CITY OF EDGERTON
CITY HALL
12 ALBION STREET

ZONING BOARD OF APPEALS
TUESDAY, MARCH 12, 2019 AT 6:00 P.M.

1. Call to Order; Roll Call.

2. Confirmation of Appropriate Meeting Notice Posted Friday, March 8, 2019

3. Consider request by Erik and Dawn Samuelsen for a variance to Chapter 22.304(5)(d) and Chapter 22.711(3)(b)10 to allow the modification of a detached garage in excess of the 900 sf maximum and to exceed the maximum height of 20 ft for the property located at 212 Bentley Place.

4. Consider approval of February 27, 2019 Zoning Board of Appeals meeting minutes.

5. Adjourn

cc: All Board Members
All Council Members
City Attorney
Newspapers
City Administrator
Department Heads

NOTICE: If a person with a disability requires that the meeting be accessible or that materials at the meeting be in an accessible format, call the City Administrator's office at least 6 hours prior to the meeting to request adequate accommodations. Telephone: 884-3341

Erik A. Samuelsen

212 Bentley Place Edgerton, wl 53534

608-247-3697

March 8, 2019

Good morning,

Thank you for the opportunity to present the following 3 proposals for our barn renovation or replacement at 212 Bentley Place. We appreciate the need to balance our desires with the wishes of our neighbors and establish a plan that all can be satisfied with. With this ultimate goal in mind, I have prepared 3 distinctly different proposals which offer very different looks and solutions. Following is a brief summary of these 3 proposals.

PLAN #1

This plan takes our original proposal and simply lowers the roofline of the rebuilt section to 20', reducing the overall height of the remodeled portion by 3'- 8"

PLAN #2

This plan lowers the roofline of the rebuilt section to 17'-7", reducing the overall height of the remodeled portion by 6'-0". This plan is also the most visually appealing in our opinion. Multiple rooflines, dormers, windows and genuine cedar shake siding accents copy these original details on our home. We would like to expand the current footprint of this area 24" to the northeast and 60" to the northwest as highlighted in blue on the plat plan for a number of reasons.

1. Construction would be simplified greatly as we could excavate and pour new foundation without tearing the rear portion of the building down.
2. This plan allows us to incorporate multiple rooflines which will be visible to our neighbors on the back side of this barn. These rooflines will be accented with dark green cedar shakes to match the originals on our home, making it visually very pleasing.
3. In addition to easing our construction process, expanding the footprint 24" to the north east will allow us to see a little more of this section with the cedar shakes and dormers.
4. The 60" extension in the west corner will allow me to park my crew cab, long bed truck inside with the additional length.
5. This proposed plan provides a 5'-6" rear setback in compliance with the current 5'-0" regulation.

PLAN #3

This plan came to mind at the last meeting when it was suggested that we have the option to tear the old barn down and replace with a new garage. With this in mind, I have prepared the attached plan for a 25' x 36' (900 SF) garage which we would push back as far as possible into our lot per the attached plat plan. While this is our least appealing choice, it offers us several advantages including:

1. This plan will greatly improve our off street parking situation which is very frustrating at times.
2. We would open up much more usable back yard area for us
3. We would have a brand new garage top to bottom instead of a remodeled 100+ year old structure for

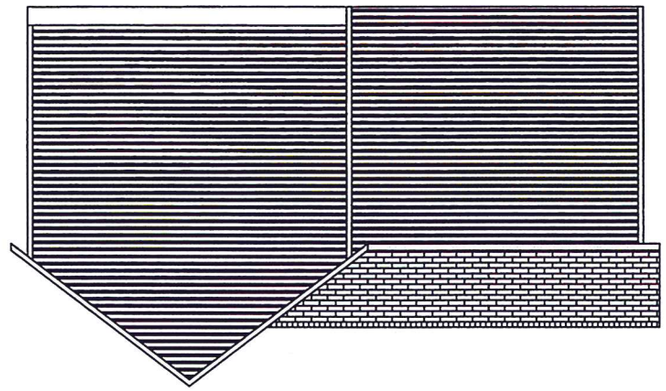
Please feel free to call anytime with any questions I can help with.

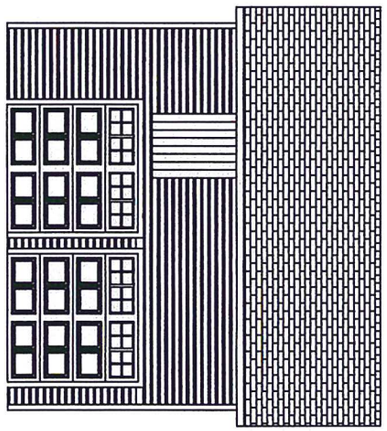
Thank you!

