

CITY OF EDGERTON
CITY HALL
12 ALBION STREET

ZONING BOARD OF APPEALS

Wednesday, September 15, 2021 AT 6:00 P.M.

REMOTE PARTICIPATION: To participate or view the meeting, please select the link to the meeting listed on the **calendar events** on the City website's home page at www.cityofedgerton.com.

1. Call to Order; Roll Call.
2. Confirmation of Appropriate Meeting Notice Posted Friday, September 10, 2021
3. Public Hearing:
 - a. Hear comments regarding a request by Edgerton Hospital and Health Services for a variance to Chapter 22.505(3)(c) to allow the construction of a sign larger than allowed by the Zoning Ordinance for the parcel is located at 11101 Sherman Road. (6-26-1500).
 - b. Close the public hearing.
4. Consider request by Edgerton Hospital and Health Services for a variance to Chapter 22.505(3)(c) to allow the construction of a sign larger than allowed by the Zoning Ordinance for the parcel is located at 11101 Sherman Road. (6-26-1500)
5. Public Hearing:
 - a. Hear comments regarding a request by Jordan Davis for a variance to Chapter 22.503(1)I for the property located at 225 W Fulton Street to allow the installation of a projecting sign (Parcel 6-26-01.A).
 - b. Close the public hearing.
6. Consider request by Jordan Davis for a variance to Chapter 22.503(1)I for the property located at 225 W Fulton Street to allow the installation of a projecting sign (Parcel 6-26-01.A).
7. Public Hearing:
 - a. Hear comments regarding a request by Lisa Weinstein for a variance to Chapter 22.711(3)(b)8 for the property located at 512 Blaine Street to reduce the pavement setback from 3 feet 0 foot to allow the construction of a driveway (Parcel 6-26-506)
 - b. Close the public hearing.
8. Consider request by Lisa Weinstein for a variance to Chapter 22.711(3)(b)8 for the property located at 512 Blaine Street to reduce the pavement setback from 3 feet 0 foot to allow the construction of a driveway (Parcel 6-26-506)

9. Public Hearing:

- a. Hear comments regarding a request by request by Neal Brown for the following variances:
 - Chapter 22.712 (3)(b)5 to reduce a sideyard setback from 8 feet to 3 feet;
 - Chapter 22.712 (3)(b)8 to reduce the pavement setback from 5 feet to 0 feet
- b. Close the public hearing.

10. Consider request by Neal Brown for the following variances:

- Chapter 22.712 (3)(b)5 to reduce a sideyard setback from 8 feet to 3 feet;
- Chapter 22.712 (3)(b)8 to reduce the pavement setback from 5 feet to 0 feet

11. Consider approval of August 23, 2021 Zoning Board of Appeals meeting minutes.

12. Adjourn

cc: All Board Members
All Council Members
City Attorney
Newspapers

City Administrator
Department Heads

NOTICE: If a person with a disability requires that the meeting be accessible or that materials at the meeting be in an accessible format, call the City Administrator's office at least 6 hours prior to the meeting to request adequate accommodations. Telephone: 884-3341

TO: Edgerton Board of Appeals

FROM: Staff

MEETING DATE: September 15, 2021

GENERAL DESCRIPTION

Description of Request: Petition for variances to Chapter 22.505(3)(c) to allow the construction of a sign larger than allowed by the Zoning Ordinance.

Address: 11101 Sherman Road. (6-26-1500)

Applicant: Edgerton Hospital and Health Services

Current Zoning/Land Use: B4 / hospital

STAFF REVIEW COMMENTS

The zoning administrator has reviewed the petition in accordance with Section 22.211 of the Edgerton Zoning Ordinance, found it to be complete and that it fulfills the requirements of this chapter and has the following comments:

1. The petitioner wishes to install an onsite directional sign for the emergency entrance of a hospital.
2. The petitioner proposes to install a double faced sign that is a total of 22 sf. The ordinance limits directional signs to 9 sf.
3. The petitioner proposes to remove the words emergency from the existing sign in the area of the proposed sign.

PAID
AUG 30 2021
CITY OF EDGERTON

Date Draft Submitted
Date Application Submitted
Fee Paid

Application for Variance

Owner (must be the applicant) Kevin E. Cook - JNB Signs INC. JAnesville - agent
Parcel Address 11101 N. Sherman Rd. Parcel Number _____
Owner Address 11101 N. Sherman Rd. Daytime Phone 608.884.1607
Present Use of the Property Hospital
Zoning Classification _____

The following items must be submitted with each application. Additional site plan information as described in Section 22.213(3) may be required by the Zoning Administrator (Ordinance section referenced in this application are available upon request):

(1) **Map of the property showing the following:**

- Entire property
- All lot dimensions
- Existing structures with dimensions to property lines (buildings, fences, walls etc)
- Proposed structures with written dimensions to property lines
- Existing paved surfaces (driveways, walks, decks, etc)
- Proposed paved surfaces with dimensions to property lines
- Written dimensions to buildings on adjoining properties if setback variance is requested
- Zoning of adjacent parcels
- Street(s) which are adjacent to the parcel
- Graphic scale and north arrow
- Changes in land use intensity due to the variance (additional dwelling units, more customers, more parking, outside lighting, outside storage, etc)

(2) **Written description of proposed variance** answering the following questions:

City of Edgerton Ordinance Section # 22.505(3)(c) cannot be entirely satisfied because:

AN addition directional large enough to be seen quickly is needed for emergency purposes. Emergency response vehicles as well as public needs quick access to emergency room and this would greatly help.

In lieu of complying with the ordinance, the following alternative is proposed (please describe the proposal in detail):

Small word "Emergency" to be removed on existing small directional.

-
-
-
-
- (3) **Written justification of the requested variance** with reasons why the Applicant believes the proposed variance is appropriate. Before the Zoning Board of Appeals can grant a variance, they must find that the following criteria have been satisfied. Describe how your request meets the following criteria: (section 22.211(4)(c))

What exceptional or extraordinary circumstances or special factors are present which apply only to the subject property? The response to this question shall clearly indicate how the subject property contains factors that are not present on other properties in the same zoning district.

There have been instances where Emergency Service vehicles as well as the Public needing Emergency care drove past the Emergency access road to the right and going to the Main Entrance to the hospital. Thus causing confusion and wasting time needed to get to the Emergency room.

- The hardship or difficulty shall be peculiar to the subject property and different from that of other properties and not one that affects all properties similarly. Such a hardship or difficulty shall have arisen because of the unusual shape of the original acreage parcel; unusual topography or elevation; or because the property was created before the passage of the current, applicable zoning regulations, or will not accommodate a structure of reasonable design for a permitted use if all area, yard, green space, and setback requirements are observed;
- Loss of profit or pecuniary hardship shall not, in and of itself, be grounds for a variance;
- Self-imposed hardship shall not be grounds for a variance. Reductions resulting from the sale of portions of a property reducing the remainder of said property below buildable size or cutting-off existing access to a public right-of-way or deed restrictions imposed by the owner's predecessor in title are considered to be such self-imposed hardships;
- Violations by, or variances granted to, neighboring properties shall not justify a variance;
- The alleged hardship shall not be one that would have existed in the absence of a zoning ordinance. (For example, if a lot were unbuildable because of topography in the absence of any or all setback requirements.)

In what manner do the factors identified in 1., above, prohibit the development of the subject property in a manner similar to that of other properties under the same zoning district? The

response to this question shall clearly indicate how the requested variance is essential to make the subject property developable so that property rights enjoyed by the owners of similar properties can be enjoyed by the owners of the subject property.

Would the granting of the proposed variance be of substantial detriment to adjacent properties? The response to this question shall clearly indicate how the proposed variance will have no substantial impact on adjacent properties.

No. This is in a interior lot location and there are no visible directionals that can be seen by adjacent properties.

Would the granting of the proposed variance as depicted on the required site plan, result in a substantial or undue adverse impact on the character of the neighborhood, environmental factors, traffic factors, parking, public improvements, public property or rights-of-way, or other matters affecting the public health, safety, or general welfare, either as they now exist or as they may in the future be developed as a result of the implementation of the intent, provisions, and policies of this Chapter, the Master Plan, or any other plan, program, map, or ordinance adopted or under consideration pursuant to official notice by the City or other governmental agency having jurisdiction to guide growth and development? The response to this question shall clearly indicate how the proposed variance will have no substantial impact on such long-range planning matters.

This sign is a directional sign in an interior lot sign that will be a permanent and crucial necessity due to its location

Have the factors causing the variance request been created by the act of the applicant or previous property owner or their agent (for example: previous development decisions such as building placement, floor plan, or orientation, lotting pattern, or grading) after the effective date of this Chapter. The response to this question shall clearly indicate that such factors existed prior to the effective date of this Chapter and were not created by action of the

Applicant, a previous property owner, or their agent.

IT was indicated that current directional
was to be used, but current size
of "Emergency" panel serves a hindrance
to be effective.

Does the proposed variance involve the regulations of Subsection 22.304 or the district use regulations in each zoning district of Section 22.700? The response to this question shall clearly indicate that the requested variance does not involve the provisions of this Subsection.

NO

Verification by applicant: I, Kevin E. Cook - TUB SIGNS, INC (AGENT) owner for which relief is sought, certify that the application and the above information is truthful and accurate to the best of my ability.

Applicant Signature [Signature] Date 8/30/21

Applicant Signature _____ Date _____

Consideration for Approval: Granted _____ Denied _____
Date _____
Chairman, City of Edgerton Zoning Board of Appeals

Revised date 6-23-1998

DIRECTIONAL SIGN SPECIFICATIONS

DESCRIPTION **A**

CABINET : SignComp Medium Body Double-Sided cabinet with 1-1/2" retainers (#2015/2055)

FACES : Routed 3/16" translucent "White" acrylic (#7328), decorated with 3 M "Red" (3630-33) translucent vinyl, applied first surface

SUPPORT POLES : (2) 3" aluminum support poles, cabinet installed between poles

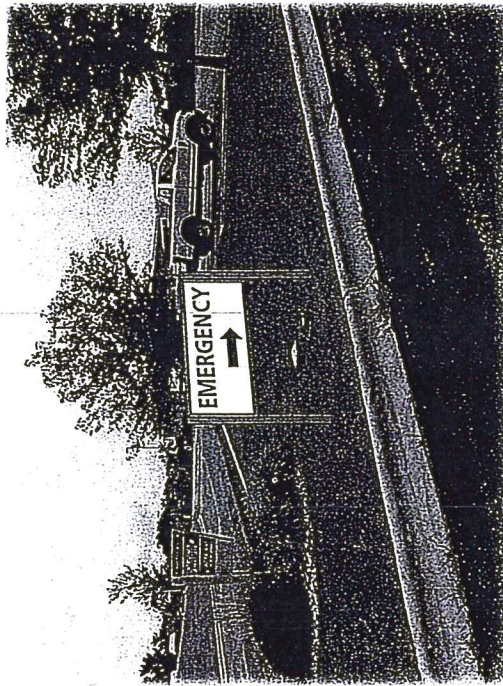
FINISHES : Support poles, cabinet and retainers to be prepped and painted to match the existing signage on site

* * Exact color match needed prior to production

LIGHTING : Cabinet lit internally using Hanley PF3120 "White" LED light modules

ELECTRICAL : 120 Volt, UL Listed & Labeled, 12 Volt Hanley power supplies mounted inside cabinet

INSTALLATION : Sign to be installed parallel to the curb, exact location TBD



Sign to be installed parallel to the curb

VOLTAGE
 120 Volts
 277 Volts

Survey Needed
 Detailed survey of existing location required prior to beginning manufacturing.



