



Village of Bayside
9075 N Regent Rd
May 6, 2024

Board of Zoning Appeals Meeting
Village Hall Board Room, 4:00 pm

**BOARD OF ZONING APPEALS
AGENDA**

PLEASE TAKE NOTICE the meeting of the Village of Bayside Board of Zoning Appeals will be held at Bayside Village Hall, 9075 North Regent Road, Bayside, Wisconsin at the above noted time and date, at which the following items of business will be discussed and possibly acted upon.

I. CALL TO ORDER AND ROLL CALL

II. APPROVAL OF MINUTES

- A. April 3, 2024 and April 8, 2024 Board of Zoning Appeals meeting minutes.

III. PUBLIC HEARING

- A. The purpose of the public hearing is to consider the request for a special exception by John and Mary Domjen for a garage at the property located at 725 E Wahner Place, contrary to Section 125-3(e)(1) with regard to accessory structures.

IV. BUSINESS

- A. Discussion/recommendation on the request for a special exception by John and Mary Domjen for a garage at the property located at 725 E Wahner Place, contrary to Section 125-3(e)(1) with regard to accessory structures.

VI. ADJOURNMENT

Upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. Contact Village Hall at 414-206-3915. It is possible that members of and possibly a quorum of members of other Boards, Commissions, or Committees of the Village including in particular the Board of Trustees may be in attendance in the above stated meeting to gather information; no action will be taken by any other Boards, Commissions, or Committees of the Village except by the Board, Commission, or Committee noticed above. Agendas and minutes are available on the Village website (www.baysidewi.gov)



Village of Bayside
9075 N Regent Rd
April 3, 2023
Board of Zoning Appeals Meeting
Village Hall Board Room, 5:00 pm

BOARD OF ZONING APPEALS MEETING MINUTES

I. CALL TO ORDER AND ROLL CALL

Chairperson Dickman called the meeting to order at 5:00pm.

Chair: Max Dickman
Members: Amy Krier – Excused
Ben Minkin
Bob Rudman
Tom Houck
Jolena Presti
Matthew Buerosse – Excused

Also Present: Village Manager Andy Pederson
Operations Coordinator Emma Baumgartner
Village Attorney Chris Jaekels

There was 1 person in the audience.

II. APPROVAL OF MINUTES

- A. September 13, 2023, Board of Zoning Appeals meeting minutes.

Motion by Committee Member Houck, seconded by Committee Member Minkin to approve the September 13, 2023, Board of Zoning Appeals meeting minutes. Motion carried unanimously.

III. PUBLIC HEARING

- A. The purpose of the public hearing is to consider the request for a special exception by Zak Rosen for a new home at the property located at 9614 North Lake Drive, contrary to Section 125-89(b)(4) with regard to property line setbacks.

Zak Rosen, homeowner, described the project as a new home with the garage extending over the allowable side set back lines to aid in moving the home away from the bluff.

IV. BUSINESS

- B. Discussion/recommendation on the request for a special exception by Zak Rosen for a new home at the property located at 9614 North Lake Drive, contrary to Section 125-89(b)(4) with regard to property line setbacks.

Committee Member Minkin and Houck asked what the proposed setbacks would be for the new home. Mr. Rosen explained he is going to have the home moved 100 feet west leaving a 66.58' front setback. The north side setback is 27.92' and the south side setback is proposed at 10.25'.

Motion by Committee Member Houck, seconded by Committee Member Presti to recommend the special exception for a new home contrary to Section 125-89(b)(4) to the Board of Trustees. Motion carried unanimously.

VI. ADJOURNMENT

Motion by Committee Member Minkin seconded by Chairperson Dickman to adjourn the meeting at 5:18pm. Motion carried unanimously.



Village of Bayside
9075 N Regent Rd
April 8, 2024

Board of Zoning Appeals Meeting
Village Hall Board Room, 5:00 pm

BOARD OF ZONING APPEALS MEETING MINUTES

I. CALL TO ORDER AND ROLL CALL

Chairperson Dickman called the meeting to order at 5:00pm.

Chair: Max Dickman - Excused
Members: Amy Krier
Ben Minkin
Bob Rudman
Tom Houck
Jolena Presti
Matthew Buerosse – Excused

Also Present: Village Manager Andy Pederson

There were 3 people in the audience.

II. PUBLIC HEARING

- A. The purpose of the public hearing is to consider the request for a special exception by Fox Point Bayside School District for signage at the property located at 601 E Ellsworth Ln, contrary to Section 116-4 with regard to signage in a residential district.

Tory Schulz, Senior Project Manager at EUA, presented the proposal for the Bayside Middle School signage which includes a monument sign and building mounted sign.

IV. BUSINESS

- A. Discussion/recommendation on the request for a special exception by Fox Point Bayside School District for signage at the property located at 601 E Ellsworth Ln, contrary to Section 116-4 with regard to signage in a residential district.

