

**POLK COUNTY BOARD OF ADJUSTMENT  
NOTICE OF PUBLIC HEARING AND MEETING/AGENDA**

8:30am, Tuesday, March 25, 2014

Polk County Government Center, County Board Rm  
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 February 25, 2014

Recess at 8:45am to view site

Reconvene at 9:45am & consider the following applications:

- MARY DECKENBACH requests a special exception to Article 8D1(a) of the Polk County Shoreland Protection Zoning Ordinance to establish a tourist rooming house -- tabled from 2/25/14. Property affected is: 2466 232<sup>nd</sup> St, Lot 25, Rollingwood Shores, Sec 31/T36N/R18W, town of Laketown, McKeith Lake (class 3).
  - Findings of Fact
  - Conclusions of Law
  
- JAMES MONETTE requests modification of a special exception (granted on 5/19/04 for a tool and die business) to industrial use by adding employees and building expansion. Property affected is: 1360A Lone Pine Ln, pt of gov't lot 3, Sec 11/T33N/R17W, town of Garfield, Lake Wapogasset (class 1).
  - Findings of Fact
  - Conclusions of Law

Adjourn



# Polk County Department of Land Information

Planning | Zoning | GIS | Surveyor

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100 Polk County Plaza, Suite 130  
Balsam Lake, WI 54810

Phone (715) 485-9279  
Fax (715) 485-9246

Sara McCurdy, Director

DATE: 3/20/2014  
FROM: Lori Bodenner, Polk County Zoning Administration  
TO: Adjoining Property Owners  
RE: James Monette -- Board of Adjustment 3/25/2014

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Because the newspaper notice for the above request is somewhat misleading, I would like to add some clarification. James Monette received approval on May 19, 2004, through the Board of Adjustment for an industrial use (tool and die business – one person operation and no building expansion).

Because he seeks to hire additional employee(s) and add an addition to his existing building, he needs Board of Adjustment approval (see enclosed application).

Sorry for any confusion that this may have caused.

Polk County Land Information Committee

Kim O'Connell, Chair

Craig Moriak, Vice Chair

Warren Nelson, Secretary

Herschel Brown

James Edgell

# POLK COUNTY SPECIAL EXCEPTION APPLICATION

<b>Receipt Number</b>	<b>Fee: \$500.00</b>
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**MAKE CHECKS (black ink) PAYABLE TO:**  
 Polk County Zoning Department  
 100 Polk County Plaza, Suite 130  
 Balsam Lake, WI 54810  
 715-485-9111, Mon- Fri, 8:30am-4:30pm

COMPLETE ALL UNSHADED AREAS  
 INCOMPLETE APPLICATIONS MAY BE RETURNED  
 PLEASE PRINT - USE BLACK INK AND RETURN ORIGINAL FORM

Property Address (Number & Street or Ave) <u>1360 A Lone Pine Lane</u>	
Property Owner	<u>James Monette</u>
Mailing Address	<u>1360 A Lone Pine Lane</u>
City	<u>Amery</u> State <u>WI</u> Zip <u>54001</u>
Home/Work/Cell Phone Number	<u>715-268-5841</u>

Previous Owner <u>Edward Monette</u>	Date Purchased <u>2000</u>
Contractor, agent, builder, dealership, OR Self	
Address	
City	State Zip
Phone Number	Mail permit to Contractor <input type="checkbox"/> Yes <input type="checkbox"/> No

**LEGAL DESCRIPTION OF PROPERTY - SEE TAX BILL**

Parcel # / Computer # <u>24 - 209 - 000</u>	Lot #	Subdivision/CSM #	Gov't Lot <u>3</u>
<u>1/4</u> <u>1/4</u> Sec <u>11</u> / T <u>33</u> N / R <u>17</u> W		Town of <u>Garfield</u>	
Size of Parcel X = SQ FT OR Acres	Name of Lake/Pond/River/Flowage <u>LAKE Wapogasset</u>	Lake Classification <input checked="" type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3	
Size of Proposed/Existing Structure/Grading <u>20' x 30' = 600</u> SQ FT	Height <u>N/A</u>	Number of Bedrooms <u>N/A</u>	Cost of Project \$ <u>15,700.00</u>
Type of road your driveway is off of: <input type="checkbox"/> US or State Hwy <input type="checkbox"/> County Rd <input checked="" type="checkbox"/> Town Rd <input type="checkbox"/> Private Rd	Is this a filling and grading project? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, see note on next page	Signed plan from LWRD? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not applicable	

