

VILLAGE OF ELM GROVE
BOARD OF APPEALS
Wednesday, September 20, 2017 * 5:00 p.m.

Present: Chairman Barry Book, John Finerty, Gordon Giampietro, and Frank Lorenz. Joe Puchner by phone. John Allen and Doug Jacobson excused.
Village Clerk Mary Stredni, Zoning/Planning Administrator Tom Harrigan, and Village Attorney de la mora.

1. Roll Call

Mary Stredni took the roll.

2. Minutes

Finerty and Lorenz moved and seconded to approve the July 26, 2017 minutes. Motion carried.

3. Consideration, hearing, and action on appeal for variance request – 1155 Church St.

Ms. Stredni swore in Harrigan and Scott Shulick, property owner.

Shulick testified that he has a substandard lot as it is only 12,040 square feet; today lots in Rs-4 are to be a minimum of 15,000 feet; 60% of his back yard is in the setback and it is bordered on three sides by commercial properties. Would like to complete rear landscaping project by adding a cantilevered pergola. One of the two legs would be anchored 16.5 feet from the rear lot line. The setback is 25 feet.

Finerty asked Harrigan if the pergola was considered a structure. Harrigan verified that it is and therefore it does need a variance.

As there were no other questions, Chairman Book closed the hearing.

4. Consideration, hearing, and action on appeal for variance request – 835 Park Lane

Ms. Stredni swore in Harrigan, Leslie Smith property owner, and Erwin Johnson, 13685 Watertown Plank Rd.

Smith testified that she was unaware a permit was needed to replace her driveway. She recently had it replaced and it is slightly smaller than previously and it has been roughed to allow for greater traction, allowing for a safer exit as the driveway slopes significantly down to the street. She has now completed the proper forms for a permit. It has been determined that the total impervious surface percentage is 35% which is 5% over the maximum allowable.

Due to the unusual configuration of the lot and the fact that it is so close to Watertown Plank Road, there is a safety issue prohibiting backing out of the driveway. This requires a turnaround space, so she does not have to try and back out of the driveway. This extra turn around space increases the impervious surface of the property.

Harrigan verified that the current driveway is smaller than the original driveway.

As there were no more questions, Chairman Book closed the hearing.

5. Convene into closed session

By roll call vote at 5:16 p.m. the Board convened into closed session pursuant to Wis. Stats. §19.85(1)(a) to deliberate the above referenced quasi-judicial hearings.

6. Reconvene into open session

The Board reconvened into open session at 5:28 p.m. Chairman Book stated that the Board had voted to approve the variance request for 1155 Church Street and for 835 Park Lane.

7. Adjourn

Finerty and Lorenz moved and seconded to adjourn at 5:30 p.m. Motion carried.

Respectfully submitted,

Mary S. Stredni, Village Clerk