

**CITY OF EDGERTON  
ZONING BOARD OF APPEALS MINUTES**

August 1, 2022

A regular meeting of the Zoning Board of Appeals (“ZBA”) was called to order at 5:30 p.m. at the Edgerton City Hall, 12 Albion Street, Edgerton, Rock County, Wisconsin on August 1, 2022.

Present and responding to the roll call in person were Chairperson Dave Maynard, James Kapellen, Jim Long, Veronica Ellingworth, Russel Jorstad, Mark Wellnitz (alternate) and Dave Esau (alternate). Alternates participated in discussions but did not participate in votes.

Also present in person was City Administrator Ramona Flanigan.

Chairperson Dave Maynard opened the meeting. The first order of business was confirmation of appropriate meeting notice. City Administrator Ramona Flanigan confirmed that the meeting notice was posted in the appropriate places as required under the Wisconsin Statutes.

A motion to open the first Public Hearing was made by ZBA Member Jorstad, seconded by ZBA Member Kapellen, and passed by unanimous roll call vote at 5:35.

The ZBA went into public hearing on the variance application of Erik Twaroski and Stephanie Unertl, 704 Dickinson Ave. (6-26-532) for a variance from Chap. 22.711(3)(b)4. to reduce the front yard setback from 25’ to 13.5’ to allow for the construction of stoop, steps and a covered porch.

Applicant Erik Twaroski spoke in favor of the application. He noted that the existing stoop was deteriorating and presented a safety issue. The Applicant indicated that they wished to improve the curb appeal.

ZBA Member Long sought clarification of the actual dimensions of the request. Administrator Flanigan provided clarification.

On motion of ZBA Member Long with a second by ZBA Member Ellingsworth, the Public Hearing was closed at 5:41. The motion passed on a unanimous roll call vote.

Administrator Flanigan presented the staff report which recommendation that the variance be approved noting that the lot was a substandard lot created prior to the current code. If the proposed structure were attached to a compliant home, no variance would be needed.

ZBA Member Kapellen moved for approval of the variance request with the facts as presented by the applicant and the Administrator. ZBA Member Long seconded the motion. Upon a roll call vote, the motion was granted unanimously.

The next order of business was the conducting of a second public hearing. A motion to open the first Public Hearing was made by ZBA Member Jorstad, seconded by ZBA Member Long, and passed by unanimous roll call vote at 5:44.

The ZBA went into public hearing on the variance application of Edgerton School District for its property located at 200 Elm High Drive (6-26-919.1) seeking a variance from Chapter 22.402(7) to reduce the separation distance between driveways from 25' to 12' to allow the construction of a driveway.

There were no presenters for the Applicant. ZBA Member Long requested clarification of the location of the proposed drive. Administrator Flanigan demonstrated the location on the Applicant's plat. ZBA Member Wellnitz asked if the reason for the request was due to an issue with driveway width. Administrator Flanigan confirmed that it was.

On motion of ZBA Member Kapellen with a second by ZBA Member Long, the Public Hearing was closed at 5:49. The motion passed on a unanimous roll call vote.

Administrator Flanigan presented the staff report which recommendation that the variance be denied on the basis that there was no demonstrated hardship.

ZBA Member Long inquired as to the size of the trucks using the loading dock. ZBA Member Ellingsworth confirmed the location of the parcel.

After brief further discussion, Chairman Maynard made a motion to deny the application on the basis of the staff report. The motion was seconded by ZBA Member Long. ZBA Member Esau asked if this request was due to the underlying zoning but was told that the requirements are the same in each district. ZBA Member Ellingsworth noted that this request was only to increase the ease of access, and that there was actual access. Upon a roll call vote, the motion to deny was approved unanimously.

The next order of business was the consideration of the approval of the minutes of the February 28, 2022 Zoning Board meeting. Upon a motion from ZBA Member Kapellen, seconded by ZBA Member Ellingsworth, the minutes were approved by unanimous roll call vote.

There being no further business of the Board, a motion was made by ZBA Member Long, seconded by ZBA Member Jorstad to adjourn. Motion was approved unanimously. The meeting was adjourned at 5:57.

Dated this 1<sup>st</sup> day of August, 2022.

Respectfully submitted,

CITY OF EDGERTON

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By: William E. Morgan, City Attorney