

**BOARD OF ADJUSTMENT REVISED STAFF REPORT  
SP-13-11**

**Ken & Susie Kidd**

Public Hearing Scheduled for: 06/23/11

1. Request

A request for a special exception permit to authorize filling and grading on slopes in excess of 20% within 300 feet of Lake Redstone. The building location of the proposed residence is located on an area of steep slopes.

2. History

Location/Zoning	Permits Issued	Previous Appeals	Citations
Property is located in the Single Family and Shoreland Protection zoning district, on real estate described as: lot 33 of the Bluebird addition to Lake Redstone, part of the NE ¼, SE ¼, section 23, T13N, R3E, Town of La Valle.	<u>Permits:</u> In 2010 permits were issued for filling, grading and retaining walls (10-479) and for the residence with a holding tank (10-481).	October 21, 2010 a special exception permit was granted for filling and grading during the creation of a walking path to the shore.	None found

3. Finding of Fact:

When reviewing a special exception proposal for filling and grading in the Shoreland Protection District, the Board of Adjustment looks at several criteria, including the conditions in section 8.08(3) and the provisions specified in sections 8.14(3)(b) and 8.14(3)(c).

Section 8.08(3)(a) of the Sauk County Shoreland Protection Ordinance provides that a special exception permit is required for any filling and grading which is within 300 feet landward of the ordinary high water mark of navigable water and which has surface drainage toward the water and on which there is any of the topographic conditions listed below:

1. Any filling or grading on slopes of more than twenty percent.
2. Filling or grading of more than 2000 square feet on slopes of twelve to twenty percent.
3. Filling or grading of more than 4000 square feet on slopes of less than twelve percent.

The proposed size and height and location of the proposed residence is in compliance with Chapter 7 of the Sauk County Zoning Ordinance.

Surrounding Properties		Floodplain/Wetland	Other:
<b>North</b>	Lake Redstone	Floodplain map, panel 5511C0178 E, effective date 12-15-09 (attached), the proposed construction site is out of the floodplain of Lake Redstone.  There are no mapped wetlands indicated in this area.	Lake Redstone is a navigable water and is subject to the Shoreland Protection Ordinance.
<b>South</b>	Developed and vacant residential lots.		
<b>East</b>	Developed and vacant residential lots.		
<b>West</b>	Developed and vacant residential lots.		

4. Plan Commission/Town Recommendation

The Town Board of La Valle is aware that an appeal has been made to the Board of Adjustment for this project.

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 within one year of the hearing date. County permits required for this approval include land use permits for filling & grading, construction of retaining walls and tree cutting.

B. No work shall be commenced prior to receiving the Board of Adjustment decision letter and securing the required permits.

C. Erosion control shall be installed and maintained 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 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.

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 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.

Report submitted by David D. Lorenz