

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

DATE OF HEARING: February 6, 2017

APPLICANT: Niemann Family Trust Agent: Mike Panaro

ZONING DISTRICT: Recreational/Residential

The applicants are requesting a Special Exception under Section 70.15(U) for the construction of an accessory building on a vacant lot in an area zoned Residential.

Section 70.15(U)

In areas zoned Residential (R-1 or R-2) no accessory building, structure or use shall be constructed or established on any lot or parcel prior to the time of construction or establishment of the principal or main structure to which it is accessory. The owner of an adjacent, vacant lot or parcel shall not construct an accessory building thereon until the owner combines the vacant land with the land containing the principal or main structure or use by certified survey map or other method approved by the Zoning Administrator. If it is impossible to combine the land into a single lot due to the location of a right of way held in fee, the owner may apply for a Special Exception under Section 70.07 to allow the construction of an accessory building on the vacant lot or parcel. Terms of the Special Exception shall prohibit the sale of the accessory lot separate from the principal or main lot by deed restriction.

Under 70.15(U) if approved the lot would be combined with a lot owned by the applicants, which has a dwelling and is on the other side of a private road.

PETITION FOR SPECIAL EXCEPTION
MARQUETTE COUNTY BOARD OF ADJUSTMENT

Date filed: 12/21/16 \$300.00 fee (non-refundable) 612880

Applicant:	<u>Niemann Family Trust AGENT: MIKE PANARO</u>
Address:	<u>3565 Goetz Dr Brookfield WI 53005</u>
Phone:	<u>262-894-4945</u>

W 28579
 HUNTINGTON ST
 HARTLAND, WI
 53029

Legal Description: Prt of Gov't Lot 3
NE 1/4, SW 1/4, Section 18, T15 N, R10 E

Township: Montello Tax Parcel Number: 1218151031030 Fire No. W3916 Cotters Bay Road

Zoning District: Shoreland REC/PES Lot area: 12-1078 Gov't Lot 3

Current use and improvements: Summer Cottage

Special Exception requested

Section of ordinance:	Section 70.15(U) of the Marquette County Zoning Ordinance
Special Exception requested:	Construction of an accessory building on a vacant lot in an area zoned Residential
<u>Section: 70.15(U)</u>	<u>Construct accessory building on a vacant parcel.</u>

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

Signed: Robert Niemann Date: _____
 Applicant/Agent/Owner

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

NIEMANN FAMILY TRUST

Proposal to allow construction of an accessory building on Government Lot 3, Section 8, Town 15 North, Range 10 East, which is separated from the principal structure (W3916 Cotters Bay Road) by a right-of-way (Cotters Bay Road) which is not owned by applicant.

