

CHIPPEWA COUNTY**BOARD OF ADJUSTMENT****REGULAR MEETING****MAY 17, 2023****CHIPPEWA COUNTY COURTHOUSE, RM 001****1:00 PM****1. CALL TO ORDER****2. ROLL CALL**

Attendee Name	Organization	Title	Status	Arrived
Jeff Bennesch	Chippewa County	Citizen Rep (Chair)	Present	
Roger McFarlane	Chippewa County	Citizen Rep (Vice Chair)	Present	
Doug Matthews	Chippewa County	Citizen Rep	Present	
Julie Geissler	Chippewa County	Citizen Rep	Present	
Larry Marquardt	Chippewa County	Citizen Rep	Absent	
Carolyn Kaiser	Chippewa County	Citizen Rep - Alternate	Present	
Dale Shipman	Chippewa County	Citizen Rep - Alternate	Absent	

3. MEMBERS OF THE PUBLIC WISHING TO BE HEARD

None.

4. CONSENT AGENDA

Motion to approve.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Roger McFarlane, Citizen Rep (Vice Chair)
SECONDER:	Julie Geissler, Citizen Rep
AYES:	Bennesch, McFarlane, Matthews, Geissler, Kaiser

1. Approve the Agenda

2. Approve the Minutes

Board of Adjustment - Regular Meeting - Feb 22, 2023 1:00 PM

3. Next Regular Scheduled Meeting: June 21, 2023 (If Needed)

5. BUSINESS ITEMS

1. 2023-0002 Steivang Variance Request - Town of Lafayette

Motion to grant the variance based on the following;

1. The driveway is located on a cul-de-sac with minimal traffic.
2. The house positioning will be set back further from the front property line (at a point where the lot is at least 150' in width.
3. Without the variance, the lot will be un-buildable.
4. The lot will be utilized for residential purposes.

Board of Adjustment

Minutes
Regular Meeting

Chippewa County Courthouse, Rm 001

May 17, 2023
1:00 PM

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Roger McFarlane, Citizen Rep (Vice Chair)
SECONDER:	Doug Matthews, Citizen Rep
AYES:	Bennesch, McFarlane, Matthews, Geissler, Kaiser

2. 2020-0003 Popple & Thompson Variance - Request by Thompson's for Denial of the Variance
Sheila Thompson addressed the BOA on their request for finalizing a denial for this variance. Attorney Manydeeds gave an update on the status of the Court of Appeals schedule. Robert Popple addressed the BOA in regards to the variance.

Motion to keep the motion "as made" at the October 21, 2021 BOA meeting on this variance.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Julie Geissler, Citizen Rep
SECONDER:	Doug Matthews, Citizen Rep
AYES:	Bennesch, McFarlane, Matthews, Geissler, Kaiser

6. AGENDA ITEMS FOR FUTURE CONSIDERATION

None.

7. ADJOURN

Motion to adjourn.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Carolyn Kaiser, Citizen Rep - Alternate
SECONDER:	Julie Geissler, Citizen Rep
AYES:	Bennesch, McFarlane, Matthews, Geissler, Kaiser

CHIPPEWA COUNTY**BOARD OF ADJUSTMENT****REGULAR MEETING****FEBRUARY 22, 2023****CHIPPEWA COUNTY COURTHOUSE, RM 016****1:00 PM****1. CALL TO ORDER****2. ROLL CALL**

Attendee Name	Organization	Title	Status	Arrived
Jeff Bennesch	Chippewa County	Citizen Rep (Chair)	Present	
Roger McFarlane	Chippewa County	Citizen Rep (Vice Chair)	Present	
Doug Matthews	Chippewa County	Citizen Rep	Present	
Julie Geissler	Chippewa County	Citizen Rep	Present	
Larry Marquardt	Chippewa County	Citizen Rep	Present	
Carolyn Kaiser	Chippewa County	Citizen Rep - Alternate	Excused	
Dale Shipman	Chippewa County	Citizen Rep - Alternate	Excused	

3. MEMBERS OF THE PUBLIC WISHING TO BE HEARD

None

4. APPROVE THE AGENDA

Motion to Approve.

RESULT: **APPROVED [UNANIMOUS]**
MOVER: Julie Geissler, Citizen Rep
SECONDER: Roger McFarlane, Citizen Rep (Vice Chair)
AYES: Bennesch, McFarlane, Matthews, Geissler, Marquardt

5. BUSINESS ITEMS**1. 2023-0001 Xcel Energy Variance Request**

Clary introduced the variance petition to the Board of Adjustment. A general discussion occurred with the adjacent property owners, applicant and Clary.

Motion to approve the variance as presented. BOA discussed the fact that this is a unique situation with Xcel Energy having title to a piece of land between the adjacent property and the water. No harm to the public would occur as this will allow for the transfer of property between the adjacent properties and the water's edge.

RESULT: **APPROVED [UNANIMOUS]**
MOVER: Larry Marquardt, Citizen Rep
SECONDER: Roger McFarlane, Citizen Rep (Vice Chair)
AYES: Bennesch, McFarlane, Matthews, Geissler, Marquardt

Board of Adjustment

Minutes
Regular Meeting

Chippewa County Courthouse, Rm 016

February 22, 2023
1:00 PM

6. AGENDA ITEMS FOR FUTURE CONSIDERATION

Future training. No others discussed.

