



PORTAGE COUNTY

PORTAGE COUNTY ANNEX
CONFERENCE ROOM 5
1462 STRONGS AVENUE
STEVENS POINT, WI 54481

MEETING AGENDA

BOARD OF ADJUSTMENT

Monday, September 16, 2024

4:00 PM

REMOTE ATTENDANCE & COMMENT

To attend this meeting by telephone : dial 1-872-242-7813, after dialing the number you will then be asked to enter in a meeting number. Use the following meeting number: 397 137 739, then press #

To attend this meeting by video: [Join the meeting now](#)

The Board of Adjustment will conduct an on-site of the petitioners' premises on Monday, September 16, 2024, prior to the meeting, leaving from the Annex at 3:00pm and arriving at the first on-site (Town of Linwood) approximately 3:15pm, and arriving at the second on-site (Hull) approximately 3:40pm.

CALL TO ORDER

ROLL CALL

PLEDGE ALLEGIANCE TO THE FLAG

CORRESPONDENCE

PUBLIC NOTICE

Members of the public who wish to address the Committee on specific agenda items must register their request at this time, with such comments subject to the public comment ordinance and the reasonable control of the Committee Chair as set forth in Robert's Rules of Order.

APPROVAL OF MINUTES

1. Approval of Minutes from August 19, 2024 Meeting.

DISCUSSION/POSSIBLE ACTION

2. Discussion/Possible Action Re: Special Meeting Attendance (Portage County Ordinance 3.1.47 & 3.1.48)
 - Request for special meeting attendance
 - Approval of attendance of special meetings
 - Special meeting attendance reports

PUBLIC HEARINGS

3. Petition No. PET-2024-011, John & Jessica Lazare, Owners, of property located north off Orderinda Court, 740' west of the Orderinda Court and North Second Drive intersection, being part of the NW¼, of the SE¼, Section 7, T24N, R8E, Parcel #020240807-14.05, located in the Town of Hull, wherein a Special Exception and a Variance from the provisions of the Portage County Zoning Ordinance is requested to operate a kennel within 1,000 feet from neighboring residences and to erect a sign greater than six square feet, in the A4 General Agricultural Zoning District.
4. Petition No. PET-2024-014, Adam Stelzer, Owner, of property at 1723 County Road C, being part of the NW¼, of the SW¼, Section 35, T24N, R7E, Parcel #024240735-10.02, located in the Town of Linwood, wherein a Special Exception from the provisions of the Portage County Zoning Ordinance is requested to operate an automobile wrecking, recycling, and salvage yard, in the A4 General Agricultural Zoning District.

NEXT MEETING DATE

ADJOURNMENT

Notice: Any person who has special needs and plans on attending this meeting in-person or remotely should contact the Facilities Office at 715-346-1598 as soon as possible to ensure that reasonable accommodations can be made.

Notice: Remote comment by the public during the meeting will be at the discretion of the Chair.

Notice: A quorum of the Portage County Board of Supervisors, or any committee thereof, may be present at this meeting.



PORTAGE COUNTY

MEETING MINUTES

BOARD OF ADJUSTMENT

PORTAGE COUNTY ANNEX
CONFERENCE ROOM 5
1462 STRONGS AVENUE
STEVENS POINT, WI 54481

Monday, August 19, 2024

4:00 PM

REMOTE ATTENDANCE & COMMENT

To attend this meeting by telephone : dial 1-872-242-7813, after dialing the number you will then be asked to enter in a meeting number. Use the following meeting number: 591 590 711, then press #

To attend this meeting by video: [Join the meeting now](#)

The Board of Adjustment will conduct an on-site inspection of the petitioner's premises (PET-2024-013) on Monday, August 19, 2024, prior to the meeting, leaving from the Annex at 3:30 pm.

CALL TO ORDER

ROLL CALL

The Board of Adjustment meeting was called to order at 04:02 PM

Members Present: James Garbe , James Hopp, Jason Pingel, Brandon Taylor (All in person)

Staff Attending: Chris Mrdutt and Gayle Stewart (In person), Tim Reed (Online)

Others Attending: Mike Pagel - Town of Lanark Chairman, Jacob Gavin, Robert Cable

PLEDGE ALLEGIANCE TO THE FLAG

CORRESPONDENCE

No correspondence

PUBLIC NOTICE

Members of the public who wish to address the Committee on specific agenda items must register their request at this time, with such comments subject to the public comment ordinance and the reasonable control of the Committee Chair as set forth in Robert's Rules of Order.

APPROVAL OF MINUTES

1. Approval of Minutes from July 22, 2024 Meeting.

A motion was made by James Hopp, seconded by Jason Pingel, to Approve. Motion to Approve carried by voice vote, with no negative votes.

DISCUSSION/POSSIBLE ACTION

2. Discussion/Possible Action Re: Special Meeting Attendance (Portage County Ordinance 3.1.47 & 3.1.48)
 - Request for special meeting attendance
 - Approval of attendance of special meetings
 - Special meeting attendance reports

No discussion/no action.

PUBLIC HEARINGS

3. Petition No. PET-2024-013, JRLG Holdings LLC, Owner, of 720 Nedrest Drive, being part of the NW¼, of the NW¼, Section 20, T24N, R8E, Parcel #020240820-06.21, located in the Town of Hull, wherein a Special Exception from the provisions of the Portage County Private Sewage System Ordinance is requested to install a holding tank for shop building per 7.9.9(5)(c), in the C3 Commercial Zoning District.

Jacob Gavin was sworn in and explained the request for a holding tank is so he can have a restroom in his commercial storage building. A holding tank is preferred over a mound so he does not have to cut down trees for a mound system that is just for one bathroom.

Mrdutt explained the POWTS Ordinance now permits the use of a holding tank via Special Exception approval. Letter in file from Town of Hull stating they took no action as staff has the appropriate knowledge base for this request.

Robert Cable, a neighboring property owner, was sworn in and expressed his support for request. No other public present wanting to speak on the matter.

Mrdutt read the Special Exception standards and added a Sanitary Permit must be issued prior to installation. Therefore, he will not be requesting any conditions.

A motion was made by Brandon Taylor, seconded by James Hopp, to Approve, with no added conditions.

The motion to Approve Passed by the following vote:

4 Yes: James Garbe, James Hopp, Jason Pingel, Brandon Taylor

0 No: None

0 Abstain: None

4. Petition No. PET-2024-015, Town of Lanark, Owner, of 7174 County Road TT, being part of the SE¼, of the NE¼, Section 28, T22N, R10E, Parcel #022221028-04, located in the Town of Lanark, wherein a Special Exception from the provisions of the Portage County Zoning Ordinance is requested to erect a 4'x6' sign which is greater than the six square feet allotment, in the A3 Low Density Agricultural Zoning District.

Mike Pagel was sworn in and explained the request for a new sign. Mrdutt stated staff supports the request. No public present wanting to speak on the matter. Special Exception standards read by Mrdutt; nothing additional noted.

A motion was made by James Hopp, seconded by Brandon Taylor, to Approve, with the following condition:

1. Obtain a Portage County Zoning Permit.

The motion to Approve Passed by the following vote:

4 Yes: James Garbe, James Hopp, Jason Pingel, Brandon Taylor

0 No: None

0 Abstain: None

NEXT MEETING DATE

Next meeting tentatively set for September 16, 2024.

ADJOURNMENT

A motion was made by Jason Pingel, seconded by James Hopp, to adjourn. Motion carried by voice vote.

Meeting adjourned at 04:40 PM

BOA NOTES

Petition #PET-2024-011
John & Jessica Lazare, Owners

VARIANCE & SPECIAL EXCEPTION

Variance and Special Exception request from the provisions of the Portage County Zoning Ordinance to operate a kennel within 1,000 feet from neighboring residences and to erect a sign greater than six square feet, in the A4, General Agricultural Zoning District, Town of Hull, Parcel 020240807-14.05.