I request a Special Exception from Article Section 8 D.9 of the Polk County  
 Shoreland Protection Zoning Ordinance  Comprehensive Land Use Zoning Ordinance:

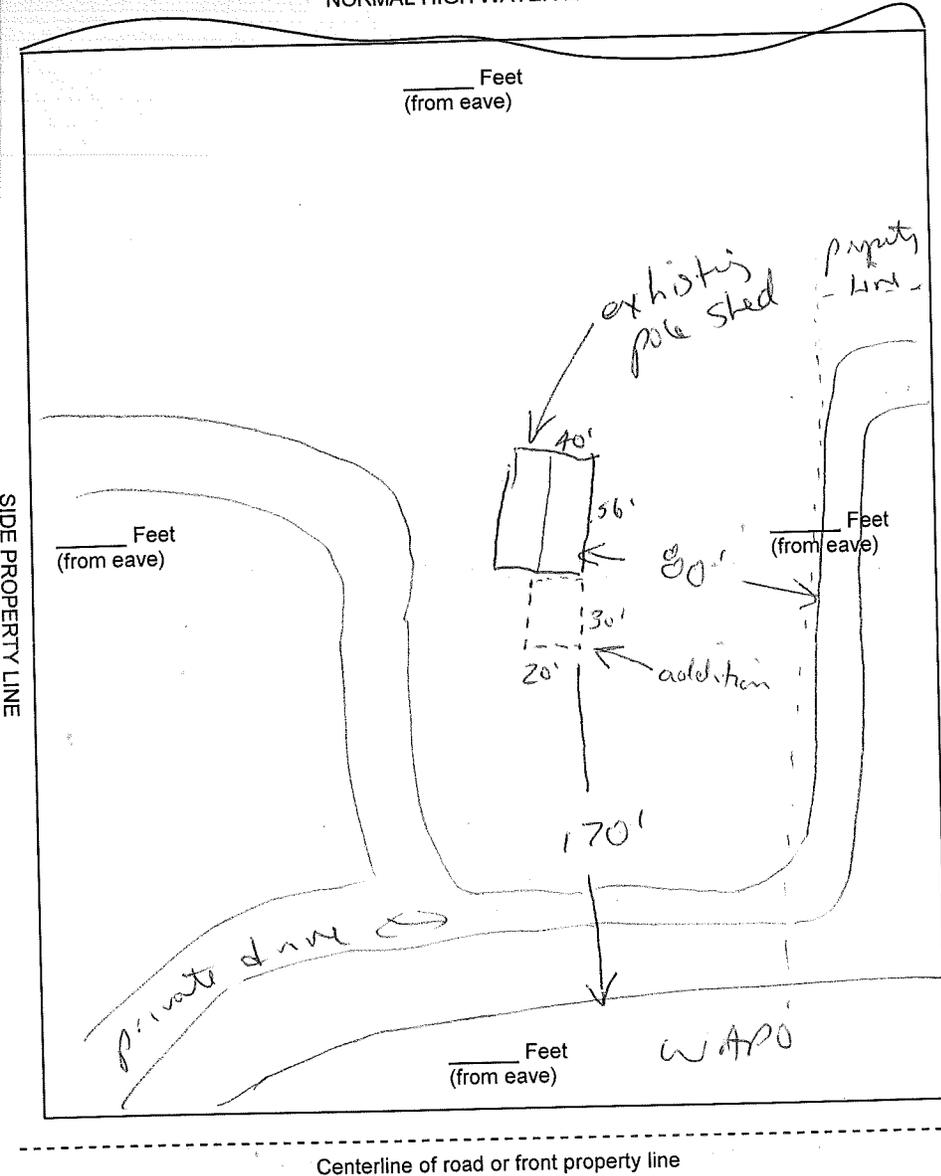
Why: Consider modifying existing conditions of a previous special exception permit to an industrial use. Applicant wishes to hire additional employees and expand the building that houses the industry.

The applicant, as witnessed by the applicant's signature on this application hereby attests that the information contained therein is accurate and true. Any assistance by County staff was at the applicant's request. I agree to permit county officials charged with administering county ordinances or other authorized person to have access to the above-described premises at any reasonable time for site review.

