

**MINUTES
ZONING BOARD OF APPEALS MEETING
MARCH 18, 2019
5:00 P.M.**

1. Roll Call

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

Members present: Bausch, Ihm, Muldoon, Schwantes, Vorwald and Ingebritsen
(Alternate 1 and Non-Voting for this meeting).

Members absent: None

Also present were Zoning Administrator Hampton and Clerk Kurihara.

2. Approval of Minutes

Motion by Ihm, second by Vorwald to approve meeting minutes of 6/25/18. Motion carried.

3. Public Hearing

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

Public Hearing to consider the appeal of Vickie Burggraf for the reversal of the decision of the Zoning Administrator denying a building permit for the construction of a new attached garage at 306 S. Tyler Street, City of Lancaster, WI. The applicant proposes to construct a new attached garage which will not meet the side setback requirement set forth in Section 455.17 (E)(3)(b) of the Zoning Ordinance for the City of Lancaster, WI. The minimum side setback requirement is an aggregate of 20 feet for both sides and no single side yard less than eight feet. The applicant proposes to build within (one) foot on one of the single side yards.

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

Zoning Administrator Hampton and Vickie Burggraf explained the variance request. Vickie further stated that she intends to have five (5) foot side yard setback as oppose to the requested 1 (one) foot setback.

Motion by Ihm, second by Muldoon to approve the request of Vickie Burggraf for a variance on property situated at 306 s. Tyler Street for the construction of a new attached garage with a side yard setback of five (5) feet which will not meet the side setback requirement set forth in Section 455.17 (E)(3)(b) of the Zoning Ordinance for the City of Lancaster, WI. The minimum side setback requirement is an aggregate of 20 feet for both sides and no single side yard less than eight feet. Motion carried unanimously by roll call vote.

6. Adjourn

Motion by Muldoon, second by Bausch to adjourn at 5:02 P.M. Motion carried.

David A. Kurihara, City Clerk

MINUTES
ZONING BOARD OF APPEALS MEETING
JULY 22, 2019
5:00 P.M.

1. Roll Call

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

Members present: Ihm, Vorwald and Ingebritsen (Alternate 1 and Voting for this meeting).

Members absent: Bausch, Muldoon and Schwantes

Also present were Zoning Administrator Hampton and Clerk Kurihara.

2. Approval of Minutes

Motion by Ingebritsen, second by Ihm to approve meeting minutes of 3/18/19. Motion carried.

3. Public Hearing

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

Public Hearing to consider the appeal of Mike Steffel for the construction of a new detached garage at 542 S. Tyler Street, City of Lancaster, WI for the reason:

The applicant proposes to construct a new detached garage which will not meet the side and public right-of way setback requirement set forth in Section 455.64 (D)(E) of the Zoning Ordinance for the City of Lancaster, WI. Accessory structures shall not be located less than 3 feet from a side lot line between adjoining lots and shall not be located less than 20 feet from a street lot line between a lot and public right-of-way. The applicant proposes to build within two feet from a side lot line and 3 feet from a public right-of-way with the garage doors facing the alley.

Spoke in favor of the proposed variance

Mike Steffel

Lynn Millard

Spoke against the proposed variance

None

4. Close Public Hearing

Clerk Kurihara closed the public hearing at 5:05 P.M.

5. Consider Appeal

Motion by Ihm, second by Vorwald to approve the request of Mike Steffel for a variance to construct a new detached garage at 542 S. Tyler Street within two feet from the side lot line and three feet from a public right-of way with the doors facing the alley which will not meet the side and public right-of way setback requirement set forth in Section 455.64 (D)(E) of the Zoning Ordinance for the City of Lancaster, WI. Motion carried unanimously by roll call vote.

6. Public Hearing

Clerk Kurihara declared the public hearing open at 5:07 P.M.

Public Hearing to consider the appeal of Loren and Linda Gebhard for the construction of a new storage shed at 153 Georgia Lane, City of Lancaster, WI for the reason:

The applicant proposes to construct a new storage garage (40'x 60') which will not meet the total accessory size and building material requirements set forth in Section 455.64 (J)(I) of the Zoning Ordinance for the City of Lancaster, WI. Accessory structures may not exceed the size of the principal structure and must be constructed using the same type of building materials as the principal structure to be consistent with the appearance of the principal structure. The square footage of the additional accessory structure along with the current accessory structure will exceed the square footage of the principal structure. In addition, the applicant proposes to use comparable colors but a different material type of the principal structure.

Spoke in favor of the proposed variance
Loren and Linda Gebhard

Spoke against the proposed variance
None

7. Close Public Hearing

Clerk Kurihara closed the public hearing at 5:16 P.M.

8. Consider Appeal

Motion by Vorwald, second by Ihm to approve the request of Loren and Linda Gebhard for a variance on property situated at 153 Georgia Lane to construct a new storage garage with square footage along with the current accessory structure will exceed the square footage of the principal structure and comparable colors will be used but a different material type of the principal structure which will not meet the total accessory size and building material requirements set forth in Section 455.64 (J)(l) of the Zoning Ordinance for the City of Lancaster, WI. Motion carried unanimously by roll call vote.

9. Adjourn

Motion by Ihm, second by Ingebritsen to adjourn at 5:17 P.M. Motion carried.

David A. Kurihara, City Clerk

MINUTES
ZONING BOARD OF APPEALS MEETING
OCTOBER 7, 2019
5:00 P.M.

1. Roll Call

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

Members present: Bausch, Ihm and Schwantes

Members absent: Muldoon, Vorwald and Ingebritsen (Alternate 1).

Also present were Zoning Administrator Hampton and Clerk Kurihara.

2. Approval of Minutes

Motion by Ihm, second by Schwantes to approve meeting minutes of 7/22/19. Motion carried.

3. Public Hearing

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

Public Hearing to consider the appeal of Ken and Jan Breuer, 1105 Morning View Road, Lancaster, Wisconsin requesting a variance to the Municipal Zoning Ordinance 455-17(E)(3)(a) to construct a small addition with a deck in the required street setback area in a R-1 Single-Family Residential District.

The street setback requirement is 25 feet and the applicant has proposed to build with an approximate eight (8) foot street setback.

The plan was reviewed with a few questions.

Spoke in favor of the proposed variance

Ken and Jan Breuer

Spoke against the proposed variance

None

4. Close Public Hearing

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

5. Consider Appeal

Motion by Bausch, second by Ihm to approve the appeal of Ken and Jan Breuer, 1105 Morning View Road, Lancaster, Wisconsin for a variance to the Municipal Zoning Ordinance 455-17(E)(3)(a) to construct a small addition with a deck in the required street setback area in a R-1 Single-Family Residential District. Motion carried unanimously by roll call vote.

6. Adjourn

Motion by Ihm, second by Bausch to adjourn at 5:05 P.M. Motion carried.

David A. Kurihara, City Clerk