BOARD OF ADJUSTMENT PUBLIC HEARING

Monday, September 15, 2014
Administrative Center – Basement – County Board Room
6:00 p.m. – 6:33 p.m.

MEMBERS PRESENT: Howard Raymer, Larry Warzynski, Dave Eilertson
MEMBERS EXCUSED: None
MEMBERS ABSENT: None
OTHERS PRESENT: Chad VandenLangenberg, 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. 2014-27
Joan Pierce, N2118 Bina Rd, Coon Valley, WI, 54623 o/b/o Troy Strittmater, W1261 County Rd I, Bangor, WI 54614. Agriculture Building Certification denied to construct a 45-ft x 60-ft agricultural building that will lie 10-ft within the required 60-ft setback from the centerline of Bina Rd. Property described as Part of the SE/SE of Section 6, T15N, R5W Beginning at the SW corner of Lot 3, Certified Survey Map, Vol. 10, Pg. 158, Document Number 1350364, located on the centerline of Bina Rd, thence, along the NW line of said Lot 3, N 30°55'37" E 120.00 feet; Thence N 59°04'23" W 90.00 feet; Thence S 30°55'37" W 120.00 feet, more or less, to said centerline; Thence southeasterly, along said centerline, 90.00 feet, more or less to the point of beginning. Part of Tax parcel 12-142-1. Town of Washington.

Appearing in favor: Joan Pierce, N2118 Bina Rd, Coon Valley, WI 54623. We had applied for this variance due to the unique lay of our land. We had purchased 35 acres of land in 2003 and built a residence on it in 2004 and 2005. If you look at the map, we are intending to purchase the smaller lot, showing a new agricultural building from our neighbor, Troy Strittmater. We are currently housing some agricultural equipment in our garage. Our garage has pre-stressed concrete so it has storage below. We have to drive down and around the house to park things in the lower garage. We are out of room. My dad passed away in May and he had a farm. If we have to move the shed back, we will need a lot of fill to bring things in straight. We estimated we would need 40 dump trucks of fill. If we do that, it will block access to the lower part of our garage. Troy is willing to sell us what we need, that would include 10 feet behind the shed. We went to the Town of Washington in July and had originally asked for a 45 foot setback. After Mr. Hundt and Mr. Korn looked at it, they liked a 50 foot setback better and that was what was ultimately approved.

Question Eilertson: The reason you can't move the buildings back to meet the setback is because of access or is it the cost of the fill.
Answer Pierce: The answer to that is twofold. If you have a tractor with a long trailer, you have to be able to back into that. And the amount of fill will be expensive. Plus, if we need to bring in more fill, it will be hard to access our current garage in back. It is estimated that at one point we’ll need 8 feet of fill. To be able to maneuver some of the equipment, the land needs to be flat and the further we push it back, the more fill we’ll need to make it flat.

Question Warzynski: Where exactly will the doors to the garage be?
Answer Pierce: It will actually be fairly close to the road. We are trying to minimize the erosion and we need to go as straight in as we possibly can. The front of the building will be at the south or closest to the road.

Question Warzynski: So the entry to the new building will face the road?
Answer Pierce: No, it won’t. actually it will face east, but be as close to the road as possible. It won’t be in the middle. If we have to go all the way over, the driveway will really dip in there.

Question Warzynski: The entry would then be on the south side.
Answer Pierce: It will be on the southeast corner.

Appearing in opposition: None
Correspondence: From the Town of Washington, an email from the clerk to Nathan Sampson dated September 14, 2014 indicating that the Town Board met on this subject on September 11, 2014 and motioned to approve the appeal.

Discussion: Discussion regarding this being an agriculturally related building, the town was in favor of the setback reduction and this is a town road.

Motion Eilertson/Warzynski to approve with the condition that the building be constructed within 12 months.

3 Aye, 0 No, and 0 excused. Motion carried unanimously.

APPEAL NO. 2014-28 Alison Young, N8723 Hanson Dr, Holmen, WI, 54636, o/b/o Hein Farms, LLC, W7683 Old Highway 93, Holmen, WI, 54636. Permit denied to construct a 12-ft x 24-ft detached accessory building that together with an existing approximately 7,656 sq. ft. building will exceed the 5,000 sq. ft. area limit for such buildings on this 20.63 acre lot. Property described as Part of the NW/NW of Section 25, T18N, R8W. Tax parcel 8-1097-0. Property address W7683 Old Highway 93. Town of Holland.

Appearing in favor: Alison Young, N8723 Hanson Dr, Holmen, WI, 54636. I’m here because I have a horse. Where I had her boarded in Holmen, I found out that they were closing their doors to become a boat storage facility. So, being proactive, I tried to find a spot where she would be close to me and safe. I thought I had accomplished that, but that was not the case. She was injured where I took her and I was told they would separate her if needed. I requested separation and they refused. So, she was moved again and now she is currently in a place 15 miles away from my residence. My hardship is the distance and she does not have a shelter where she is at. I go out there twice a day, sometimes 3 times a day. That is 60 or 90 miles a day. Mark Hein is my veterinarian for 20 years and he offered to board my horse at his place, 2 miles from where I live. But, I need a shelter for her and he has two horses and I wanted her separated from them. I’m here to see if I can put a temporary shelter there. The map shows where the shelter will go.

Question Raymer: Can you explain how this is temporary?
Answer Young: Well, it can be moved, it’s moveable.

Question Eilertson: So, it won’t have a floor or a foundation?
Answer Young: No.

Question Eilertson: So, if you stopped using it as a shelter, it could be removed?
Answer Young: Yes, I could take it with me.

Question Eilertson: Is this three sided with one side open?
Answer Young: Yes.

Question Eilertson: That facility was built by Bill Baum and was a riding arena. Is it still being used as such? What is the use of that?
Answer Young: No, it is not a riding arena at this time. He has two horses, so maybe when the kids were small. It is holding hay and farm machinery.

Question Eilertson: Is there room in that building for your horse?
Answer Young: No.

Question Warzynski: Does anything change given that this is a temporary structure?
Answer VandenLangenberg: No, it does not. A temporary structure is considered something less than 100 square feet in size. It is still considered a building for storage and everything under the roof counts against the area limit.

Appearing in opposition: None.
Remarks VandenLangenberg: I do want to follow up on that last question real quick. This is a 20 acre parcel and at one time, this may have been part of a larger farm parcel. Once you get to that 35 acre parcel size, you can build agricultural buildings and that could be how that larger building got there.

Correspondence: From the Town of Holland in an email from the clerk to Nathan Sampson dated Thursday, September 11, 2014. The Town Board met on this variance on September 10, 2014 and a motion was made to approve the variance. The motion carried on a 4 to 1 (Lein) vote. Lien was concerned that the neighbors had not yet been notified.

Question Eilertson: And to your knowledge none of the neighbors have objected to this?  
Answer VandenLangenberg: The neighbors would have all received notice of this public hearing about a week ago.

Discussion: Raymer indicates that if this is a temporary structure, we could allow it and require that it be removed when it is not being used.

Motion Eilertson/Warzynski to approve with the condition that when this building is not being used by by applicant, on behalf of the owner, as shelter for livestock.

3 Aye, 0 No, and 0 excused. Motion carried unanimously.

Motion Eilertson/Warzynski to adjourn at 6:33 pm. 3 Aye, 0 No, and 0 excused. Motion carried unanimously.