



GREEN LAKE COUNTY

571 County Road A, Green Lake, WI 54941

The following documents are included in the packet for the *Green Lake County Board of Adjustment* business meeting/public hearing that is scheduled for Friday, September 20, 2019. The business meeting begins at 9:00 a.m. The public hearing will begin at 10:00 a.m.

Packet Pages:

1. Agenda
2. Public Hearing Notice
- 3-14. **Item I: Owner/Agent: Sandra Lynn Sargent Revocable Living Trust Site Description: N3047 E Little Green Rd, Parcel #006-00542-0200 (±.5 acres), Located in part of Government Lot 3, Section 29, T15N, R13E, Town of Green Lake Request: Variance from Section 338-59 to expand the footprint of a variance-authorized structure.**
- 15-18. Minutes of 07/19/19



GREEN LAKE COUNTY
Board of Adjustment
571 County Road A, Green Lake, WI 54941

Office: (920) 294-4156 FAX: (920) 294-4198

Email: zoning@co.green-lake.wi.us

Board of Adjustment Meeting Notice

Date: September 20, 2019 Time: 9:00 AM

Green Lake County Government Center, Room #0902
571 County Road A, Green Lake, WI 54941

AGENDA

Board of Adjustment Members:

Janice Hardesty
Board Chair

Ron Triemstra
Board Vice Chair

Ben Moderow

Michael Lehner
Alternate

Rick Dornfeld
Alternate

Carole DeCramer,
Board Secretary

1. Call to order
2. Roll call
3. Pledge of Allegiance
4. Certification of open meeting law
5. Agenda
6. Approve 07/19/19 minutes
7. Adjourn for field inspection

Public hearing matters will not begin before 10:00 a.m.

8. Public hearing matters

Item I: Owner/Agent: Sandra Lynn Sargent Revocable Living Trust
Site Description: N3047 E Little Green Rd, Parcel #006-00542-0200 (±.5 acres), Located in part of Government Lot 3, Section 29, T15N, R13E, Town of Green Lake **Request:** Variance from Section 338-59 to expand the footprint of a variance-authorized structure.

- a. Public Hearing
- b. Board Discussion & Deliberation
- c. Board Decision

9. Adjourn

Please Note: Meeting area is accessible to the physically disabled. Anyone planning to attend who needs visual or audio assistance should contact Carole DeCramer at 920-294-4156 the day before *the meeting no later than noon.*

NOTICE OF PUBLIC HEARING

The Green Lake County Board of Adjustment will hold a Public Hearing in County Board Room #0902 of the Green Lake County Government Center, 571 County Road A, Green Lake, Wisconsin, on *Friday, September 20, 2019, at 9:00 a.m.* The meeting will adjourn for site inspection of the following item:

Item I: Owner/Agent: Sandra Lynn Sargent Revocable Living Trust **Site Description:** N3047 E Little Green Rd, Parcel #006-00542-0200 (\pm .5 acres), Located in part of Government Lot 3, Section 29, T15N, R13E, Town of Green Lake **Request:** Variance from Section 338-59 to expand the footprint of a variance-authorized structure.

The Board of Adjustment will reconvene at approximately **10:00 a.m.** to consider the item listed above. All interested persons wishing to be heard at the public hearing are invited to be present. Please note that *it is not uncommon for an owner/applicant to withdraw a request at the last minute.* Call the Green Lake County **Land Use Planning and Zoning Department at (920) 294-4156** for further detailed information concerning this notice, to verify that the agenda item you may be interested in has not been withdrawn from the agenda.

*Publish: September 5, 2019,
September 12, 2019*

VARIANCE APPLICATION – GREEN LAKE COUNTY

Provide the following information and any other detailed information related to the variance.

