



Board of Appeals MEETING MINUTES

November 2, 2023 - 6:00 PM
Council Chambers
3805 S. Casper Dr.

Please note: Minutes are unofficial until approved at the next regular scheduled meeting.

MINUTES

1. CALL TO ORDER, PLEDGE OF ALLEGIANCE

Chairman Goetter called the Common Council meeting to order at 6:02PM and led the Pledge of Allegiance.

2. ROLL CALL; DECLARATION OF QUORUM; PUBLIC NOTICE

Chairman Goetter took the roll call as follows:

Present: Board Member Oldham, Board Member Klappa, Board Member Goetter, Board Member Schulpius, Board Member Langer

Excused: Board Member Willoughby

Staff Present: Lead Inspector Steve Krentz, City Clerk Administrative Specialist Joelle Erickson

3. APPROVAL OF MINUTES

A. June 12, 2023 Meeting Minutes

MOTION: Motion to Approve June 12, 2023 Meeting Minutes

VOTE: Motion by: Board Member Schulpius
Second by: Board Member Oldham
Motion Passes 5-0

4. NEW BUSINESS

- A. Petitioner Kevin Trebe, 21400 W. Bagpipe Court, requests to construct a 480 square foot garage addition, 28 feet from the front property line. The property is Zoned R-1/R-2, Rural Conservation Single-Family Residential District, which requires a front setback of 50 feet. A front setback variance of 22 feet is required in order to obtain a building permit.

Petitioner #1 (Kevin Trebe) : States that he and his wife want the garage because they have 2 growing kids and only 1 full bathroom. They want to put an additional bathroom onto the master suite. They are turning their old garage into their new master suite. The hardship is that due to the setbacks of the cul-de-sac they do not meet the current requirements but if the street was straight – they would not need a variance. They have a septic system that they replaced in 2022 that wraps around the South side to the West side of the home. Petitioner's Mother-In-Law may move in with them so the additional space may be needed.

Petitioner #2 (Brooke Trebe): If this doesn't get approved they would have to consider moving. She feels that the cul-de-sac is the only thing preventing them from meeting the requirements of the 50 feet. They talked to all the neighbors and no one was in opposition with this variance. Just adding a little more space in front of their garage. There is no other place that they can put this. Will be building a 480 square foot garage (24' deep x 23' wide). Ranch style home with a long driveway. The additional space will be livable space. The home would then be a 3 bedroom, 2 full bath home.

Board Member Schulpius: Is that a retaining wall along the North lot line? How high is the retaining wall?
Petitioner #1: At max 3'. It slopes down as it gets closer to the road.

Board Member Langer: Looking for clarification on the variance needed.

Steve Krentz: For clarification, the variance is 22' – not 32' feet.

Board Member Langer: Due to the mound system, the garage cannot go on the south side of the home? Also, is your well abandoned?

Petitioner #1: Yes, it was the old septic system.

Board Member Langer: Were all your neighbors in support of this?

Petitioner #1: We went to all of our neighbors that can see our driveway, showed them our plans and no one objected.

Board Member Schulpus: Do you have a family room behind your existing garage?

Petitioner #1: Yes, with a fireplace.

Chairman Goetter: Was anyone else here to speak in favor? No. Was anyone else here to speak in opposition? No. We will move to closed session.

MOTION: Motion to Amend the Petition from 32' Feet Variance to 22' Feet Variance

VOTE: Motion by: Board Member Schulpus
Second by: Board Member Oldham
Motion Passes 5-0

MOTION: Motion to Approve the 22' Variance for 21400 W. Bagpipe Court

VOTE: Motion by: Board Member Schulpus
Second by: Board Member Langer
Motion Passes 5-0

5. ADJOURN

MOTION: Motion to Adjourn at 6:25PM

VOTE: Motion by: Board Member Langer
Second by: Board Member Schulpus
Motion Passes 5-0

***Respectfully Submitted,
Joelle Erickson, City Clerk Administrative Specialist***