

CITY OF STURGEON BAY
Zoning Board of Appeals
May 23, 2023

The City of Sturgeon Bay Zoning Board of Appeals was called to order at 12:02 p.m. by Chairperson William Murrock in Council Chambers, City Hall, 421 Michigan Street.

Roll call: Members William Murrock, Dave Augustson, Morgan Rusnak and Bill Chaudoir were present. Member Nancy Schopf was excused. Staff present were Planner/Zoning Administrator Stephanie Servia and Community Development Administrative Assistant Cindy Sommer.

Adoption of agenda: Moved by Ms. Rusnak, seconded by Mr. Augustson to adopt the following agenda:

1. Roll call.
2. Adoption of agenda.
3. Approval of minutes from February 14, 2023.
4. Public Hearing: Rear yard variance from Section 20.27(2) of the municipal code for Lee and Theresa Bailey located at 509 E. Compass Place, parcel #281-46-05001401.
5. Consideration of: Rear yard variance from Section 20.27(2) of the municipal code for Lee and Theresa Bailey located at 509 E. Compass Place, parcel #281-46-05001401.
6. Adjourn.

All ayes. Carried.

Approval of minutes from February 14, 2023: Moved by Mr. Augustson, seconded by Mr. Chaudoir to approve the minutes of February 14, 2023. All ayes. Motion carried.

Public Hearing: Rear yard variance from Section 20.27(2) of the municipal code for Lee and Theresa Bailey located at 509 E. Compass Place, parcel #281-46-05001401:

Chairperson Murrock opened the public hearing at 12:05 p.m.

Ms. Servia explained that the Baileys propose to construct a 15'x 30' addition to their existing garage and are requesting a variance of 13' from their rear yard. The property is located in the R-3 zoning district, which requires a 25' rear (south) yard. There is a 12' utility easement for overhead power lines along their rear property line which further hinders their property. The properties to the north, west and east are all in the R-3 zoning district, and the property to the south is zoned for agriculture use. The Baileys would like to make their existing garage larger in order to put both of their vehicles inside over the winter and still have room for storage. Their rear yard is the last lot on a corner with no other buildings to the south. The applicants submitted a petition signed by 14 of their neighbors in support of their plan. The Board has the option to approve their request as submitted, approve a modification of their request, or deny the request.

Mr. Chaudoir asked if the property to the south was likely to be developed and Ms. Servia explained there are no current plans to do so, although that could change in the future.

Lee Bailey explained that they have lived in this house that they built 25 years ago and the house is ready to be updated with new siding and they would like to add on to their garage and re-side the house at the same time. He indicated this is a very quiet area with only about a half dozen homes having been constructed since he built there. He stated that the property owners to the south intended to develop their land years ago but never followed through and Mr. Bailey even approached them about buying the lot next to his current one if they were to develop. Mr. Bailey indicated that he contacted every property owner within 300 feet and, with the exception of one, all property owners have responded and approve of his plan. He received no response from one property owner. He added that he doesn't intend to add onto his driveway and he just needs more storage space. He stated he wanted to make the addition larger but he was hindered by the utility easement.

No members of the public presented for the hearing. No letters were submitted other than those already provided. The public hearing was declared closed at 12:20 p.m.

Consideration of: Rear yard variance from Section 20.27(2) of the municipal code for Lee and Theresa Bailey located at 509 E. Compass Place, parcel #281-46-05001401:

Mr. Augustson stated that, because the Baileys are on a corner lot, they essentially lose space for their rear yard and he would consider their rear yard to be the same as a normal side yard.

Mr. Augustson motioned to approve the variance request as presented with the reasoning that they have limited buildable space due being a corner lot. Mr. Chaudoir seconded the motion and added that the utility easement also creates an additional hardship. Roll call vote, all ayes. Motion carried.

Prior to adjournment, Mr. Murrock asked Ms. Servia to check on Sturgeon Bay Iron and Metal Works regarding painting their fence. He also commented that the landscaping in front of Bay Ship looks really nice and is very neat and clean.

Moved by Mr. Chaudoir, seconded by Ms. Rusnak to adjourn. All ayes. Motion carried. The meeting adjourned at 12:23 p.m.

Respectfully submitted,

Cindy Sommer
Community Development Administrative Assistant