

**POLK COUNTY BOARD OF ADJUSTMENT  
NOTICE OF PUBLIC HEARING AND MEETING  
8:30am, Tuesday, December 6, 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 11/8/2011

Recess at 8:45am to view sites

Reconvene at 11:00am

Consider the following applications:

- KARRIE REASOR requests a Special Exception to Article 15B1 of the Polk County Shoreland Protection Zoning Ordinance to excavate on slope of 20% or greater. Property affected is: 1742 Leeland Ct, Lot 17+16, exc that Pt of Lot 16 recorded in Vol 197/Pg 315 & exc V198/Pg 318, Plat of Prospect Point, Sec 1/T34N/R17W, town of Balsam Lake, Balsam Lake (class 1).
  - Findings of Fact
  - Conclusions of Law
  
- DEAN KULLHEM requests to expand a garage granted by the Board of Adjustment on 9/22/09, by adding an open porch. Property affected is: Lot 1, Lutefisk Point, Sec 9/T33N/R16W, town of Lincoln, Apple River flowage (class 1).
  - Findings of Fact
  - Conclusions of Law

Adjourn

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

Date: December 6, 2011

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

Also Present: Lori Bodenner; Gary Spanel; 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 agenda. Carried.

**Motion (Nehring/Gillitzer)** to approve minutes of 11/08/11 as written. Carried.

The board recessed at 8:45 a.m. for site visits:

- Reasor site visit @ 9:08 a.m.
- Kullhem site visit @ 9:43 a.m.

The board reconvened at 11:00 a.m. to consider the following applications:

- KARRIE REASOR requests a Special Exception to Article 15B1 of the Polk County Shoreland Protection Zoning Ordinance to excavate on slope of 20% or greater. Property affected is: 1742 Leeland Ct, Lot 16 + 17, exc that Pt of Lot 16 recorded in Vol 197/Pg 315 & exc V198/Pg318, Plat of Prospect Point, Sec 1/T34N/R17W, town of Balsam Lake, Balsam Lake (class 1).
  - Exhibits read into record.
  - Testimony / those sworn in: Dan Kennedy, Dave Reasor
  - Zoning Administrator Gary Spanel appeared before the board to answer questions.
  - **Motion (Gillitzer/Nehring)** to grant with conditions:
    - A detailed shoreland restoration plan for the disturbed area to be approved by Land & Water Department prior to issuance of permit.
    - Work is not to commence until frost is out of the ground next spring.
  - Carried on unanimous voice vote.
- DEAN KULLHEM requests to expand a garage granted by the Board of Adjustment on 9/22/09 by adding an open porch. Property affected is: Lot 1, Lutefisk Point, Sec 9/T33N/R16W, town of Lincoln, Apple River flowage (class 1).
  - Exhibits read into record.
  - Testimony / those sworn in: Dean & Deborah Kullhem
  - Zoning Administrator Gary Spanel appeared before the board to answer questions.
  - **Motion (Peterson/Gillitzer)** to grant.
  - Carried on 3-2 voice vote with Nehring and Schmidt opposed.

**Motion (Nehring/Schmidt)** to adjourn. Carried. Meeting adjourned at 12:43 p.m.

Respectfully Submitted,

Jeff Peterson, Secretary

\*THESE MINUTES ARE PENDING APPROVAL AT THE NEXT BOA MEETING.