This original and unpublished design is copyrighted and the exclusive property of JNB Signs, Inc. and is not to be exhibited, copied or reproduced in whole or in part without written permission.

CLIENT : Edgerton Hospital
JOB LOCATION : Edgerton, WI
SALESMAN : Kevin Cook
DESIGNER : Kaitlin

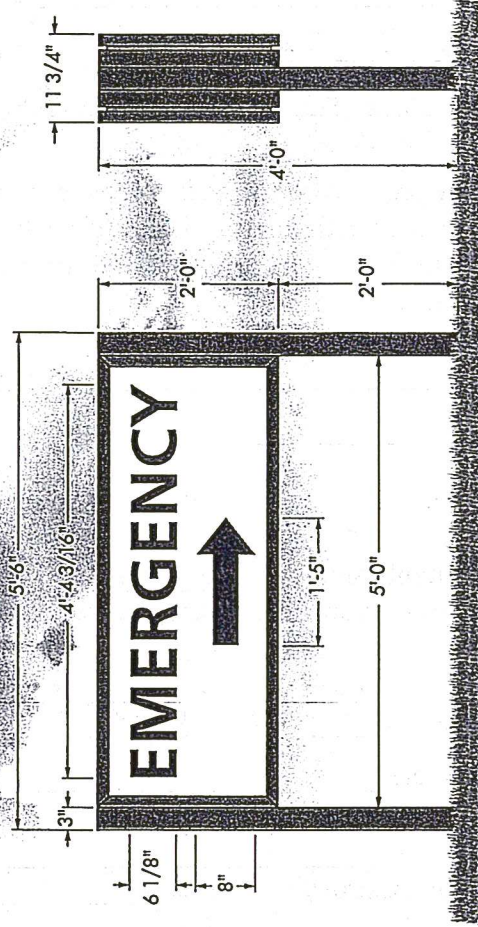
REVISION HISTORY :

Initial Drawing Release	
DATE	UNPAID BY
A 07-29-21	K.C.
General Revision	
DATE	UNPAID BY
B 08-04-21	K.C.

PRODUCTION APPROVAL :
 INITIAL _____ DATE _____
CLIENT SIGNATURE :
 _____ DATE _____

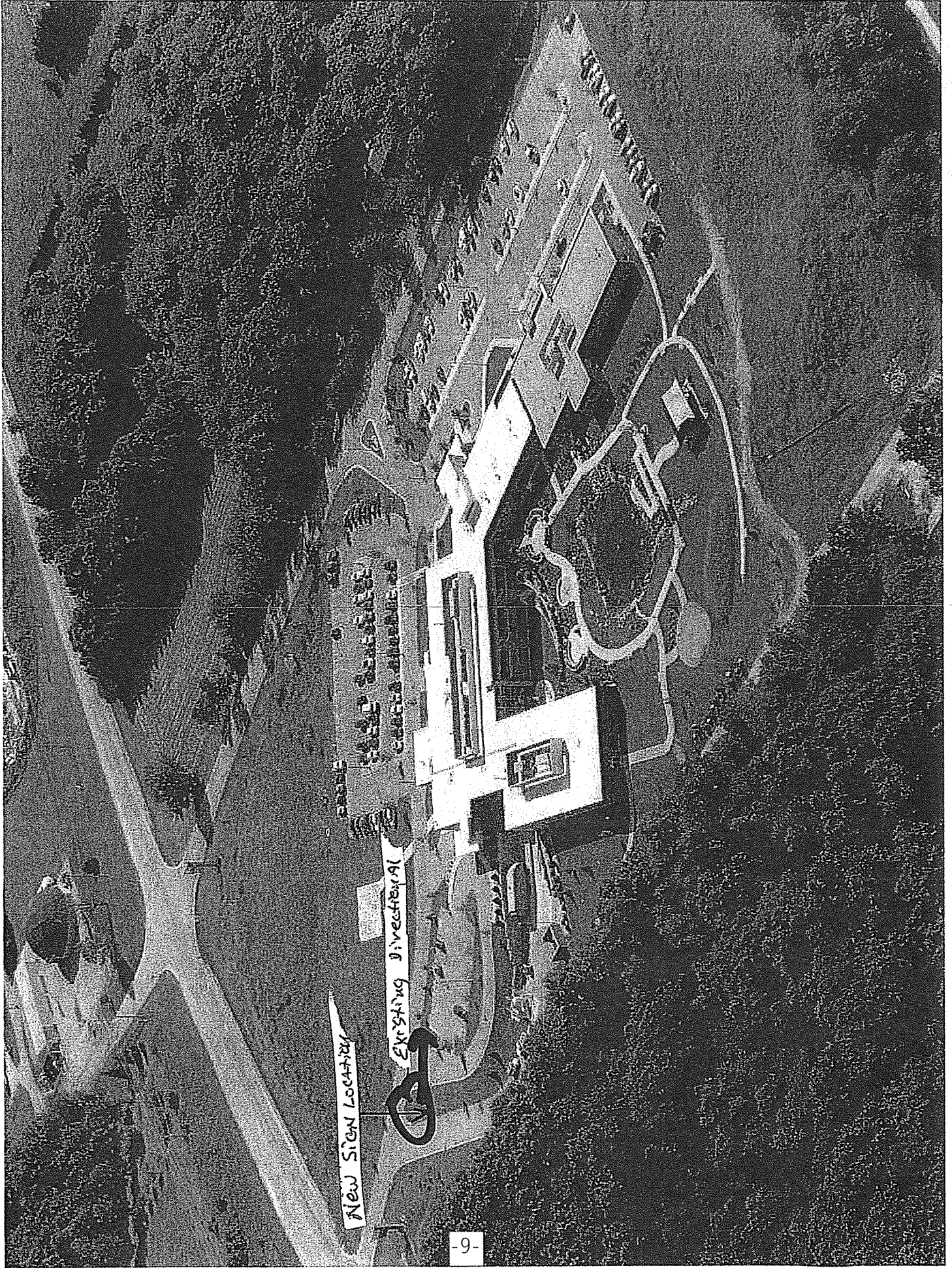
08867-01b
 Revision 01
08-04-21

Side View



SECTION A

Drawing Scale: 3/4" = 1'
 As shown on a 17" x 11" Tabloid





New Sign Location

Middle Panel to Read
"URGENT CARE"

Defending Oil Diggers
Political Marketing

Debra Medical Group
EMERGENCY
URGENT CARE
OUTPATIENT
WALK-IN SERVICE

TO: Edgerton Board of Appeals

FROM: Staff

MEETING DATE: September 15, 2021

GENERAL DESCRIPTION

Description of Request: Petition for a variance to Chapter 22.503(1)l to allow the installation of a projecting sign

Address: for the property located at 225 W Fulton Street (Parcel 6-26-01.A).

Applicant: Jordan Davis

Current Zoning/Land Use: HMU / Personal or Professional Services (dentist office/storage)

STAFF REVIEW COMMENTS

The zoning administrator has reviewed the petition in accordance with Section 22.211 of the Edgerton Zoning Ordinance, found it to be complete and that it fulfills the requirements of this chapter and has the following comments:

1. The petitioner wishes to install a projecting sign – a type of wall sign that is installed perpendicular to the building face. New projecting signs are not allowed in any zoning District except for the B2 District. Most of the downtown is zoned B-2. The subject property is zoned HMU. Projecting signs are allowed in the downtown district because most buildings in the downtown are built up to the sidewalk (no setback) so there is no opportunity for ground signs.
2. The ordinance allows for two on wall signs. The property currently has two wall signs – one on the east and one on the west side of the building. One sign would have to be removed or a variance would be required to exceed the number of wall signs if the projecting sign were allowed. The maximum area for the projecting sign is 42 sf (both sides)
3. Projecting sign must be at least 10' off the pavement, cannot project more than 4' from the face of the building, and must be at least 2' behind the curb.
4. The new sign must be approved by the Historic Commission.



Date Draft Submitted
Date Application Submitted
Fee Paid

Application for Variance

Owner (must be the applicant) Jordan Davis (Davis Family Dentistry)
Parcel Address 225 W. Fulton Street Parcel Number 6-26-01A
Owner Address 621 N. Page St. Staughton, WI 53589 Daytime Phone (408) 884-9448
Present Use of the Property Dental office
Zoning Classification HMU

The following items must be submitted with each application. Additional site plan information as described in Section 22.213(3) may be required by the Zoning Administrator (Ordinance section referenced in this application are available upon request):

- (1) **Map of the property showing the following:**
 - Entire property
 - All lot dimensions
 - Existing structures with dimensions to property lines (buildings, fences, walls etc)
 - Proposed structures with written dimensions to property lines
 - Existing paved surfaces (driveways, walks, decks, etc)
 - Proposed paved surfaces with dimensions to property lines
 - Written dimensions to buildings on adjoining properties if setback variance is requested
 - Zoning of adjacent parcels
 - Street(s) which are adjacent to the parcel
 - Graphic scale and north arrow
 - Changes in land use intensity due to the variance (additional dwelling units, more customers, more parking, outside lighting, outside storage, etc)

- (2) **Written description of proposed variance** answering the following questions:
City of Edgerton Ordinance Section # _____ cannot be entirely satisfied because: _____

In lieu of complying with the ordinance, the following alternative is proposed (please describe the proposal in detail):

would like to hang a sign that projects from
building entrance.

- (3) **Written justification of the requested variance** with reasons why the Applicant believes the proposed variance is appropriate. Before the Zoning Board of Appeals can grant a variance, they must find that the following criteria have been satisfied. Describe how your request meets the following criteria: (section 22.211(4)(c))

What exceptional or extraordinary circumstances or special factors are present which apply only to the subject property? The response to this question shall clearly indicate how the subject property contains factors that are not present on other properties in the same zoning district.

Although building is not in "historic district", building/business is a landmark to downtown and a sign that projects would increase downtown curb appeal as well as point patients to the correct door for business use.

