

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

DATE OF HEARING: February 6, 2017

APPLICANT: Gerald Riordan

ZONING DISTRICT: Recreational/Residential

The applicant is requesting Variances to Section 70.20(C), 70.51(B), 70.17(B)(2), 70.52(B)(2) and 70.53(A) for a reduced setback to a lot line, the centerline of a county road and the ordinary high water mark of Buffalo Lake for the construction of a shed.

Section 70.20(C):

In addition to the setbacks required in Section 70.17, all buildings shall have a minimum setback from all lot lines of ten (10) feet.

Section 70.51(B):

The minimum setback for a structure to a lot line shall be ten (10) feet measured from the overhang or closest point of construction.

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.

Section 70.53(A):

Except as set forth in Subparagraphs (D & E) below, all buildings and structures, except piers and boat hoists, which may require a lesser setback, shall be set back at least seventy-five (75) feet from the ordinary high water mark/wetland boundary.

PETITION FOR VARIANCE
MARQUETTE COUNTY BOARD OF ADJUSTMENT

Date filed: December 6, 2016 \$300.00 fee (non-refundable) 612866

| | |
|------------|--|
| Applicant: | GERALD RIORDAN |
| Address: | W3897 COUNTY ROAD C, MONTELLO, WI 53949 |
| Phone: | CELL-608-369-2329 HOME-608-297-2309 |

Lot 1, CSM 3120 being Lot 13, Buffalo Heights

Legal Description: NW 1/4, NE 1/4, Section 18, T15 N, R 10 E

Township: MONTELLO **Tax Parcel Number:** 12-266 **Fire No.** W3897
 Co Rd C

Zoning District: Recreational/ Residential **Lot area:** .26 of an acre

Current use and improvements: Home

Variance requested

| | |
|-----------------------|--|
| Section of ordinance: | Variances to Section 70.20(C), 70.51(B), 70.17(B)(2) and 70.52(B)(2) of the Marquette County Zoning Ordinance & 70.53(A) |
| Variance requested: | <u>70.17(B)(2) 70.20(C) + 70.51(B)</u> <u>Shed at REDUCED SETBACK TO LOT LINE AND CENTERLINE OF COUNTY ROAD</u> |

for a reduced setback to a lot line, the centerline of a county road and the ordinary high water mark of Buffalo Lake for shed construction

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...

SEE ATTACHED

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

SEE ATTACHED

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

SEE ATTACHED

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

Signed: Gerald Riordan
 Applicant/Agent/Owner

Date: December 6, 2016

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

1

Any physical changes to this property cannot be accomplished without a variance approval.

