

**MINUTES
ZONING BOARD OF APPEALS MEETING
AUGUST 11, 2015
5:00 P.M.**

1. Roll Call

Clerk Kurihara called the meeting to order at 5:00 p.m. Members present were Koenen, Bausch, Vorwald, Schwantes and Johansen. Also present were Alternate 1 member Ihm, Zoning Administrator Hampton and Greg Martin.

2. Approval of Minutes

Motion by Koenen, second by Johansen to approve meeting minutes of 6/23/14. Motion carried.

3. Public Hearing

Clerk Kurihara declared the public hearing open at 5:01 p.m.

The purpose of the hearing was to consider the appeal of Emmett Terwilliger for the reversal of the decision of the Zoning Administrator denying the present residential use of the property in a C-1 General Business District at 1250 S. Madison Street, City of Lancaster, WI for the reason: The applicant proposes to use the property for residential rental. The only permitted residential use in a C-1 zone is above a first floor permitted business as set forth in Section 455.20 (B) of the Zoning Ordinance for the City of Lancaster, WI

Zoning Administrator Hampton explained that the prospective buyer (Martin Schwartz Funeral Home) of the Terwilliger property intends to buy this property along with the adjacent lots to build a new funeral home in which all property must be re-zoned to C-1. Currently the property located at 1250 S. Madison St. is used as residential rental and the prospective buyer intends to continue to use it as such; however, the zoning ordinance does not permit this and therefore the variance request. He further noted that the Plan Commission on Monday night (8/10) did recommend to the Council approval of the rezone request.

Greg Martin confirmed that they intend to buy the property to build a new funeral home and to use the 1250 S. Madison property as residential rental. He further stated he is not the petitioner but is in favor of the variance as an interested party

Clerk Kurihara stated they had not received any comments from any abutting property owners, who would have received a notice of the public hearing.

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 5:13 p.m.

5. Consider Appeal

Motion by Schwantes, second by Vorwald to approve the request of Emmett Terwilliger for a variance on property situated at 1250 S. Madison Street for the present residential use of the property which only permitted residential use in a C-1 zone is above a first floor permitted business as set forth in Section 455.20 (B) of the Zoning Ordinance for the City of Lancaster, WI contingent upon Council approval of the rezone request and purchase of the property. Motion carried unanimously by roll call vote.

6. Adjourn

Motion by Koenen, second by Bausch to adjourn at 5:14 p.m. Motion carried.

Respectably Submitted,
David A. Kurihara, City Clerk

MINUTES
ZONING BOARD OF APPEALS MEETING
OCTOBER 12, 2015
5:00 P.M.

1. Roll Call

Clerk Kurihara called the meeting to order at 5:05 p.m. Members present were Koenen, Bausch, Vorwald, Johansen and Ihm (Alternate 1). Absent was Schwantes. Also present were Zoning Administrator Hampton, Clerk Kurihara and Chris Prange.

2. Approval of Minutes

Motion by Ihm, second by Bausch to approve meeting minutes of 8/11/15. Motion carried.

3. Public Hearing

Clerk Kurihara declared the public hearing open at 5:06 p.m.

Public Hearing to consider the appeal of Jeffery Johnson for the reversal of the decision of the Zoning Administrator denying a building permit for the construction of a garage at 229 N. Monroe Street, City of Lancaster, WI for the reason: The applicant proposes to construct a new unattached garage which will not meet the setback requirement from the principal structure set forth in Section 455.64 (F) of the Zoning Ordinance for the City of Lancaster, WI. The minimum setback requirement is 5 feet. The applicant proposes to build 3 feet from the principal structure.

Zoning Administrator Hampton explained that the owner intends to build a new garage which will be three (3) feet from the house but did not see a problem with the request and it will meet all other zoning requirements. He also answered some clarifying questions from members.

Chris Prange stated American Bank is a neighboring property and commended Mr. Johnson's work on improvement to the property and this garage would be another enhancement which he has no objection to the variance request.

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 5:15 p.m.

5. Consider Appeal

Motion by Bausch, second by Johansen to approve the request of Jeffery Johnson for a variance on property situated at 229 N. Monroe Street for the construction of a new unattached garage with a setback of three (3) feet from the principal structure which will meet the minimum setback requirement of five (5) feet set forth in Section 455.64 (F) of the Zoning Ordinance for the City of Lancaster, WI. Motion carried unanimously by roll call vote.

6. Adjourn

Motion by Koenen, second by Vorwald to adjourn at 5:16 p.m. Motion carried.

Respectably Submitted,
David A. Kurihara, City Clerk