

SAUK COUNTY BOARD OF ADJUSTMENT

SAUK COUNTY WEST SQUARE BUILDING

505 BRADWAY

BARABOO, WI 53913

Telephone: (608) 355-3285

April 27, 2012

DECISION

SAUK COUNTY BOARD OF ADJUSTMENT

Appeal Application No. SP-08-12

CERTIFIED MAIL

RETURN RECEIPT REQUESTED

Kenneth & Sue Ellen Keegstra

E4528 W. Redstone Dr.

La Valle, WI. 53941

Dear Mr. & Ms. Keegstra:

On April 26, 2012, the Sauk County Board of Adjustment considered your application for a special exception permit, pursuant to Sauk Co. Code § 8.08(3)(a)1. Based upon the applicable records, evidence and testimony presented at the hearing, the Board of Adjustment makes the following:

FINDINGS OF FACT

Kenneth & Sue Ellen Keegstra, hereinafter referred to as "Applicant", applied for a special exception permit pursuant to Sauk Co. Code § 8.08(3)(a)1, to authorize filling and grading on slopes of more than twenty percent within 300 feet of Lake Redstone. The property is located in section 24 of the Town of La Valle and subject to Chapter 8, the Sauk County Shoreland Protection Ordinance.

Section 8.08(3)(a)1 of the Sauk County Shoreland Protection Ordinance provides that a special exception permit is required for any filling or grading on slopes of more than twenty percent of any area which is within 300 feet landward of the ordinary high water mark of a navigable water.

CONCLUSIONS OF LAW

The Sauk County Board of Adjustment may not grant a special exception permit for filling and grading unless all of the conditions listed in Sauk Co. Code § 8.08(3), 8.14(3)(b) and 8.14(3)(c) are met. As part of its review, the Board must determine whether the location of the filling and grading will significantly injure the public health, safety or welfare. The applicant has the burden of showing that the permit meets the standards designated in Sauk Co. Code § 8.08(3), 8.14(3)(b) and 8.14(3)(c). Edward Kraemer & Sons, Inc. v. Sauk County Board of Adjustment, 183 Wis. 2d 1, 515 N.W.2d 256, 262 (1994).

Upon reviewing the evidence and testimony, the Board determined the proposed project is consistent with the purpose and intent of the Ordinance. The board made this decision based on testimony and information provided at the hearing, and the following:

The Sauk County Board of Adjustment determined that this project was consistent with other construction sites that had been completed in the Lake Redstone area which have not created problems for the lake or adjoining property owners.

DECISION

Based upon the evidence, testimony, exhibits and legal authority, the Sauk County Board of Adjustment, by a vote of four to one, approves your request, subject to conditions, for a special exception permit for filling and grading during the construction of a new residence.

In issuing the special exception permit, the Board set forth the following conditions the Applicant shall comply with:

- A. All work on and use of the premises shall proceed with the plans and supplemental evidence presented at the hearing. It is the responsibility of the applicant to secure all required Town, State, Federal and County permits within one year of the hearing date. County permits required for this approval include land use permits for the construction of the residence and filling and grading.
- B. No work shall be commenced prior to receiving the Board of Adjustment decision letter.
- C. Erosion control shall be installed and maintained as needed until the site is stabilized/revegetated per the plans submitted at the time of application.
- D. This project shall not increase stormwater runoff onto neighboring properties.
- E. Sauk County Conservation, Planning and Zoning shall be granted permission to view the site to ensure compliance with these conditions and other relevant provisions of Sauk County Ordinances. The power to ensure compliance with these conditions is given to Sauk County Conservation, Planning and Zoning. If the department finds that any of these conditions have been violated, they are hereby authorized to take corrective action, either through suspension of the permit, citations or by any means of enforcement that is within their power.
- F. Failure by the Applicant to follow all of the conditions set forth by the Sauk County Board of Adjustment is grounds for suspension or revocation of the special exception permit and possible enforcement action. In order to have the special exception permit reinstated after suspension, the applicant must comply with all conditions established by the Board of Adjustment, as determined by the Sauk County Conservation, Planning & Zoning Director, or appear in front of the Board of Adjustment. In order to have the special exception permit reinstated after revocation the applicant must appear in front of

the Board of Adjustment for a new hearing and comply with all requirements as outlined in this letter.

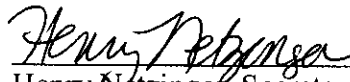
APPEAL RIGHTS

A complete record of the hearing and the decision of the Board is available for inspection at the Sauk County West Square Building. Please note that advance arrangements may be necessary to inspect such records. This decision will become final unless a written appeal is filed with the Sauk County Circuit Court within 30 days of the decision being filed in the Sauk County Planning and Zoning Office. Copies of the record may be secured upon written request and upon payment of the transcription fees.

Very truly yours,

SAUK COUNTY BOARD OF ADJUSTMENT


Linda White, Chair


Henry Netzinger, Secretary

Filed on this date: May 2, 2012

COPY TO:

Ms. Linda White, S3175 White Road, Reedsburg, WI. 53959
Mr. Henry Netzinger E11085 Sauk Prairie Road, Prairie du Sac, WI. 53578
Mr. David Allen, S3951 Grote Hill Road, Reedsburg, WI. 53959
Mr. Daniel Kettner, E4717 Rolling Ridge Road, Spring Green, WI. 53588
Mr. Nicholas Ladas, S500 Warbler Court, La Valle, WI. 53941
Mr. Ron Lestikow, S6463 Devils Delight Road, Merrimac, WI. 53561
Mr. David Wernecke E13119 State Road 33, Baraboo, WI. 53913
Sauk County Planning and Zoning Office
Town Clerk
District Supervisor