

Testimony:

- Patrick Riley, Applicant, testified to variance application and vision to build on the property.
- Variance application passed out and reviewed.
- CeCe Tesky, Zoning Administrator, gave testimony including staff report and her recommendation that the Board of Adjustment approve the variance request with conditions:
 1. Approved for a 36' x 32' garage, 30x 40' house and 12' x 30' patio or deck on the west side. All water setbacks along the south side of the peninsula must be met. Structures shall be no closer than 50' to the OHWM of Lake Flambeau on the north side of the peninsula.
 2. Substantial and ongoing progress must be made within one year from the date of this decision. If it hasn't or the applicant sells the property without substantial progress having been made, the permit shall become null and void.
 3. All other structures on the property must be removed once building is completed.
 4. Restoration and/or maintenance of all the area within 35' of the Ordinary High Water Mark (Buffer area) with a tree canopy, shrub layer and ground cover, except for two 35' wide viewing/access corridors.
 5. Roof gutters installed and runoff filtered before entering waterways and must not be diverted to neighboring property.
- Additional testimony of applicant regarding the intent to remove all current buildings once home is built.
- Board discussion on a garage being completed on site within one year and adding a completion date to the conditions.

Site Visit: None.

Public Hearing: Closed at 10:38 a.m.

Meeting Opened: 10:38 a.m.

Board members reviewed board vote paperwork and discussed possible conditions.

Board Vote: Unnecessary Hardship:
Yes: 3 No: 0

Unique Property Limitations:
Yes: 3 No: 0

Harm to Public Interest:
Yes: 0 No: 3

Motion by Kromrey, second by Meisner to approve variance as proposed with the conditions recommended by the Zoning Office, adding that the project shall be completed in 6 years and that the measurements of the buildings do not include the eaves, which would be an additional two feet. Motion carried.

Adjourned: Motion by Kromrey, second by Meisner to adjourn. Meeting adjourned at 10:52 a.m.

Respectfully submitted by:
Danielle Zimmer, Chief Deputy County Clerk
Minutes completed: 8/2/18
Minutes approved: 8/22/18