

Minutes
Village of Maple Bluff Zoning Board of Appeals
Monday, June 7, 2010
5:00 p.m.
Maple Bluff Village Center

Members Present: Chair Richard Petershack, Members Richard Burnham, Robert Godfrey, Kathleen McNeil, Robert Shumaker and Laura Vogel.

Members Absent: John Kothe.

Others Present: Zoning Administrator Tim Krueger, Eric McLeod of 146 Lakewood Blvd., Dan Quinn of Madison, Bob Winding of 2 Chequamegon Bay, Mike & Mary Grant from Mary Grant Design Build, Julie Winding of 342 Kensington Drive, Lon & Donna Schoor of 337 Woodland Circle, Mark Gerhardt from Badger Surveying and Mapping Service, Carl & Sue Weston of 166 Lakewood Blvd., Annette Stebbins of 331 Woodland Circle, Warren & Ann Dailey of 33 Cambridge Road, Gary Bova of 341 Kensington Drive and others that did not sign in.

Verify Posting Requirements: Tim Krueger reported that the Zoning Board of Appeals Agenda was posted on May 27, 2010, in four locations in the Village, two at the Village Center, 18 Oxford Place, one at the Beach House, 365 Lakewood Blvd., one at the corner of McBride Park & Summit Road, and one at Fuller Drive and Paget Road.

Approval of Agenda: A motion was made by Member Burnham and seconded by Member Vogel to approve the agenda as presented. Motion carried unanimously.

Approval of Minutes dated May 25, 2010: A motion was made by Member Vogel and seconded by Member McNeil to approve the Minutes of the Zoning Board of Appeals dated May 25, 2010. Motion carried unanimously.

General Hearing on variance request from: Julie Winding of 342 Kensington Drive - Applicant has requested a variance to the following zoning restriction for her residence in the "B" District:

225-41D. Area Regulations. (5) Side yards. (a) On every lot in the "B" Residence District there shall be two side yards, one on each side of the main building. Neither of such side yards shall be less than six feet in width, and the total width of such two side yards shall not be less than 14 feet.

Dan Quinn distributed photos of the tree in the back yard with markings of where the garage would have to be built if it were built in the back of the house. Also submitted were letters of support from the applicant's physician, certified arborist, and neighbors Peter and Marjorie Van Beek. Elevation drawings of the proposed garage were reviewed.

Chair Petershack outlined the standards that the Zoning Board members should consider.

Direct neighbors that spoke in favor of the variance request included Annette Stebbins of 331 Woodland Circle, Susan Little of 336 Kensington Drive and Lon Schoor of 337 Woodland Circle.

Eric McLeod cited the Ziervogel v. Washington County Board of Adjustment case and encouraged the Zoning Board of Appeals members to grant the variance.

Mark Gerhardt appeared and spoke in favor of granting the variance.

The Zoning Board of Appeals members deliberated during open session.

Committee Roll Call Vote on final disposition of the variance request for 342 Kensington Drive: To approve a four foot side yard variance: Member Burnham - aye, Member Godfrey – aye, Member McNeil – aye, Member Shumaker – aye, Chair Petershack – aye. Variance request approved.

A motion to adjourn was made by Member Shumaker and seconded by Member McNeil.

Respectfully submitted,

Rene Dopkins
Deputy Clerk