7. ADJOURN

Motion to adjourn.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Julie Geissler, Citizen Rep
SECONDER:	Roger McFarlane, Citizen Rep (Vice Chair)
AYES:	Bennesch, McFarlane, Matthews, Geissler, Marquardt

Minutes Acceptance: Minutes of Feb 22, 2023 1:00 PM (Consent Agenda)



STATEMENT OF EXPLANATION
2023-0002 STEIVANG VARIANCE REQUEST - TOWN OF LAFAYETTE

5.1

To construct a new driveway that does not meet the 75' separation distance in the Agricultural District in accordance with section 70-109(e)(2)(a) of the Chippewa County Zoning Ordinance. Lot 10 of RiverBelle Subdivision (Parcel number 22808-2533-68730010), which is located in the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$, Section 25, Township 28 North, Range 08 West. Town of Lafayette. Physical Address: 18223 22nd Avenue.

(Publish – Chippewa Herald – May 3 and May 10, 2023)

CHIPPEWA COUNTY BOARD OF ADJUSTMENT
NOTICE OF PUBLIC HEARING
STATE OF WISCONSIN

PUBLIC NOTICE is hereby given to all persons in the County of Chippewa, Wisconsin, that a public hearing will be held on **May 17, 2023** beginning at **1:00 PM** in Room 001, located in the basement of the Chippewa County Courthouse, Chippewa Falls, Wisconsin, relative to following request:

Variance Petition: #2023-0002

Appellant: Jake & Stacy Steivang

Agent: Josh Markowski/JM Builders

To construct a new driveway that does not meet the 75' separation distance in the Agricultural District in accordance with section 70-109(e)(2)(a) of the Chippewa County Zoning Ordinance on Lot 10 of RiverBelle Subdivision (Parcel number: 22808-2533-687300010), which is located in the SW ¼ of the SW ¼, Section 25, Township 28 North, Range 08 West. Town of Lafayette. Physical Address: 18223 22nd Avenue.

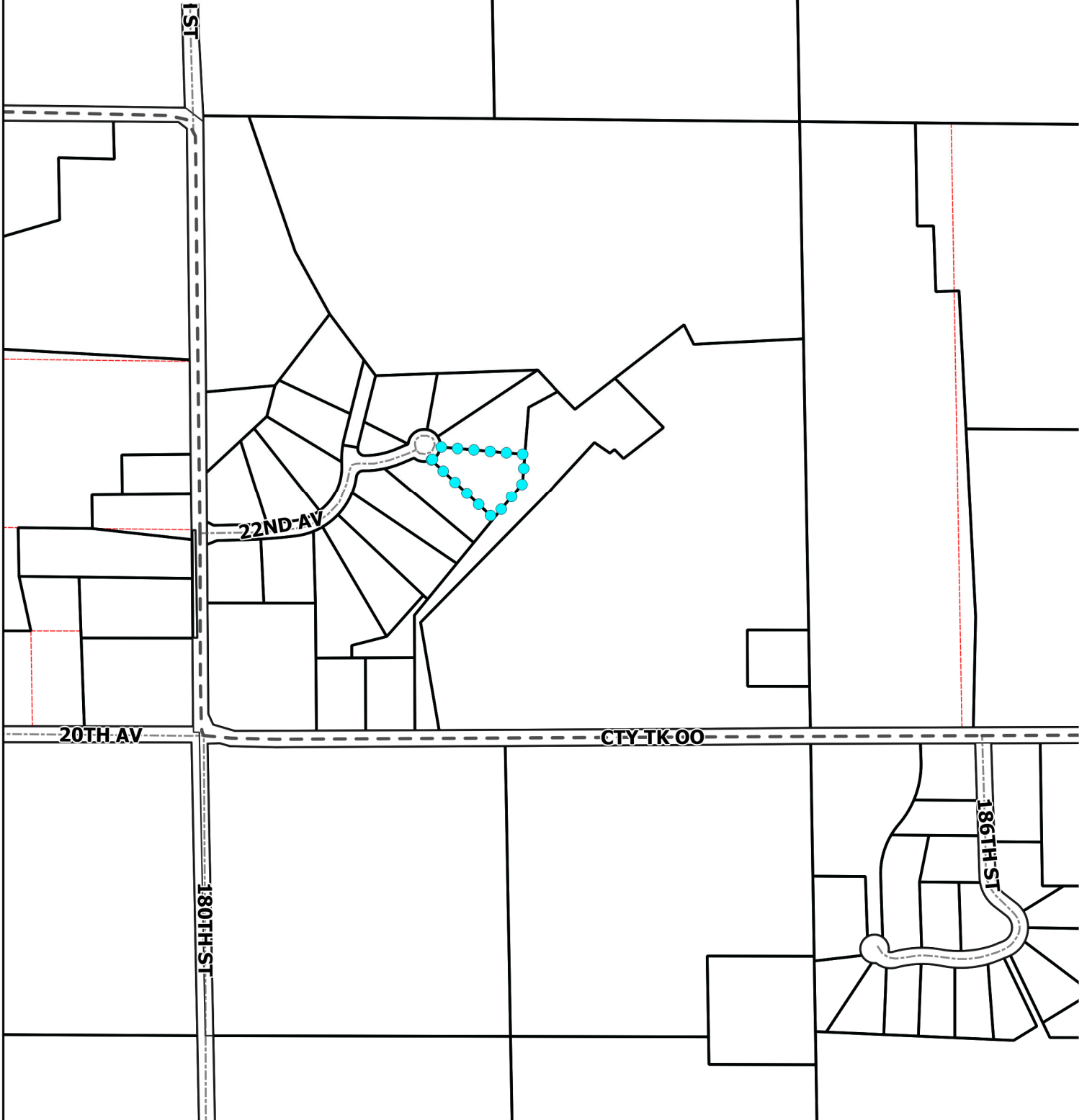
All persons interested are invited to attend. Specific information regarding this hearing can be obtained at the Chippewa County Department of Planning & Zoning.

