

**BOARD OF ADJUSTMENT MINUTES
APRIL 10, 2019**

PRESENT: Alan Kaltenberg, Patrick Beghin, Bernard Spink

NOT PRESENT EXCUSED: Helen McDonald Rawson, William Gretzinger

STAFF: Kurt Calkins – Director of Planning & Zoning, Lauren Ramirez – Office Administrator, Andrew O’Brion – 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. The Board of Adjustment reported to the site for a site visit
5. Recess

3:03 PM

6. Alan Kaltenberg reconvened the meeting at 3:03 PM
7. Confirmation of Certification of Open Meeting Law

Alan Kaltenberg appoints Pat Beghin as Acting Secretary for signature of Minutes and other secretarial duties, due to Secretary Bill Gretzinger’s absence.

Pat Beghin reads in the Public Hearing Notice and confirms with staff the requirements of the open meeting law were certified as being met.

8. A roll call was taken and a quorum was declared present
9. Approval of Agenda

**Motion by Pat Beghin to approve Agenda of April 10, 2019 Board of
Adjustment Regular Meeting & Public Hearing.
Seconded by Bernie Spink.
Motion carried unanimously.**

10. Approval of Previous Meeting Minutes

Alan Kaltenberg asks if everyone has read the Minutes from March 13, 2019 Board of Adjustment Regular Meeting & Public Hearing and if there are any changes that need to be made.

All confirm they have read and confirms no changes need to be made.

**Motion by Pat Beghin to approve Minutes of March 13, 2019 Board of
Adjustment Regular Meeting & Public Hearing.
Seconded by Bernie Spink.**

Motion carried unanimously.

11. Public Hearing

Pat Beghin reviews the proceedings.

Item I Variance Consideration – Accessory Uses & Structures, Definitions and General Standards, Petitioners: Bradley & Susan Stoddard – Town of Caledonia

Bradley Stoddard (Petitioner) is present and sworn in.
W12047 Baltic Avenue
Merrimac, WI

Alan Kaltenberg opens the public hearing.

Andrew O’Brion presents Staff Report. He explains the subject properties, owned by Bradley and Susan Stoddard currently contain a single family residence on the parcel south of Baltic Avenue, parcel 453.16, and two non-conforming accessory structures on the parcel north of Baltic Avenue, parcel 543.17. The house lot is already at the maximum lot coverage of 20% (20.14% currently), and would not allow for an accessory structure or an attached garage. The owners would like to remove the two non-conforming accessory structures and construct a 33’ x 32’, 1056 square feet in size, accessory structure on the garage lot. The two accessory structures are non-conforming because neither structures meet setbacks. The proposed accessory structure would be 256 square feet larger than the 800 square feet allowance, but would conform to all other requirements and regulations. In addition, they are relocating the septic drain field. The current drain field runs East and West across the lot and is driven over whenever the current sheds are accessed with a vehicle. The drain field consists of three cells of chambers by the manufacturer Infiltrator. Driving over these chambers could cause failure. He explains the Caledonia Town Board did not provide a recommendation at the time of completion of the Staff Report.

Alan Kaltenberg asks if the Petitioner has anything to add.

Brad Stoddard explains that they purchased the house in September. Soon after, they contacted the Planning & Zoning Department to construct a garage. He says they are unable to put garage on house lot due to setbacks and size. He says the other lot’s structures do not fit his 3 vehicles, which is why he wants to build a garage that can fit his 3 vehicles. He would also like a cleaner area. He explains he will be taking down other structures and moving the drainfield.

Alan Kaltenberg asks if there are any other questions.

Pat Beghin asks if there are driveway permits on file for that parcel.

Brad Stoddard explains he is not aware of any.

Andrew O’Brion adds he is not aware of any either, but if one is needed, he’d be required to get one.

Alan Kaltenberg asks if there are any other questions.

Bernie Spink asks if this is reducing the number of buildings on that lot.

Brad Stoddard confirms yes, going from 2 to 1.

Alan Kaltenberg asks if there are any other questions.

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

Robert Brown (neighbor) is present and sworn in.

W12041 Baltic Avenue
Merrimac, WI

Robert Brown states that he is in favor of this petition, and believes it would be a nice addition to the neighborhood.

Susan Stoddard (Petitioner) is present and sworn in.

W12047 Baltic Avenue
Merrimac, WI

Susan Stoddard states the biggest reason she is doing this is they are taking down the 2 non-conforming buildings, and moving the septic so they are not driving over to get to. She states doing so will lessen the likelihood it will fail.

Lee Stoddard is present and sworn in.

S2670 Gold Course Road
Reedsburg, WI

Lee Stoddard states he is in favor of petition. He states Petitioner Brad is always someone who conforms to regulations and whatever he does, he turns it around for the better.

Alan Kaltenberg opened a letter mailed into the Planning & Zoning Department and read it in for the record:

John & Sandra Slaney
W12035 Baltic Avenue
Merrimac, WI

John & Sandra Slaney write that they are in support of petition. They believe it is easier for them and neater in the neighborhood with this request.

Alan Kaltenberg asks if anyone else is in favor of the petition. (no comments)

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

Alan Kaltenberg asks if there is anyone else wishing to speak.

Alan Kaltenberg closes the public hearing and opens discussion and deliberation for the board of adjustment members.

**Motion by Pat Beghin to approve variance for
“Accessory Uses and Structures, Definitions and General Standards” as
presented, including the findings of fact, conclusions, decisions and conditions of
the Staff Report.
Seconded by Alan Kaltenberg.
Motion carried, unanimously.
Patrick Beghin – Yes, Alan Kaltenberg – Yes, Bernie Spink – Yes.**

12. Adjourn Meeting

**Motion by Patrick Beghin to adjourn meeting.
Seconded by Bernie Spink.
Motion carried unanimously.**

Meeting adjourned at 3:17 PM.

Respectfully submitted,

Patrick Beghin, Alternate Secretary
Board of Adjustment



Recording Secretary
Lauren Ramirez, Office Administrator



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