

Marquette County Board of Adjustment
May 1, 2017
4:00 PM
Public Safety Room 103

Members present: Mike Jacobi-Chair, Mary Walters, Jan Banicki. Sandra Vaughn and Lance Achterberg – Alternates.

Others present: Tom Onofrey, Dustin Grant, and others on file.

The Chair called the meeting to order. The Chair asked for additions or corrections to the previous meeting minutes. None given. Motion/2nd by Walters/Achterberg to approve the minutes. **Motion carried: 3-0.** Chair reviewed meeting procedure. Proper publication confirmed. The appeals process was stated.

The Chair opened the public hearing on Karen R. Davis Trust, Owner, 3022 Edmonton Drive, Sun Prairie, WI 53590 and Martin Wopinski, Agent, W4446 Fox Road, Montello, WI 53949 are requesting Variances to Sections 70.17(B)(2) and 70.52(B)(2) of the Marquette County Code of Ordinances Chapter 70 – Zoning for the construction of an addition at a reduced setback to a County Road on Lot 1, CSM 324, SW ¼ SE ¼ Section 14, T15N R8E, **Town of Packwaukee.** Fire # W4578 County Road K. Chair reviewed application materials. The Board viewed video of property. The Agent stated the building will be under 35' tall and the overhang will be 1' shorter than existing. The Chair asked for comments from those in attendance in favor – Thomas Breiling; Against – None. The Chair closed the public hearing and the Board deliberated. The Chair read minutes from the Town Board. Mrs. Walters stated there is a need for additional space, changing a flat roof is necessary, and adding a 2nd story is needed for intended use. Mrs. Banicki stated they are not changing the footprint. Mr. Jacobi stated there is no safety concern and no increase in footprint. **Vote on Variance Application: Yes: 3; Nay: 0. Variance Application Approved: 3-0.**

The Chair opened the public hearing on Gerald Bailey, Bailey Family Limited Partnership, W277N1720 Lakeview Drive, Pewaukee, WI 53072 is requesting Variances to Sections 70.51(B) and 70.53(A) of the Marquette County Code of Ordinances Chapter 70 – Zoning for the construction of a deck and ramp at reduced setbacks to a lot line and the ordinary highwater mark of Tuttle Lake as part of Government Lot 2 and unrecorded Lot 26 of Tuttle Lake Plat, NW ¼ SW ¼, Section 23, T17N R10E, **Town of Crystal Lake.** Fire # N7921 Tuttle Lake Road. Chair reviewed application materials and read letters from neighbors and Town Board. The Board viewed video of property. The Zoning Administrator narrated. The applicant stated that the ramp shouldn't go on the south side. They also stated that putting on the north side would help be able to clean windows easier. The Zoning Administrator stated that a permit could be issued, without Board approval, for a ramp along the north side. The applicant stated they would prefer to have it on the south side. The Board and the applicant discussed alternatives. There was discussion about a variance issued in 1995. The Chair asked for comments from those in attendance in favor – Thomas Breiling; Against – None. The Chair closed the public hearing and the Board deliberated. Mrs. Walters stated it makes more sense to have on north side because it would allow two accesses to house, and a new deck would increase footprint. Mrs. Banicki stated it is a shorter distance to access from the north side. Mr. Jacobi stated need ramp to access house, but can be accomplished on north side. **Vote on Variance Application: Yes: 0 Nay: 3. Variance Application Denied: 0-3.**

The Chair opened the public hearing on Gary Ticknor, Owner, 6306 Mansfield Drive, Greendale, WI 53129 and Ron Latko, Agent, W6928 Ember Drive, Westfield, WI 53064 are requesting a Variance to Section 70.52(B)(3) of the Marquette County Code of Ordinances Chapter 70 – Zoning for a reduced setback to the centerline of a town road for the construction of an addition on Lot 12 and North Part of Lot 22, Assessors Plat 2 Wood Lake, SW ¼ - NE ¼, Section 2, T17N R8E, **Town of Springfield.** Fire #N9282 E. Dakota Court. Chair reviewed application materials. The Board viewed video of property. The Agent stated the only entrance is on the lake side and the new addition will provide a 2nd entrance. The applicant supplied a floor plan. He stated the existing house is 576 sq. ft. The Chair asked for comments from those in attendance in favor – Thomas Breiling; Against – None. The Chair closed the public hearing and the