1.
2.
3.
4.
5.
6.
7.

8.

(If Applicable) Stormwater/Runoff plans submitted for approval by Land and Water Conservation Division.
9.

(If Applicable) Shoreland Vegetation Plans submitted for approval by Land and Water Conservation Division.

**PETITION TO THE PORTAGE COUNTY BOARD OF ADJUSTMENT
VARIANCE - SPECIAL EXCEPTION - APPEALS**

FEE \$350 DATE RECEIVED 6-20-24

PETITION NUMBER 2024-011

OWNER

Name John & Jessica Lazare

Address 200 Orderinda Court

Stevens Point, WI 54482

City State Zip

Telephone Number 507-273-1010

Email: raasch.jess@gmail.com

AGENT FOR OWNER

Name Jessica Lazare

Address 200 Orderinda Ct.

Stevens Point, WI 54482

City State Zip

Telephone Number 507-273-1010

Email: raasch.jess@gmail.com

PETITION REQUEST (State briefly what is being petitioned)

- ☒ SPECIAL EXCEPTION
☒ VARIANCE
☐ APPEAL FOR RECONSIDERATION
☐ APPEAL OF ADMINISTRATIVE DECISION

Special exception to operate a Kennel.

Special exception: To have a larger sign in place of approximately 4' x 6' in addition to the 2' x 3' sign. Variance: There are 26 homes, which include ours that would be within a 1,000 foot radius of the Kennel.

PROPERTY LOCATION AND DESCRIPTION

Gov't Lot # _____, NW ¼, of the SE ¼ of Section 7, T 24 N, R 8 E

Town of Hull, Area 10.53 Acres

Parcel Number 020240807-14.05 Zoning A4 - General Agriculture

Property/Site Address 204²⁰⁴ Orderinda Ct., Stevens Point, WI 54482

Legal Description of Property LOT 2 CSM#10483- 47-63 BNG PRT NWSE S7 T24 R8 -14 05 10.53A CSM 47/63; CSM 15/146 CSM 15/43; 520696; 804958; 877830

I, the undersigned, agree to abide by any conditions of approval established by the Board of Adjustment and with all applicable Portage County Ordinances and to allow the Planning and Zoning Department access to the property at any reasonable time for the purpose of inspection to assure compliance with the zoning laws relative to the issuance of this petition. I acknowledge that I am responsible for complying with State and Federal laws concerning construction near or on wetlands, lakes, and streams. Wetlands that are not associated with open water can be difficult to identify. I understand that failure to comply may result in removal or modification of construction that violates the law, or other penalties or costs. For more information, regarding wetlands visit the Department of Natural Resources web page (<http://dnr.wi.gov/topic/wetlands/>) or contact a DNR Service Center.

5/22/2024
Date

Jessica Lazare
Signature of Owner

VARIANCE CRITERIA

1. Please demonstrate why strict compliance with a Zoning Ordinance would unreasonably prevent you from using the property for a permitted purpose or would render conformity with the Zoning Ordinance unnecessarily burdensome:

The intent is to have a 4 foot fence surrounding our 2 parcels with separate kennels for dogs that may prefer to be without another dog. We would have parking available for visitors - up to four spots. Waste would be disposed of by putting in plastic bags and using the town of Hull dumpsters. We do also plan to have 7 1/2 foot fencing around the kennel as well.

2. How is the hardship due to the Unique Property Characteristics rather than the circumstances of the petitioner:

We are on agricultural land that is surrounded by trees so there would be not a lot of visibility to the kennel. A separate driveway would lead to the kennel. This would be considered a house, so there would be at least 2 people on the property at any given time.

3. How will granting the variance not be contrary to the Public Interest as expressed by the objectives of the Ordinance:

The lighting for the outdoor area of the kennel would go inward towards the kennel. The kennel would be 25 feet away from the rear of our property and the side of the kennel would be at least 10 feet away. We would plan to talk to each of our neighbors individually so that they are aware of our intention.

This form **MUST** be completed and returned to Portage County Planning and Zoning with your variance application.

BUSINESS

1. List what is to be stored in the building bathroom
Dogs, dog kennels, food, cleaning
Dog bath, washer / dryer / space supplies
2. Hours of operation by appt. only for meet & greet's
3. Containment devices equal to 150% of volume stored no
4. List of "hazardous materials" to be provided to Planning & Zoning Department - regular cleaning supplies.
5. Vegetative cover required around perimeter no
6. Signage must comply with Zoning Ordinance yes (with exception)
7. Regulations followed concerning chemicals etc, DNR and/or DATCP yes
8. Exterior lighting we would have interior facing outdoor lighting
9. Building Plans and CSM required, State approval yes
10. No disposal of wastes on site we would provide waste in plastic bags in town of Hull garbage can.
11. List of companies that will be picking up waste materials Town of Hull
12. Storm water drainage plan needed, DNR Storm Water permit required yes no
13. Traffic concerns – Number of customers increase traffic flow There would be no concern as it would be by appt. only.
14. Start date 2026 possibly sooner. would be the earliest.
15. Town conditions to be met yes
16. Number of vehicles on site, unlicensed/inoperable more than even 2 regular vehicles, plus an add'l 4 for guests visiting a pup.
17. Salvage allowed no
18. Noise issues noise issues will be contained. we will not let dogs out prior to 7am and after 9pm. we will have all sound proofed walls.
19. Unannounced visits by Planning and Zoning Department staff allowed yes
20. Number of employees no employees, just residents of the homes on the two parcels, which include myself, my husband, daughters, mother and father.
There may be some volunteers as well occasionally.

ZONING PERMIT APPLICATION

Portage County Planning & Zoning Department, 1462 Strongs Avenue, Stevens Point, WI 54481

Permit Number _____

Permit Fee \$ 200

Owner(s) Name John & Jessica Lazare

Contractor Name TBD

Mailing Address 200 Orderinda Court

Mailing Address _____

Stevens Point, WI 54482

Telephone 507-273-1010

Telephone _____

Email raash.jess@gmail.com

Email _____

Septic Installer TBD

PROPERTY INFORMATION:

Parcel Number 020240807-14.05

Property/Site Address 202¹²⁰⁴ Orderinda Ct.

Acreage 10.53

Stevens Point, WI 54482

Zoning District(s) A4- General Agricultural

Town of Hull

PLEASE LIST ALL STRUCTURES TO BE COVERED BY THIS PERMIT

WORK IS:

- ☒ Dwelling
☐ Dwelling Addition
☐ New Accessory Structure
☐ Commercial/Industrial
☒ Other Dog Kennel
☐ Request Change of Allowable Use (No New Structures)

TYPE OF STRUCTURE (LIST DIMENSIONS HERE AND ON ATTACHED DRAWING)

- ☒ Dwelling 40 x 60 36
☒ Porch 6 x 26
☒ Deck 10 x 10
☐ Addition x
☐ Explain "Addition" _____
☒ Garage 26 x 34
☐ Storage Building x
☐ Farm Building x
☒ Other Kennel 40 x 60
☒ Explain "Other" Kennel
☐ Mfg Home/Mobile home (year built) _____

CONSTRUCTION DETAILS:

Proposed Start Date: _____

Dwelling is: ☐ Seasonal ☒ Year round

Market value of new construction \$ _____

Livable Area: Existing (total) _____ sq. ft.

New (total) 1468 sq. ft.

Number of Bedrooms: Existing (total) 1

New (total) 1

SETBACKS (PROPOSED):

Highway Centerline _____ Right-of-Way _____ Side(1) _____ Side(2) _____ Rear _____

Septic tank _____ Drainfield _____ Well _____ Water _____ Wetlands _____

STORMWATER AND CONSTRUCTION SITE EROSION CONTROL PLAN REVIEW: check if applicable and attach form

- ☐ Accessory building(s) greater than 2,000 sq. ft. proposed in any Residential zoning district (R1, R2, R3, R4, R5)
☐ Commercial development proposed in any zoning district.
☐ Any development proposed in the C1, C2, C3, C4, Ind, or PD zoning district.
☐ New construction proposed within 300' of surface water or wetlands and drains towards surface water or wetlands.
☐ New construction proposed which may increase stormwater or sediment onto an adjacent property.

