

Marquette County Board of Adjustment
February 24, 2022
3pm
Services Center

Members present: In Person: Mary Walters-Chair, Lance Achterberg, Fred Wollenburg-Alternate; Remote: Adam Malsack

Others present: Tom Onofrey, Jean Potter, Ronald Knutson, Craig Daniels, Sean Smith, Lisa Smith, Gary Odekirk, Lawrence Laughlin, William Laughlin, Cheryl Ravenscroft(remote), Suzanne Fichtel(remote), Heath Revels(remote), Laure Pientka(remote)

The Chair called the meeting to order at 3:04 pm. Member introductions made by Chair. The Chair asked for additions or corrections to the previous meeting minutes. None given. Motion by Achterberg to approve minutes, second by Malsack. Motion carried: 3-0. Chair asked if proper public notification had been given for the meeting. Tom Onofrey confirmed it had. Onofrey explained the appeal process.

Chair opened the public hearing on an application by:

1. **Andrew and Teresa Queirolo, W8253 Eagle Dr., Oxford, WI 53952** applied for an after the fact Variance under Section 70.53(A) of the Marquette County Code of Ordinances Chapter 70 – Zoning for the construction of a deck and pool at a reduced setback to the ordinary highwater mark of Sandow Lake, on Lot 1 CSM 3579 being part of NW1/4-SE1/4, Section 8, T16N R8E, Town of Westfield. W8253 Eagle Drive. Onofrey stated the applicants will need an additional variance to this application and asked that this item be tabled to a future date. Achterberg motioned to table application to future date, Malsack 2nd. Motion passed: 3-0.
2. **Cheryl Ravenscroft and Suzanne Fichtel, W3475 Lake Dr., Montello, WI 53949** applied for a Variance under Sections 70.17(B)(3) and 70.52(B)(3) of the Marquette County Code of Ordinances Chapter 70 – Zoning for the expansion of a garage at a reduced setback to the centerline of a town road, on Block 10 Lot 2 of Wisconia Subdivision NW1/4 NE1/4, Section 8, T15N R10E, Town of Montello. W3475 Lake Drive. Chair reviewed materials. Board viewed video of property. Chair asked applicants if they had anything additional to add. Applicants stated no. Chair opened the public hearing to those in attendance. No one spoke either in favor or against. Chair closed the public hearing and the Board deliberated. Achterberg spoke in favor stating storage on a small lake lot with location currently blacktopped is not unreasonable. Malsack spoke in favor noting the unique layout and size of the property and request will not add to the imperious surface area already on the lot. Chair spoke in favor indicating the request has minimal impact on the low traveled road and conforms to neighboring properties. Application approved: 3-0.
3. **Gohl Post Station Inc, 1354 N Bird St., Sun Prairie, WI 53590 – Owner and METCO/Heath Revels, 102 Enterprise Dr., Hillsboro, WI 54634 – Agent**, applied for a Variance under Section 70.22(D) of the Marquette County Code of Ordinances Chapter 70 – Zoning for the expansion of a gas pump canopy at a reduced setback to a lot line, on part of SW1/4-SE1/4 and SE1/4-SE1/4 including part of CSM 895 less Lot 1 CSM 2950 and less CSM 3071, Section 7, T14N R9E, Town of Moundville. N1777 County Road CX. Chair reviewed materials. Board viewed video of property. Chair asked applicants if they had anything additional to add. Applicants stated no. Chair opened the public hearing to those in attendance. No one spoke either in favor or against. Chair closed the public hearing and the Board deliberated. Malsack spoke in favor stating an unnecessary hardship is present due to prior division of property and the need for additional gas pumps will not limit the space around the current buildings and pumps. Achterberg spoke in favor stating original construction was as one lot and there have been no problems with the division of lots and that this is justified as there is no other place to expand pumps. Chair spoke

in favor stating that there are not health or safety impacts to expansion and township approved the proposal. Application approved: 3-0.

