

TOWN OF GRAND CHUTE
ZONING BOARD OF APPEALS MINUTES
December 13, 2018

Members Present: Karen Petersen, Aaron Janssen, Kiersten Gustafson, Dan Schultz.

Also Present: Robert Buckingham, Community Development Director (Audience attendance: 0)

1. **CALL MEETING TO ORDER AND ROLL CALL**

Chair Petersen opened the meeting at 5:30 p.m. and roll call was taken.

2. **APPROVAL OF MINUTES** – AUGUST 16, 2018 meeting.

Motion (Gustafson/Janssen) to approve the minutes. Motion carried, all voting aye.

3. **PUBLIC HEARING #1:** VARIANCE (V-05-18) REQUESTED BY LYNDA R. SALAMAN, 2221 N. OLDE CASALOMA DRIVE, FOR A VARIANCE FROM CH. 535-24 (E)(2)(a) OF THE TOWN OF GRAND CHUTE MUNICIPAL CODE TO ALLOW CREATION OF A SINGLE-FAMILY RESIDENTIAL LOT OF LESS THAN 24,000 SQUARE FEET IN SIZE ON PROPERTY ZONED AGD GENERAL AGRICULTURAL DISTRICT.

Chair Petersen opened the hearing at 5:33 p.m. There was no public input.

Motion (Janssen/Schultz) to close Public Hearing #1 at 5:33 p.m. Motion carried, all voting aye.

4. **VARIANCE (V-05-18)** - REQUEST BY LYNDA R. SALAMAN, 2221 N. OLDE CASALOMA DRIVE, FOR A VARIANCE FROM CH. 535-24 (E)(2)(a) OF THE TOWN OF GRAND CHUTE MUNICIPAL CODE TO ALLOW CREATION OF A SINGLE-FAMILY RESIDENTIAL LOT OF LESS THAN 24,000 SQUARE FEET IN SIZE ON PROPERTY ZONED AGD GENERAL AGRICULTURAL DISTRICT.

Director Buckingham explained that the existing lot was established before the Town adopted a Zoning Code, so it is characterized as a nonconforming lot of record. The applicant has reached a settlement agreement on an adverse possession action with the owner of the land to the south. As a result the applicant's south property line will be shifted and total lot area will increase. However, the lot will still be less than the code-required 24,000 sq. ft. If the variance is granted and the lot is replatted at its new size, all permitted structures and uses for a single-family lot in the AGD Agricultural District will be allowed without restriction.

In response to a question from Board member Schultz, Director Buckingham advised that the property is going through estate settlement and the adverse possession action was taken to resolve an outstanding claim.

Motion (Gustafson/Janssen) to approve Variance V-05-18 requested by Lynda R. Salaman, 2221 N. Olde Casaloma Drive, to allow creation of a single-family residential lot of less than 24,000 square feet in size on property zoned AGD General Agricultural District. Motion carried, all voting aye.

5. **ADJOURNMENT.**

Motion (Janssen/Gustafson) to adjourn the meeting at 5:37 p.m. Motion carried, all voting aye.

Respectively submitted,

Tracy Olejniczak/BB
Com. Dev. Adm. Asst.