

Zoning Board of Appeals  
August 15, 2019  
Approved September 19, 2019

**Minutes  
City of Monona  
Zoning Board of Appeals  
Thursday August 15, 2019**

Chair Thomas called the meeting of the Monona Zoning Board of Appeals to order at 5:38 pm.

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

Excused: Mr. Conrad & Mr. Davies (1<sup>st</sup> Alternate)

Also Present: City Planner Douglas Plowman

**Approval of Minutes:**

A motion by Mr. Schweiger, seconded by Ms. Piliouras, to approve the minutes of June 20, 2019 carried with no corrections.

**Appearances:**

Mr. Travis Ganser – 1119 Pocahontas Drive (applicant)  
Mr. Gary Kastorff – 1120 Pocahontas Drive (spoke in favor)  
Mr. Randy Birchfield – 1123 Pocahontas Drive (registered in favor)

**New Business:**

**Public Hearing: Travis Ganser, 1119 Pocahontas Drive, is requesting a variance from Monona Municipal Code of Ordinances Sec. 480-24(d)(4)(a) street yard setbacks, and Sec. 480-24(d)(4)(d) shore yard setbacks for the purposes of constructing a new single family home on the property. (Case No. Z-006-2019)**

**Public Hearing: Travis Ganser, 1119 Pocahontas Drive, is requesting a variance from Monona Municipal Code of Ordinances Sec. 480-24(d)(7)(b) accessory building distance from primary structure, and Sec. 480-24(d)(7)(c)(1) street yard setbacks for the purposes of constructing a new detached garage on the property. (Case No. Z-007-2019) *The agenda items were considered together.***

Mr. Kastorff of 1120 Pocahontas Drive spoke in favor of Mr. Ganser's application. Mr. Ganser provided an overview of his plans, and the reasons why the variance is being sought. The lot is a corner lot, which makes conformance with setback distances difficult. He shared that both he and his architect have worked to make the house fit the lot as best as it can, and to use as much of the existing foundation as possible while still building a decent sized home. There were no other appearances and the public hearing was declared closed.

**Consideration of Action: Travis Ganser, 1119 Pocahontas Drive, is requesting a variance from Monona Municipal Code of Ordinances Sec. 480-24(d)(4)(a) street yard setbacks, and Sec. 480-24(d)(4)(d) shore yard setbacks for the purposes of constructing a new single family home on the property. (Case No. Z-006-2019)**

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Planner Plowman provided staff comment on the project, referencing the setback requirements for the corner lot. He also shared with the members that this application is yet to receive floodplain approval, and this will follow any ZBA ruling. The variances are largely internal to the site, with limited encroachment proposed to the adjacent neighbor. The rear of the home is roughly located where the previous home was, although this isn't in accordance with present Zoning Ordinance requirements for shoreyard setbacks.

Ms. Steele asked the applicant what the hardship was for the garage, as simply needing a larger garage isn't an eligible request. Mr. Ganser shared that the current structure can just about accommodate two reasonably sized cars, with no room for storage of any other equipment. As built it would require ladders, kayaks and other lake recreation equipment to be stored outside. The home doesn't have any basement, and because of the homes location in a floodplain these circumstances preclude additional storage. The applicant added that equipment (particularly that with engines and wires) left outside during the winter would be damaged from the snow and ice. Mr. Schweiger asked if surrounding garages are of a similar proportion. Mr. Ganser responded that they are, and also highlighted the limited on-street parking in the neighborhood. Mr. Schweiger also clarified with Staff that the existing garage is non-conforming and wouldn't meet current street yard setbacks.

Mr. Ganser highlighted the proposed retainage pond locations as well as the fire hydrant for limiting other potential home locations. Ms. Piliouras asked about the storm shelter mentioned in the applicant's letter. Planner Plowman clarified that the application was for setbacks and approving the building envelope (the applicant may have to come back for the storm shelter if a variance is needed based upon floodplain calculations). Mr. Ganser shared that the shelter is proposed to be accessed from the kitchen, and would be a waterproof space built into the foundations.

A motion was made by Ms. Steele, seconded by Mr. Schweiger to approve the street yard setbacks and shore yard setback variances for the new single family home, as well as the accessory building distance from primary structure variance and the street yard setback variance to construct a new detached garage. The unnecessary hardship is present through the shape of the lot and location. To conform would cause an unnecessary burden, and there is no negative impact on the general public with this application, it will help reduce neighborhood clutter and congestion from vehicles parking on the street.

The motion carried unanimously.

### **Upcoming Meetings:**

At least one application is expected to be received for the meeting in September 2019.

### **Adjournment:**

A motion by Ms. Piliouras, seconded by Ms. Steele, to adjourn carried. (5:56 pm.)

Respectfully submitted by:  
Douglas Plowman, City Planner / Zoning Administrator