I, the undersigned, agree to exercise permit in accordance with all applicable Portage County Ordinances and to allow the Planning and Zoning Department access to the property at any reasonable time for the purpose of inspection to assure compliance with the zoning laws relative to the issuance of this permit. I acknowledge that I am responsible for complying with State and Federal laws concerning construction near or on wetlands, lakes, and streams. Wetlands that are not associated with open water can be difficult to identify. I understand that failure to comply may result in removal or modification of construction that violates the law, or other penalties or costs. For more information, regarding wetlands visit the Department of Natural Resources web page (<http://dnr.wi.gov/topic/wetlands/>) or contact a DNR Service Center.

Amita Lazare
 Signature of Owner

Jessica Lazare
 Owner - Printed Name

6/15/2024
 Date

ATTACH A PLOT PLAN DRAWING SHOWING ALL EXISTING AND PROPOSED STRUCTURES AND STAKE OUT PROPOSED STRUCTURES ONSITE.
 THIS APPLICATION IS NOT ISSUED AS A PERMIT UNTIL SIGNED BY AN AUTHORIZED COUNTY OFFICIAL.

FOR OFFICE USE ONLY

Permit Number _____

Receipt Number _____

OFFICE REVIEW

Date application received in office _____

Proposed use is a permitted use in the zoning district? ☐Y ☐N

Is development proposed inside the floodplain? ☐Y ☐N

Is development proposed inside a shoreland zone? ☐Y ☐N

Is $\geq 1,000$ square feet being disturbed? ☐Y ☐N

OTHER COUNTY PERMITS REQUIRED:

☐ Sanitary # _____ ☐ Special Exception/Variance # _____ Stormwater Req? Y ☐ N ☐ _____

FIELD VISIT ☐Y ☐N

DATE:

Will proposed structure location/use adhere to Portage County Chapter 7 Ordinance(s)? ☐Y ☐N

SHORELAND CONSIDERATION

Mitigation required? ☐Y ☐N

Vegetative buffer condition? _____

IMPERVIOUS SURFACE CALCULATION

FIELD VISIT NOTES

Structure Type	Size (Dimension)	Amount (Sq. Ft.)
Total Square Feet		
Lot Size (square feet)		
Percentage		

ACTION:

☐ Permit **Issued** (date) _____ Signed: _____

☐ Permit **Denied** (date) _____ Reason: _____

PERMIT EXPIRES TWO YEARS FROM DATE OF ISSUANCE.

☐ SEE ATTACHED SHEET FOR ADDITIONAL CONDITIONS AND/OR COMMENTS

CONDITIONS OF APPROVAL

9/3/24

Potential Conditions of Use – Dog Kennel
Parcel ID # 020240807-14.0

1. Obtain and maintain proper licensing according to Portage County and State of Wisconsin.
2. Obtain a Portage County Zoning Permit
3. All exterior lighting on structures must be downcast and directed away from neighboring residences.
4. Maintain the existing vegetation within 25 feet of the north, south and east property line.
5. All exterior dog runs (Recreation/Play Areas) must be fully enclosed with a fence that is a minimum of 6 feet in height. Operators will be sensitive to outside noise caused by the animals regardless of the time of day and do everything possible to mitigate the noise for their neighbors, including but not limited to, disallowance of any dog that is loud and noisy when outside.
6. Customers and staff will have dogs leashed and under control moving to and from unsecured areas to secured areas of the business.
7. Any business signs cannot exceed 32 square feet in size and will not be placed anywhere on Orderinda Court, but rather displayed out of public view inside the boundaries of the property.
8. Only Rescue/Foster Dogs will be cared for. There will be no Doggie Day Care type services offered or kenneling services for any other group.
9. The facility will have a maximum of 15 individual kennels. The facility will not house more than 15 dogs at any one time.
10. Picking up or dropping off pets will be done by appointment only.

Variance Summary Fact Sheet
PET-2024-011
John & Jessica Lazare

Request

Variance to operate a dog kennel within 1,000 feet of a neighboring residence in the A4, General Agricultural Zoning District, Town of Hull.

Ordinance Provisions Appealed

7.1.3.(1)(c)(3) Kennels, when located not less than 1,000 feet from any residential building other than that of the owner of such kennels, his agent, or employee.

Ordinance Provisions Authorizing the Board to Act on the Petition

7.1.6.(5)(d)(3)(a) Where there are practical difficulties or unnecessary hardships in the way of carrying out the strict letter of this Ordinance, the Board of Adjustment shall have the power, in passing upon petitions, to authorize such variance from the terms of this Ordinance. (Zoning Ordinance)

The Board is Required to Evaluate the Effect of the Proposed Use Under 7.1.6.(5)(d)(2)(b)(i) in Order to Grant the Variance. The pertinent subsections are as follows:

- (1) The maintenance of safe and healthful conditions;
- (8) The compatibility of the proposed use with existing development and development anticipated in the foreseeable future;
- (9) The amount of liquid wastes to be generated and the adequacy of the proposed disposal system;
- (11) The importance of the services provided by the proposed facility to the community;
- (12) The availability of alternative locations;
- (13) Such other factors as are relevant to the purposes of this Ordinance.

The Board is Required to Find All of the Following Conditions under 7.1.6.(5)(d)(3)(c) in Order to Grant the Variance

- (i) Granting the variance would not be contrary to the public interest, State Law or Administrative Code, the spirit of the Ordinance would be observed, and substantial justice done;
- (ii) The use is permitted in the District;
- (iii) The hardship is due to special conditions unique to the property, rather than considerations personal to the property owner;
- (iv) Granting the variance would not be detrimental to surrounding landowners;
- (v) Hardship is not created by any person having interest in the property;
- (vi) A property owner bears the burden of proving unnecessary hardship by demonstrating that strict compliance with a zoning ordinance would unreasonably prevent the property owner from using the property owner's property for a permitted purpose or would render conformity with the zoning ordinance unnecessarily burdensome;
- (vii) The request represents the minimum relief necessary to relieve unnecessary burdens.

The Board May Attach Any of the Following Conditions Under 7.1.6.(5)(e)(2) in Order to Further the Purposes of this Ordinance.

- b. Increased setbacks and yards.
- d. Landscaping and planting screens.
- e. Period of operation
- f. Operation control.
- h. Deed restrictions.

Special Exception Fact Sheet
PET-2024-011
John & Jessica Lazare

Request

Special Exception to erect a sign greater than six square feet, in the A4, General Agricultural Zoning District, Town of Hull.

Ordinance Provisions Authorizing the Board to Act on the Petition

7.1.3(1)(c) Special Exception Uses. The following uses are permitted upon proper application as provided in this section particularly items a. and b. of subparagraph 7.1.6(2)(a)2. only after such use shall have been approved in writing by the Board of Adjustment, after public hearing. Such approval shall be consistent with the general purpose and intent of this section and shall be based upon such evidence as may be presented at such public hearing, tending to show the desirability of specific uses from the standpoint of the public interest because of such factors as (without limitation because of enumeration) smoke, dust, noxious gases and odors, noise, glare, vibration, operation of heavy machinery, heavy vehicular traffic, increased traffic on streets and other safety and health factors; such uses shall be required to conform with the plan approved by the Board of Adjustment and shall meet the specific conditions attached below and such other conditions as the Board of Adjustment deems necessary in furthering the purpose of this section.

3. Kennels, when located not less than 1,000 feet from any residential building other than that of the owner of such kennels, high agent, or employee.

