

**BOARD OF ADJUSTMENT MINUTES
OCTOBER 11, 2016**

PRESENT: Helen McDonald-Rawson, Norman Wills, Roger Wetzel,
William Gretzinger, Bernard Spink

STAFF: Randy Thompson – Planning & Zoning Administrator
Lauren Ramirez – Administrative Assistant

ALSO PRESENT: Scott Hewitt, Grothman & Associates SC

1:00 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. Public Hearing

**Item I Variance Consideration – Road Setback, Erik & Dawn Hendrickson,
Owners and Applicants – Town of Lodi**

Randy Thompson reviews the Staff Report. He explains variance is for an existing deck built on the property that was built previous to owner's purchase, and to build attached garage. He states lot has existing garage, but it is detached and was permitted by Planning & Zoning back in 1981. Back then, only the side lot setback needed to be made. Now 2016 changes have been made and setbacks needs to be made. The deck in question is already on the house, due to previous owner building without getting a permit. Planning & Zoning, along with the property owner, now just want to clean up mess to have property in compliance with ordinance.

Erik Hendrickson – (Owner and Applicant) was present and sworn in.
W11084 Timber Ridge Trail
Poynette, WI 53955

Helen McDonald-Rawson asked if the Petitioner has anything to add.

Erik Hendrickson clarifies he did not build the deck, he bought it like this. He was unaware this was not in compliance until he came to Planning & Zoning regarding garage. Now he just wants to be in compliance and without issues.

Norm Wills asks if he purchased house from a realtor.

Norm Wills questions the speed limit on the road.

Erik Hendrickson reports the various speed limits surrounding his house with the different roads close.

Helen McDonald-Rawson questions if there will be any cutting down of trees when building. She states during site visits, she noticed the trees surrounding area.

Erik Hendrickson replies that he will not be cutting down any trees and that they will be going around roots even to not disturb them.

Helen McDonald-Rawson then questions if this garage will be attached to the house.

Erik Hendrickson answers that they will be. He explains that he worked with Randy and revised his original plans and came up with this plan together.

Helen McDonald-Rawson asks if the footprint of the driveway will change and if the proposed garage would be closer to the road.

Erik Hendrickson clarifies no changes to the footprint of the driveway will be made, and states the project will be going further away from the road, rather than closer.

Bernard Spink questions the traffic on the road and asks if this is a big development area.

Erik Hendrickson states the surrounding areas are in fact growing in houses and traffic will be increasing a little bit; however, all of this traffic is due to families with children, rather than commercial traffic. So no speedy and busy cars/commotion.

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)

Motion by William Gretzinger to approve the variance for “Road Setback” as presented including the findings of fact, conclusions, decisions and conditions of the staff report.

Seconded by Bernard Spink

Motion carried, unanimously.

Item II Variance Consideration – Holding Tank, Frank & Kristi McDermott, Owners and Applicants – Town of Dekorra

Randy Thompson reviews the Staff Report. He explains holding tanks are not permitted for new development, except on lots or parcels of record as of January 1, 2001. Randy Thompson reviews plat and explains Scott Hewitt did soil testing and confirmed nothing but holding tank would be suitable.

Frank McDermott (Owner) was present and sworn in.
N3493 Tipperary Road
Poynette, WI 53955

Scott Paul Hewitt- Grothman & Associates
Office Location
615 E Slifer Street
Portage, WI 53901

Helen McDonald-Rawson asked if the Petitioner has anything to add.

Frank McDermott explains his wife and daughter have been active residents in the Portage area since 2003. When they purchased this, they had multiple parcels so they did the driveway and decided they had to combine the parcels they had. Since then, he has not altered the property and just wants to know if building can be an option.

Frank McDermott then gets out a letter from their neighbor Heidi Meyer, who lives in the house to the north that says good luck/best wishes, as he explains neighbors accept proposal as well.

Scott Hewitt reviews history of property dating back to the accessors plats in 1975. In 1988, these lots were all created with the accessors plat and that's when Frank McDermott's was put in. At this time, the property was allowed to have 3 holding tanks in lot- now he is asking for just 1.

Helen McDonald-Rawson questions exact location of proposed holding tank.

Scott Hewitt clarifies on map to Committee exact location, as well as explains during their site visits it was 20 feet to the right when walking down the driveway.

Scott Hewitt further explains that he and the property owner came up with this building envelope where everything can go. This is the only spot things would work out where all setbacks are met. The driveway will remain where it is located right now and a pumper can still reach area.

Helen McDonald-Rawson questions impervious surface plans.

Scott Hewitt states they have not gone into those plans yet but they are trying to do as little as possible down by lake area and avoid any disturbance.

William Gretzinger questions size of holding tank.

Scott Hewitt clarifies it will be a 3500 gallon tank. He also adds that when he was on site with Andy O'Brien, they looked at any other ways to put an in ground system in and could not come up with an area due to soils on site are not combatable, along with the elevations on property, it just wouldn't work.

Bernard Spink questions if other lots could be built on as well.

Scott Hewitt states that they can only put 1 home on property and cannot divide again due to no other area that will meet setbacks.

Frank McDermott points out that he combined the lots for a driveway, and now this is the only building envelope that will work.

Helen McDonald-Rawson questions if the steep slope will affect drainage.

Frank McDermott says that he has met with General Engineering and they have come up with a drainage tile plan.

Scott Hewitt adds that with their roof, 1/3 will go towards road and 2/3 will go towards lake. They will put in rain garden to dissipate rain and have soils in there that will assist in this as well. Also General Engineering chose this route for drainage, and building this will comply with their wishes.

Frank McDermott also states he has planted 6 pine trees and keeps up area to comply with requirements and wishes of land.

Scott Hewitt says they will not be changing anything down by the lake, just helping protecting it, but nothing manipulating to the area.

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)

Motion by Roger Wetzel to approve the variance for "Holding Tank" as presented including the findings of fact, conclusions, decisions and conditions of the staff report.

Seconded by William Gretzinger.

Motion carried, unanimously.

6. Close Public Hearing

**Motion by Roger Wetzel to close public hearing.
Seconded by Norman Wills.
Motion carried unanimously.**

Approval of Minutes

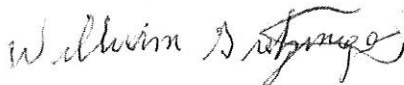
**Motion Roger Wetzel to approve Minutes of May 11, 2016 Board of Adjustment
Regular Meeting & Public Hearing.
Seconded by Norman Wills.
Motion carried unanimously.**

7. Adjourn

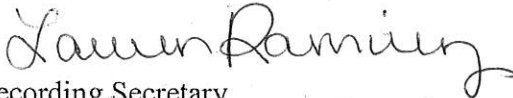
**Motion by William Gretzinger to adjourn meeting.
Seconded by Bernard Spink.
Motion carried unanimously.**

Meeting adjourned at 3:56 pm.

Respectfully submitted,



William Gretzinger, Secretary
Board of Adjustment



Recording Secretary
Lauren Ramirez, Administrative Assistant

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

