

ZONING BOARD OF APPEALS MINUTES
August 11, 2014, 6:00 p.m.

PRESENT: Chairman Steve Hass, Bill Schneider, Zoning Administrator Pagel, Ron Burrow, Jim Koebe, Mark Peterson, Dean Haas, Dave Sukow

Chairman Hass called the meeting to order at 6:00 pm in the Council Chambers.

Motion to approve October 28, 2013 minutes Mr. Schneider, second Mr. Haas, carried.

Chairman Hass read the meeting notice.

First item on the agenda was a variance request by Lonnie Woller, 607 Blaine St, to retain a temporary storage container on his property at 604 Blaine St. Administrator Pagel briefed the Board on the situation.

Motion to open hearing Mr. Sukow, second Mr. Schneider, carried

Attorney Randy Frokjer, representing Mr. Woller, spoke in favor of the variance stating that at that time Alderman Helmstader, neighbor of Mr. Woller, checked with ZA Martin and was told no permits were necessary and he could proceed. ZA Pagel stated there was no record of the building ever being registered. Mr. Helmstader concurred with Mr. Frokjer's account of the situation. Joyce Helmstader also spoke in favor of the variance. With no one else to speak for or against:

Motion to close hearing Mr. Sukow, second Mr. Schneider, carried.

After a short discussion revolving around the timeframe of the temporary building ordinance and consistency with removing other like structures:

Motion to deny the variance Mr. Sukow, second Mr. Peterson, vote was 4 in favor, 3 opposed, motion carried.

Second item on the agenda was a variance request by Philip Kamke, to retain a building at 1202 E River St that has been ordered to be removed. Administrator Pagel briefed the Board on the situation.

Motion to open the hearing Mr. Sukow, second Mr. Schneider, carried.

Mr. and Mrs. Kamke, owners, spoke in favor of the variance stating the building was not in bad condition and had historic and sentimental value to themselves and the community. Mr. Kamke stated it was structurally sound and was willing to do some maintenance on the exterior, but thought it looked fine. Jason and Tina Beranek, 1206 River, spoke in favor of the building because it creates a buffer

between their property and the bridge. They also stated they were willing to help with labor on the repairs. With no one else to speak for or against.

Motion to close hearing Mr. Sukow, second Mr. Peterson, carried.

Mr. Sukow asked Mr. Kamke about roof leaks and who would be doing repairs. Mr. Hass asked if Mr. Kamke was willing to do what repairs would be required. Mr. Burrow asked why there had not been more maintenance on the building. After a discussion between the Board and ZA Pagel on what needed to be fixed along with timeframes for completion:

Motion to grant the variance with the following conditions completed by August 1, 2015 by Mr. Peterson, second Mr. Sukow, motion carried, 5 in favor, 2 opposed.

- 1. The roof leaks fixed and entire roof reroofed with matching roofing with straightening of uneven portions.**
- 2. Missing fascia replaced along with repair of rotted rafter tails and completely painted.**
- 3. Replace or remove rotted or damaged windows and paint all windows.**
- 4. Exterior resided with one type of siding and completely painted.**
- 5. A report from a structural engineer submitted to the building inspector regarding the structural condition of the entire building.**

With no other business and no additional public comment:

Motion to adjourn Mr. Sukow, second Mr. Schneider, carried.

Meeting adjourned 7:00 pm

Darin Pagel, Recording Secretary.