

Polk County Board of Adjustment Minutes*
Tuesday, October 24, 2017; Start: 8:30am
Polk County Government Center, West Conference Room, 2nd Floor
100 Polk County Plaza; Balsam Lake, Wisconsin

Present: Eugene Sollman, Chair; Marilynne Nehring, Vice Chair; Steve Arduser, Secretary;
Curtis Schmidt; Timothy Laux

Also Present: Jason Kjeseth, Zoning Administrator

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

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

Motion (Nehring/Schmidt) to approve the minutes of 10/10/17 -- carried by unanimous voice vote.

The board recessed at 8:54am for site visits and reconvened at 2:00pm for public hearings on the following applications:

- Chad Boyd – junkyard/salvage yard
 - Motion (Arduser/Nehring) to postpone application until November 14, 2017.
 - Motion carried by unanimous voice vote.
- Peter & Mary Gove – land division
 - Testimony/discussion; exhibits read into record.
 - Motion (Laux/Nehring) to approve application as submitted.
 - Motion carried by unanimous voice vote.
- Daniel & Paula McDonald – reduced private road setback for garage
 - Testimony/discussion; exhibits read into record.
 - Motion (Laux/Schmidt) to approve application as submitted on condition.
 - Motion carried by unanimous voice vote.
- Timothy & Jacqueline Nelson – reduced water & US Highway setback for two sheds and a deck; reduced property line setback for dwelling
 - Testimony/discussion; exhibits read into record.
 - Deck
 - Motion (Arduser/Laux) to deny application as submitted.
 - Motion carried by unanimous voice vote.
 - Two sheds
 - Motion (Arduser/Laux) to deny application as submitted.
 - Motion carried by unanimous voice vote.
- Gary Nelson Revocable Trust – reduced water setback for patio
 - Testimony/discussion; exhibit read into record.
 - Motion (Arduser/Nehring) to deny application as submitted.
 - Motion carried by unanimous voice vote.

Motion (Schmidt/Laux) to adjourn – carried; meeting adjourned at 4:22pm.

POLK COUNTY BOARD OF ADJUSTMENT
NOTICE OF PUBLIC HEARING AND MEETING/MEETING NOTICE
Tuesday, October 24, 2017 Start: 8:30 A.M.
Polk County Government Center, West Conference Room, 2nd Floor
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)

Call to order and roll call

Approve agenda

Approve minutes from 10/10/17

Staff Update

Site Visit(s) by Board on Properties noticed herein (Recess to Site Visits – 8:45am)

Reconvene at Polk County Government Center, West Conference Room – located on 2nd floor (top floor), 1:00pm

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:

- CHAD BOYD requests a conditional use via Article 10.4.5(c)(4) of the Polk County Comprehensive Land Use Ordinance for a junkyard/salvage yard. Property affected is: 1002 130th St, S ½ of the S ½ of the SW ¼ of the SW ¼, Sec 12/T33N/R17W, Town of Lincoln, parcel #032-01118-0000.
- PETER & MARY GOVE request a conditional use via Article E.3.a.(1) & G.9. of the Lower St Croix Riverway Ordinance for a land division. Property affected is: 2893 50th Ave, Lot 1, CSM #5715, Sec 8/T32N/R19W, Town of Farmington, St Croix River, parcel #022-00171-0000.
- DANIEL & PAUL McDONALD request a variance to Article 11.E.4. of the Polk County Shoreland Protection Zoning Ordinance for a garage less than 35' from centerline of a private road. Property affected is: 253 213th Ave, N ½ of Lot 1, CSM Vol 1/Pg 57, Sec 15/T35N/R15W, Town of Johnstown, Pipe Lake, parcel #028-00370-0000.
- TIMOTHY & JACQUELINE NELSON request a variance to Article 11.C., Table 1 & 11.E.1. of the Polk County Shoreland Protection Zoning Ordinance for two sheds and a deck less than 75' from the ordinary high water mark, less than 110' from centerline of a US Highway, and dwelling addition less than 10' from side property line. Property affected is: 777 US Hwy 63, Lot 81, Magnor Lake Accessor's Plat, Sec 27/T33N/R15W, Town of Clayton, Lake Magnor, parcel #016-00615-0000.
- GARY NELSON REVOCABLE TRUST requests 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 is: 2198 W Bone Lake Ct, Lot 2, CSM #4187, Sec 7/T35N/R16W, Town of Georgetown, Bone Lake, parcel #026-00248-0000.

The Board may conduct one public hearing on such noticed applications or hold separate public hearings 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.

Adjourn

Polk County Board of Adjustment Minutes*
Tuesday, October 10, 2017; Start: 8:30am
Polk County Government Center, West Conference Room, 2nd Floor
100 Polk County Plaza; Balsam Lake, Wisconsin

Present: Eugene Sollman, Chair; Marilynne Nehring, Vice Chair; Steve Arduser, Secretary;
Curtis Schmidt; James Andersen, Alternate for Timothy Laux

Also Present for open/closed sessions: Jason Kjeseth, Zoning Administrator; Jeff Fuge, Corporation Counsel

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

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

Motion (Nehring/Schmidt) to approve the minutes of 9/26/17 -- carried by unanimous voice vote.

Motion (Nehring/Andersen) to go into closed session, carried by unanimous voice vote at 8:33am. No action was taken during closed session. Motion (Nehring/Andersen) to go into open session at 8:59am, carried by unanimous voice vote.

The board recessed at 9:10am for site visits and reconvened at 1:00pm for public hearings on the following applications:

- William & Tina Wagner – reduced water setback for shed
 - Testimony/discussion; exhibits read into record.
 - Motion (Schmidt) to deny application; motion failed for lack of second.
 - Motion (Arduser/Andersen) to postpone application for up to one year.
 - Motion carried by unanimous voice vote.
- Kay & Joy Friberg – exceed height limit for accessory building
 - Testimony/discussion.
 - Motion (Andersen) to approve application on condition that all other necessary State, County and Town regulations are met; motion failed for lack of second.
 - Motion (Arduser/Sollman) to deny application.
 - Motion carried by a 4 to 1 voice vote; Andersen with dissenting vote.
- Dean Museus – reduced private road & side lot line setback for garage
 - Testimony/discussion.
 - Motion (Arduser/Andersen) to deny application as submitted.
 - Motion carried by unanimous voice vote.
- David Evenson – reduced property line setback for travel trailer & deck
 - Testimony/discussion.
 - Motion (Nehring/Andersen) to approve on condition.
 - Motion carried by unanimous voice vote.

Motion (Nehring/Andersen) to adjourn – carried; meeting adjourned at 3:42pm.