

MEETING MINUTES
BOARD OF APPEALS
TOWN OF BUFFALO

January 13, 2022

6pm

Town Hall

Members present: Fred Wollenburg-Chair, Peggy Wilson, Kyle Kidney, John McGwin

Others present: Scott Kempley, Tom Onofrey, Tom Wilson, Floyd Yoder, Michael Stumpf

Chair called the meeting to order at 6pm. Pledge of Allegiance.

Item 1, approval of agenda. Chair asked for a motion to approve the agenda. Motion by Kidney, second by Wilson. Motion carried.

Chair opened item 2, an application by Michael and Hope Stumpf, N1513 S.T.H. 22, Montello, WI 53949 who are requesting a Variance under Section 16.11(3) of the Town of Buffalo General Zoning Ordinance for the expansion of a legal non-conforming structure at a reduced setback to a lot line on the S1/2 of the SE1/4-NW1/4, Section 16, T14N R10E. Chair opened the public hearing and asked if anyone present had comments. None given. Chair asked the applicant to explain his request. Applicant stated the addition on to the existing barn is intended to be a home for Hope Stumpf's aunts who need assistance. He stated that his request is to be 3 feet from the lot line, but it may end up being more once they finish the design. He indicated he could not meet the setback because of the location of the septic system and because they want to use the existing building. Chair reviewed criteria for a Variance. Wilson stated her concern that the applicant did not have enough information on what qualifies for a Variance or else he probably would not have applied. Discussion followed. Kidney stated he talked to the campground owner and he is not opposed but acknowledged he is concerned that the occupants might complain about the new sign they are planning on installing on the road side of the building. Chair stated he feels with a redesign that a setback of 21 feet would work. Discussion followed. Applicant explained that they have considered other designs. Motion by Chair to amend the application to allow a setback of 21 feet, motion died because of the lack of a second. Chair asked the Board if they were ready to vote on the application as presented. McGwin stated he is in favor of the request because there are no conflicts with the public interest and the construction is further from the lot line than the existing building and the building was there prior to zoning. Wilson stated she is in favor because the public interest is not an issue, the property is unique because of the location of the building and it will allow them to take care of family. Kidney stated he is in favor because there is no neighbor opposition and it is a cost-effective way to add on. Chair stated he is opposed because he feels the addition could still be done if it was moved further from the lot line. Application approved: 3-1.

Chair opened item 3, an application by Floyd Yoder, W2182 Barry Rd, Pardeeville, WI 53954 who is requesting a Variance under Section 16.11(3) of the Town of Buffalo General Zoning Ordinance for the construction of a shop/showroom at a reduced setback to a lot line on CSM 1455 being part of the SE1/4-SE1/4, Section 35, T14N R10E. Chair noted that there was not public present to comment. Chair asked the applicant to explain his request. Applicant stated that he is requesting the variance because he needs to have enough room between the new building and the existing building for semi-trailers to back up to the loading dock. He explained that because of other buildings and topography no other locations will work on the property. His proposal is to be 10 feet from the east lot line. Discussion followed. Kidney stated that he has been to the property and if the building is at an 18-foot setback there would be enough room for a 17 foot driveway which would be adequate for a semi. Discussion followed. Wilson asked about the size of the building. The applicant stated it would have an 8-foot overhang on the west side and a 2 foot overhang on the east side. The entire footprint would be 60 feet wide. Discussion followed. Motion by Kidney to amend the application to allow an 18-foot setback on the east lot line, second by Wilson. Motion carried. Chair asked for a vote on the amended application. Kidney stated he is in favor of the amended application. Chair stated he is in favor because the lot has unique features with existing buildings and the topography and that an 18-foot setback meets the intent of the ordinance. Wilson stated she is in favor because the lot is unique due to the layout and the public interest is not affected. McGwin stated he agrees with the stated reasons and is in favor of the amended application. Application approved: 4-0.

Chair noted items 4, 5 and 6 have been taken care of and on item 7 there are no pending applications.

Motion by Wilson to adjourn, second by McGwin.

Meeting adjourned 7:05PM