

BOARD OF ADJUSTMENT PUBLIC HEARING

Monday, May 21, 2012

Administrative Center – County Board Room

6:00 p.m. – 7:45 p.m.

MEMBERS PRESENT: Howard Raymer, Jr., Thomas Thompson, Mark Huesmann
MEMBERS EXCUSED: None
MEMBERS ABSENT: None
OTHERS PRESENT: Chad VandenLangenberg,
Michael Harding(Recorder/Minutes)

CALL TO ORDER

Howard Raymer, Jr., Committee Chair, called the meeting to order at 6:00 p.m. Let the record show that this meeting is called in full compliance with the requirements of Wisconsin Open Meetings Law.

APPEAL NO. 2012-18 Nordahl C & Patricia A Haugen, W7135 County Road T, Holmen, WI 54636. Permit denied to construct a single family home with attached garage, attached decks and attached patio that will lie within the required 80-ft setback from the centerline of County Road ZB and within the required 75-ft setback from the ordinary high-water mark of the Black River. Property is described as: Part of Government Lot 2, Section 22, T17N, R8W, Town of Onalaska. Tax parcel is 10-1638-0. Property address is W8237 County Road ZB.

Appearing in favor: Jeff Morehouse, 1979 Sandalwood Drive, Onalaska, WI 54650.

Speaking on behalf of Patricia and Nordahl Haugen. I'm a consultant helping them site this house to the best of the site's abilities. Haugens wish to build a house on this residential lot. This residence was established more than a hundred years ago. There is an old structure on the property. We are looking for setback variances. Home would have essentially the same depth as some of the neighboring homes. The setbacks overlap. Morehouse handed out an aerial view from Google Earth showing the neighboring homes to demonstrate that they would essentially not get any closer to the highway. Submitted a letter from one of the neighbors in support of the variance. Rain gardens to be installed.

Question Raymer: Any questions board members?

Appearing in favor: Nordahl Haugen, W7135 County Road T, Holmen, WI

Question Huesmann: Are you living in the cabin now?

Answer Haugen: No we are not living in the log cabin now. There is a mildew issue that has built up. I have severe allergies.

Question Huesmann: How long have you owned the property?

Answer Haugen: I have owned the property for about 12 years. We do a visit on the weekends. It is very old.

Question Huesmann: Would the new proposed construction be recreational in nature?

Answer Haugen: No. It would be our dwelling place.

Question Huesmann: Have you looked into any remediation or to take some steps to cure or take care of the mildew problem?

Answer Haugen: We have cleaned it. There is nothing in the house.

Question Huesmann: Question to Morehouse. Have they asked you to look into any mediation for the structure?

Answer Morehouse: No.

Question Huesmann: Do you know whether it is possible?

Answer Morehouse: I do not know.

Question VandenLangenberg: Is this a one or two story home?

Answer Haugen: 2 story home

Question Huesmann: Have either of you contacted the DNR?

Answer Morehouse: Yes we have. As long as we are not disturbing the bank in the back. We talked to Carrie Olson, She was not overly concerned. She did not think we would need a Chapter 30 Permit.

Question Raymer: Anything else?

Answer Haugen: No

Appearing in opposition: None.

Correspondence: Email letter from adjoining land owner to the West. Have no objections. W8245 County Road ZB

Email from Melissa Erdman, Clerk, Town of Onalaska moves to NOT approve the request for a variance.

Email from Mike Wenholz 5/21/2012 requests that this request be denied.

Nothing from Carrie Olson

Motion Huesmann/Thompson to deny this variance.

Discussion: None.

3 Aye, 0 No. Motion carried unanimously.

APPEAL NO. 2012-19 Anthony C & Kimberly M Novak, 2705 Grand Ave, La Crosse, WI 54603. Permit denied to construct a 20-ft x 25-ft attached deck to an existing single family home that will lie within the required 25-ft rear yard. Property is described as: Lot 3, Block 3, Ashland Addition, Town of Campbell. Tax parcel is 4-73-0. Property address is 2705 Grand Ave.

Appearing in favor: Kimberly Novak, 2705 Grand Avenue, La Crosse, WI 54603.

The new deck will be slightly raised off the ground. The deck will not go past the approved 1994 variance. I feel wood is more forgiving than concrete.

Question VandenLangenberg: There appears to be some discrepancy in the previous permits regarding the distance of the structure to the lot line. Do you know where your property line is back there?

Answer Novak: We have not had it surveyed. We have gone off of our existing neighbors existing fence.

Question Raymer: What is the measurement from the fence to the house?

Answer Novak: 12.5'

Appearing in opposition: None.

Correspondence: Fax from the Town of Campbell 5/10/2012. The Campbell Town Board has no objections to the request.

Motion Huesmann/Thompson to approve the variance.

Condition that they could not make an enclosed structure and have a 12 month time frame.

3 Aye, 0 No. Motion carried unanimously.

Discussion: None.

