

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

September 26, 2022

A regular meeting of the Zoning Board of Appeals (“ZBA”) was called to order at 6:01 p.m. at the Edgerton City Hall, 12 Albion Street, Edgerton, Rock County, Wisconsin on September 26.

Present and responding to the roll call in person were Chairperson Dave Maynard, James Kapellen, Jim Long, Veronica Ellingworth, Russel Jorstad, Mark Wellnitz (alternate) and Dave Esau (alternate). Alternates participated in discussions but did not participate in votes.

Also present in person was City Administrator Ramona Flanigan.

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 Jorstad, seconded by ZBA Member Long, and passed by unanimous roll call vote at 6:05.

The ZBA went into public hearing on the variance application of Lisa Weinstein, regarding the property located at 512 Blaine St. (6-26-505) for a variance from Chap. 22.711(3)(b)8. to reduce the paved surface setback from 3’ to 0’ to permit a driveway closer to the lot line than allowed by ordinance.

Applicant Lisa Weinstein spoke in favor of the application and presented additional materials not included with the packet. The applicant noted that the house is a two-flat and that the City code requires 2 off street parking places for each residential unit. She also indicated that Blaine St. only has parking on one side. She presently has parking only for two vehicles on the south side. The applicant also noted that several properties on the street already have zero setback for the drives between the houses. The applicant believes that her proposal will increase the visual aesthetics of the house and the neighborhood. It was noted by members of the ZBA that a variance would not be needed if she were to install concrete in the area where there is presently gravel. The applicant acknowledged that was true.

After extensive further discussion, Rick Peterson (514 Blaine St.) spoke at 6:56 on the application. Mr. Peterson has been a resident at that location for 24 years. The proposal as originally proposed provided that concrete be installed up to his existing driveway, which he opposes. There is presently a small buffer of grass on his property and he wants to keep that. He indicated that he would not be opposed to an expansion of the drive within the setback, but does not want a zero setback.

On motion of ZBA Member Kapellen with a second by ZBA Member Ellingsworth, the Public Hearing was closed at 7:06. The motion passed on a unanimous roll call vote.

Administrator Flanigan presented the staff report with the recommendation that the variance be denied due to the fact that a lesser drive could be installed which did not necessitate a variance. The Staff Recommendation Report further indicated that if the variance were to be approved, that it not be a zero setback rather that the drive only be allowed up to 1.5' of the lot line.

ZBA Member Kapellen moved for approval of the variance subject to the conditions contained on the Staff Recommendation Report. ZBA Member Ellingsworth seconded the motion. After further brief discussion, the motion was passed unanimously upon a roll call vote.

The next order of business was the consideration of the approval of the minutes of the August 1, 2022 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 Kapellen, seconded by ZBA Member Long to adjourn. Motion was approved unanimously. The meeting was adjourned at 7:11.

Dated this 29th day of September, 2022.

Respectfully submitted,

CITY OF EDGERTON

/s/ William E. Morgan

By: William E. Morgan, City Attorney