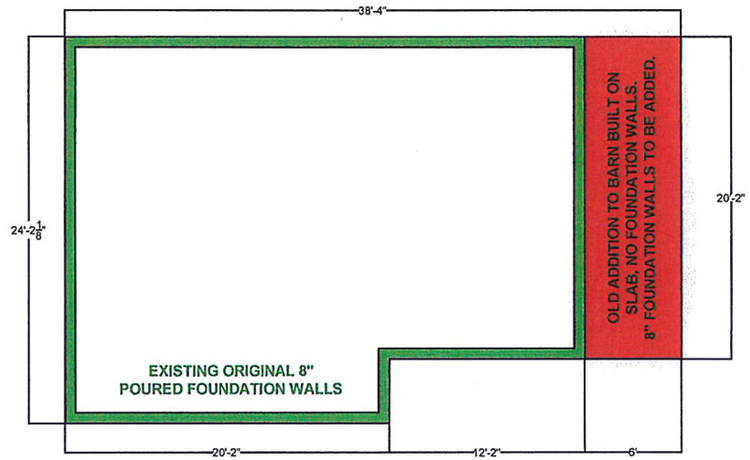
Erik A. Samuelsen

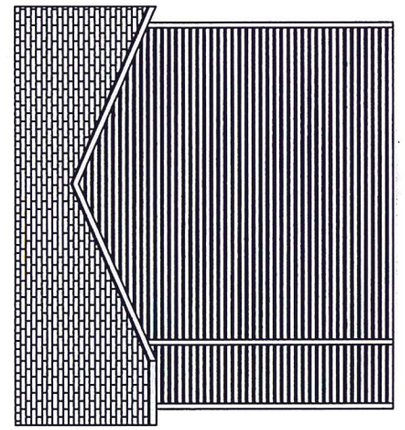
608-247-3697 CELL

PLAN #1





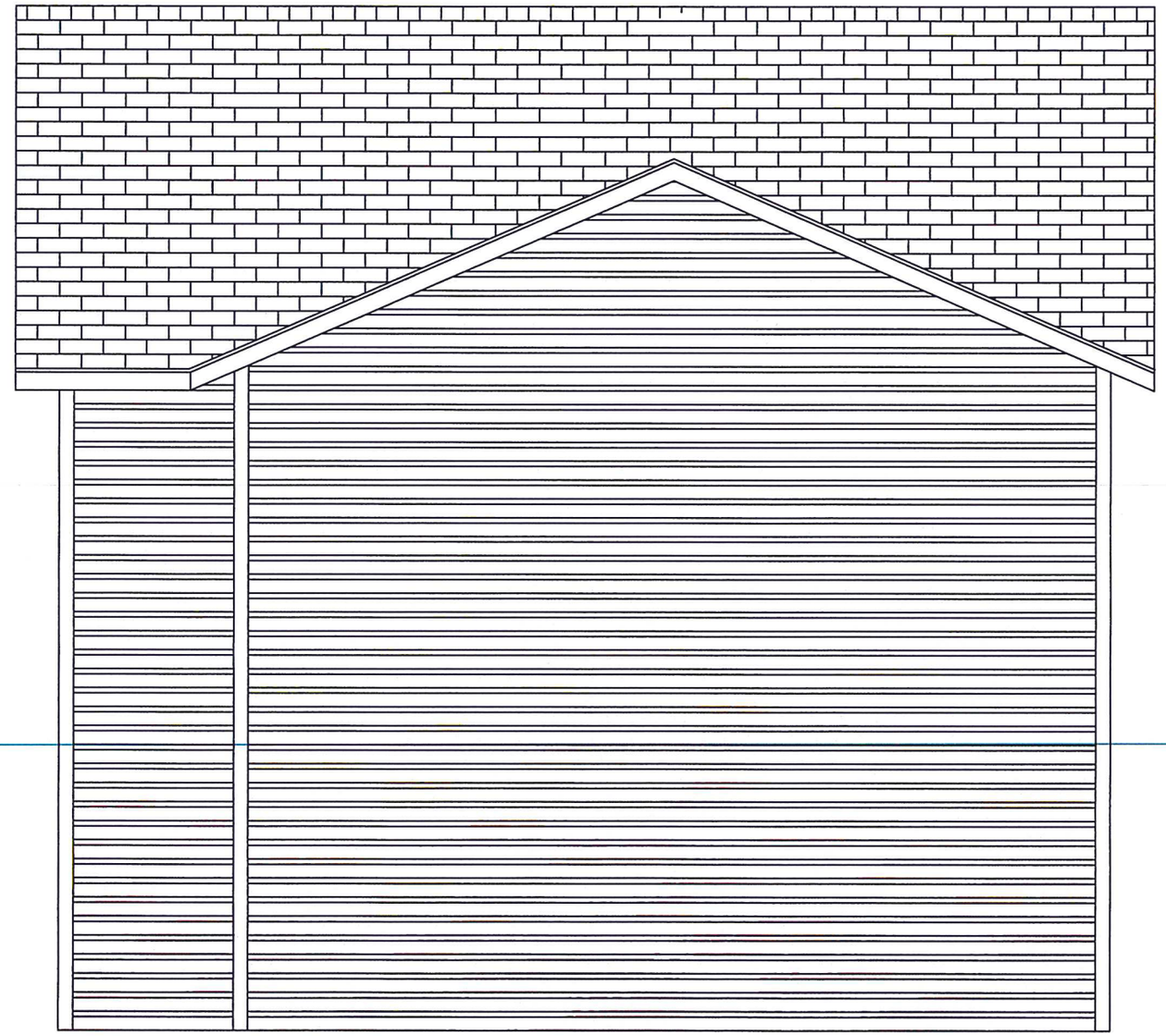




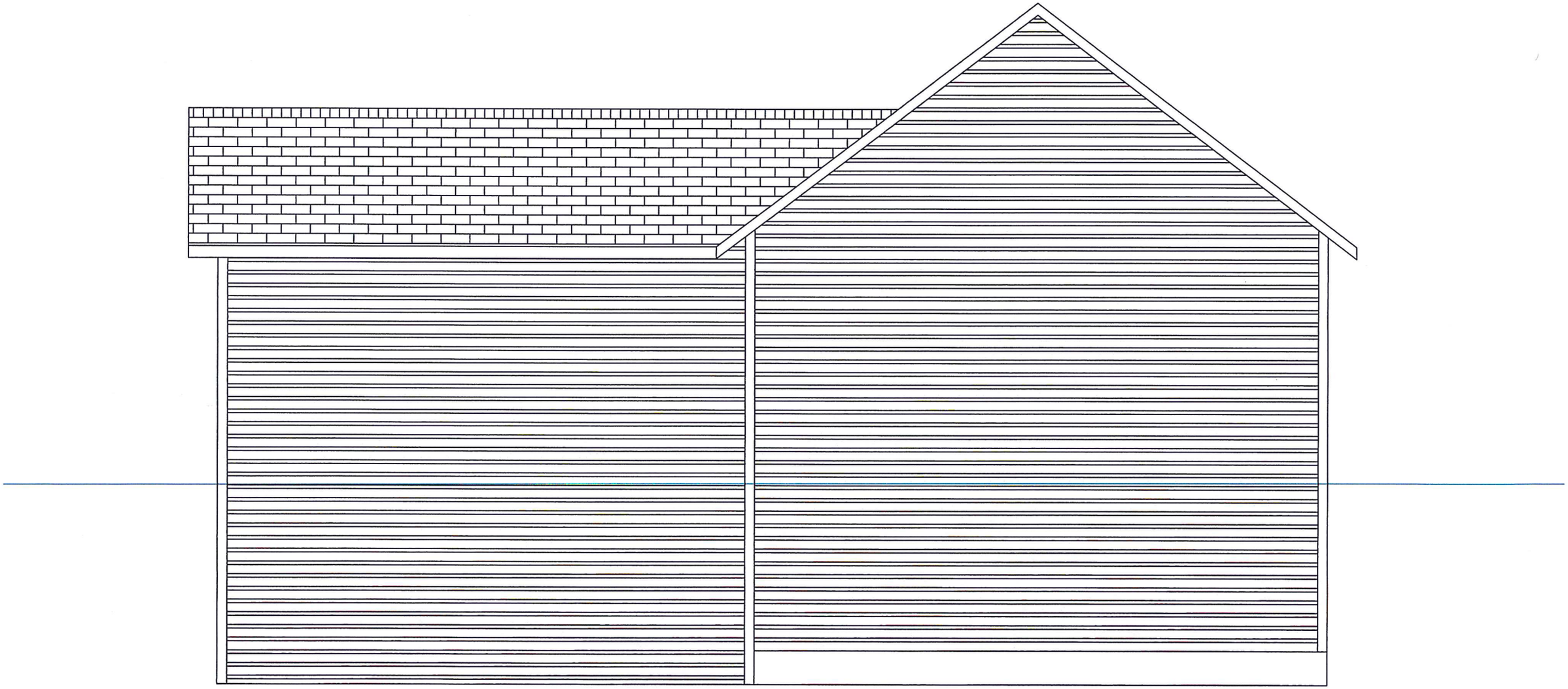
