

Zoning Board of Appeals Minutes

June 18, 2019

- 1) Call to Order: Meeting was called to order at 5:00pm.
- 2) Site Inspections: Departed from Village Hall to conduct site inspections at 5:02pm. Viewed the following properties:
 - a. N8315 Northshore Road – Steve Winter
- 3) Roll Call: Present: Craig Majewski, John Jung, Tom Capper, Scott Chicoine, 1 seat vacant.
Excused: None.
Staff present: Mark Mommaerts, AICP (Planner).
- 4) Return to Village Hall: Returned to Village Hall from site inspections at 5:30pm.
- 5) Pledge of Allegiance: Pledge was recited.
- 6) Election of Vice-Chair: Motion (Capper/Jung) to nominate John Jung as Vice-Chair. Motion carried unanimously.
- 7) Election of Secretary: Motion (Jung/Capper) to nominate Craig Majewski as Secretary. Motion carried unanimously.
- 8) Approve Minutes: Motion (Majewski/Jung) to approve the May 1, 2018 minutes. Motion carried unanimously.
- 9) Public participation: There was no public comment.
- 10) Convene Meeting and Enter Public Hearing: The Public Hearing was opened at 5:34pm. The following petitions were heard:
 - a. Variance – Steve Winter – N8315 Northshore Road. The hearing notice was read into the record. The staff memo was reviewed and included as part of the record. Testimony was taken from Steve Winter (Petitioner) who spoke in favor of the variance request. Mr. Winter stated his concerns about combining the properties and then splitting it back into the original lots in the future. He stated the lot is unique because of the slopes to Lake Winnebago. He also stated there will be an issue with future lot splits if the properties are combined because of the fire hydrant location and the current 33-feet of road frontage requirement. He stated that the left

the hole from the basement from the house that was torn down. There were general questions from the Zoning Board regarding the proposed structure, site, and code requirements. No testimony was given in opposition.

11) Close Public Hearing and Reconvene Regular Meeting: The Public Hearing was closed and the regular meeting reconvened at 5:45pm.

12) Items for Discussion and Possible Action: The following items were discussed:

a. Variance – Steve Winter – N8315 Northshore Road. The Zoning Board of Appeals found the following:

1. The variance is not contrary to the public interest because the structure will meet all required setbacks and the property is located at the end of a private road.
2. That accessory buildings, similar to the proposed shelter, are allowed accessory uses in the RS-1 zoning district.
3. That slopes along Lake Winnebago affect the amount of usable land for these parcels.
4. That other properties in the RS-1 zoning district are allowed accessory buildings/structures.
5. That the variance request is not self-created.
6. That the drainage ditch and fire hydrant location is a hardship specific to this property and is not shared generally by other properties.

Motion (Jung/Majewski) to approve the variance request based on the findings.
Motion carried unanimously.

13) Adjourn: Motion (Majewski/Jung) to adjourn at 5:40pm. Motion carried unanimously.

Dated: June 19, 2019

Prepared by: Mark Mommaerts, AICP, Planner

Craig Majewski 9/3/19

Craig Majewski, Secretary Date
Zoning Board of Appeals