Date Received: 7/30/19

Fee Received: \$375

Sandra L Sargent

Owner Name

Sheb Heissner True Built Const

Applicant Name

Sandra L Sargent 3/14/19

Owner Signature Date

[Signature] 5-15-19

Applicant Signature Date

1507 Galloway Dr

Mailing Address

1717 Smith St

Mailing Address

Inverness, IL 60010

City State Zip

New London WI 54961

City State Zip

847-705-9344 847-508-7915

Home Phone Work/Cell Phone

920-250-3934

Home Phone Work/Cell Phone

sjs61@aol.com

Email address

truebuiltheissner@yahoo.com

Email address

Site Address N3047 E Little Green Rd Town of Green Lake

Tax Parcel ID # 806 - 00542 - 0200

Gov. Lot 3

NW 1/4, SE 1/4, Section 29, T 15 N, R 13 E

Lot Block Subdivision/Plat

Lot 3 CSM # 271 Town of Green Lake

A variance is not a convenience to the property owner and should not be granted routinely. For the Board of Adjustment to grant a variance, the owner/applicant must clearly demonstrate that there is an unnecessary hardship present when strictly applying an ordinance standard; that the hardship is due to unique site limitations; and in granting a variance the public interest is being protected. The burden of proof rests upon the property owner to show all 3 criteria are being met.

Attach additional sheets, if necessary, to provide the information requested.

1. Explain your proposed plans and how they vary from the required dimensional standards:

See Attached

2. Explain the hardship imposed by the Ordinance:

See Attached

3. Describe unique property feature(s) that create the hardship:

See Attached

4. Explain why the proposed variance will not harm the public interest:

See Attached

1. Explain your proposed plans and how they vary from the required dimensional standards :

Build an addition to Principle structure, to extend footprint towards Little Green Lake where existing deck and pergola are We want to extend a two story addition off the kitchen and second floor family room, above each other. (Per plan submitted) The addition would be 18' wide which would bump into the four seasons room on one side and on the other side bump into the living room. It would extend out 9' toward lake which would take up 9' of the existing deck, the rest of deck would remain as is. The roof peak/line would be just under 25'. We are told we cannot expand the foot print of the existing structure. The structure has had its foot print change several times over the last 30 some years. If you would look at the google earth view of the property or the plan we have submitted, the area we want to bump out is already a permanent deck and has a pergola covering the entire deck. The deck is permanently attached to 3 sides of the footprint of the existing structure. Its surrounded on 3 sides by existing house. The addition would not be taking up any new yard space or diminish the usable green surface, nor encroach upon the lake or lot setbacks. We would be removing the deck and pergola, building the addition, rebuilding the new deck to the existing dimensions, minus the addition, not going any further towards the lake or any wider than it is now. The second floor would be of the same dimensions with a new roof system on it with a second floor deck extending to the same distance as the lower deck. The foot print may be changing but it is not taking up any more space than what is being used now by the overall structure and what is attached to it. The square footage or usable square footage of the property/lot will not change at all.

2. Explain hardship imposed by the ordinance:

Does not allow expansion needed for these high traffic areas and proper remodel of kitchen area.

3. Describe the unique property feature(s) that create the hardship:

There is an inlet/channel from Little Green Lake that goes along the south side of the property that has a drainage culvert draining into it. Sometime there is a stream of water going into inlet, mostly from runoff from rain storms and in spring from melting snow. Most of the time it is just a trickle of water and if there is a dry year, sometimes there is nothing draining into this inlet. In fact, most the time the water is still or runs back to the road. Back in the early 2000's the inlet/stream was deemed navigable, which if you would look at it, you would see otherwise. But from my understanding, if it is deemed navigable once a year then that is it...

4. Explain why the proposed variance will not harm the public interest:

It will not harm public interest because it will meet all requirements for height, green space , will not be blocking the view of others/neighbors and will not encroach upon the lakes setbacks or guidelines for a normal lot on Little Green Lake. The deck is really part of the footprint of the structure because it is attached on 3 sides of the footprint, thus is like the footprint of the house. So would not cause issues with public interest or affect the overall lot or affect the channel/inlet that comes along the south side of the property.

