

CITY OF LAKE GENEVA ZONING BOARD OF APPEALS MINUTES
MONDAY, JUNE 19, 2023 - 5:00 PM
CITY HALL, CONFERENCE ROOM 2A

Members: Chairperson Al Kupsik, Robert McCormick, Todd Krause, Thomas Anthony, Wesley (Pete) Peterson, and Kelly Yunker-1st Alternate

Call to order by Chair Al Kupsik

Chairman, Al Kupsik called the meeting to order 5:00 PM.

Roll Call

Present: Al Kupsik Chairperson, Todd Krause, Bob McCormick and Thomas Anthony.

Absent: Wesley Peterson

Comments from the public as allowed by Wis. Stats. §19.84(2), limited to items on this agenda, except for public hearing items. Comments will be limited to five (5) minutes

No Public Comments

Approve minutes of the March 1, 2022 Zoning Board of Appeals meeting as distributed

Krause / McCormick motion to approve. Motion carried unanimously.

Acknowledgment of Correspondence

No Correspondence

Public Hearing and Action on an application for a Variance Request filed by Jayson P. Nordstrom 510 Franklin Ave Lake Geneva, 53147. For a variance request to the side, rear, and allowable lot coverage for a property located in the Single Family – 4 (SR-4) zoning district Tax Key No. ZMA00026

Peterson arrived at 5:04 PM.

Applicant, Jayson Nordstrom, 510 Franklin Ave. Lake Geneva Wi - Presented the specifics of his request for a Variance Request at 510 Franklin Ave. and answered Board member's questions.

Mary Jo Fesenmaier, 1085 S Lake Shore Dr: Spoke about having procedures in place that would require signage posting on-site.

Linda Frame, 940 Lake Geneva Blvd: Inquired about lot sizes in the area.

Administrator Walling provided details and answered Board member's questions. Attorney Draper answered Board member's questions.

Kupsik / McCormick motion to close the public hearing. Motion carried unanimously.

Kupsik stated that the Board must vote on all 5 criteria to record a vote to approve or deny this variance request.

Zoning Board of Appeals Meeting Monday, June 19, 2023 – 5:00 PM

Conditions for Granting / Denying Variance
510 Franklin Ave.

1. There exists a unique hardship, which is caused by special conditions of the property and is not self-created by the Applicant.

Roll Call Vote

Al Kupsik <input checked="" type="checkbox"/> Y/N	Bob McCormick <input checked="" type="checkbox"/> Y/N	Todd Krause <input checked="" type="checkbox"/> Y/N
Thomas Anthony <input type="checkbox"/> Y/N	Pete Peterson <input checked="" type="checkbox"/> Y/N	

2. A literal enforcement of the provisions of the ordinance will result in practical difficulty or undue hardship.

Roll Call Vote

Al Kupsik <input checked="" type="checkbox"/> Y/N	Bob McCormick <input checked="" type="checkbox"/> Y/N	Todd Krause <input checked="" type="checkbox"/> Y/N
Thomas Anthony <input type="checkbox"/> Y/N	Pete Peterson <input checked="" type="checkbox"/> Y/N	

3. Granting of the Variance is within the spirit of the Zoning Code.

Roll Call Vote

Al Kupsik <input checked="" type="checkbox"/> Y/N	Bob McCormick <input checked="" type="checkbox"/> Y/N	Todd Krause <input checked="" type="checkbox"/> Y/N
Thomas Anthony <input type="checkbox"/> Y/N	Pete Peterson <input checked="" type="checkbox"/> Y/N	

4. The Public's health, and safety and welfare are secured.

Roll Call Vote

Al Kupsik <input checked="" type="checkbox"/> Y/N	Bob McCormick <input checked="" type="checkbox"/> Y/N	Todd Krause <input checked="" type="checkbox"/> Y/N
Thomas Anthony <input type="checkbox"/> Y/N	Pete Peterson <input checked="" type="checkbox"/> Y/N	

5. Granting of the variance will result in justice being served.

Roll Call Vote

Al Kupsik <input checked="" type="checkbox"/> Y/N	Bob McCormick <input checked="" type="checkbox"/> Y/N	Todd Krause <input checked="" type="checkbox"/> Y/N
Thomas Anthony <input type="checkbox"/> Y/N	Pete Peterson <input checked="" type="checkbox"/> Y/N	

Roll Call: Kupsik, McCormick, Peterson and Krause voted yes, & Anthony voted no.
Motion to grant the variance carried by a rollcall vote 4-1

Adjournment

Kupsik / McCormick motion to adjourn. Motion carried unanimously. The meeting adjourned at 5:37 PM.