21. Signs greater than six square feet.

The Board is Required to Evaluate the Effect of the Proposed Use Under 7.1.6.(5)(d)(2)(b)(1)(i) in Order to Approve the Petition

1. The maintenance of safe and healthful conditions;
8. The compatibility of the proposed use with existing development and development anticipated in the foreseeable future;
11. The importance of the services provided by the proposed facility to the community;
12. The availability of alternative locations;
13. Such other factors as are relevant to the purposes of this section.

The Board is Required to Find All of the Following Conditions under 7.1.6.(5)(d)(2)(c) in Order to Approve the Petition

- (i.) The use would not substantially harm the public health, safety, and general welfare, and would not be contrary to State Law or Administrative Code;
- (ii.) The use would be consistent with surrounding uses and the neighborhood would not be injured thereby;
- (iii.) The use is consistent with this Ordinance and any County or municipal plan which is based on historic, geographic, and socio-economic facts.

The Board May Attach Any of the Following Conditions Under 7.1.6.(5)(e)(2) in Order to Further the Purposes of this Ordinance.

- b. Increased setbacks and yards.
- d. Landscaping and planting screens.
- e. Period of operation
- f. Operation control.
- h. Deed restrictions.



PLANNING AND ZONING DEPARTMENT

PLANNING • ZONING AND CODE ADMINISTRATION • LAND & WATER CONSERVATION
ON-SITE WASTE • GROUNDWATER MANAGEMENT • ECONOMIC AND BUSINESS PARK DEVELOPMENT

1462 STRONGS AVENUE, STEVENS POINT, WI 54481 • PHONE: 715-346-1334 • FAX: 715-346-1677

MEMORANDUM

TO: Board of Adjustment

FROM: Chris Mrdutt - Zoning Coordinator

DATE: September 9, 2024

RE: Special Exception and Variance request by John & Jessica Lazare to construct and operate a dog kennel within 1,000 feet of neighboring residences and to erect a sign greater than six square feet, in the A4 General Agricultural Zoning District, Town of Hull
Located at the end of Orderinda Court, Parcel 020240807-14.05

Background

Jessica Lazare is looking to construct a ~120'x46' building. Half of the building would be used as a residence for her parents along with attached garage space. The remaining space, ~40'x60', would be used as a nonprofit dog kennel. The intention of the kennel is to help rescued dogs find permanent homes and aid in fostering dogs while that process plays out. Jessica would also like to have a 4'x6' sign on her property.

Analysis

The subject property is 10.53 acres and is zoned A4 General Agricultural. The use of a dog kennel in this zoning district requires special exception approval by the Portage County Board of Adjustment (BOA). Furthermore, dog kennels must be at least 1,000 feet from neighboring residences. A variance must be approved by BOA to vary from this setback standard. The owners intend to locate the facility in the field in the northeast corner of the property, ~100' from the north and east property lines. A driveway would be constructed through the trees in the southeast corner of the property to connect to Orderinda Court. Signs exceeding six square feet in size also require special exception approval.

Other pertinent facts:

- Surrounding properties are all zoned A4 General Agricultural
- The closest (non-owner) residence is ~660' to the north.
- There appears to be more than 200' of wooded vegetation between the proposed kennel location and the nearest neighboring residence.
- Meadow Manner subdivision is ~880' to the north.
- The petitioner has submitted a variance criteria sheet that details how she feels she meets the three criteria.
- Orderinda Court is a dead-end road with the proposed kennel and the owners' residence being located at the end of the Court.
- A business checklist and narrative has been filled out by the petitioner indicating how this kennel would be operated.

- The Town of Hull Board had two meetings to discuss this petition. The first one, on August 5, 2024, was postponed allowing the Town and neighboring residents more time to gather more information. On September 9, 2024, the Town Board met a second time and recommended approval of the petition with conditions they would like BOA to consider adding to their approval. These proposed conditions should help alleviate any concerns the neighboring residents have with this proposal. (Town's proposed conditions dated 9/3/24 are attached in the petition packet)

Review Requirements

A Special Exception permit and Variance request must be approved by the Portage County Board of Adjustment (BOA). Listed below is a summary of the required evaluations, potential conditions, and other applicable Ordinance standards the BOA will use to review the request.

In addition to the BOA review criteria below, all commercial development is subject to site plan review by Portage County Planning and Zoning Department staff prior to issuance of a Zoning Permit. An overview of the proposed business and preliminary site plan has been submitted by the applicant (see attached). The Ordinance defined site plan review criteria and some details of the request are highlighted below:

(a) Road access

This property has road access to Orderinda Court. Orderinda Court is a Town road, and the owners will have to work with the Town with respect to sighting the driveway location.

(b) Stormwater Control Plan and/or Construction Site Erosion Plan

The proposed location of this facility is located on a portion of the property that appears to be internally drained. It does not appear that stormwater would leave this property therefore a stormwater permit may not be required.

(c) Parking and paving

There is ample room on this property to facilitate customer parking by the kennel.

(d) Landscaping and screening

Currently there are no landscaping additions proposed. However, the property is substantially screened from the north, east, and south by wooded vegetation. Staff will recommend that a 25-foot buffer is to remain vegetated. Outdoor dog runs should be fenced.

(e) Lighting

All lighting shall be downcast and directed away from all neighboring residences.

(f) Adequacy of setback for structures and storage. Setbacks required by specific zoning districts may need to be modified based on site specific conditions. Commercial structures 100 feet tall or greater shall be set back from the nearest property and/or right-of-way line a distance equal to the height of the structure.

The building setbacks in the A4 zoning district are 10' from side property lines and 25' from rear property lines. No buildings will be over 100' tall so all required zoning setbacks will be met.

- (g) An approved Stormwater Control Plan from the WI-DNR must be on file prior to issuance of a Zoning Permit if the development is equal to or larger than one (1) acre.**

Less than an acre will be disturbed.

Required Evaluations.

In passing upon any special exceptions, the BOA shall make the following evaluations, where appropriate, in addition to those required elsewhere in the Ordinance and base its decision thereon:

Evaluate the effect of the proposed use upon:

- The maintenance of safe and healthful conditions.
- The location of the site with respect to existing or future access roads.
- The compatibility of the proposed use with existing development and development anticipated in the foreseeable future.
- Location factors under which domestic uses shall be generally preferred, uses not inherently a source of pollution within an area shall be preferred over uses that are or may be a pollution source, and use locations within an area tending to minimize the possibility of pollution shall be preferred over use locations tending to increase that possibility.
- The importance of the services provided by the proposed facility to the community.
- The availability of alternative locations.
- Such other factors as are relevant to the purposes of this Ordinance.

If BOA determines the petition has merit, Planning and Zoning Department encourages you to discuss attaching the following conditions:

1. Obtain a Portage County Zoning Permit.
2. Obtain and maintain proper licensing according to Portage County and the State of Wisconsin.
3. All exterior lighting on structures must be downcast and directed away from neighboring residences.
4. Maintain the existing vegetation within 25 feet of the north, south, and east property lines.
5. All exterior dog runs must be fully enclosed with a fence that is a minimum of 6 feet tall. Operators of the kennel will remove dogs from the outside runs if they are barking to mitigate noise from neighboring properties.
6. Customers and staff will have dogs leashed and under control while moving to and from unsecured areas.
7. Sign(s) cannot exceed 32 square feet in size and will be placed outside of public view off Orderinda Court.
8. Only rescue/foster dogs will be cared for in this kennel. This facility cannot operate as boarding (doggie day care), breeding, and/or training kennel.
9. This kennel cannot have more than 15 dogs at any given time.
10. Picking up or dropping off pets will be done by appointment only.

If you have any questions, please contact Chris Mrdutt at 715-346-1334 or mrduttc@co.portage.wi.gov.

Hi Neighbor!

I come bearing exciting news! I wanted to make you aware that I will be proposing to build a non-profit dog kennel on my property. This dog kennel will be helping non-profit dog rescues to board their pups when they are in need. Some examples include:

- A dog being returned to the organization without a foster home ready.
- The dog has come up from a transport down south and is without a foster home.
- A foster parent takes a vacation and needs a place for the pup to stay while they are gone.

