

ZONING BOARD OF APPEALS – MINUTES

June 6, 2023

Allen opened the meeting at 5:00 p.m., and noted compliance with the open meetings law.

Members Present: Allen, Arndt, Blackman, Bowers, Vlcek

Members Absent: Beard

Others Present: Traci Stanford, William Clary, Julia Potter, Jeremy Peach, Melissa Ryan, Mike Nora, Aiyanah Sims

The Pledge of Allegiance was recited.

Moved by Bowers, second by Arndt to adopt the Agenda as posted. Motion carried unanimously.

Moved by Arndt, second by Bowers to adopt the minutes from the September 2, 2021, meeting. Motion carried unanimously.

NEW BUSINESS:

- A. Opened and conducted a public hearing regarding an application for a variance filed on behalf of Mikes Rentals, LLC by Mike Nora, owner of 154/156 W Maple Street, Baraboo, WI (tax parcel no. 191-0182-00000) from Section 17.26(6)(b) to reduce the required front yard setback along West Maple Street from 25 feet to 10 feet to allow for construction of an accessory building.
 - Village Attorney explained the legal standards applicable to variances.
 - Village Clerk swore in Jeremy Peach, Zoning Administrator.
 - Jeremy Peach presented the application and provided background information about Mike Nora's proposed accessory structure, which would encroach into the 25' front yard setback. Mr. Peach also discussed the location and history of the existing sewer easement, which predates applicant's ownership of the property and limits alternative sites on the property available for an accessory structure. He also provided information about the width of the West Maple Street right-of-way relative to the standard Village rights-of-way and how the location and width of the right-of-way impact the buildable area on the subject property, as compared to parcel immediately to the south.
 - Village Clerk to swear in Mike Nora, owner of Mike's Rentals LLC.
 - Mike Nora provided testimony explaining the project and the request for the variance and answered questions from the Board.
 - Village Clerk shared that no communications from the public have been received.
 - Jeremy Peach presented his memo dated June 1, 2023, and provided a recommendation to the Board.

- Village Clerk swore in William Clary, Director of Public Works, who provided testimony regarding the sewer easement
 - Board asked final questions of Mr. Peach and the applicants.
 - The following items were accepted into the hearing record: variance application and attachments; Mr. Peach's memo dated June 1, 2023; annotated GIS map showing location of the subject property and adjacent property under common ownership; portion of a survey showing distance between property lines and curbs along Maple Street; and plat of survey showing existing setbacks for the property located on Willow Street and Maple Street..
 - Closed the public hearing at 5:33 p.m.
- B. Deliberate and render a decision regarding the above-stated variance request.
- The board members deliberated and addressed the standards for granting a variance.
 - Moved by Bowers, second by Arndt to grant the variance for the reasons stated on the record (with a written decision to be prepared by the Village Attorney) subject to the following conditions recommended by the Zoning Administrator:
 - That no other permit or approval is waived or deemed satisfied except as provided herein
 - The approval is based on the submitted application materials and the representations made by the applicant at the public hearing.
 - Motion carried unanimously.

ADJOURN: Moved by Arndt, second by Vlcek to adjourn at 5:40 p.m., Motion carried.

Respectfully Submitted,
Melissa Ryan
Interim Clerk/Treasurer