

VILLAGE OF CAMPBELLSPORT
Zoning Board of Appeals
FOND DU LAC COUNTY, CAMPBELLSPORT, WISCONSIN

1. Meeting called to order by Zoning Board Chairperson, Chris Schanen at 6:00P.M. on Monday, August 1, 2011 in the Village Council Room, 177 E. Main St., Campbellsport, WI 53010. Roll Call: Chris Schanen, Barb Knickel, David Nims, LeNore Schill

Others present: Joe Thelen, Linda Peterson, Don Lepsch

- a. No Board Member had a conflict of interest on this case
 - b. Chairperson, Chris Schanen read the legal notice published in the paper & posted for Cary Serwe's application for a variance permitting the side setbacks at the residence located at 409 & 411 S. Fond du Lac Ave. to decrease from the required 8ft. to 1 ½ -2 ft. to continue from the edge of East/West wall of house and construct a garage on the back of the parcel.
2. Presentation by Cary Serwe explaining he planning on taking off the flat roof and putting on a gable roof and extending the garage 16 ft. to the West and going no closer to the lot line than the house is located and aligning the garage with the house. The garage addition will be 16ft to the West and yet approximately 35ft off the back lot line. Serwe said they were unable to find the lot pins, but figure the garage and house are approximately 4ft from the 403 S. FDL Ave. residence. The garage will become a three car garage roof with a gable roof. in ed and apologized for not obtaining a permit for the deck before beginning and said there is 22.57 ft from the house to the lot line. The house was constructed with patio doors and that is same location where proposed deck(15.2ft x 30) is to be built. He would like Zoning Board to consider the location a side lot and then deck would comply with setback of 5ft from lot line. Because the house is located on a corner the building code states the house has two front yards and two backyards and no side yards. Jamie said none of the neighbors object to the process.
3. Joe Thelen (403 S. FDL)said he had no objections and thought the proposal will improve the property. Don Lepsch (415 S, FDL) said he did not have objections and would appreciate the improved property..
4. No opponents or comments
5. No rebuttal necessary
6. a.b.& c Zoning Board Members each gave their opinions. Barb Knickel said she thought property would look nicer and improved. Chris Schanen found nothing wrong with request other than back view from resident at 403 S. FDL would be limited. LeNore Schill thought garage addition would improve value and saw nothing wrong with request. Dave Nims thought request for variance was reasonable
7. d. **Motion** by Barb Knickel, seconded by LeNore Schill to approve the variance permitting the side setbacks to be less than ordinance as long as it no closer than the house setbacks on the North side of structure located at 409 &411 S. Fond du Lac Ave. Ayes- 4, Noes-0
8. Motion by David Nims, seconded by Barb Knickel to adjourn meeting at 6:13 P.M. Motion carried.

Respectfully submitted, Diane Lemke, Clerk/Treasurer WCPC CMC
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