

BOARD OF ADJUSTMENT PUBLIC HEARING



Monday, November 18, 2019
La Crosse County Administrative Center – Basement Auditorium – Room 0430
6:00 p.m. – 6:25 p.m.

MEMBERS PRESENT: Howard Raymer, David Eilertson, and Barbara Frank
MEMBERS EXCUSED: Larry Warzynski
MEMBERS ABSENT: None
OTHERS PRESENT: Josh Johnson (Reader/Minutes)

CALL TO ORDER

Howard Raymer, 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 the Wisconsin Open Meetings Law.

APPEAL NO. 2019-33 James R and Susan K Peterson, W7840 Old County Highway NA, Holmen, WI, 54636, permit denied to construct a 27-ft x 36-ft detached accessory building, that together with existing detached accessory buildings will further exceed the number and area limit allowed for such buildings on this 14.31 acre lot. Property described as being part of the SW/SE of Section 35, T18N, R8W. Tax parcel 8-1210-2. Property address W7840 Old County Highway NA. Town of Holland.

Appearing in Favor: James Peterson, W7840 Old County Highway NA Holmen, WI 54636. Jim said that the proposed building is 24-ft x 36-ft with a 3-ft overhang on the front. This building would take the place of an existing building.

Question Raymer: This will be built where to other building is coming down?

Answer Peterson: The existing building will need to be torn down before this building can be put up. It will be lined up with the other shed that is there now.

Question Eilertson: What is your schedule for building? Is 12 months enough time?

Answer Peterson: It won't be until spring, but 12 months is long enough.

Appearing in Opposition: None

Correspondence: One piece of correspondence

1. Town of Holland Board Meeting 11/13/2019 submitted by Marilyn Pedretti, Town of Holland Clerk. Motion to approve Appeal 2019-33 was approved unanimously .

MOTION by Eilertson/Frank to Approve appeal to construct a 27-ft x 36-ft detached accessory building, that together with existing detached accessory buildings will further exceed the number and area limit allowed for such buildings on this 14.31 acre lot. Subject to construction being completed within 12 months of the approval of this appeal.

3 Aye, 0 No. Motion carried unanimously.

APPEAL NO. 2019-34 Joseph L Hengel, 321 Alexander St, La Crosse, WI, 54601, and Tony D and Heather R Reyerson, N2173 Briarwood Ave, La Crosse, WI, 54601-2497, appeals to retain two existing detached accessory buildings on two lots where the buildings will exceed area limits, lie within the required highway setback of a town road, and one of which will exceed height limits for such buildings. Properties described as part of the NW/SW and the SW/SW of Section 2, T15N, R6W. Tax parcels 6-35-0 and 6-36-9. Property addresses N2132 and N2216 Clements Rd. Town of Greenfield.

Appearing in Favor: Joseph Hengel, 321 Alexander St. La Crosse, WI 54601. He explained that he would like to sell 2.67 acres to Tony Reyerson in order for him to have a clear view of the valley behind him.

Question Raymer: Did you go to the Town Board?

Answer Hengel: Yes, the Town of Greenfield approved it with the contingency that any future buildings would be subject to a variance approval from the La Crosse County Board of Adjustment.

Question Eilertson: Based on your application, it states that you are selling this so that nothing can be built that will block the view. If you look further in the application, it states that the slopes would make it challenging to build on in the future. Which statement is correct?

Answer Hengel: It could be built on, but it would be challenging. I wasn't planning to build, but Tony would like to buy it in case my plans were to change in the future.

Question Eilertson: Is it buildable?

Answer Hengel: It is buildable, but you would need to bring in fill.

Appearing in Opposition: None

Correspondence: One piece of correspondence.

1. E-mail dated November 15, 2019 and received November 18, 2019 from Stacey Burns, Town of Greenfield Clerk. The Town has met and approved the request. Meeting minutes will be send upon completion.

Remarks Raymer: I spoke with the Chairman, Tom Jacobs. He also said they approved it.

MOTION by Frank/Eilertson to Approve appeal to retain two existing detached accessory buildings on two lots where the buildings will exceed area limits, lie within the required highway setback of a town road, and one of which will exceed height limits for such buildings.