NORTH EAST EXPOSURE

ERIK & DAWN SAMUELSEN
212 BENTLEY PLACE
EDGERTON, WI
608-247-3697 CELL
PROPOSED BARN REMODEL

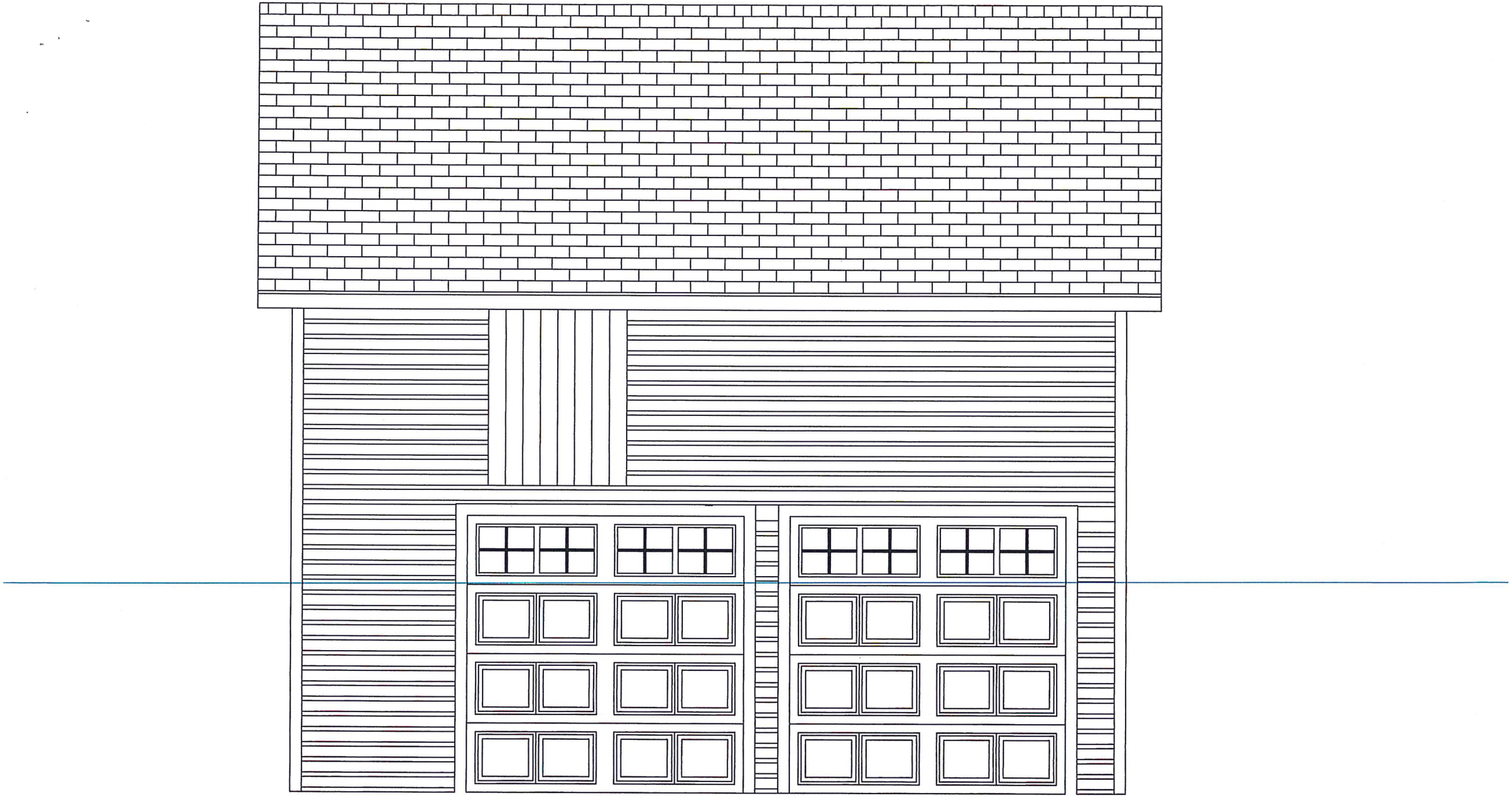
NORTH EAST EXPOSURE



NORTH WEST EXPOSURE



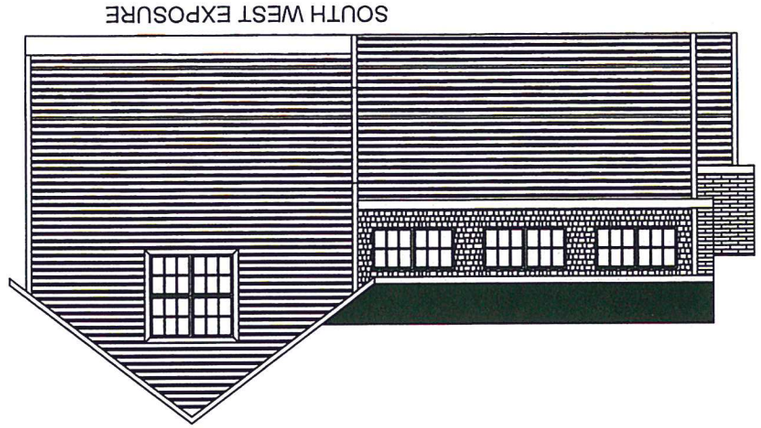