- The hardship or difficulty shall be peculiar to the subject property and different from that of other properties and not one that affects all properties similarly. Such a hardship or difficulty shall have arisen because of the unusual shape of the original acreage parcel; unusual topography or elevation; or because the property was created before the passage of the current, applicable zoning regulations, or will not accommodate a structure of reasonable design for a permitted use if all area, yard, green space, and setback requirements are observed;
- Loss of profit or pecuniary hardship shall not, in and of itself, be grounds for a variance;
- Self-imposed hardship shall not be grounds for a variance. Reductions resulting from the sale of portions of a property reducing the remainder of said property below buildable size or cutting-off existing access to a public right-of-way or deed restrictions imposed by the owner's predecessor in title are considered to be such self-imposed hardships;
- Violations by, or variances granted to, neighboring properties shall not justify a variance;

- The alleged hardship shall not be one that would have existed in the absence of a zoning ordinance. (For example, if a lot were unbuildable because of topography in the absence of any or all setback requirements.)

In what manner do the factors identified in 1., above, prohibit the development of the subject property in a manner similar to that of other properties under the same zoning district? The response to this question shall clearly indicate how the requested variance is essential to make the subject property developable so that property rights enjoyed by the owners of similar properties can be enjoyed by the owners of the subject property.

The projected sign from the front of building will
match the rest of downtown businesses.

Would the granting of the proposed variance be of substantial detriment to adjacent properties? The response to this question shall clearly indicate how the proposed variance will have no substantial impact on adjacent properties.

No the proposed sign will cause less confusion for
business entrance.

Would the granting of the proposed variance as depicted on the required site plan, result in a substantial or undue adverse impact on the character of the neighborhood, environmental factors, traffic factors, parking, public improvements, public property or rights-of-way, or other matters affecting the public health, safety, or general welfare, either as they now exist or as they may in the future be developed as a result of the implementation of the intent, provisions, and policies of this Chapter, the Master Plan, or any other plan, program, map, or ordinance adopted or under consideration pursuant to official notice by the City or other governmental agency having jurisdiction to guide growth and development? The response to this question shall clearly indicate how the proposed variance will have no substantial impact on such long-range planning matters.

No.

Have the factors causing the variance request been created by the act of the applicant or previous property owner or their agent (for example: previous development decisions such as building placement, floor plan, or orientation, lotting pattern, or grading) after the effective date of this Chapter. The response to this question shall clearly indicate that such factors existed prior to the effective date of this Chapter and were not created by action of the Applicant, a previous property owner, or their agent.

No

Does the proposed variance involve the regulations of Subsection 22.304 or the district use regulations in each zoning district of Section 22.700? The response to this question shall clearly indicate that the requested variance does not involve the provisions of this Subsection.

No

(Davis Family Trust)

Verification by applicant: I, Jordan Davis, owner for which relief is sought, certify that the application and the above information is truthful and accurate to the best of my ability. My signature on this application grants permission for City Officials to access the site of the requested variance for the sole purpose of obtaining information relevant to the variance request.

Applicant Signature Jordan Davis Date 8/23/2021
Applicant Signature _____ Date _____

Consideration for Approval	Granted	Denied	Date

Chairman, City of Edgerton Zoning Board of Appeals

Revised date 6-23-1998

TO: Edgerton Board of Appeals

FROM: Staff

MEETING DATE: September 15, 2021

GENERAL DESCRIPTION

Description of Request: Petition for a variance to Chapter 22.711(3)(b)8 to reduce the paved surface setback from 3 feet to 0 feet to allow a driveway closer to the lot line than allowed by ordinance.

Address: 512 Blaine St

Applicant: Lisa Weinstein

Current Zoning/Land Use: R-2 Residential / duplex

STAFF REVIEW COMMENTS

The planning staff has reviewed the petition in accordance with the Edgerton Zoning Ordinance and has the following comments:

1. The petitioner seeks a variance to allow the construction of a driveway closer to the lot line at 512 Blaine Street than allowed by the ordinance. Chapter 22.711(3)(b)8 requires paved surfaces be 3 feet from a side lot line and 5 feet at the street property line (sidewalk).
2. The property has two existing gravel driveways. The City allows unpaved, existing driveways that do not meet the setback requirements to be paved in their current location without a variance. Neither of the existing driveways comply with the ordinance: the southern driveway is too close to the lot line at the sidewalk but otherwise conforms; and the northern one is on the lot line so none of it complies with the setback requirements. The petitioner would be allowed to pave the two existing driveways without a variance but the petition wishes to extend the driveways. The proposed location of the northern driveway is closer to the lot line than is allowed. The ordinance requires a 3 foot setback the petitioner seeks a zero-foot setback.

Date Draft Submitted	_____
Date Application Submitted	_____
Fee Paid	_____

Application for Variance

Owner (must be the applicant) LISA WEINSTEIN

Parcel Address 512 BLAINE Parcel Number _____

Owner Address 300 E. SAMUELSEN, EDGERTON Daytime Phone 312-523-7188

Present Use of the Property 2 UNIT BUILDING

Zoning Classification _____

The following items must be submitted with each application. Additional site plan information as described in Section 22.213(3) may be required by the Zoning Administrator (Ordinance section referenced in this application are available upon request):

(1) **Map of the property showing the following:**

- Entire property
- All lot dimensions
- Existing structures with dimensions to property lines (buildings, fences, walls etc)
- Proposed structures with written dimensions to property lines
- Existing paved surfaces (driveways, walks, decks, etc)
- Proposed paved surfaces with dimensions to property lines
- Written dimensions to buildings on adjoining properties if setback variance is requested
- Zoning of adjacent parcels
- Street(s) which are adjacent to the parcel
- Graphic scale and north arrow
- Changes in land use intensity due to the variance (additional dwelling units, more customers, more parking, outside lighting, outside storage, etc)

(2) **Written description of proposed variance** answering the following questions:

City of Edgerton Ordinance Section # _____ cannot be entirely satisfied because:

THE DRIVEWAY ON THE WEST SIDE WOULD NOT BE WIDE ENOUGH FOR A VEHICLE

In lieu of complying with the ordinance, the following alternative is proposed (please describe the proposal in detail):

WAIVE THE 3 FOOT FROM THE PROPERTY LINE

AND PERMIT OWNER TO POUR CONCRETE UP
TO THE PROPERTY LINE.

- (3) **Written justification of the requested variance** with reasons why the Applicant believes the proposed variance is appropriate. Before the Zoning Board of Appeals can grant a variance, they must find that the following criteria have been satisfied. Describe how your request meets the following criteria: (section 22.211(4)(c))

What exceptional or extraordinary circumstances or special factors are present which apply only to the subject property? The response to this question shall clearly indicate how the subject property contains factors that are not present on other properties in the same zoning district.

THE DRIVEWAYS HAVE ALWAYS BEEN THERE.

- The hardship or difficulty shall be peculiar to the subject property and different from that of other properties and not one that affects all properties similarly. Such a hardship or difficulty shall have arisen because of the unusual shape of the original acreage parcel; unusual topography or elevation; or because the property was created before the passage of the current, applicable zoning regulations, or will not accommodate a structure of reasonable design for a permitted use if all area, yard, green space, and setback requirements are observed;
- Loss of profit or pecuniary hardship shall not, in and of itself, be grounds for a variance;
- Self-imposed hardship shall not be grounds for a variance. Reductions resulting from the sale of portions of a property reducing the remainder of said property below buildable size or cutting-off existing access to a public right-of-way or deed restrictions imposed by the owner's predecessor in title are considered to be such self-imposed hardships;
- Violations by, or variances granted to, neighboring properties shall not justify a variance;
- The alleged hardship shall not be one that would have existed in the absence of a zoning ordinance. (For example, if a lot were unbuildable because of topography in the absence of any or all setback requirements.)

In what manner do the factors identified in 1., above, prohibit the development of the subject property in a manner similar to that of other properties under the same zoning district? The

response to this question shall clearly indicate how the requested variance is essential to make the subject property developable so that property rights enjoyed by the owners of similar properties can be enjoyed by the owners of the subject property.

WE NEED TO PROVIDE SUFFICIENT PARKING
FOR EACH OF THE TWO TENANTS. PARKING
ON THE STREET IS ONLY PERMITTED ON
ONE SIDE OF THE STREET.

Would the granting of the proposed variance be of substantial detriment to adjacent properties? The response to this question shall clearly indicate how the proposed variance will have no substantial impact on adjacent properties.

THE VARIANCE WILL HAVE NO EFFECT
ON THE TWO ADJACENT NEIGHBORS.

Would the granting of the proposed variance as depicted on the required site plan, result in a substantial or undue adverse impact on the character of the neighborhood, environmental factors, traffic factors, parking, public improvements, public property or rights-of-way, or other matters affecting the public health, safety, or general welfare, either as they now exist or as they may in the future be developed as a result of the implementation of the intent, provisions, and policies of this Chapter, the Master Plan, or any other plan, program, map, or ordinance adopted or under consideration pursuant to official notice by the City or other governmental agency having jurisdiction to guide growth and development? The response to this question shall clearly indicate how the proposed variance will have no substantial impact on such long-range planning matters.

THERE HAS ALWAYS BEEN PARKING ON BOTH
SIDES OF THIS BUILDING AND WITH A CONCRETE
DRIVEWAY, THE BUILDING WILL HAVE A CLEAN
AND FINISHED LOOK.

Have the factors causing the variance request been created by the act of the applicant or previous property owner or their agent (for example: previous development decisions such as building placement, floor plan, or orientation, lotting pattern, or grading) after the effective date of this Chapter. The response to this question shall clearly indicate that such factors existed prior to the effective date of this Chapter and were not created by action of the

Applicant, a previous property owner, or their agent.

I didn't create it, and it has always
been a 2 unit, and the house related
to the lot #' location requires it.

Does the proposed variance involve the regulations of Subsection 22.304 or the district use regulations in each zoning district of Section 22.700? The response to this question shall clearly indicate that the requested variance does not involve the provisions of this Subsection.

No.

Verification by applicant: I, LISA WEINSTEIN, owner for which relief is sought, certify that the application and the above information is truthful and accurate to the best of my ability.

Applicant Signature *Lisa Weinstein* Date 8-19-21

Applicant Signature _____ Date _____

Consideration for Approval: <u>Granted</u>	<u>Denied</u>	<u> </u>
		Date <u> </u>
Chairman, City of Edgerton Zoning Board of Appeals		

Revised date 6-23-1998

Our plans call for a driveway for each side of the building. This way the first floor will have a driveway on the east side and the second floor will have its own driveway on the west side of the building. The east side has 15 feet, 11-5/8 inches and there is no problem with pouring the driveway 3 feet from the lot line. That is not the case for the west side driveway.

We are hereby requesting that a variance be granted on the west side driveway so that we could pour the concrete driveway all the way to the lot line. The proposed driveway will be 11 feet, 6-3/8 inches on the back side of the driveway and 10 feet, 8-3/8 inches on the front side. If a variance is not granted, the driveway would be only 7 feet, 8-3/8 inches on the front side and that would be too narrow to comfortably drive a car onto it. The narrow concrete driveway would not be safe to park a vehicle on it. There is the risk of tenants driving too close to the side of the wood frame building which would pose a problem with people accidentally driving into the building. There would also be the concern of drivers banging their doors into the building and damaging their vehicles.

Granting a variance would be a great benefit to the functionality of this building and would also give the building a clean finished look.

