

BOARD OF ADJUSTMENT PUBLIC HEARING

Monday, April 16, 2012

Administrative Center – County Board Room

6:00 p.m. – 6:52 p.m.

MEMBERS PRESENT: Howard Raymer, Jr., Dave Eilertson, Mark Huesman
MEMBERS EXCUSED: None
MEMBERS ABSENT: None
OTHERS PRESENT: Jonathan Kaatz, Chad VandenLangenberg(Recorder/Minutes)

CALL TO ORDER

Howard Raymer, Jr., Committee Chair, called the meeting to order at 6:00 p.m. Let the record show that this meeting is called in full compliance with the requirements of Wisconsin Open Meetings Law.

APPEAL NO. 2012-10 Robert E & Debra A Allen, W3676 Fennigkoh Rd, West Salem, WI 54669. Permit denied to retain five previously constructed detached accessory buildings totaling 13,574 sq. ft. on an 18.42 acre lot that will exceed the number limit, the 5,000 sq. ft. area limit and some of which exceed the 17.33-ft height limit for such buildings on said lot. Property is described as: The SW/SW, Section 3, T16N, R6W, except Certified Survey Map Volume 2, Page 186 and except the east 548.5 feet of said SW/SW, Town of Hamilton. Tax parcel is 7-55-0. Property address is W3676 Fennigkoh Rd.

Appearing in favor: Robert Allen, W3676 Fennigkoh Rd, West Salem, WI 54669.

Discussion regarding the existing farm buildings and whether or not they are useable. Allen states that one building is in pretty bad shape. Allen further states that he does have a few beef cattle and is using the buildings for storage for other farmers.

Appearing in opposition: None.

Correspondence: From Sara Schultz, Clerk – Town of Hamilton dated 4/9/12. Town Board met on 3/13/2012, discussed this variance and recommends approval of the variance.

Motion Eilertson/Huesman to approve this variance.

3 Aye, 0 No. Motion carried unanimously.

Discussion: None.

APPEAL NO. 2012-11 Leon H & Ruth Pfaff, N8694 County Road DD, Holmen, WI 54636. Permit denied to retain four previously constructed detached accessory buildings totaling 9,440 sq. ft. on a proposed 10.01 to 35 acre lot that will exceed the number limit, the 5,000 sq. ft. area limit and some of which exceed the 17.33-ft height limit for such building on said proposed lot. Property is described as: Part of the SE 1/4, Section 14, T18N, R7W, Town of Farmington. Tax parcel is 5-1502-0. Property address is W5387 Brookview Rd.

Appearing in favor: Leon Pfaff, N8694 County Road DD, Holmen, WI 54636.

Discussion regarding a subdivision plat and the sale of some of the property. Pfaff states that the rest of the land will stay in agriculture. The proposed parcel is less than 35 acres resulting in the need for a variance.

Discussion regarding one of the buildings being in bad shape. Pfaff indicates that the prospective buyer intends to fix up the building.

Discussion regarding the use of the buildings. Silos are not being used right now.

Appearing in opposition: None.

Correspondence: Email from Mike Raabe dated 3/21/12. The Plan Commission met on 3/20/12 and recommend approval of this variance. Received the Plan Commission meeting minutes on 3/21/12 recommending to the Town Board that the variance is approved.

Motion Eilertson/Huesman to approve the variance.
3 Aye, 0 No. Motion carried unanimously.

Discussion: None.

APPEAL NO. 2012-12 Scott W Torgerson, N7144 Elm Ct, Holmen, WI 54636. Permit denied to construct a 12-ft x 30-ft addition to an existing 24-ft x 32-ft detached accessory building and to retain a 7-ft x 13-ft detached accessory building on a 1.09 acre lot that will exceed the 1,000 sq. ft. area limit allowed for such buildings on said lot. Property is described as: Outlots 16 & 17, Lancer Estates, Town of Holland. Tax parcel is 8-1489-0. Property address is N7144 Elm Ct.

