

CITY OF STURGEON BAY
Zoning Board of Appeals
October 11, 2022

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

Roll call: Members William Chaudoir, Nancy Schopf, Dave Augustson and Ron Vandertie were present. Staff present were Community Development Director Marty Olejniczak and Community Development Administrative Assistant Cindy Sommer.

Adoption of agenda: Moved by Mr. Vandertie, seconded by Ms. Schopf to adopt the following agenda:

1. Roll call.
2. Adoption of agenda.
3. Public Hearing: Variance from Section 20.34(1) of the municipal code for Gregg and Karen Daanen located on Tacoma Beach Road, parcel #281-64-91000114.
4. Consideration of: Variance from Section 20.34(1) of the municipal code for Gregg and Karen Daanen located on Tacoma Beach Road, parcel #281-64-91000114.
5. Adjourn.

All ayes. Carried.

Public hearing: Variance from Section 20.34(1) of the municipal code for Gregg and Karen Daanen located on Tacoma Beach Road, parcel #281-64-91000114: Vice Chairperson Chaudoir opened the public hearing at 12:02 p.m.

Mr. Olejniczak reported that this is the first residential lot on Tacoma Beach Road east of Clay Banks Road. It is owned by Greg and Karen Daanen. The City has a special setback of 50 feet from the state highway, which provides a for nice view corridor along the highway and also preserves the space for the Department of Transportation to widen the highway at a later date if desired. A previous variance was granted for the same parcel in 2018 for a house. This request is to for a 28' x 40' detached garage located 10 feet from the highway right-of-way at its closest point. The proposed garage replaces an existing 24' x 40' detached garage, which is located on the highway right-of-way line.

The applicant, Gregory Daanen of 920 Tacoma Beach Road, explained that the existing garage impedes the approach to the house and when the variance for the house was granted in 2018, the Board recommended that this garage be replaced, which he is now proposing to do. The new garage will be in a similar location, but will comply with the 10' side yard that would be required if the property line wasn't the highway right-of-way. It will also help reduce highway noise, which benefits the neighbors as well. Mr. Daanen explained that the 50' highway setback would essentially cut his property in half, thereby restricting the ability to build a new detached garage. He is also planning to plant more trees to help reduce the highway noise. He indicated that rebuilding on the east side of the driveway would mean putting the detached garage in front of the home and reducing the view from the home. He would like to have the foundation poured before winter sets in and then construct the building in the spring of 2023. After the new garage is built, he will then demolish the existing garage. He plans to use the building for recreational vehicle storage.

No members of the public presented for the hearing and there were no letters regarding the variance request.

The public hearing was declared closed at 12:13 p.m.

Consideration of: Variance from Section 20.34(1) of the municipal code for Gregg and Karen Daanen located on Tacoma Beach Road, parcel #281-64-91000114:

Mr. Augustson recalled that it was the recommendation of the Board in 2018 to replace this existing building. The proposed location makes sense for noise reduction as well as access. It's unlikely that the highway will ever be widened to four lanes over the bridge, and there would still be enough room to do so without adversely affecting this property. The highway view is not being hindered in any way, however putting the garage on the east side of the driveway would hinder the neighbors as well as the view from the house.

Motion by Mr. Vandertie to approve the variance request as presented with the reasoning that it will be an asset to the property, will reduced highway noise and it also is more conforming than the current building. Motion seconded by Ms. Schopf. Roll call vote, all ayes. Motion carried.

Moved by Ms. Schopf, seconded by Mr. Augustson to adjourn. All ayes. Motion carried. The meeting adjourned at 12:18 p.m.

Respectfully submitted,

Cindy Sommer
Community Development
Administrative Assistant.