

Marquette County Board of Adjustment  
April 29, 2021  
3pm  
Services Center

Members present: Mary Walters-Chair, Lance Achterberg, Michael Johnson

The Chair called the meeting to order at 3pm. 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 Johnson. Motion carried: 3-0. Chair asked if proper public notification had been given for the meeting. Onofrey confirmed it had. Onofrey explained the appeal process.

Chair opened the public hearing on an application by Thomas Huemann Trust, 2103 W Church St, Johnsburg, IL 60051 is applying for a Special Exception under Section 70.50(L) of the Marquette County Code of Ordinances Chapter 70-Zoning to allow for an accessory building on a vacant lot across from the lot with their cottage. Legal description: Part of Gov't Lot 2, NW1/4-NE1/4, Section 11, T16N R10E, Town of Shields. Chair reviewed materials and Board viewed video of property. Discussion followed on location of new garage. Chair opened the public hearing to those in attendance. Jenna Powell and Mark Ditzig stated they are in favor. No one spoke against the application. Chair closed the public hearing and the Board deliberated. Johnson stated he is in favor because a garage is a reasonable request and the size is compatible with the area. Achterberg stated he is in favor because the cottage lot has no room for a garage and the use is common in the area. Walters stated she is in favor because a garage is a reasonable request and it is compatible with the area. Application approved: 3-0.

Chair opened the public hearing on an application by Mark and Pamela Ditzig – Owners/DBA-Ox Creek Campground, W5303 Co Rd C, Montello, WI 53949 are applying for Variances and Special Exceptions under Sections 70.18(F), 70.32(B)(7), 70.53(A), 70.62(D)(5) and 70.66(G) of the Marquette County Code of Ordinances Chapter 70-Zoning for the expansion of an existing campground with 5 additional RV Sites, 4 tent sites and 1 group site (20 campers) at a setback of less than 100 feet to lotlines and the construction of 3 decks at a reduced setbacks to the ordinary highwater mark/wetland boundary. The legal description is Lot 1 CSM 2876 being part of SW-SW section 15, part of SE-SE section 16 and part of Gov't lot 5 lying west of Ox Creek section 22. SW1/4-SW1/4, Section 15, T15N R09E, SE1/4-SE1/4, Section 16, T15N R09E, NW1/4-NW1/4, Section 22, T15N R09E, Town of Packwaukee. Chair reviewed materials and viewed a video of the property. Chair asked about the setback from the lot line for the group site. Discussion followed. Chair asked for comments from those in attendance. Jenna Powell stated she is in favor. No one present stated opposition. Chair closed the public hearing and the Board deliberated. Chair stated she is in favor of the Special Exception because the property has a long history as a mobile home park and then a campground. Motion by the Chair that vegetative screening be installed along the lot line to create a barrier, which meets the requirements of the zoning ordinance and that no structures are permitted as part of the tent sites, second by Johnson motion carried 3-0. Achterberg stated he is in favor of the Special Exception because of the property history and that the property has unique features limiting the amount of area for campsites. Johnson stated he is in favor of the Special Exception because of the property history and the request is reasonable. Special Exception approved: 3-0. Motion by the Chair to require that the group site be a minimum of 30 feet to the lotline, second by Achterberg. Motion carried: 3-0. Chair stated she is in favor of the application because it is not unusual to want a deck on a camper and the setback to the lake would be greater than 75 feet. Achterberg stated he is in favor because the amount of wetlands make the property unique and a 30 foot setback for the group campsite gives protection to the neighbor. Johnson stated he is in favor because the setback to the lake is greater than 75 feet. Variance approved: 3-0.

Timothy Powell, N5711 11<sup>th</sup> Rd., Montello, WI 53949 is applying for a Variance under Section 70.15(M) of the Marquette County Code of Ordinances Chapter 70-Zoning to place a new home at a reduced setback to a wetland boundary. The home is to replace an existing home. The legal description is a parcel in SW Cor. Of SW-SE,

Section 12, T16N R09E, Town of Harris. Chair reviewed materials and the Board viewed a video of the property. Existing home condition discussed. Chair asked for comments from those in attendance. Mark and Pamela Ditzig spoke in favor. No one opposed. Chair closed the public hearing and the Board deliberated. Achterberg stated he is in favor because the property is unique with the amount of wetland and proposed site is only buildable area. Johnson stated he is in favor because it is a unique property and maintaining same use is a reasonable expectation. Chair stated she is in favor because it would be unnecessarily burdensome to not allow the same use and that the property is unique with the amount of wetlands. Application approved:3-0.

Chair asked for other business. Onofrey stated the next meeting will be May 27<sup>th</sup> at 3pm.

Chair adjourned the meeting at 3:40pm.