Dated this **27th** day of **April**, 2023.

Attachment: 2023-0002 - Steivang - Public Notice & Maps (7705 : 2023-0002 Variance Request - Steivang)

2023-0002 Steivang - Variance Request - Location Map

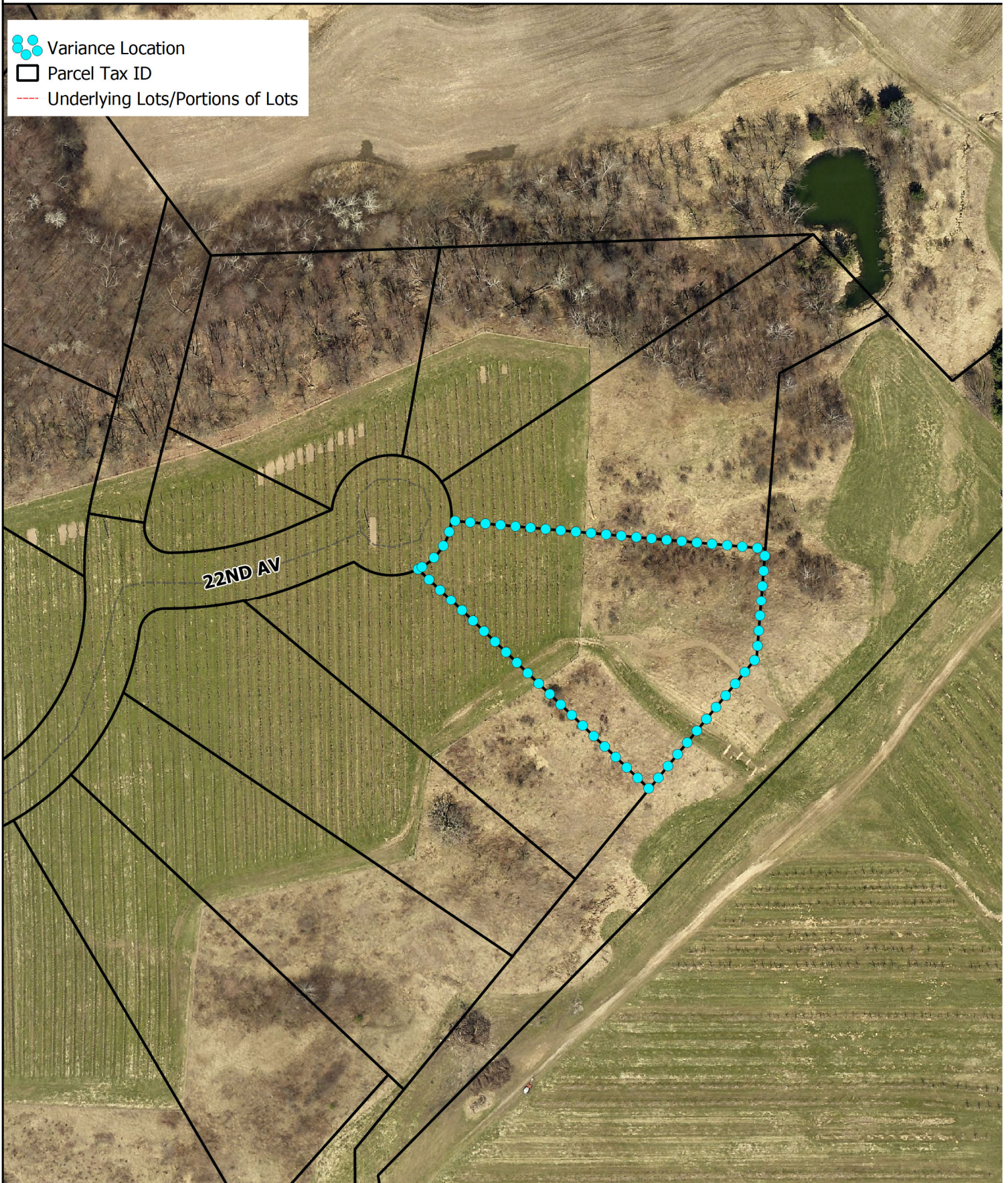
-  Variance Location
-  Parcel Tax ID
-  Underlying Lots/ Portions of Lots



Attachment: 2023-0002 - Steivang - Public Notice & Maps (7705 : 2023-0002 Variance Request - Steivang)

2023-0002 Steivang - Variance Request - Aerial (2020)

