

**POLK COUNTY BOARD OF ADJUSTMENT  
NOTICE OF PUBLIC HEARING AND MEETING  
8:30am, Tuesday, July 12, 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 7/5/2011

Recess at 8:45am to view sites

Reconvene at 11:00am

- KATHRYN & MICHAEL ROZIN requests a Special Exception from Article 8D1(a) of the Polk County Shoreland Protection Zoning Ordinance to operate a Tourist Rooming House. Property affected is: 794 200<sup>th</sup> Ave, Pt of Gov't Lot 10, Sec 26 & Gov't Lot 1, Sec 27, all in T35N/R16W, town of Georgetown, Big Blake Lake (class 1).
  - Findings of Fact
  - Conclusions of Law
  
- JOHN & CAROL DOW request a variance from Article 11F2(c)(1) of the Polk County Shoreland Protection Zoning Ordinance to build an addition which will be off to the side of the dwelling. Property affected is: 652 250<sup>th</sup> Ave, Pt of SW ¼, SE ¼ & SE ¼, SW ¼, exc 444/835, desc V526/854, Sec 25/T36N/R16W, town of Bone Lake, Pickerel Lake (class 3).
  - Findings of Fact
  - Conclusions of Law

Adjourn

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

Date: July 12, 2011

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

Also Present: Lori Bodenner; 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 (Nehring/Schmidt)** to approve the amended agenda. Carried.

**Motion (Gillitzer/Peterson)** to approve minutes of 7/5/11 as written. Carried.

The board recessed at 8:47 a.m. for site visits:

- Rozin site visit @ 9:08 a.m.
- Dow site visit @ 9:38 a.m.

The board reconvened at 11:07 a.m. to consider the following applications:

- 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 (Peterson/Nehring)** to take from the table. Carried on unanimous voice vote.
  - Exhibits read into record.
  - Testimony / those sworn in: Todd Houghton
  - **Motion (Gillitzer/Nehring)** to deny. Carried on unanimous voice vote.
- KATHRYN & MICHAEL ROZIN request a Special Exception from Article 8D1(a) of the Polk County Shoreland Protection Zoning Ordinance to operate a Tourist Rooming House. Property affected is: 794 200<sup>th</sup> Ave, Pt of Gov't Lot 10, Sec 26 & Gov't Lot 1, Sec 27, all in T35N/R16W, town of Georgetown, Big Blake Lake (class 1).
  - Exhibits read into record.
  - Testimony / those sworn in: Kathryn Rozin, James Loeffler
  - Comments heard from Brian Hobbs and Roxann Moltzer.
  - **Motion (Nehring/Peterson)** to grant with conditions:
    - Accessory building must not have sleeping accommodations.
    - No RVs, campers, tents or other means of overnight stay allowed.
    - All parking must be contained on the property.
    - Applicant must obtain all proper licensing.
    - All fires & embers are to be extinguished by 11:00 p.m., with no unattended fires.
    - Applicant must have 24-hour contact number available to the public.
    - Property must remain free from citation and charges for nuisance, disorderly conduct, or any other illegal activity.
    - Quiet hours shall be imposed from 11 p.m. to 7 a.m.
    - Property must remain in compliance with any changes or modification to the Shoreland Protection Zoning Ordinance.

- Applicant and renters must comply with ALL applicable laws and regulations:
    - Department of Natural Resources lake regulations to be included in rental information.
    - Lake association rules to be included in rental information.
    - Owner is responsible to state and local jurisdictions for compliance with firework regulations.
  - All pets must be contained on the property.
  - Property lines must be clearly delineated.
  - All conditions that apply to renters shall be included in rental information.
  - Existing septic system to be inspected, approved, and brought up to code for two-bedroom dwelling.
  - Fire ring near water to be removed.
  - Responsible agency to inspect steps to lake for safety.
  - Total of six, renters and their guests, on property at any time.
  - Motion carried on unanimous voice vote.
- JOHN & CAROL DOW request a variance from Article 11F2(c)(1) of the Polk County Shoreland Protection Zoning Ordinance to build an addition which will be off to the side of the dwelling. Property affected is: 652 250<sup>th</sup> Ave, Pt of SW ¼, SE ¼ & SE ¼, SW ¼, exc 444/835, desc V526/854, Sec 25/T36N/R16W, town of Bone Lake, Pickerel Lake (class 3).
    - Exhibits read into record.
    - Testimony / those sworn in: John Dow
    - **Motion (Gillitzer/Schmidt)** to grant with conditions:
      - Gutters to be installed on all eaves to direct water to rain gardens.
      - Applicant to obtain and implement shoreland restoration plan from Land & Water Resources Dept.
      - Applicant to remove attached shed.
      - Silt fence to be installed during excavation.
    - Motion carried on 4-1 voice vote with Peterson opposed.

**Motion (Gillitzer/Nehring)** to adjourn. Carried. Meeting adjourned at 1:38 p.m.

Respectfully Submitted,

Jeff Peterson, Secretary

\*THESE MINUTES ARE PENDING APPROVAL AT THE AUGUST 9, 2011 BOA MEETING