

Board of Appeals Meeting Minutes
Monday, November 30, 2015, at the Rockland Town Hall
1712 Bob-Be Jan Road, De Pere
Called to order by Chairman Hutjens at 7:30 p.m.
Adjourned 7:55 p.m.

Chairman Frank Hutjens, Steve Gander, Terry Schneider, Kay Rimmel and David Diedrick, Secretary Charette, Bob Gerbers and Applicant, Michael Wier were all present.

Call to Order

Chairman Hutjens called the meeting to order at 7:30 p.m. and presented the agenda. Clerk Charette verified that the meeting had been properly noticed and published.

Approval of Minutes

Clerk Charette provided a copy of the June 11, 2013, minutes to the Board.

M/M by Steve Gander to approve the minutes as presented; seconded by Kay Rimmel. Motion carried.

Request for Variance by Michael Wier

Applicant, Michael Wier, explained that he removed a 30 x 60 foot pole barn on his parcel. The electric service is currently provided above ground and will be replaced with underground service. Wier is appearing before the Board to request a variance from the 25 foot side yard setback requirement. Wier wants to build a 100 x 70 foot building on the location of the old pole barn. The trusses will be 14 feet high. Because of the topography of the parcel, Applicant is requesting that the NE corner of the new building be setback 10 feet from the neighboring parcel, R-153-3, owned by Jessie Peterson. Wier has spoken with Mr. Peterson, and Peterson has no objections to the location of the new building. The property was used as a ski hill and chalet prior to Applicant purchasing the property and utilizing buildings for agricultural purposes. Mr. Wier's parcel has a lake and steep slopes on it which makes this location the most feasible.

Applicant intends to use the new building to store hay and haying equipment. He also would like to store old trucks/vehicles in it. The new 100 x 70 foot building will be an all metal pole building. Applicant will be filling approximately 15 feet of the southern portion of the yard where the building will be located. The variance will allow Applicant to locate the building further in the back so that there will be less filling of the land and so that the building can stay far enough away from the lake. There is a straight drop off on the east side of the building and if Applicant built the building more west it would interfere with an existing driveway.

After discussion, the Board found that there is a hardship in that the location of the neighboring lot line and the natural topography of the land would not allow Applicant to reasonably build the proposed structure elsewhere. The Board also found that the variance would not harm the public interest. The new building will be set back far enough to protect the public and neighboring property owners' interests. Finally, the Board found that the Applicant would endure an unnecessarily burdensome restriction if he was required to meet the 25 foot side yard setback and would therefore not be able to build a farm building needed to meet his present needs.

M/M by Steve Gander to grant the variance to 10 feet with the condition that Town of Rockland receive a letter from the neighboring property owner, Jessie Peterson, stating that there is no objection to the Applicant building the new building within the 25 foot setback; seconded by Dave Diedrick. Motion carried unanimously by voice vote.

M/M by Steve Gander to adjourn the meeting at 7:55 p.m.; seconded by Kay Rimmel. Motion carried unanimously by voice vote.

All minutes have been taken truthfully and honestly and to the best of my knowledge and ability.

Julie Koenig for Jann Charette
Clerk

Minutes approved as written / with corrections (**strike one**) by the Board of Appeals on .

Frank Hutjens
Chairman