Lake*

NOTE:

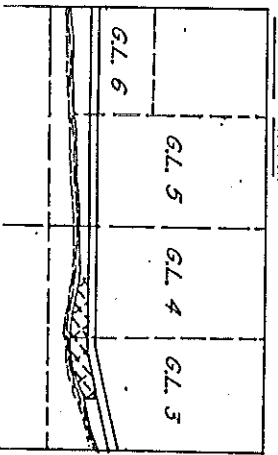
Lots 1, 2 and 3 are restricted to mound systems. This restriction may be waived for Lot 3 upon submittal of plans to the Department of Industry, Labor and Human Relations.

Approximate Shore Line Length = 1433'

Legend

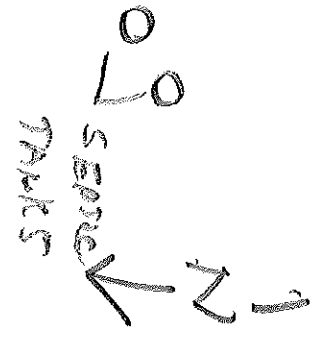
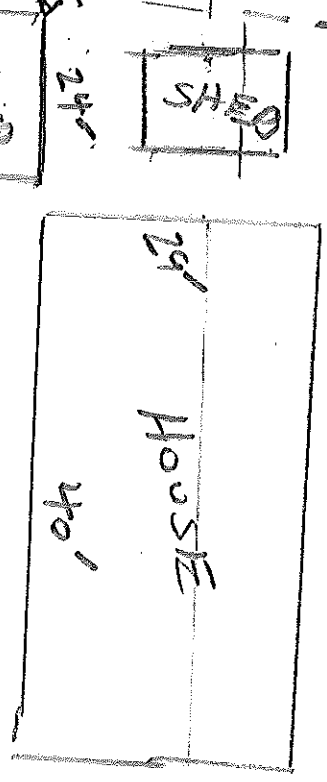
- ① Section Corner found 2" iron pipe with bronze cap
- ② Found 1/2" iron pipe
- ③ Set 1 1/4" iron pipe mapping 4722 Line/G.L. 1, 30' Long
- ④ Set 3/4" iron pipe mapping 4502 Line/G.L. 1, 30' Long
- ⑤ Set 1/2" iron pipe
- ⑥ Percolation Test
- ⑦ Area with slope to access of 20%
- ⑧ Suitable Area for Mound System

Location Sketch

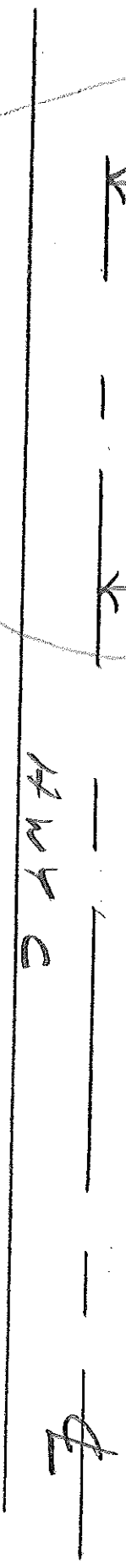
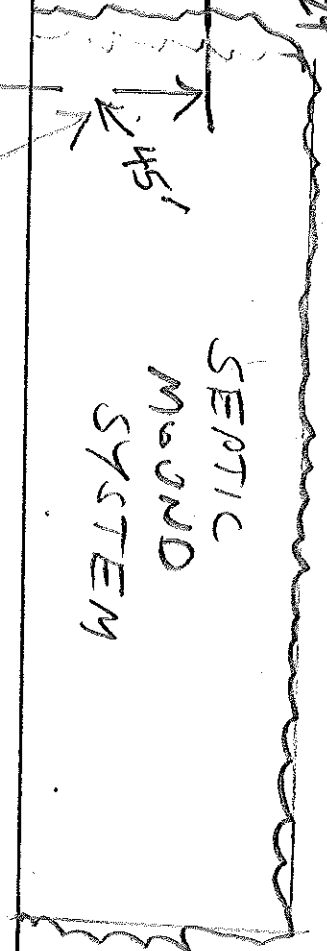
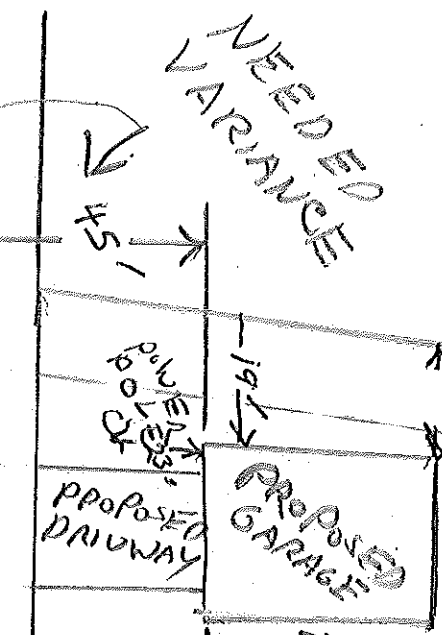




ENSEMBLE  
\* SEYBACK



NEEDED  
VARIANCE





# 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 14, 2016

TOWN OF PACKWAUKEE OFFICIALS

Dear Officials:

Richard Epstein, 1075 Bayberry Dr, Watertown, WI 53094 is requesting Variances to Section 70.17(B)(2) and 70.52(B)(2) of the Marquette County Zoning Ordinance for a reduced setback to the centerline of a county road for the construction of a garage on Lot 1, Northshore Estates, in Section 13, T15N R9E, Town of Packwaukee. Fire # W4155 Co Rd C

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 have advised Mr. Epstein to be in touch with the Town Board to be placed on your monthly meeting agenda if you desire to discuss the proposal.

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 14, 2016

Richard Epstein  
1075 Bayberry Dr  
Watertown, WI 53094

Dear Mr. Epstein:

We have scheduled you for a February 6, 2017 public hearing before the Board of Adjustment.

It is advisable for you to contact the Town Board of Packwaukee to be placed on their monthly meeting agenda should they have any questions regarding your proposal. This should be done promptly if you have not already done so. I believe the dates they have set for the review of your proposal are the Planning Commission on January 10, 2017 @ 4:00pm; and the Town Board review will also be on January 20, 2017 @ 6:00 PM. Definitely check with the Town Chairman to confirm if you haven't done so..

We have forwarded copies of your proposal/application to the Packwaukee Town Board members and any additional information you have available that you could provide them would be helpful. An official public notice will be coming later as your hearing date gets closer.

If you have any questions, please let us know.

Sincerely,

Nora J. Beskow  
Zoning Department Staff  
Marquette County

NJB: n  
Encl.

**Town Chairman: Al Rosenthal, P.O. Box 427, Packwaukee, WI 53953  
608-589-5036**

Town Clerk: Janny Slama, P.O. Box 412, Packwaukee, WI 53953  
608-589-5626