Meeting Minutes

Forest County Board of Adjustment

Wednesday, September 3rd, 2014

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1. The call to order was made by Chairman Ron Tschohl at 1:00 p.m. at the Freedom Town Hall located at 918 MacAurther Trail, Freedom, WI.
2. The roll was called. Present were chairman Tschohl and Jim Drefahl. Absent was Wayne Dahl. Also present was ZA Pam LaBine, Town Chair John Harter, Jeff Kaiser and the applicants Mr. and Mrs. Henning.
3. Motion by Jim Drefahl to approve the minutes, second by Ron Tschohl, all in favor, motion approved.
4. Motion by Jim Dregahl to approve the agenda, second by Ron Tschohl, all in favor, motion approved.
5. ZA confirmed compliance with the open meeting requirements and they are attached.
6. The Chairman placed no time limit on each speaker.
7. Motion by Jim Drefahl to open the public hearing, second by Ron Tschohl, all in favor, motion approved.
8. The ZA read the application
9. Members delayed their site inspection for discussion.
10. The applicant made the statement that he is asking for a variance to build a garage as he will be a full time resident. The hill at the corner of their property makes it impossible to exit or keep the garage 63 feet from the center of the road.
11. Staff said there is a modern drainfield. The hill toward Switzer Point is steep and unbuildable. She asked that since there is 13 feet behind the garage if the applicants can move the garage another 3 feet back to meet a requirement in section 4.01 that asks you do not let structures more than 10 feet from the ROW. That would be 43 feet.
12. There was no related correspondence.
13. There was no ex-parte communications.
14. Jeff Kaiser appeared in support of the Henning application. He recalled how they had been trying for many years to get a garage. There were easement problems to take care of and those are finally behind. John Harter talked about Roberts lake Landing Road being a town road and having a 66 foot easement. He didn’t know how it got that way but they should change that road name as there is no lake landing or turnaround. He noted that the residents are taking care of the road themselves as it is steep. He had no objections.
15. There were no other questions. The applicants discussed their lakeshore with the board. Mrs. Henning noted that they would have to redo the steps to the lake and would like to make them diagonal along the face of the hill. They plant whenever they can. Until the stairs get redone they are hesitant to do more.
16. Motion by Jim Drefahl to close the public hearing, second by Ron Tschohl, all in favor, motion approved.
17. The board discussed the request of the Hennings. Jim Drefahl noted that garages are a requirement when living here and the hill is very steep, both up to the town road and down to the lake. Ron Tschohl talked about the steep hill toward the shore and not requiring more vegetation until the new steps are installed. It is well vegetated now and there is no erosion.
18. Motion by Jim Drefahl to allow the Hennings to build their garage 43 feet from the CL of Roberts Lake Landing, second by Ron Tschohl, all in favor, motion approved.
19. Chairman Tschohl discussed re-vegetating the hillside after the new stairs are installed with the applicants.
20. Motion by Jim Drefahl to adjourn, second by Ron Tschohl, all in favor, motion approved.

Submitted by:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_9/8/14