The Board discussed the proposal.

Motion by Committee Member Rudman, seconded by Committee Member Minkin to

recommend the special exception for signage at the property located at 601 E Ellsworth Ln, contrary to Section 116-4 to the Board of Trustees. Motion carried unanimously.

VI. ADJOURNMENT

Motion by Committee Member Rudman, seconded by Committee Member Minkin to adjourn the meeting at 5:06pm. Motion carried unanimously.

NOTICE OF PUBLIC HEARING

In the matter of a request for special exception by John and Mary Domjen for a garage at the property located at 725 E Wahner Place, contrary to Section 125-3(e)(1) with regard to accessory structures.

PLEASE TAKE NOTICE that a public hearing will be held before the Board of Zoning Appeals of the Village of Bayside on May 6, 2024 at 4:00 p.m. at the Village Hall, 9075 N. Regent Road, Bayside, WI 53217. The purpose of the public hearing is to consider:

The request for a special exception by John and Mary Domjen for a garage at the property located at 725 E Wahner Place, contrary to Section 125-3(e)(1) with regard to accessory structures.

PLEASE TAKE FURTHER NOTICE that at such time and place, all interested parties will be heard.

DATED this nineteenth day of April 2024.



Rachel A. Safstrom
Administrative Services Director



Application for Appearance before the Board of Appeals

Owner's Name	John & Mary Domjen
Property Address	725 E. Wahner Place
Telephone	414-217-8436
Email	jdomjen5646@gmail.com

Proposed project details (type of work, size, materials, etc.):

Construction of a 24' x 32' detached garage.

- Location and setbacks consistent with neighborhood, existing residence and building code.
- Design to mimic existing residence: soffit and ridge overhangs to match.
- Materials: Vinyl siding, shingles, garage doors, white aluminum windows, and man door to match as close as available.



APPLICATION FOR SPECIAL EXCEPTION TO ZONING CODE REQUIREMENTS

The Board of Appeals, pursuant to Wis. Stats. 62.23(7)(e), and, Section 125-57(e) of the Zoning Ordinance, and after appropriate notice and hearing, may, with regard to any requirement imposed by the Zoning Ordinance, or any other section of the Municipal Code which specifically allows for special exceptions, recommend a special exception to the Village Board for approval. Notice of application for special exception shall be provided to all property owners adjoining or abutting the property proposed for a special exception. Denials of special exceptions shall not be appeal able to the Village Board.

1. **State the section of the Village of Bayside Municipal Code for which you are requesting a special exception:**
 - Chapter 125-3 (e) 1
Note: See attached Code Analysis

2. **Give a brief description of what you want to do and why.**
 - Build a detached garage consistent with home's design and neighborhood's character.
 - To provide a clean property for my neighbors by moving my vehicle, trailer and ladders inside.

3. **State why compliance with Municipal Code is unreasonably burdensome or negatively impacts the use of the property.**
 - Due to the nature of the home owners occupation, additional storage on the property is needed to provide a clean and uncluttered property. In addition, the owner's main vehicle does not fit in the existing garage, width or height.

4. **State how the Special Exception requested, including any proposed restrictions, will be consistent with the existing character of the neighborhood; will not effectively undermine the application or enforcement of the Code to other properties; and will be in harmony with the purpose and intent of the Code.**
 - Design details and building materials will be consistent with existing residence and character of neighborhood.
 - Needs of this homeowner are isolated to this property and no other homeowner in this area have the same needs, which makes the code burdensome.

Applicant Printed Name

John Domjen

Applicant Signature

A handwritten signature in blue ink, appearing to read "John Domjen", written over a horizontal line.

Date

4/13/2024

For John Domjen

Code Analysis: 725 E. Wahner Place, Bayside, WI 53217

125-3 General provisions

(a) Required open spaces.

- (1) No dwelling as defined above shall occupy an area exceeding 35 percent if in the "C" residence district.

(b) Minimum house area requirements.

- (1) Residences in the "A," "B," and "C" residential districts are subject to the following minimum house area requirements:

- a. One-story residence:

2. Class "C" residential district: 1,500 square feet.

1,900 S.F.

- (2) The minimum house area is the area within the perimeter of the building, exclusive of porches, breezeways and garages.

(c) Minimum floor area of garages. No attached or detached garages shall hereafter be erected, the area of which within the perimeter of the garage at grade, exclusive of recessed chimneys or other interior projections, is less than 484 square feet.

21'-11" x 19'-3" = 422 S.F.

(d) Detached garages. Detached private garages shall be one story in height only and shall have no living quarters in connection therewith.

(e) Accessory uses and structures.

- (1) Accessory uses and detached accessory structures are permitted upon approval of the architectural review committee. Detached garages are not included as an accessory structure since one detached garage is permitted on a lot where an attached garage

is not present. The maximum size of approved accessory structures shall not exceed the following square footage for each lot size: Between 22,000 sq. ft. and 1 acre - 200 sq. ft.