PLAT OF SURVEY

LOT 7, McINTOSH ADDITION, CITY OF EDGERTON, ROCK COUNTY, WISCONSIN.

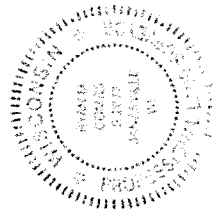
STATE OF WISCONSIN
COUNTY OF ROCK

I HEREBY CERTIFY THAT I HAVE SUPERVISED THE SURVEY OF THE PROPERTY DESCRIBED HEREON FOR THE EXCLUSIVE USE OF LISA WEINSTEIN AND THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THE PLAT HEREON DRAWN CORRECTLY REPRESENTS SAID SURVEY AND ITS LOCATION AND COMPLEIES WITH CHAPTER A-17.

GIVEN UNDER MY HAND AND SEAL THIS 15TH DAY OF OCTOBER, 2020, AT JANESVILLE, WISCONSIN.

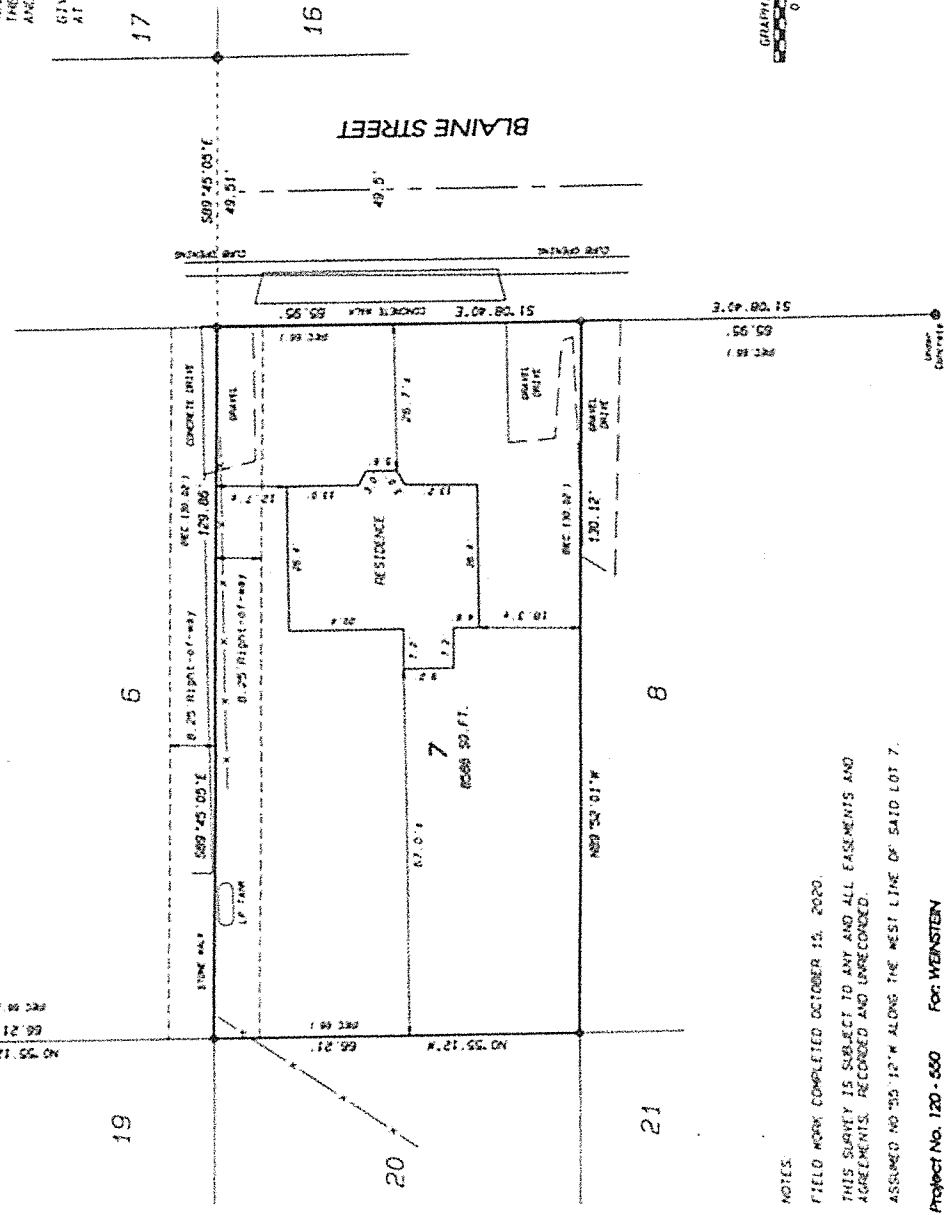
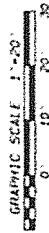
[Signature]
MIAN W. COMBS, PLS NO. 2977

If the surveyor's signature is not red in color, the map is a copy and may contain unauthorized alterations. This map is not eligible for registration. RMA33 not eligible to any other.



LEGEND:

- SET IRON PIN, 3/4" x 24"
- 1 x LBS ALUM FT
- FOUND 1/4" IRON PIN
- FOUND 1" IRON PIPE
- X— FENCE

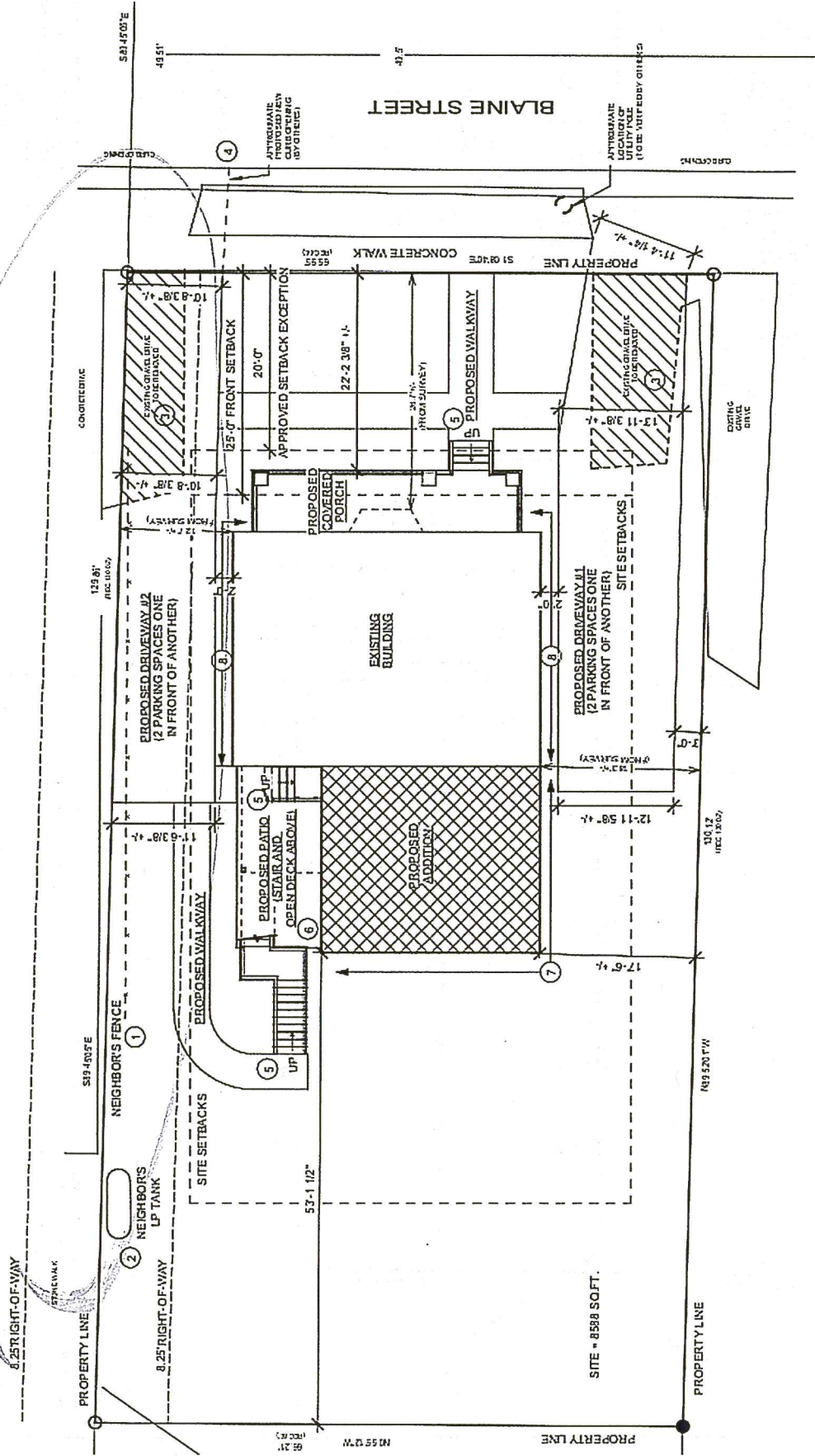


NOTES:
FIELD WORK COMPLETED OCTOBER 15, 2020.
THIS SURVEY IS SUBJECT TO ANY AND ALL EASEMENTS AND AGREEMENTS, RECORDED AND UNRECORDED.
ASSUMED NO 75.12' W ALONG THE WEST LINE OF SAID LOT 7.