4. **Steven and Jessica Smith, W3189 Fern Ave., Montello, WI 53949 – Owners, Grothman & Associates, S.C., PO Box 373, Portage, WI 53901 – Agent and Sean Smith, PO Box 658, Montello, WI 53949 – Applicant**, applied for a Special Exception under Section 70.20(E)(7) of the Marquette County Code of Ordinances Chapter 70 – Zoning for the construction of a duplex, on part of NE1/4-NW1/4 & NW1/4-NW1/4, Section 9, T15N R10E, Town of Montello. W3195 Locust Lane. Chair reviewed materials. Board viewed video of property. Chair asked applicants if they had anything additional to add. Applicants Steven and Jessica Smith and Craig Daniels explained scope of project. Chair opened the public hearing to those in attendance. Ron Knutson spoke in support but expressed concerns for increased traffic. No one spoke against. Chair closed the public hearing and the Board deliberated. Chair spoke in favor stating the lot is zoned residential and is large enough for multi-family unit; compatible with other properties and housing needs are great in area. Achterberg spoke in favor stating the construction would be residential in a residential neighborhood and would not overburden the existing infrastructure. Malsack spoke in favor stating the use is allowed in residential zoning district and is beneficial to have more residential housing options. Application approved: 3-0.
5. **Lawrence Laughlin, 709 Park St., Manteno, IL 60950 – Owner**, applied for an extension of a Special Exception permit that he received in 2020 under Section 70.18(F) of the Marquette County Code of Ordinances Chapter 70 – Zoning for the temporary use of his property by Intercon Construction for a staging area for equipment and materials to service gas distribution lines, on Lot 1 CSM 1733 being part of SE1/4-SW1/4, Section 31, T16N R9E, Town of Harris. N4940 County Road M. Chair reviewed materials. Board viewed video of property. Chair asked applicant if he had anything additional to add. Applicant outlined how staging area was used and estimated how long the company will be working in the area. Chair opened the public hearing to those in attendance. No one spoke either in favor or against. Chair closed the public hearing and the Board deliberated. Achterberg spoke in favor stating the location has not been over utilized and county road supports the traffic load. Malsack spoke in favor stating the original reasons still apply from first application and with continued work needed in the community the application extension is reasonable. Chair spoke in favor stating the application extension is warranted as the use of the property is the same as the original application with no health or safety issues with site. Chair additionally stated that the extension would expire on June 30, 2024. Application approved: 3-0.
6. **Laure Pientka Living Trust, W1956 White Lake Ct., Montello, WI 53949 – Owner**, has applied for a Variance under Section 70.20(C) of the Marquette County Code of Ordinances Chapter 70 – Zoning for the placement of a shed at a reduced setback to a lot line, on part of government lot 4, Section 1, T15N R10E, Town of Montello. W1956 White Lake Ct. Chair reviewed materials. Board viewed video of property. Chair asked applicant if she had anything additional to add. Applicant detailed how site selection for shed was undertaken for the property. Chair opened the public hearing to those in attendance. No one spoke either in favor or against. Chair closed the public hearing and the Board deliberated. Malsack spoke in favor stating the applicant provided many reasons why variance was needed and that this is reasonable to request since the unique features of the property cause the hardship. Achterberg spoke in favor stating adjacent property is also owned by applicant and the small shed size is not unreasonable. Chair spoke in favor stating this is a reasonable request as existing structures and utilities cause hardships and the shed is movable and not encroaching on lake or lake setbacks. Application approved: 3-0.

Status Report given by Onofrey for Joseph and Amanda Steuck, W5616 Co Rd D, Montello, WI 53949-Owners and Mike Kartechner DBA Kartechner Brothers, N11829 Co Rd I, Waupun, WI 53963-Agent, an application for a Special Exception under Section 70.27(F)(3) of the Marquette County Code of Ordinances Chapter 70-Zoning for the operation of a non-metallic mineral extraction operation (gravel and sand quarry) on the south 4.3 acres of the E 1/2 & all of W 1/2 of the NE1/4-NW1/4, the SE1/4-NW1/4, the south 8 acres of the NW1/4-NE1/4, part

of the SW corner of the NE1/4-NE1/4, the SW1/4-NE1/4 and part of the SE1/4-NE1/4 (tax parcel numbers:022018790000;022018740000;022018720000;022018820000;022018750000;022018770000) Section 28, T15N R9E, Town of Packwaukee. Onofrey updated members indicating dates of past working meetings with applicants to fill in the gaps and get questions answered from original application and reclamation plan submitted. Onofrey outlined upcoming meetings dates and deadlines to receive reports from experts and finalize potential conditions to attach to application. Onofrey tentatively proposed April 25, 2022, 3pm for a hearing on this application only.

Chair asked for other business. Next meeting is April 28, 2022, at 3pm for normally scheduled applications.

Chair adjourned the meeting at 4:15 pm.