

SAUK COUNTY BOARD OF ADJUSTMENT
October 24, 2013 Session of the Board

PRESENT: Dan Kettner, Acting Chair
David Allen
Nicholas Ladas
Henry Netzinger

ABSENT: Linda White, Chair

STAFF PRESENT: Dave Lorenz
Gina Templin

OTHERS PRESENT: See Registration slips

Acting Chair Kettner called the session of the Sauk County Board of Adjustment (BOA) to order at approximately 9:00 A.M. The Acting Chair introduced the members of the Board and explained the procedures and the order of business for the day. The staff certified that the legally required notices had been provided for the scheduled public hearing. The certification of notice was accepted on a motion by Netzinger, seconded by Allen. **Motion carried, 4-0.**

The Board adopted the agenda for the October 24, 2013 session of the Board on a motion by Allen, seconded by Netzinger. **Motion carried, 4-0.**

Motion by Ladas, seconded by Netzinger, to adopt the minutes from the September 2013 Board meeting. **Motion carried 4-0.**

COMMUNICATIONS:

Kettner had the Board review the proposed dates for the meetings to be held in 2014. Motion by Netzinger, seconded by Ladas, to accepted the proposed meeting dates for 2014. **Motion carried 4-0.**

APPEALS:

A. Edward Mathews (SP-18-13), requesting a special exception permit to authorize the location and operation of a proposed used car and implement sales business located in Commercial District in the Town of LaValle.

Dave Lorenz, Environmental Zoning Technician, appeared, reviewing the staff report, provided a brief history and background of the property and description of the request, as well as reviewing photos and a video of the site. He then recommended conditions to be placed on the appeal if the request were approved.

Edward Mathews, applicant, appearing in favor of the request, stated that is requesting a used car dealership, but as not as much an implement dealer, however, he would be willing to look at a

piece of implement as trade for a vehicle. He also spoke of his background in the auto retailer business.

Kettner verified that he will be renting the facility and Mr. Benesh is the one who built the buildings. Mathews stated that Mr. Benesh does own the building, however it was built by Mr. Knudson.

Netzinger asked if any other businesses are being operated out of the existing business. Mathews stated Benesh is operating an automotive repair business.

Netzinger stated he would like to see something that requires vehicles to be kept out of the setback area. Kettner stated they have the option to put into the conditions that vehicles are only allowed on the paved area.

Ladas stated he viewed the property in person and stated that it is in very good condition and kept up.

Kettner asked the applicant if he would be ok with the condition not to allow vehicles off of the paved area of the lot.

Bev Vaillancourt, Town of LaValle Chair, appearing in favor of the request, stated that both the Plan Commission and Town Board reviewed and approved the request and there were no concerns expressed at either meeting. She asked about the 5 year clause and if he is allowed to sell a small camper or recreational vehicle of some sort or other items.

Netzinger stated he would not have a problem with recreational vehicles for sale.

Lorenz, reappearing, spoke of the ordinance being applied here and stated that recreational vehicles would be covered under that section.

Ladas asked about the 5 year limit. Lorenz explained.

Seeing as no one else wished to appear, Acting Chair Kettner closed the public portion of the meeting at approximately 9:25 a.m.

Ladas stated he was at the Town Board meetings, the property is in good shape and feels that it should be limited to 5 years with the ability to renew at that time.

Netzinger stated he doesn't believe mobile homes should be allowed on the property and limit it to automobiles, farm implement, and other recreational equipment.

Kettner reopened the public hearing.

Mathews stated he is not interested in selling mobile homes or trailers. He stated that in the past people have brought campers and other equipment to the lot to be sold on consignment.

Netzinger stated he would consider that as a recreational vehicle.

Lorenz reappearing, provided the definition of a mobile home in Chapter 7.

Kettner asked if mobile homes are authorized to be sold under this request. Lorenz stated it is and the board could modify it if they so chose.

The Board discussed the restriction of mobile homes being sold on the lot with this special exception permit.

Allen stated he feels the 5 year with the ability to renew is adequate.

Motion by Netzinger, seconded by Ladas, to approve the special exception permit to authorize the location and operation of a proposed used car and implement sales business, with the exception of mobile home sales, only parking of vehicles/equipment/items for sale on the paved area only, as well as the conditions recommended by Conservation, Planning & Zoning. **Motion carried 4-0.**

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

Meeting adjourned at 9:32 a.m.

Respectfully submitted,

Henry Netzinger, Secretary