Project No. 120 - 500 For WEINSTEIN

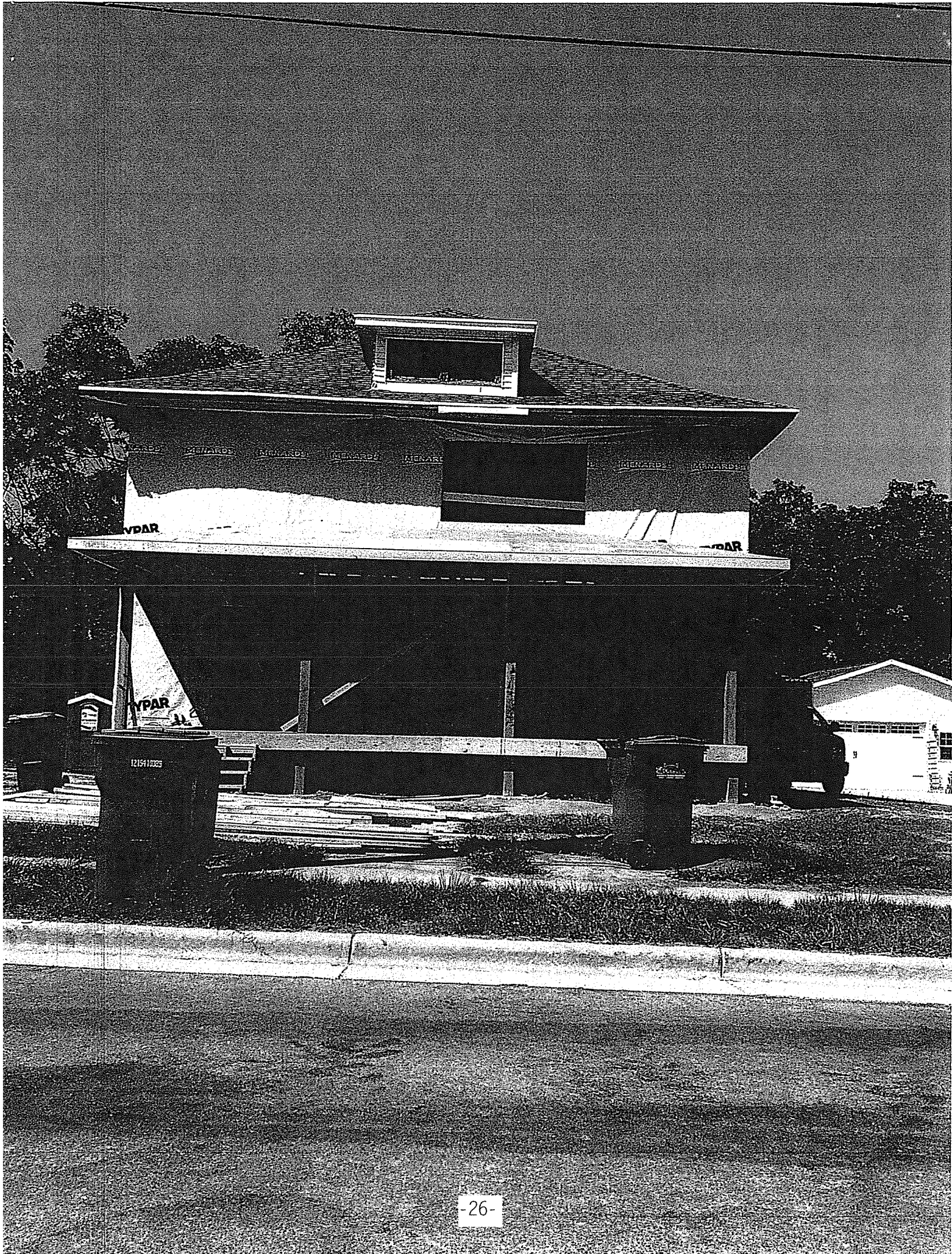
Combs
SURVEYING & CONSULTING, INC.
107 W. Johnson St.
Janesville, WI 53408
www.combsurveying.com
TEL: 608.753.0100
FAX: 608.753.0101

• LAND SURVEY
• LAND PLANNING
• CIVIL ENGINEERING



1 ARCHITECTURAL SITE PLAN
1" = 10'-0"





TO: Edgerton Board of Appeals

FROM: Staff

MEETING DATE: September 15, 2021

GENERAL DESCRIPTION

Description of Request: Petition for the following variances an addition to a residential structure and the expansion of the driveway both closer to the lot line than permitted.

- Chapter 22.712 (3)(b)5 to reduce a sideyard setback from 8 feet to 3 feet;
- Chapter 22.712 (3)(b)8 to reduce the pavement setback from 5' to 0'

Address: 20 Albion St

Applicant: Neal Brown

Current Zoning/Land Use: R-3 Residential / single family home

STAFF REVIEW COMMENTS

The planning staff has reviewed the petition in accordance with the Edgerton Zoning Ordinance and has the following comments:

1. The petitioner seeks a variance to allow an addition to a single-family house located 3 feet from the side lot line. The ordinance requires an 8 foot setback. The existing structure is 3 feet from the lot line and the proposed addition would match the setback of the existing structure.
2. The parcel currently has a shared driveway with the property to the south with each driveway built on the lot line. The petitioner wishes to extend the driveway to accommodate access to the garage that is part of the proposed addition. The proposed driveway expansion would reduce the setback from the required 3 feet to zero feet in the driveway expansion area.
3. The lot is 49.7 feet wide which is narrow compared to most R-3 lots. The minimum width required by the ordinance in the R-3 District is 60'.

Date Draft Submitted	
Date Application Submitted	
Fee Paid	

Application for Variance

Owner (must be the applicant) NEAL D. BROWN

Parcel Address _____ Parcel Number _____

Owner Address 20 Albion St. Edgerton WI 53534 Daytime Phone (972) 365-0305

Present Use of the Property RESIDENTIAL (PRIMARY RESIDENCE)

Zoning Classification _____

The following items must be submitted with each application. Additional site plan information as described in Section 22.213(3) may be required by the Zoning Administrator (Ordinance section referenced in this application are available upon request):

(1) **Map of the property showing the following:**

- Entire property ✓
- All lot dimensions ✓
- Existing structures with dimensions to property lines (buildings, fences, walls etc) ✓
- Proposed structures with written dimensions to property lines
- Existing paved surfaces (driveways, walks, decks, etc)
- Proposed paved surfaces with dimensions to property lines
- Written dimensions to buildings on adjoining properties if setback variance is requested
- Zoning of adjacent parcels
- Street(s) which are adjacent to the parcel
- Graphic scale and north arrow
- Changes in land use intensity due to the variance (additional dwelling units, more customers, more parking, outside lighting, outside storage, etc)

(2) **Written description of proposed variance answering the following questions:**

City of Edgerton Ordinance Section # _____ cannot be entirely satisfied because:

I would like to extend my house on my lot west and in order to
do so - I need 8ft from my lot line. I do not have 8ft.

In lieu of complying with the ordinance, the following alternative is proposed (please describe the proposal in detail):

my lot in Edgerton is only ~50ft wide, other lots in Edgerton are

60-65 FT... I'm NOT INTERESTED IN INCREASING THE WIDTH OF MY
HOUSE - JUST EXTEND IT WEST TO INCREASE THE LENGTH OF MY HOUSE
TO ACCOMMODATE MY FAMILY WITH SPACE.

(3) Written justification of the requested variance with reasons why the Applicant believes the proposed variance is appropriate. Before the Zoning Board of Appeals can grant a variance, they must find that the following criteria have been satisfied. Describe how your request meets the following criteria: (section 22.211(4)(c))

What exceptional or extraordinary circumstances or special factors are present which apply only to the subject property? The response to this question shall clearly indicate how the subject property contains factors that are not present on other properties in the same zoning district.

LIKE I HAVE INDICATED BELOW - THE WIDTH OF MY PROPERTY IS LESS
THAN 50 FT. I'M NOT INTERESTED IN MAKING MY HOUSE WIDER
ONLY IN LENGTH (WEST) TO INCREASE SPACE IN HOUSE FOR MY
FAMILY TO HAVE MORE SPACE.

- The hardship or difficulty shall be peculiar to the subject property and different from that of other properties and not one that affects all properties similarly. Such a hardship or difficulty shall have arisen because of the unusual shape of the original acreage parcel; unusual topography or elevation; or because the property was created before the passage of the current, applicable zoning regulations, or will not accommodate a structure of reasonable design for a permitted use if all area, yard, green space, and setback requirements are observed;
- Loss of profit or pecuniary hardship shall not, in and of itself, be grounds for a variance;
- Self-imposed hardship shall not be grounds for a variance. Reductions resulting from the sale of portions of a property reducing the remainder of said property below buildable size or cutting-off existing access to a public right-of-way or deed restrictions imposed by the owner's predecessor in title are considered to be such self-imposed hardships;
- Violations by, or variances granted to, neighboring properties shall not justify a variance;
- The alleged hardship shall not be one that would have existed in the absence of a zoning ordinance. (For example, if a lot were unbuildable because of topography in the absence of any or all setback requirements.)

In what manner do the factors identified in 1., above, prohibit the development of the subject property in a manner similar to that of other properties under the same zoning district? The

response to this question shall clearly indicate how the requested variance is essential to make the subject property developable so that property rights enjoyed by the owners of similar properties can be enjoyed by the owners of the subject property.

I NEED TO MAKE THE HOUSE BIGGER TO ACCOMMODATE MY FAMILY
SICE - MY WIFE WANTS A GARAGE SHE CAN PARK CAR, UNLOAD GROCERIES
FROM AND NOT HAVE TO CLEAN OFF SNOW & ICE. SURROUNDING NEIGHBORS ARE
IN AGREEMENT WITH REMOVAL - JUST PLEAD FOR CITY APPROVAL.

Would the granting of the proposed variance be of substantial detriment to adjacent properties? The response to this question shall clearly indicate how the proposed variance will have no substantial impact on adjacent properties.

BOTH NEIGHBORS NORTH & SOUTH ARE AWARE & OK WITH THE PROPOSED
ADDITION. THE LOT COMING TOWARDS THEM OR THEIR PROPERTY LINES ONLY
EXTENDING MY HOUSE FURTHER WEST ON MY PROPERTY LINE.

Would the granting of the proposed variance as depicted on the required site plan, result in a substantial or undue adverse impact on the character of the neighborhood, environmental factors, traffic factors, parking, public improvements, public property or rights-of-way, or other matters affecting the public health, safety, or general welfare, either as they now exist or as they may in the future be developed as a result of the implementation of the intent, provisions, and policies of this Chapter, the Master Plan, or any other plan, program, map, or ordinance adopted or under consideration pursuant to official notice by the City or other governmental agency having jurisdiction to guide growth and development? The response to this question shall clearly indicate how the proposed variance will have no substantial impact on such long-range planning matters.

IF ANYTHING IT WILL ONLY HELP - IF WE HAD A TWO CAR GARAGE
IT WOULD MEAN 2 LESS CARS PARKED ON STREET OR DRIVING CLANNING UP
THE VIEW FROM STREET.


Have the factors causing the variance request been created by the act of the applicant or previous property owner or their agent (for example: previous development decisions such as building placement, floor plan, or orientation, lotting pattern, or grading) after the effective date of this Chapter. The response to this question shall clearly indicate that such factors existed prior to the effective date of this Chapter and were not created by action of the

Applicant, a previous property owner, or their agent.

No, Does Not affect this - it will be increasing the size of
my lot. I plan on grading property for Run off in Back yard along
with existing existing Down Spouts to DRAIN^{RAIN} Centre in the same direction,

Does the proposed variance involve the regulations of Subsection 22.304 or the district use regulations in each zoning district of Section 22.700? The response to this question shall clearly indicate that the requested variance does not involve the provisions of this Subsection.

Verification by applicant: I, NEM D. BROWN, owner for which relief is sought, certify that the application and the above information is truthful and accurate to the best of my ability.