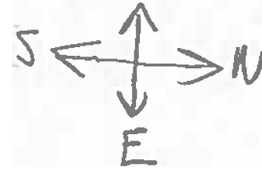
Little Green Lake

90'

78'

W

78'



Existing Deck

Existing Deck

18'

New addition

18'

6'

House

Detached Garage

14'

18'

60'

66'

Drivk.

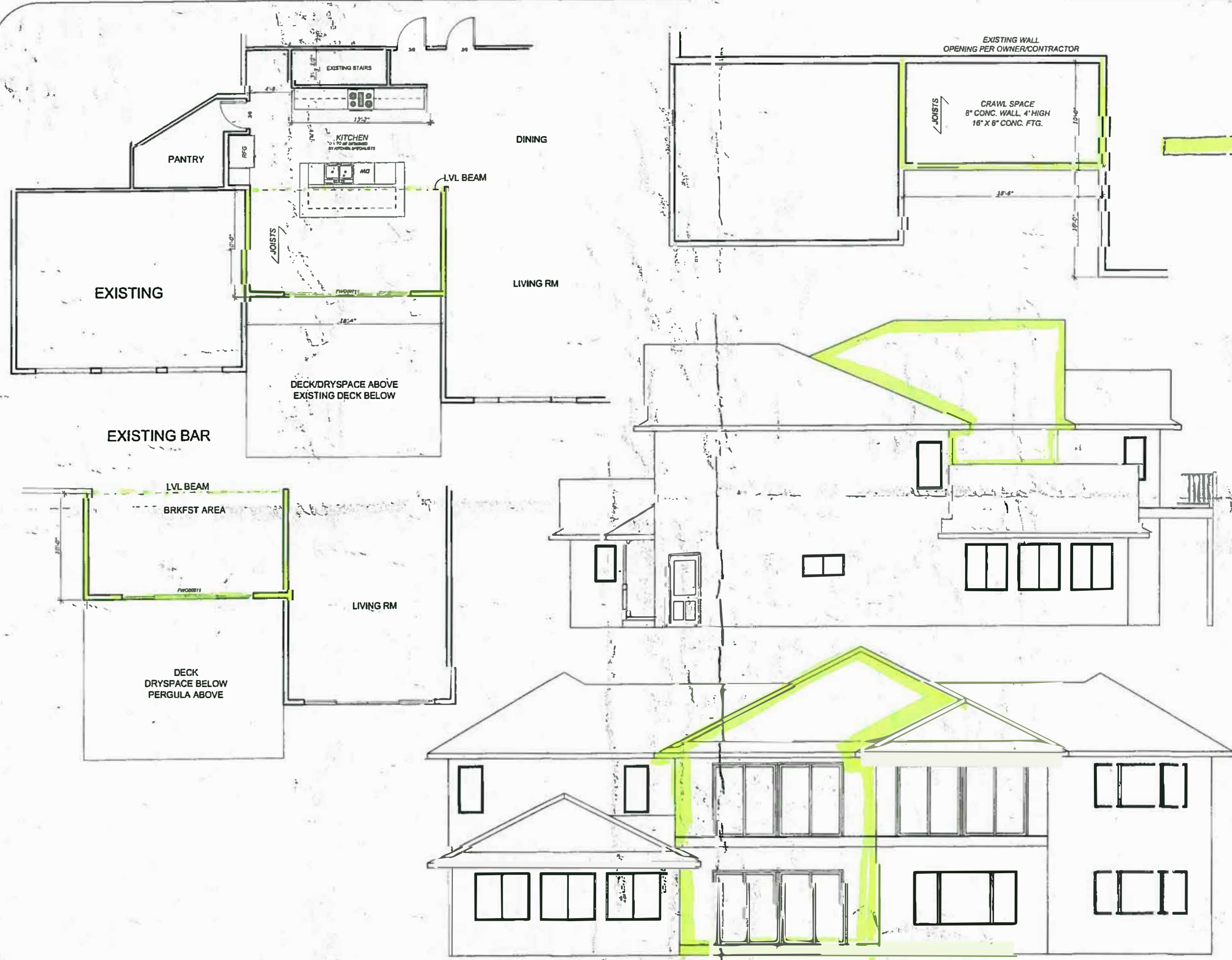
Drivk Way

65'

