

Marquette County Board of Adjustment  
August 31, 2023  
3:00pm  
County Board Room-Services Center

Members present: Mary Walters-Chair, Mike Johnson, Fred Wollenburg-virtual

Others present: In person: Tom Onofrey, others on file. Virtual attendees on file.

The Chair called the meeting to order. Motion by Johnson to approve the minutes, second by Walters. Minutes approved 2-0, Wollenburg-abstain. Member introductions made by Chair. Chair explained meeting procedure. Onofrey explained appealing a Board of Adjustment decision.

**Stanley & Betty Parafiniuk, Owners, W2858 Duck Creek Ave, Neshkoro, WI 54960, Vertical Bridge/Brad Witmer, Agent, 855 Community Dr., Sauk City, WI 53583**, are applying for a Special Exception under Sections 70.15(U), 70.26(D)(12) and 70.73(A)(1) of the Marquette County Code of Ordinances Chapter 70-Zoning for the construction of a new mobile service support structure (cell tower). Legal description is Part of SE1/4-NE1/4, Section 28, T17N R10E, Town of Crystal Lake. Property Address: None. Chair reviewed materials. Board viewed video. Chair asked the applicant for any additional information. None given. Chair asked for comments in favor from those in attendance. None given. Chair asked for comments in opposition. None given. Chair closed the public hearing and the Board deliberated. Motion by Johnson to attach the 5 conditions from the Cityscape report in addition to including the additional landscape/screening requirements from page 4 of the Cityscape report, second by Wollenburg. Motion carried. Johnson stated he is in favor of the request based on the report from Cityscape and with the conditions. Wollenburg stated he is in favor of the request based on the Cityscape report. Chair stated she is in favor of the request based on the Cityscape report and that reliable cell service is needed, there are no environmental concerns and no safety issues. Application approved: 3-0.

**Steve & Sharon Manlick, Owners, W253N5004 McKerrow Dr., Pewaukee, WI 53072**, are applying for a Variance under Section 70.20(C) of the Marquette County Code of Ordinances Chapter 70-Zoning for the construction of a garage and garage sunroom at a reduced setback to a lot line. Legal description is Lot 136 of Silver Springs Plat, Section 3 T17N R11E, Town of Neshkoro. Property Address: N9213 Otter Lane. Chair reviewed materials. Board viewed video. Chair asked the applicant if they had any additional information. None given. Chair closed the public hearing and asked for comments in favor of the request. None given. Chair asked for comments from those opposed. Ray Braun spoke as a member of the Silver Springs architectural committee and stated that they feel the applicant has options and that the variance would set a precedence. No additional comments. Applicant responded to opposition. Chair closed the public hearing and the Board deliberated. Wollenburg stated he is opposed to the application because the applicant has room to meet the setback. Johnson stated he is in favor of the application because the shape of the lot makes it more difficult to comply with the setback and that for the most part the overhang was the only thing encroaching on the lot line. Chair stated she is in favor of the application because the home is intended to be full time and that the request is reasonable. Application approved: 2-1, Wollenburg voting nay.

**Carlos Molina & Susan Leider, Owners, 2101 N Avers Ave., Chicago, IL 60647**, are applying for a Variance under Section 70.15(E) of the Marquette County Code of Ordinances Chapter 70-Zoning for the placement of a single wide manufactured home that does not meet the minimum width requirement of 20 feet. Legal description is Lot 88 of Marquette Meadows 1<sup>st</sup> Addition, Section 29, T15N R09E, Town of Packwaukee. Property Address: W6009 8<sup>th</sup> Lane. Chair reviewed materials. Board viewed video. Chair asked the applicant if they had any additional information none given. Chair asked for comments in favor of the application. Linda Morgan-neighbor, spoke in favor. Chair asked for comments from anyone opposed. None given. Chair closed the public hearing and

the Board deliberated. Chair stated that she is in favor of the application because it is not detrimental to the area and will be a new home. Wollenburg stated he is in favor because they could have applied for a Special Exception had they not removed the tornado damaged home. Johnson stated he was in favor because the previous home was damaged and could have been replaced under a Special Exception. Application approved: 3-0.

**Alex & Ann Zabel, Owners, N5751 Dixon Rd., Brandon, WI 53919, Jeff Pinno, Agent, N5877 Palmer Rd., Rosendale, WI 54974,** are applying for a Variance under Sections 70.20(C) and 70.51(B) of the Marquette County Code of Ordinances Chapter 70-Zoning for the construction of a patio at a reduced setback to a lot line. Legal description is Lot 32 of Unrecorded Plat Tuttle Lake SE, Part of Gov't lot 2, Section 23 T17N R10E, Town of Crystal Lake. Property Address: N7947 Tuttle Lake Road. Chair reviewed materials. Board viewed video. Board asked questions of the applicant concerning location of door and need for patio. Discussion followed. Chair asked for comments in favor of the request. None given. Chair asked for comments from those opposed. Dan Ackmann- neighbor, stated he is opposed. Chair closed the public hearing and the Board deliberated. Johnson stated he is opposed because the applicant created his own hardship by the location of the door. Wollenburg stated he is opposed because the applicant has other options for entering home and that a 3 feet setback is unreasonable. Chair stated she is opposed because the hardship is self-imposed and the applicant has other options. Application denied: 3-0.

Chair asked for other business. Onofrey stated that the Chair requested the next meeting be moved to September 26<sup>th</sup> at 3pm. Board members present agreed with change.

Chair adjourned the meeting at 4:35pm.