

Marquette County Board of Adjustment
June 5, 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 Banicki/Walters** 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 **Andrzej & Malgorzata Zalucki**, Owners, PO Box 428, Montello, WI 53949, are requesting a Variance under Section 70.17(B)(3) and a Special Exception under Section 70.15(U) of the Marquette County Code of Ordinances Chapter 70 – Zoning, for the construction of a garden house on a vacant lot and at a reduced setback to the centerline of a town road, on Lots 1, 2, 3 & 4 Block 9 and Lot 17 Block 8, Buffalo Shores Estates, being part of the SW ¼ and NE ¼, Section 31, T15N, R9E, **Town of Packwaukee**. Fire # W6205 Bluffview Drive. Chair reviewed application materials. Mr. Achterberg stated the Town approved, but requested that all 4 lots be combined together. The Board viewed video of property. The Chair asked for comments from those in attendance in favor – None; Against – None. The Chair closed the public hearing and the Board deliberated. **Motion/2nd by Walters/Banicki** to amend application to require all 4 lots to be combined. **Motion carried 3-0.** Mrs. Walters stated it is a low travelled road. Mrs. Banicki stated the Town recommended approval. Mr. Jacobi stated it is a minimal reduction. **Vote on Special Exception and Amended Variance Applications: Yes: 3; Nay: 0. Special Exception and Amended Variance Applications Approved: 3-0.**

The Chair opened the public hearing on **David Baker**, Owner, 3689 State Road 13, Wisconsin Dells, WI, 53965 is requesting a Variance to Section 70.27(D) of the Marquette County Code of Ordinances Chapter 70 – Zoning, for the construction of a garage at a reduced setback to a lot line, on Lot 1 of CSM 2312, being part of NE-NE ¼ and SE-NE ¼, Section 30, T14N, R09E, **Town of Moundville**. Fire # N803 County CX. Chair reviewed application materials. The Zoning Administrator showed aerial photo of property. The applicant stated that he would be adding on to the existing garage. 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. Banicki stated there was no alternate location, and is needed to use structure as a garage. Mrs. Walters stated that the parcel is small and the location of the septic, well and utilities limit options. Mr. Jacobi stated that a 5-acre parcel is too small to require a 50' setback. **Vote on Variance Application: Yes: 3 Nay: 0. Variance Application Approved: 3-0.**

The Chair opened the public hearing on **WE Energies**, Owner, 1921 8th Street South, Wisconsin Rapids, WI, 54494, and **Linda Kurtz**, Agent, Mi-Tech Inc, 1700 Industrial Drive, Green Bay, WI 54302, are requesting a Variance to Section 70.15(M) of the Marquette County Code of Ordinances Chapter 70 – Zoning, for the construction of a heater building at a reduce setback to a wetland boundary, on a parcel of the NW ¼ - SE ¼, Section 6, T14N, R09E, **Town of Moundville**. Fire # N2251 N. Lakeview Avenue. Chair reviewed application materials. The Board viewed video of property. 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 is needed to serve the public and the use was established 50 years ago. Mrs. Banicki stated it is within the improved area. Mr. Jacobi stated it is still within the fenced area. **Vote on Variance Application: Yes: 3; Nay: 0. Variance Application Approved: 3-0.**

WE Energies, Owner, PO Box 1699 Appleton, WI 54912 and **Linda Kurtz**, Agent, Agent, Mi-Tech Inc, 1700 Industrial Drive, Green Bay, WI 54302, are requesting a Variance to Section 70.25(C) of the Marquette County Code of Ordinances Chapter 70 – Zoning, for the construction of a heater building at a reduced setback to a lot line, on a part of the SE ¼ - NW ¼, Section 4, T15N, R10E, **Town of Montello**. Fire # N4707 State Road 22. Chair reviewed application materials. The Board viewed video of property. 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. Banicki stated it is within the improved area. Mrs. Walters stated that it is needed for safety and is the intended use of the property. Mr. Jacobi stated it is still within the fenced area. **Vote on Variance Application: Yes: 3; Nay: 0. Variance Application Approved: 3-0.**

The Chair opened the public hearing on **Clayton Masters**, Owner, W591 Fox Court, Montello, WI 53949 is requesting a Special Exception under Section 70.19(E)(8) of the Marquette County Code of Ordinances Chapter 70-Zoning for the replacement of a legal non-conforming manufactured home with a new single wide manufactured home, on Lot 1 CSM 229 being part of the SW ¼ - NW ¼, Section 13, T15N, R10E, **Town of Montello**. Fire # W2098 County Road C. Chair reviewed application materials. The Board viewed video of property. The applicant stated the new house would be in almost the same location. The new mobile home will be a 2017 model and the current is a 1977. 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. Banicki stated it is an upgrade. Mrs. Walters stated it is brand new and will be in a more compliant location. **Vote on Special Exception: Yes: 3; Nay: 0. Special Exception Approved: 3-0.**

The Chair opened the public hearing on **Dale Scott Coppens**, Owner, 510 Kelvington Drive, Sun Prairie, WI 53590 is requesting Variances under Sections 70.15(M) and 70.53(A) of the Marquette County Code of Ordinances Chapter 70 – Zoning, for the construction of a home at a reduced setback to an ordinary high water mark/wetland boundary for a property located on Lake Sharon, on Lot 3, Block 1 Sharon Shores, being part of the NW ¼ and NW ¼, Section 1, T17N, R9E, **Town of Newton**. Chair reviewed application materials. The Board viewed video of property. The applicant stated he does meet the 75' to OHWM and it will be a minimal reduction in setback to the wetland. Mr. Jacobi explained the access road. The Board viewed the aerial photo. The Chair noted there was no public present and the Board deliberated. Mrs. Walters stated this is the best location available and it is further back than existing house. Mr. Jacobi stated it is the only option available, it is needed to use lot as intended, and only 3 trees will be removed. **Vote on Variance: Yes: 3; Nay: 0. Variance Approved: 3-0.**

The Chair asked for other business. Onofrey stated the next meeting will be July 10th. Motion by Banicki to adjourn, second by Walters. Meeting adjourned 5:10 pm.