SOUTH WEST EXPOSURE

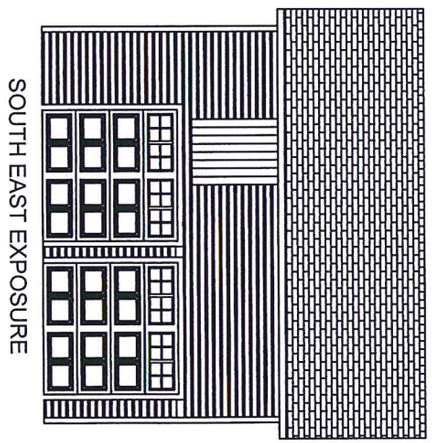


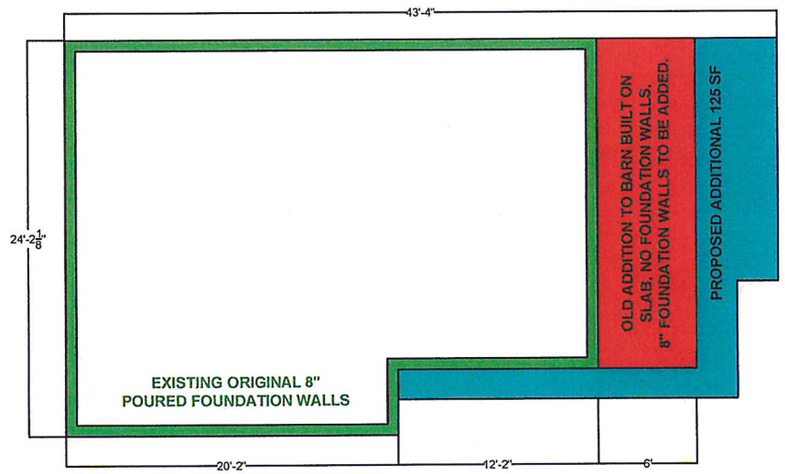
SOUTH EAST EXPOSURE

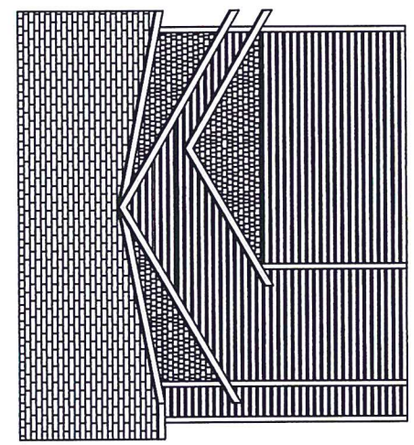
PLAN #2

ERIK & DAWN SAMUELSEN
212 BENTLEY PLACE