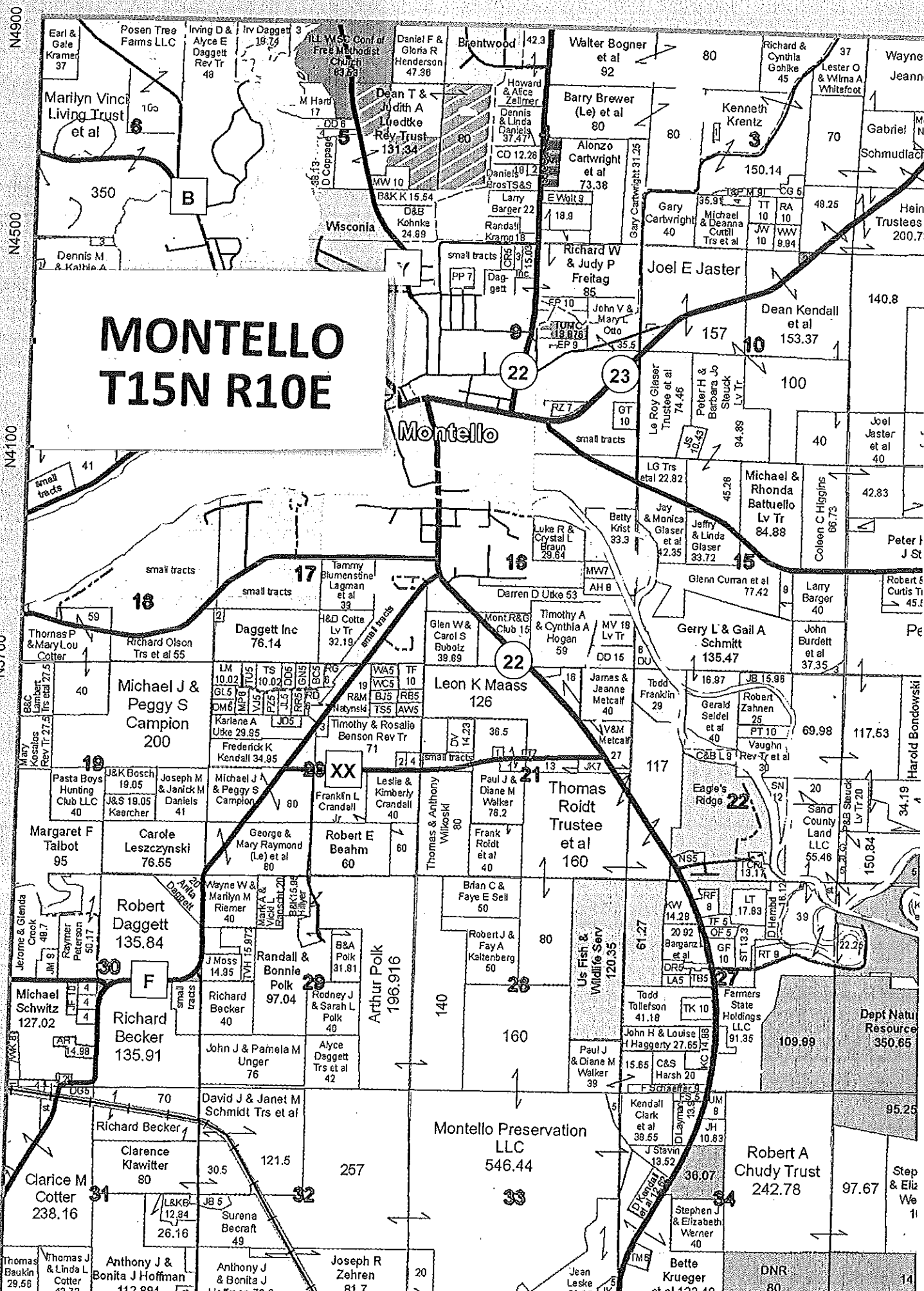
The building will be of wood frame construction, with a 5-pitch asphalt shingled roof, with one (1) foot over-hang. The outside surface will be white vinyl lap siding. The interior will be divided into 3 – 12' x 12' units to be used for storage by family members. The building will sit on a 4-inch thick concrete slab. The building will have electric service, but will not have any plumbing service.