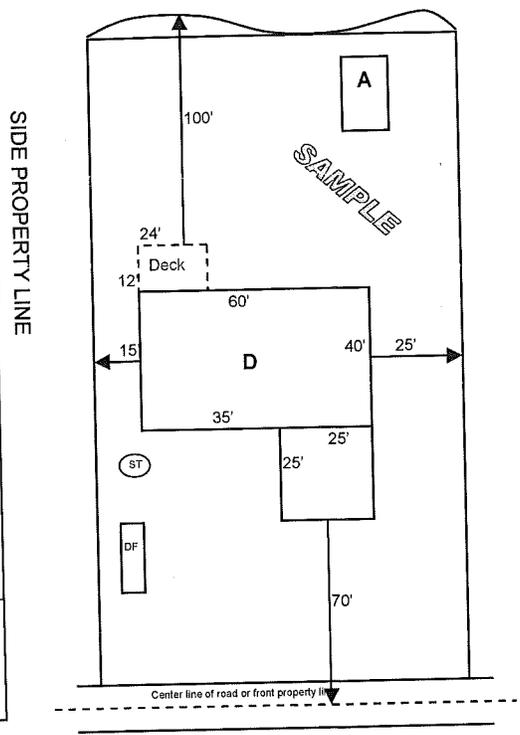
Sign Here: [Signature] Date: 2-13-14  Cash  Check # 3713

COMMENTS:				
Received by: _____		Date: _____		Fee: _____
Land Use Run Off Rating <input type="checkbox"/> Yes <input type="checkbox"/> No	Flood Plain <input type="checkbox"/> Yes <input type="checkbox"/> No	District	Date Received <u>FEB 20 2014</u>	Hearing Date/Time

**LOT LAYOUT**  
NORMAL HIGH WATER LINE or LOT LINE



- Show location of **ALL EXISTING STRUCTURES** in **SOLID LINES**
- Show dimensions, location and setbacks of **PROPOSED STRUCTURE** in **DOTTED LINES**
- Eave of structure must meet the minimum setbacks
- Indicate: "D" dwelling, "A" accessory, "C" Commercial, building, "ST" septic tank, "DF" drainfield



**PLEASE STAKE OUT PROJECT AND FLAG PROPERTY LINES**

To the right, please indicate precisely the location of your property with directions on how to get there from Balsam Lake, WI. The Board will visit the property and if they cannot find the property or if property lines or project area and not staked, they may delay considering your request to a later date. Please use RURAL ADDRESS NUMBERS & STREET NAMES, colors of cabin or adjoining properties, etc... Your lot must be accessible (plowed roads...) and your project staked out. Pictures are helpful at hearing.

Property located at 1360A Lone Pine Ln, Amery. (North end of Wapo, past the restaurant / boat landing)

From Hwy 8, take 65 South. turn east on "C", right on lone pine lane. Drive past restaurant, road becomes my driveway.

Turn right once you pass gate, metal pole shed on your right.

## POLK COUNTY SPECIAL EXCEPTION APPLICATION

Owner: James E. Moneth

### Describe your method of operation

I am seeking to build a small addition to my boat & ski business, which occupies about half of the existing pole shed. I would also like to hire my son-in-law to work with me starting this summer. I received permission to run the business 10 years ago, with conditions. Since this addition will be used for office space, and similar work I am doing now, there will be no adverse impact on the lake, the land or neighborhood. This shop does not discharge anything into the sanitary system or the environment.

The Committee shall evaluate the effect of the proposed use upon the following criteria:

- The maintenance of safe and healthful conditions.
- The prevention and control of water pollution including sedimentation.
- Existing topographic and drainage features and vegetative cover on the site.
- The location of the site with respect to floodplains and floodways of rivers and streams.
- The erosion potential of the site based upon degree and direction of slope, soil type, and vegetative cover.
- The location of the site with respect to existing and future access roads.
- The need of the proposed use for a shoreland location. (if applicable)
- Its compatibility with uses on adjacent land.
- The amount of septic waste to be generated and adequacy of the proposed disposal system.
- Location factors
  - Domestic uses shall be generally preferred.
  - Uses not inherently a source of pollution preferred over uses that may be a pollution source
  - Use locations tending to minimize the possibility of pollution preferred over use locations tending to increase that possibility

### Note for Grading and Filling Projects

Before filing the attached Special Exception Application with the Zoning Office, you must obtain plan approval from the Land & Water Resource Department. Please contact the following office for the appropriate forms and fee schedule:

Jeremy Williamson  
Land & Water Resource Department  
Government Center  
Balsam Lake, WI 54810  
Phone: (715) 485-8699

**PLEASE NOTE: The Zoning Office will require a copy of your approved plans to be submitted along with your Special Exception application.**

Please list all names and **complete mailing addresses** of all adjoining property owners within **300 feet** (including across the road). Provide property address if known.