EDGERTON, WI
608-247-3697 CELL
PROPOSED BARN REMODEL









NORTH EAST EXPOSURE

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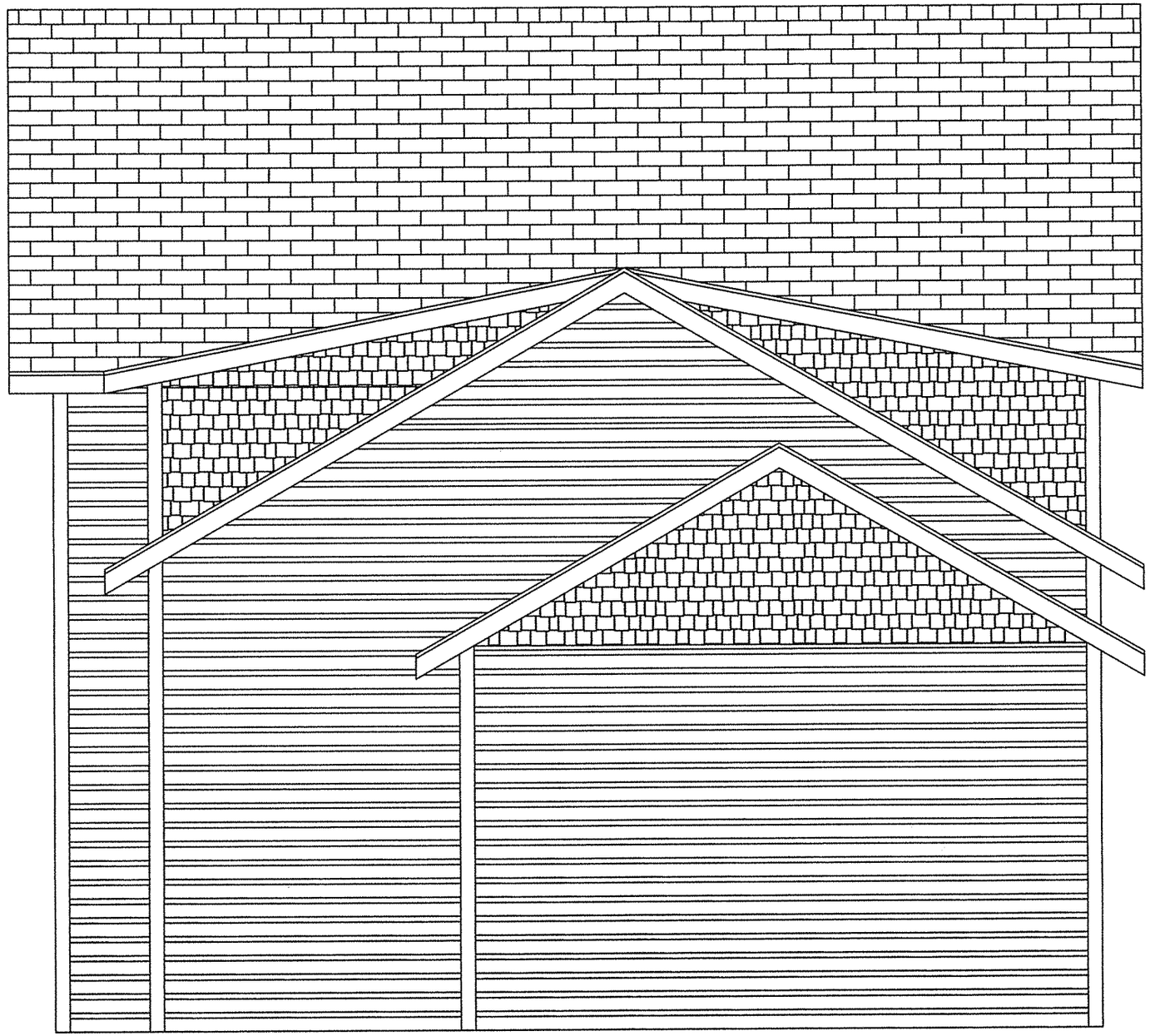
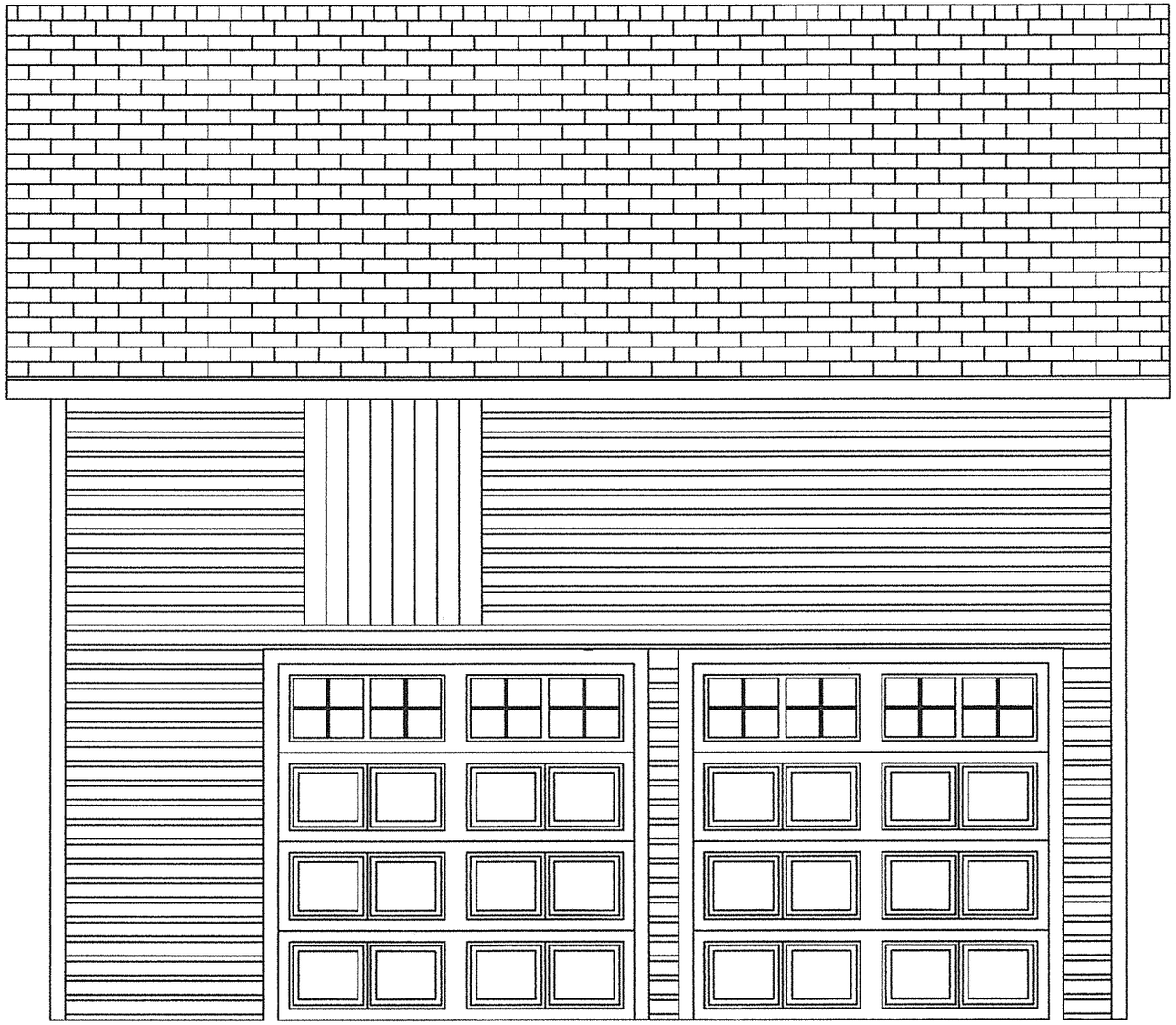