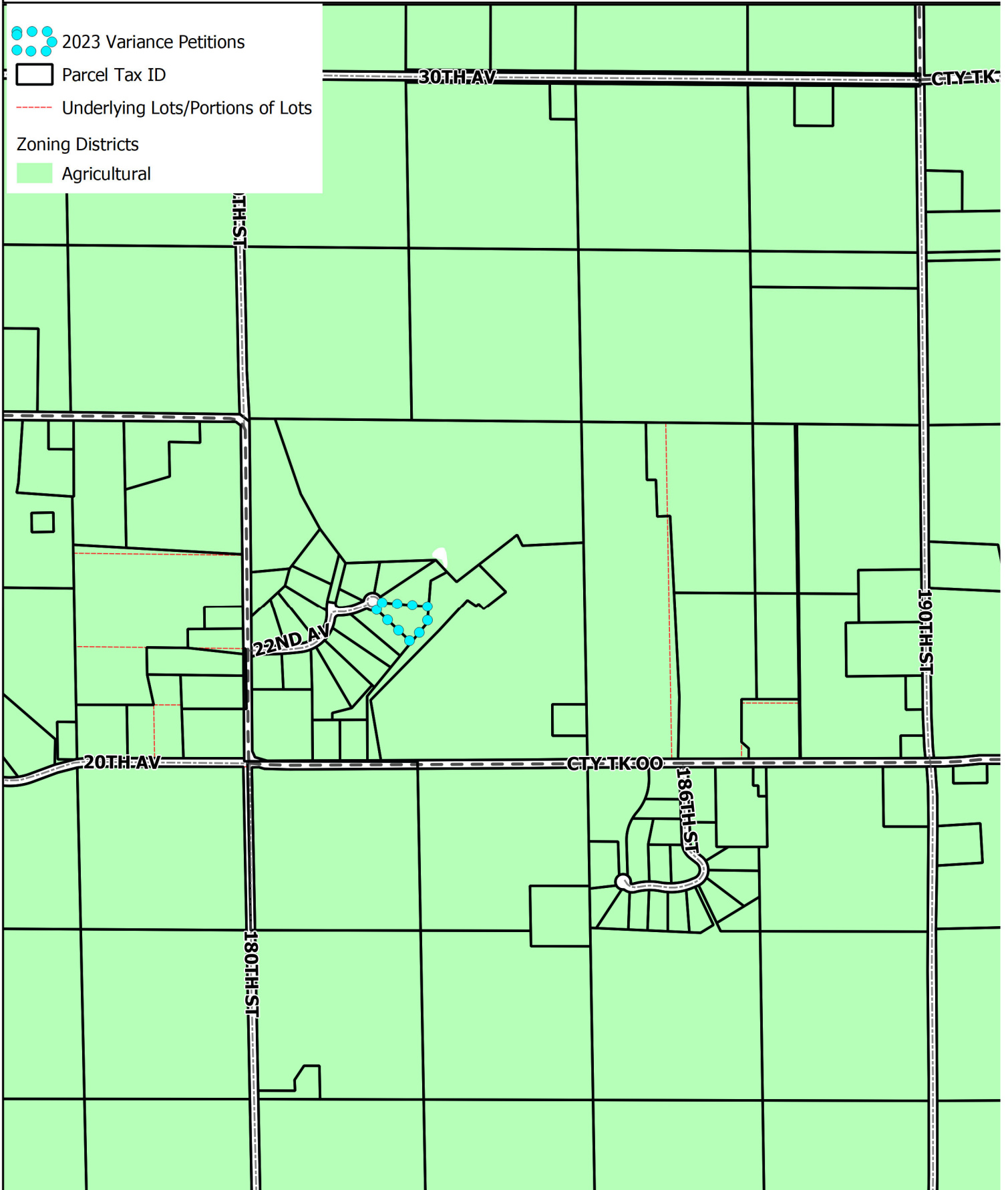
-  Variance Location
-  Parcel Tax ID
-  Underlying Lots/Portions of Lots



Attachment: 2023-0002 - Steivang - Public Notice & Maps (7705 : 2023-0002 Variance Request - Steivang)

2023-0002 Steivang - Variance Request - Zoning Districts

- 2023 Variance Petitions
- Parcel Tax ID
- Underlying Lots/Portions of Lots
- Zoning Districts
- Agricultural

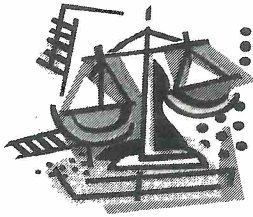


Attachment: 2023-0002 - Steivang - Public Notice & Maps (7705 : 2023-0002 Variance Request - Steivang)

CHIPPEWA COUNTY DEPARTMENT OF PLANNING & ZONING

• 711 North Bridge Street, Chippewa Falls, WI 54729 • Phone: 715.726.7940 • Fax: 715.726.4596 • www.co.chippewa.wi.us •

2023 Variance Application



A VARIANCE is a relaxation of a dimensional standard in a land use ordinance (e.g., setbacks, lot area, height, etc.). The Board of Adjustment (BOA), after a public hearing, decides whether a variance is to be granted or denied. It is a quasi-judicial body because it functions almost like a court. The BOA's main objective is not to compromise ordinance provisions, but to apply legal criteria provided in State Supreme Court Decisions, State Laws and the County Ordinances to a specific development request, which does not meet the minimum ordinance requirements. Variances are meant to be an infrequent remedy where an ordinance imposes a unique and substantial burden on a property.

Once a completed application is received, the Chippewa County Department of Planning & Zoning will prepare and publish in the Chippewa Herald a public hearing notice of your variance request. The public hearing notice will include the location and time of the required public hearing before the BOA. In addition, your neighbors and any applicable state agency(s) will also be notified. At the hearing, any party may appear in person or may be represented by an agent or attorney to present information to the BOA in opposition or support of your request.

SECTION I: Owner Information			SECTION II: Agent/Contractor Information		
Name: <u>Jahe + Stacy Steivang</u>			Name: <u>JM Builders</u>		
Mailing Address: <u>11619 46th Ave</u>			Mailing Address: <u>4472 106th St</u>		
City: <u>CF</u>	State: <u>WI</u>	Zip: <u>54729</u>	City: <u>Chippewa Falls</u>	State: <u>WI</u>	Zip: <u>54729</u>
Telephone: <u>715-491-7251</u>			Telephone: <u>715-313-0263</u>		
Email Address: <u>stacy-steivang@hotmail.com</u>			Email Address: <u>jmbuilders05@yahoo.com</u>		
SECTION III: Parcel Information					
Town of: <u>Lafayette</u>			Property Address: <u>18223 22nd Ave</u>		
Parcel Number: <u>22808-2533-68730010</u>			City: <u>Chippewa Falls</u>	State: <u>WI</u>	Zip: <u>54729</u>
Zoning District(s):					

GENERAL DIRECTIONS:

- Complete** the attached Application form and the required six (6) parts:

☐ Part 1: Board of Adjustment Schedule - 2023	☐ Part 4: Construction and/or Plot Plans Required
☐ Part 2: General Questions/Alternatives	☐ Part 5: Applicant Acknowledgements
☐ Part 3: Three Step Test Criteria for Variance	☐ Part 6: Application Completeness Statement
- Submit** the application, all required information and a **\$650.00** public hearing fee by the deadline listed in Part 1 of the application to the Chippewa County Department of Planning & Zoning, Room 009, 711 N. Bridge Street, Chippewa Falls, Wisconsin 54729.
- Make arrangements** to attend or have a representative attend the public hearing, so that the request can be presented and questions answered.

