

**MINUTES OF THE MONONA COUNTY
BOARD OF ADJUSTMENT
PUBLIC HEARING May 23, 2022**

On Monday, July 18, 2022, the Monona County Board of Adjustment held a public hearing. Those present by roll call were Nancy McGrain, Sandy Bubke in person; Charlie Pike and Lois Wilson via Zoom. Absent Marv Hausman and Angela Lyons. Also, present for the hearing was Tom Mohrhauser, Attorney and Susan Uhl, property owner.

The Board of Adjustment meeting was called to order by acting Chairperson Nancy McGrain at 3:00 p.m. Nancy opened the public hearing for the following variance request made by Susan Uhl:

A variance request application has been filed by Susan Uhl for a reduced rear and side yard setbacks. According to the Monona County Zoning Regulations, Section 100.17 Bulk Regulations, of seventy-five (75) feet for front yard setback and fifty (50) feet for a rear yard setback for structures other than a dwelling. Ms. Uhl is requesting a seven (7) foot setback from the north side of acreage and twenty (20) foot setback from the east side of the acreage.

Sandy stated that she did not receive any comments concerning this public hearing.

Mr. Mohrhauser explained to the board members that his client, Susan Uhl, plans to split the acreage off from the crop ground and that the zoning setback requirements will cut into the crop ground. They are trying to preserve the crop ground and would like the board of adjustment to grant the variance request of seven (7) feet from the north side of the acreage and twenty (20) feet from the east side of the acreage. The buyer of the acreage is ok with the requested setback variance as this is how the farm has been farm for a very long time.

Sandy stated that she has never been involved in a variance request for an existing structure, only for new structures wanting to be built. Sandy does not see a hardship that exists for this variance request to be granted. Mr. Mohrhauser disagrees with Sandy's determination and feels that the board of adjustment can grant the variance because there are no other property owners affected by this variance request.

Charlie Pike asked Nancy and Lois for their opinions on the variance request. Both Nancy and Lois said they were ok with the variance request and did not see any harm in granting the variance since no other property owners were affected. Lois asked Sandy if this sets a precedent for future variance requests. Sandy and Mr. Mohrhauser both explained that variance requests are looked on an individually basis and this would not set a precedent. Charlie explained that he understood Sandy's responsibility of making sure the rules are followed and that she cannot make the decision to change the setback, this is why there is a meeting. Charlie could also see that that for the property owner Ms. Uhl, this is how this farm has been farmed and there seems to be no reason not to grant the variance.

With no other discussion, Nancy closed the public hearing at 3:15 p.m. Nancy called for a motion. Charlie made a motion to approve the requested variance of seven (7) feet from the north side of the acreage and twenty (20) feet from the east side of the acreage, seconded by Lois, roll call vote:

Nancy – Yes
Charlie - Yes
Lois – Yes

Motion carried to approve the variance request. Sandy will prepare a letter and resolution and call Nancy to come and sign it.

The meeting was audio recorded.

Lois made a motion to approve the May 23, 2022 meeting minutes, seconded by Charlie, motion carried.

Respectfully submitted,

Sandy Bubke, Administrator
Monona County Zoning

Chairman, Board of Adjustment