

CITY OF MENASHA
BOARD OF APPEALS
Third Floor Council Chambers
140 Main Street, Menasha
OCTOBER 10, 2011
MINUTES

A. CALL TO ORDER

Meeting called to order by Clerk Galeazzi at 3:00 p.m.

B. ROLL CALL/EXCUSED ABSENCES

PRESENT: Members Tom Gloede, Ken Kubiak, Brian Williams

EXCUSED: Members Chris Evenson, Jim Koslowski

ALSO PRESENT: CA/HRD Captain, CDD Keil, Dan Gueths, Clerk Galeazzi

C. MINUTES TO APPROVE

1. Board of Appeals, 2/10/09

Moved by K. Kubiak, seconded by B. Williams to receive minutes.

Motion carried on voice vote.

D. COMMUNICATION

1. Information from League of Wisconsin Municipalities on Zoning Boards of Appeal

CDD Keil explained the information from the League of Wisconsin Municipalities.

Mr. Gueths asked for permission to audio tape the meeting.

No objections.

E. ACTION ITEMS

1. Appointment of Chairman

K. Kubiak nominated B. Williams to be Chairman for this hearing.

No other nominations were submitted.

B. Williams took over as Chairman.

2. Request for Variance, Daniel L. Gueths, W7255 Manitowoc Road, Menasha

Clerk Galeazzi swore in Daniel Gueths, CDD Keil and CA/HRD Captain.

Daniel Gueths stated his intent is to divide the parcel at W7255 Manitowoc Road into two parcels and split the current structure that is on the property. This would create a zero lot line. The current structure is used as storage units. It will continue to be used as storage units. He questioned the zoning codes for commercial buildings.

Mr. Gueths presented pictures to the Board of other commercial buildings he referenced.

CDD Keil explained the current zoning codes as it pertains to Mr. Gueths' property. Splitting the parcel into two separate parcels would create a front yard and rear yard for each parcel. Section 13-1-29(f)(5) of the City of Menasha Zoning Code requires a minimum rear yard of ten feet. Staff presented different options to Mr. Gueths for the use of the property.

General discussion between Board, Staff and Mr. Gueths.

2. Request for Variance, Daniel L. Gueths, W7255 Manitowoc Road, Menasha, cont'd.

Moved by B. Williams, seconded by K. Kubiak to deny variance as property owner did not present enough evidence to meet City ordinance criteria for a variance.

Motion carried on roll call 3-0.

F. ADJOURNMENT

Moved by K. Kubiak, seconded by T. Gloede to adjourn at 4:12 p.m.

Motion carried on voice vote.

Respectfully submitted by Deborah A. Galeazzi, WCMC, City Clerk