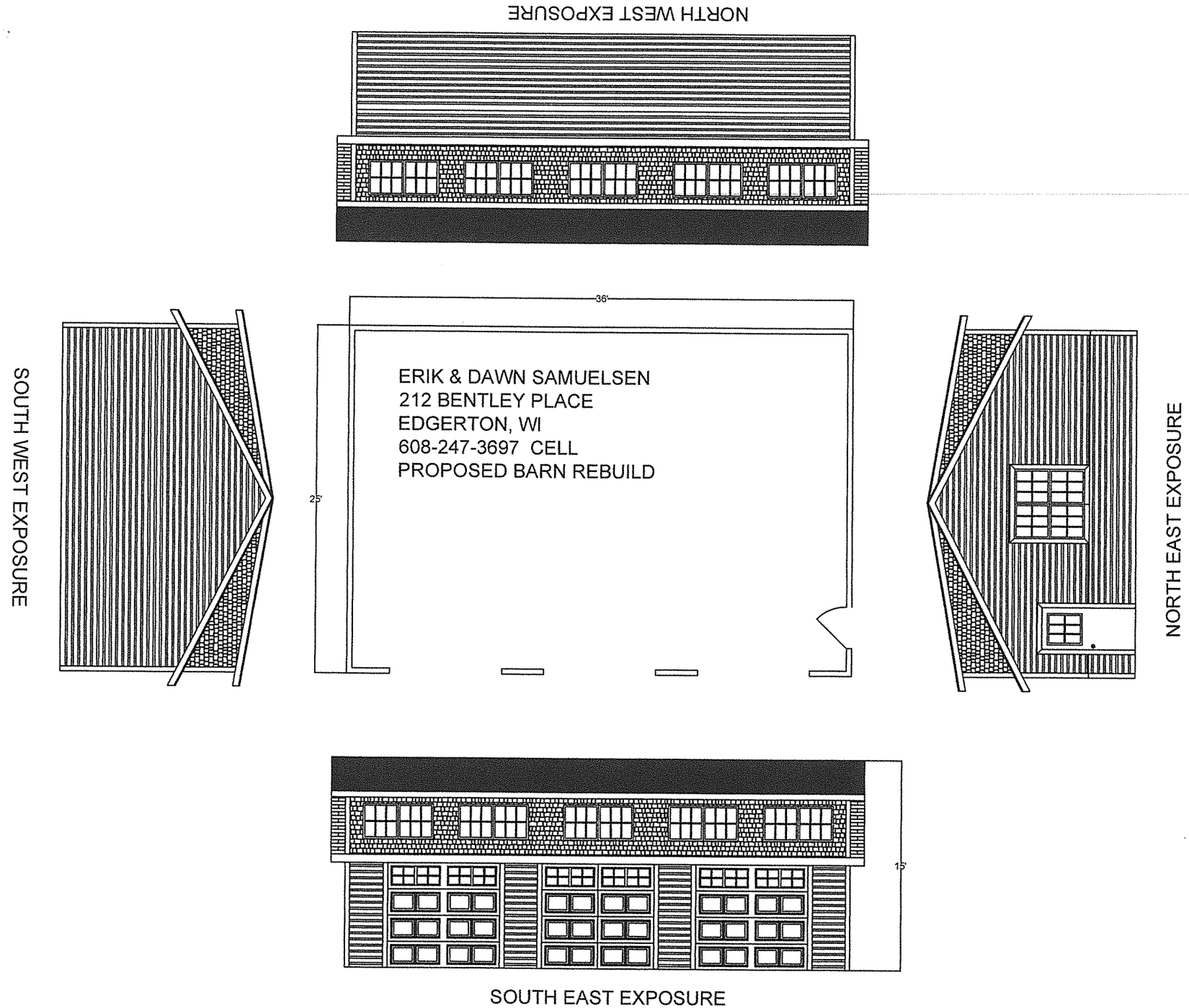
NORTH WEST EXPOSURE

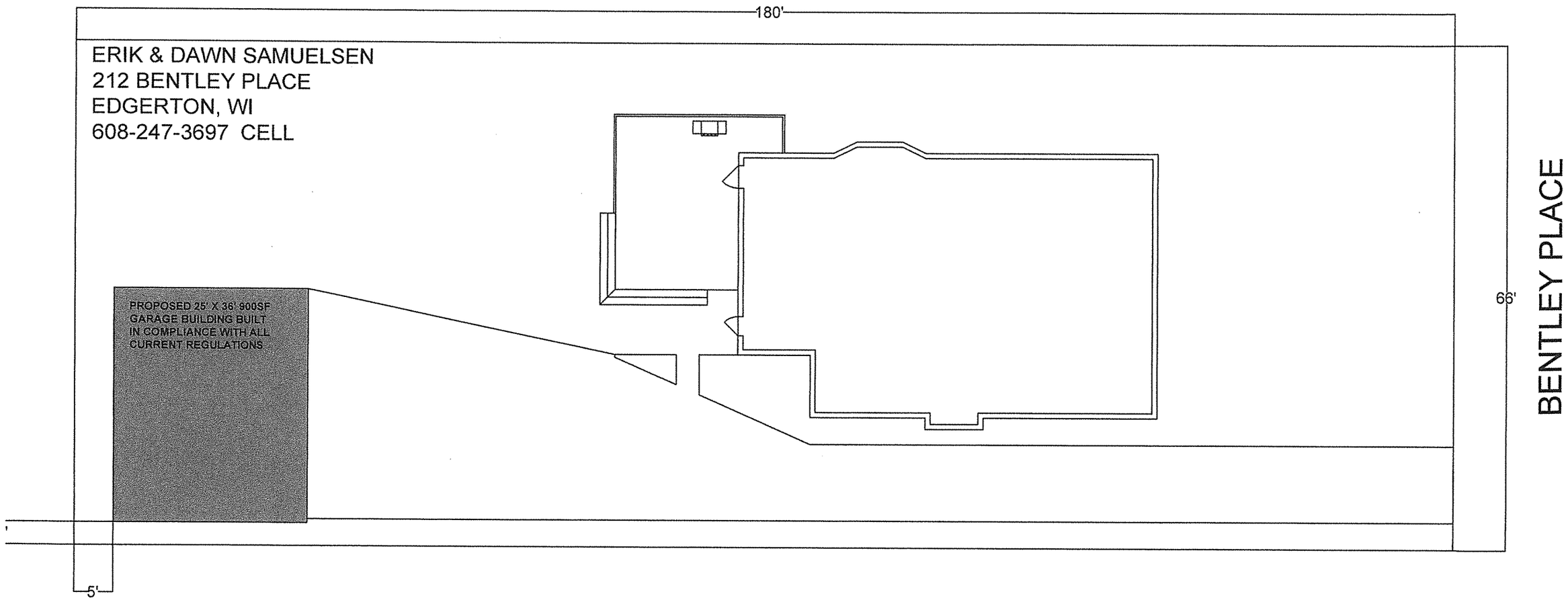
SOUTH WEST EXPOSURE

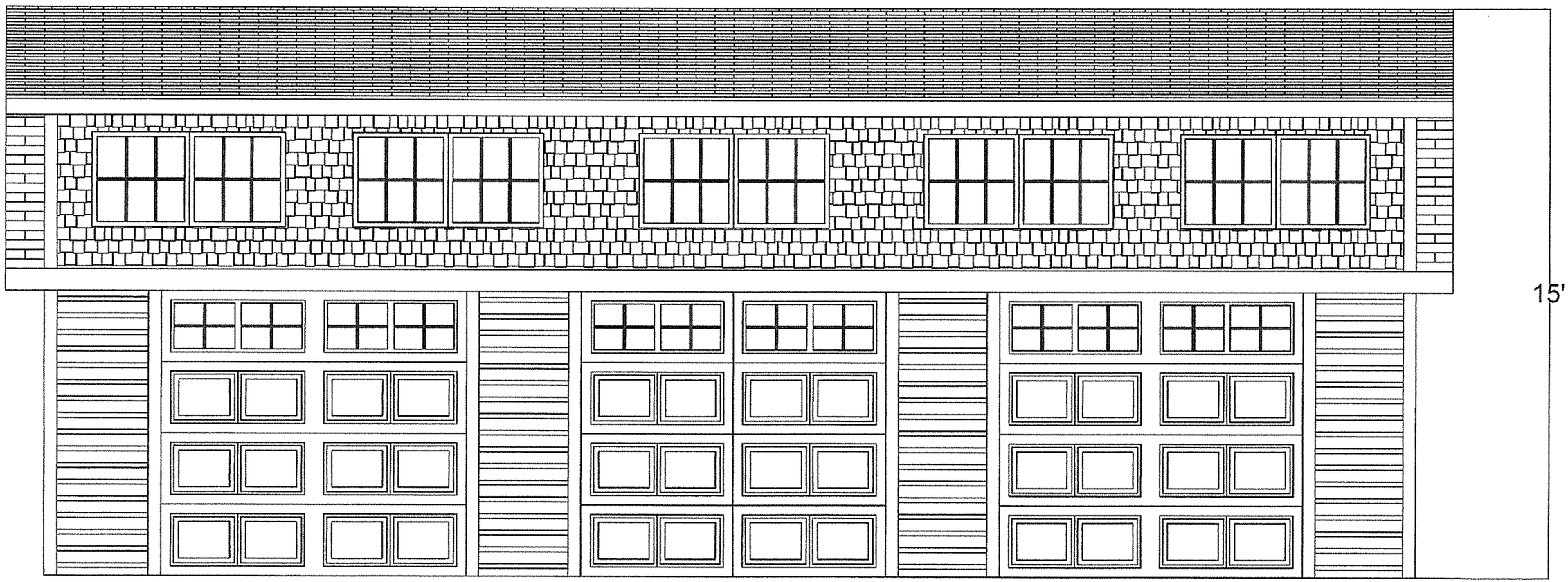


SOUTH EAST EXPOSURE

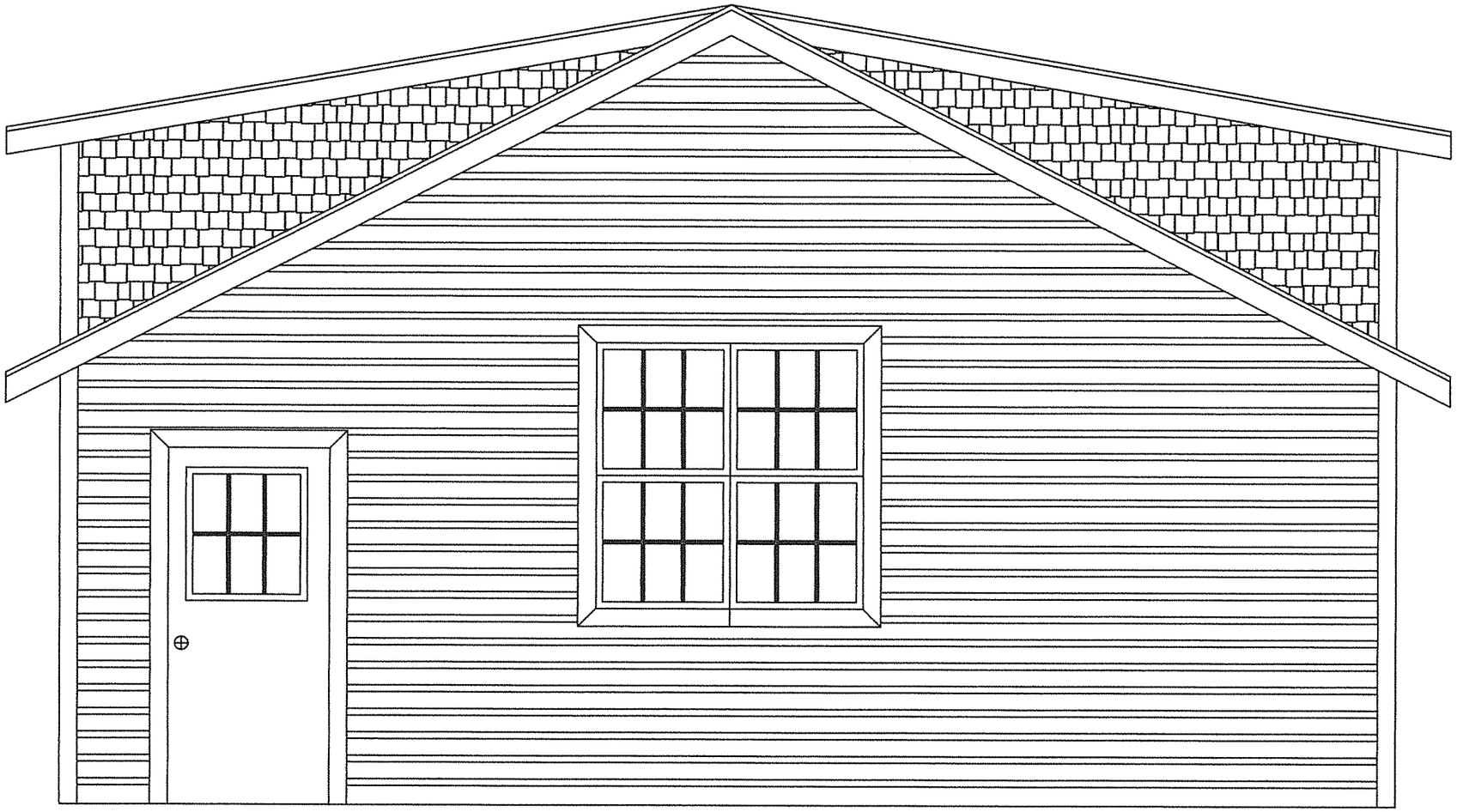
PLAN #3


NORTH WEST EXPOSURE
SOUTH WEST EXPOSURE
36'
25'
ERIK & DAWN SAMUELSEN
212 BENTLEY PLACE