By: Robert Niemann, Trustee

MONTELLO T15N R10E

Montello

See Page 24



N4900
N4500
N4100
N3700
N3300
N2900
N2500

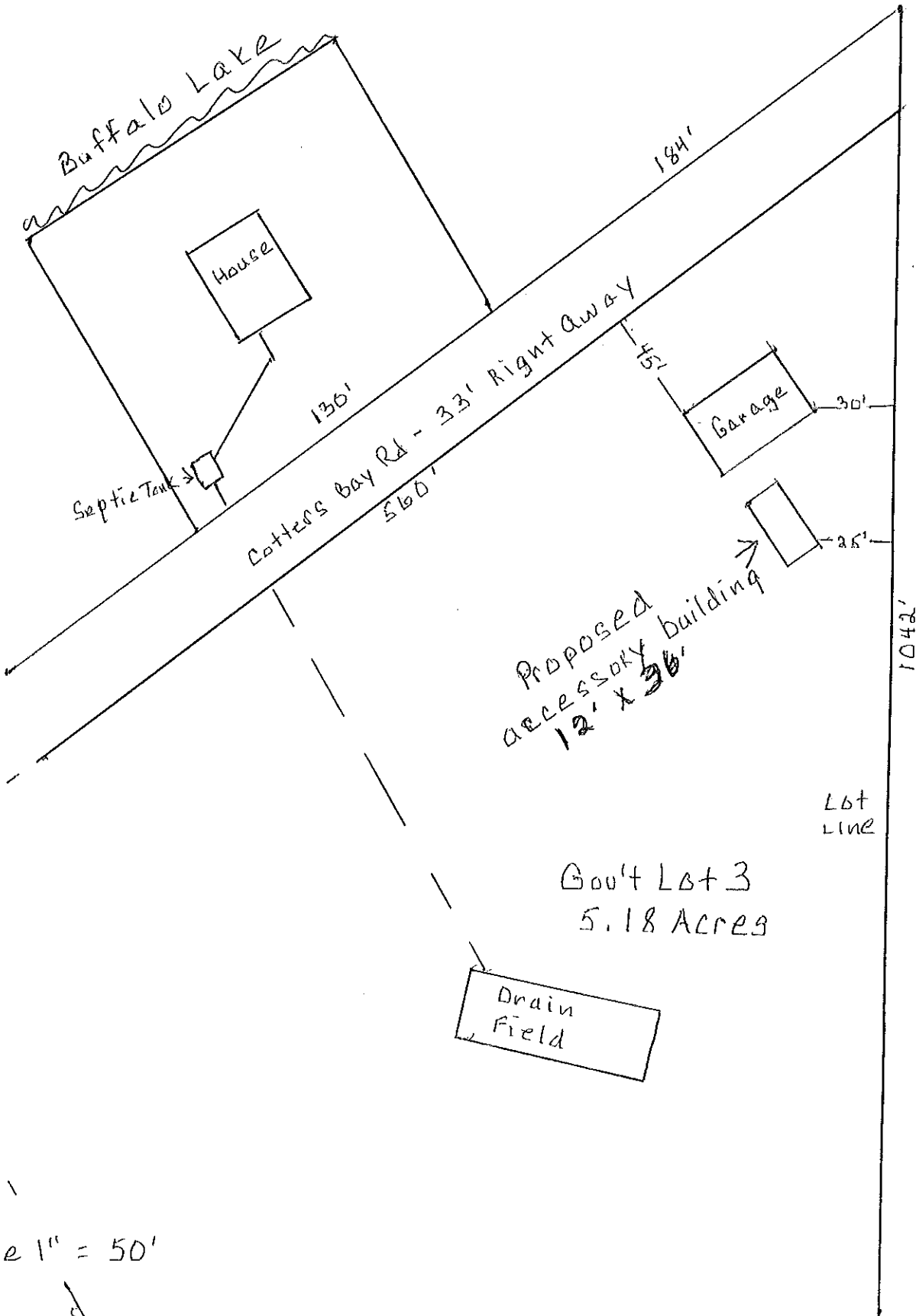
Earl & Gale Kramer 37
Marilyn Vinc Living Trust et al 160
Dennis M. & Kathie A. 17
Posen Tree Farms LLC
Irving D & Alyce E Daggett Rev Tr 48
Inv Daggett 3
19.79
LL WSC Conf of Free Methodist Church 83.83
Daniel F & Gloria R Henderson 47.36
Brentwood 42.3
Walter Bogner et al 92
Richard & Cynthia Gohke 45
Wayne Jeanne
Lester O & Wilma A Whitefoot
Gabriel Me
Schmudlach
Kenneth Krentz 3
150.14
Hein Trustees 200.7
Dean T & Judith A Luedtke Rev Trust 131.34
Howard & Alice Zellmer
Barry Brewer (Le) et al 80
Alonzo Cartwright et al 73.38
Gary Cartwright 31.25
Richard W & Judy P Freitag 85
John V & Mary Otto
Le Roy Glaser Trustee et al 74.46
Peter H & Barbara Jo Stueck LV Tr 94.88
Joel E Jaster 157
Dean Kendall et al 153.37
Joel Jaster et al 40
Michael & Rhonda Battuello LV Tr 84.88
Colleen C Higgins 66.73
Robert & Curtis Tr 45.6
Gerry L & Gail A Schmitt 135.47
John Burdett et al 37.35
Leon K Maass 126
Thomas Roidt Trustee et al 160
Robert E Beahm 60
Arthur Polk 196.916
Montello Preservation LLC 546.44
Robert A Chudy Trust 242.78
Step & Eliz We 11
Bette Krueger et al 122.49
DNR 80
14

