

**BOARD OF ADJUSTMENT MINUTES
JUNE 13, 2018**

PRESENT: Helen McDonald Rawson, Roger Wetzels, Alan Kaltenberg,
William Gretzinger, Bernard Spink

STAFF: Kurt Calkins – Interim Director of Planning & Zoning,
Randy Thompson – Planning & Zoning Administrator,
Lauren Ramirez – Office Administrator

OTHERS PRESENT: Jim Grothman – Grothman & Associates

1:30 PM

1. View Sites

3:00 PM

2. Helen McDonald Rawson called the meeting to order
3. Certification of Open Meeting Law
4. Roll Call was taken and a quorum declared present
5. Approval of Agenda
6. Approval of Minutes

**Motion by Bill Gretzinger to approve Minutes of April 11, 2018 Board of
Adjustment Regular Meeting & Public Hearing.**

**Seconded by Roger Wetzels.
Motion carried unanimously.**

7. Public Hearing

**Item I Variance Consideration – Highway Setbacks, Corey & Ruth Smith,
Owners – Town of Newport**

Randy Thompson presents and reviews the Staff Report. He reports that the Smiths are asking to add a roof to an existing 30 ft. x 50 ft. legal nonconforming concrete wall structure/garage. He states the current structure is 52 ft. to the centerline of Valley Drive and 46 ft. from the center of Fox Run. A plat of Survey on file shows exact measurements to the road right-of-way being 27 ft. to Valley Drive and 18.1 ft. to the right-of-way of Fox Run. He explains the structure was existing when the Town of Newport adopted the zoning ordinance in 1968. In 1991, a variance request to replace the roof due to fire damages, was denied.

With recent changes to the state statutes regarding Nonconforming Structures, Act 67, the applicants are seeking the same variance that was denied 17 years prior. The Act prohibits local zoning ordinances from prohibiting, or limiting based on cost, repair, maintenance, renovation, or remodeling of a

nonconforming structure. In addition to the actions described above, a county may not prohibit the rebuilding of a nonconforming structure or limit such rebuilding based on cost. Act 67 specifies that the prohibition for county ordinances applies to any part of a nonconforming structure.

Helen McDonald Rawson questions if the requested roof is flat or gabled, and if there will be an extension of the side walls.

Corey Lester Smith (Petitioner) is present and sworn in.
N8416 Valley Drive
Wisconsin Dells, WI

Corey Smith states that he called Jim Grothman to help assist with questions.

Jim Grothman answers that without this variance, this structure has no use. He states that a flat roof also would diminish usage. He states he has been working with Randy Thompson for a while about this property, and then Act 67 came along. He adds that they would be putting steel/metal sheeting on top of structure and foundation, and confirms roof would be gabled.

Helen McDonald Rawson asks if either of them have anything else to add.

Corey Smith states that he does not- but this structure will look just like a metal building.

Bill Gretzinger asks what the height of this structure will be.

Jim Grothman answers that the 22 ft. proposed height of the structure does not exceed ordinance allowances.

Helen McDonald Rawson questions if other person here with petitioner would like to get sworn in/speak.

He answers that he does not.

Alan Kaltenberg questions the eaves and how wide off the edge of the building would they be.

Corey Smith states that he is indifferent about them, probably around 12-18 inches.

Alan Kaltenberg asks if he knows what they were prior to the fire damage in the past.

Corey Smith states he does not know, as he does not know much about specifics from prior to the fire.

Alan Kaltenberg adds that with the eaves, the setbacks off the concrete may alter them.

Helen McDonald Rawson questions if anyone else has anything to add.

Helen McDonald-Rawson asks if anyone is in favor of petition. (no comments)

Helen McDonald-Rawson asks if anyone is against the petition. (no comments)

Town Board not present, but Minutes on file.

**Motion by Alan Kaltenberg to approve variance for 16-110-030(2)
“Highway Setbacks” as presented, including the findings of fact, conclusions,
decisions and conditions of the Staff Report.**

Seconded by Bill Gretzinger

Motion carried unanimously.

**Alan Kaltenberg - Yes, Roger Wetzel - Yes, Helen McDonald Rawson - Yes, Bill
Gretzinger - Yes, Bernard Spink - Yes.**

Jim Grothman suggests there should be a survey done and recorded as a condition of variance approvals. On these, he states there should be clarification published on them with a statement that there was a variance approved to allow for the revised requirements, similar to access variances.

8. Close Public Hearing

Motion by Alan Kaltenberg to close public hearing.

Seconded by Bill Gretzinger.

Motion carried unanimously.

9. Adjourn

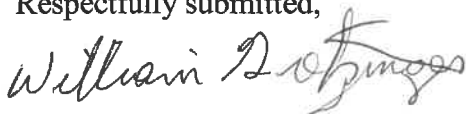
Motion by Bill Gretzinger to adjourn meeting.

Seconded by Bernie Spink.

Motion carried unanimously.

Meeting adjourned at 3:31 PM.

Respectfully submitted,



William Gretzinger, Secretary
Board of Adjustment

Lauren Ramirez

Recording Secretary
Lauren Ramirez, Office Administrator

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