

**MARQUETTE COUNTY ZONING DEPARTMENT
BOARD OF ADJUSTMENT APPLICATION SUMMARY**

DATE OF HEARING: August 1, 2016

APPLICANT: Craig and Rhonda Corning

ZONING DISTRICT: Agriculture Residential (General) Recreational/Residential (Shoreland)

The applicant is requesting Variances under Sections 70.53(A) and 70.15(M) of the Marquette County Zoning Ordinance for the construction of a deck at reduced setback to the ordinary highwater mark.

SECTION 70.53(A):

Except as set forth in Subparagraph (D) below, all buildings and structures, except piers and boat hoists, which may require a lesser setback, shall be set back at least seventy-five(75) feet from the ordinary high water mark/wetland boundary.

SECTION 70.15(M):

Unless permitted under Section 70.15(N), every structure shall be set back seventy-five (75) feet from a wetland boundary or the ordinary high water mark of a lake, stream, man-made lake or impoundment, as determined by the Zoning Administrator. Building near the above-described boundaries is subject to reduced building setback averaging as defined herein.

The request is to construct a deck 44ft to the OHWM of Clearwater Lake.

PETITION FOR VARIANCE
MARQUETTE COUNTY BOARD OF ADJUSTMENT

Date filed: May 31, 2016 **\$300.00 fee (non-refundable)** 768076

Applicant:	<u>Craig & Rhonda Corning</u>
Address:	<u>Property = N4811 Cty B Montello, WI Residence = W5367 HWY 16 Rio, WI</u>
Phone:	<u>608-513-9578</u>

53960

Legal Description: NE 1/4, NW 1/4, Section 1, T 15 N, R 9 E

Township: Packwaukee **Tax Parcel Number:** 022-00724-0000 **Fire No.** N4811 Co Rd B

Zoning District: AG-3 Agricultural Residential Rec/Res(Shoreland) **Lot area:** .3 Acres

Current use and improvements: Residential

Variance requested

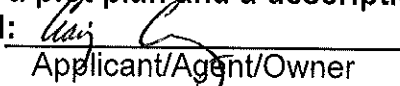
Section of ordinance:	<u>Variances under Section 70.53(A) and 70.15(M) of the Marquette County Zoning Ordinance</u>
Variance requested:	<u>for the construction of a deck at a reduced setback to the ordinary highwater mark</u>

Address each of the following criteria for granting a variance as described in the notice of requirements (attach additional pages if necessary):

- 1) Unnecessary hardship is present because...
See attached

- 2) Compliance with the terms of the ordinance is prevented by unique features of this property...
See attached

- 3) A variance will not be contrary to the public interest because...
See attached

Attach a plot plan and a description of your construction plans.
Signed:  **Date:** 5/30/16
 Applicant/Agent/Owner

Remit to: Marquette County Zoning, P.O. Box 21, Montello, WI 53949
 (608) 297-3036

Rhonda and I would like to build a deck on the south and west side of the cabin located at N4811 County B in the Town of Packwaukee. The deck would be 12 feet by 35 feet on the south side of the cabin and 8 feet by 22 feet on the west side of the cabin. We would like to install a walk-way from the cabin down to the water which would provide a safer travel for people and help with erosion. We would either install the two 18" pavers side by side or pour concrete for steps to provide a safe travel to and from the cabin. We would like to install some landscape timbers and/or 4x6 timbers to help control some of the erosion that is taking place on the south side of the cabin towards the water.

We would like to install a patio door on the waterfront side(south side) and we can't install one without a variance. A patio door would require steps for public safety and we are not allowed to build steps due to the distance from the water per the current ordinance. A deck would provide an exit on the south side of the cabin if we were to install a patio door.

We have viewed other properties located on Clearwater Lake and the majority of the other properties have steps down to the water or other structures within the 75 foot distance requirement. We are asking for the approval of the variance so that we may be able to enjoy the property more and provide a safer means of travel to the waterfront. The variance would also help control the erosion and help maintain the natural slope to the water.

Thank you in advance for taking the time out of your busy schedule to review our information for the variance.

Craig & Rhonda Corning

1) Unnecessary Hardship

We feel public safety could not be secured due to the present state of the property. The property is steep and the current erosion technique is hazardous to public safety. A deck on the south side of the property would provide an additional exit from the cabin as well.