Applicant Signature  Date 8-10-2021
Applicant Signature _____ Date _____

Consideration for Approval: Granted _____ Denied _____
Date _____
Chairman, City of Edgerton Zoning Board of Appeals

Revised date 6-23-1998

Date Draft Submitted	
Date Application Submitted	
Fee Paid	

Application for Variance

Owner (must be the applicant) NEAL D. BROWN

Parcel Address _____ Parcel Number _____

Owner Address 20 Albion St. Edgerton WI 53534 Daytime Phone (972) 365-0305

Present Use of the Property RESIDENTIAL (primary residence)

Zoning Classification _____

The following items must be submitted with each application. Additional site plan information as described in Section 22.213(3) may be required by the Zoning Administrator (Ordinance section referenced in this application are available upon request):

(1) **Map of the property showing the following:**

- Entire property ✓
- All lot dimensions ✓
- Existing structures with dimensions to property lines (buildings, fences, walls etc) ✓
- Proposed structures with written dimensions to property lines
- Existing paved surfaces (driveways, walks, decks, etc)
- Proposed paved surfaces with dimensions to property lines
- Written dimensions to buildings on adjoining properties if setback variance is requested
- Zoning of adjacent parcels
- Street(s) which are adjacent to the parcel
- Graphic scale and north arrow
- Changes in land use intensity due to the variance (additional dwelling units, more customers, more parking, outside lighting, outside storage, etc)

(2) **Written description of proposed variance answering the following questions:**

City of Edgerton Ordinance Section # _____ cannot be entirely satisfied because:

I would like to extend my house on my lot west and in order to
do so - I need 8FT from my lot line. I do NOT have 8FT.

In lieu of complying with the ordinance, the following alternative is proposed (please describe the proposal in detail):

my lot in Edgerton is only ~50FT wide, other lots in Edgerton are

60-65 FT... I'M NOT INTERESTED IN INCREASING THE WIDTH OF MY
HOUSE - JUST EXTEND IT WEST TO INCREASE THE LENGTH OF MY HOUSE
TO ACCOMMODATE MY FAMILY WITH SPACE.

- (3) Written justification of the requested variance with reasons why the Applicant believes the proposed variance is appropriate. Before the Zoning Board of Appeals can grant a variance, they must find that the following criteria have been satisfied. Describe how your request meets the following criteria: (section 22.211(4)(c))

What exceptional or extraordinary circumstances or special factors are present which apply only to the subject property? The response to this question shall clearly indicate how the subject property contains factors that are not present on other properties in the same zoning district.

LIKE I HAVE INDICATED BELOW - THE WIDTH OF MY PROPERTY IS LESS
THAN 50 FT. I'M NOT INTERESTED IN MAKING MY HOUSE WIDER
ONLY IN LENGTH (WEST) TO INCREASE SPACE IN HOUSE FOR MY
FAMILY TO HAVE MORE SPACE.

- The hardship or difficulty shall be peculiar to the subject property and different from that of other properties and not one that affects all properties similarly. Such a hardship or difficulty shall have arisen because of the unusual shape of the original acreage parcel; unusual topography or elevation; or because the property was created before the passage of the current, applicable zoning regulations, or will not accommodate a structure of reasonable design for a permitted use if all area, yard, green space, and setback requirements are observed;
- Loss of profit or pecuniary hardship shall not, in and of itself, be grounds for a variance;
- Self-imposed hardship shall not be grounds for a variance. Reductions resulting from the sale of portions of a property reducing the remainder of said property below buildable size or cutting-off existing access to a public right-of-way or deed restrictions imposed by the owner's predecessor in title are considered to be such self-imposed hardships;
- Violations by, or variances granted to, neighboring properties shall not justify a variance;
- The alleged hardship shall not be one that would have existed in the absence of a zoning ordinance. (For example, if a lot were unbuildable because of topography in the absence of any or all setback requirements.)

In what manner do the factors identified in 1., above, prohibit the development of the subject property in a manner similar to that of other properties under the same zoning district? The

response to this question shall clearly indicate how the requested variance is essential to make the subject property developable so that property rights enjoyed by the owners of similar properties can be enjoyed by the owners of the subject property.

I NEED TO MAKE THE HOUSE BIGGER TO ACCOMMODATE MY FAMILY
SIZE - MY WIFE WANTS A GARAGE SHE CAN PARK CAR, UNLOAD GROCERIES
FROM AND NOT HAVE TO CLEAN OFF SNOW & ICE. SURROUNDING NEIGHBORS ARE
IN AGREEMENT WITH REMOVAL - JUST PLEASE FOR CITY APPROVAL.

Would the granting of the proposed variance be of substantial detriment to adjacent properties? The response to this question shall clearly indicate how the proposed variance will have no substantial impact on adjacent properties.

BOTH NEIGHBORS NORTH & SOUTH ARE AWARE & OK WITH THE PROPOSED
ADDITION. THE LOT IS COMING TOWARDS THEM OR THEIR PROPERTY LINE'S ONLY
EXTENDING MY HOUSE FURTHER WEST ON MY PROPERTY LINE.

Would the granting of the proposed variance as depicted on the required site plan, result in a substantial or undue adverse impact on the character of the neighborhood, environmental factors, traffic factors, parking, public improvements, public property or rights-of-way, or other matters affecting the public health, safety, or general welfare, either as they now exist or as they may in the future be developed as a result of the implementation of the intent, provisions, and policies of this Chapter, the Master Plan, or any other plan, program, map, or ordinance adopted or under consideration pursuant to official notice by the City or other governmental agency having jurisdiction to guide growth and development? The response to this question shall clearly indicate how the proposed variance will have no substantial impact on such long-range planning matters.

IF ANYTHING IT WILL ONLY HELP - IF WE HAD A TWO CAR GARAGE
IT WOULD MEAN 2 LESS CARS PARKED ON STREET OR DRIVING CLEANING UP
THE VIEW FROM STREET.


Have the factors causing the variance request been created by the act of the applicant or previous property owner or their agent (for example: previous development decisions such as building placement, floor plan, or orientation, lotting pattern, or grading) after the effective date of this Chapter. The response to this question shall clearly indicate that such factors existed prior to the effective date of this Chapter and were not created by action of the

Applicant, a previous property owner, or their agent.

No, Does Not affect this - it will be increasing the size of
my lot. I plan on grading property for Run off to Back yard Along
with existing Abutment Down Slope to Ditch ^{Run} Centre in the same Direction.

Does the proposed variance involve the regulations of Subsection 22.304 or the district use regulations in each zoning district of Section 22.700? The response to this question shall clearly indicate that the requested variance does not involve the provisions of this Subsection.

Verification by applicant: I, Neil D. Brown, owner for which relief is sought, certify that the application and the above information is truthful and accurate to the best of my ability.

Applicant Signature  Date 8-10-2021
Applicant Signature _____ Date _____

Consideration for Approval: <u>Granted</u> _____ <u>Denied</u> _____ Date _____
Chairman, City of Edgerton Zoning Board of Appeals

Revised date 6-23-1998

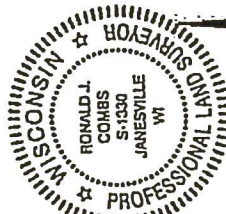
PLAT OF SURVEY

LOT NO. 11, BLOCK 15 OF THE ORIGINAL PLAT OF THE CITY OF EDGERTON, ROCK COUNTY, WISCONSIN, AND ALSO THE FOLLOWING DESCRIBED PREMISES IN SAID BLOCK, COMMENCING AT THE NORTHEAST CORNER OF LOT 25 IN SAID BLOCK 15 AND RUNNING EAST ON AN EASTERLY EXTENSION OF THE NORTH BOUNDARY LINE OF SAID LOT 25, TO THE WEST BOUNDARY LINE OF SAID LOT 12 IN SAID BLOCK; THENCE SOUTH ON THE RIGHT ANGLE WEST LINE AND A SOUTHERLY CONTINUATION THEREOF, 8 RODS; THENCE AT RIGHT ANGLE WEST TO THE SOUTHEAST CORNER OF LOT NUMBER 26 IN SAID BLOCK; THENCE NORTH 8 RODS TO THE POINT OF BEGINNING.

STATE OF WISCONSIN
COUNTY OF ROCK SS.

I HEREBY CERTIFY THAT I HAVE SUPERVISED THE SURVEY OF THE PROPERTY DESCRIBED ABOVE FOR THE EXCLUSIVE USE OF NEAL BROWN AND THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THE PLAT HEREON DRAWN CORRECTLY REPRESENTS SAID SURVEY AND ITS LOCATION AND COMPLIES WITH CHAPTER AE-7.

GIVEN UNDER MY HAND AND SEAL THIS 28th DAY OF JULY, 2021, AT JANESVILLE, WISCONSIN.

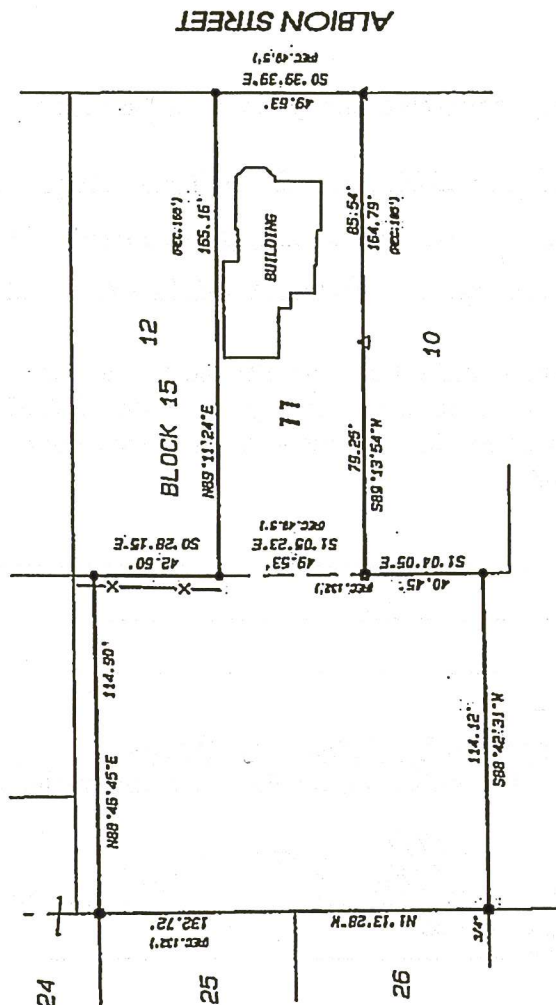


Ronald J. Combs
RONALD J. COMBS
PLS NO. 1330

If the surveyor's signature is not read in color, the map is a copy and may contain unauthorized alterations. The certification contained herein shall not apply to any copies.