The facility can also be used as a pit stop for non-profit dog rescues when they are doing a transport from down south. They can use the facility to:

- Let the dogs on transport have a bathroom break in our fenced in area.
- Give the dogs on transport baths as needed.
- There will also be a meeting room and bathroom for the people doing the transport to use.

We will have an indoor and outdoor play area so we are ready to go no matter what the weather brings.

The kennel will be soundproof and attached to a new home that will be built so there will always be someone there with the pups during their temporary stay with us. We will have limited hours of when the pups will be outside to make sure to be respectful of all our neighbors.

I am currently working on gaining approval from the Town of Hull board to build this facility and I would value your support and any comments, questions, or concerns that you may have during this meeting or via a private meeting with myself.

This non-profit dog kennel will be run by myself, my husband, and my parents who will be new to living in the Stevens Point area.

I strongly urge you to come and visit when the time comes that we begin to build the facility and meet your new neighbors, Jim and Brenda Raasch!

This is the very beginning of our hopefully new adventure! We could not be more excited to help homeless pups in need. This has always been a dream of ours and we cannot wait to make it a reality. We plan to hopefully begin building the home and facility within the next 2-5 years.

We will keep you up-to-date on the progress when the time comes to begin building the facility.

Your Neighbor,

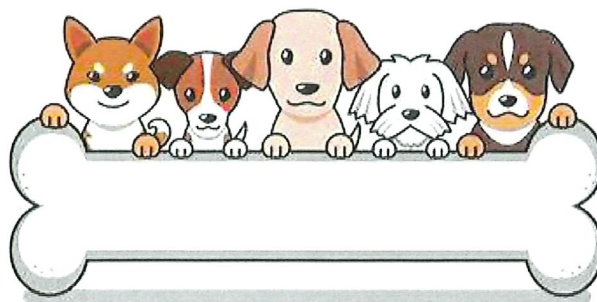
Jessica Lazare

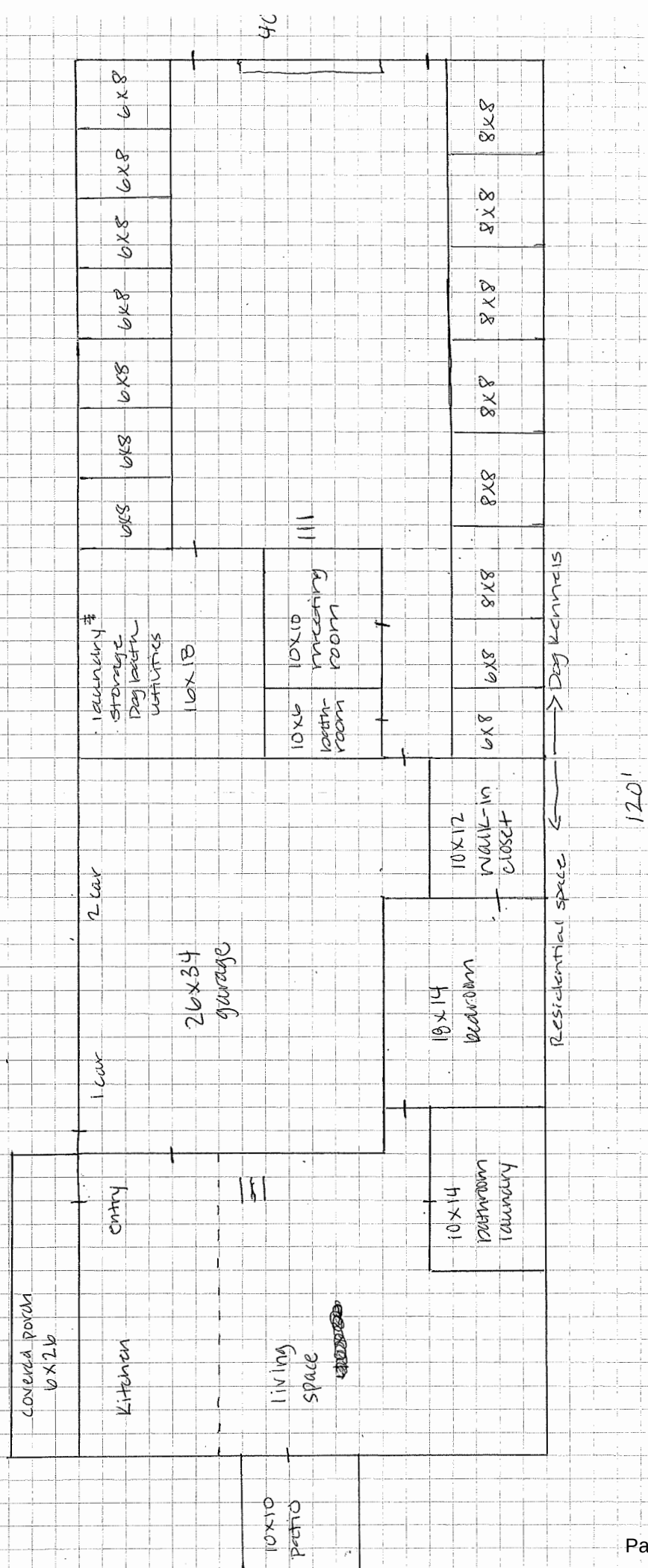
200 Orderinda Ct

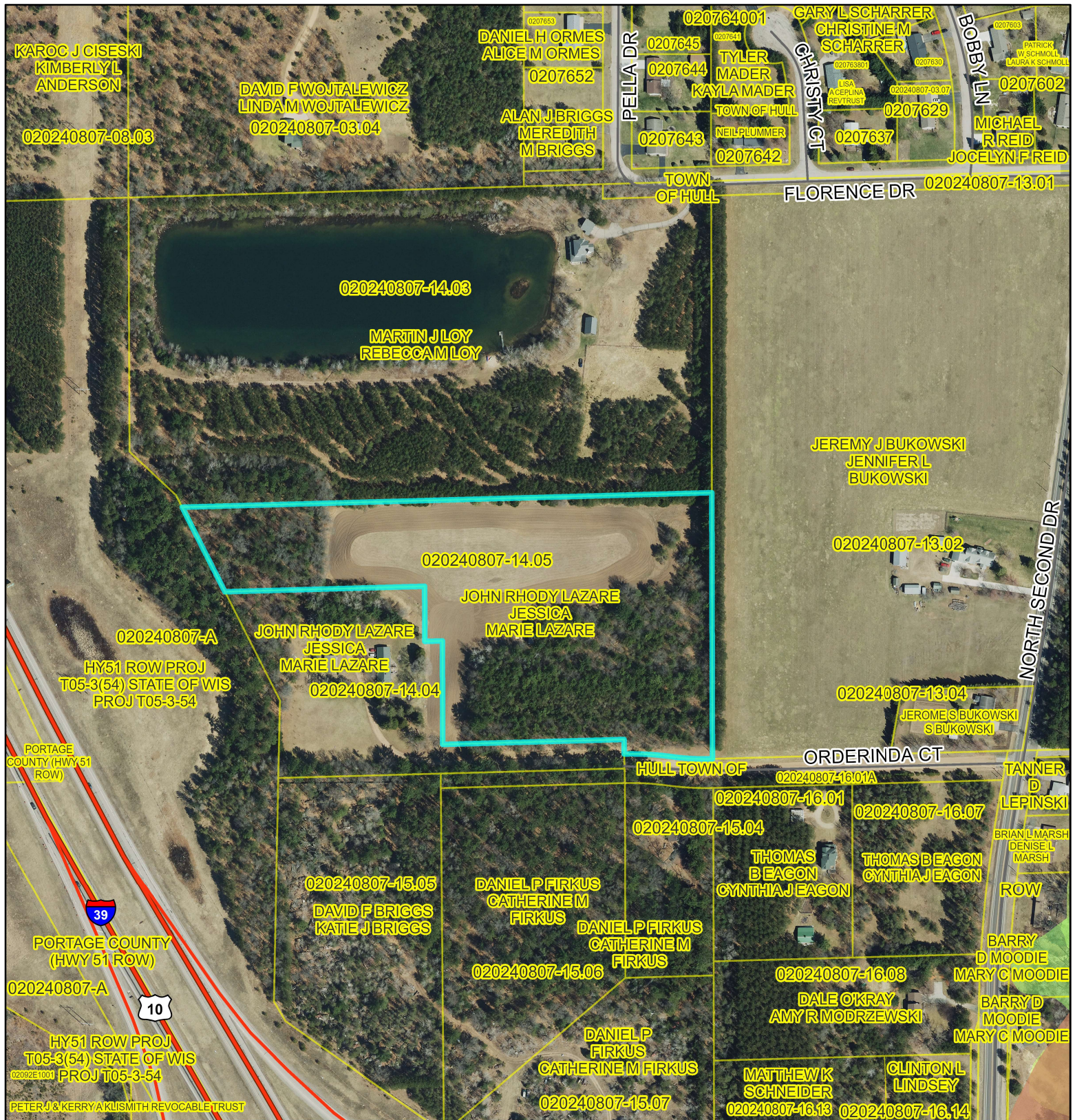
Stevens Point, WI 54482

Raasch.jess@gmail.com

(507) 273-1010



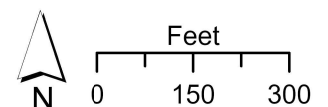




Surrounding Property Owners

- Parcel of Interest
- Parcel Boundaries

John & Jessica Lazare
PET-2024-011
020240807-14.05



Date of Photography: April, 2020

This map shows the approximate relative location of property boundaries but was not prepared by a professional land surveyor. This map is provided for informational purposes only and may not be sufficient or appropriate for legal, engineering, or surveying purposes.

Prepared by Portage County Planning and
 Zoning: July 26, 2024 mrdutt

BOA NOTES

Petition #PET-2024-014
Adam Stelzer, Owner

SPECIAL EXCEPTION

Special Exception request from the provisions of the Portage County Zoning Ordinance to operate an automobile wrecking, recycling, and salvage yard, in the A4, General Agricultural Zoning District, Town of Linwood, Parcel 024240735-10.02.

1.
2.
3.
4.
5.
6.
7.

8.

(If Applicable) Stormwater/Runoff plans submitted for approval by Land and Water Conservation Division.
9.

(If Applicable) Shoreland Vegetation Plans submitted for approval by Land and Water Conservation Division.

**PETITION TO THE PORTAGE COUNTY BOARD OF ADJUSTMENT
VARIANCE – SPECIAL EXCEPTION – APPEALS**

FEE \$350 DATE RECEIVED 7-23-24

PETITION NUMBER PET-2024-014

OWNER

Name STELZER, ADAM C

Address 1723 COUNTY ROAD C

STEVENS POINT WI 54481

City _____ State _____ Zip _____

Telephone Number 715-428-1154

Email: adamstelzer19@gmail.com

AGENT FOR OWNER

Name _____

Address _____

City _____ State _____ Zip _____

Telephone Number _____

Email: _____

PETITION REQUEST (State briefly what is being petitioned)

- ☒ SPECIAL EXCEPTION
- ☐ VARIANCE
- ☐ APPEAL FOR RECONSIDERATION
- ☐ APPEAL OF ADMINISTRATIVE DECISION

Home Occupation - Automobile Salvage Yard/Solid Waste Disposal Site

PROPERTY LOCATION AND DESCRIPTION

Gov't Lot # _____, NW 1/4, of the SW 1/4 of Section 35, T 24 N, R 7 E

Town of LINWOOD, Area 20.00 Acres

Parcel Number 024240735-10.02 Zoning A4 / CONSERVANCY

Property/Site Address 1723 COUNTY ROAD C, STEVENS POINT, WI 54481

Legal Description of Property _____

LOT 1 CSM#11004-50 -134; BNG PRT NWSW S35 T24 R07 -10.02 20A 833179

