

**CITY OF EDGERTON  
ZONING BOARD OF APPEALS MINUTES**

April 24, 2019

A regular meeting of the Zoning Board of Appeals (“ZBA”) was called to order at 7:00 p.m. at the Edgerton City Hall, 12 Albion Street, Edgerton, Rock County, Wisconsin on April 24, 2019.

Present and responding to the roll call were Chairperson David Maynard, James Kapellen, Jim Long, Steve Burwell and alternate Corey Steen.

Absent – Russell Jorstad.

Also present were City Administrator Ramona Flanigan and City Attorney William E. Morgan.

Chairperson Maynard opened the meeting at 7:00. The first order of business was confirmation of appropriate meeting notice. City Administrator Ramona Flanigan confirmed that the meeting notice was posted in the appropriate places as required under the Wisconsin Statutes.

The ZBA went into public hearing at 7:05 on the application of Tracy and Ryan Foley for variances to sections 22.711(3)(b) 1, lot area and section 22.711(3)(a) 2, maximum gross density to allow the establishment of a second residential unit in a single family home. The applicant Tracy Foley appeared and presented that the applicants wished to restore the building to a duplex. The applicant noted that the structure had originally been constructed as duplex in the early 1900’s and had been used as such until 2001 when the applicant and her family converted it to a single family use after having purchased it in 1996. Because the applicant’s children no longer reside at home, the applicants want to restore the property to an income property. Ramona Flanigan presented the staff report recommending denial of the request because there was no significant hardship. There were no other appearances.

At 7:12 ZBA Member Kapellen moved to close the public hearing, seconded by ZBA Member Long. Motion passed on unanimous voice vote.

After further discussion, ZBA Member Kapellan moved to grant each of the variances application noting that the building had been originally constructed as a two family home and had been used as such. He further noted that he did not believe that this would result in the establishment of a precedent because the facts were unique. Alternate ZBA Member Long seconded the motion. Upon a roll call vote, the motion was approved with one abstention (ZBA Alternate Steen).

The next order of business was to consider approval of the minutes of the March 12, 2019 Zoning Board meeting. A motion from ZBA Member Long, seconded by ZBA Member

Steen, to approve the minutes as modified to correct the vote regarding the denial of the Samuelsen variance was approved by unanimous voice vote.

There being no further business of the Board, a motion was made by ZBA Member Kapellen, seconded by ZBA Member Long, to adjourn. Motion carried by unanimous voice vote. The meeting was adjourned at 7:32 p.m.

Dated this 7<sup>th</sup> day of May, 2019

Respectfully submitted,

CITY OF EDGERTON



By: William E. Morgan, City Attorney