

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

On Monday, May 23, 2022, the Monona County Board of Adjustment held a public hearing. Those present by roll call were Nancy McGrain, Sandy Bubke in person; Angela Lyons, Charlie Pike and Lois Wilson via Zoom. Absent Marv Hausman. Also, present for the hearing was Assistant County Attorney Gary Taylor, Jared Ehrp, NEW Cooperative representative in person and John Stoll, property owner on Zoom.

The Board of Adjustment meeting was called to order by acting Chairperson Nancy McGrain at 10:00 a.m. Nancy opened the public hearing for the following variance request made by NEW Cooperative, Inc.:

A Variance Request Application has been filed by NEW Cooperative, Inc. for a reduced property line setback, parcel number 8245-07-4-25-003, a perimeter setback of thirty (30) feet. According to the Monona County Zoning Regulations, Section 100.17 Bulk Regulations, of seventy-five (75) feet for front and rear setbacks and fifty (50) feet for a side yard setback.

Sandy shared the proposed project area on the Zoom call and explained that the red dotted line was the minimum required setbacks according to the zoning regulations.

Jared from NEW Cooperative then spoke what on the plans for the property are and that with the required setbacks and county right-of-way, it would be hard for them to expand the property in the future. NEW Cooperative is requesting the 30 feet setback for the perimeter of the property. At this time the scale and office will be located here, it was originally planned to be on the actual barge property but when this property came up for sale, they felt this would be a better location for the scale and office and then they could save the property at the barge for future expansion as well.

Charlie asked Jared what the property owners would have to face as far as extra traffic if the variance was given. Sandy stated that the road is being built now and will be wide enough for passing traffic and that there is another way into the campground. The road in reality will only be busy when loading or unloading a barge. They expect about 40 barges a year. Jared also stated that with the scale and office, there would be no visibility issues even with the closer setbacks.

John Stoll asked where the actual property is compared to his and that he didn't know that the road (295th Street) would be widen. He did allow a permanent easement but wasn't award of anything else. Sandy gave John the county engineer, Dustin Wallis, cell phone number, as that would be a discussion with him, not this board.

With no other discussion, Nancy closed the public hearing, a board member needed to leave the meeting, Angela Lyons. Nancy called for a motion- Angela made a motion to approve the requested variance of 30 feet for a perimeter setback, seconded by Charlie, roll call vote:

Nancy – Yes
Charlie - Yes
Lois – Yes
Angela – 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.

Charlie made a motion to approve the January 31, 2022 meeting minutes, seconded by Lois, motion carried.

Respectfully submitted,

Sandy Bubke, Administrator
Monona County Zoning

Chairman, Board of Adjustment