Name		
Mailing Address		
Property Address		
Name		
Mailing Address		
Property Address		
Name	SEE ATTACHED	
Mailing Address		
Property Address		
Name		
Mailing Address		
Property Address		

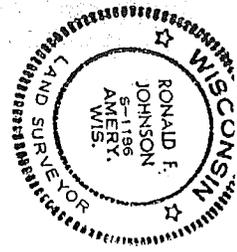
**NOTE:** This application will not be processed until all information required has been provided. Once we receive your application, it takes at least 4-6 weeks to process your application. You will receive a notice by mail, indicating when the hearing will take place. The applicant or a representative should attend the hearing.

The Board of Adjustment members will receive information regarding your request before the scheduled hearing date. Decisions by the Board are generally made immediately following the applicant's hearing. The Board has the authority to establish conditions as prescribed in Ordinances. If the Board approves your project, you will then need to obtain a permit.

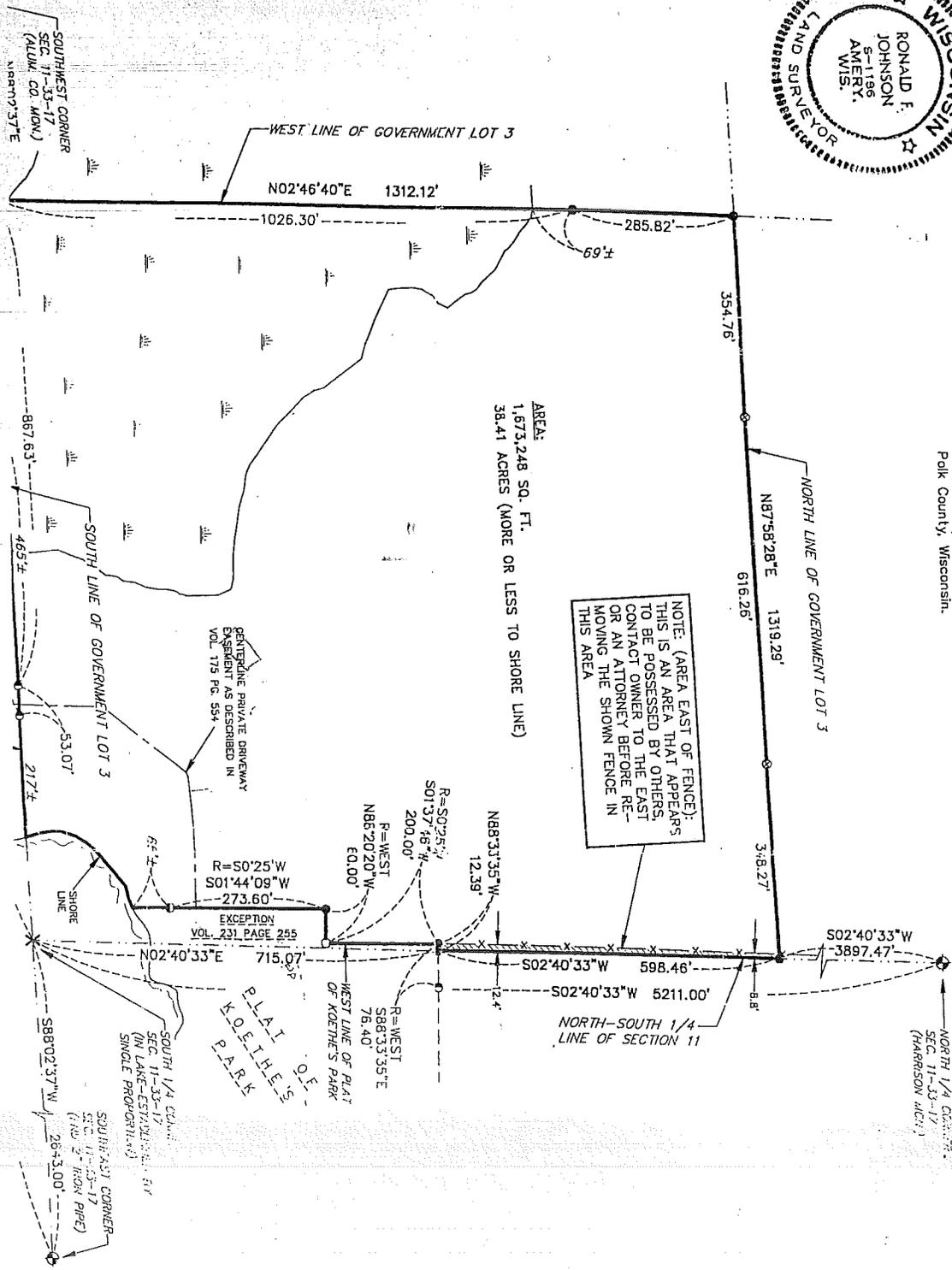
**CHECK WITH TOWNSHIP AND OTHER REGULATING AGENCIES FOR ADDITIONAL REGULATIONS, PERMITS, OR LICENSING THAT MAY BE REQUIRED**