13'

culvert

Little Green Rd



General Notes

Yellow bordered areas are part of variance request. M&K

PRELIMINARY
FOR BIDDING PURPOSES ONLY - NOT FOR CONSTRUCTION

FINAL
VERIFY PLAN DATE WITH ALL CONTRACTORS PRIOR TO CONSTRUCTION

ALL DRAWINGS ARE THE PROPERTY OF THE DESIGNER AND THEY ARE NOT TO BE REPRODUCED OR COPIED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF THE DESIGNER.
CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS BEFORE COMMENCING WORK AND TO REPORT ANY DISCREPANCIES TO THE DESIGNER.

New London
BUILDING SUPPLY

1718 MILL ST
NEW LONDON, WI 54961
TEL: 1-920-982-3832

Project Name and Address

SARGENT RESIDENCE
MIKE & SALLY GREEN LANE
N 3047 E LINDA GREEN LANE
© 2018 NEW LONDON BUILDING SUPPLY

Client

TRUE BUILT CONST.

Drawing

TRUE BUILT-SARGENT-0518

Scale: 1/4" = 1'-0" Date: 5/2018

Drawn By: **K. CAREW**

Checked By:

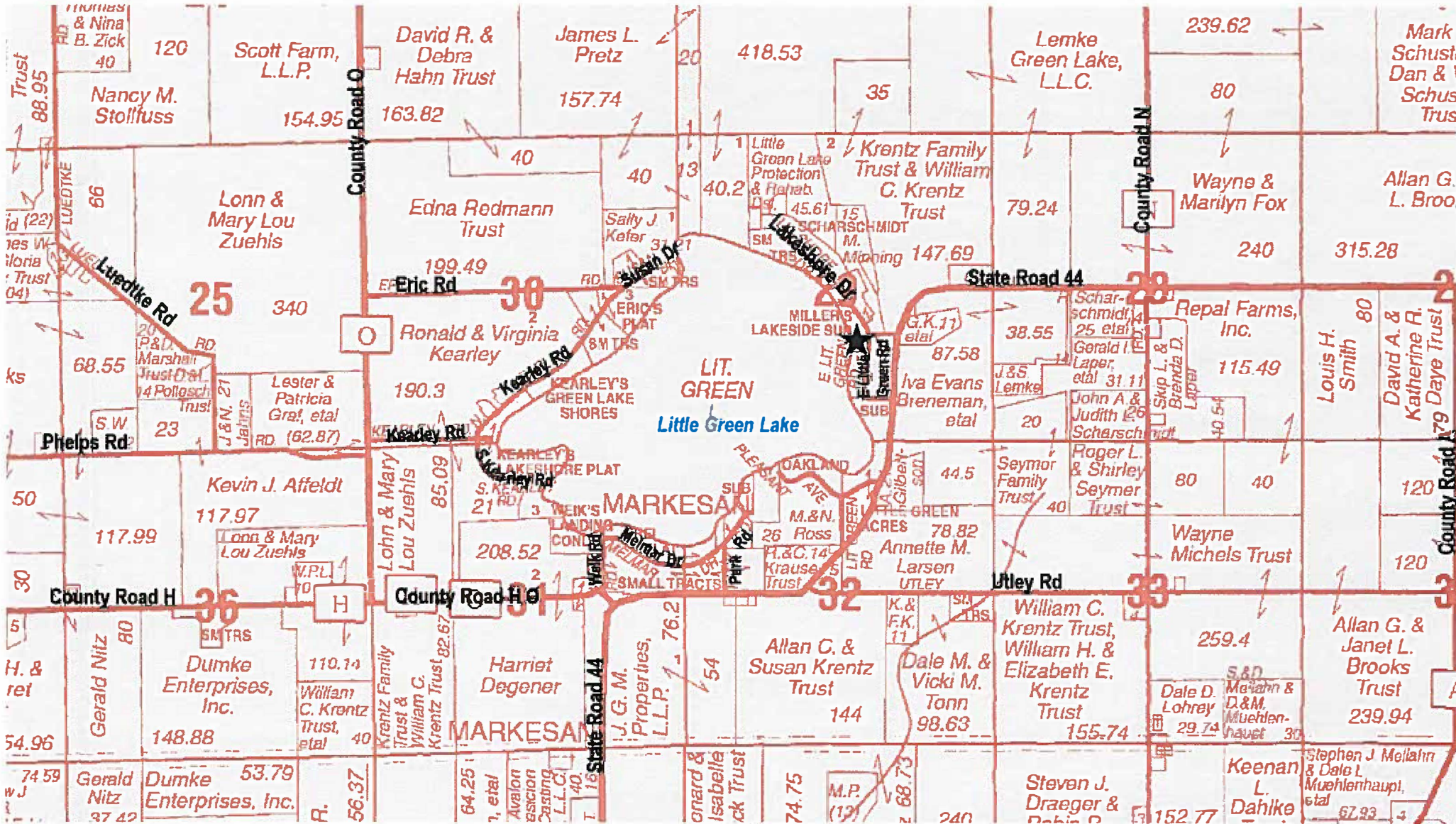
Approved By:

