

BOARD OF ADJUSTMENT PUBLIC HEARING

Thursday, July 16, 2020
Campbell Town Hall
6:00 P.M.

MEMBERS PRESENT: Travis Suiter, Tim Larson, Mike Solberg
OTHERS PRESENT: None
MEMBERS ABSENT: None

CALL TO ORDER

Chairman Travis Suiter called the meeting to order at 6:00 P.M. Let the record show that this meeting was called in full compliance with the requirements of the Wisconsin Open Meetings Law.

APPEAL NO. 03-2020 Chris Colburn, 503 Olivet Street

Permit denied to construct 24' x 26' garage that would lie partially within the required 60' setback from the centerline of Sky Harbour Dr. AND partially within the required 25' setback from the right-of-way.

PUBLIC HEARING

Appearing In favor: Chris Colburn, 503 Olivet Street

Variance required to allow room around existing pool and to build structure large enough to hold 24' boat. Another on Olivet Street secured a setback variance for garage.

END OF HEARING

Written comments by Zoning Administrator Hanan read by Chair Suiter follow:

"Due to the fact that Mr. Colburn was presented with several alternatives for the placement of his garage, I do not believe a hardship exists in this case, nor are there unique property characteristics in existence. I presented Mr. Colburn with the following alternatives: placing the garage closer to the pool, decreasing the depth of the garage to comply with setbacks, or attaching the garage to the home. Furthermore, upon examination of the lot, it would appear that he has a small shed in the yard as well. This was not identified on his presented site plan. The shed would need to be torn down if the variance is granted to be in compliance with the zoning code which allows a maximum of one detached accessory structure per lot. A reasonable use of the property exists without the granting of a variance in this case."

Discussion by BOA:

1. Previous setback easement might set some kind of precedent for this appeal.
2. Other garage configurations fit on the site without requiring easements.
3. Motion by Larson to deny. Second by Suiter. Passed 2-1.

APPEAL NO. 04-2020 Kelly Wing, 105 Church Drive

Permit denied to construct a 254 square foot above-ground pool that when combined with the square footage of the existing structures would exceed the 25% allowable building area on the .27 acre lot.

PUBLIC HEARING

Appearing in Favor: Kelly Wing, 105 Church Drive

Pool will be used for therapy and exercise per submitted letter from Dr. Erin Maslowski.

END OF HEARING

Written comments by Zoning Administrator Hanan read by Chair Suiter follow:

“Ms. Wing has failed to address in her application why she should be granted a variance for exceeding the 25% buildable area on this lot. Ms. Wing is at the limit for square footage with the existing structures without the proposed pool.”

Discussion by BOA:

1. Pool is above ground with no excavation, per owner.
2. Medical use suggests individual hardship as a reason for approval.
3. Motion by Suiter to approve. Second by Solberg. Passed 3-0.

APPEAL NO. 05-2020 Bill and Sue Hammes, 1213 La Crescent Place

Permit denied to construct a 10' x 16' detached shed that would partially lie within the required 8' side yard setback AND partially lie within the required 60' setback from the centerline of La Crescent Pl.

PUBLIC HEARING

Appearing in Favor: Bill Hammes, 1213 La Crescent Place

The water setback takes away any buildable area in the rear yard. The shed will be good looking and placed on existing concrete slab.

END OF HEARING

Written comments by Zoning Administrator Hanan read by Chair Suiter follow:

“Due to the setback from the ordinary high water mark, Mr. Hammes has no rear yard. If a detached structure is placed in the side yard, it is required to meet side yard setback requirements. The structure would not be any closer to the road than where the current house sits. I believe a hardship exists here due to the required setback from the water and there are certainly unique property characteristics which impede on the owner’s reasonable use of the land.”

Discussion by BOA:

1. Having no rear yard does adversely limit code compliance for the shed.
2. Aligning the shed with the garage and keeping a 4' setback is a good spot. No variances would be required if the shed could be placed in the rear yard.
3. Motion by Suiter to approve. Second by Solberg. Passed 3-0.

APPEAL NO. 06-2020 Laura Berg, 2226 Bainbridge Street

Permit denied to construct a 452 square foot above-ground pool that when combined with the other detached accessory buildings would exceed the allowable limit for number of detached accessory buildings AND that when combined with the square footage of the existing buildings would exceed the 1200 square foot maximum allowable area for detached accessory buildings on the .56 acre lot.

PUBLIC HEARING

Appearing in Favor: Laura Berg, 2226 Bainbridge Street

States that she is disabled and the pool would also be used therapeutically. Outlined points made in petition.

END OF HEARING

Written comments by Zoning Administrator Hanan read by Chair Suiter follow:

“Ms. Berg’s proposal exceeds the current limit of detached accessory structures by three and exceeds the maximum square footage for detached accessory structures. While I think it is excessive, I do not believe that a pool is an unreasonable use of a property. I fail to see how the hardship and unique property characteristic standards are met, however.”

Discussion by BOA:

1. Confirmed with Ms. Berg that there is no excavation.
2. Unlike most structures an above-ground pool has no overhead enclosure and leaves little behind when it is dismantled.
3. Motion to approve by Solberg. Second by Larson. Approved 3-0.

Motion by Suiter to adjourn, seconded by Larson. Motion carried 3-0.

Respectfully submitted,

Tim Larson