

BOARD OF ADJUSTMENT
February 19, 2021

The meeting of the Green Lake County Board of Adjustment was called to order by Chair Janice Hardesty on Friday, February 19, 2021 at 9:00 AM in the Green Lake County Board Room, Green Lake County Government Center, 571 County Road A, Green Lake, WI. The meeting was held both in person and via Zoom due to the COVID-19 pandemic. The requirements of the open meeting law were certified as being met. The pledge of allegiance was recited.

Present: Janice Hardesty
Brian Zimmerman
Rick Dornfeld

Other County employees present:
Liz Otto, County Clerk
Caleb Edwards, P&Z Land Use Specialist
Matt Kirkman, P&Z Director

MINUTES

Motion/second (Hardesty/Zimmerman) to approve the minutes of 09/17/2020 meeting with no additions or corrections. Motion carried with no negative vote.

ADJOURN FOR FIELD INSPECTION

Motion/second (Hardesty/Dornfeld) to recess for field inspection at 9:03 AM. Motion carried with no negative vote.

PUBLIC HEARING

Motion/second (Dornfeld/Zimmerman) to reconvene the Board of Adjustment reconvened at 9:29 AM for the Public Hearing. Motion carried with no negative vote.

- **Owner:** KDR Woodworking LLC **Applicant:** Kaleb Ranker **Site Description:** W1238 N. Lawson Dr., parcel #004-00312-0000, located in the NW1/4, of SW1/4, Sec. 15, T16N, R13E +/- 2 acres, Town of Brooklyn **Request:** Variance to locate a building addition and a shipping container to be setback 12 ft. from the highway right-of-way, whereas a 67 ft. highway setback is required.

Chair Hardesty read the rules for the Public Hearing. P&Z Director Matt Kirkman read the request for a variance. Kaleb Ranker, KDR Woodworking, stated the intent of the shipping container and the building addition is for overflow storage of excess furniture supplies. The shipping container will be removed after the addition is done. Jerry Thiel, owner of the property west of Ranker, stated he is concerned with the property lines on the north side of the property. He stated there needs to be an approved easement with Kopplin & Kinas depending on the CSM results. Questions and discussion followed. No opposition to the request. Chair Hardesty closed the Public Hearing at 9:50 AM. Kirkman outlined the staff report regarding the variance criteria including unnecessary

hardship, unique property limitations, and no harm to public interest. Deliberations followed. ***Motion/second (Zimmerman/Dornfeld)*** to approve the request for a variance with the following conditions:

- 1) Prior to land use permit issuance, the subject site shall be surveyed by a State of Wisconsin Professional Land Surveyor. The surveyor shall create a Certificate of Survey (C.O.S.) map identifying all existing buildings, building setback dimensions to lot (or parcel) boundary lines, structural encroachments, access locations, easements, well(s) and approximate location of the septic tank and drain field.
- 2) Prior to land use permit issuance, the property owner shall provide a copy of the easement to the Land Use Planning & Zoning Department that allows ingress and egress to and from the northern portion of the subject site.
- 3) The approval of this variance is contingent on the owner/applicant obtaining a conditional use permit to expand the woodworking business.
- 4) Once the proposed building addition is constructed, the shipping container also authorized by this variance, shall be removed from the property.
- 5) The approval of this variance satisfies “minimal relief” for the use of this property. The BOA shall consider any future variance request(s) relating to expansion(s) of the commercial and/or industrial use of this property to exceed “minimal relief” and a harm to the public interest.

Roll call vote – Zimmerman - aye, Dornfeld – aye, Hardesty – aye. Motion carried, variance approved.

ADJOURNMENT

Motion/second (Zimmerman/Dornfeld) to adjourn the Board of Adjustment meeting at 10:21 AM. Motion carried with no negative vote.

Submitted by,



Liz Otto

Liz Otto
County Clerk