

In attendance:

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

Also Present:

City Planner & Community Development Director N. Fuchs and Clerk/Treasurer K. Tarczewski.

1. Call to Order and Pledge of Allegiance

Ms. Marlin called the meeting to order at 6:00 p.m.

2. Discussion and Possible Action to Approve the Zoning Board of Appeals Meeting Minutes for Olson / Pewaukee Realty Dated October 2, 2019

A motion was made and seconded (J. Tredwell, R. Welcenbach) to approve the Zoning Board of Appeals meeting minutes dated October 2, 2019. Motion Passed: 3-For, 0-Against, 1-Abstain (T. Matt).

3. **PUBLIC HEARING** and Possible Action 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.

Mr. Fuchs stated the property owner is proposing to replace the existing detached garage. He said the new garage is slightly larger than the existing. Mr. Fuchs stated the current garage measures 22' x 20' and the proposed garage would measure 24' x 24'. He said the variance requested is for lot coverage issues and setbacks from the street on the West property line by 2.8'. He said these are the same setbacks as the existing garage. Mr. Fuchs said staff is recommending approval. He said the garage is consistent with the surrounding area. He stated the property owner would struggle to meet the front yard setback if the structure was pushed back. It would not meet the 10' building separation requirement with the house, and it would be difficult to shift the garage to meet the five foot setback, which would narrow the driveway.

Mr. Matt asked if the proposed garage would be 10' away from the house. Mr. Fuchs confirmed it would be. Ms. Marlin asked if it was moving slightly closer to the house. Mr. Fuchs stated yes, but it will still meet the 10' separation requirement.

The property owners stated the garage has already been torn down.

Mr. Matt asked about the green space. He said there is a great deal of asphalt around the existing garage going up to the house. He said the property owner could increase the green space if they removed some of the asphalt. The property owner stated they will be removing some of the asphalt and the sidewalk to add greenspace to the property.

A motion was made and seconded (R. Welcenbach, J. Tredwell) to approve the 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 percent for permanent structures.

Motion Passed: 4-For, 0-Against.

Ms. Catarozoli asked if the roof pitch of 7/12 is acceptable. Mr. Fuchs stated he didn't recall that conversation. He asked if they would be under 18'. Ms. Catarozoli confirmed it was. Mr. Fuchs stated that would be fine.

4. Adjournment

A motion was made and seconded (T. Matt, J. Tredwell) to adjourn the meeting at 6:08 p.m.

Motion Passed: 4-For, 0-Against.

Respectively Submitted,

Kelly Tarczewski
Clerk/Treasurer