

Zoning Board of Appeals  
May 16, 2019  
Approved June 20, 2019

**Minutes  
City of Monona  
Zoning Board of Appeals  
Thursday May 16, 2019**

Chair Thomas called the meeting of the Monona Zoning Board of Appeals to order at 5:30 pm.

Present: Alder Thomas (Chair), Mr. Schweiger, Ms. Piliouras, Mr. Conrad

Excused: Mr. Davies, Ms. Lamb

Also Present: City Planner Douglas Plowman

**Approval of Minutes:**

A motion by Mr. Schweiger, seconded by Ms. Piliouras, to approve the minutes of April 18, 2019 carried with one correction.

**Appearances:**

Ms. Dawnne Edseth – 5306 Schluter Road (neighbor) – Opposed  
Mr. Kraig Chamberlain – 5313 Schluter Road (applicant)  
Mr. Jordan Chamberlain – 5313 Schluter Road (applicant)  
Mr. Zach Kraus – 700 Interlake Drive (applicant)

**New Business:**

**Public Hearing and Consideration of Action: Jordan Chamberlain, 5313 Schluter Road, is requesting a variance from Monona Municipal Code of Ordinances Sec. 480-24(d)(7)(b) Accessory Building Setbacks for the purpose of constructing an accessory garage on the property. (Case No. Z-002-2019)**

Ms. Edseth voiced her concerns with the general size of the property, its impact on stormwater runoff and absorption. Chair Thomas asked for specific comments regarding the proposed accessory structure, and Ms. Edseth reiterated her concern with the greater impervious surface. The applicants shared their plans for the accessory garage, and the variance that they are requesting. The current plans meet all required side-yard setbacks, and the variance requested is internal to the site, rather than encroaching on neighbors. The rear of the site is challenging, and prohibits the building of a garage because of its significant drop off. The plans include gutters on the site, which should help with stormwater runoff. Two neighbors (residents at 5317 and 5318 Schluter Road) registered their support of the application by phone but were unable to attend the meeting. The public hearing was closed by Chair Thomas.

Consideration of Action began with Ms. Piliouras asking who will live at the property. The applicant responded that they are the owners and contractors, and plan to sell the property when it is complete. One of the applicants does live in Monona, and they have both worked here for a long time. Ms. Piliouras asked why the garage wasn't included in original plans. The applicant believed they could add a carport without permits, but when they realized they needed a variance, decided to enclose it and create an accessory garage. Mr. Schweiger asked if the applicant had considered an attached garage. This had been considered, but the 7' side yard setbacks would make it particularly difficult. City Planner Douglas Plowman gave his feedback on the application at the request of Chair Thomas. He has worked closely with the applicant and explored both the attached garage and rear garage options. This is believed to be the best solution given the site constraints.

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Mr. Schweiger asked if there were flooding concerns with such a narrow gap between the house and the proposed garage. The applicant responded that they didn't expect there to be, but they could add a drain near the rear steps to move water to the rear of the property. Chair Thomas asked City Planner Douglas Plowman about feedback received from the Building Inspector and the Fire Department. Plowman responded that this would need to meet State fire code as specified by the Building Inspector. Chair Thomas shared that it wouldn't be helpful for the property to have no garage, and it serves the common good and increases the homes livability. She said that if it is feasible then she thinks it's reasonable. Mr. Schweiger added that the slope behind the home makes adding a garage behind the property an unnecessary hardship. Ms. Piliouras shared her concern that the applicant was a contractor and not the resident. Chair Thomas added that they are currently the owner of the property. Mr. Conrad said that in his professional experience the house wouldn't sell as easily without a garage, and that a backyard garage is dangerous.

A motion was made by Mr. Schweiger, seconded by Mr. Conrad to approve the 2' variance request for an accessory structure. The unnecessary hardship is present through the slope in the rear of the lot, the short and long-term effects are both positive, there are no negative impacts on the public interest, the garage is attractive and a good addition. A condition was added that the fire wall should be added in accordance with the State Building Code.

The motion carried with three votes in favor and one in opposition (Ms. Piliouras).

**Public Hearing and Consideration of Action: Zach Kraus, is requesting a variance from Monona Municipal Code of Ordinances Sec. 480-24(d)(4)(d) Shore Yard Setbacks for the purpose of constructing a new single family home on the property. (Case No. Z-003-2019)**

Mr. Kraus shared his plans to redevelop the lot and build a new single family residence with the Board. This is the second variance application that has been made for this property, following a request in October for stormwater fill. The shore yard setback variance hadn't been marked or requested, and it needed to return. City Planner Douglas Plowman shared letters of support from the two adjacent neighbors, and updated the Board on the approvals that the applicant has gone through. There was no public comment for the project.

Consideration of Action began with Mr. Schweiger asking why this wasn't requested in October. The applicant responded that the full site plan was missing from the first application which could have shown this. The applicant shared that if the project isn't approved as proposed the hardship would be having to recalculate and submit all of the flood storage calculations. Mr. Schweiger asked about the front yard setbacks and if there was an opportunity to move closer in that direction. Mr. Conrad added that this would likely be noisier, and he expects the neighbors would prefer the house frontage remain in-line with theirs. Mr. Conrad asked about the stormwater calculations, and how the property relates to the 100-year floodplain. The applicant responded that the proposed structure is 2' clear of the 2018 flood levels at 850.5'. Further, the neighbors can now benefit from the improved stormwater management to be located on his site.

A motion was made by Mr. Schweiger, seconded by Mr. Conrad to approve the 13.6' shore-yard setback variance request. The unnecessary hardship is that any changes would cause the already approved 2018 floodwater mitigation calculations to be redone. The parcel is also unique in its narrow envelope and challenging lot dimensions. There is no harm to the public interest, with two neighbors in support. The property is also in-line with adjacent properties.

The motion carried with four votes in favor and none in opposition

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**Upcoming Meetings:**

No applications have been received for a potential meeting in June 2019.

**Adjournment:**

A motion by Mr. Schweiger, seconded by Mr. Conrad, to adjourn was carried. (6:05 pm.)

Respectfully submitted by:

Douglas Plowman, City Planner / Zoning Administrator