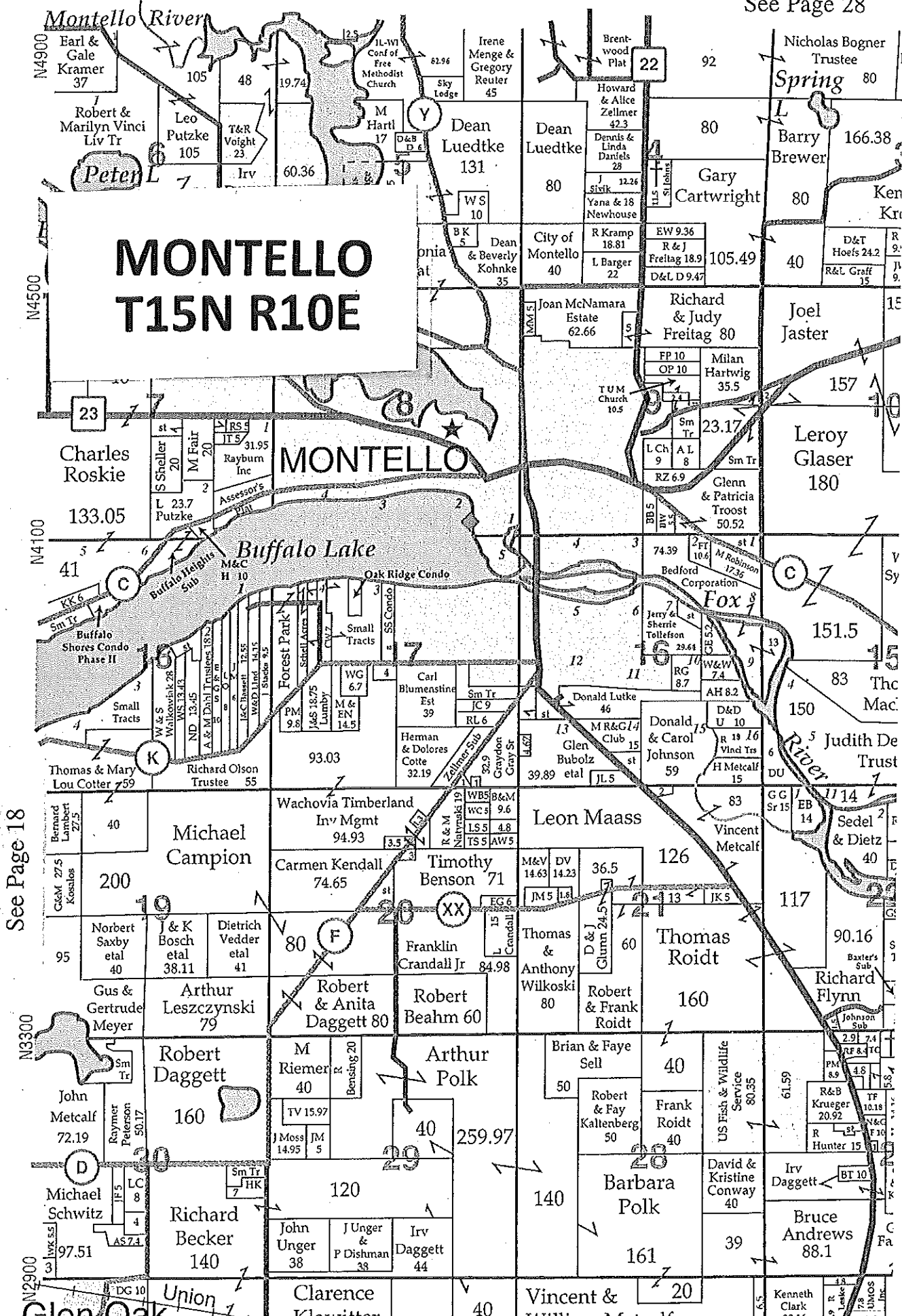
Lack of a variance approval would not permit the full use of my property.

2

The physical limitations of this property are the requirements to comply with shoreland zoning setbacks, center of the road setbacks and 10 ft. property line setbacks. Also, there are two extremely steep granite covered slopes between the house and Buffalo lake.

3

I believe there to be no detriment to other property owners or the public interest as this request is to change a storage location from a boat and utility trailer to an 8 ft. x 10 ft. garden storage shed.



See Page 18

MARQUETTE COUNTY CERTIFIED SURVEY MAP #3120V19 P54

LOT 13 BUFFALO HEIGHTS SUBDIVISION, BEING
PART OF GOVERNMENT LOT 6, SECTION 18, T.15N.,
R.10E., TOWN OF MONTELLO, MARQUETTE COUNTY,
WISCONSIN.