FOR DEPARTMENT OF PLANNING & ZONING STAFF USE:

Receipt Number: <u>21901</u>	Appeal Number: <u>2023-0002</u>	Public Hearing Date: <u>05-17-23</u>
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Attachment: 2023-0002 - Steivang - Var - Application (7705 : 2023-0002 Variance Request - Steivang)

Chippewa County – 2023 Variance Application

Part 1: Board of Adjustment Schedule - 2023

All actions delegated to the BOA pursuant to county ordinances will be subject to the below filing deadlines. Applications will not be considered to be filed and will not be placed on the agenda unless they are properly completed and include ALL required supporting information or documents, including payment of fees. You are encouraged to consult with staff of the Department of Planning & Zoning prior to the filing of an application to insure that all pertinent issues are identified and to determine what information in addition to the application forms will be necessary in order for the department to accept and process your application. Please CIRCLE or HIGHLIGHT the meeting you intend on attending:

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
Applications Due @ 12:00 Noon	12-21	01-25	02-22	03-22	04-19	05-24	06-21	07-26	08-23	09-20	10-18	11-15
Public Hearing/Meeting	01-18	02-22	03-22	04-19	05-17	06-21	07-19	08-23	09-20	10-18	11-15	12-13

Note: Board of Adjustment will conduct an onsite inspection prior to the scheduled meeting. Public meetings are scheduled for early afternoons with times being dependent on the number of applications.

Part 2: General Questions/Alternatives related to the request (Use a separate 8.5" x 11" sheet to answer these questions):

- (A) Section references to all applicable ordinances, which the variance is being sought. Please identify the exact section(s) and number(s).
- (B) Describe the variance being requested (See Part 3 below).
- (C) Describe the effects on the property, if the variance is not granted.
- (D) Describe alternatives to your proposal such as other locations, designs and construction techniques. Attach a site map showing each alternative separately that you considered in each category listed below.
 - (1) Alternatives you considered that comply with the existing standards. If you find such an alternative, you can move forward with this option with a regular permit. Provide the reasons why you rejected the compliant alternatives.
 - (2) Alternatives you considered that require a lesser variance and reasons you rejected them. Provide the reasons why you rejected the alternatives by a lesser variance.

PART 3: Three-Step Test Criteria for Variance

Please use a separate 8.5" x 11" sheet of paper to address the questions as presented below. To qualify for a variance, you must meet the three (3) following requirements:

Step One: Unnecessary Hardship

Strict application of an ordinance requirement such as a setback, the required road frontage, the height of a structure, the bulk or density required, will result in unnecessary hardship. Wisconsin case law explains that unnecessary hardship is present where, in the absence of a variance, compliance with the ordinance would prevent the owner from using the property for a permitted use or would render conformity with such restrictions unnecessarily burdensome. If a parcel as a whole, but not necessarily each portion of the parcel provides for a permitted use then the test is not met and a variance cannot be granted. An applicant may not claim hardship because of conditions which are self-imposed or created by a prior owner (for example, splitting a lot to create two substandard lots or starting construction without the proper permits and then claiming hardship). Courts have also determined that loss of profit or financial hardship does not, by themselves, justify a variance.

In your opinion, is unnecessary hardship present on this property?

- ☐ YES. Please describe the unnecessary hardship present on this property and why it is unnecessarily burdensome for you to comply with the regulations.
- ☐ NO. A variance cannot be granted.

Chippewa County – 2023 Variance Application

Step Two: Hardship due to unique physical limitations of the property

The hardship is due to unique physical limitations of the property, i.e. compliance with the ordinance is prevented by limitations of the property (steep slopes, wetlands, etc.) that are not generally shared by other properties. The circumstances of an applicant (growing family, need for a larger garage, etc.) are not a factor in deciding variances. Nearby ordinance violations, prior variances or lack of objections from neighbors do not provide a basis for granting a variance. Minor property limitations that prevent ordinance compliance and are common to a number of properties should be addressed by amendment of the ordinance.

Do unique physical characteristics of your property prevent compliance with the ordinance?

☐ YES. What are the unique physical limitations of your property? Please show the boundaries of these features on the site map(s) and describe the alternatives that you considered.

☐ NO. A variance cannot be granted.

Step Three: No harm to public interests

A variance may not be granted which results in harm to public interests. In applying this test, the BOA must consider impacts of the proposal and the cumulative impacts of similar projects on the interests of the neighbors, the entire community and the general public. These interests are listed as objectives in the purpose statement of the ordinance and may include:

- Public health, safety and welfare
- Water quality
- Fish and Wildlife Habitat
- Natural scenic beauty
- Minimization of property damages
- Provision of efficient public facilities and utilities
- Achievement of eventual compliance for non-conforming uses, structures and lots
- Any other public interest issues

Does your request harm the public interest?

☐ YES. A variance cannot be granted.

