

**MINUTES
ZONING BOARD OF APPEALS MEETING
MARCH 25, 2024
5:00 P.M.**

1. Roll Call

Clerk Kurihara called the meeting to order at 5:00 P.M.

Members present: Bausch, Ihm, Glass, Kramer and Schwantes
Members absent: Ingebritsen (Alternate 1) and Steffel Alternate 2)
Also present were Clerk Kurihara and Mic Dressler

2. Approval of Minutes

Motion by Ihm, second by Glass to approve meeting minutes of 8/01/2022. Motion carried.

3. Public Hearing

Clerk Kurihara declared the public hearing open at 5:01 P.M. to consider the appeal of Michael "Mic" Dressler, member of DRP LLC, 221 S. Jackson St, Lancaster, Wisconsin requesting a variance to Municipal Zoning Ordinance to build a new house:

- 455-18 D-No home less than 24 feet in width and with less than 1,050 square feet per dwelling shall be allowed.
- 455-18 E (1)-Minimum lot width: 60 feet.
- 455-18 E (2)-Minimum lot area: 7,200 square feet.
- 455-18 E (3)(b) Minimum Side Yard: an aggregate of 20 feet for both sides and no single side yard less than eight feet.
- 455-18 E (3)(d) Minimum Rear Yard: 25 feet.

Residential homes are permitted in a R-2 District One- and Two-Family Residential District but certain structures are prohibited, and certain dimensional requirements are required. The applicant is building a new house replacing the old one lost to a fire on the existing non-conforming lot.

Spoke in favor of the proposed variance.

None

Spoke against the proposed variance.

None

4. Close Public Hearing

Clerk Kurihara closed the public hearing at 5:02 P.M.

5. Consider Appeal

Clerk Kurihara explained this request in which the applicant is rebuilding a house lost to a fire on a non-conforming lot. The City Administration and Zoning Administrator do support granting a variance for this request.

Motion by Glass, second by Kramer to approve the appeal of Michael "Mic" Dressler, member of DRP LLC, 221 S. Jackson St, Lancaster, Wisconsin requesting a variance to Municipal Zoning Ordinance to build a new house:

455-18 D-No home less than 24 feet in width and with less than 1,050 square feet per dwelling shall be allowed; 455-18 E (1)-Minimum lot width: 60 feet; 455-18 E (2)-Minimum lot area: 7,200 square feet; 455-18 E (3)(b) Minimum Side Yard: an aggregate of 20 feet for both sides and no single side yard less than eight feet; and 455-18 E (3)(d) Minimum Rear Yard: 25 feet.

based on the findings documented on the decision form. Motion carried unanimously by roll call vote.

6. Adjourn

Motion by Ihm, second by Schwantes adjourn meeting at 5:13 P.M. Motion carried.

David A. Kurihara, City Clerk

MINUTES
ZONING BOARD OF APPEALS MEETING
AUGUST 26, 2024
5:00 P.M.

1. Roll Call

Clerk Kurihara called the meeting to order at 5:00 P.M.

Members present: Ihm, Glass, Kramer and Ingebritsen (Alternate 1)

Members absent: Bausch, Schwantes and Steffel Alternate 2)

Also present were Clerk Kurihara, Administrator Kuchta and Ashleigh Bainbridge

2. Approval of Minutes

Motion by Ihm, second by Ingebritsen to approve meeting minutes of 3/25/2024. Motion carried.

3. Public Hearing

Clerk Kurihara declared the public hearing open at 5:01 P.M. to consider the appeal of Maple Street Kids Daycare, 205 W. Alona Ln, Lancaster, Wisconsin requesting a variance to Municipal Zoning Ordinance 455-70 D to erect a solid six-foot-tall vinyl security fence:

Security fences are permitted adjacent to property lines in all districts except residential districts but shall not exceed 10 feet in height and shall be of an open type similar to woven wire or wrought iron fencing. No barbed wire fences are allowed in R-1, R-2, R-3 Districts unless property borders the R-A District.

Spoke in favor of the proposed variance.

None

Spoke against the proposed variance.

None

4. Close Public Hearing

Clerk Kurihara closed the public hearing at 5:02 P.M.

5. Consider Appeal

Gary Whittaker (via telephone) explained to the Board the location of the solid fence and other fencing around the property.

It was also explained that only the section pertaining to the enclosed section does this variance request apply.

Motion by Ihm, second by Ingebritsen to approve the appeal of Maple Street Kids Daycare, 205 W. Alona Ln, Lancaster, Wisconsin requesting a variance to Municipal Zoning Ordinance 455-70 D to erect a solid six-foot-tall vinyl security fence:

Security fences are permitted adjacent to property lines in all districts except residential districts but shall not exceed 10 feet in height and shall be of an open type similar to woven wire or wrought iron fencing. No barbed wire fences are allowed in R-1, R-2, R-3 Districts unless property borders the R-A District.

based on the findings documented on the decision form. Motion carried unanimously by roll call vote.

6. Adjourn

Motion by Kramer, second by Ingebritsen to adjourn the meeting at 5:13 P.M. Motion carried.

David A. Kurihara, City Clerk

MINUTES
ZONING BOARD OF APPEALS MEETING
NOVEMBER 12, 2024
5:00 P.M.

1. Roll Call

Chairperson Glass called the meeting to order at 5:00 P.M.

Members present: Ihm, Glass, Kramer and Schwantes

Members absent: Bausch, Ingebritsen (Alternate 1) and Steffel Alternate 2)

Also present were Clerk Kurihara and Administrator Kuchta

2. Approval of Minutes

Motion by Kramer, second by Ihm to approve meeting minutes of 8-26-24. Motion carried.

3. Public Hearing

Chairperson Glass declared the public hearing open at 5:01 P.M. to consider the appeal of Wolfpack Investments, 816 & 818 E. Hickory St, Lancaster, Wisconsin requesting a variance to Municipal Zoning Ordinance 455-26 E (5) to build a new single-family home with a required rear yard setback.

Residential single-family homes are permitted in a Planned Unit Development District but deviations from yard dimensional requirements for lot lines abutting R-1, R-2 or R-3 Residential Zones are not permitted.

The applicant has proposed a variance of the 25-foot rear yard setback. The applicant proposes a setback ranging from 11 feet 8 inches to 18 feet 2 inches to match the Planned Unit Development Plan that was approved in 2018.

Spoke in favor of the proposed variance.

David Varnam, Abutting Property Owner

Todd Wolf, Applicant

Dan Hentrich, Abutting Property Owner

Dan Dressen, Delta 3

Spoke against the proposed variance.

None

4. Close Public Hearing

Chairperson Glass closed the public hearing at 5:08 P.M.

5. Consider Appeal

The applicant cannot obtain a building permit to build a new single-family home since the required rear yard setback will not be met even though the PUD with the proposed layout was approved by the City in 2018.

Motion by Kramer, second by Schwantes to approve the appeal of Wolfpack Investments, 816 & 818 E. Hickory St, Lancaster, Wisconsin requesting a variance to Municipal Zoning Ordinance 455-26 E (5) to build a new single-family home with a required rear yard setback including the proposed Certified Survey Map to create Lots 1 & 2 based on the findings documented on the decision form. Motion carried unanimously by roll call vote.

6. Adjourn

Motion by Ihm, second by Schwantes to adjourn the meeting at 5:17 P.M. Motion carried.

David A. Kurihara, City Clerk