

BOARD OF APPEALS
CITY OF WISCONSIN DELLS
MUNICIPAL BUILDING ~ 300 LACROSSE STREET
WISCONSIN DELLS, WI 53965
JULY 29, 2015

1. Chairperson Ben Borchert called the meeting to order at 5:00P.M.

Present: Ben Borchert, Jim Pugh, Troy Ryan and Joe Gussel
Excused: Tom Collins
Others: City Clerk Nancy R. Holzem, Zoning & Planning Administrator Chris Tollaksen and Don Gavinski.

City Clerk Nancy Holzem verified that a quorum was present and no conflicts of interest were noted. Notice of the meeting had been given to the Dells Events, WNNO Radio and posted in accordance with State Statutes. Official Notice of the Public Hearing was published in the *Dells Events*. Property owners within 300 feet were notified via mail by copy of the Public Hearing Notice.

2. Motion by Gussel seconded by Pugh to approve the minutes from the October 9, 2013 meeting. Motion carried unanimously.
3. Chairperson Borchert declared the Public Hearing open on the following variance request received from Don Gavinski:

Variance, per Municipal Code sec. 19.491, for a 1640 square foot Dimensional Variance from City Ordinance Chapter 19, Municipal Zoning Code, Article 5, Division 4, LOT AREA AND DIMENSIONAL STANDARDS, Exhibit 5-4.

The applicant owns City tax parcel 801, located at 1027 & 1029 Bowman Rd, which is in the R-3 Residential-mixed use Zoning District. The Zoning Code requires a minimum lot size of 9200 square feet for a Residence, two-family in this zoning district. There are currently two buildings on the applicants parcel; one Residence, single family, and one Residence, two-family. The applicant would like to split his parcel so that each building would be on its own parcel. Each of the new parcels would have an area of 7560 square feet; therefore, the applicant must obtain a 1640 square foot Dimensional Variance from the 9200 square foot minimum requirement for the Residence, two-family parcel.

The applicant spoke in favor of the variance stating he would like to get his estate in order and would like to sell his property as two separate parcels. No one else spoke for or against the variance. Chairperson Borchert declared the public hearing closed.

4. City Zoning Administrator Chris Tollaksen gave a summary of the variance requested. He stated that an easement would be needed from one parcel to the other regarding the current set up of the underground utilities; however that would be addressed by the Plan Commission as part of the Certified Survey Map approval process. Tollaksen did not see any issues that would prevent the variance from being granted.

It was moved by Gussel seconded by Pugh to grant a 1640 square foot Dimensional Variance from City Ordinance Chapter 19, Municipal Zoning Code, Article 5, Division 4, LOT AREA AND DIMENSIONAL STANDARDS, Exhibit 5-4 in order to split the requested parcel in half due to the uniqueness of the situation and that there would be no harm to public interests. Upon roll call vote the motion carried 4-0. Chairperson Borchert declared the variance **granted**.

5. There were no items for referral.
6. Motion by Gussel seconded by Pugh to adjourn the meeting. Motion carried unanimously and the meeting adjourned at 5:15P.M.

Nancy R. Holzem
City Clerk/Coordinator