

**County of Buffalo- Alma, Wisconsin  
Notice of Public Hearing**

**Committee:** Buffalo County Zoning Board of Adjustment  
**Date:** Tuesday, May 17, 2022  
**Time:** 9:30 a.m.  
**Location:** 3<sup>rd</sup> Floor, County Board Room, Buffalo County Courthouse

1. Call to Order/ Roll Call of Members
2. Reading of the Public Notice
3. **Barn Again Lodge, LLC (Melissa Schoeder), CUP 2022-1.** Application for the modification of Conditional Use Permit # 2014-3 to add the following home or farm-based business activities: seasonal rental for non-profit events, family events, anniversary parties, family reunions, graduation parties and weddings- all with a capacity of up to 250 people- as pertaining to Chapter 9, Section 16, A of the Buffalo County Zoning Ordinance. The business is located at S683 Lovely Road, in the SE ¼, SE ¼, Section 6, Town of Dover and in the ANR-40 Zoning District.
  1. Application Presentation and Testimony
  2. Public Comments
  3. Questions to Applicant by the BOA members & Zoning Staff
  4. Correspondence
4. The Board of Adjustment at their discretion may conduct a site investigation, which would include Board review and discussion, the Board of Adjustment would then reconvene at the courthouse and review and act on the application accordingly.
5. Review/Discussion/Action- Minutes: October 5, 2021, Board of Adjustment Public Hearing
6. Adjournment

**DATE: MAY 10, 2022**

Dale Klopp, Board of Adjustment, Chairperson

---

Briar Golden , Buffalo County Zoning Department

Any person wishing to attend the meeting who requires special accommodation because of a disability should contact the County Clerk's office at 608-685-6209 at least 24 hours before the meeting begins so appropriate accommodations can be made.

Any Board member that is unable to attend must call the Zoning Office at 608-685-6218 to report their absence.

Persons who are members of another governmental body, but who are not members of this board, may attend this meeting. Their attendance could result in a quorum of another governmental body being present. Such a quorum is unintended, and they are not meeting to exercise the authority, duties, or responsibilities of any other governmental body.

## Buffalo County Minutes

**Committee:**

Zoning Board of Adjustment

**Date:**

October 5, 2021

**Electronic and Hard Copy Filing Date:**

The Board of Adjustment public hearing was called to order at 9:00 a.m. by Chairman Dale Klopp. Ron Kazmierczak, Dale Klopp, and Barry Drazkowski were all present.

Others present for all, or part of the public hearing include Michael Owecke, Zoning Administrator, Anissa Glaus, Zoning Administrative Assistant, Briar Golden, Zoning Specialist, and Jim Devlin, Applicant.

**Applicant presentation and testimony:** Jim Devlin explained that him and his wife own property currently with a camper placed on it. They would like to put a shed up, and spend a little more time up here, and have purchased a prebuilt 12 x 32 shed, will finish it, and make it livable. He needs 3 permits: non-plumbing, zoning for cabin, and fire number/address. Pony Lane is a private road, ordinance states that no more than 4 dwellings can be located off a private road. Town board is okay with a 5<sup>th</sup> dwelling if BOA approves it. He does not intend to use it as a full-time residence, just seasonal.

**Public Comments:** There were no public comments.

**Questions to Applicant by BOA Members and Zoning Staff:**

Ron Kazmierczak questioned about the access points and easements, to which Jim Devlin explained the location of the easement. Barry Drazkowski asked about the plumbing permit and what type of sanitary he would have. Mike Owecke explained that there would be a non-plumbing permit and that since Jim Devlin is getting a recreational dwelling permit, he would not need a well or septic and can just have an outhouse.

Barry Drazkowski questioned the difference between a shed and a dwelling, as a shed is what Jim Devlin states, he is putting on the parcel and whether it could become a single-family dwelling instead of a recreational dwelling. Michael Owecke explained that a recreational dwelling isn't used year-round, and is more of a seasonal spot, used for recreation, such as hunting, etc. Traffic won't be as busy with a recreational dwelling versus a single-family, year-round dwelling.

Barry also questioned if it is permanent and if it can switch to permanent once it is finalized. Michael Owecke explained that conditions can be placed on variances stating that, to become a single-family dwelling at some point, the road needs to be brought up to a town road.

Mike Owecke pointed out that there is already a permanent structure up there and advised Jim that since the permit isn't officially approved yet, there will be an after the fact fee upon approval.

**Pictures from zoning:**

Michael Owecke showed pictures of the parcel location and surrounding properties.

The board members questioned the biggest concern with the dwelling is if there is an emergency, and the first responders being able to find the location. Michael Owecke explained that it would need to have an address number to be placed there.

Pony trail runs parallel to S, dead ends ½ a mile, if that. 4 residents currently on Pony trail. permanent homes, looking back to entrance to S, looking west to 37. Showed picture of wore out road, erosion. This is concern, road not maintained, the more dwellings, the less likely for a n ambulance to make it. Worst spot on the road, steep grade to start of the road. Showed pictures of the homes, one lane road.

Barry Drazkowski explained that he has no problem with allowing a recreational dwelling if the use stays as that while it is a private road.

Ron Kazmierczak requested that there be a condition in place stating that it can't become a permanent year-round residence unless the road is brought up to town specifications to become a town road.

There was no correspondence.

Ron Kazmierczak made a motion to approve the variance with the conditions set by the zoning department, seconded by Barry Drazkowski.

Motion made and seconded to approve variance 2021-1 with updated conditions. Motion carried.

**Minutes from previous meetings:** Ron Kazmierczak made a motion to approve the minutes and seconded by Dale Klopp.

The hearing was adjourned at 10:00 a.m.

Respectfully Submitted,

Anissa Glaus

Zoning Administrative Assistant