BOARD OF ADJUSTMENT PUBLIC HEARING

Monday, December 16, 2013
Administrative Center – Basement – County Board Room
6:00 p.m. – 6:27 p.m.

MEMBERS PRESENT: Howard Raymer, Thomas Thompson, Dave Eilertson
MEMBERS EXCUSED: None
MEMBERS ABSENT: None
OTHERS PRESENT: Nathan Sampson, Scott Custer (recorder/minutes)

CALL TO ORDER
Howard Raymer, Jr., 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. 2013-35 Crystal Sbraggia, W3925 North St, Mindoro, WI, 54644, acting o/b/o Cynthia Thompson, W5070 County Rd T, Holmen, WI 54636, appeals to retain a 10-ft x 14-ft detached accessory building that lies within the 100-ft setback from the State Rd 108 centerline as depicted on Certified Survey Map (CSM) No. 94 in Volume 9 and within the required 25-ft side yard setback. Property is described as Lot 3 of CSM No. 94 in Volume 9. Tax parcel 5-911-3. Town of Farmington.

Appearing in favor: Crystal Sbraggia, W3925 North St, Mindoro, WI, 54644, acting o/b/o Cynthia Thompson, W5070 County Rd T, Holmen, WI 54636. The property in question does belong to Cindy Thompson. I am a volunteer for what is called Miss Mindoro Program. The whole goal is to beautify our town, and put up numerous decorations around town. Cindy Thompson offered us the end of the lot with this shed to put up decorations, gardens and a mural. Over the years, we were all individually storing these decorations in our personal houses, and bringing them indoors we have been bringing in bugs and our basements are full. We thought it would be a good idea to put up a cute little shed to store all the decorations in. We kind of went backwards on this process and we do apologize. We do feel it is in a very safe location and all the land around the shed is open land and parking lot. It is also further back from the road than other houses nearby. We have received numerous compliments about the shed. We would push it back if we could, but it would take away from the landscaping around it.

Question Thompson: What type of foundation is it sitting on?
Answer Sbraggia: A poured slab.

Question Eilertson: It could be moved?
Answer Sbraggia: It could be moved.

Question Eilertson: Are there other areas on the lot it could be moved to?
Answer Sbraggia: There is a horseshoe pit and parking on other parts of the lot so I don’t think there are other spots for it. Our landscape surrounds the shed and mural. The space she has allowed us to use has been utilized.

Appearing in favor: Dewitt Wegner W3847 County Road DE Mindoro WI, 54644. I am a resident of Mindoro Lutheran Church. We are the parcel immediately to the south. The shed is an asset to the community, and on behalf of the church, we think it should be left where it is.

Appearing in opposition: None.

Remark Sampson: The typical setback in a situation like this is 80 feet from centerline, which this structure is very close to meeting. The particular setback for this structure is 100 feet from centerline and is remnant from an old administrative code called TRANS 233. That prescribed greater setbacks for subdivisions along State and Federal Highways. Parts of that code have been pulled out of requirements, but since it is still on the plat, the setbacks are still applied.

Correspondence: A letter dated December 4, 2013 addressed to the Board of Adjustment, from Mike Hesse, Town of Farmington Chairman. He states the detached accessory building should be allowed to stay for the following reasons: The danger to the public on State Road 108 is greatly reduced on this stretch due to the reduced speed limits, the simple structure is not served by utilities and could be easily moved, the building serves the community through the Miss Mindoro Project, the caretaker of this
structure demonstrates the care this program has for our community, and the structure is no closer to the road than existing structures on this stretch of State Road 108.

**Discussion:** The board discussed the 100 foot setback being too excessive.

**Motion Eilertson/Thompson to approve** 3 Aye, 0 No, and 0 excused. Motion carried unanimously.

**APPEAL NO. 2013-36** Peter R and Deborah A Woerpel, 4081 Glenhaven Dr, La Crosse, WI, 54601. Permit denied to construct a 10-ft x 12-ft covered entry addition to an existing residence that will lie within the required 60-ft setback from the Glenhaven Drive centerline. Property is described as Lot 19 of Block 4 of the Wedgewood Terrace Addition. Tax parcel 11-824-0. Property address 4081 Glenhaven Dr. Town of Shelby.

**Appearing in favor:** Peter Woerpel, 4081 Glenhaven Dr, La Crosse, WI, 54601.

**Question Raymer:** So you want to put a covered entry on the front of your house? Is it going to be open?

**Answer Woerpel:** Yes and correct. Currently we have a 4’ X 6’ concrete slab that is falling away from the house. My proposal is to put in an open porch, which will always stay an open porch on the front. We have no sidewalk, so typically people come into our home through the garage, and we want them to be able to come in through the garage.

**Question Thompson:** How far will the overhang stick out over the columns?

**Answer Woerpel:** A foot covering the step leading into the house.

**Question Thompson:** Will you have a foundation?

**Answer Woerpel:** We will be putting in piers and a deck. My wife would like to be able to see out front for safety reasons. It will be a nice addition to the home.

**Question Eilertson:** What is your target date for completion?

**Answer Woerpel:** To start in April, and finish in April. I have contacted the neighbors and they are in support and aware as well as the Shelby Town Hall.

**Appearing in opposition:** None.

**Correspondence:** A letter from Cathy Onsager in the Town of Shelby, sent Tuesday November 26, 2013, received December 3, 2013, and addressed to Nathan Sampson. At last night’s meeting the Board recommended approval for variance for peter Woerpel.

**Discussion:** All members agreed that the porch should remain open and the neighborhood had many houses within the setback from road right of way.

**Motion Thompson/Eilertson to approve to construct this covered entry in accordance with the application on file in the Zoning, Planning and Land Information Office. Conditions of approval require that the covered entry shall remain open sided and this variance expires on 12/16/14.** 3 Aye, 0 No, and 0 excused. Motion carried unanimously.

**Motion Raymer/Thompson to adjourn at 6:27 pm.** 3 Aye, 0 No, and 0 excused. Motion carried unanimously.