APPEAL NO. 2012-20 Stanley A Dwyer, N4622 Spring Coulee Road, West Salem, WI 54669, acting on behalf of the estate of Arlan Dwyer. Permit denied to retain eight previously constructed detached accessory buildings on a 5.85 acre parcel that will exceed the number limit, the 1,500 square feet area limit, and some of which exceed the 17.33-ft height limit for such buildings on said parcel. Property is described as: Part of SW/NW and part of the SE/NW, Section 31, T15N, R5W, Town of Washington. Part of tax parcel 12-657-0. Property address is W2404 County Road N, Coon Valley, WI 54623.

Appearing in favor: Stanley A Dwyer, N4622 Spring Coulee Road, West Salem, WI 54669

Question Raymer: This is the parcel being divided off?

Answer Dwyer: The rest of the farm is being sold. We would like the existing farm buildings to remain as is.

Question Raymer: Some of them are barns and structures that exceed the 17 foot requirement?

Answer Dwyer: The little shed on the lot line will come down.

Discussion about one shed was not shown on the Appeal Map.

Discussion by board members and Dwyer to determine the missing building. The corn crib is in pretty good shape. Would like to keep the silo as well.

Appearing in opposition: None.

Correspondence: Letter from the Town of Washington, Dated 3/14/12. The Town Board recommends approval of this variance signed Barb Munsenbergerg, Clerk, Town of Washington.

Motion Thompson/Huesmann to approve the variance with the exception of taking down the unlisted 6' x 8' shed and building number 7.

3 Aye, 0 No. Motion carried unanimously.

Discussion: None.

APPEAL NO. 2012-22 William A Bauman, 2717 Bayshore Dr, La Crosse, WI 54603. Permit denied to construct a 24-ft x 28-ft detached accessory garage on a 7,405 square foot parcel that will lie within the required 4-ft side yard, will lie within the required 50-ft setback from the right-of-way of Bayshore Drive and together with an existing 8-ft x 16-ft detached accessory building will exceed the 500 square feet area limit for such buildings on said parcel. Property is described as: Lot 5 & the North 10 feet of Lot 6, Block 2, W.W. Bauman's Lakeview Addition, Town of Campbell. Tax parcel is 4-1598-0. Property address is 2717 Bayshore Dr.

Appearing in favor: William Craig, 1608 Henry Johns Boulevard, Bangor, WI 54644. I am the contractor, representing the owners. There is a huge tree on the North side of the house. Drainage to be

between the proposed garage and the existing garage to the South and will drain to the East to the street. If the garage were attached the roots of the huge shade tree would be disturbed.

Question Raymer: Is it going to be the same distance from the lot line as it is now?

Answer Graig: That is correct.

Question Thompson: Is there a reason why it can't be at the 4 feet from the property line?

Answer Craig: He (Bauman) wants to be as big as he can.

Appearing in favor: William Bauman, 2717 Bayshore Drive, La Crosse, WI 54603. Handed out pictures to the board to look at. Primary concern is the tree preservation. Garage is falling apart and pools with water being below grade on several sides. Describing a plan for the construction and a plan to handle the run off. Had neighbors sign a document in favor of this construction.

Appearing in opposition: None.

Correspondence: In the packet that Mr. Bauman handed out showed the list of signatures that the neighbors had signed in support of this project. Not read into the record. The Town of Campbell Planning and Zoning Commission have no objections for Mr. Bauman to build the proposed garage. Fax from the Campbell Town Board has no objections to this request.

Motion Huesmann/Thompson to approve this variance with drainage to the street and only 1 foot of overhang is allowed.

3 Aye, 0 No. Motion carried unanimously.

Discussion: none

APPEAL NO. 2012-23 Boyd E & Cheryl L Dow, N7442 State Road 162, Bangor, WI 54614. Permit denied to construct a 16-ft x 24-ft lean-to addition to an existing 24-ft x 24-ft detached accessory garage that together with existing 8-ft x 12-ft and 24-ft x 30-ft detached accessory buildings will exceed the 1,000 square feet allowed for such buildings on that part of tax parcel 3-1020-1 zoned Agricultural District 'A'. Total area of 3-1020-1 zoned Agricultural District 'A' equals 2.17 acres. Appeal No. 9366 authorized the construction of a third detached accessory building. Property is described as: Part of the NW/SE, Section 35, T18N, R5W, Town of Burns. Tax parcel is 3-1020-1. Property address is N7442 State Road 162.

Appearing in favor: Boyd Dow, N7442 State Road 162, Bangor, WI 54614. Would like to attach a lean – to an existing garage for equipment. There will be no sides on it. Would like to keep the garden shed. The one in back that is not sided will be removed. It will go up by Cataract, WI

Question VandenLangenberg: There are four outbuildings on the property?

Answer Dow: If the garden shed had to go I could do that.

Appearing in opposition: None.

Correspondence: Resolution from the Town of Burns received on 5/15/12, No one in opposition have come forward. The Town Board does hereby ask La Crosse County to approve this variance request.

Motion Thompson/Huesmann to approve the variance with condition to remove the 8' x 12' shed.