Board deliberated. The applicant stated the Town approved request. Mrs. Walters stated it is safer to have two accesses, better to expand away from lake, and no safety issue because lightly travelled road. Mrs. Banicki stated second entrance is good and need extra space. Mr. Jacobi stated better to go away from lake, similar to neighbors', and very small dwelling currently. **Vote on Variance Application: Yes: 3; Nay: 0. Variance Application Approved: 3-0.**

The Chair opened the public hearing on James Stelter, MP & E Properties, LLC, Owner, N4211 20th Court, Montello, WI 53949 is requesting a Special Exception to Section 70.18(F) of the Marquette County Code of Ordinances for the construction of a 16-unit mini warehouse storage building on a site with existing mini warehouse buildings that contain a total of 31 units on Lot 1 of CSM 1210 being part of the SE ¼-NW ¼ and part of the SW ¼-NE ¼, Section 27, T15N R10E, **Town of Montello**. Fire #W2739 Lower Lock Road. Chair reviewed application materials. The Zoning Administrator stated that there are currently 44 units on the property. The Chair read the Town minutes. The Board viewed video of property. The Zoning administrator narrated and showed that both entrances are on Lower Lock Rd. The Chair asked for comments from those in attendance in favor – Thomas Breiling; Against – None. The Chair closed the public hearing and the Board deliberated. **Motion/2nd by Walters/Banicki to attach condition that there will be no tree removal. Motion carried 3-0.** Mrs. Walters stated the property is well kept. Mrs. Banicki stated he is staying away from tree line and it is very well kept property. Mr. Jacobi stated the use is established and there is little traffic on Lower Lock. **Vote on Special Exception Application with condition: Yes: 3; Nay: 0. Special Exception Application with condition Approved: 3-0.**

The Chair opened the public hearing on Thomas Breiling, N4471 22nd Court, Montello, WI 53949 is requesting a Variance under Section 70.25(C) of the Marquette County Code of Ordinances for the construction of a carport at a reduced setback to a lot line on Lots 1-2 CSM 1621 being part of the NW-NW, Section 10, T15N, R11E, Town of Mecan. Fire #N4471 22nd Court. Chair reviewed application materials. The Chair read the Town letter. The Board viewed video of property. The applicant stated the structure would be open on all sides. The Chair asked for comments from those in attendance in favor – None; Against – None. The Chair closed the public hearing and the Board deliberated. Mrs. Walters stated it wouldn't affect neighbors and going no closer to road. Mrs. Banicki stated it is needed to use property as intended. Mr. Jacobi stated this is most logical place for structure and it is a minimal setback reduction. **Vote on Variance: Yes: 3; Nay: 0. Variance Approved: 3-0.**

The Chair opened the public hearing on Norland Farms LLC-Owner, and Richard Gumz-Agent, N570 6th Court, Endeavor, WI 53930 is requesting a Special Exception under Section 70.25(E)(8) of the Marquette County Code of Ordinances for the replacement of an existing legal non-conforming manufactured home on the SE ¼ - NW 1/4, Section 25, T14N, R8E, Town of Moundville. Fire #W6813 County Road O. Chair reviewed application materials. The Board viewed video of property. Mrs. Walters discussed Farmland Preservation as it pertains to this property. The Chair asked for comments from those in attendance in favor – Thomas Breiling; Against – None. The Chair closed the public hearing and the Board deliberated. Mrs. Walters stated the existing mobile home is in poor condition and needs to be replaced. Mrs. Banicki stated upgrade is good and it is in same location. Mr. Jacobi stated it is a good idea to upgrade. **Vote on Special Exception Application: Yes: 3; Nay: 0. Special Exception Application Approved: 3-0.**

The Chair asked for other business. Onofrey stated the next meeting will be June 5th. Motion by Banicki to adjourn, second by Walters. Meeting adjourned 5:35 pm.