A1

Owner: Sandra Lynn Sargent Revocable Living Trust

N3047 E. Little Green Road, Town of Green Lake, Parcel #006-00542-0200 (± .5 acres), Lot 3 Certified Survey Map 271

Variance request from Section 338-59 to expand the footprint of a variance-authorized structure.

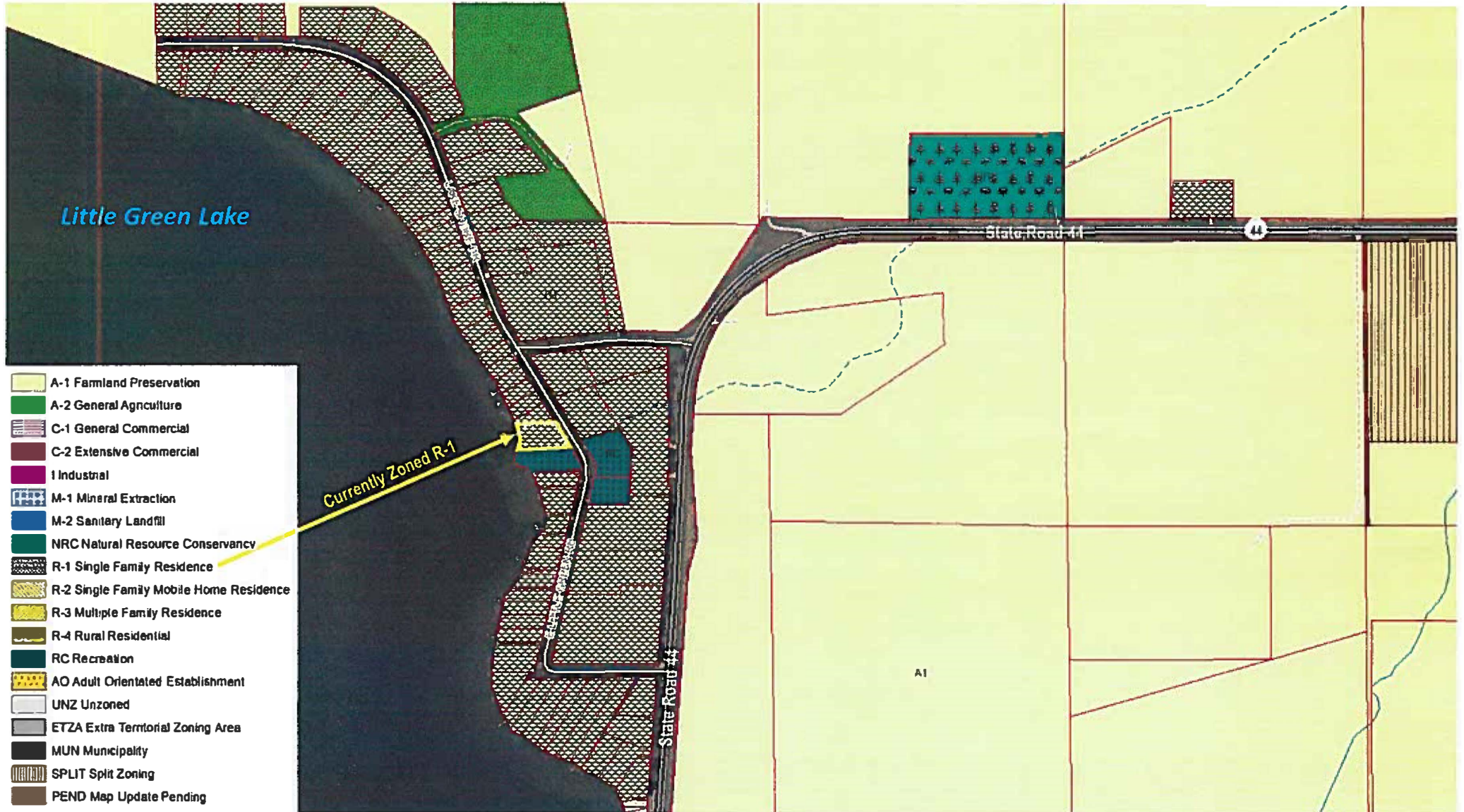


Green Lake County Land Use Planning & Zoning Committee Public Hearing 09/20/19

Owner: Sandra Lynn Sargent Revocable Living Trust

N3047 E. Little Green Road, Town of Green Lake, Parcel #006-00542-0200 (± .5 acres), Lot 3 Certified Survey Map 271

Variance request from Section 338-59 to expand the footprint of a variance-authorized structure.



Owner: Sandra Lynn Sargent Revocable Living Trust

N3047 E. Little Green Road, Town of Green Lake, Parcel #006-00542-0200 (± .5 acres), Lot 3 Certified Survey Map 271

Variance request from Section 338-59 to expand the footprint of a variance-authorized structure.



Green Lake County Land Use Planning & Zoning Committee Public Hearing 09/20/19

Owner: Sandra Lynn Sargent Revocable Living Trust

N3047 E. Little Green Road, Town of Green Lake, Parcel #006-00542-0200 (± .5 acres), Lot 3 Certified Survey Map 271

Variance request from Section 338-59 to expand the footprint of a variance-authorized structure.