☐ NO. Please explain why this request does not cause harm to the public interest.

Part 4: Construction and/or Plot Plans:

The plot and construction plans are the most important piece of information pertaining to your request. An accurate diagram showing the relationship of your existing buildings and the proposed activities that you are requesting the variance for is an essential piece of information that the BOA needs in order to reach a decision. In some cases it is not required that you submit professional quality plans, but if you cannot accurately and clearly illustrate your proposal, it is recommended that you obtain assistance in preparing your plot plan.

REQUIRED INFORMATION:

- ☐ A Map of Survey showing all of the following:
- ☐ Dimensions, location(s) and setback(s) of existing and proposed structures and/or additions.
 - ☐ Location of roadways and easements on the property
 - ☐ Location of well(s) and sanitary system(s)

☐ An accurate building diagram

☐ Anticipated project start date

ADDITIONAL INFORMATION, if Applicable and requested by the Planning & Zoning Department and/or BOA:

- ☐ Vegetation removal proposed
- ☐ Contour lines (1-2 ft. intervals)
- ☐ Ordinary high water mark
- ☐ Floodplain & wetland boundaries
- ☐ Location and extent of filling, grading and/or excavation
- ☐ Location and type of storm water and erosion control measures
- ☐ Any other construction related to your request

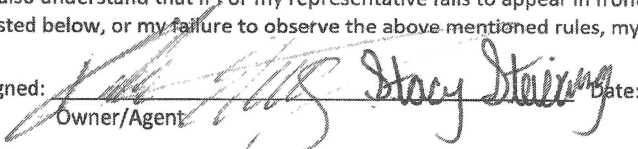
Chippewa County – 2023 Variance Application

Part 5: Applicant Acknowledgement/Signature

- I certify that the information I have provided in this application is true, accurate and complete.
- I understand that the BOA's review of this application is a quasi-judicial proceeding.
- I or a representative will have an opportunity to present to the BOA information in favor of this request.
- I have the authority to allow the staff of the Department of Planning & Zoning and BOA Committee member's access to the property to conduct necessary inspections related to my request.
- I understand that I cannot speak to any member of the BOA about this application, except at the public hearing.
- I understand that I cannot direct any written communication about this application to a member of the BOA unless I also file a copy with the Department of Planning & Zoning and direct additional copies to each person who has registered an interest in this application.
- I also understand that if I or my representative fails to appear in front of the BOA during the designated public hearing, as listed below, or my failure to observe the above mentioned rules, my request may be **DENIED**.

Signed:

Owner/Agent

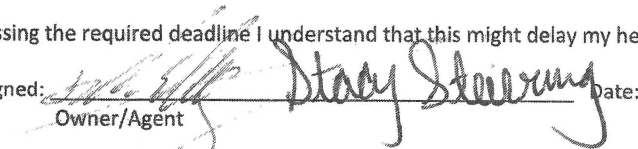

 Date: 4-9-23
Part 6: Application Completeness Statement

The Chippewa County Department of Planning & Zoning recommends that the owner/agent for the requested variance submit the information at least one week prior to the deadline. Once an application is submitted, the staff will review it to determine if information is missing and/or not submitted by the application deadline. If it is determined that the application is not complete, I understand the application will be either returned to me or placed in "holding" until all requested information is submitted.

By missing the required deadline I understand that this might delay my hearing by one or more months.

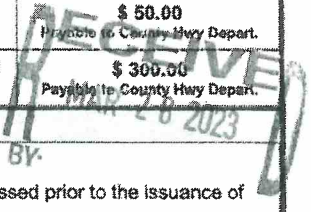
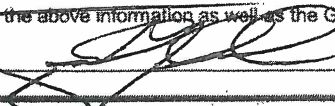
Signed:

Owner/Agent


 Date: 4-9-23

CHIPPEWA COUNTY 911 UNIFORM ADDRESS/DRIVEWAY AUTHORITY FORM

SECTION ONE: To Be Filled Out By Property Owner

Parcel Number 22 808-2533-08730010		Town/Village Lafayette	
Name & Current Address of Property Owner Jake - Stacy Steivang Josh JM Builders Lot 10 River Bell		New Driveway Access	
Daytime Contact Number: (715) 313-0263		☐ Class A - State Highway:	\$ 70.00 Please attach a copy of the approved state permit (DT-1504).
		☐ Class B - County Trunk:	\$ 120.00
		☒ Class C - Town/Village:	\$ 70.00 22nd Avenue
Proposed Land Use (Please Check Only One)		County Highway Additional Access	
☒ Single Family	☐ Commercial	☐ Class B - County Trunk: (Ag Field Access)	\$ 50.00 Payable to County Hwy Depart.
☐ Two-Family	☐ Industrial	☐ New Private or Public Road Access to a County Highway.	\$ 300.00 Payable to County Hwy Depart.
☐ Multi-Family	☐ Agricultural Field Access		
☐ Other:			
Property Owner's Signature Required (Please see back for General Requirements)			
By signing below, I acknowledge and understand the following statements:			
1. If the site has not been clearly marked by the time of the inspection, a re-inspection fee of \$50.00 will be assessed prior to the issuance of the 911/Address.			
2. The center of the proposed driveway has been <u>CLEARLY</u> marked with <u>Flags</u> on <u>3-27-23</u> (Type of Material) (Date)			
3. I have read and understand the above information as well as the GENERAL REQUIREMENTS as shown on page 2 of this application.			
Signature of Property Owner: 		Date: <u>3-27-23</u>	

