

BOARD OF ADJUSTMENT STAFF REPORT
SP-22-11

James & Nancy Hinz
Public Hearing Scheduled for: 09/29/11

1. Request

A request for a special exception permit to authorize the location of a single wide mobile home in a residential subdivision.

2. History

Location/Zoning	Permits Issued	Previous Appeals	Citations
Property is located in the Single Family Residential District, on real estate described as: S4647A Raven Acres Dr., SE ½ lot 4 and lot 5 of the Plat of Raven Acres, part of the SE ¼, NE ¼, section 32, T12N, R6E, Town of Baraboo.	<u>Permits:</u> A land use permit was issued in 1986 for a detached garage and in 2010 for an addition to a shed.	None found.	None found

3. Finding of Fact:

Section 7.03(2)(g) of the Sauk County Shoreland Zoning Ordinance permits single mobile homes and mobile home subdivisions when the location of each shall have been approved in writing by the Sauk County Board of Adjustment after a public hearing.

This subdivision was platted in 1970 and currently has other single wide mobile homes being used as residences.

Surrounding Properties		Floodplain/Wetland	Other:
North	A residential subdivision and agricultural properties.	Floodplain map, panel 5511C0381 E, effective date 12-15-09. This proposed location is not located within the floodplain. There are mapped wetlands indicated near the Baraboo River and a creek to the west.	
South	The Baraboo River.		
East	A residential subdivision.		
West	A creek flowing to the Baraboo River.		

4. Plan Commission/Town Recommendation

The Town of Baraboo is aware that this appeal has been requested from the board of Adjustment.

5. Planning and Zoning Recommendation

Planning and zoning recommends that the following conditions be considered by the Board should the Board grant the special exception permit.

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 prior to commencing any building or change of use.

B. Sauk County 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 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.

C. 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 variance and possible enforcement action. In order to have the variance reinstated after suspension, the applicant must comply with all conditions established by the Board of Adjustment, as determined by the Sauk County Planning & Zoning Director, or appear in front of the Board of Adjustment. In order to have the special variance 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.

Report submitted by David D. Lorenz