

POLK COUNTY BOARD OF ADJUSTMENT
NOTICE OF PUBLIC HEARING AND MEETING/MEETING NOTICE
Tuesday, April 25, 2017 Start: 8:30 A.M.
Polk County Government Center, Upstairs West Conference Room
100 Polk County Plaza; Balsam Lake, Wisconsin

NOTICE IS HEREBY given that a meeting of the Polk County Board of Adjustment will be held at the above listed date, time, and place to consider and act on the subject matters and business noticed herein. The Board may take up noticed subject matters in a manner as it deems appropriate, regardless of the order presented on this meeting notice.

AGENDA

ORDER OF BUSINESS:

(Open Session)

1. Call to order and roll call
2. Approve agenda
3. Approve minutes from March 28, 2017
4. Staff Update
5. Site Visit(s) by Board on Properties noticed herein (Recess to Site Visits – 8:45am)
6. Reconvene at Polk County Government Center, Upstairs West Conference Room (1:00pm)
7. Public Hearing(s) And Determinations on Applications for Variance/Conditional Use, previously noticed, pursuant to Wisconsin Statute Section 985.07(2), and further described as follows:

- REVOCABLE TRUST OF RICHARD DANIELSON requests a special exception to Article 8.E.4. and variance to Article 8.C.3.(a) & 11.C., Table 1 of the Polk County Shoreland Protection Zoning Ordinance for a winery and event center with more than two accessory buildings within 75' of the ordinary high water mark. This was postponed from September 27, 2016. Property affected is: 1 State Hwy 65, Part of the SW ¼ of the SE ¼, Sec 36/T32N/R18W, Town of Alden, Apple River, parcel #002-1944-0000.
- GENE & VIKKI JAMESON request a variance to Article 11.C., Table 1 of the Polk County Shoreland Protection Zoning Ordinance for retaining walls less than 75' from the ordinary high water mark. Property affected is: 32A 206th St, part of Gov't lot 3, Lot 18+19, CSM Vol 11/Pg 48, Sec 34/T32N/R18W, Town of Alden, Cedar Lake, parcel #002-01798-0000.
- JASON ANDERSON requests a variance to Article 10.3.5(A) of the Polk County Comprehensive Land Use Ordinance for garage less than 63' from centerline of a town road. Property affected is: 2297 180th St, part of NE ¼ of the NE ¼, Sec 12/T35N/R18W, Town of Eureka, parcel #020-00272-0000.
- ANDREW & HEATHER DICKSON request a variance to Article 11.C., Table 1 of the Polk County Shoreland Protection Zoning Ordinance for a patio less than 75' from the ordinary high water mark. Property affected it: 252C 210th Ave, Lot 1, CSM Vol 4/Pg 228, Sec 22/T35N/R15W, Town of Johnstown, Pipe Lake, parcel #028-00508-0000.
- JEFFERY BIRD requests a variance to Article VII.B.1. of the Polk County Telecommunication Towers, Antennas, and Related Facilities Ordinance to be closer than tower height to lot line. Property affected is: 1468 Lenards St, part of SW ¼ of the NE ¼, Sec 24/T34N/R18W, Town of St Croix Falls, parcel #044-00573-0000.

The Board may conduct one public hearing on such noticed applications or hold separate public hearing on each of the noted applications. Following the close of each such public hearing, the Board will deliberate on the determination of each such application, develop a written decision, containing Findings of Fact, Conclusions of Law and Determination and issue said determination with respect to each application noticed herein.

8. Adjourn

Polk County Board of Adjustment Minutes*
Tuesday, April 25, 2017; Start: 8:32am
Polk County Government Center, West Conference Room, 2nd Floor
100 Polk County Plaza; Balsam Lake, Wisconsin

Present: Gene Sollman, Chair; Marilyn Nehring, Vice Chair; Steve Arduser, Secretary; Curt Schmidt, Tim Laux

Also Present: Jason Kjeseth, Zoning Administrator

Sollman called the meeting to order at 8:30am.

Motion (Arduser/Nehring) to approve the agenda as published, carried by unanimous voice vote.

Motion (Schmidt/Arduser) to approve the minutes of 3/28/17 -- carried by unanimous voice vote.

Kjeseth gave staff update.

The board recessed at 8:55am for site visits and reconvened at 1:15pm for public hearings on the following applications:

- Richard Danielson Revocable Trust – winery/event center, reduced water setback for accessory buildings
 - Testimony/discussion; exhibits read into record.
 - Motion (Laux/Schmidt) to approve winery/event center with conditions.
 - Motion carried by unanimous voice vote.
 - Request for reduced water setback for accessory buildings was withdrawn.
 - Motion (Laux/Schmidt) to deny variance for accessory buildings.
 - Motion carried by unanimous voice vote.
- Gene & Vikki Jameson – reduced water setback for retaining walls
 - Testimony/discussion.
 - Motion (Nehring/Arduser) to approve application with conditions.
 - Motion carried with 4 to 1 voice vote, Laux with dissenting vote.
- Jason Anderson – reduced town road setback for garage
 - Testimony/discussion; exhibit read into record.
 - Motion (Sollman/Nehring) to approve application as submitted.
 - Motion carried by unanimous voice vote.
- Andrew & Heather Dickson – reduced water setback for patio
 - Testimony/discussion.
 - Motion (Nehring/Laux) to deny application as submitted.
 - Motion carried by unanimous voice vote.
- Jeffery Bird – reduced property line setback for telecommunication tower
 - Testimony/discussion; exhibits read into record.
 - Motion (Laux/Sollman) to postpone application until August 2017.
 - Motion carried by unanimous voice vote.

Motion (Arduser/Nehring) to adjourn – carried; meeting adjourned at 4:15pm.