

BOARD OF ADJUSTMENT PUBLIC HEARING

Monday, December 13, 2010
Administrative Center – County Board Room
7:00 p.m. – 7:22 p.m.

MEMBERS PRESENT: Howard Raymer, Jr., Terry Houlihan, Barbara Frank
MEMBERS EXCUSED: None
MEMBERS ABSENT: None
OTHERS PRESENT: Nathan Sampson, Chad VandenLangenberg (minutes)

CALL TO ORDER

Howard Raymer, Jr., Committee Chair, called the meeting to order at 7:00 p.m. Let the record show that this meeting is called in full compliance with the requirements of Wisconsin Open Meetings Law.

APPEAL NO. 2010-52 Timothy J & Gretchen P Kelly, N7163 County Road V, Holmen, WI 54636. Permit denied to construct a 12-ft X 30-ft addition to an existing 30-ft X 36-ft detached accessory building that together with the existing building will exceed the maximum 1,000 sq. ft area limit for said building on this 1.49 acre lot. The property is described as: Part of the SE-NE, Section 6, T17N, R7W. Tax Parcel 8-28-0. Property address: N7163 County Road V. Town of Holland.

Appearing in favor: Tim Kelly, N7163 County Road V, Holmen, WI 54636. Would like to increase the size of the building by 12 feet to add storage. The building is an old pole building which is ½ cattle shed and ½ garage. The house was remodeled in 2001 and would now like to update this building with new siding and a new roof to match the house.

QUESTION Raymer: What used to be a garage attached to your house, that was renovated into living space?

ANSWER Kelly: No, that is a mistake. It was never a garage and was always living space.

QUESTION Raymer: That was an addition to the house back in 2001?

ANSWER Kelly: Correct. I am trying to increase the shed for storage for my boat. I have some pictures of the existing building (shows pictures). The one end without the door in it has a loft above it. I want to strip the building and change it to match the house. The roof leaks right now. The building is 90 feet from the lot line and about 150 feet to the neighbor's garage. There is a hill to the west and to the north so the neighbor's can't see it from those sides.

QUESTION Raymer: Did you contact the Town of Holland?

ANSWER Kelly: Yes.

QUESTION Raymer: Do we have anything from them?

ANSWER Sampson: Yes, we do.

Appearing in opposition: None.

Correspondence: An email dated 12/8/10 and received on 12/9/10 from Marilyn Pedretti, Clerk for the township. The Town Board met on 12/8/10 and recommend approval of this variance.

Discussion:

REMARKS Raymer: He would need an additional acre and a half in order to build this size building. He would need over 3 acres. He does not have a garage on the house.

Motion Houlihan/Frank to approve.

3 Aye, 0 No. Motion carried unanimously.

APPEAL NO. 2010-53 Gordon L Powell, Jr., N207 H Werner Rd, Stoddard, WI 54658-9110. Permit denied to construct a 24-ft X 40-ft detached accessory building that will lie within the required 50-ft setback line from the right-of-way of H Werner Rd. The property is described as: Part of the NE-SE, Section 35, & Part of the NW-SW, Section 36 in T15N, R7W. Tax Parcel 11-2351-1. Property address: N207 H Werner Rd, Stoddard, WI 54658-9110. Town of Shelby.

Appearing in favor: Gordon Powell, Jr., N207 H Werner Rd, Stoddard, WI 54658.

QUESTION Raymer: So, is there a reason why you wouldn't put this building up by your existing house?

ANSWER Powell: The primary reason I would like this at a lower elevation is that the house is about 60 feet above the road surface. The driveway is not very accessible in the winter and I would like some storage space along the road without the big incline to get to it. I do have a boat that I would like to store inside. The area to the west, outside the right of way, is a quite large increase in elevation. Directly to the west it starts increasing at a 3:1 or 4:1 slope. If I move it back to meet the required setback it would be 25 feet higher than where it is currently proposed.

QUESTION Frank: This is simply for storage?

ANSWER Powell: Yes, a garage.

