

CITY OF HORICON
ZONING BOARD OF APPEALS
CASE NO. 171 DECISION

Requested by Terry Wenninger, 513 N. Cedar Street, to erect a 14' x 22' deck in the front of his residence resulting in a 3 feet front yard setback.

DECISION: In view of the testimony given and the circumstances presented, the following variance was approved: to erect a 14' x 22' deck in the front of his resulting in a 3 feet front yard setback on the property located at 513 N. Cedar Street.

Per Section 13-1-194 of the Municipal Code of the City of Horicon, any person or persons aggrieved by any decision of the Board of Appeals may present to a court of records a petition, duly specifying the grounds of the illegality. Such petition shall be presented to the court within thirty (30) days after the filing of the decision in the offices of the Board of Appeals.

Dated this 11th day of May, 2016.


Dan Levenhagen, Chairman
City of Horicon
Zoning Board of Appeals

ATTEST:


Christine A. Spilker, Secretary
City of Horicon
Zoning Board of Appeals

Filed: May 11, 2016

c: Terry Wenninger, Property Owner
Susan Leahy Plumbing & Building Inspector

The Horicon Zoning Board of Appeals met in Regular Session with Chairman Daryl Levenhagen presiding. The meeting was called to order at 4:15 p.m.

Members Present: Daryl Levenhagen, Jim Grigg, Mike Krueger, Craig Halsema, and David Berggren.

Members Absent: None

Motion by Grigg, second by Halsema, to approve the Zoning Board of Appeals minutes from February 1, 2016.

Motion carried on a voice vote with no objections.

Chairman Levenhagen announced this was a Public Hearing requesting a variance to erect a 14' x 22' deck in the front of the residence resulting in a 3 feet setback on the property located at 513 N. Cedar Street, owned by Terry Wenninger.

Chairman Levenhagen opened the Public Hearing for a variance to erect a 14' x 22' deck in the front of the residence resulting in a 3 feet setback on the property located at 513 N. Cedar Street, owned by Terry Wenninger

In attendance for the Public Hearing: Property Owner Terry Wenninger and Building Inspector Sue Leahy.

Levenhagen asked Terry Wenninger to explain what he is proposing to do.

Terry Wenninger stated he was proposing to build a deck that would be in the back and side of the house.

Berggren questioned the location of the deck as to the back and side of the residence.

Sue Leahy stated that due to the residence being a corner lot, it is inspected as two front yards due to the back and side having street access.

Berggren confirmed with Wenninger his street address is Cedar Street. Wenninger stated the front of the residence is on Cedar Street.

Levenhagen asked Wenninger to continue with explaining his proposal.

Wenninger stated the deck he is proposing to build is a 14' x 22' deck that will wrap around the residence from the back to the side of the house located on Joanna Street and will cover the existing stairs.

Berggren questioned if Wenninger will be leaving the cement slab in the back of the residence.

Wenninger confirmed he will be building over the cement slab to the width of covering the cement stairs.

Berggren questioned the location of the property line on Joanna Street.

Leahy confirmed the property line is located approximately 18" from the sidewalk located on Joanna Street.

Grigg stated that a variance was granted to a neighbor for a similar purpose at a past meeting that also encroached the minimum front yard 25 feet set back.

Halsema stated he drove past the residence and agreed with Grigg about granting a setback variance for the neighbor's deck.

Wenninger stated his future plan after the deck is built is to add patio doors and have the deck 1 foot from the driveway.

Krueger stated that the deck will look good.

Grigg agreed with Krueger's statement that the deck will look good.

Levenhagen asked if there was any further discussion.

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

Motion by Grigg, second by Halesma, to close the public hearing for a variance to erect a 14' x 22' deck in the front of the residence resulting in a 3 feet front yard setback on the property located at 513 N. Cedar Street, owned by Terry Wenninger

Motion by Krueger, Second by Berggren, to approve the variance to erect a 14' x 22' deck in front of the residence resulting in a proposed 3 feet front yard setback on the property located at 513 N. Cedar Street, owned by Terry Wenninger.

Motion carried on a voice vote with no objection.

Non-Action Discussion: Deputy Clerk-Treasurer Chris Spilker, announced a variance was filed on May 2, 2016 for property address, 410 S. Cedar Street. A meeting will be scheduled June 1, 2016 at 4:15 pm.

Motion by Krueger, second by Halesma, to adjourn.

Motion carried on a voice vote with no objections.

Meeting adjourned at 4:27 p.m.


Christine A. Spilker, Secretary