SECTION TWO: To Be Filled Out By Municipal Official

Approved Location/Restrictions/Comments:	DRIVEWAY TO BE 10' FROM LOT LINE TRACK MAT NEEDED. NO DUMPSTERS ON PAVEMENT. NO BUILDING MATERIALS ON ROADWAY. 15' CULVERT NEEDED. NO FILLING IN DITCH. NO TRACK EQUIP- MENT ON PAVEMENT. LEAVE TRACK MAT IN TILL JOB IS COMPLETE.
Municipal Official: <u>Mark S. [Signature]</u>	Date: <u>3-27-2023</u>

SECTION THREE: To Be Filled Out By Addressing Coordinator or Representative

Emergency Response Number/Address # 1: 18223	Emergency Response Number/Address # 2: _____	Highway or Road: 22nd Av
Postal Community: Chippewa Falls		Zip Code: 54729
Assigned By: <u></u>		Date: <u>04-05-2023</u>
911 Addressing Coordinator/Representative		
The above uniform address will be the resident's mailing address and emergency address. The address will be added to the county map and database for dispatch and routing of Emergency Services. The assigned emergency response number will be installed by the 911 Addressing Coordinator or representative. For questions, please call (715) 726-7930.		

Highway Department

Addressing Coordinator

Planning & Zoning Department

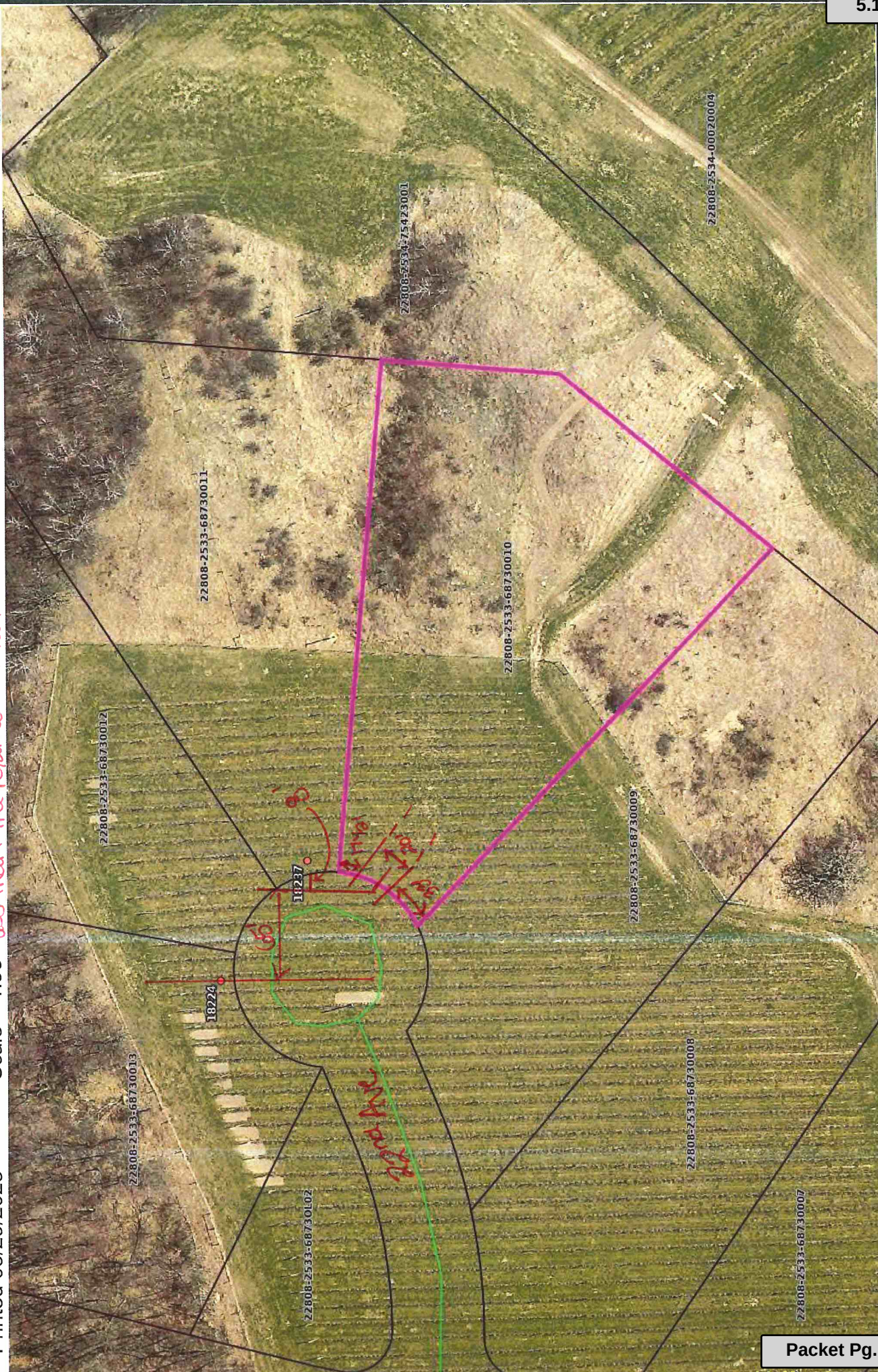
Municipality

Page 1 of 2 (Rev 03-2019)

Attachment: 2023-0002 - Steivang - Var - Application (7705 : 2023-0002 Variance Request - Steivang)

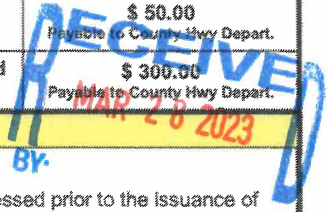


Map
Printed 03/29/2023 Scale = 1:93' *on site 3/29/23 -KL*
The distance between the edge of the driveway on lot 11 to the proposed driveway edge on lot 10 is approximately 30'. A variance is required being that this distance is less than the required 75 feet.



