BOARD OF ADJUSTMENT MINUTES
December 21, 2017
Law Enforcement Center
Rusk County Courthouse

Staff Present: CeCe Tesky (Zoning Administrator)
Danielle Zimmer (Chief Deputy County Clerk)

Roll Call Board Present: [X] Dennis Lelm [ ] Robert Lorkowski (Alternate)
[X] Robert Nelson [X] Stanley Kromrey (Alternate)
[ ] Thomas Meisner

Public Present: None.

Call to order: Meeting called to order at 9:01 a.m. by Chair Robert Nelson.

Compliance of Open Meeting Laws - Notice: Zimmer stated the notice of public hearing and agenda were posted per the requirements of a Class (2) notice.

- Three locations in the Township of Big Bend.
- Three locations in the Rusk County Courthouse.
- The landowner/applicant, DNR and town clerk were notified by certified mail.
- Neighboring property owners within 500’ were notified by first class mail.
- Notice was published in the Ladysmith Newspaper on December 7th and December 14th.

Approval of Agenda: Motion by Kromrey, second by Lelm to add approval of minutes to agenda. Motion carried by aye vote.

Approval of Minutes: Motion by Kromrey, second by Lelm to approve minutes from the July 13, 2017.

PUBLIC HEARING

Call to order: Public Hearing opened at 9:03 a.m. by Chair Robert Nelson.

Purpose of Public Hearing: Public hearing notice read by Chair Nelson. Board of Adjustment does meet jurisdictional requirements.

Testimony:
- Steven Piltz, Applicant, testified to variance application and hardship faced in the attempt to build on the property. Described property size, proposed structure, proposed buffer rebuild, current structures on the property. Explained that he has been working with a surveyor, architect, and all they have invested in the possible purchase of this property.
- Discussion on presentation points of hardships imposed by zoning ordinance, unique property features and the applicant gave summary of what the applicants are hoping for if this variance is approved.
- CeCe Tesky, Zoning Administrator, gave testimony including staff report and her recommendation that the Board of Adjustment approve the variance request with conditions: 1. 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 a 35’ wide viewing/access corridor. 2. Roof gutters installed and runoff filtered.
- Discussion on holding tank, current versus the new one that would replace it.
Site Visit: None.

Public Hearing: Closed at 9:31 a.m.

Meeting Opened: 9:31 a.m.

Board members reviewed board vote paperwork and discussed previous variance approved on this property in 2013. Tesky explained the changes since that approval.

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 Lelm to approve variance as proposed. Motion carried.

Motion by Nelson, second by Kromrey to add conditions recommended by Zoning Office to the approval of the variance. Motion carried.

Adjourned: Motion by Lelm, second by Kromrey to adjourn. Meeting adjourned at 9:40 a.m.

Respectfully submitted by:
Danielle Zimmer, Chief Deputy County Clerk
Minutes completed: 12/22/17
Minutes Finalized: 01/03/18
Minutes Approved: 07/31/18