Appearing in favor: Scott Torgerson, N7144 Elm Ct, Holmen, WI 54636.

Discussion regarding the need for the garage addition...storage of a tractor, boat, etc.

Discussion regarding the combination of two ½ acre lots in order to allow a maximum area limit of 1000 square feet.

Existing shed is 98 square feet.

Appearing in opposition: None.

Correspondence: Dated 4/11/12 from Marilyn Pedretti, Town Clerk. The Town Board has recommended approval of this variance.

Motion Huesman/Eilertson to approve the variance.
3 Aye, 0 No. Motion carried unanimously.

Discussion: None.

APPEAL NO. 2012-13 Andy Schlifer, W4004 Staff Rd, Mindoro, WI 54644, on behalf of Davey G Kirchner, W3020 County Road T, Mindoro, WI 54644. Permit denied to construct a 50-ft x 100-ft detached accessory building on a 14.96 acre lot that will exceed the 17.33-ft height limit for such buildings on said lot. Property is described as: Part of the NW/SW, Section 24, T18N, R6W and part of the NE/SE and part of the NW/SE, Section 23, T18N, R6W, Town of Farmington. Tax parcel is 5-1065-2. Property address is W3020 County Road T.

Appearing in favor: Andy Schlifer, W4004 Staff Rd, Mindoro, WI 54644. I am the contractor, representing Mr. Kirchner.

Discussion regarding the height and size of the building, it will be used to store semi-tractors and trailers. Mr. Kirchner owns two semi-tractors and trailers which will both be stored in this building.

Appearing in opposition: None.

Correspondence: Email from Mike Raabe dated 3/21/12. The Town Planning Commission met on 3/20/12 and is recommending approval of this variance.

Motion Eilertson/Huesman to approve this variance.
3 Aye, 0 No. Motion carried unanimously.

Discussion: Raymer questions whether or not they can use this building for semi-tractor and trailer storage. Kaatz indicates that this is allowed under the zoning ordinance if they are the owner's personal trucks and trailers.

APPEAL NO. 2012-14 Patrick J & Nancy M Doerre, N1533 Hagen Rd, La Crosse, WI 54601. Permit denied to construct a 10-ft x 14-ft attached garage addition to an existing single family home that will lie within the required 60-ft setback line from the centerline of an unnamed town road. Property is described as: Part of Lot 55, Skyline Subdivision, Town of Shelby. Tax parcel is 11-1308-0. Property address is N1533 Hagen Rd.

Appearing in favor: Patrick Doerre, N1533 Hagen Rd, La Crosse, WI 54601.

Discussion regarding the current two car tuck under garage being inadequate for storage. Addition will match the current house siding, roofing, etc. There is a little green shed there that will be removed or moved to a new location on the property.

Discussion regarding the un-named town road which services four homes with addresses off of Hagen Road.

Appearing in opposition: None.

Correspondence: Received on 3/29/12, Town Board meeting minutes from 3/26/12 where the Town Board has recommended approval of this variance.

Motion Huesman/Eilertson to approve the variance.
3 Aye, 0 No. Motion carried unanimously.

Discussion: The lot is very uniquely shaped and if anything were to be done with the garage, a variance would be required. The setback is 47.5 feet wide because of the narrow easement and the setback is 60 feet from the centerline.

APPEAL NO. 2012-15 Jason Jerome & Katherine Rae Kneifl, W3998 County Road M, West Salem, WI 54669. Proposed Lot 1 of a pending two lot Certified Survey Map does not meet the 100-ft lot width required for the existing residential use on proposed Lot 1. Property is described as: Part of the NE/NW, Section 28, T16N, R6W, Town of Barre. Tax parcel is 2-318-0. Property address is W3988 County Road M.

Appearing in favor: Jason Kneifl, W3998 County Road M, West Salem, WI 54669.

Kneifl explains that he purchased this lot with hopes of being able to split the lot into two lots to accommodate one new home and the existing home. Kneifl explains that the trailer located on the property will be removed.

