

**CITY OF LAKE GENEVA ZONING BOARD OF APPEALS MINUTES
 MONDAY, AUGUST 28, 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

Meeting called to order by Chairperson Kupsik
 Chairperson, Al Kupsik called the meeting to order 5:00 PM.

Roll Call
Present: Al Kupsik, Bob McCormick, Thomas Anthony, Pete Peterson
Absent: Todd Krause

Approve Minutes of the June 19, 2023 Zoning Board of Appeals meeting as distributed
 Motion to approve by Peterson, second by Kupsik. Motion Carried; 4-0

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 comment

Acknowledgment of Correspondence
 Correspondence distributed

Public Hearing and Action on an application for a Variance Request filed by John Law, P.O. Box 27 Lake Geneva, 53147. For a Variance Request for the property located at 1351 Elkhorn Rd. in the Planned Industrial (PI) zoning district, Tax Key No. ZYUP00043A
 Applicant Jon Law presented a Variance Request for the property located at 1351 Elkhorn Road in the Planned Industrial (PI) zoning district and answered questions from the Board members.

Motion by Kupsik to close Public Hearing, second by Anthony. Motion Carried: 4-0

Addressed questions related to the specific conditions for granting or denying variances,

Zoning Board of Appeals Meeting			
Monday August 28, 2023 – 5:00 PM			
Conditions for Granting / Denying Variance			
John Law – 1351 Elkhorn Rd.			
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 Y/N	Bob McCormick Y/N	Todd Krause Y/N
	Thomas Anthony Y/N	Kelly Yunker Y/N	Pete Peterson 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 Y/N	Bob McCormick Y/N	Todd Krause Y/N
	Thomas Anthony Y/N	Kelly Yunker Y/N	Pete Peterson Y/N
3. Granting of the Variance is within the spirit of the Zoning Code.	Roll Call Vote		
	Al Kupsik Y/N	Bob McCormick Y/N	Todd Krause Y/N
	Thomas Anthony Y/N	Kelly Yunker Y/N	Pete Peterson Y/N
4. The Public's health, and safety and welfare are secured.	Roll Call Vote		
	Al Kupsik Y/N	Bob McCormick Y/N	Todd Krause Y/N
	Thomas Anthony Y/N	Kelly Yunker Y/N	Pete Peterson Y/N
5. Granting of the variance will result in justice being served.	Roll Call Vote		
	Al Kupsik Y/N	Bob McCormick Y/N	Todd Krause Y/N
	Thomas Anthony Y/N	Kelly Yunker Y/N	Pete Peterson Y/N

The Board wishes to formally state that landscaping is not a matter of concern.

Chairperson Kupsik stated that based on roll call of the "Conditions for Granting/Denying Variance", variance is approved.

Adjournment

Motion by Kupsik to adjourn, second by McCormick. Motion Carried: 4-0 The meeting adjourned at 5:48pm.