2) Unique Physical Limitations of the Property

This property has unique slopes that are steep from the cabin to the shoreline and require some modifications to provide public safety. The cabin is currently located within the ordinance limitations and limit the ability to build a deck which would provide an additional exit for a patio door on the south side of the cabin.

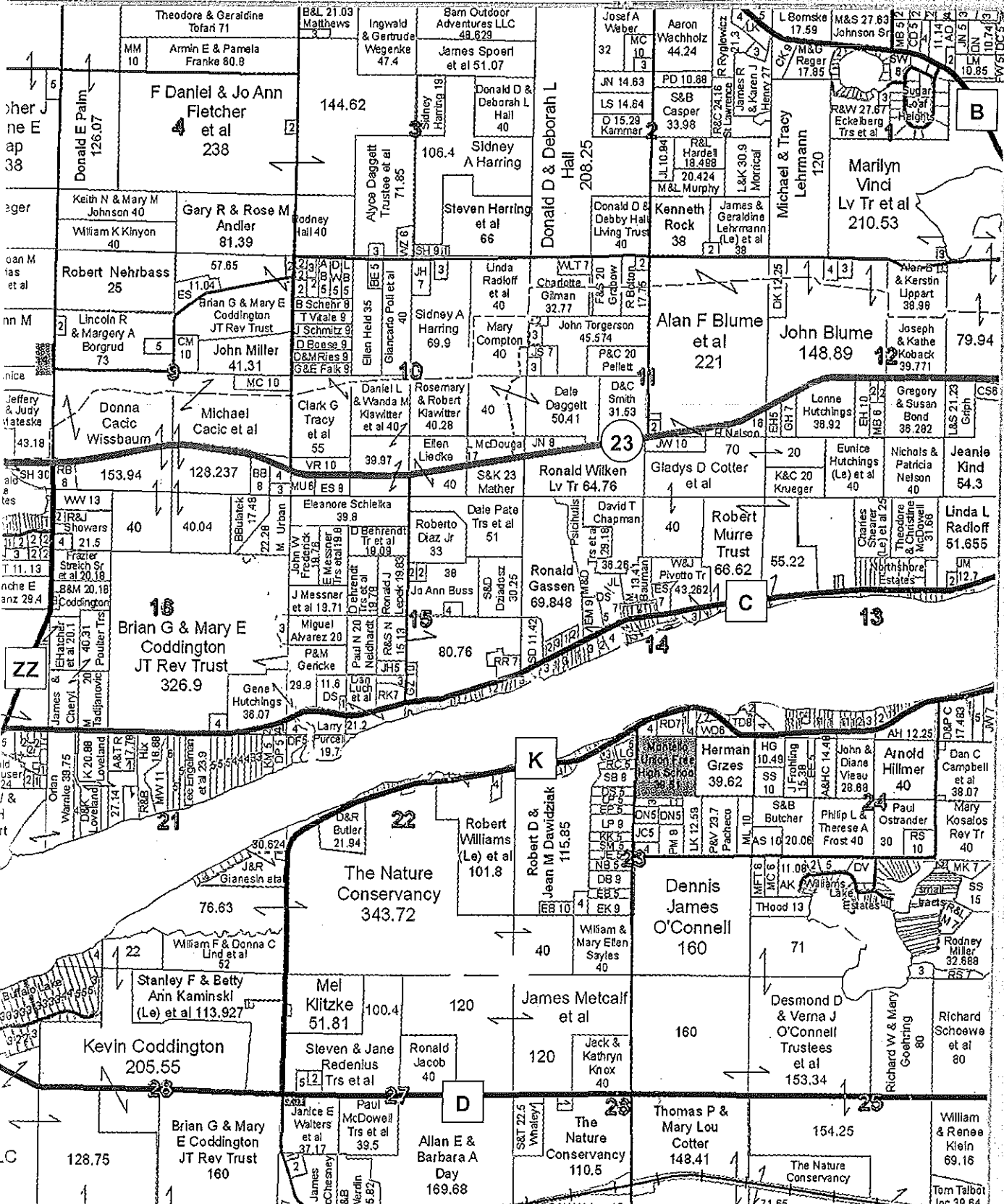
3) Harm to Public Interest

Public safety for the commute from the cabin to the water is in question, the current state of the property has 2x6 boards exposed with loose gravel. We would like to have a more smooth transition from each location and a more stable landing for each step. The landscaping/erosion control is a concern for the public, because if nothing is allowed we feel the sand will continue to erode to the water.