**GREEN LAKE COUNTY
BOARD OF ADJUSTMENT
Meeting Minutes – Thursday, July 19, 2019**

CALL TO ORDER

The meeting of the Board of Adjustment was called to order by Land Use Planning & Zoning Director Matt Kirkman 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: Janice Hardesty, Ben Moderow, Ron Triemstra
Absent: Rich Dornfeld (Alternate), Michael Lehner (Alternate)
Also present: Matt Kirkman, Land Use Planning and Zoning Director
Carole DeCramer, Board Secretary
Caleb Edwards, Land Use Specialist
Kate Worth, Court Reporter, Worth Court Reporting

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

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

APPROVAL OF MINUTES

Motion by Triemstra/Hardesty, unanimously carried, to approve the 04/18/19 minutes.

ELECTION OF BOARD OF ADJUSTMENT CHAIR AND VICE CHAIR

Kirkman asked for nominations for Chair.

Nomination of Janice Hardesty as Chair offered by Ron Trimestra. No other nominations.

Motion by Triemstra/Moderow, unanimously carried, to close nominations and cast a unanimous ballot for Janice Hardesty.

Chair Hardesty conducted the remainder of the meeting.

Hardesty asked for nominations for Vice Chair.

Nomination of Ron Triemstra as Vice Chair offered by Ben Moderow.

