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Office of the City Clerk

BOARD OF APEALS
Thursday, April 4, 2019 - 6:00 PM
Christine Nuernberg Hall

Minutes

1) Call to Order, Roll Call

Chairman Massey called the meeting to order at 6:00 PM.

Present:

Chair Kathleen Massey
Board Member Ramona Larson
Board Member Robert Stern
Board Member Joseph Russell
Board Member Lawrence Clancy -- **Absent**
Board Member Lori Kornblum -- **Excused**
Board Member Thomas Flanagan -- **Excused**

Also Present: City Clerk Fochs, City Attorney Sajdak, Building Inspector Supervisor Launer, Vicky St. George from U.S. Legal Support, press and interested public.

All parties appearing before the Board of Appeals were sworn.
A complete transcript of the proceedings can be made available upon request.

2) Approve meeting minutes of January 3, 2019

Member Russell asked to fix a typo on Page 2 of the minutes and to correct the decision of the 2nd hearing on Page 4 of the minutes. Chairman Massey's vote was recorded twice. The decision should be approved 3-1, with 1 abstention.

Motion to approve the meeting minutes of January 3, 2019 with corrections.

RESULT: **Approved with Amendments [Unanimous]**
MOVED BY: Board Member Russell
SECONDED BY: Board Member Stern

AYES: Larson, Massey, Stern, Russell

3) Hear evidence concerning; debate, deliberate and decide the request of:

Applicant: Jeff Wiberg
Owner: Doug and Amy Frede

Appeal: Requesting a variance from Section 58-237(j) of the City of Mequon Code of Ordinances in order to decrease the side yard setback of an accessory structure from 25 feet to 10 feet at 11703 N. Ridgeway Avenue.

Hearing no objection, Chairman Massey opened the public hearing.

Building Inspections Supervisor Launer stated that a 25 foot setback is required per the Mequon zoning code and the applicant wants a 10 foot setback when building the garage. The hardship created is a personal one and is not related to the property.

Mr. Jeff Wiberg, of Flagstone Landscaping stated that the requested placement of the accessory structure makes the most sense and anywhere else would require damaging and removing trees. The homeowners do not want it in front of their home due to aesthetics and the back yard is undesirable as well since it is wet. They feel that the proposed location would not negatively impact the neighborhood since there would be a wooded buffer. The proposed structure will be used to store the car and lawn mower.

Chairman Massey questioned whether the wet area in the back is impossible to build. Both Mr. Wiberg and Mr. Launer stated the garage could be built in the wet area in the rear, however, Mr. Wiberg added it is undesirable.

Motion to close the public hearing.

RESULT: Approved by Voice Acclamation [Unanimous]
MOVED BY: Board Member Russell
SECONDED BY: Board Member Larson

AYES: Larson, Massey, Stern, Russell

Board discussion included the following:

- Absence of a hardship based on conditions of the property
- Ability to build in the rear of the house
- Cost and convenience are self-created hardships

Motion to deny the request to decrease the side yard setback of an accessory structure.

RESULT: Approved by Voice Acclamation [Unanimous]
MOVED BY: Board Member Massey
SECONDED BY: Board Member Russell

AYES: Larson, Massey, Stern, Russell

- 4) Adjourn
Motion to adjourn at 6:15 PM.

RESULT: **Approved by Voice Acclamation [Unanimous]**
MOVED BY: Board Member Russell
SECONDED BY: Board Member Larson

AYES: Larson, Massey, Stern, Russell

Respectfully Submitted,
Kathy Andrykowski
Approved 5-2-19