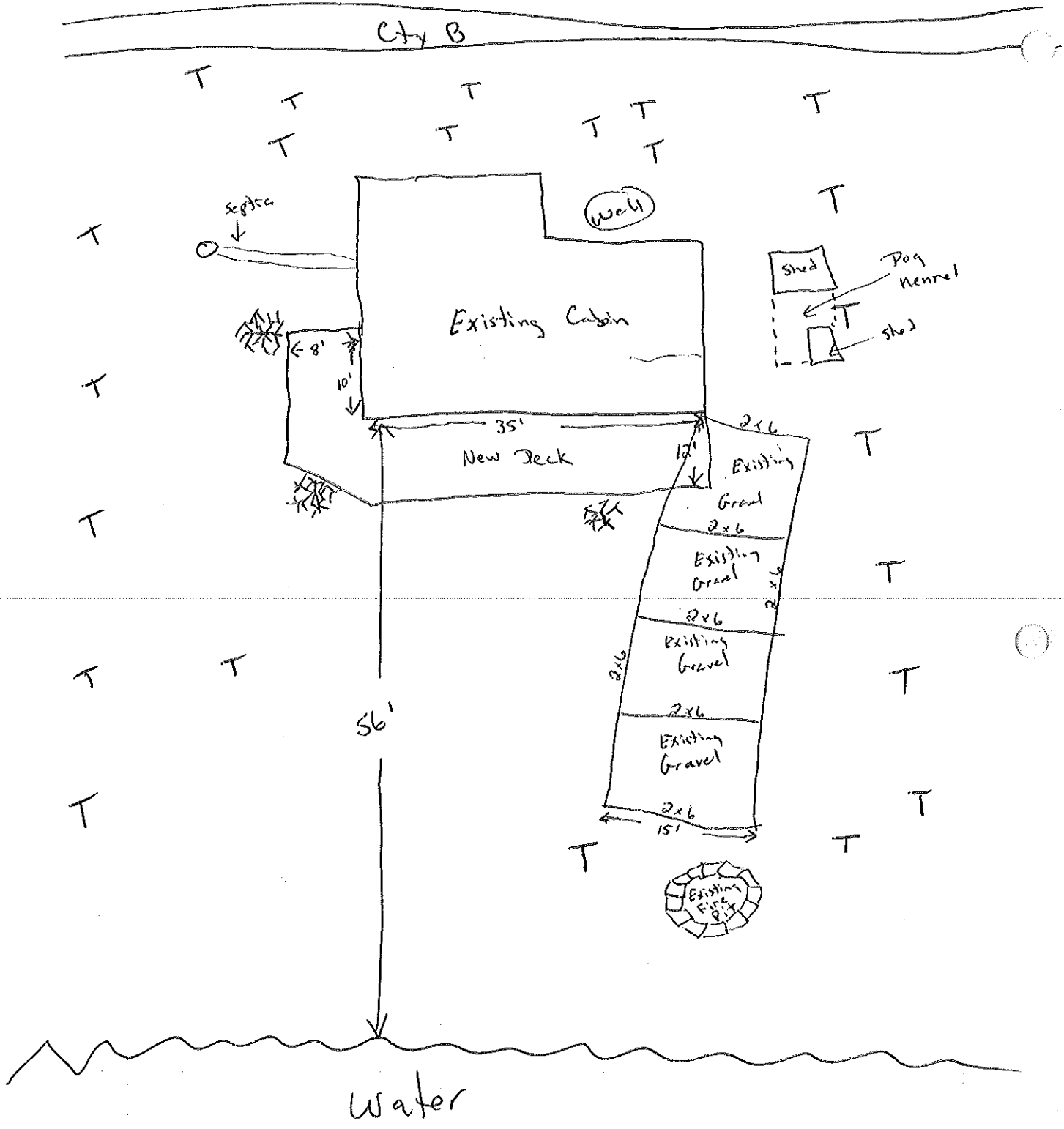
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PACKWAUKEE

T-14-15-N • R-9-E



See Page 26



2016 Property Record | Marquette County, WI

Assessed values not finalized until after Board of Review
Property information is valid as of MAY 02 2016 10:44PM

OWNER

CRAIG A & RHONDA K CORNING

CO-OWNER(S)

PROPERTY INFORMATION

Parcel ID: 022-00724-0000
Alternate ID: 2201150911040
School Districts:
 WESTFIELD SCH DIST
Other Districts:
 MADISON AREA MATC

