

**BOARD OF ADJUSTMENT MINUTES
DECEMBER 12, 2018**

PRESENT: Helen McDonald Rawson, Patrick Beghin, Alan
Kaltenberg, Norman Wills

NOT PRESENT EXCUSED: Bernard Spink

NOT PRESENT: William Gretzinger

STAFF: Lauren Ramirez – Office Administrator, Kurt Calkins –
Director of Planning & Zoning, Renee Pulver-Johnson –
Principal Land Use Planner

OTHERS PRESENT:

1:15 PM

1. Helen McDonald Rawson 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

3:02 PM

6. Helen McDonald Rawson reconvened the meeting at 3:02 PM
7. Confirmation of Certification of Open Meeting Law

Alternate Secretary Norman Wills 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 Alan Kaltenberg to approve Agenda of December 12, 2018 Board of
Adjustment Regular Meeting & Public Hearing.
Seconded by Pat Beghin.
Motion carried unanimously.**

10. Approval of Previous Meeting Minutes

Helen McDonald Rawson asks if everyone has read the Minutes from August 8, 2018 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 October 10, 2018 Board of
Adjustment Regular Meeting & Public Hearing.**

**Seconded by Alan Kaltenberg.
Motion carried unanimously.**

11. Public Hearing

Helen McDonald Rawson reviews the proceedings.

**Item I Variance Consideration – Road Setbacks, David Freise, Petitioner –
Town of Fort Winnebago**

Kent Fish (Agent) is present and sworn in.
916 Silver Lake Drive
Portage, WI

Helen McDonald Rawson opens the public hearing.

Renee Pulver-Johnson presents Staff Report. She explains the property owner is requesting a Variance to Section 16-110-030 of the Columbia County Zoning Code. The subject property contains a single-family dwelling and small storage building. The residence is located within the mapped floodway, and is located on the Wisconsin River; therefore, both floodplain and shoreland regulations apply. In 2015, the property owner obtained a permit to floodproof and elevate the existing residence. The residence was elevated using posts/columns, as fill is prohibited within the floodway. The structure was elevated in its existing location, which is considered to be legal nonconforming to both the Centerline and Right-of-Way setback requirements of County Highway V as well as the ordinary high-water mark setback of the Wisconsin River. The property owner is now proposing to enclose the area below the residence for garage/storage purposes.

Helen McDonald Rawson asks if the Agent has anything to add.

Kent Fish explained that the property owner raised this structure to get out of the floodplain and wanted high enough to get a boat under. He adds the issue now is that people are stealing from the open area.

Helen McDonald Rawson asks if there are any other questions.

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

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

Helen McDonald Rawson asks if there are any other parties wishing to speak.

Helen McDonald Rawson closes the public hearing and opens discussion and deliberation for the board of adjustment members.

Alan Kaltenberg asks if the walls are movable to let water flow during flood.

Kent Fish states that the ordinance requires openings through the enclosure so water can pass.

Alan Kaltenberg asks if the structure is fireproof.

Kent Fish states that didn't cross his mind, but it is required by UDC so yes.

Norman Wills asks is this is a summer cottage.

Kent Fish states that this is used for only a fishing getaway place to stay. He states it isn't insulated, just used here and there for fishing.

Norman Wills asks if utilities come in underground.

Kent Fish states that he is not sure and that it's just electric going into it, but that is overhead on that road.

**Motion by Norman Wills to approve variance for
"Road Setback" as presented, including the findings of fact, conclusions,
decisions and conditions of the Staff Report. Also as part of motion, a fireproof
barrier must be installed between living space and storage space, as well as
requirement that storage space must not be used for human habitation.**

Seconded by Patrick Beghin.

Motion carried, unanimously.

**Patrick Beghin – Yes, Alan Kaltenberg – Yes, Helen McDonald Rawson – Yes,
Norman Wills – Yes**

12. Adjourn Meeting

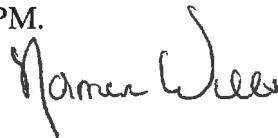
Motion by Patrick Beghin to adjourn meeting.

Seconded by Norman Wills.

Motion carried unanimously.

Meeting adjourned at 3:21 PM.

Respectfully submitted,



Norman Wills, Alternate Secretary
Board of Adjustment

Lauren Ramirez

Recording Secretary
Lauren Ramirez, Office Administrator

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