

POLK COUNTY BOARD OF ADJUSTMENT
NOTICE OF PUBLIC HEARING AND MEETING/MEETING NOTICE
Tuesday, September 30, 2014, Start: 8:30 A.M.
Polk County Government Center, 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.

ORDER OF BUSINESS:

(Open Session)

1. Call to order and roll call
2. Approve agenda
3. Approve minutes from September 16, 2014
4. Findings/Conclusions
 - Lockie application from 9/9/2014
 - Peterson application from 9/16/2014
5. Site Visit(s) by Board on Properties noticed herein (Recess to Site Visits – 8:45 a.m.)
6. Reconvene at Polk County Government Center, West Conference Room (1:00 p.m.)
7. Public Hearing(s) And Determinations on Applications for Variances/Special Exception Permits, previously noticed, pursuant to Wisconsin Statute Section 985.07(2), and further described as follows:
 - Tabled from 9/16/14: MARK SMITH requests a variance to Article 11E3 of the Polk County Shoreland Protection Zoning Ordinance to have a garage less than 63' from centerline of a town road. Property affected is: 1841 Pine Island Park Ct, Lot 10-11, Pine Island Park, Sec 35/T35N/R17W, town of Milltown, Balsam Lake (class 1).
 - WILLIAM & LOIS ZEMKE request a special exception to Article 8D1(a) of the Polk County Shoreland Protection Zoning Ordinance for a tourist rooming house. Property affected is: 1681 Little Butternut Lake Ln, Lot 1, CSM #3569, Sec 32/T36N/R17W, town of Luck, Little Butternut Lake (class 1).
 - ROBERT HOLM ET AL request a special exception to Article 8D3+7 of the Polk County Shoreland Protection Zoning Ordinance to have a family campground. Property affected is: Part of the NE ¼ of the NE 1/4, Sec 34/T36N/R18W, town of Laketown, Sandhill Lake (class 2).
 - RANDAL DAHL requests a special exception to Sec VIB8 of the Polk County Comprehensive Land Use Ordinance for a public garage. Property affected is: 2062 120th St, part of SW ¼ of the NW ¼, Sec 19/T35N/R16W, town of Georgetown.
 - JENS-GOLD FARMS, LLP request a special exception to Article 8D4 of the Polk County Shoreland Protection Zoning Ordinance for a business customarily found in a recreational area. Property affected is: Part of the NW ¼ of the NW ¼, Sec 2/T34N/R16W, town of Apple River, pond (class 3).

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, September 30, 2014; Start: 8:30am
Polk County Government Center, West Conference Room
100 Polk County Plaza; Balsam Lake, Wisconsin

Present: Gene Sollman, Chair; Marilyn Nehring, Vice Chair; Harlen Hegdal, Secretary; Curtis Schmidt;
Tim Laux

Also Present: Malia Malone, Assistant (during Smith application)

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

Motion (Schmidt/Nehring) to approve the agenda as published – carried.

Sollman corrected the 9/16/2014 minutes for the Berestka motion to the following: (Laux/Nehring) to grant with condition that current buffer zone be maintained. Motion (Hegdal/Schmidt) to approve minutes as amended -- carried.

Motion (Nehring/Laux) to accept findings of fact and conclusions for Lockie (9/9/2014) and Peterson (9/16/2014) – carried.

The board recessed at 8:45am for site visits and reconvened at 1:00pm for public hearings on the following applications:

- Smith (tabled from 9/16/2014)
 - Motion (Laux/Nehring) to take from table – carried.
 - Testimony/discussion; exhibits read into record.
 - Motion (Hegdal/Nehring) to approve application – carried, with Laux and Schmidt dissenting.
- Dahl (represented by Keith Stepnowski)
 - Testimony/discussion; exhibits read into record.
 - Motion (Laux/Hegdal) to grant with conditions – no vote taken.
 - Motion (Nehring/Laux) to table application – carried unanimously.
- Zemke
 - Testimony/discussion; exhibits read into record.
 - Motion (Nehring/Schmidt) to approve with conditions – carried by unanimous vote.
- Holm
 - Testimony/discussion; exhibits read into record.
 - Motion (Hegdal/Nehring) to approve application with conditions – carried by unanimous vote.
- Jens-Gold Farms, LLP
 - Testimony/discussion; exhibits read into record.
 - Motion (Laux/Nehring) to deny application – carried with Hegdal & Sollman dissenting.

Motion (Laux/Nehring) to adjourn at 4:55pm – carried.