QUESTION Raymer: We need to look at this regarding what may happen down the road with H Werner road in case it needs widening, etc. You have 13 acres of land with an existing driveway. I am sure that you could find a spot somewhere else on the property. Did you contact the Town of Shelby?

ANSWER Powell: Yes, I did.

QUESTION Raymer: Do we have anything from the township?

ANSWER Sampson: We did receive a phone call from the Town Administrator.

QUESTION Raymer: Does anyone have other questions or comments?

ANSWER Powell: There is 13 acres there, but where the house is, is the beginning of the wooded cliffside. There is not a lot of room up by the house. The area to the north and east of the house is a prairie restoration. This area where it is proposed is really the only flat area. If it was outside the roadway and at the same elevation, I would have to dig in to the slope and it would be a pretty big disturbance to that area.

Appearing in opposition: None.

Correspondence: Received a phone call at 4:45 from Jeff Brudos, Town Administrator, regarding a Town Board meeting that was happening this afternoon. Mr. Brudos stated that the Town Board recommends not approving this variance as the Town Board has not heard from Mr. Powell, that they could not find a hardship, and feel that other alternatives exist.

Discussion:

REMARKS Houlihan: If there was any widening or other work on that road at all, this would interfere. It is just not a good site.

Motion Houlihan/Frank to deny.

3 Aye, 0 No. Motion carried unanimously.

QUESTION Powell: I would like to address the issue of further development, if that is possible?

ANSWER Raymer: Once we have a motion, the public hearing is closed. We heard from the township and we went out to look at it.

APPEAL NO. 2010-54 Gerald L Bowes OBO Bowes Trust, PO Box 784, Onalaska, WI 54650. Permit denied to erect a 10-ft X 4-ft on-premise commercial sign advertising nine (9) on-premise businesses, with a total height including support structure of 6-ft, that will lie within the required vision triangle setback line at the intersection of a Class 1 and Class 2 Highway (intersection of County Road OT and Commerce Rd). Property described as: Part of Lots 1 & 8, Block 1 of The Commercial Quarter. Tax Parcel 10-2317-0. Property address: N5589 Commerce Rd, Onalaska, WI 54650. Town of Onalaska.

Appearing in favor: Gerald Bowes, 124 Theatre Rd, Onalaska, WI 54650.

QUESTION Raymer: This property is quite a bit higher than the road?

ANSWER Bowes: Yes, it is very much higher, yet.

QUESTION Raymer: I see on the map that we show the vision triangle which your building is already in.

ANSWER Bowes: Correct.

QUESTION Raymer: There are some trees there too, correct?

ANSWER Bowes: Yes, there is a line of trees along OT, but there is a gap in the trees where you will be able to see the sign as you go down OT. From the other direction there is open visibility. The tenants that I currently have are not depicted by signage from both directions.

QUESTION Raymer: So, you own the building and you have some vacancies currently?

ANSWER Bowes: Yes, and also the tenants that are in there, I would like to highlight their businesses. I am right across the street from Kwik Trip and they have a pretty big sign.

REMARKS Raymer: Yes, that is a big sign. I believe that they had a variance for that sign as well.

QUESTION Houlihan: This is a controlled intersection as well. I think that there has been talk about putting in a light there. Have you heard that?

ANSWER Bowes: No, I do not plan to have the sign lighted, but maybe at some point.

REMARKS Houlihan: No, I believe that this intersection is supposed to get traffic lights at some time. They are talking about it.

REMARKS Raymer: I heard that too.

Appearing in opposition: None.

Correspondence: Email from Sue Schultz, Clerk for the Town of Onalaska received on 12/1/10. At the Town Board meeting on 11/30/10 the township voted to recommend approval of this variance.

Discussion:

REMARKS Houlihan: Being that it sits up there so high, it really isn't an obstruction.

Motion Houlihan/Frank to approve.

3 Aye, 0 No. Motion carried unanimously.

Motion to adjourn Houlihan/Frank at 7:22 pm.

3 Aye, 0 No. Motion carried unanimously.