

BOARD OF ADJUSTMENT MINUTES
February 12, 2020

PRESENT: Alan Kaltenberg, Darren Schroeder, Bernard Spink, Pat Beghin

STAFF: Lauren Ramirez – Office Administrator, Kurt Calkins – Director of Planning & Zoning, Kenneth Thiele – Senior Zoning & Sanitary Specialist

1:45 PM

1. Alan Kaltenberg calls the meeting to order
2. Certification of Open Meeting Law
3. A roll call was taken and a quorum was declared present
4. View Site(s)
5. Recess

3:09 PM

6. Alan Kaltenberg reconvened the meeting at 3:09
7. Confirmation of Certification of Open Meeting Law

Darren Schroeder reads in the Public Hearing Notice

8. A Roll Call was taken and a quorum declared present.
9. Approval of Agenda

Motion by Pat Beghin to approve Agenda of February 12, 2020 Board of Adjustment Regular Meeting & Public Hearing.
Seconded by Bernie Spink.
Motion carried unanimously.

10. Approval of Previous Meeting Minutes

Motion by Pat Beghin to approve Minutes of December 11, 2019 Board of Adjustment Regular Meeting & Public Hearing.
Seconded by Darren Schroeder.
Motion carried unanimously.

11. Election of Officials

This took place after Public Hearing at 3:21.

Kurt Calkins explains vacancies.

Al Kaltenberg asks if there are any nominations for Board of Adjustment Chair.

Motion by Pat Beghin to nominate Al Kaltenberg as Board of Adjustment Chair.

**Seconded by Bernie Spinks
Motion carried unanimously.**

Al Kaltenberg asked if there are any further nominations for Board of Adjustment Chair.

**Motion by Bernie Spinks to close nominations.
Seconded by Pat Beghin.
Motion carried unanimously.**

Al Kaltenberg asks if there are any Vice Chair nominations for Board of Adjustment.

**Motion by Darren Schroeder to elect Pat Beghin as
Board of Adjustment Vice Chair.
Seconded by Al Kaltenberg.
Motion carried unanimously.**

Al Kaltenberg asks if there are any further nominations for Board of Adjustment Vice Chair.

**Motion by Al Kaltenberg to close nominations.
Seconded by Darren Schroeder.
Motion carried unanimously.**

12. Public Hearing

Item I Variance Consideration – Single- and Two-Family Uses & Dwellings; Peter Ostlind, Petitioner – Town of Caledonia

Al Kaltenberg opens the public hearing.

Kenneth Thiele reviews Staff Report. He explains the property has been owned by Peter Ostlind since 1999. The property is 0.76 acres and is zoned R-1 Single Family Residential. Currently there are a house, detached garage and a boathouse on the property. The current house was originally constructed in 1961, with an addition placed onto the house in 1980. The house is 1,248 sq. ft. in size and has a sloped roof that is covered in vegetation (Exhibit E), and is approximately 18' in height. The existing house is 68' from the Ordinary High Water Mark (OHWM) of Lake Wisconsin. The property has an average slope of 12%. However, the slope from the house to Lake Wisconsin is approximately 18%.

Kenneth Thiele states the owner is looking to rebuild and place an addition on the existing house. The addition would meet all required setbacks. In order to keep a low profile home, Mr. Ostlind is looking to place a flat roof on the house. The final height of the house would be approximately 28'. The maximum height in the R-1 zoning district is 35'. A variance is required to Section 16-125-100(A)(3) of the Columbia County Zoning Ordinance as it requires a minimum slope of three feet of rise for every twelve feet of run.

He explains that in rebuilding the house and the placing of the addition, Mr. Ostlind is looking to modernize the home. At the same time, he would like to keep with the character of the existing house in creating a low-profile house and one that would have a Net Zero Energy Structure. In order to do this Mr. Ostlind is proposing a flat roof to the house. The final height of the house will be 28'. If a conventional roof were to be installed the height would exceed the 35' maximum height allowance and would change the character of the property.

Kenneth Thiele states that over the past year, Columbia County Planning and Zoning has seen an increase in the request for lower sloping roofs. With the engineering standards of today accounting for snow loading the old requirement of a pitched roof is becoming obsolete. Staff has discussed the minimum requirements for single family homes and are looking at proposing removing the roof pitch requirement from the ordinance language.

This minimum was set to prevent mobile homes from being placed outside of a manufactured home park. As we have seen in recent requests, these minimum roof pitch variance requests are not coming in for mobile homes but instead coming in for the engineer designed roofs on larger scale single family homes.

Kenneth Thiele summarizes the standards for review, which is that he believes an unnecessary hardship is created for this property through the application of the ordinance. In order to rebuild the existing house while maintaining the low-profile character of the property requires a variance to Section 16-125-100 (A) (3) of the Columbia County Zoning Ordinance. He states that he believes there is a unique property limitation, which would be the slope. He states the location of the existing foundation is on a slope of 18%. Requiring a pitched roof will cause the designed house to exceed the maximum height restriction of 35'. Lastly, he states that the approval of the variance would not have an impact on public safety and would enhance the character of the area.

Al Kaltenberg asks if the petitioner or applicant has anything to add.

Peter Ostlind is present and sworn in.
533 W Main Street
Madison, WI

Mr. Ostlind adds that he is adding solar panels for energy, and if it were a pitched roof, this also would not be possible due to the angle.

Kenneth Thiele adds that this property is covered under shoreland ordinance, which has a 35' height restriction, so if he were to not get this variance, he'd need a variance to that requirement.

Pat Beghin questions the driveway.

Peter Ostlind reviews driveway plans and states he has been in contact to get driveway permits.

Kenneth Thiele states that with that, there are no impervious surface issues at this time as well.

Al Kaltenberg asks if anyone is in favor of the petition.

Tom Sinsky was present and sworn in.
W11101 Lakeview Drive
Merrimac, WI

Tom Sinsky states he is in favor of this proposal and appreciative of them trying to keep property low and as-is.

Al Kaltengerg asks if anyone else is in favor of the petition. (no comments)

Al Kaltenberg asks if anyone is against the petition. (no comments)

Al Kaltenberg asks if anyone from the town is present. (no one present)

Al Kaltenberg closes the public hearing and opens discussion and deliberation for the Board of Adjustment members.

**Motion by Bernie Spink to approve variance for
“Single- and Two-Family Uses & Dwellings” as presented, including the findings of
fact, conclusions, decisions and conditions of the Staff Report.**

Seconded by Pat Beghin.

Motion carried, unanimously.

**Darren Schroeder – Yes, Bernie Spink – Yes, Al Kaltenberg – Yes,
Pat Beghin – Yes**

Motion carried. 3:31

See Agenda Item 11.

13. Adjourn Meeting

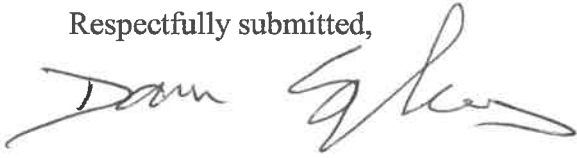
Motion by Patrick Beghin to adjourn meeting.

Seconded by Al Kaltenberg.

Motion carried unanimously.

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February 12, 2020

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Darren Schroeder". The signature is fluid and cursive, with a long horizontal stroke at the end.

Darren Schroeder, Secretary
Board of Adjustment

A handwritten signature in black ink, appearing to read "Lauren Ramirez". The signature is cursive and somewhat stylized.

Recording Secretary
Lauren Ramirez, Office Administrator

cc: Board of Adjustment Members
County Clerk
Vern Gove, County Board Chair