3 Aye, 0 No. Motion carried unanimously.

APPEAL NO. 2019-35 Andrew Stichman, W4058 County Rd O, West Salem, WI, 54669, permit denied to construct a 30-ft x 46-ft attached garage and living space addition to an existing single family residence that will partially lie within the required 50-ft setback from the County Rd O right of way and partially lie within the required 25-ft rear yard setback. Property described as Lot 1 of Certified Survey Map No. 68 in Vol. 11. Tax parcel 2-322-1. Property address W4058 County Rd O. Town of Barre.

Appearing in Favor: Andrew Stichman, W4058 County Rd O West Salem, WI 54669. Andrew explained the changes that were made to his plans since his last appeal was denied. He has changed his plans to meet the recommendation from the Highway Commissioner. The new plan is to move the proposed garage to the rear of the house, which is the reason for the rear yard setback variance request. The proposed house addition will still lie within the right of way setback, but it's much less than the existing detached garage. Andrew stated that he received a letter from the adjacent property owner with no concerns, and has also spoken with other neighbors who have not voiced any concerns.

Question Eilertson: What is your timeframe for construction?

Answer Stichman: As soon as frost is out this coming spring, but possibly this year if the weather cooperates. It will be done within 12 months.

Appearing in Opposition: None

Correspondence: Two pieces of correspondence.

1. Email dated and received November 15, 2019 from Lynette Schomberg, Town of Barre Clerk. The Town Board met November 12, 2019 and approved the application as proposed.
2. E-mail dated and received May 9, 2019 from the La Crosse County Highway Commissioner, Ron Chamberlain. If the proposed addition were to lie farther away from County Road OA than the closest point of any existing structures on the property, the Highway Department would have no concerns.

MOTION by Eilertson/Frank to Approve appeal to construct a 30-ft x 46-ft attached garage and living space addition to an existing single family residence that will partially lie within the required 50-ft setback

from the County Rd O right of way and partially lie within the required 25-ft rear yard setback. Subject to construction being completed within 18 months of the approval of this appeal.

3 Aye, 0 No. Motion carried unanimously.

APPEAL NO. 2019-36 Houa Vue and Yee Yang Vue, W2404 County Road N, Coon Valley, WI, 54623, permit denied to construct a 18-ft x 24.33-ft addition onto an existing detached accessory building, that together with existing detached accessory buildings will further exceed the area limits for such buildings on the subject lot. Property described as being part of the fractional SW/NW and SE/NW of Section 31, T15N, R5W. Tax parcel 12-657-0. Property address W2404 County Rd N. Town of Washington.

Appearing in Favor: Houa Vue, W2404 County Road N Coon Valley, WI 54623. Mr. Vue bought the property in 2012. In April of 2019, the building burned down. He is in the process of rebuilding, but his plans call for a slightly larger building than what was there previously. The County permitted the main building and the addition on the front, but a variance is needed for the addition to the rear of the building.

Question Eilertson: What are you planning to use this building for?

Answer Vue: It will be used for bedding and materials for the animals, as well as tools to clean the barn.

Appearing in Opposition: None

Correspondence: One piece of correspondence.

1. Hand-written note submitted November 18, 2019 by Mr. Vue. The Town Board reviewed and approved Appeal 2019-36 on November 18, 2019. Signed Dan Korn (Town Chair) and Barb Muenzenberger (Town Clerk).

Question Eilertson: What is your timeframe for construction?

Answer Vue: I have already started to build, but we put it on hold in order to get this approval.

Remarks Johnson: Our department has issued a Zoning/Occupancy Permit for a portion of the building, but the variance approval is required for him to construct the addition on the north side of the building.

MOTION by Eilertson/Frank to Approve to construct a 18-ft x 24.33-ft addition onto an existing detached accessory building, that together with existing detached accessory buildings will further exceed the area limits for such buildings on the subject lot.

3 Aye, 0 No. Motion carried unanimously.

MOTION by Eilertson/Frank to Adjourn (6:25pm).

3 Aye, 0 No. Motion carried unanimously.