

**VILLAGE OF DRESSER
ZONING BOARD OF APPEALS PROCEEDINGS
WEDNESDAY, JUNE 21, 2017**

The meeting was called to order at 6:31 PM by Sam Malm. It was announced that the proceedings would be tape recorded. The purpose of the meeting was to consider a request for the following variance: Wallace and Barbara Williamson, 110 Nelson Avenue, for a variance to construct a lean-to on the existing detached garage. The proposed lean-to does not meet the rear yard setback in a R-2 Single – and Two-Family Residential District – Section 17.14. Legal Description: Lot 9 Plat of Margaret Park Loc In OL 25 Assessors Plat Parcel Number 116-00297-1090. Motion Raddatz/Madsen to nominate Sam Malm as chairman for this meeting. All in Favor. Motion Carried. Announcement of Notice Given: Public Notice was posted June 6 2017 and published in the Inter-County Leader and the property owners within 100 feet were notified June 6 2017. Members present at the meeting: Sam Malm, Luke Loescher, Marian Madsen, Bryan Raddatz(Fatboy), and Bill Pfannes. Also present Attorney Tim Laux, Jodi A Gilbert-Clerk/Treasurer, Lee and Barb Williamson and Grace Bjorklund.

Review took place of the Variance Application from Lee & Barb Williamson 110 Nelson Avenue. Malm stated they would like to build lean to onto the garage that would be 2 feet from the property line. The lean to would be used for shelter for trailer. The reason why they need a variance is because they would be 8 feet over the required set back, which is currently 10 feet. Raddatz stated has anybody had any concerns with this. Gilbert stated that the property owners within 100 feet were notified and nobody has had any concerns. Raddatz stated I viewed the property and I don't see any issues. Malm asked if there were any concerns regarding the drainage ditch. Who is the owner to the north? C-Aire was stated. Pfannes stated this is not going to bother anything. Barb Williamson presented some pictures of the area. The drip line off of the roof will be on the rocks. Is it a Village owned ditch? With the Margaret Park Development was there an easement for the ditch area. Laux stated that information should be in a file. Lee Williamson stated that he had the rock installed. Laux clarified that the rock wall is not on the C-Aire side. That is correct. Malm stated after your rock wall going west it then turns into brush and vegetation. Malm continued I don't see any negatives on why not to allow this variance. I don't see any problems.

Malm called for Public Comments. Nothing was stated.

Section 17.27 Board of Zoning Appeals Section (6)(A)–(G) were reviewed by the committee. This section addresses why a variance could be allowed Malm stated. Laux stated if start by looking at Section (7) – this section gives reasons for authorizing a variance. (7)(A) states you can grant a variance for a set back issue. Laux stated I can summarize Section (6)(A)–(G). If you look back in Section 17.27 (2)(c) - I think you can hit each one of those standards. It order to determine the guidelines going out and looking at the site makes a big difference especially if you have not looked at the north side of the property. Section (6)(G) talks about potential conditions that can be put on a variance – do you require the Williamson's to replicate the drainage so it will go into the

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existing ditch. Run the gutter into the ditch. The gutter should drain to the drainage ditch to the north. Nobody had any problem with this. Several on the committee stated that they had viewed the property. Laux stated I can draft a format for you to sign. Then they can get a building permit.

Motion Malm/Raddatz to approve a variance for Lee and Barb Williamson to construct a lean to on the existing detached garage that will be 2 feet from the property line and that the gutter on the lean to be constructed so that the water drains into the existing drainage ditch. Any further discussion - Nothing was stated. All in Favor. Motion Carried.

Motion Madsen/Pfannes to adjourn the meeting at 6:45 PM. All in Favor. Motion Carried.

Jodi A. Gilbert – Village Clerk

These minutes have not been approved.