

ZONING BOARD OF APPEALS  
Tuesday, May 28, 2019

The City of Sturgeon Bay Zoning Board of Appeals meeting was called to order at 12:01 p.m. by Chairperson William Murrock in the Council Chambers, City Hall, 421 Michigan Street.

Roll call: Members Wayne Spritka, Dave Augustson, Bill Chaudoir, James Goodwin, and William Murrock were present. Also present were Community Development Director Marty Olejniczak, Planner/Zoning Administrator Chris Sullivan-Robinson, and Community Development Secretary Cheryl Nault.

**Adoption of agenda:** Moved by Mr. Goodwin, seconded by Mr. Spritka to adopt the following agenda:

1. Roll call.
2. Adoption of agenda.
3. Approval of minutes from May 14, 2019.
4. Public hearing: Petition from Wisconsin Public Service for a variance from s. 20.27(2) of the Municipal Code (Zoning Code) to allow a building to be no closer than 10 feet from the rear property line for property located at 1843 Michigan Street.
5. Consideration of: Petition from Wisconsin Public Service for a variance from s. 20.27(2) of the Municipal Code (Zoning Code) to allow a building to be no closer than 10 feet from the rear property line for property located at 1843 Michigan Street.
6. Adjourn.

Carried.

**Approval of minutes from Tuesday, May 14, 2019:** Moved by Mr. Goodwin, seconded by Mr. Spritka to approve the minutes from May 14, 2019. All ayes. Carried.

**Public hearing: Petition from Wisconsin Public Service for a variance from s. 20.27(2) of the Municipal Code (Zoning Code) to allow a building to be no closer than 10 feet from the rear property line for property located at 1843 Michigan Street:** Chairperson Murrock opened the public hearing at 12:05 p.m.

Mr. Sullivan-Robinson stated that WPS is installing a Gas Regulator Station on the SW corner of the property located at 1843 Michigan Street. They are requesting a 15-foot variance from the rear yard setback. The Plan Commission has recently approved their conditional use request.

WPS representatives Lynn Kroll and Jerry Peot went over the changes from the last meeting they attended. Ms. Kroll stated that the existing drainage will not be affected. They showed foundation detail. The building structure will now be 10 feet from the rear property line. The fence surrounding the structure will be located 4 feet from the property line. The green fence will be vinyl coated with green climbing ivy.

Mr. Peot stated that traffic control will be built on the inside of the fence to allow more screening. They worked with the hospital to match the building as requested by the Plan Commission. The walls will be a sandstone color, with a very low pitch red roof and red door. The building will be insulated and sound proof, but not heated. This location will not prevent the hospital from expanding on the east side. WPS will be visiting the site once a month and will be using the existing driveway.

Lucas Oshefsky, also representing WPS, had spoken with the neighbors and said they had no problems with the Gas Regulator Station. He stated that this site was the number one option for the hospital.

Dan Williams, Representative for District 3, stated that he had no feedback from citizens.

There was no written correspondence either in favor or in opposition of the variance.

The public hearing was declared closed at 12:20 p.m.

**Consideration of: Petition from Wisconsin Public Service for a variance from s. 20.27(2) of the Municipal Code (Zoning Code) to allow a building to be no closer than 10 feet from the rear property line for property located at 1843 Michigan Street:** The Board discussed the variance request.

Mr. Olejniczak reminded the Board that the variance is for the location of the building, which is 10 feet from the property line.

Moved by Mr. Chaudoir, seconded by Mr. Goodwin to approve the variance request, with reasons being that this is a significant improvement to our natural gas public infrastructure; the current plan has been approved by the Wisconsin Public Service Corporation, the Plan Commission, and City staff as this being the best site, location, and layout for the project; and that no neighbors have opposed the project. All ayes. Carried.

**Adjourn:** Moved by Mr. Chaudoir, seconded by Mr. Augustson to adjourn. Carried. Meeting adjourned at 12:21 p.m.

Respectfully submitted,

Cheryl Nault  
Community Development Secretary