Discussion indicating that the proposed lot meets the required 20,000 square foot minimum but it does not meet the required 100 foot width.

Discussion regarding the public notice indicating a wrong dimension along the northerly lot line...the dimension shown is three feet less than the dimension shown on the certified survey map. The dimension should be 97.25 feet.

Appearing in favor: Nick Kneifl, N2503 Bina Rd, Coon Valley, WI 54623.

Appearing in opposition: None.

Correspondence: From Sally Stelloh, Clerk for the Town of Barre dated 4/12/12. The Town Board met on 4/10/12 and recommends approval of this variance.

Motion Eilertson/Huesman to approve this variance.
3 Aye, 0 No. Motion carried unanimously

Discussion: None.

APPEAL NO. 2012-16 Randy G & Laura M Christopherson, N9471 McIntosh Rd, Melrose, WI 54642. Permit denied to construct a 40-ft x 48-ft detached accessory building on a 6.55 acre lot that will exceed the 1,500 sq. ft. area limit and 15-ft

height limit for such buildings on said lot. Property is described as: Part of the SW/SW, Section 1, T18N, R6W, Town of Farmington. Tax parcel is 5-468-3. Property address is N9471 McIntosh Rd.

Appearing in favor: Randy Christopherson, N9471 McIntosh Rd, Melrose, WI 54642.

Christopherson explains that the need for the excessive height is to put a 12 foot overhead door for personal camper storage. Christopherson also explains that he has some additional recreational vehicles which he would store inside.

Christopherson explains that the driveway is in and the spot for the shed has been leveled off. St. Joe's Construction, had a job in the area and they used his parcel to dispose of the additional fill materials.

Questions and discussion regarding the area limit and number of outbuildings allowed on this lot.

Discussion regarding the new proposed zoning ordinance and how that may affect the decision. Raymer explains that the variance is based on the current zoning ordinance. VandenLangenberg explains that the new ordinance will not be in effect for this township until they would adopt the new code.

Appearing in opposition: None.

Correspondence: Email from Mike Raabe dated 3/21/12. The Town Planning Commission met on 3/20/12 and has made a recommendation to approve this variance.

Motion Eilertson/Huesman to approve this variance.
3 Aye, 0 No. Motion carried unanimously.

Discussion: Kaatz indicates that the proposed height of the building will exceed the proposed height limit in the new zoning ordinance by 6 inches.

APPEAL NO. 2012-17 Timothy J & Julie A Sawyer, N2318 Fen Lockney Dr, La Crosse, WI 54601. Permit denied to construct an 8-ft x 40-ft covered entry with a 2-ft overhang that will lie within the required 60-ft setback from the centerline of Fen Lockney Dr. Property is described as: Lot 9, Block 2, Arbor Hills Addition, Town of Shelby. Tax parcel is 11-419-0. Property address is N2318 Fen Lockney Dr.

Appearing in favor: Timothy Sawyer, N2318 Fen Lockney Dr, La Crosse, WI 54601.

Sawyer indicates that he purchased the house 6 or 7 years ago. The entrance to the front door has been a temporary wooden step. Even the steps are in the setback.

Eilertson indicates that typically, the board has allowed this type of variance in the past with the stipulation that the porch cannot be enclosed in the future. Sawyer indicates that would not be a problem as long as they can still put railings on it.

Appearing in favor: John Heath, N2317 Fen Lockney Dr, La Crosse, WI 54601.

Appearing in opposition: None.

Correspondence: None

Sawyer explains that they have spoken to the Town of Shelby and that the Town Board is meeting tonight.

Motion Eilertson/Huesman to approve with the condition that the porch cannot be enclosed at any point in the future.
3 Aye, 0 No. Motion carried unanimously.

Discussion: None.

**Motion Eilertson/Huesman to adjourn at 6:52.
3 Aye, 0 No. Motion carried unanimously.**