LEGEND:

- FOUND 3/4" IRON PIN
- FOUND IRON PIPE - 1" DIA.
UNLESS OTHERWISE SHOWN
- ▲ FOUND PK NAIL
- △ SET SPIKE NAIL



NOTES:

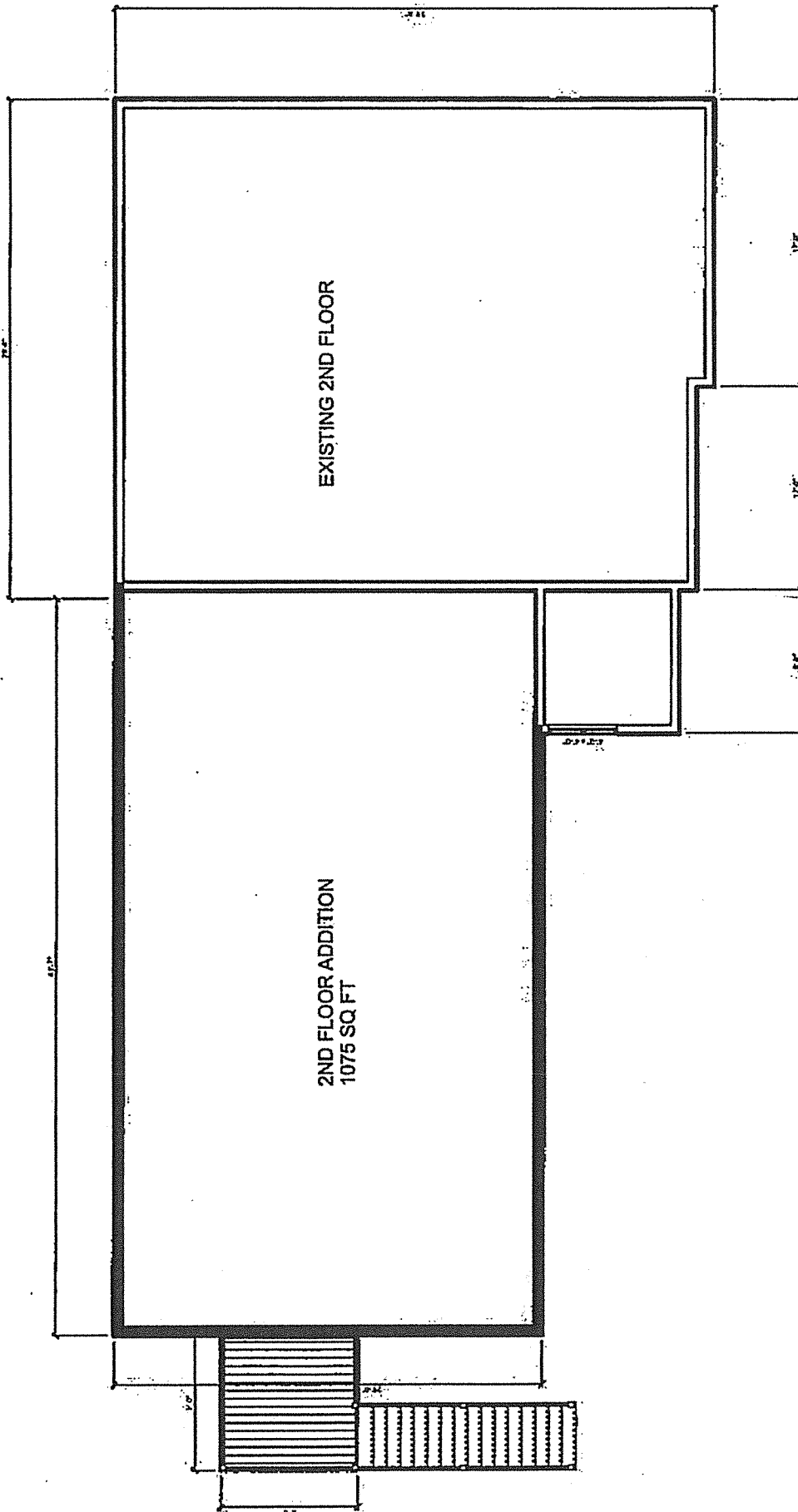
FIELDWORK COMPLETED JULY 23, 2021.

THIS SURVEY IS SUBJECT TO ANY AND ALL EASEMENTS AND AGREEMENTS, RECORDED AND UNRECORDED.

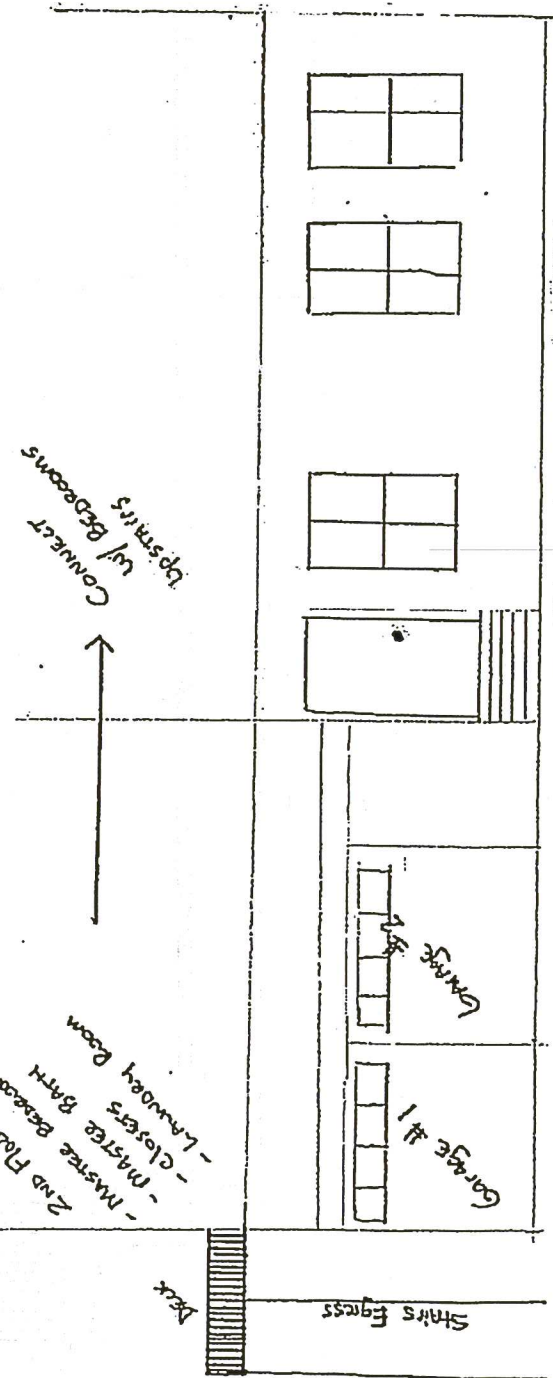
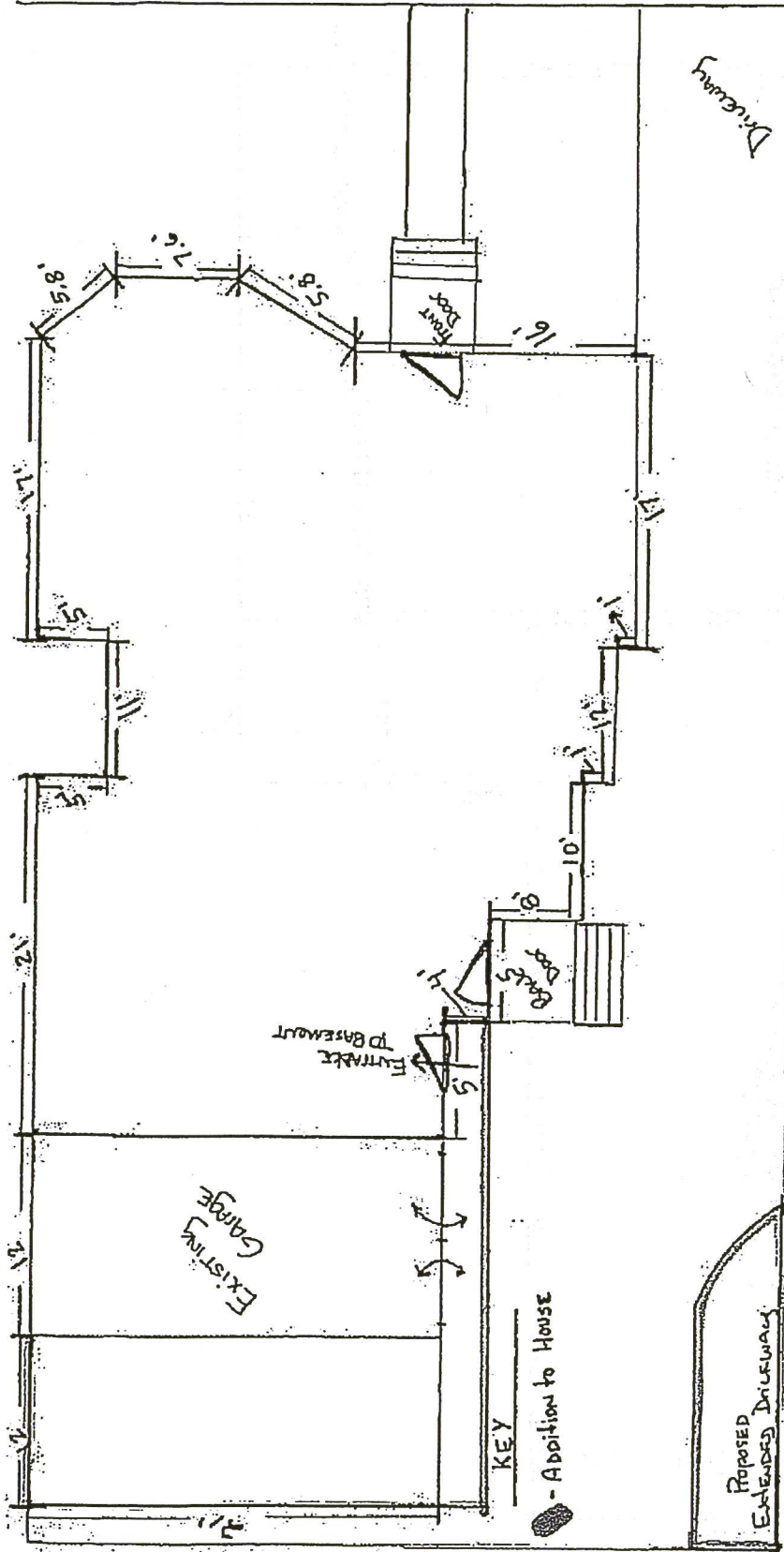
ASSUMED SO '39 '39'E ALONG THE EAST LINE OF SAID LOT 11.

