

POLK COUNTY BOARD OF ADJUSTMENT
NOTICE OF PUBLIC HEARING AND MEETING/MEETING NOTICE
Tuesday, March 28, 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 December 6, 2016
4. Pursuant to Section 19.84(2): the Board of Adjustment may go into closed session regarding the following:
 - Decision and Appeal of November 15, 2016 concerning the application of Lesa Woitas for area variance for a deck. (November 15, 2016 Determination): Conferring with Corporation Counsel on appeal filed in circuit court.
 - Closed Session: Pursuant to Section 19.85(1)(g), the Board of Adjustments may convene in closed session to receive legal advice from Corporation Counsel considering strategy to be adopted by the Board with regards to the appeal of said decision pending in Polk County Circuit Court.

Following said closed session, the Board may reconvene in open session to discuss and to act upon any matter noticed on this meeting notice, including, but not limited to, taking action to adopt strategy discussed with Corporation Counsel in closed session concerning the pending litigation.
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 (12:15pm)
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:
 - STEPHEN HENDRICKSON requests a conditional use permit via Article 11.J. of the Polk County Shoreland Protection Zoning Ordinance to create a lot less than 1 acre. Property affected is: pending lot 3+4 of Lot 2, CSM 5128, Vol 23/Pg 35, Sec 35/T32N/R18W, town of Alden, Cedar Lake, parcel #002-01861-0200.
 - SABRINA KELLEY & DUSTY HOSKOVEC request a conditional use via Article 8.E.4. of the Polk County Shoreland Protection Zoning Ordinance for an event venue. Property affected is: 1846 160th Ave, Lot 1, CSM 4660, Vol 20/Pg 212, Sec 13/T34N/R18W, town of St Croix Falls, parcel #044-00292-0000.
 - STEVEN & DEBBIE HEICHEL request a variance to Article 11.C. Table 1. of the Polk County Shoreland Protection Zoning Ordinance for patio and retaining wall less than 75' from the ordinary high water mark. Property affected is: 601 Homes Ct, part of Gov't lot 2+3, Sec 36/T33N/R18W, town of Garfield, Big Lake, parcel #024-00960-0000.
 - HARRY MEISNER/AL & KELLY HOGEN 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: 702 & 704 Bear Trap Ln, Lot 29+30, Manitou Point, Sec 31/T33N/R16W, town of Lincoln, parcel #032-01449-0000 & 032-01450-0000.

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, March 28, 2017; Start: 8:32am
Polk County Government Center, Upstairs West Conference Room
100 Polk County Plaza; Balsam Lake, Wisconsin

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

Also Present: Jason Kjeseth, Zoning Administrator

Sollman called the meeting to order at 8:32am.

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

Motion (Arduser/Schmidt) to approve the minutes of 12/6/2016 -- carried by unanimous voice vote.

Kjeseth gave staff update.

The board recessed at 8:55am for site visits and reconvened at 1:00pm for public hearings on the following applications:

- Stephen Hendrickson – create a lot less than 1 acre
 - Testimony/discussion; exhibits read into record.
 - Motion (Laux/Arduser) to approve application with conditions.
 - Motion carried by unanimous voice vote.
- Sabrina Kelley & Dusty Hoskovec – event venue
 - Testimony/discussion; exhibits read into record.
 - Motion (Arduser/Schmidt) to approve application with conditions.
 - Motion carried by unanimous voice vote.
- Steven & Debbie Heichel – reduced water setback for patio & retaining wall
 - Testimony/discussion; exhibits read into record.
 - Motion (Laux/Sollman) to deny application.
 - Motion carried by unanimous voice vote.
- Harry Meisner/ Al & Kelly Hogen – reduced water setback for retaining walls
 - Testimony/discussion; exhibit read into record.
 - Motion (Laux/Schmidt) to approve application.
 - Motion carried by unanimous voice vote.

Motion (Arduser/Sollman) to adjourn – carried; meeting adjourned at 3:55pm.