Minutes of the Forest County Board of Adjustment

Friday, June 29, 2018

10:30 a.m. Town of Wabeno Hall

1. The meeting was call to order by Chairman Harry Thurin at 10:30 a.m.
2. The roll was called and all board members were present. Those included Harry Thurin, Wayne Daul and Jeanie Pitts. Zoning Administrator Jean Fannin was present to act as clerk. Members of the audience included Richard Horkman.
3. Motion by Wayne Daul to amend the agenda to ask the DNR to give an opinion on the upcoming Board of Adjustment hearing, second by Jeanie Pitts, all in favor, motion approved. Motion by Wayne Daul to approve the amended agenda and to ask for an opinion on the next variance application in Laona, second by Jeanie Pitts, all in favor motion approved.
4. Motion to approve the minutes from September 2017 Board of Adjustment hearing by Wayne Daul, second by Jeanie Pitts, all in favor, motion approved.
5. Jean Fannin confirmed compliance with the open meetings and public hearing requirements.
6. No time limit was set for anyone wanting to speak.
7. Motion by Wayne Daul to open the public hearing, second by Jeanie Pitts, all in favor, motion approved.
8. Jean Fannin read the application.
9. Richard Horkman explained that they would like to build a new cottage in place of the existing cottage. The new cottage would be closer to the lot lines than the 15ft setback. He asked for a 9.62 setback. The existing cottage is unsafe at this time as it has mold, electrical issues, plumbing issues and a foundation that is sinking.
10. Jean Fannin reported that the property owners had looked into the required permits for their project and were informed that the setback to the side yard was 15ft. the new structure will meet the required shoreland setback. The shoreland area is well vegetated. She did suggest that there may be an issue with impervious surfaces percentages. There may be more lot coverage with the new structure.
11. There was no related correspondence
12. There were no ex-parte communications.
13. There were no comments from any witness
14. No further comments from staff
15. No further questions
16. Motion to close the public hearing by Wayne Daul, second by Jeanie Pitts, all in favor, motion approved.
17. The board did not feel there was a reason to go into close session.
18. The board discussed that the hardship on this property is that the lot is a very narrow lot. There has been an existing residence on this property for many years. The structure is unsafe do the mold issues and the electrical issues. This lot is a lot of record. . The variance would not be contrary to the public interest because this is a residential area. The lots are very narrow and the existing development is the same. The unnecessary hardship is present due to the size of the lot and the existing unsafe structure. There was a discussion on the impervious surface percentage on the property. The new structure would put them over their allowed coverage and would be more than what is existing.
19. Motion to approve the variance for a lesser setback of 9.62ft to the side lot lines. A condition of the approval is to have a designed water treatment system to treat the water runoff of the impervious surfaces by Wayne Daul, second by Jeanie Pitts, all in favor, motion approved.
20. No other business
21. Motion to adjourn the meeting by Jeanie Pitts, second by Wayne Daul, all in favor, motion approved.

Submitted by: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_07/02/2018