

VILLAGE OF BLOOMFIELD
N1100 Town Hall Road, P.O. Box 609
Pell Lake, WI 53157
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ZONING BOARD OF APPEALS
MINUTES

August 27, 2018

1. Call to Order: Chairman Richard Torhorst called the meeting to order at 4:00 p.m.
2. Roll Call: Present: Richard Torhorst Absent: Karen Sautbine
Bill Henry John Danno
Dan Aronson
3. Verification of Agenda Posting: It was verified that the agenda was posted August 23, 2018 at Bloomfield Town Hall, Pell Lake Post Office, Pell Lake Mobil, and Monroe's Service.
4. Approval of Minutes from the June 21, 2018 Village Zoning Board of Appeals meeting:

MOTION:

Dan Aronson made a motion to dispense with the reading of, and approve the minutes from the June 21, 2018 Village Zoning Board of Appeals meeting as written.

Richard Torhorst seconded the motion.

Motion carried. 2 ayes 0 nays

Bill Henry abstained as he was not in attendance on June 21, 2018.

5. Open Public Hearing:

MOTION:

Bill Henry made a motion to open the Public Hearing at 4:05 p.m.

Dan Aronson seconded the motion.

Motion carried. 3 ayes 0 nays

a. Brian Stohr

N1256 Park Road

Tax Parcel No.: &PL 00262

Pell Lake, WI 53157

Current Zoning: R-2 (Single Family Residence Sewered)

Applicant is requesting a variance to the 25' street yard, to be reduced to 20' from edge of pavement for the purpose of erecting an accessory structure (garage – 24' x 48').

b. Requests of residents in attendance to speak in favor of the variance:

The applicant was in attendance and spoke in favor of the variance explaining that due to the fact the parcel is only 10,000 sq. ft. and the residence was placed where it was by the previous owner that built it, there really is nowhere else to erect a garage. He was trying to stay 10' away from the residence so the inside of the garage did not have to be sheet rocked per the Building Inspector. He needs the garage to store and work on cars and small engine items, and to store items he picks up at storage auctions. He also has a 10 x 10 garden shed that he wants to remove and move the items in it to the garage. Also, gas and electric hook ups are on the southeast side of the residence, which would have to be relocated if he attached the garage to the residence.

Fred Kalbunde, Public Works Supervisor for the Village was in attendance, and spoke in favor of the accessory structure, stating he did not feel the location of the garage would hinder snow plowing.

c. Requests of residents in attendance to speak against the variance.

There was no one in attendance to speak against the variance.

Further discussion took place. Bill Henry explained to the applicant why he thought it would be problematic placing the accessory structure so close to the road. Also that he can be closer than 10' from the residence, but sheet rock would be necessary. Also, the size of the accessory structure came up being too large per ordinance for a 10,000 sq. ft. parcel. The size would need to be decreased to 24 x 40 if it was to be a detached structure. He also explained that a free standing slab building could be attached to the residence if it was done correctly, and it might even cost less to build since it only entailed building three walls, however the utilities would more than likely need to be relocated. The applicant stated that the gas would cost approximately \$2,000 and the electric \$1,600 to relocate. At this time the applicant asked to have the Public Hearing and decision tabled until he had time to explore the Commission's suggestions on attaching the structure to the residence.

MOTION:

Bill Henry made a motion to table this item to a future date when the applicant is prepared to return after exploring other options.

Dan Aronson seconded the motion.

Motion carried. 3 ayes 0 nays

6. Adjournment:

MOTION:

Bill Henry made a motion to adjourn at 4:42 p.m.

Dan Aronson seconded the motion.

Motion carried. 3 ayes 0 nays

Respectfully submitted,

Jill M. Marcanti
Zoning Administrator