3 Aye, 0 No. Motion carried unanimously.

Discussion: none

APPEAL NO. 2012-24 Philip D & Julie A Kish, N7834 Skoy Coulee Rd, Mindoro, WI 54644. Permit denied to construct a 36-ft x 80-ft detached accessory building for agricultural use only that will lie within the required 50-ft setback from the right-of-way of County Road M. Property is described as: Part of the NW/SE and part of the SW/SE, Section 30, T18N, R6W, Town of Farmington. Tax parcel is 5-1210-1. Property address is N7828 County Road M.

Appearing in favor: Philip Kish, N7834 Skoy Coulee Rd, Mindoro, WI 54644.

The barn is in a state of disrepair. Kish explains his plan for removal and construction of a new pole barn. He describes the limited space that he has for this building. I have wetlands nearby. I am asking for 3 years to complete the project.

Question Thompson: How are you going to grade that off of County Road M?

Answer Kish: No plans other than what is there now. I will take away the ramp that leads to the barn. A few years ago I tried to save it, but unable to do so.

VandenLangenberg comments: Showed the soil survey on the overhead indicated hydric soils covering a large portion of the parcel. The overhead indicated extensive wetlands.

Appearing in favor: David Freeman, N7582 Skoy Coulee Road, Mindoro, WI 54644.

Comments on the ramp being very dangerous and some erosion is occurring because of the ramp's existence. Several accidents have occurred there as well.

Appearing in opposition: None.

Correspondence: Email from the Town of Farmington, 5-16-12 from the Plan Commission meeting minutes dated 5-15-12, recommends Approval of this variance request using the same foot print of the existing barn.

Motion Huesmann/Thompson to approve this variance condition to be completed within 36 months.

3 Aye, 0 No. Motion carried unanimously

Discussion: None.

APPEAL NO. 2012-25 Michael R & Jennifer L Thompson, W5534 Southdale Dr, La Crosse, WI 54601. Permit denied to construct an 8-ft x 10-ft play house that will lie within the required 75-ft setback from the ordinary high-water mark of Pammel Creek. Property is described as: Lot 5, Creekside Meadows, Town of Shelby. Tax parcel is 11-2490-0. Property address is W5534 Southdale Dr.

Appearing in favor: Jennifer L Thompson, W5534 Southdale Dr, La Crosse, WI 54601.

Mrs. Thompson presented a panoramic picture of the rear yard and a picture of the desired play house for the Board. We are hoping to build a play house. One side would block the gate in the existing fence on the West side. Four posts would be placed in the ground and no foundation would be placed. If wanting to change the size could that happen with this request?

Answer Raymer: No. That would require the applicant to come back in and reapply.

The board looked at the aerial photo and saw the setback lines.

Question Huesmann: Tell me why it can't be on any other piece of the property?

Answer Thompson: The only other area is where the gate is.

Appearing in opposition: None.

Correspondence: The Town of Shelby to recommend approval on 5-14-12. Email from Jeff Brudos 5-18-12 stating the board recommending approval. Email from Mike Wenholtz DNR 5-21-12. Wenholtz request for deferral or denial. Read into the record by Chad Vandenlangenberg. Chad V. also had a phone conversation with Wenholtz and gave his interpretation. DNR wanted to know what the shed /play house looked like.

Discussion by the Board.

Motion Huesmann/Thompson to DEFER this variance until 6-18-2012 to get further input from the Department of Natural Resources and from the Appellant for the viability of the project at no cost to the appellant.

3 Aye, 0 No. Motion carried unanimously.

Discussion: none

APPEAL NO. 2012-26 Gary L & Tammy L Simmons Revocable Trust, W7207 Heram Rd, Holmen, WI 54636. Permit denied to construct a 40-ft x 64-ft detached accessory garage on a 40.65 acre parcel that will exceed the 17.33-ft height limit for such buildings. Property is described as: Part of the SW/NE, part of the SE/NE, part of the NW/SE & part of the NE/SE, Section 34, T18N, R7W, Town of Onalaska. Tax parcel is 10-1353-1. Property address is N7556 County Road D.

Appearing in favor: Gary Simmons W7207 Heram Rd, Holmen, WI 54636. Simmons indicates that he would use the building for multiple uses. Asking for 20 feet to the mid-point of the truss. Allowing me to put in 14 foot overhead doors, with a 16 foot sidewall height.

Question Huesmann: Can the truss be adjusted to bring the height down to 17.33'?

Answer Simmons: A scissor truss is possibly. However, we did a project in Galesville and the trusses were mis-ordered and I was able to buy them at cost. I have the trusses on site.

Appearing in favor: Doug Ender, N7540 County Road "D" Holmen, WI 54636
Spoke in favor.

Appearing in opposition: None.

Correspondence: Email from Melissa Erdman, Clerk for the Town of Onalaska, stated that the Planning Commission and Town Board approved of the appeal on 5-20-12.

Motion Huesmann/Thompson to approve.

3 Aye, 0 No. Motion carried unanimously.

Discussion: None.

Motion Huesmann/Thompson to adjourn at 7:45.

3 Aye, 0 No. Motion carried unanimously.