I, the undersigned, agree to abide by any conditions of approval established by the Board of Adjustment and with all applicable Portage County Ordinances and to allow the Planning and Zoning Department access to the property at any reasonable time for the purpose of inspection to assure compliance with the zoning laws relative to the issuance of this petition. I acknowledge that I am responsible for complying with State and Federal laws concerning construction near or on wetlands, lakes, and streams. Wetlands that are not associated with open water can be difficult to identify. I understand that failure to comply may result in removal or modification of construction that violates the law, or other penalties or costs. For more information, regarding wetlands visit the Department of Natural Resources web page (<http://dnr.wi.gov/topic/wetlands/>) or contact a DNR Service Center.

3-20-2024

Date


Signature of Owner

BUSINESS

No new construction

1. List what is to be stored in the building Household and Vintage items for sale online.
2. Hours of operation Mon-Sat. 7am - 7pm
3. Containment devices equal to 150% of volume stored 55 Gallon Blue + White 425 Gallon Paged Containers
4. List of "hazardous materials" to be provided to Planning & Zoning Department
5. Vegetative cover required around perimeter Yes
6. Signage must comply with Zoning Ordinance No Signs
7. Regulations followed concerning chemicals etc, DNR and/or DATCP _____
8. Exterior lighting Yard Lights
9. Building Plans and CSM required, State approval No Building Plans
10. No disposal of wastes on site Yes
11. List of companies that will be picking up waste materials Ambrosia Tire People
12. Storm water drainage plan needed, DNR Storm Water permit required No New Cons.
13. Traffic concerns – Number of customers increase traffic flow No onsite Sales
14. Start date 4-23
15. Town conditions to be met _____
16. Number of vehicles on site, unlicensed/inoperable 10-15
17. Salvage allowed on containment area
18. Noise issues 7am - 7pm
19. Unannounced visits by Planning and Zoning Department staff allowed Yes
20. Number of employees 1

Possible Hazardous Materials

- Automotive - Drain Oil
 - Anti freeze
 - Transmission fluid
 - Other automotive fluids

JUNK Be GONE WILLC

Mission: To provide a service to our community previously dependant on in town curb side, trash pickup or the good nature of able family or friends.

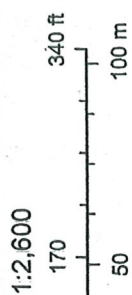
Objective: To reduce the burden on local landfills through sorting and processing of collected items. With the goal of repurposing, recycling, reselling or donating in order to preserve and protect our local culture and heritage.

Environmental Protection Statement: All processing involving automotive or other hazardous fluids or materials will be carefully conducted inside existing shop. ~~Fluids~~ Used Fluids will be stored in caged IBC totes. The totes which hold approx. 300 gallons, will be filled to no more than $\frac{3}{4}$ capacity.

before they are emptied or removed
by either self transport, to an
approved recycling facility or pick
up on site can be arranged through
Safety Keen or similar business.

A - Processing & Storage
 B - Goat / Chicken
 C - Work / Storage Shop

024240735-10.02



4/30/2021, 3:40:47 PM

Roadways
 County Road
 Parcel Boundaries
 Address Points

Parcel Numbers
 Off loading area
 30 Yard Scrap Metal Container

Hydric Soils (Possible Wetlands)

Installed 8' fence w/ Privacy Screen
 Installed 4' fence
 Proposed 8' fence w/ Privacy Screen
 Shop Staging Area
 Vehicle Storage Area

July 16, 2024

Portage County
Board of Adjustment

Re: Request for Special Exception for Home Occupation by Adam Stelzer for an Automobile Salvage Yard & Solid Waste Site, 1723 County Road C Parcel: 024240735-10.02

Town of Linwood Town Board Meeting was held on Monday June 17, 2024 at 6:00 p.m. at the Linwood Town Hall.

Town Board recommendation of approval or denial to the Portage County Board of Adjustment on the request, for an Automobile Salvage Yard and Solid Waste Site, 1723 County Road C.

