

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

1. Meeting called to order by Zoning Board Chairperson, Chis Schanen at 6:07P.M. on Monday, September 27, 2010 in the Village Council Room, 177 E. Main St., Campbellsport, WI 53010. Roll Call: Chris Schanen, Randy Zielieke, Barb Knickel, LeNore Schill  
Others present: Dave Schellhaass, Pat Twohig, Tom & Netty Weis, Judy Czerniak, Jamie Mapes, Dave Krebs
  - 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 Judy Czerniak's application for a variance permitting the building of a deck unto her home located at 215 Killdeer and deck appears to be encroaching into the 20 foot rear yard in Village of Campbellsport
  - c. Procedural rules were reviewed by Chairperson Schanen as outlined on bottom of agenda
2. Presentation by Jamie Mapes son-in-law and representative for Judy Czerniak. Jamie explained 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. Dave Krebs spoke on behalf of himself, Troy Schill and Lea Warosh and no one objected to the deck being built. Pat Twohig viewed the lot and felt house location and deck would be beneficial. Dave Schellhaass of 516 Skyhawk said that all corner houses could run into this same problem and sees no problem with one side being considered a side lot and stay within limitations.
4. No opponents or comments
5. No rebuttal necessary
6. a.b.& c Zoning Board Members each gave their opinions and reasons. Barb Knickel said configuration of corner lots are difficult and considering one side as a side lot would not compromise or encroach on the neighbors because there would still be 5ft from structure to lot line. Randy Zielieke stated he sees this to possibly be a problem with many corner lots. Chris Schanen said corner lots create unique limitations and if done correctly can enhance the property. Request to make the side of the house with the patio door a side lot sounds like that was the purpose when the house was built. Schanen said interpretation of the municipal code can be different by individuals. When asked Jamie Mapes said the entire project will probably cost \$3000 to complete. No objections were stated by Board Members.
  - d. **Motion** by Barb Knickel, seconded by Randy Zielieke to approve the variance and call the rear lot of house where the patio door is located a side yard because of the uniqueness of being a corner lot and require a 5ft setback from structure to lotline for Judy Czerniak of 215 Killdeer in the Village of Campbellsport and she would still be required to obtain a building permit. Ayes- 4, Noes-0
7. Motion by Randy Zielieke, seconded by LeNore Schill to adjourn meeting at 6:28 P.M.  
Motion carried.

Respectfully submitted, Diane Lemke, Clerk/Treasurer CMC  
ZoningminsSept272010