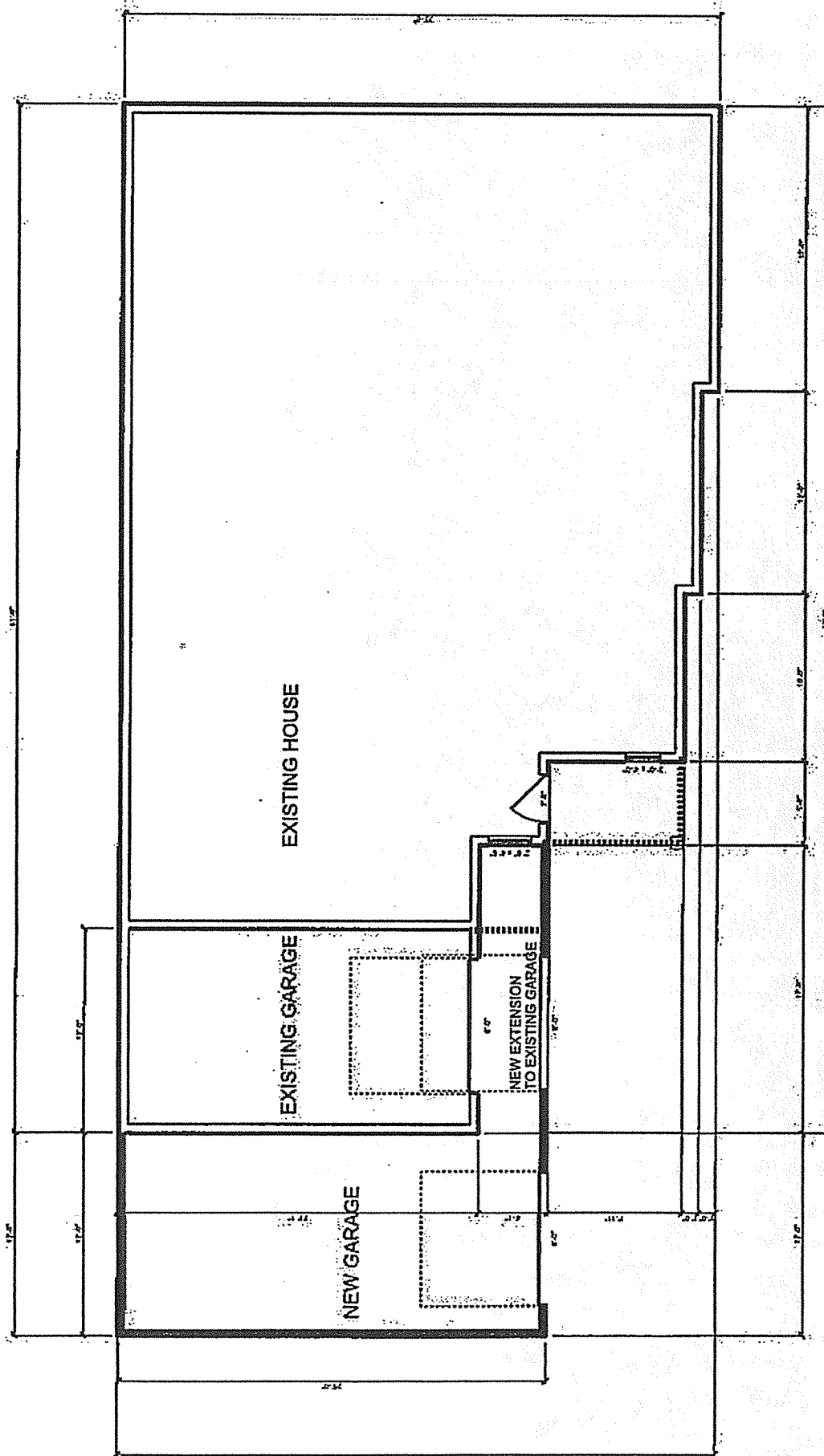
Project No. 121 - 375 For BROWN

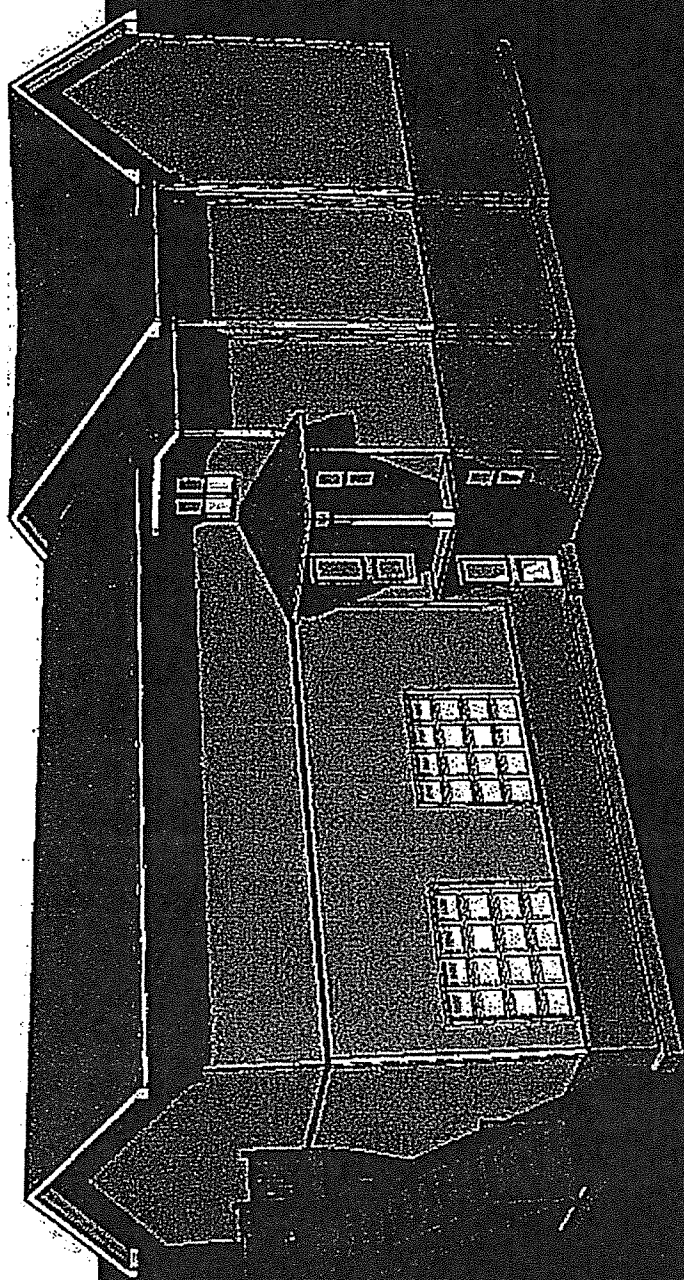
Combs ASSOCIATES
 • LAND SURVEYING • LAND PLANNING • CIVIL ENGINEERING
 101 N. Milwaukee St.
 Janesville, WI 53401
 Tel: 608 755-0875
 Fax: 608 755-0837
 www.combsassociates.com



Driveway







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

August 23, 2021

A regular meeting of the Zoning Board of Appeals ("ZBA") was called to order at 6:00 p.m. at the Edgerton City Hall, 12 Albion Street, Edgerton, Rock County, Wisconsin on August 23, 2021.

Present and responding to the roll call in person were Chairperson Dave Maynard, James Kapellen, Jim Long, Russel Jorstad, Veronica Ellingworth and Dave Esau (alternate).

Also present in person were City Administrator Ramona Flanigan, City Attorney William E. Morgan and Alder Jim Burdick.

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.

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 6:05 p.m.

The City Attorney provided a brief recitation of the criteria to be considered in order to grant a variance.

The ZBA went into public hearing on the variance application of T&D Plaza LLC / Don Deegan for a variance to Chapter 22.722(4)(b) to allow construction of an accessory structure closer to Ladd Land than permitted by the ordinance for the parcel located at 1025 N. Main St., Edgerton, Wisconsin.

Applicant Don Deegan presented on the need for the variance. The Applicant indicated the site of the property was a former grocery store with an overlarge parking lot not suited for the present use. Further, Applicant noted that there was not much space between the building on the north side and Ladd Lane its preferred storage location. Applicant indicated a desire to build a 80' x 12' three sided structure with the open side facing the existing building to be used as storage and for the sale of items in Spring. Recent remodeling to the existing structure necessitated additional space for lawn and garden items outside which need protection under a covered structure. Applicant's proposal was for the installation of the open shed 12 feet of the sidewalk rather than the required 25-foot setback. If the structure were placed closer to the building customers would not be able to as easily access the area.

Also speaking on behalf of the Applicant was Dan Learn and Brennan Deegan. Mr. Learn noted that the present area is all concrete and that they would be installing bollards between

the accessory building and the roadway. Mr. Learn also noted that this would block off any drive access along the north side of the building.

ZBA Member Ellingworth asked why the structure was not being placed within the larger parking lot. Applicant indicated that the reason for this was for safety concerns.

There were no other presenters regarding the application.

On motion of ZBA Member Kaplellen with a second by ZBA Member Long, the Public Hearing was closed at 6:14. The motion passed on a unanimous roll call vote.

Administrator Flanigan presented the staff report which recommendation that the variance be denied. Staff noted that this would not have an adverse impact on the neighborhood but that the construction of the accessory structure did not require a variance as it could be built closer to or attached to the existing building and therefore was a self-created hardship.

ZBA Member Long asked the Applicant if there were any other reasons other than cost why it could not be attached to the existing building. The Applicant indicated that if the structure were either attached or placed within 10 feet of the existing structure, the new structure would have to comply with state building codes and this would increase the cost from an expected \$15,000-\$20,000 to approximately \$200,000.

Chairman Maynard again asked whether or not it was a possibility to place the accessory structure in the larger front parking lot. ZBA Member Jorstad indicated that he felt that the hardship was due to the retail nature of the business. The Applicant agreed and indicated that without the variance he could not maximize his business. ZBA Member Ellingworth asked if the variance was denied what would the Applicant do. The Applicant indicated that he would simply not pursue the project.

At 6:32 PM ZBA Member Kapellan moved for approval of the variance request with conditions. ZBA Member Long seconded the motion. After further discussion regarding the specific conditions to be imposed the Board attached the conditions that the accessory structure be sided in a neutral tone color; that the Applicant provide and maintain several planters and other plantings between the sidewalk and the structure to break up the mass of the wall; that the Applicant install drains to an underground system if gutters are ever installed on the structure; and that the existing fence be removed when adjacent to the structure. Upon a roll call vote, the motion was granted unanimously.

The next order of business was to consider approval of the minutes of the April 14, 2021 Zoning Board meeting. Upon a motion from ZBA Member Jorstad, seconded by ZBA Member Long, the minutes were approved by unanimous roll call vote.

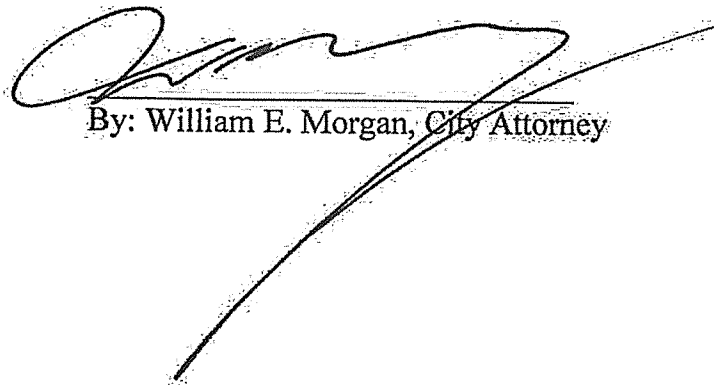
The Board then fixed the next meeting for September 15 at 6 p.m.

There being no further business of the Board, a motion was made by ZBA Member Kapellan, seconded by ZBA Member Long to adjourn. Motion was approved unanimously. The meeting was adjourned at 6:52 p.m.

Dated this 24th day of August, 2021.

Respectfully submitted,

CITY OF EDGERTON



By: William E. Morgan, City Attorney