Mail Labels

Parcel Id	Name	Address	City	State	Zip
024002040000	MARK J KOPP	1364 105TH AVE	AMERY	WI	54001
024002050000	<del>MARK J KOPP</del>	<del>1364 105TH AVE</del>	<del>AMERY</del>	<del>WI</del>	<del>54001</del>
024002060000	LIANA DIETRICH	1380 105TH AVE	AMERY	WI	54001
024002080000	DANIEL J CHAUSSEE	312 DAIRYLAND AVE	MILLTOWN	WI	54858
024002090000	JAMES E & ANNE M MONETTE	1360A LONE PINE LANE	AMERY	WI	54001
024002130000	THOMAS R & JANINE L EGOFSKE	1328 105TH AVE	AMERY	WI	54001
024002160000	RONALD & SHIRLEY LETVINUCK	W 8006 POPPLE RIVER RD	GREENWOOD	WI	54437
024002490000	EDWARD A & SHARON I MONETTE	1360 LONE PINE LANE	AMERY	WI	54001
024011080000	MATTISON SPECIAL TRUST U/D/T 10/1/2010	999 LONE PINE CT	AMERY	WI	54001
024011090000	ADAM J & KIMBERLY R LODERMEIER	20555 360TH ST	GOODHUE	MN	55027
024011100000	JOSEPH A & VICKI D ZIGLINSKI	1350 LONE PINE LN	AMERY	WI	54001
024011110000	FRANK G MATRINETZ	8988 MATHEWS ST	CROWN POINT	IN	46307
024011120000	HARRIET M EYNCK	1351 LONE PINE LN	AMERY	WI	54001
024011130000	DUANE & BARBARA FRIESE	1301 105TH AVE	AMERY	WI	54001
024011140000	<del>DUANE &amp; BARBARA FRIESE</del>	<del>1301 105TH AVE</del>	<del>AMERY</del>	<del>WI</del>	<del>54001</del>
024011150000	EVA J OLSON	1347 LONE PINE LN	AMERY	WI	54001
024011160000	GENE R & MARILYN H WARD	2941 LINDEN DR	NEW BRIGHTON	MN	55112
17 Total Records					



Located in part of Government Lot 3, Section 11, Township 33 N, Range 2 E, Polk County, Wisconsin.



Prepared for and at the request of:  
 OWNER: Edward A. and Sharon L. Monetti  
 Route 3  
 Amery, WI 54001

Drafted by: Kristi A. Eydart  
 Map Dated: 7-20-98  
 JOB #899001

Prepared by:  
 A & C  
 LAND SURVEYING & CIVIL ENGINEERS  
 Phone No. (715) 246-4319  
 109 East Third Street, P.O. Box  
 New Richmond, WI 54017

MAY 1 2000

ZONING ADMINISTRATION  
100 Polk County Plaza, Suite 130  
Balsam Lake, WI 54810  
Ph: (715) 485-9279  
Fax: (715) 485-9246

DATE: May 20, 2004

TO: JAMES E & ANNE M MONETTE  
1360A LONE PINE LANE  
AMERY WI 54001-4831

RE: Board of Adjustment Hearing 5/19/2004  
Sec 11/T33N/R17W, Town of Garfield

GOV LOT 3 EXC COM 366' N &  
2637.7' W OF SE COR SEC 11  
TH W 60'; S 274' E 60'; N  
274' TO POB BEING PT OF  
KOETHE'S PARK

At the above hearing of the Board of Adjustment your appeal of the Ordinance was considered. On the basis of the evidence presented at the hearing it was determined that your appeal be:

Granted

Maintain a one person operation and not expand into other part of building or add anymore buildings.

