

**Lincoln County Board of Adjustment
Minutes of Thursday, June 28, 2012 at 9:00a.m.
Lincoln County Service Center, Meeting room #156**

1. Open meeting and Call to Order – Meeting was called to order at 9:00 a.m. in the Zoning Office. Members present: Lamer, Hornischer, Steffenhagen, Adams, Brixius, Alternates Prain & Rausch. Also present were Diane Hanson; Land Services Administrator, Dan Bowers; Zoning Specialist and June Winters; Program Assistant.
2. Tour the site for the Public Hearing to be held at 10:00 a.m. – The Board, Hanson & Bowers left to tour the site.

Item 3 on the agenda “Reorganization of Board” was moved to after the public hearing.

Members present for the public hearing: Lamer, Hornischer, Steffenhagen, Brixius, Adams, Alternates Prain & Rausch. Visitors: Diane Hanson; Land Services Administrator, Dan Bowers; Zoning Specialist, June Winters; Program Assistant and Diane Stojanovich.

4. Approve minutes from the February 15, 2012 meeting - Motion by Steffenhagen, seconded by Adams to approve the minutes from February 15, 2012 meeting. Motion carried all ayes.
5. Public Hearing – The public hearing was opened for the request listed below.

Variance

1. A request for variance Diane Stojanovich from section 21.07 (1) of Lincoln County Ordinances to allow for an addition onto an existing non-conforming structure starting at 43 feet to the water. The property is located in Section 21, T33N, R07E, in the Town of Birch and has an address of W3754 Copper Lake Ave

Diane Stojanovich was present and was sworn in. She explained her request for the Board. She wishes to enhance her property and be the least invasive on the property in the process. She wishes to do an addition to the cottage on an existing slab and would like to enclose a deck. The septic location restricts the area that she has to work with. Several large trees were lost to the septic installation and storms, and she doesn't wish to take down any more trees. Lamer asked when she purchased the property and Stojanovich said that it was July of 2010. Lamer asked if she put in the septic and Stojanovich said it was a condition of the sale. Lamer asked if this was to be a year round home and Stojanovich said she would just be using it as a seasonal dwelling.

Hornischer asked about the location of the septic and Stojanovich explained that was done before she purchased the property so she didn't really have input for the location. Brixius had questions about moving the septic tank and Stojanovich said that she has not looked into that option but believed that it was where it needed to be located. Hornischer questioned the option of going up with the addition and Stojanovich said it would cost almost triple what she paid for the property and as far as going a different direction with the addition that would require taking out more trees and she definitely wants to avoid that.

Brixius discussed the option of moving the septic tank to a different location and putting the addition where the tank was. Brixius said she didn't feel that Stojanovich had explored all of her options. Adams asked about the existing walkout basement & the layout of the cabin and Stojanovich

explained the layout. Adams asked if it was just a crawl space or a full basement. Stojanovich said it was a full basement.

Chairman Lamer read into the record a letter received from Thomas Blake, Wisconsin DNR, agreeing with denial of the request based on lack of qualified hardship.

Dan Bowers, Zoning Specialist was present and sworn in. He reviewed the staff report, important points and legal alternatives/options. Brixius asked about the addition to the rear of the home. He said that would be an option albeit an expensive one. He said that impervious surface limit is not in question. He reviewed staff recommendation of denial but indicated possible conditions that may be placed on the approval if the Board decided to grant the request.

Chairman Lamer closed the public hearing for the Stojanovich request. The Board reviewed and completed the Findings of Fact, Conclusions of Law, and Order and Determination.

Motion by Hornischer, seconded by Adams to DENY the variance request. Motion carried all ayes.

3. Board re-organization & election of officers - Hanson shared with the Board that Brixius & Adams had been reappointed to the Board of Adjustment at the June 26, 2012 County Board meeting.

Nominations for Chairman were called. Adams nominated Lamer for Chairman, seconded by Steffenhagen. There were no other nominations. Motion by Steffenhagen, seconded by Hornischer to close the nominations and cast a unanimous ballot for Lamer. Motion carried all ayes. Lamer remains the Board Chairman.

Lamer called for nominations for Vice Chairman. Steffenhagen nominated Hornischer, seconded by Brixius. There were no other nominations. Motion by Adams, seconded by Steffenhagen to close nominations and cast a unanimous ballot for Hornischer. Motion carried all ayes. Hornischer remains the Board Vice-Chairman.

Lamer called for nominations for Secretary. Adams nominated Brixius, seconded by Hornischer. There were no other nominations. Motion by Adams, seconded by Steffenhagen to close nominations and cast a unanimous ballot for Brixius for Secretary. Motion carried all ayes. Brixius remains the Board Secretary.

6. Adjourn – Motion by Adams, seconded by Steffenhagen to adjourn at 10:32 a.m. Motion carried all ayes.