



TOWN OF EAGLE
Zoning Board of Appeals
August 1, 2011
Approved Minutes

Chairman Day called the meeting to order at 6:30 p.m.

Present: Chairman Day; Members Erickson, Harthun, Olsen, Wambach, and West; Town Planner Tim Schwecke and Deputy Clerk Judi Heinz.

Chairman Day recuses himself from voting at tonight's meeting, Alternate Member Olsen will be voting. Chairman Day will act as meeting chair.

Minutes: Motion by Member West, seconded by Member Wambach to approve the minutes from August 2, 2010. Upon voice vote, motion carried.

ZA10-03 Public Hearing: Applicant- Thomas Casey. Property location: S108 W34756 South Shore Drive, Town of Eagle, Waukesha County, Wisconsin. The petitioner is seeking a variance from Sec. 5.08(6)(A) Of the zoning code, which requires a minimum setback of 29 feet averaging, to allow a setback of 20 feet. The property's tax key and legal description is as follows: EGLT 1871-004, LOT 4 PLAT OF EAGLE BAY PT SW1/4 SEC 36 T5N R17E R2210/879 & DOC# 3486947, more specifically, the address listed above. Chairman Day opened the public hearing at 6:34 P.M. and announced that the public hearing notice was posted and published. Chairman Day read the notice into the record.

Town Planner Tim Schwecke stated that Mr. Casey did receive variance approval from Waukesha County with a reduction in garage size and 20' setback. Planner Schwecke met with Applicant prior to meeting and modified request. Applicant is requesting a 26' setback instead of 29', a 3' difference.

Mr. Tom Casey, applicant, explained that the County approved a 624 square foot garage with 26' setback and 10' side setback. Mr. Casey is proposing a 621 square foot garage with dormer and 26' setback.

In response to Member Harthun, Mr. Casey explained that the siding on the new garage will match the existing home. Mr. Casey explained that the roof height will be under 15'. Mr. Casey went on to explain that there is no other suitable location for the garage because of the slope of the land.

Member West commented that this is not affected by Shoreland Floodplain.

After hearing no other public comments, a motion was made by Member Olsen, seconded by Member West to close the public hearing at 6:42 P.M.

At this time, the Board reviewed the variance checklist.

Chairman West explained that the topography in this area is sloped and qualifies for the hardship. Discussion followed regarding the offset variance, specifically the topography of the non-conforming lot.

A motion was made by Member Harthun, seconded by Member Olsen to approve the amended offset variance request of 26' with a 27' x 23' garage with a 24 sq. ft. overhang, with the listed conditions of the Town Planner, all Waukesha County conditions except #4. Upon voice vote, motion carried.

There being no further business on the agenda, Member West moved, seconded by Member Olsen to adjourn the meeting at 6:56 P.M. Motion carried.

Judi Heinz
Eagle Town Deputy Clerk