

In attendance:

R. Welcenbach, T. Matt, J. Tredwell and K. Marlin.

Also Present:

City Planner & Community Development Director N. Fuchs, Clerk/Treasurer K. Tarczewski and Accounting and Payroll Specialist N. McMillian.

1. Call to Order and Pledge of Allegiance – Ms. Marlin called the meeting to order at 6:01 p.m.
2. Discussion and Possible Action Regarding the Zoning Board of Appeals Meeting Minutes Dated November 12, 2019

The meeting minutes were not available. No action was taken.

3. Discussion and possible action to grant an extension on the action previously taken at the Public Hearing held on November 12, 2019 regarding the petition of Tracey Catarozoli and John Burdick for the Property Located at N27 W27158 Woodland Drive (PWC 0933-130) for variances from Section 17.0411a and b and 17.0410f(1) and (2) to allow for the construction of a 576 square foot detached accessory building with a front and side yard setback of approximately 2.80-feet, opposed to the minimum front yard setback of 20-feet and side yard setback of 5-feet. Additionally, for a variance from 17.0436d to increase the existing nonconforming lot coverage of permanent structures onsite by approximately 118 square feet, further exceeding the maximum lot coverage requirement of 20% for permanent structures.

Ms. Marlin stated the petitioner requested an extension on the variance. The petitioner stated in a letter that the pandemic slowed construction and they need additional time to get the additional accessory building erected. Mr. Fuchs stated he has been in contact with the applicant and has no objection to the extension.

A motion was made and seconded (T. Matt, J. Tredwell) to grant the extension on the action previously taken at the public hearing held on November 12, 2019. Motion Passed: 4-For, 0-Against.

4. **PUBLIC HEARING** and possible action regarding the petition of Eric Reisner for the property located at N28 W27558 Peninsula Drive (PWC 0933-062) for variances from Section 17.0411a and 17.0410e(2) to allow a height of 22'-4", opposed to the maximum allowed accessory building height of 18-feet to allow for the construction of a detached accessory building.

Mr. Fuchs stated the applicant wants a variance for 22'4" as opposed to the 18-foot height maximum restrictions for accessory structures. He said the added space would be used as a recreation room and additional storage. Mr. Fuchs said the staff recommendation is denial of the application due to criteria not being met from 17.1007. He did state that the applicant provided responses to those and should be reviewed and considered by the Board.

Eric Reisner was present for this item. He said he wants to raise the roof on the existing garage by fourfeet to have walking height for a ping-pong table and storage. He said two years ago he tried to build a new house on this lot which was turned down due to the water.

Mr. Tredwell stated in the property owner's application there was a statement made that if the variance was given the renovation would be equal to the neighbors, maintaining the standard for newly renovated homes. He asked the applicant if he thought that was a true and accurate statement. Mr. Reisner agreed that was an

accurate statement and of the 30 plus houses, only four detached garages remain, whereas the rest are now two-story garages attached to the homes. Mr. Reisner stated the other garages are still taller.

Ms. Marlin asked Mr. Reisner if there was anything unique about the property compared to others on the street. Mr. Reisner stated he renovated the original structure, whereas everyone else has knocked down and built two or three stories.

Ms. Marlin stated Mr. Reisner is asking for an area variance which seeks relief from a dimensional restriction. She said the Board should analyze whether there is unnecessary hardship due to the conditions of the property, unique conditions to the property and if it would cause no harm to the public interest to allow the variance.

Mr. Matt stated he does not see the hardship in this because they can rebuild the garage the way it is and have storage on the second floor. They cannot use it as a recreation room because a detached garage cannot be used for living space. He doesn't want to see illegal rentals of detached garages that may be used as a party house.

Mr. Welcenbach stated it is a self-created hardship. Factors such as being the same height as others or blocking views of the lake are not factors that go to whether it's necessary to have the variance. He said it doesn't meet the standards to grant the variance.

Ms. Marlin noted the struggle to meet the first two statutory tests. She said a lack of recreation space and lack of storage is not an unnecessary burden.

A motion was made and seconded (T. Matt, R. Welcenbach) to deny the application.

Motion Passed: 4-For, 0-Against.

5. Adjournment

A motion was made and seconded (J. Treadwell, R. Welcenbach) to adjourn the meeting at 6:12 p.m.

Motion Passed: 4-For, 0-Against.

Respectfully Submitted,

Nadine McMillian
Accounting and Payroll Specialist