Minutes of the Forest County Board of Adjustment

Wednesday, July 15th, 2015

The Forest County Board of Adjustment made a site visit to the Scheffler property on May 12th, 2015. The meeting was tabled as Mr. Scheffler was not present.

1. The call to order was given by Chairman Ron Tschohl at 8:30 a.m. in room 107 of the Forest County Courthouse. Present were members Jim Dryfahl and harry Thurin. ZA Pam LaBine and applicant Fred Scheffler
2. Motion by Harry Thurin to approve the agenda, second by Jim Dryfahl, all in favor, motion approved.
3. Motion by Harry Thurin to approve the minutes of the last meeting (Scheffler), second by Jim Dryfahl, all in favor, motion approved. Motion by Harry Thurin to approve the minutes of the Paul variance, second by Jim Dryfahl, all in favor, motion approved.
4. ZA confirmed compliance with the open meeting requirements and those documents are attached.
5. The Chairman set no limit on any speech, question or response.
6. Motion by Harry Thurin to open the public hearing, second by Jim Dryfahl, all in favor, motion approved.
7. ZA read the application.
8. Statement of the applicant; Fred Scheffler said this was a very big property. Splitting it into three would only lessen the width of each lot by 20 feet. He thought it would be enough for three very big homes. The 50 foot lot would gain parking area as now he goes down through another lot and gets to the trailer at the bottom of the hill. There would be enough room to build a garage on the top of the hill with the proposed lot configuration.
9. Staff Report; ZA displayed a map of the property on the table. She demonstrated how the entire property was bisected by a wetland, effectively cutting the property in half. The proposed split looked very good on paper but proved unworkable with access to the full length of the property would not be possible. Also if the property were reconfigured, they would no longer be lots of record.
10. There were two related correspondences. One from Ray Porter saying he did not want any further traffic on his easement and he didn’t feel there was enough room for three homes at the top of the hill. The second from Backhaus saying there was probably an easement problem and they didn’t want an extra home there.
11. There was no ex-parte communications.
12. The applicant said he had thought to take a bulldozer and level the top of the hill to fill in the depression behind where the homes would go.
13. ZA told him there was very little chance of that occurring if the lots were reconfigured.
14. There were no final questions. Motion by Harry Thurin to close the public hearing, second by Jim Dryfahl, all in favor, motion approved.
15. The committee began deliberations on the variance request. Harry Thurin said there was no hardship on the two lots that go between the lakes. The fifty foot lot has some hardship as the lot is small and down by the lakeside. Jim Dryfahl said there was no room for three homes across the buildable area with the wetland being there. However the committee should consider something. Ron Tschohl said maybe we should give him a reduced setback on the 50 foot lot to make room for a home of approximately 900 square feet. After all he was planning on selling. Harry Thurin said they would no longer be lots of record.
16. Motion by Harry Thurin to reduce the setback on Fred Schefflers 50 foot lot to 10 feet from each side lot line and the setback to the OHWM to 55 feet, second by Jim Dryfahl, all in favor, motion approved.
17. Motion by Harry Thurin to adjourn this meeting to the site visit in Armstrong Creek on the Weischer property, second by Jim Dryfahl, all in favor, motion approved.

Submitted by:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_7/16/2015