Motion was made by Supervisor Szymanski to recommend denial to BOA, but if they choose to approve, to consider towns attached conditions Motion dies lack of a second

Motion was made by Supervisor Szymanski to forward to BOA without a recommendation of approval or denial, if approved by BOA, to take in consideration attaching the following conditions seconded by Chairman Scott Soik All in favor No opposed Motion carried unanimously by voice vote

Recommend specific conditions by the Town to Portage County Board of Adjustment on the request, for an Automobile Salvage Yard and Solid Waste Disposal Site, 1723 County Road C.

Recommended Conditions:

- 1) Concrete Floor
Concrete sidewalls for containment area – per Hazmat Regulations
- 2) Board of Adjustment assign a buffer area around conservancy property
- 3) Hours of Operation:
Monday - Friday 7:00 a.m. - 7:00 p.m.
Saturdays 7:00 a.m. - Noon
No Federal Recognized Holidays
No Sundays
- 4) Number of vehicles not to exceed twelve (12) vehicles beyond 30 days
Recommend number of vehicles eight (8)
- 5) Landscaping and Screening
Screening as necessary by Board of Adjustment
- 6) Require Portage County Planning & Zoning to do an on-site visit to the property every six (6) months for the first three (3) years and annually thereafter.
- 7) Storm Water Management Plan, requirement of Portage County to set up a well monitoring plan of the area to test for industry related contaminants.
- 8) Documentation of Business Insurance on file with Portage County Planning & Zoning Dept.

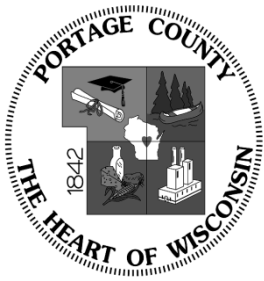
9) All proper DNR and other regulatory agency permits on file with Portage County prior to issuance of special exception.

10) Amount of Solid Waste to be determined by Portage County & BOA, per on-site visit.

Motion was made by Supervisor Duda to send the ten conditions to Board of Adjustment seconded by Supervisor Szymanski All in favor No opposed Motion carried unanimously by voice vote

Town of Linwood Town Board
Scott Soik, Chairman
Mike Duda, Supervisor
Cheryl Szymanski, Supervisor

Town of Linwood Clerk
Denise Hulce



PLANNING AND ZONING DEPARTMENT

PLANNING • ZONING AND CODE ADMINISTRATION • LAND & WATER CONSERVATION
ON-SITE WASTE • GROUNDWATER MANAGEMENT • ECONOMIC AND BUSINESS PARK DEVELOPMENT

1462 STRONGS AVENUE, STEVENS POINT, WI 54481 • PHONE: 715-346-1334 • FAX: 715-346-1677

MEMORANDUM

To: Board of Adjustment
From: Chris Mrdutt, Zoning Coordinator
Date: September 6, 2024
Re: PET-2024-014 Staff Comments for Special Exception Permit Request for Automobile Salvage Yard and Solid Waste Disposal Site. Requested by Adam Stelzer, 1723 County Road C, Parcel 024240735-10.02

To gain compliance with the Portage County Zoning Ordinance, Adam Stelzer has petitioned the Board of Adjustment asking for a special exception to operate an automobile salvage and solid waste disposal yard at 1723 County Road C. This property is zoned A4 and without a special exception the property would be limited to the open storage of only one inoperable and/or unlicensed motor vehicle and 500 square feet of solid waste.

A Special Exception permit must be approved by the Portage County Board of Adjustment (BOA). Listed below is a summary of the required evaluations, potential conditions, and other applicable Ordinance standards the BOA should use to review the request.

The applicant has indicated the following:

- There will be no construction in association with this Special Exception.
- Hours of Operation will be Monday- Saturday 7am to 7pm.
- Containment devices that equal 150% of volume stored will be in place to handle hazardous materials and/or liquids.
- There will be no sign associated with this business.
- No new lighting is proposed for this business. There currently is a yard light on the property.
- Tires will be brought to Auburndale to be recycled.
- There will be no onsite sales.
- The number of inoperable and/or unlicensed vehicles will not exceed 15.
- The amount and location of the solid waste should be discussed by the BOA.

On June 17, 2024, the Town of Linwood Board met to discuss this request. The Board voted not to make a recommendation but included conditions they would like BOA to consider attaching to the petition if it is approved (see attached Town of Linwood memo dated July 16, 2024, with recommended conditions). Portage County Staff has evaluated the proposed Town conditions and the ones that are deemed enforceable are included with the recommended conditions below.

Required Evaluations. In passing upon any special exceptions, the BOA shall make the following evaluations, where appropriate, in addition to those required elsewhere in the Ordinance and base its decision thereon:

Evaluate the effect of the proposed use upon:

- The maintenance of safe and healthful conditions.
- The prevention and control of water pollution including sedimentation.

- The compatibility of the proposed use with existing development and development anticipated in the foreseeable future.
- The amount of liquid wastes to be generated and the adequacy of the proposed disposal system.
- Location factors under which domestic uses shall be generally preferred, uses not inherently a source of pollution within an area shall be preferred over uses that are or may be a pollution source, and use locations within an area tending to minimize the possibility of pollution shall be preferred over use locations tending to increase that possibility.
- The importance of the services provided by the proposed facility to the community.
- The availability of alternative locations.
- Such other factors as are relevant to the purposes of this Ordinance.

In addition to the BOA review criteria, all commercial development is subject to site plan review by Portage County Planning and Zoning Department staff prior to issuance of a Zoning Permit. An overview of the proposed business and preliminary site plan has been submitted by the applicant (see attached). The Ordinance defined site plan review criteria and some details of the request are highlighted below:

(a) Road access

The subject parcel has direct access to County Road C and appears to have ample space in the driveway / yard to turn large trucks around without impeding traffic on County Road C.

(b) Stormwater Control Plan and/or Construction Site Erosion Plan

If the Special Exception is approved by the Board of Adjustment a Stormwater Management Plan will be required as part of the permitting process.

(c) Parking and paving

The operation of an automobile salvage yard and a solid waste disposal site will not require additional parking above and beyond what is available to the occupants of the house.

(d) Landscaping and screening

This site has natural vegetation along County Road C and the property line to the east. The petitioner has added a screening fence along County Road C. BOA is encouraged to discuss the adequacy of the new screening as well as the existing natural vegetation.

(e) Lighting

No specific lighting plans are proposed. Outside lighting should be downcast and directed away from neighboring properties.

(f) Adequacy of setback for structures and storage. Setbacks required by specific zoning districts may need to be modified based on site specific conditions. Commercial structures 100 feet tall or greater shall be set back from the nearest property and/or right-of-way line a distance equal to the height of the structure.

No new structures are being proposed to operate the automobile salvage yard and solid waste disposal yard.

(g) An approved Stormwater Control Plan from the WI-DNR must be on file prior to issuance of a Zoning Permit if the development is equal to or larger than one (1) acre.

The proposal will not require a stormwater permit from the WI-DNR unless more than one acre is disturbed.

If the BOA determines the petition has merit, BOA may want to consider conditions to be attached to the request. Conditions should be reasonably related to the request and enforceable. Such conditions may include, but not be limited to, the following:

- Increased setbacks and yards.
- Specified sewage disposal and water supply facilities.
- Landscaping and planting screens.
- Period of operation.
- Operation control.
- Sureties.
- Deed restrictions.
- Location of piers, docks, parking, and signs.

If BOA determines the petition has merit, the Planning and Zoning Department encourages BOA to discuss attaching the following conditions:

1. A Portage County Zoning Permit and Stormwater Permit must be obtained.
2. A designated concrete area that is self-contained must be created where automobiles are crushed and/or dismantled. This area will be used to collect any fluids that leave the salvaged automobiles.
3. Hours of Operation as followed:
 - Monday – Friday 7:00am - 7:00pm.
 - Saturdays 7:00am - Noon
 - No operation on Sundays and or recognized Federal holidays.
4. The number of salvage vehicles cannot exceed 15.
5. The amount of solid waste on the property cannot exceed 2,400 sq.ft.
6. Automobiles and solid waste must be screened from public right-of-way and/or any neighboring lot.
7. Salvage vehicles and solid waste must be stored south-southwest of the storage building located west of the house.

