

The Horicon Zoning Board of Appeals met in Regular Session with Chairman Daryl Levenhagen presiding. The meeting was called to order at 4:17 p.m.

Members Present: Daryl Levenhagen, Jim Grigg, and Craig Halsema.

Members Absent: Michael Krueger

Motion by Halsema, second by Grigg, to approve the Zoning Board of Appeals minutes from June 29, 2015.
All voting AYE. Motion carried.

Chairman Levenhagen requested all those wishing to speak state their name and speak loudly. Chairman Levenhagen also clarified that the meeting was being recorded for the convenience of transcription for the secretary, not for publication.

Chairman Levenhagen announced this was a Public Hearing requesting a variance to erect a 40' x 22' addition on the front of the store resulting in a 7 foot front yard setback on the property located at 85 Washington Street, owned by Leroy Meats.

Chairman Levenhagen opened the Public Hearing for a variance to erect a 40' x 22' addition on the front of the store resulting in a 7 foot front yard setback on the property located at 85 Washington Street, owned by Leroy Meats.

In attendance for the Public Hearing: Property Owners Scott & Ron Hurst, Building Inspector Sue Leahy, Public Works/Utility Supervisor Dave Magnussen and Clerk-Treasurer Kristen Jacobson.

Levenhagen asked Scott Hurst to explain what he is proposing to do.

Scott Hurst stated the reason for the addition was to increase the retail space and use the existing roof line. Scott further added this would allow the store to offer more products. Scott also explained how the application has proposed addition along Washington Street store frontage.

Scott Hurst stated he would like to work in conjunction with the City of Horicon and the proposed Washington Street project.

Dave Magnussen, Supervisor of Public Works and Utilities, provided a map of Leroy Meats expansion project showing the proposed grade and slope in conjunction with the proposed final grade for the Washington Street project.

Magnussen stated the proposed expansion will be 7 feet from the property line and 2 ½ feet from the right of way.

Grigg questioned if a sidewalk will be located on this side of Washington Street.

Magnussen stated there will be 2 ½ feet of right of way for a potential sidewalk.

Magnussen stated the City is planning on no terrace along that side of Washington Street. He further added that from the corner of the highway and past this property there is no plan for a terrace, curb, or sidewalk.

Levenhagen announced that the proposed expansion allows for 9 ½ feet total, 7 feet from property line and 2 ½ feet from right of way.

Levenhagen stated he was concerned how close to the sidewalk the expansion would be.

Grigg explained that when the City plows, the landowner will be responsible for keeping the sidewalk clear. Scott Hurst stated he understands that he is responsible for clearing the sidewalks.

Kristen Jacobson, Clerk/Treasurer stated that it would be everything the plow truck puts up on the sidewalk that will be required to be cleared.

Scott Hurst stated that even without the expansion the sidewalk will be tight to the curb and he realizes he is responsible for clearing of the sidewalk.

Grigg stated that if there is a sidewalk it will be close to the curb regardless of the approval of an expansion per the City's plans with Washington Street.

Magnussen stated that with 2 1/2 feet behind a possible sidewalk to the property line there will be a 3:1 slope in the far Northwest corner of the property. He added that if the slope is too steep a retaining wall should be built on Leroy Meats property, not on the City's property.

Levernhagen questioned how high of a retaining wall would be required.

Magnussen stated that there is 8 feet to work with and that there could be a terrace off the building but at this time the City would have to barter the setbacks and that at this time he is not sure a retaining wall would be necessary.

Magnussen stated the City wouldn't want a retaining wall because it would be right on the property line.

Scott Hurst stated that Washington Street is a side road that does not have a lot of traffic.

Grigg stated that he had a conversation with Carl Fausett, and his concerns were in regards to setbacks and the addition being too close to the street.

Leverhagen stated he received two phone calls from Klink and Bertelson both in favor of the expansion.

Jacobson stated she did not have any calls at the City Clerk's Office regarding the expansion.

Grigg stated his concerns are if the city is going to put a sidewalk back by the terrace and if Leroy meats has an issue with a 3:1 slope.

Scott Hurst stated he has no problem with what working with the City on the Washington Street Design, a 3:1 slope, or a retaining wall, if it's required.

Levenhagen asked if there was any further discussion.

All interested individuals and/or their representatives were given an opportunity to be heard.

Motion by Grigg, second by Halsema, to close the Public Hearing for a variance to erect a 40' x 22' addition on the front of the store resulting in a 7 foot front yard setback on the property located at 85 Washington Street, owned by Leroy Meats. Motion carried on a voice vote with no objections.

Motion by Motion by Grigg, second by Halsema, to approve the variance to erect a 40' x 22' addition on the front of the store resulting in a 7 foot front yard setback on the property located at 85 Washington Street, owned by Leroy Meats

Non-Action Discussion

Leverhagen stated that Zoning Appeals Manuals are now available on the University of Wisconsin website for any members interested in printing their own copy.

All voting AYE. Motion carried.

Motion by Leverhagen, second by Grigg, to adjourn.

All voting AYE. Motion carried.

Meeting adjourned at 4:31 p.m.



Christine A. Spilker, Secretary