CHIPPEWA COUNTY 911 UNIFORM ADDRESS/DRIVEWAY AUTHORITY FORM

SECTION ONE: To Be Filled Out By Property Owner

Parcel Number <u>22 808-2533-08730010</u>		Town/Village <u>Lafayette</u>	
Name & Current Address of Property Owner <u>Jake - Stacy Steivang</u> <u>Josh JM Builders</u> <u>Lot 10 River Bell</u>		New Driveway Access	
Daytime Contact Number: <u>(715) 313-0263</u>		☐ Class A - State Highway:	\$ 70.00 Please attach a copy of the approved state permit (DT-1504).
		☐ Class B - County Trunk:	\$ 120.00
		☒ Class C - Town/Village: <u>22nd Avenue</u>	\$ 70.00
Proposed Land Use (Please Check Only One):		County Highway Additional Access	
☒ Single Family	☐ Commercial	☐ Class B - County Trunk: (Ag Field Access)	\$ 50.00 Payable to County Hwy Depart.
☐ Two-Family	☐ Industrial	☐ New Private or Public Road Access to a County Highway.	\$ 300.00 Payable to County Hwy Depart.
☐ Multi-Family	☐ Agricultural Field Access		
☐ Other:			
Property Owner's Signature Required (Please see back for General Requirements)			
By signing below, I acknowledge and understand the following statements:			
1. If the site has not been clearly marked by the time of the inspection, a re-inspection fee of \$50.00 will be assessed prior to the issuance of the 911/Address.			
2. The center of the proposed driveway has been <u>CLEARLY</u> marked with <u>Flags</u> on <u>3-27-23</u> (Type of Material) (Date)			
3. I have read and understand the above information as well as the GENERAL REQUIREMENTS as shown on page 2 of this application.			
Signature of Property Owner: <u>[Signature]</u>		Date: <u>3-27-23</u>	

SECTION TWO: To Be Filled Out By Municipal Official

Approved Location/Restrictions/Comments:	<u>DRIVEWAY TO BE 10' FROM LOT LINE</u> <u>TRACK MAT NEEDED. NO DUMPSTERS ON PAVEMENT.</u> <u>NO BUILDING MATERIALS ON ROADWAY. 15' CULVERT</u> <u>NEEDED. NO FILLING IN DITCH. NO TRACK EQUIP-</u> <u>MENT ON PAVEMENT. LEAVE TRACK MAT IN TIL</u> <u>JOB IS COMPLETE.</u>
Municipal Official: <u>Mark S. [Signature]</u>	Date: <u>3-27-2023</u>

SECTION THREE: To Be Filled Out By Addressing Coordinator or Representative

Emergency Response Number/Address # 1:	Emergency Response Number/Address # 2:	Highway or Road:
Postal Community:	Zip Code:	
Assigned By: _____ Date: _____ 911 Addressing Coordinator/Representative		
The above uniform address will be the resident's mailing address and emergency address. The address will be added to the county map and database for dispatch and routing of Emergency Services. The assigned emergency response number will be installed by the 911 Addressing Coordinator or representative. For questions, please call (715) 726-7930.		

Highway Department

Addressing Coordinator

Planning & Zoning Department

Municipality

Page 1 of 2 (Rev 03-2019)

Attachment: 2023-0002 - Steivang - Var - Application (7705 : 2023-0002 Variance Request - Steivang)



**STATEMENT OF EXPLANATION
2020-0003 POPPLE & THOMPSON VARIANCE - REQUEST BY
THOMPSON'S FOR DENIAL OF THE VARIANCE**

5.2

See October 21, 2021 Board of Adjustment Meeting for last action on this variance request.

May 10, 2023

Dear Board of Adjustment,

Mr. Clary asked me to give you a summary of why we are requesting to be included on the May, 17th agenda. For 3 years we have been requesting that you deny the variance request made by Robert, and sadly, now the late Mary Popple, in September 2020. We would like to note that the Department of Planning and Zoning falsely included Roger Thompson as an Appellant. (See attachment).

The variance would give the Popples a strip of land that they gifted to Melvin Popple back in 1993 and would leave us, the inherited owners, with a property that is nonconforming according to zoning law. We have wanted to sell our property since May of 2020 but have not been given an answer to the question as to whether you are going to allow the Popples to go against zoning law and split the property so this piece of land can be adjoined to their property now under the name of the Popple Trust or allow us to retain the land that was gifted resulting in a conforming plot of land.

This has been an enormous burden on us emotionally and financially. The financial burden has cost us over \$20,000 in lawyer fees, property taxes, and maintenance, just to reiterate our claim. We legally own the property and never applied for a variance or ever signed any application for this request.

As a side note, the Popples took this to Chippewa County court to argue the price that they would owe us for the building on this strip of land. The judge ruled that if the variance was granted, they would need to pay \$33,000 to us. Their next step was to reject this monetary value and appeal it in the Wisconsin appellate court. This was 12 months ago and has not yet gone before the court. Additionally, it would be a moot point if you do not grant this variance and do not get this land back.

If the ruling stands and you grant this variance, both Robert and Mary have been strongly vocal saying they **could not** and **would not** pay the price that was ruled for the garage we own on the parcel in question. This would be another timely impasse if this variance is granted.

We are asking you to deny this variance so we can move forward in our lives without this stressful, expensive situation. This is causing extreme hardship for us at our ages during our retirement. We hope you can sympathize with us at a time in our lives that we had hoped would not involve using our savings and prior years worrying about this situation and it's financial and time-consuming impacts.

Sincerely,
Roger and Sheila Thompson