

**GREEN LAKE COUNTY  
BOARD OF ADJUSTMENT  
Meeting Minutes – Friday, January 18, 2019**

**CALL TO ORDER**

The meeting of the Board of Adjustment was called to order Vice Chair Ron Triemstra at 9:00 a.m. in County Board Room 0902 of the Government Center, Green Lake, WI. The requirements of the open meeting law were certified as being met.

Present: Ben Moderow (alternate), Ron Triemstra

Absent: Janice Hardesty, Kathleen Moore

Also present: Matt Kirkman, Land Use Planning and Zoning Director

Missy Sorenson, Code Enforcement Officer

Carole DeCramer, Board Secretary

Kate Worth, Court Reporter, Worth Court Reporting

**PLEDGE OF ALLEGIANCE**

**APPROVAL OF AGENDA**

**Motion by Triemstra/Moderow, unanimously carried, to approve the agenda.**

**APPROVAL OF MINUTES**

**Motion by Triemstra/Moderow, unanimously carried, to approve the 11/16/18 minutes.**

**RECESS FOR FIELD INSPECTION**

Time: 9:02 a.m.

*Audio of Board discussion is available upon request from the Green Lake County Land Use Planning and Zoning Department.*

**PUBLIC HEARING MATTERS**

Board reconvened at 10:52 a.m.

Vice Chair Triemstra read the Rules of Order.

**Motion by Triemstra/Moderow, unanimously carried to amend the agenda in order to hear Item II before Item I.**

**Item II: Owners/Applicants:** Guy M. & Margaret H. Larson **Site Description:** W3132 Blackbird Point Lane, Parcel #006-00776-0000, Part of the SW¼ of Section 11, T15N, R12E, Town of Green Lake **Request:** Variance from Section 338-32.A. of the Shoreland Zoning Ordinance to construct a building addition that would provide a 63-foot shoreland setback whereas a 75-foot shoreland setback is required.

- a. Public hearing

Guy Larson, W3132 Blackbird Point Lane – Explained the request and spoke in favor of it.

**11:00 A.M. Public hearing closed.**

- b. Board discussion and deliberation to include relevant correspondence.

**For purposes of discussion: Motion by Triemstra/Moderow to grant the variance request from Section 338-32.A. of the Shoreland Zoning Ordinance to construct a building addition that would provide a 63-foot shoreland setback whereas a 75-foot shoreland setback is required. The motion includes the following conditions:**

- 1. With the approval of the variance, the owners are required to remove the existing nonconforming garage and restore and vegetate the area (as proposed in the variance application) prior to land use permit expiration.**
- 2. Prior to the pouring of the concrete walls associated with the addition, Land Use Planning and Zoning Staff shall perform a wall form inspection to verify that the addition will be no closer than 63 feet from the ordinary high water mark.**
- 3. All setbacks are to be met.**

The Board discussed the following:

- Criteria 1 – Unnecessary Hardship
- Criteria 2 – Unique Property Limitations
- Criteria 3 – Harm to Public Interest

- c. Board decision.

**Motion unanimously carried on roll call (2-eyes, 0-nays). Motion carried.**

**Item I: Owners/Applicants:** St. John's Lutheran Church, Richard Dornfeld **Site Description:** N483 County Road M, Parcel #012-00567-0300 (±1.68 acres), Part of the SW¼ of Section 29, T14N, R12E, Town of Manchester **Request:** Variance from Section 350-27.A.(3)(c)[1][b] of the County Zoning Ordinance to construct an addition that would provide a ±19-foot street-yard setback; whereas, a 40-foot street-yard setback is required.

- a. Public hearing

Rick Dornfeld, Agent for St. John's Lutheran Church – Explained the request and spoke in favor of it.

Frank Rose, Pastor for St. John's Lutheran Church – Spoke in favor of the request.

Duane Hilke, Financial Secretary and Member of St. John's Lutheran Church – Spoke in favor of the request.

11:20 a.m. Closed public hearing.

- b. Board discussion and deliberation to include relevant correspondence.

The Board discussed the conditions that are listed in the staff report.

The Board discussed the following:

- Criteria 1 – Unnecessary Hardship
- Criteria 2 – Unique Property Limitations
- Criteria 3 – Harm to Public Interest

c. Board decision.

**Motion by Triemstra/Moderow, unanimously carried on roll call (2-ayes, 0-nays), to grant the variance request from Section 350-27.A.(3)(c)[1][b] of the County Zoning Ordinance to construct an addition that would provide a ±19-foot street-yard setback; whereas, a 40-foot street-yard setback is required. The request is approved with the following conditions:**

- 1. The proposed plan shows a south entrance to the church and no side entrances (east or west). As a way to discourage pedestrian traffic between the addition and the highway, the BOA could require the elimination of the south entrance and require an east and west entrance with respect to the addition.**
- 2. The setback area located between the two access driveways (to the subject site) and the proposed addition shall include an earthen berm constructed height that is two feet higher than the existing grade. To be revegetated and include...**
- 3. No walk-way, path, sidewalk, etc. shall be placed in the setback area described in condition 3 above.**
- 4. Minimum ADA standards for the ramp and landing, and minimum size of a canopy to mitigate conditions.**
- 5. Allowed to construct canopy over ramp and landing.**

Exhibit 1 – read into the record was the Town of Manchester letter in support of the request.

**CORRESPONDENCE** - None

**NEXT MEETING DATE**

**ADJOURN**

**Motion by Moderow/Triemstra, unanimously carried, to adjourn.**

Time: 11:57 a.m.

**RECORDED BY:**

Carole DeCramer  
Board of Adjustment Secretary

**APPROVED ON:** April 18, 2019