EDGERTON, WI
608-247-3697 CELL
PROPOSED BARN REBUILD
NORTH EAST EXPOSURE
15'
SOUTH EAST EXPOSURE

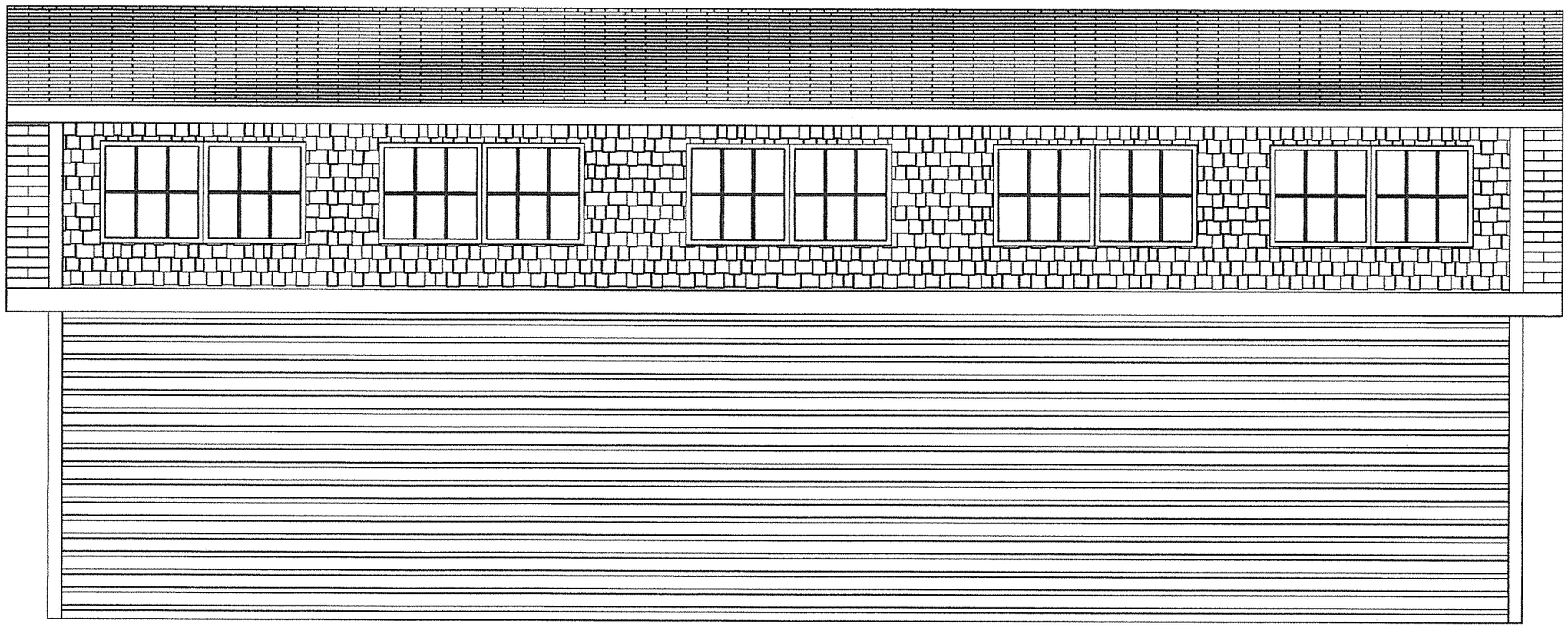

180'
ERIK & DAWN SAMUELSEN
212 BENTLEY PLACE
EDGERTON, WI
608-247-3697 CELL
PROPOSED 25' X 36' 900SF
GARAGE BUILDING BUILT
IN COMPLIANCE WITH ALL
CURRENT REGULATIONS
66'
BENTLEY PLACE
5'



