

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

April 14, 2021

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 14, 2021.

Present and responding to the roll call in person were Chairperson Dave Maynard, James Kapellen, Jim Long, Russel Jorstad, Corey Steen (alternate) and Steve Burwell. Responding via Zoom conference call was Paul Davis (alternate).

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

Chairperson Dave Maynard opened the meeting. 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 City Attorney provided a brief recitation of the criteria to be considered in order to grant a variance.

A motion to open the Public Hearing was made by ZBA Member Long, seconded by ZBA Member Jorstad, and passed by unanimous roll call vote at 7:07 p.m.

The ZBA went into public hearing on the variance application of Christine Festa for variances to Chapter 22.711(3)(b)4 to allow construction of covered porch within setback for the property located at 17 Broadway Street (6-26-165), Edgerton, Wisconsin.

Applicant Christine Festa presented on the need for the variance. The applicant indicated that they had previously replaced an existing enclosed porch. The new overhang was creating water damage issues on the open porch that the applicant had constructed. Applicant also noted that there were other properties adjacent to the subject property with structures closer to the setback line. The applicant was seeking to construct a roof over the new porch to protect the front door from water damage. Zoning administrator noted that for the purposes of setback, the roof overhang is not considered.

There were no other presenters regarding the application. Administrator Flanigan presented the staff report which recommended that the variances be denied. Staff noted that this would not have an adverse impact on the neighborhood but that the addition of the new porch was a self-created hardship.

The at 7:14, ZBA Member Kapellen moved to close the public hearing. The motion was seconded by ZBA Member Long. The motion passed on a unanimous roll call vote.

ZBA Member Jorstad noted that his original concern was that there may be a vision obstruction but that was not the case and that therefore there was no reason not to grant the request. ZBA Member Long agreed noting that much of the neighborhood was already nonconforming. After further discussion by the Board, ZBA Member Kapellen made a motion to approve the requested variance. ZBA Member Burwell seconded the motion. Upon a roll call vote, the motion was granted unanimously.

The next order of business was to consider approval of the minutes of the March 3, 2021 Zoning Board meeting. Upon a motion from ZBA Member Long, seconded by ZBA Member Jorstad, the minutes were approved by unanimous roll call vote.

There being no further business of the Board, a motion was made by ZBA Member Jorstad, seconded by ZBA Member Kappellen to adjourn. Motion was approved unanimously. The meeting was adjourned at 7:20 p.m.

Dated this 19th day of April, 2021.

Respectfully submitted,

CITY OF EDGERTON

By: William E. Morgan, City Attorney