



**BOARD OF APPEALS MINUTES**  
**August 29, 2016 - 6:00 PM**  
**2990 S. Pine Tree Rd. Hobart WI**

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Richard Happel called the meeting to order AT 6:00 PM. Present were Richard Happel, David Bertler and John Rehn. Excused were Chris Iglar and Jeff Johnson.

Allyn Dannhoff, Director of Neighborhood Services, explained to the Board that these are necessary steps to clear up some of the building encroachments across property lines, that were created prior to Mr. Jordan's ownership. It is in the best interest of the community to approve the variance so that the proper lot lines can be recorded. If the variances are approved, Mr. Jordan will ask for approval of 2 parcels that will be made out of the 3 existing lots. The Planning and Zoning Commission is also being asked to consider a change of zoning for lot 2, housing the single family dwelling. It will need to be rezoned to a residential District. that hearing is scheduled for September 6, 2016. The configuration for lot 2 is based on lands that historically have been affiliated with the single family home. Referencing maps, a rear fence line is noted which has been the southern limits of the residence. While the fence continues westward into lot 1 of the CSM, the fence appears to incorporate lands for the dwelling attached to the Tavern and the lands used for the single family dwelling on lot 2. Meaning the fenced area does not appear to be affiliated with Tavern use. Rather it is likely the fenced area was a combined rear yard lawn area for residents of both dwelling units. Perhaps at one time the Tavern owner and relatives lived in both dwelling units, resulting in a shared common rear yard area. The variances identified below (for the 3 smaller sheds, utility buildings) being approved for the existing structures only. The intent being if these structures are relocated or replaced, they must be relocated or replaced in compliance with zoning district standards applicable at that time.

1. Parcel HB-45-2, Lot 1 of proposed CSM dated 7/28/16, 915 Edgar Dr.:
  - a. Allow a detached accessory structure (north two stall garage) with a 7.5' side yard setback whereas section 295-228 of the B1-Community Business District requires a 10' side yard setback;
  - b. Allow a detached accessory structure (middle storage building) with a 6.1' side yard setback whereas section 295-228 of the B1-Community Business District requires a 10' side yard setback;
  - c. Allow a detached accessory structure (south storage building) with a 4.5' side yard setback whereas section 295-228 of the B1-Community Business District requires a 10' side yard setback;
2. Parcel HB-45-1, Lot 2 of proposed CSM dated 7/28/16, 925 Edgar Dr.:
  - a. Creation of an 8,121 sf lot whereas section 295-31 A. of the R1-Residential District requires a 12,000 sf minimum lot;
  - b. Creation of a lot with 67.83 feet of street frontage whereas section 295-31 B. of the R1-Residential District requires 100 feet of street frontage;
  - c. Allow a detached accessory structure (north garage) with a 7.1' side yard setback whereas the R1-Residential District requires a 10' side yard setback;

- d. Allow a detached accessory structure (south storage building) with a 3.6' side yard setback and 0' rear yard setback whereas the R1-Residential District requires 10' side and rear yard setbacks.

Motion made by David Bertler, second by John Rehn, to approve the variance requests made by Mr. Jordan for the parcels described above. For the existing buildings only. The motion passed unanimously.

Motion to adjourn by Richard Happel, second by Dave Bertler. The motion passed unanimously. The meeting was adjourned.