If your Board of Adjustment decision was denied, you may petition the court within thirty (30) days for a "Writ of Certiorari" to the Polk County Clerk of Court, Justice Center, Balsam Lake, WI 54810. (Chapter 59.694, paragraph 10, Wisconsin Statutes).

By order of the Polk County Board of Adjustment

cc: D.N.R.  
Ray Stanley  
Ted Cook

105th Ave County Rd C

10

101

105

104

1360 A

SPMOS 1657

024002160000

09/16/15

024002160000

Lone Pine Ln

CSM3531 V15 P10

024002160000

09/16/15

10/10/2015





Water Meter Line

Lone Pine Ln

273.60  
214

024011110000  
0.42 AC  
197.06

024011110000  
0.41 AC  
180.00

CSM3114 V14 P136

024011110000  
0.34 AC  
200

199.8303 AC  
024011110000  
0.41 AC  
180

024011110000  
0.41 AC

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

Date: March 25, 2014

Present: Gene Sollman, Chair; Jeff Peterson, Secretary; Curtis Schmidt; Wayne Shirley (alt. for Harlen Hegdal)

Absent: Marilyn Nehring

Also Present: Lori Bodenner, Zoning Secretary

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

**Motion (Shirley/Schmidt)** to approve the agenda as published. Carried.

**Motion (Shirley/Schmidt)** to approve minutes of 2/25/14. Carried.

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

- Monette @ 9:08 a.m.

The board reconvened at 9:45 a.m. for public hearings on the following applications:

- MARY DECKENBACH requests a special exception to Article 8D1(a) of the Polk County Shoreland Protection Zoning Ordinance to establish a tourist rooming house. Property affected is: 2466 232<sup>nd</sup> St, Lot 25, Rollingwood Shores, Sec 31/T36N/R18W, town of Laketown, McKeith Lake (class 3).
  - **Motion (Peterson/Schmidt)** to take from table. Carried.
  - New exhibit read into record.
  - Testimony: Mary Deckenbach, Jordan Deckenbach, Tom Lorentz, Marvin Grobove
  - Environmental Health Sanitarian Brian Hobbs answered questions posed by the committee.
  - **Motion (Peterson/Schmidt)** to grant with conditions:
    - Accessory buildings must not have sleeping accommodations.
    - No RVs, campers, tents or other means of overnight stay allowed.
    - All parking must be contained on the property.
    - Applicant must obtain all proper licensing.
    - All fires and embers are to be extinguished by midnight; no unattended fires.
    - Applicant must have 24-hour contact number available to the public.
    - Property must remain free from citation and charges for nuisance, disorderly conduct, or any other illegal activity.
    - Quiet hours shall be imposed from 11 p.m. to 7 a.m.
    - Property must remain in compliance with any changes or modifications to the Shoreland Protection Zoning Ordinance.
    - Applicant and renters must comply with all applicable laws and regulations:
      - Department of Natural Resources lake regulations to be included in rental information.
      - Lake association rules to be included in rental information.
      - Owner is responsible to state and local jurisdictions for compliance with firework regulations.
    - All pets must be contained on the property.

- Property lines must be clearly delineated.
- All conditions that apply to renters shall be included in rental information.
- Zoning permit is void if all other required permits, including from Polk County Department of Public Health, are not obtained.
- Motion carried on a unanimous voice vote.
- JAMES MONETTE requests modification of a special exception (granted on 5/19/04 for a tool and die business) to industrial use by adding employees and building expansion. Property affected is: 1360A Lone Pine Ln, pt of gov't lot 3, Sec 11/T33N/R17W, town of Garfield, Lake Wapogasset (class 1).
  - Exhibits read into record.
  - Testimony: James Monette, Mark Kopp
  - **Motion (Sollman/Shirley)** to approve with conditions:
    - Expansion of 20' X 30' maximum; not to exceed three employees.
    - Permit only valid for continuation of existing tool and die business.
    - Applicant to plant additional vegetative buffer on east side of pole building.
  - Motion carried on unanimous voice vote.

**Motion (Schmidt/Shirley)** to adjourn. Carried. Meeting adjourned at 12:20 p.m.

Respectfully Submitted,

Jeff Peterson, Secretary

\*THESE MINUTES ARE PENDING APPROVAL AT THE NEXT BOA MEETING.