Niemann Family Trust

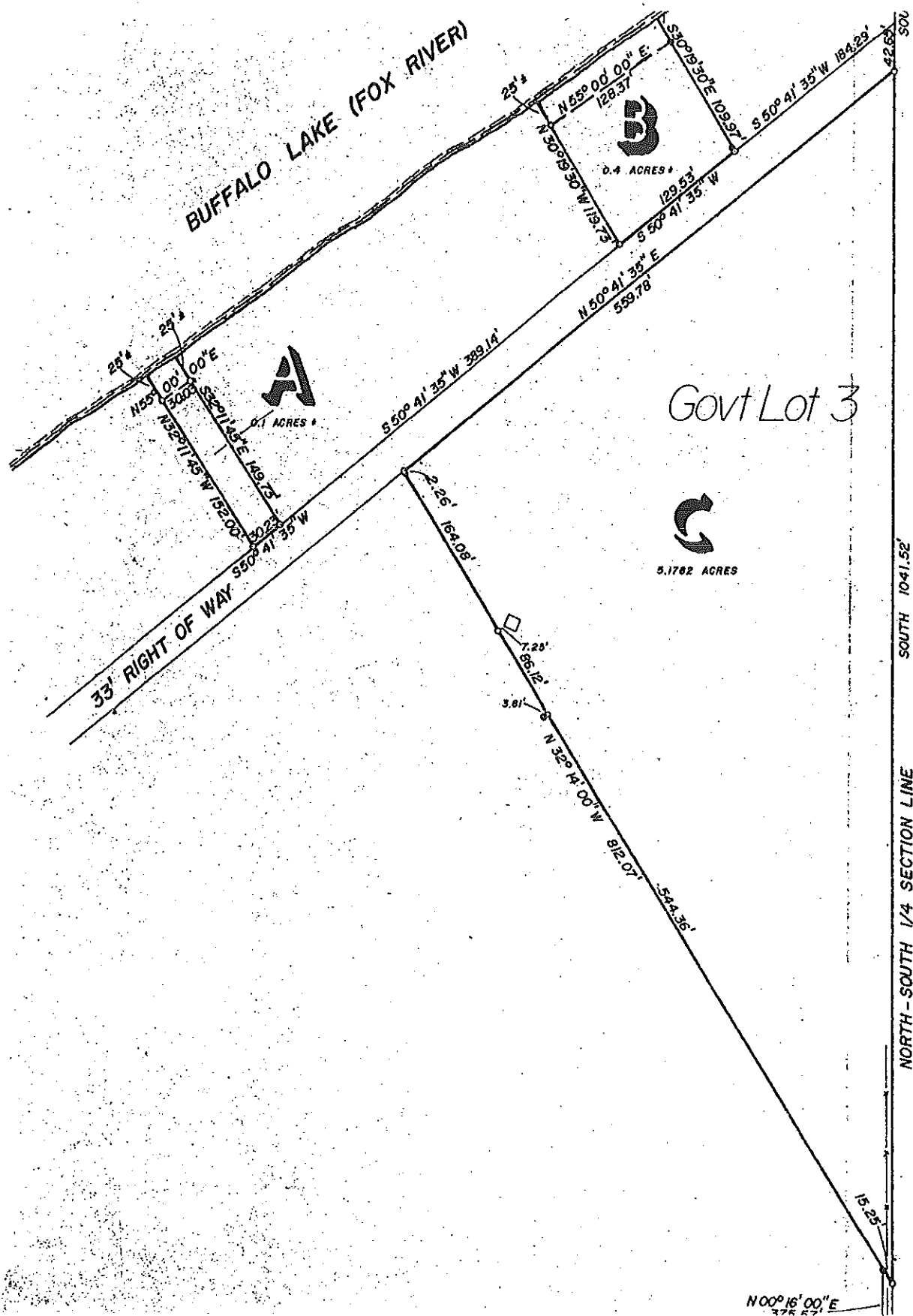
Proposed Accessory Building

W 3916 Cotters Bay Road

Montello WI 53949



BUFFALO LAKE (FOX RIVER)



Govt Lot 3 Govt Lot 2

BEARINGS REFERENCED TO THE N-S 1/4 LINE OF SECTION 18-15-10, NORTH ASSUMED

- LEGEND:**
- ⊕ GOVT CORNER, Found Brass
 - Found Iron Stakes
 - Set 5/8" X 24" Rebar
 - - - Existing Fence

SCALE - 1" = 10'





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 30, 2016

TOWN OF MONTELLO OFFICIALS

Dear Officials:

Niemann Family Trust, Owner, 3565 Goetz Dr, Brookfield, WI 53005 and Mike Panaro, Agent, W28579 Huntington St. Hartland, WI 53029 are requesting a Special Exception under 70.15(U) of the Marquette County Zoning Ordinance for the construction of an accessory building on a vacant lot in an area zoned Residential in the NE $\frac{1}{4}$ -SW $\frac{1}{4}$, Gov't Lot 3, Section 18, T15N R10E, Town of Montello. Fire # W3916 Cotter's Bay Road

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. Niemann & Mr. Panaro 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 27, 2016

Niemann Family Trust, Owner
3565 Goetz Dr
Brookfield, WI 53005

Mike Panaro, Agent
W28579 Huntington St
Hartland, WI 53029

Dear Mr. Niemann & Mr. Panaro:

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 Montello 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.

We have forwarded copies of your proposal/application to the Montello 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: Wayne Hein, W2503 St Rd 23, Montello, WI 53949
608-297-2923

Town Clerk: Eileen Napralla, P.O. Box 463, Montello, WI 53949
608-297-7469