

**POLK COUNTY BOARD OF ADJUSTMENT
NOTICE OF PUBLIC HEARING AND MEETING
8:30am, Tuesday, April 23, 2013
Polk County Government Center
100 Polk County Plaza; Balsam Lake, WI 54810**

Notice is hereby given to the press and public that a meeting of the Polk County Board of Adjustment will be held at the above listed date, time, and location to transact business indicated on the agenda below. A quorum of the Board of Adjustment will be present. (Agenda not necessarily presented in this order)

AGENDA

Call to order and roll call

Approve agenda

Approve minutes from March 26, 2013

Recess at 8:45am to view site

Reconvene at 1:00pm

Consider the following applications:

- DANIEL ALEXANDER requests a special exception to Article 8D1(a) of the Polk County Shoreland Protection Zoning Ordinance to establish a Tourist Rooming House, located at: 2077 23rd St, Lot 2, CSM Vol 9/Pg 43 & Outlot 1, CSM Vol 11/Pg 190, Pt of Gov't Lots 1+2, Sec 22/T35N/R15W, town of Johnstown, Pipe Lake (class 1).
 - Findings of Fact
 - Conclusions of Law

- WEST DENMARK CHURCH requests a special exception to Article 8D2 of the Polk County Shoreland Protection Zoning Ordinance to use the old school house as a place to sleep during charitable events, located at: 2492 170th St, Gov't Lot 1, Sec 32/T36N/R17W, town of Luck, Little Butternut Lake (class 1).
 - Findings of Fact
 - Conclusions of Law

- JOYLE ANDERSON requests a special exception/variance to Article 8D and 8D1 of the Polk County Shoreland Protection Zoning Ordinance to convert a single-family dwelling to multi-family, less than 25' from a lot line, located at: 1209 65th Ave, Lot 14, Weber Birch Haven, Sec 36/T33N/R17W, town of Lincoln, Bear Trap Lake (class 1).
 - Findings of Fact
 - Conclusions of Law

- PAUL & SUZANNE GYDESEN request a special exception to Article 15B1 of the Polk County Shoreland Protection Zoning Ordinance to grade on slopes greater than 20%, located at: 1725A East Forest Circle, Lot 7, Balsam Forest, Sec 1/T34N/R17W, town of Balsam Lake, Balsam Lake (class 1).
 - Findings of Fact
 - Conclusions of Law

Adjourn

Polk County Board of Adjustment Minutes*
Government Center; Balsam Lake, WI 54810

Date: April 23, 2013

Present: Gene Sollman, Chair; Marilynn Nehring, Vice Chair; Jeff Peterson, Secretary; Curtis Schmidt; Art Gillitzer

Also Present: Brian Hobbs, Health Department; Gary Spanel, Zoning Administrator; members of the public

Chair Sollman called the meeting to order at 8:30 a.m. with a quorum present.

Motion (Nehring/Schmidt) to approve the agenda as published with added discussion of compensation for BOA members. Carried.

Motion (Nehring/Gillitzer) to approve minutes of 3/26/13. Carried.

The board discussed Section 12.0 Reimbursement from the Polk County Board of Adjustment Procedures Ordinance.

The board recessed at 8:45 a.m. for site visits:

- Gydesen @ 9:04
- Alexander @ 9:37
- West Denmark Church @ 10:20
- Anderson @ 11:16

The board reconvened at 1:00 p.m. to consider the following applications:

- DANIEL ALEXANDER requests a special exception to Article 8D1(a) of the Polk County Shoreland Protection Zoning Ordinance to establish a Tourist Rooming House, located at: 2077 23rd St, Lot 2, CSM Vol 9/Pg 43 & Outlot 1, CSM Vol 11/Pg 190, Pt of Gov't Lots 1+2, Sec 22/T35N/R15W, town of Johnstown, Pipe Lake (class 1).
 - Exhibits read into record.
 - Gary Spanel provided additional information to what was in his staff report.
 - Testimony / those sworn in: Daniel Alexander, Christine Alexander
 - Applicant voluntarily withdrew application without objection from the Board.
- WEST DENMARK CHURCH requests a special exception to Article 8D2 of the Polk County Shoreland Protection Zoning Ordinance to use an old schoolhouse as a place to sleep during charitable events, located at: 2492 170th St, Gov't Lot 1, Sec 32/T36N/R17W, town of Luck, Little Butternut Lake (class 1).
 - Exhibits read into record.
 - Testimony / those sworn in: Harry Johansen, Jennifer Tretsven
 - Gary Spanel and Brian Hobbs were invited to participate in the discussion.
 - **Motion (Gillitzer/Nehring)** to grant the special exception permit.
 - Motion carried on unanimous voice vote.
- JOYLE ANDERSON requests a special exception and related variance to Article 8D and 8D1 of the Polk County Shoreland Protection Zoning Ordinance to convert a single-family dwelling to multi-family,

less than 25' from a lot line, located at: 1209 65th Ave, Lot 14, Weber Birch Haven, Sec 36/T33N/R17W, town of Lincoln, Bear Trap Lake (class 1).

- Exhibits read into record.
 - Testimony / those sworn in: Joyle Anderson
 - **Motion (Peterson/Schmidt)** to grant variance from side setback.
 - Motion carried on unanimous voice vote.
 - **Motion (Schmidt/Gillitzer)** to grant special exception permit for conversion to multi-family dwelling, said permit to expire upon change of owner.
 - Motion carried on unanimous voice vote.
- PAUL & SUZANNE GYDESEN request a special exception to Article 15B1 of the Polk County Shoreland Protection Zoning Ordinance to grade on slopes greater than 20%, located at: 1725A East Forest Circle, Lot 7, Balsam Forest, Sec 1/T34N/R17W, town of Balsam Lake, Balsam Lake (class 1).
 - Exhibits read into record.
 - Testimony / those sworn in: Andy Chartrand
 - **Motion (Sollman/Gillitzer)** to grant special exception permit on condition that excavated slope be reseeded with “no mow” grass to prevent erosion.
 - Motion carried on unanimous voice vote.

Motion (Gillitzer/Schmidt) to adjourn until May 21. Carried. Meeting adjourned at 3:25 p.m.

Respectfully Submitted,

Jeff Peterson, Secretary

*THESE MINUTES ARE PENDING APPROVAL AT THE 5/21/13 BOA MEETING.