

**POLK COUNTY BOARD OF ADJUSTMENT
NOTICE OF PUBLIC HEARING AND MEETING
8:30am, Tuesday, July 5, 2011
Polk County Government Center
100 Polk County Plaza; Balsam Lake, WI 54810**

Notice is hereby given to the press and public that a meeting of the Polk County Board of Adjustment will be held at the above listed date, time, and location to transact business indicated on the agenda below. A quorum of the Board of Adjustment will be present. (Agenda not necessarily presented in this order)

AGENDA

Call to order and roll call

Approve agenda

Approve minutes from 6/7/2011

Consider a reconsideration of Christian & Dawn Hiniker (hearing/decision date was 6/7/2011)

Recess at 8:45am to view sites

Reconvene at 11:00am

BAKER ORCHARD (John Baker) requests a Special Exception from Article 8D4 of the Polk County Shoreland Protection Zoning Ordinance to operate a business customarily found in recreational areas. Property affected is: 1594 State Hwy 35, pt of NW ¼, NW ¼, Sec 13/T34N/R18W, town of St Croix Falls, pond (class 3).

- o Findings of Fact
- o Conclusions of Law

TODD & SHERRY HOUGHTON request a variance from Article 11E3 of the Polk County Shoreland Protection Zoning Ordinance to build a garage closer than 63' from centerline of town road. Property affected is: 1387 Kemah Park Dr, Lot 17, Kemah Shores Assessors Plat #1, Pt of Gov't Lot 8, Sec 35/T35N/R17W, town of Milltown.

- o Findings of Fact
- o Conclusions of Law

DAVID NORDGAARD requests a Special Exception from Article 8D7 of the Polk County Shoreland Protection Zoning Ordinance and Sec VIA3 of the Polk County Comprehensive Land Use Ordinance to expand existing travel trailer park which will add 23 travel trailer units and 6 yurt rental sites. Property affected is: 1977A Polk-Barron St, Pt of Gov't Lot 1+2, Sec 25/T35N/R15W, town of Johnstown, Staples Lake (class 3).

- o Findings of Fact
- o Conclusions of Law

Review sample conditions for transient dwellings

Adjourn

Polk County Board of Adjustment Minutes*
Government Center; Balsam Lake, WI 54810

Date: July 5, 2011

Present: Gene Sollman, Chair; Marilynn Nehring, Vice Chair; Jeff Peterson, Secretary; Art Gillitzer; Curtis Schmidt

Also Present: Roxann Moltzer; Brian Hobbs; Patty Lombardo; members of the public

Chair Sollman called the meeting to order at 8:30 a.m. with a quorum present.

Motion (Peterson/Gillitzer) to approve the agenda. Carried.

Motion (Nehring/Gillitzer) to approve minutes of 6/7/11 with one change: first condition for Szykulski should read "same square footage" rather than "same footprint." Carried.

Motion (Gillitzer/Schmidt) to reconsider Hiniker decision of 6/7/11. Carried on unanimous voice vote.

The board recessed at 8:49 a.m. for site visits:

- Baker Orchard site visit @ 8:58 a.m.
- Houghton site visit @ 9:22 a.m.
- Nordgaard site visit @ 10:08 a.m.

The board reconvened at 11:14 a.m. to consider the following applications:

- BAKER ORCHARD (John Baker) requests a Special Exception from Article 8D4 of the Polk County Shoreland Protection Zoning Ordinance to operate a business customarily found in recreational areas. Property affected is: 1594 State Hwy 35, pt of NW ¼, NW ¼, Sec 13/T34N/R18W, town of St Croix Falls, pond (class 3).
 - Exhibits read into record
 - Testimony / those sworn in: John Baker
 - Brian Hobbs of the Health Department offered additional comments
 - Findings of fact
 - Conclusions of law
 - **Motion (Gillitzer/Nehring)** to approve with conditions:
 - Applicant to provide documentation of town approval
 - Applicant to contact WI Dept. of Commerce regarding applicable regulations
 - Events at site limited to 120 people
 - Events at site to conclude by 11 p.m.
 - Motion carried on unanimous voice vote.
- TODD & SHERRY HOUGHTON request a variance from Article 11E3 of the Polk County Shoreland Protection Zoning Ordinance to build a garage closer than 63' from centerline of town road. Property affected is: 1387 Kemah Park Dr, Lot 17, Kemah Shores Assessors Plat #1, Pt of Gov't Lot 8, Sec 35/T35N/R17W, town of Milltown.
 - **Motion (Sollman/Peterson)** to table due to absence of anyone appearing to testify on behalf of applicant. Carried on unanimous voice vote.
- DAVID NORDGAARD requests a Special Exception from Article 8D7 of the Polk County Shoreland Protection Zoning Ordinance and Sec VIA3 of the Polk County Comprehensive Land Use Ordinance to

expand existing travel trailer park which will add 23 travel trailer units and six yurt rental sites. Property affected is: 1977A Polk-Barron St, Pt of Gov't Lot 1+2, Sec 25/T35N/R15W, town of Johnstown, Staples Lake (class 3).

- Exhibits read into record
- Testimony / those sworn in: David Nordgaard
- Upon consensus of the board, Chair Sollman set this application aside pending receipt of further information from the applicant.

Sample conditions for tourist rooming houses were discussed and amended by consensus.

Meeting adjourned at 1:14 p.m.

Respectfully Submitted,

Jeff Peterson, Secretary

*THESE MINUTES ARE PENDING APPROVAL AT THE JULY 12, 2011 BOA MEETING