

**GREEN LAKE COUNTY
BOARD OF ADJUSTMENT
Meeting Minutes – June 20, 2008**

CALL TO ORDER

The meeting of the Board of Adjustment was called to order by Board Chair Don Ahonen at 9:00 a.m., in the County Board Room, Courthouse, Green Lake, WI. The requirements of the open meeting law were certified as being met.

Present: Donald Ahonen, Roger Ladwig (Alternate 2), Charles Lepinski (Alternate 1)
Absent: Jill Ladwig, Shirley Parker
Also present: Matt Kirkman, Code Enforcement Officer
Cory Zibung, Code Enforcement Officer
Carole DeCramer, Board Secretary
Kate Worth, Court Reporter
Jeff Haase, Assistant Corporation Counsel

APPROVAL OF AGENDA

Motion by Lepinski/Ladwig, unanimously carried, to approve the agenda. Motion carried.

APPROVAL OF MINUTES

Motion by Lepinski/Ladwig, unanimously carried, to table approving the minutes until the next meeting. Motion carried.

Motion by Lepinski/Ladwig, unanimously carried, to withdraw the previous motion. Motion carried.

Motion by Lepinski/Ladwig, unanimously carried, to postpone approving the minutes until the next meeting. Motion carried.

Audio tape is available for verbatim discussion.

RECESS FOR FIELD INSPECTION

Time: 9:09 a.m.

PUBLIC HEARING MATTERS

Board reconvened at 9:46 a.m.

Board Secretary DeCramer read the Rules of Order.

See Transcript of Proceedings for verbatim testimony:

Item I: Owner: Paul R & Christine T Predick **Agent:** Mike Jankowski **Site Address:** N5571 CTH A, Parcel #004-01094-0000, Terrace Beach Subdivision 1, N½ of Lot 5, Located in Section 27, T16N, R13E, Town of Brooklyn **Explanation:** The property owners are requesting a variance to

construct a twenty-two foot by eighteen foot (22'X18') detached garage with a four foot (4') side yard setback, whereas Section 350-15(A)(2)(c), Detached Garage in Front Yard, and Section 350-20.E. Front, Side and Rear Yard Regulations, Green Lake County Zoning Ordinance, require a ten foot (10') side yard setback.

a. Public Hearing

Mr. Ahonen disclosed that the representative for this request, Mike Jankowski, visited him at his office to discuss another issue. Mr. Ahonen stated that he feels that he can still render a fair opinion, but if the applicants feel otherwise, he will step aside. Mr. and Mrs. Predick stated that they would accept his vote so it would not be necessary for Mr. Ahonen to step aside.

Mike Jankowski (contractor), W731 Silver Creek Road, representing Mr. and Mrs. Predick – Spoke in favor of the request.

Paul Predick, N5771 CTH A, property owner and applicant – Spoke in favor of the request. Presented letters from the following neighbors who wrote in favor of the request:

Exhibit 1 – Chris and Sarah Orth, N5667 CTH A (read into the record by Mr. Ahonen).

Exhibit 2 – Gregory R. Moran, N5575 CTH A (read into the record by Mr. Ahonen).

Mr. Predick presented to the Board a copy of a certificate of survey of his property – Exhibit 3.

Kirkman – Presented another option for placing the garage, but it would require removing the old, oak tree – Exhibit 4.

Close public hearing.

b. Board Discussion & Deliberation

Haase – Advised that, when considering the required criteria, personal inconvenience is not the same as unnecessary hardship. When discussing unnecessary hardship, consider if compliance with the standards would be unreasonably burdensome.

The Board discussed the shared driveway, the old oak tree that the owners do not want to take down, and the septic area. Also discussed was staff's option. If this option was utilized, the neighbors would have to establish another driveway.

The public hearing was reopened to allow the Board to ask Kirkman questions about the option staff presented.

Close public hearing.

c. Board Decision

Motion by Ladwig/Lepinski, unanimously carried on roll call (3-ayes, 0-nays) to approve the variance request with the following conditions:

- 1) That a registered land surveyor stake out the location of the new garage prior to forms**

being set.

- 2) That a registered land surveyor create a COS (certificate of survey) of the lot depicting the “as built” conditions for the proposed project, showing the location of all lot lines, buildings, structures, and driveways.

Motion carried.

Findings:

Ahonen – There is no harm to the public interest. The hardship, in this case, is the shared driveway, the location of the septic system, and the safety issue from the ingress and the egress on CTH A. The unique property limitations are the narrow lot and the shared driveway for the ingress and egress with the neighbor.

PUBLIC COMMENT – None

PUBLIC APPEARANCES – None

CORRESPONDENCE – None

BOARD DISCUSSION – None

NEXT MEETING DATE

August 15, 2008

ADJOURN

On a motion by Lepinski/Ladwig, unanimously carried, the meeting was adjourned at 10:44 a.m. Motion carried.

Recorded by,
Carole DeCramer
Board of Adjustment Secretary

APPROVED ON:

August 15, 2008