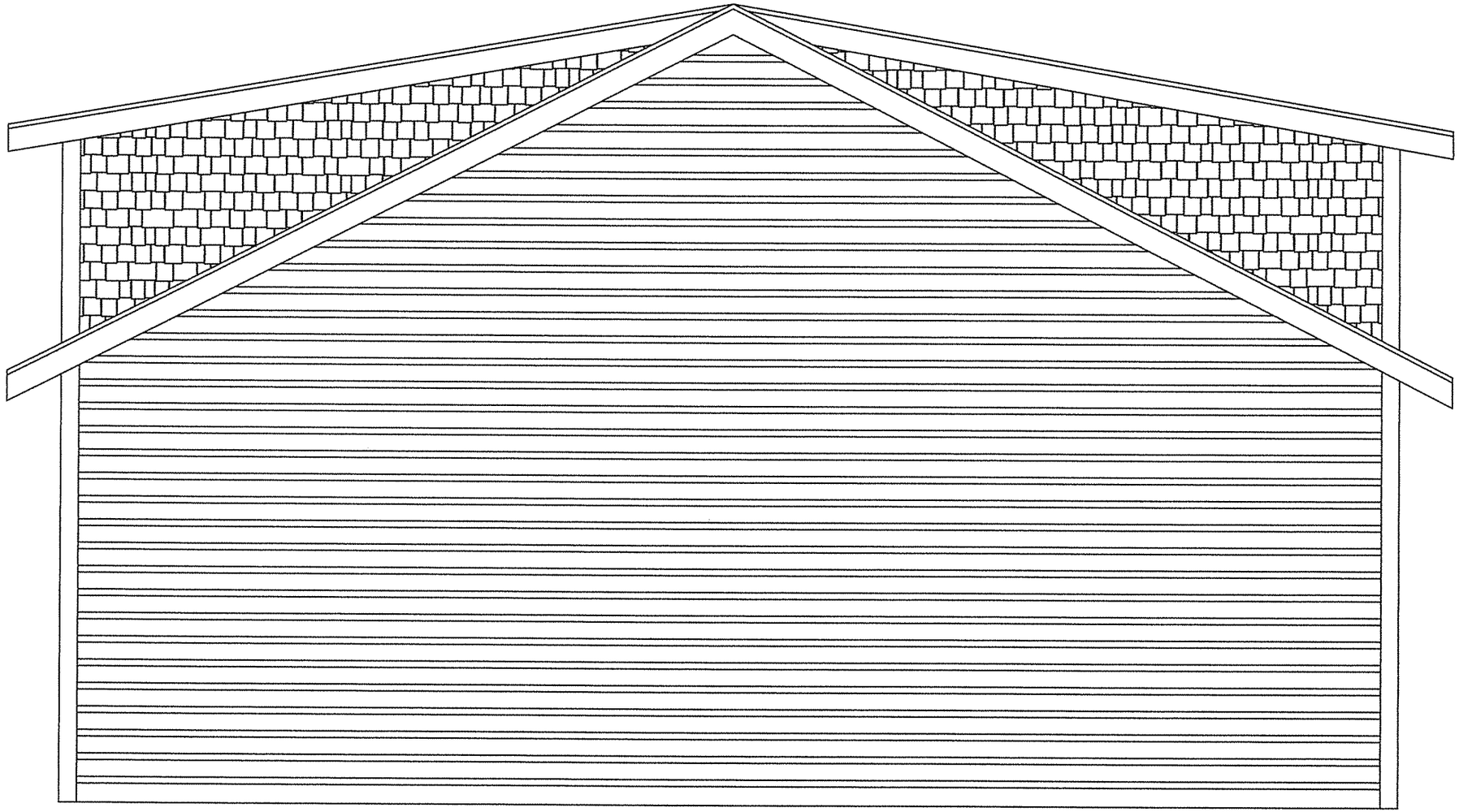
SOUTH EAST EXPOSURE



NORTH EAST EXPOSURE



NORTH WEST EXPOSURE



SOUTH WEST EXPOSURE

CITY OF EDGERTON
ZONING BOARD OF APPEALS MINUTES

February 27, 2019

A regular meeting of the Zoning Board of Appeals ("ZBA") was called to order at 7:00 p.m. at the Edgerton City Hall, 12 Albion Street, Edgerton, Rock County, Wisconsin on February 27, 2019.

Present and responding to the roll call were Board members, James Kapellen, Jim Long, and Russell Jorstad and alternates Corey Steen and Paul Davis.

Absent – Chairperson David Maynard.

Also present were City Administrator Ramona Flanigan, City Attorney William E. Morgan, and Alder Dave Esau.

Chairperson Maynard being absent, the meeting was called to order by City Attorney Morgan and ZBA Long made a motion to appoint ZBA Kapellan as acting chair. The motion was seconded by ZBA Jorstad and passed upon a unanimous voice vote.

The first order of business was confirmation of appropriate meeting notice. City Administrator Ramona Flanigan confirmed that the meeting notice was posted in the appropriate places as required under the Wisconsin Statutes.

ZBA Kapellan invited Administrator Flanigan to present petition. After the presentation, a motion to open the Public Hearing on the variance application of Erik and Dawn Samuelsen for a variance to section 22.304(5)(d) and section 22.711(3)(b)10, to allow the modification of a detached garage in excess of the 900 sf maximum and to exceed the maximum height of 20 ft for the property located at 212 Bentley Pl., in the City of Edgerton, Wisconsin, was made by alternate ZBA Member Steen, seconded by ZBA Member Long, and passed by unanimous voice vote at 7:06 p.m. ZBA went into public hearing.

Applicant Erik Samuelsen presented on the need for the variance and noted that the structure was originally built as a carriage house and that the Applicants wanted to preserve the character of the structure as much as possible while allowing for its use as a more modern garage. The Applicant also noted that the existing footprint would remain the same. There were no other presenters regarding the application from the Applicant. Lisa and Richard Carson, adjacent property owners spoke to express concerns regarding the impact that the height of the structure would have on their view. There were no other appearances.

After presentation of the Applicant, ZBA Member Long made a motion to close the public hearing, seconded by ZBA Member Jorstad. Upon a unanimous voice vote, the public hearing was closed at 7:19 p.m. Administrator Flanigan presented the staff report which recommended that the variances be denied because of the lack of hardship.

After a discussion, which involved both the Applicant and the Carsons, ZBA Member Jorstad moved to table the matter to allow the Applicant to determine if a modification of the plans could be made that was acceptable to the neighbors and which may not need a variance. Alternate ZBA Member Steen seconded the motion. Upon a roll call vote, the motion was granted unanimously.

The next order of business was to consider approval of the minutes of the February 6, 2019 Zoning Board meeting. Upon a motion from alternate ZBA Member Steen, seconded by ZBA Member Long, the minutes were approved by unanimous voice vote.

There being no further business of the Board, a motion was made by ZBA Member Jorstad, seconded by ZBA Member Long, to adjourn. Motion carried by unanimous voice vote. The meeting was adjourned at 7:37 p.m.

Dated this 6th day of March, 2019

Respectfully submitted,

CITY OF EDGERTON

By: William E. Morgan, City Attorney

4832-1277-7353, v. 1