

SAUK COUNTY BOARD OF ADJUSTMENT

July 28, 2011 Session of the Board

8:00 a.m. Reorganization Meeting

PRESENT: Linda White
David Allen
Henry Netzinger
David Wernecke, Alternate
Ron Lestikow, Alternate
Dan Kettner

ABSENT: Robert Roloff

STAFF PRESENT: Dave Lorenz
Gina Templin
Brentt Michalek

OTHERS PRESENT: Marty Krueger, Alene Kleczek-Bolin

Vice Chair White called the session of the Sauk County Board of Adjustment (BOA) to order at approximately 8:10 A.M. The staff certified that the legally required notices had been provided for the scheduled public hearing. Krueger explained the agenda and the business to take place at the meeting.

Vice Chair White opened nominations for Chair. Motion by Lestikow, seconded by Netzinger to elect White as Chair. Motion by Netzinger, seconded by Allen to close nominations and cast a unanimous ballot for Linda White as Chair. Motion carried.

Motion by White to nominate Netzinger for Vice Chair. Nomination declined. Motion by Netzinger to nominate Allen for Vice Chair. Nomination declined. Motion by White to nominate Kettner as Vice Chair. Nomination accepted. Motion by Netzinger, seconded by Wernecke to close nominations and cast unanimous ballot for Kettner as Vice Chair. Motion carried.

Motion by Wernecke, seconded by Allen to nominate Robert Roloff as Secretary. Motion by Netzinger, seconded by Allen to close motions and cast unanimous ballot for Robert Roloff as Secretary. Motion carried.

Kleczek-Bolin appeared and along with a power point presentation provided the Board an overview and training on open meetings law, job of the Board of Adjustment, ethical considerations, and the legal requirements of how decisions by the Board should be made.

White asked for confirmation that an agenda can be revised with existing content, but no new items can be added to the agenda once a meeting is taking place. Confirmation provided.

Kettner asked for clarification on the voting requirements. Kleczek-Bolin explained the majority rule of the Board, however on variance cases, at least 3 members, even if there are only 3 members present, have to vote in favor of the variance fails. A Variance requires the majority of the Board, not the majority of those present.

White asked for further clarification between a Special Exception and a Variance. Kleczek-Bolin explained.

Netzinger spoke of legal-nonconforming structures. Kleczek-Bolin explained that the intent of the ordinance is to prevent legal-nonconforming structure to be rebuilt and to approve a variance for one if it does not meet all the criteria goes against the purpose and intent of the ordinance.

Michalek appeared and reviewed the application process, noticing requirements and deadlines, as well as the standards that must be met in order to approve a variance request, a special exception request and an administrative appeal to the Board, as well as the appeal option to the Circuit Courts.

Wernecke asked about the Board's ability to require more information when an applicant has not provided enough for them to make a decision on, or what is required by the ordinance when an application has been made. Michalek explained they have the right to postpone the hearing until more specific information is provided per the Board's request.

Wernecke asked for example of hardship and what does not constitute a hardship. Michalek explained.

Motion by Netzinger, seconded by Allen to adjourn. Motion carried.

Meeting adjourned at 9:45 a.m.

Respectfully submitted,

Linda White for Robert Roloff