Section	Town	Range	Qtr	Qtr Section	Qtr Section
01	15N	09E		NE	NW

Lot:
Block:
Plat Name:
 NOT AVAILABLE

Plat History:
 (2016) NOT AVAILABLE

TAX INFORMATION FOR 2016

Net Tax Before Credits: .00
Lottery Credit: .00
First Dollar Credit: .00
Net Tax After: .00

	Amt. Due	Amt. Paid	Balance
Tax	.00	.00	.00
Special Assmnt	.00	.00	.00
Special Chrg	.00	.00	.00
Delinquent Chrg	.00	.00	.00
Private Forest	.00	.00	.00
Woodland Tax	.00	.00	.00
Managed Forest	.00	.00	.00
Prop. Tax Interest		.00	.00
Spec. Tax Interest		.00	.00
Prop. Tax Penalty		.00	.00
Spec. Tax Penalty		.00	.00
Other Charges	.00	.00	.00
TOTAL	.00	.00	.00
Over-Payment		.00	

ADDRESS

CRAIG A & RHONDA K CORNING
 W5369 STATE ROAD 16
 RIO, WI 53960

PROPERTY DESCRIPTION

PRT OF NE-NW 0.383A
Property Address:
 N4811 CO RD B
Municipality: TOWN OF PACKWAUKEE

DEED INFORMATION

Volume	Page	Document #
445	162	304770
361	449	238083
287	54	217865
		191455

LAND VALUATION

Valuation Date: 20151020

Code	Acres	Land Value	Improvements	Total
G1	.383	27,800	53,100	80,900
	.383	27,800	53,100	80,900

Total Acres: 0.383
Assessment Ratio: 0.0000
Mill Rate: 0.00000000
Fair Market Value: 0.00

INSTALLMENTS

Period	End Date	Amount
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PAYMENT HISTORY (POSTED PAYMENTS)

Date	Receipt #	Source	Type	Amount	Tax Status	Assess. Status	Interest	Penalty	Total
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MARQUETTE COUNTY Zoning Department



Administrator—Thomas Onofrey
Secretary--Nora Beskow

P.O. Box 21 Montello, WI 53949
(608) 297-3036

Technician—Dustin Grant
Secretary—Nadine Klapoetke

June 1, 2016

TOWN OF PACKWAUKEE OFFICIALS

Dear Officials:

Craig & Rhonda Corning, W5369 St Rd 16, Rio, WI 53960 are requesting Variances under Section 70.53(A) and 70.15(M) of the Marquette County Zoning Ordinance for the construction of a deck at a reduced setback to the ordinary highwater mark in the NE¼-NW¼, Section 1, T15N R9E, Town of Packwaukee. Fire # N4811 Co Rd B

We have enclosed copies of the information we currently have available. A public notice will be sent later as the hearing date gets closer.

You have no legal responsibility to act on a Board of Adjustment application, but if you take some type of action, please send us a copy of your monthly meeting minutes for our file prior to the hearing.

We have advised Mr & Ms. Corning to be in touch with the Town Board to be placed on your monthly meeting agenda if you desire to discuss the proposal.

If you have any questions please let us know.

Sincerely,

Nora J. Beskow
Zoning Department Staff
Marquette County

NJB: n
Encl.



MARQUETTE COUNTY

Zoning Department



Administrator—Thomas Onofrey
Secretary--Nora Beskow

P.O. Box 21 Montello, WI 53949
(608) 297-3036

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June 1, 2016

Craig & Rhonda Corning
W5369 St Rd 16
Rio, WI 53960

Dear Mr. & Ms. Corning:

We have scheduled you for an August 1, 2016 public hearing before the Board of Adjustment.

It is advisable for you to contact the Town Board of Packwaukee to be placed on their monthly meeting agenda should they have any questions regarding your proposal. This should be done promptly if you have not already done so.

We have forwarded copies of your proposal/application to the Packwaukee Town Board members and any additional information you have available that you could provide them would be helpful. An official public notice will be coming later as your hearing date gets closer.

If you have any questions, please let us know.

Sincerely,

Nora J. Beskow
Zoning Department Staff
Marquette County

NJB: n
Encl.

Town Chairman: Al Rosenthal, P.O. Box 427, Packwaukee, WI 53953
608-589-5036

Town Clerk: Janny Slama, P.O. Box 412, Packwaukee, WI 53953
608-589-5626