

**Minutes of the Zoning Board of Appeals Public Hearings & Regular Meeting
Town of Lisbon, Town Hall
Monday, October 14, 2019
5:00 P.M.**

A Public Hearing was held by the Town of Lisbon Zoning Board of Appeals at the Lisbon Town Hall, W234N8676 Woodside Road, Lisbon, WI 53089 and was called to order by the Board of Appeals Chairman John Gehrke at 5:04 P.M. BOA Chairman Gehrke read the notice of public hearing as published in the Lake Country Now and Northwest Now papers, on the Town's website and on the Town Hall posting boards.

Public Hearing to solicit public comments on the request from David Guld requesting a special exception from the following sections of the Town of Lisbon Zoning Code related to R-2 Single Family Residential District setbacks, for the property located on Five Iron Way, LSBT 0188.025: Zoning Code Section 17(e)(1) in R-2 Zoning, offset of the Zoning Ordinance requires a minimum of 50 feet from the front lot line to the roof line of the house or accessory building; applicant is requesting a 10 foot variance to construct a single family home 40 feet from the front lot line.

Public Hearing Comments.

David Guld, 422 N. 7th Ave, Wausau explained he and his family are looking to relocate to the Milwaukee Area. He has Cancer and is going to Froedert for his treatments. His wife is also relocating to the area for work. They both fell in love with the Sussex and Lisbon area and that subdivision. This was the last lot in the subdivision available out of the 30 lots in the subdivision. The developers had the lot listed as the last lot and it had been on the market for 3-5 years. After purchasing the lot he realized why it was the last lot available. The lot is triangular shaped and unlike any other lot in the subdivision. The HOA requires a 2300 square foot house to be built on the property (at least). He worked with his engineer and the plan submitted was the best they could come up with given where the septic system had to be located. The HOA also requires a side garage which cannot face the road.

Adjourn Public Hearing. The public hearing was closed at 5:12 P.M.

Call Zoning Board of Appeals to Order.

BOA Chairman Gehrke called the Zoning Board of Appeals meeting to order at 5:12 P.M. Roll Call: Present: BOA Chairman John Gehrke and BOA Members Dennis Plotecher. Also present: Building Inspector Bryan Oelhafen and Town Clerk Dan Green.

Discussion and necessary action to approve the August 22, 2018 Zoning Board of Appeals Public Hearing and Regular Meeting minutes.

Motion by BOA Member John Gehrke to approve the August 22, 2018 Zoning Board of Appeals Public Hearing and Regular Meeting minutes. Seconded by BOA Dennis Plotecher. Motion carried 2-0.

New Business.

Discussion and necessary action on the request from David Guld, for a special exception from the following section of the Town of Lisbon Zoning Code, related to construction of a single family home for the property located on Fire Iron Way, LSBT 0188.025; Section 17(e)(1) in R-2 Zoning, offset of the Zoning Ordinance requires a minimum of 50 feet from the front lot line to the roof line of the house or accessory building; applicant is requesting a 10 foot variance to construct a single family home 40 feet from the front lot line.

The applicant, David Guld stated he has purchased the lot and thought things would go a lot smoother. At this point he is stuck and has exercised everything he possibly could before getting to this point. The neighbors he has talked to stated they would like to see the lot developed as three of the neighbors take turns mowing that lot. Mr. Guld also explained that this would require a mound system and needs a well. The mound system needs to be in a specific area on the lot. The applicant and the engineer had tried revisiting this issue to see if it could be moved back 2 feet, 5 feet... 10 feet. They came to the conclusion that it could not be moved at all. Mr. Guld was not sure if he would need all ten feet of the variance being requested but wanted to be safe just in case. He explained he is not looking for 10 feet from the front for a bigger back yard, this is just the furthest back he could get on the property.

Dennis Plotecher asked who could possibly build on this lot. He explained you would have to get a smaller house which the HOA does not allow. He stated if the developer wants to use that lot, they are going to have to do something. Chairman Gehrke explained he looked at the Board of Appeals Handbook and on particular hardship was due to the property line limitations. He did not see any conflict with the Town's list of bullet points for the purpose and intent of the building location. With that he was inclined to think Mr. Guld had a hardship.

Motion by Dennis Plotecher to approve the request from David Guld, for a special exception from the following section of the Town of Lisbon Zoning Code, related to construction of a single family home for the property located on Fire Iron Way, LSBT 0188.025; Section 17(e)(1) in R-2 Zoning, offset of the Zoning Ordinance requires a minimum of 50 feet from the front lot line to the roof line of the house or accessory building; applicant is requesting a 10 foot variance to construct a single family home 40 feet from the front lot line. Seconded by John Gehrke. Motion carried 2-0.

Adjournment.

Motion by BOA Member Plotecher to adjourn the Monday, October 14, 2019 Board of Appeals Meeting at 5:27 PM. Seconded by BOA Member Gehrke. Motion carried 2-0.

Respectfully submitted,

Dan Green CMC/WCMC
Town Clerk