If you have any questions, please contact Chris Mrdutt at 715-346-1334 or mrduttc@co.portage.wi.gov.

Special Exception Fact Sheet
PET-2024-014
Adam Stelzer

Request

Special Exception to operate an automobile salvage and solid waste disposal yard in the A4, General Agricultural Zoning District.

Ordinance Provisions Authorizing the Board to Act on the Petition

7.1.3(1)(c) Special Exception Uses. The following uses are permitted upon proper application as provided in this section particularly items a. and b. of subparagraph 7.1.6(2)(a)2. only after such use shall have been approved in writing by the Board of Adjustment, after public hearing. Such approval shall be consistent with the general purpose and intent of this section and shall be based upon such evidence as may be presented at such public hearing, tending to show the desirability of specific uses from the standpoint of the public interest because of such factors as (without limitation because of enumeration) smoke, dust, noxious gases and odors, noise, glare, vibration, operation of heavy machinery, heavy vehicular traffic, increased traffic on streets and other safety and health factors; such uses shall be required to conform with the plan approved by the Board of Adjustment and shall meet the specific conditions attached below and such other conditions as the Board of Adjustment deems necessary in furthering the purpose of this section.

10. Automobile wrecking yards, recycling yards, and salvage yards.

The Board is Required to Evaluate the Effect of the Proposed Use Under 7.1.6.(5)(d)(2)(b)(1)(i) in Order to Approve the Petition

1. The maintenance of safe and healthful conditions;
2. The prevention and control of water pollution including sedimentation;
8. The compatibility of the proposed use with existing development and development anticipated in the foreseeable future;
11. The importance of the services provided by the proposed facility to the community;
12. The availability of alternative locations;
13. Such other factors as are relevant to the purposes of this section.

The Board is Required to Find All of the Following Conditions under 7.1.6.(5)(d)(2)(c) in Order to Approve the Petition

- (i.) The use would not substantially harm the public health, safety, and general welfare, and would not be contrary to State Law or Administrative Code;
- (ii.) The use would be consistent with surrounding uses and the neighborhood would not be injured thereby;
- (iii.) The use is consistent with this Ordinance and any County or municipal plan which is based on historic, geographic, and socio-economic facts.

The Board May Attach Any of the Following Conditions Under 7.1.6.(5)(e)(2) in Order to Further the Purposes of this Ordinance.

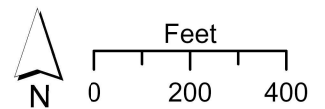
- b. Increased setbacks and yards.
- d. Landscaping and planting screens.
- e. Period of operation
- f. Operation control.
- h. Deed restrictions.



Surrounding Property Owners

- Parcel of Interest
- Parcel Boundaries

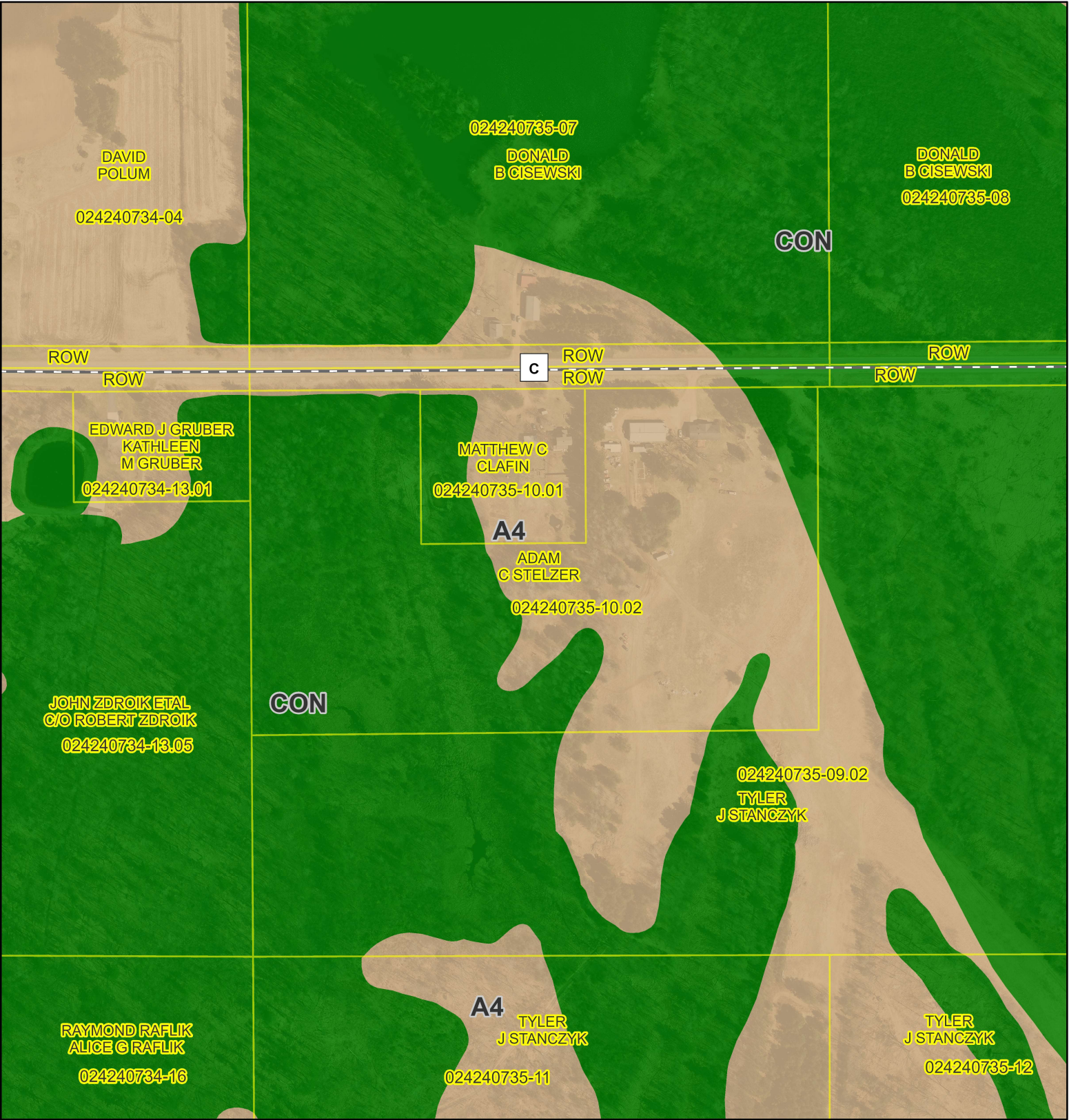
Adam Stelzer
PET-2024-014
024240735-10.02



Date of Photography: April, 2020

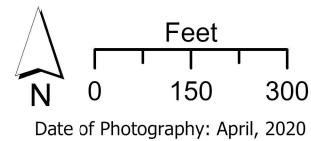
This map shows the approximate relative location of property boundaries but was not prepared by a professional land surveyor. This map is provided for informational purposes only and may not be sufficient or appropriate for legal, engineering, or surveying purposes.

Prepared by Portage County Planning and
Zoning: September 09, 2024 mrduttc



Zoning Districts

Adam Stelzer
PET-2024-014
024240735-10.02



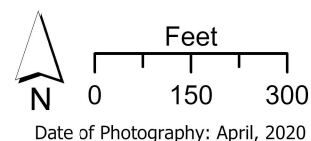
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Natural Features

- Parcel of Interest
- Parcel Boundaries
- DNR Identified Wetlands

Adam Stelzer
PET-2024-014
024240735-10.02



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