

**MINUTES**  
**ZONING BOARD OF APPEALS MEETING**  
**APRIL 4, 2016**  
**5:00 P.M.**

**1. Roll Call**

Clerk Kurihara called the meeting to order at 5:00 P.M. Members present were Bausch, Johansen, Schwantes and Ihm (Alternate 1). Absent were Koenen and Vorwald. Also present were Zoning Administrator Hampton and Clerk Kurihara.

**2. Approval of Minutes**

Motion by Ihm, second by Bausch to approve meeting minutes of 12/21/15. Motion carried.

**3. Public Hearing**

Clerk Kurihara declared the public hearing open at 5:01 P.M.

Public Hearing to consider the appeal of Eric Stader on behalf of ES2, LLC (High Point Family Medical) for the reversal of the decision of the Zoning Administrator denying the construction of a new building in a C-1 General Business District at 105 E. Lincoln Avenue, City of Lancaster, WI for the reason: The applicant proposes to construct a new medical clinic which will not meet the rear setback requirement set forth in Section 455.20 (D) (3) (d) of the Zoning Ordinance for the City of Lancaster, WI. The rear setback requirement is 25 feet and the applicant proposes to build 10 feet from the rear lot line.

Spoke in favor of the proposed variance

Jennifer Rutkowski (GRHC VP Professional Services)

Spoke against the proposed variance

David Mours (Abutting Property Owner)-Per Phone call today to Clerk Kurihara

There were no other persons who wished to speak for or against the variance.

**4. Close Public Hearing**

Clerk Kurihara closed the public hearing at 5:04 P.M.

**5. Consider Appeal**

There was some concern regarding excess water runoff due to new construction but Zoning Administrator Hampton explained that issue would be addressed as part of the site plan review process by the Plan Commission.

Motion by Ihm, second by Bausch to approve the request of Eric Stader on behalf of ES2, LLC (High Point Family Medical) for a variance on property situated at 105 E. Lincoln Ave. for the construction of a new medical clinic a rear setback of 10 feet which will not meet the minimum requirement of 25 feet as set forth in Section 455.20 (D) (3) (d) of the Zoning Ordinance for the City of Lancaster, WI contingent upon site plan approval. Motion carried unanimously by roll call vote.

**6. Adjourn**

Motion by Schwantes, second by Ihm to adjourn at 5:18 P.M. Motion carried.

Respectably Submitted,  
David A. Kurihara, City Clerk