

**Town of Troy
654 Glover Road
Board of Appeals
April 10, 2024**

Town of Troy Board of Appeals (BOA) meeting was called to order by Doug Rowen at 4:59pm to discuss the following:

Applicant: Jason Payfer
Location: Parcel # 040-1005-50-000
Address: 663 Deerwood Dr, Hudson, WI 54016
Request: Set back variance for an accessory structure

Roll call– members present: Doug Rowen, Gary Heacox, Nathan Nelson, and Cliff Jennings (virtually). Staff present – Rob Jones from Cedar Corporation (virtually) and Clerk/Treasurer Kelly Neidermyer. Other attendees included Mr. and Mrs. Jason Payfer (applicant). Quorum verified.

Action on minutes – Nathan Nelson moved to approve the March 6, 2024, meeting. Seconded by Gary Heacox. All ayes, motion carried.

Approval or denial of the application before the board: Mr. Payfer gave an update regarding the septic location. The septic can be moved back 25' making the variance request 30' (70' from the right of way).

The variance request meets all three of the following tests:

1. The hardship is due to physical limitations of the property rather than the circumstances of the appellant because:
 - a. Steep slopes on property constrains potential building locations
 - b. Limited available locations for POWTS system due to terrain and soils
2. The variance will not harm the public interest because:
 - a. Requested uses are permitted
 - b. Neighbors are not in opposition to the variance (based on public hearing testimony)
 - c. No testimony was received from other interested parties during the public hearing
3. Unnecessary hardship is present because:
 - a. Lot was created in 1975 and has not been developed since creation
 - b. Shed size is reasonable due to proposed storage purposes
 - c. Limited space for maneuvering vehicles/trailers on lot based on topography
 - d. Routine backing into lot would be undesirable for the public due to characteristics of the road.

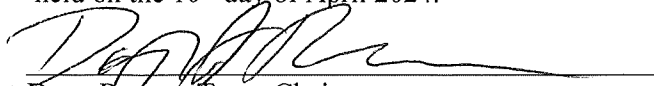
Cliff Jennings moved to approve the variance of 30' seeing that it provides no public harm and due to the topographic nature of the lot with the following contingencies:

1. Visual screening on both sides of the driveway along Deerwood Dr between the right of way and the structures.
2. Current temporary shipping containers will be removed within 18 months of completion of the house and shed or permanently relocated based on the Town of Troy building permit.

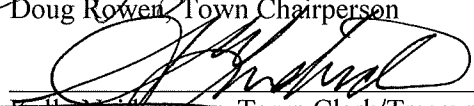
Seconded by Gary Heacox. Roll Call – Cliff Jennings – yes, Doug Rowen – yes, Gary Heacox – yes, Nathan Nelson – yes. Motion carried.

Gary Heacox moved to adjourn at 5:53pm. Seconded by Nathan Nelson. All ayes, motion carried.

These minutes were taken at
the Board of Appeals meeting
held on the 10th day of April 2024.



Doug Rowen, Town Chairperson



Kelly Neidermyer, Town Clerk/Treasurer