Motion by Moderow/Hardesty, unanimously carried, to close nominations and cast a unanimous ballot for Ron Triemstra.

APPROVAL OF AGENDA

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

APPROVAL OF MINUTES

Motion by Triemstra/Hardesty, unanimously carried, to approve the 04/18/19 minutes.

RECESS FOR FIELD INSPECTION

Time: 9:03 a.m.

PUBLIC HEARING MATTERS

Board reconvened at 10:47 a.m.

Chair Hardesty read the Rules of Order.

Item I: Owner/Agent: Wisconsin Power & Light; Jerry Lund, Agent **Site Description:** N6499 Berlin Rd, Parcel #004-00322-0100 (±1.18 acres), Located at the section corner of Sections 9, 10, 15 & 16, T16N, R13E, Town of Brooklyn **Request:** Variance from Section 350-50.A of the County Zoning Ordinance to rebuild an electricity distribution substation including a switchgear building, transformer, high-side circuit breaker, & other components that would provide a 14-foot street-yard setback; whereas, a 67-foot street-yard setback is required.

a. Public hearing

Jerry Lund, Agent for Wisconsin Power & Light, 4902 Biltmore Lane, Madison – Explained the request and spoke in favor of it. Used a plat of survey for describing request.

Greg Ardry – Manager of Substations, Wisconsin Power & Light, 4902 Biltmore Land, Madison -

Motion by Triemstra/Moderow, to close the public hearing.

Motion by Triemstra to approve the variance request.

The Board discussed the following conditions:

1. A land use permit shall be applied for and obtained prior to the project commencing.
2. A Certificate of Survey (COS) shall be completed and filed with the Green Lake County Surveyor's Office once the project has been completed. The Survey shall identify all lot lines, include all existing and new structures, including but not limited to: fenced areas, power poles, transformers, circuit breaker, switchgear, access driveways, gates, easements, etc.

Motion by Hardesty/Triemstra, unanimously carried, to amend the motion to include the aforementioned conditions as listed in the staff report.

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

The Board also discussed the following:

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

- c. Board decision.

Hardesty called for a roll call vote:

Hardesty – aye, Triemstra – aye, Moderow – aye. Motion carried.

Item II: Item II: Owners: Wayne & Sandy Kieck **Applicant:** Wesley Smith **Site Description:** W6586 Puckaway Rd, Parcel #014-00349-0000 (±2.48 acres), Lot 1 Certified Survey Map 1336, Located in Government Lot 1, Section 32, T15N, R11E, Town of Marquette **Request:** Variance from Section 350-18 of the County Zoning Ordinance to create a lot with an average lot width of 94.25 feet; whereas, all newly created lots are required to be an average width of 100 feet.

a. Public hearing

Wayne Kieck, W1798 Barry Road, Dalton – Spoke in favor of the request.

Wesley Smith, 527 Wellington Drive, West Bend – Spoke in favor of the request.

d. Board discussion and deliberation to include relevant correspondence.

The Board discussed the conditions listed in the staff report.

The Board also discussed the following:

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

e. Board decision.

Motion by Moderow/Triemstra to grant the variance from Section 350-18 of the County Zoning Ordinance to create a lot with an average lot width of 94.25 feet; whereas, all newly created lots are required to be an average width of 100 feet. The variance approval includes the following condition:

- 1. A certified survey map shall be prepared and approved in accordance with the County's Land Division and Subdivision Ordinance as well as Chapter 236, Wis Stats. The CSM shall be recorded in the Green Lake County Register of Deeds Office as well as submitted to the Green Lake County Surveyor's Office.**

Hardesty called for a roll call vote

Hardesty – nay, Triemstra – nay, Moderow – nay. Motion denied.

CORRESPONDENCE - None

NEXT MEETING DATE

September 20, 2019.

ADJOURN

Motion by Triemstra to adjourn.

Time: 11:25 a.m.

RECORDED BY:

Carole DeCramer, Board of Adjustment Secretary

APPROVED:

DRAFT