

**GREEN LAKE COUNTY
BOARD OF ADJUSTMENT
Meeting Minutes – Friday, May 17, 2013**

CALL TO ORDER

The meeting of the Board of Adjustment was called to order by Chair Janice Hardesty at 9:02 a.m. in County Board Room 0902 of the Government Center, Green Lake, WI. The requirements of the open meeting law were certified as being met.

Present: Janice Hardesty, Nancy Hill, Kathleen Moore
Absent:
Also present: Matt Kirkman, Code Enforcement Officer
Missy Sorenson, Code Enforcement Officer
Al Shute, Land Use Planning and Zoning Director
Attorney Dan Hurst, Corporation Counsel
Carole DeCramer, Board Secretary

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

Motion by Hill/Moore, unanimously carried, to approve the agenda. Motion carried.

APPROVAL OF MINUTES

Motion by Moore/Hill, unanimously carried, to approve the corrected April 19, 2013, minutes.

RECESS FOR FIELD INSPECTION

Time: 9:05 a.m.

Audio of Board discussion is available upon request from the Green Lake County Land Use Planning and Zoning Department.

PUBLIC HEARING MATTERS

Board reconvened at 10:29 a.m.

Chair Hardesty read the Rules of Order.

Item I: Owner/Applicant: Jason Hunt **Site Description:** N1165 Proscarian Rd, Parcel #012-00393-0102, Lot 2 Certified Survey Map 3403, Sections 21 & 22, T14N, R12E, Town of Manchester **Request:** The owner/applicant is requesting a variance from Section 350-50 A. of the Zoning Ordinance to construct an addition to an existing building less than seventy-five feet of the centerline of Proscarian Road.

- a. Public hearing.

Jason Hunt was sworn in by Court Reporter Kate Worth.

Jason Hunt, N1165 Proscarian Road, Markesan – Spoke in favor of the request.

The board asked questions of the applicant regarding the following:

- What is the radius needed for trucks to turn?
- Was a detached building considered?
- How would moving the building six feet west affect the overall design of it?
- How long are trucks on site?
- Could the new building be constructed on the opposite end of the existing building?
- How is the old oil discarded?

Questions were also asked of and answered by the code enforcement officers.

Bill Wheeler was sworn in by Court Reporter Kate Worth.

Bill Wheeler, 345 N. Madison Street, Waupun – Executive Director of the Tri-County Economic Development Corporation – Spoke in favor of the request.

Public hearing closed at 11:15 a.m.

- b. Board discussion and deliberation.
- c. Board decision.

Motion by Hill/Moore to approve the variance request from Section 350-50 A. of the Zoning Ordinance to construct an addition to an existing building less than seventy-five feet of the centerline of Proscarian Road.

Roll call: Hardesty - nay, Hill - aye, Moore – aye.

Motion carried.

Hill – I believe that the applicant did describe economic financial hardships in this case. He did not self-create the area in which he is trying to expand his business. The alternative site would be unreasonably burdensome. His desire to expand the business is circumstance but doesn't have to be taken into consideration.

Moore – Even though there is a conforming location, given that this has gone through a rezone and conditional use hearing, and this is a unique site with the steep slope going down towards the road, the purpose of the setback is to leave room for a community to widen the road. It doesn't seem practical since you have other structures closer than this building in that right-of-way. That's not a practical application without constructing retaining walls. The encroachment is minor but the fact is there is a big maneuvering problem on the site. When we're looking at this type of business, we have to look at these a little bit better and just not figure parking for cars. If he's working on big trucks, he has to have room on that site. Six feet may make a difference when you are trying to maneuver a 70' truck in 87' around there. Six feet may make a difference on that side.

CORRESPONDENCE - None

NEXT MEETING DATE

June 21, 2013

ADJOURN

On a motion by Hill/Moore, unanimously carried, to adjourn.

Time: 11:29 a.m.

Recorded by,

Carole DeCramer

Board of Adjustment Secretary

APPROVED ON:

June 21, 2013