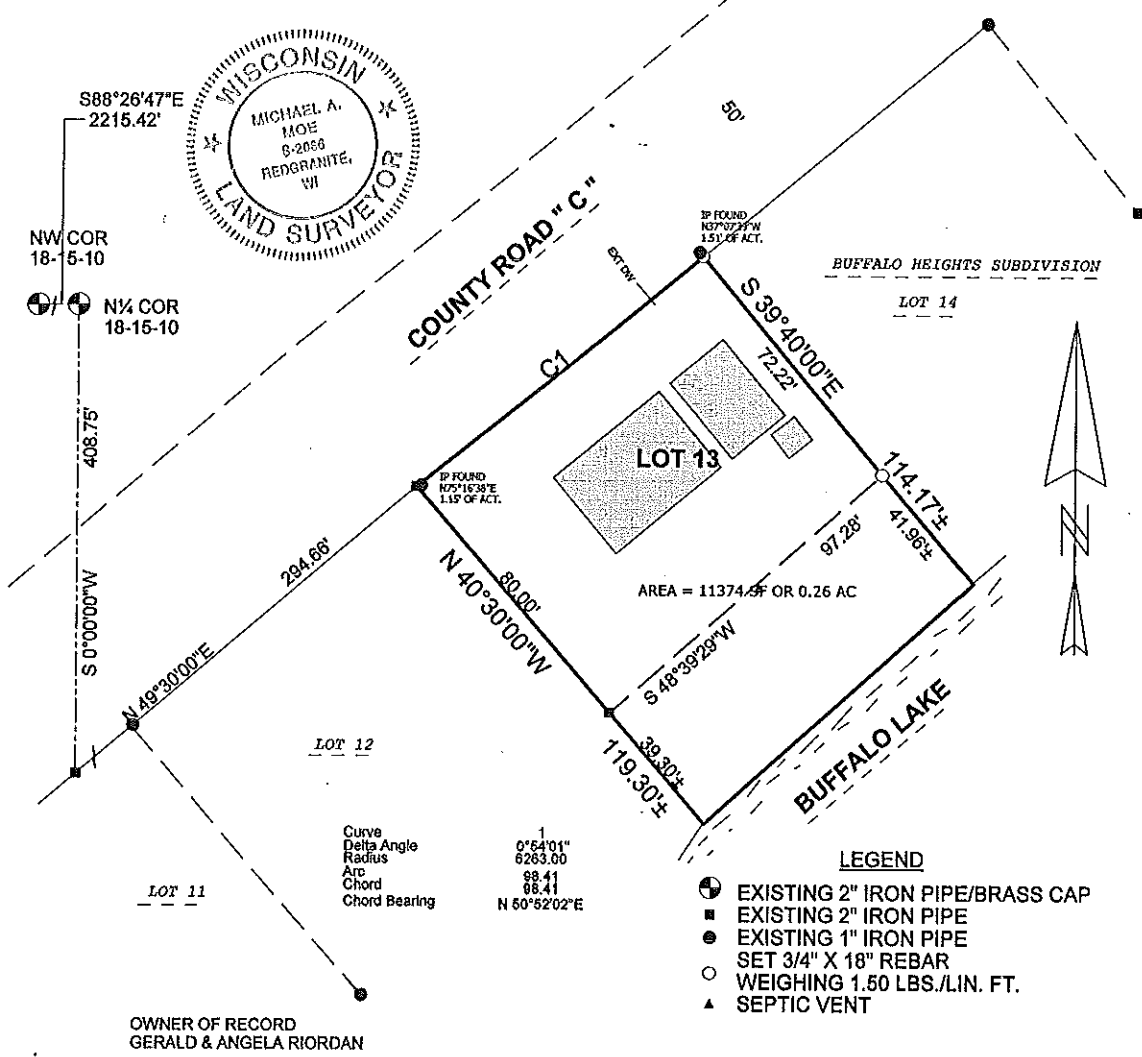
Michael A. Moe

265384

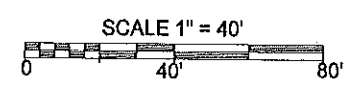
Michael A. Moe RLS #2066
September 8, 2006
Drafted by MD Verstegen
(SEE SHEET 2 OF 2)

BASIS OF BEARING IS THE NORTH LINE OF THE NW¼
WHICH IS ASSUMED TO BEAR S 88°26'47"E.

63' SETBACK FROM THE CENTERLINE OF COUNTY ROAD "C"



SHEET 1 OF 2



MOE LAND SURVEYING, INC.
MICHAEL A. MOE
REDGRANITE, WISCONSIN 54970
JOB # 06195

54



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

TOWN OF MONTELLO OFFICIALS

Dear Officials:

Gerald Riordan, W3897 Co Rd C, Montello, WI 53949 is requesting Variances to Section 70.20(C), 70.51(B), 70.17(B)(2), 70.52(B)(2) and 70.53(C) of the Marquette County Zoning Ordinance for a reduced setback to a lot line, the centerline of a county road and the ordinary high water mark of Buffalo Lake for the construction of a shed on Lot 1, CSM 3120, being Lot 13, Buffalo Heights, Section 18, T15N R10E, Town of Montello. Fire # 3897 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. Riordan 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

Gerald Riordan
W3897 Co Rd C
Montello, WI 53949

Dear Mr. Riordan:

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