EXISTING SHED WILL BE REMOVED FROM PROPERTY

- (g) Impervious surfaces. Building permits issued under section 104-98 for impervious surfaces which do not involve structures (i.e., driveways, patios, walkways, etc.) shall not require review by the architectural review committee. In no event (other than by the installation of stormwater management facilities to mitigate the impacts of impervious surfaces) shall such exceptions permit total impervious surfaces (of all kinds) in excess of 45 percent of total lot area on any property, or setbacks at any point of less than three feet to the side lot line or five feet to the rear lot line.
- (3) Impervious surface maximum percentages. The total of all impervious surfaces on a given lot (or combination of lots devoted to use for a single-family use) may not exceed no more than 40 percent in the "C" residential district.

House - 2,322 S.F.

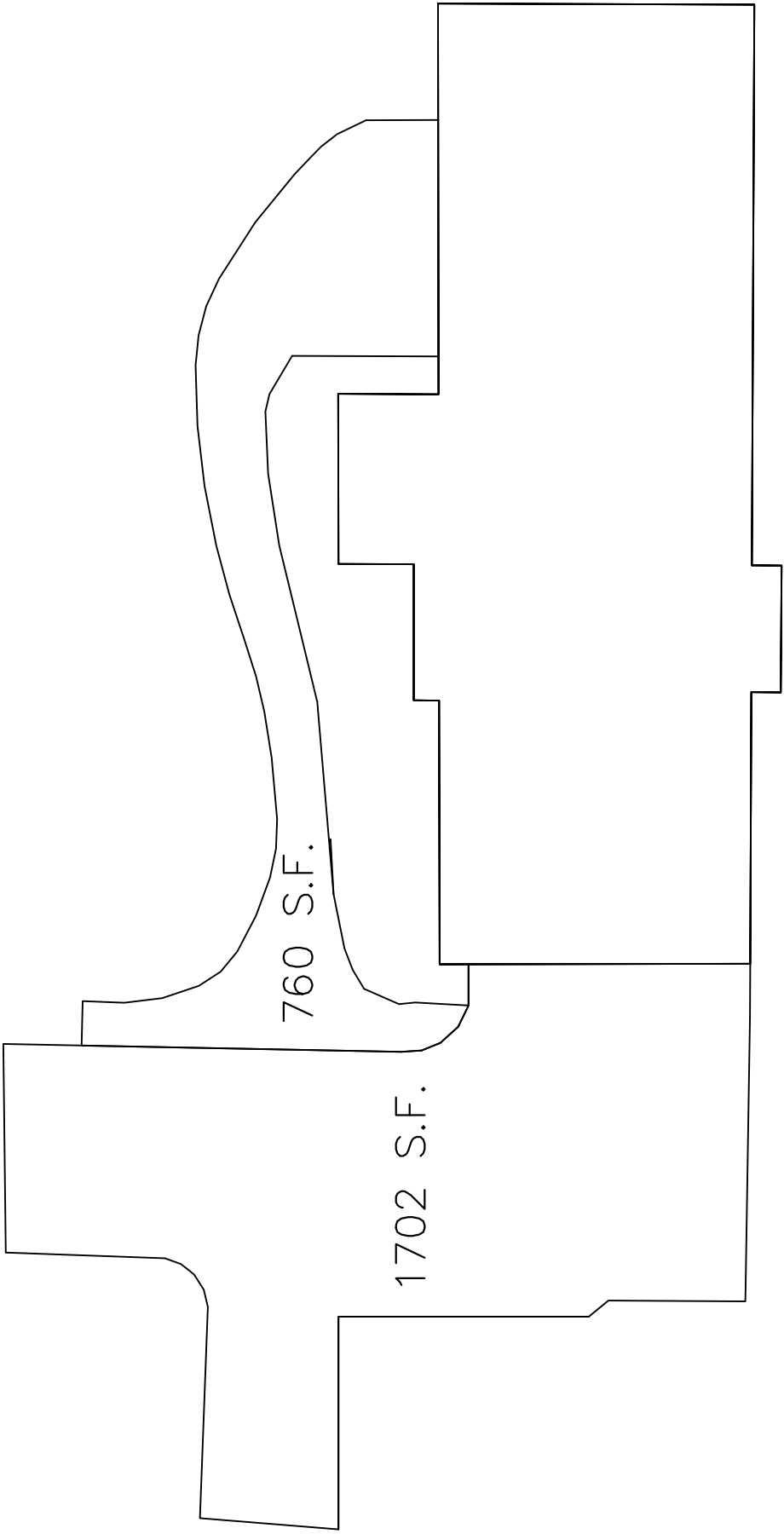
Proposed Garage - 768 S.F.

Driveway & Walks - 2,462 S.F.

Total - 5,552 S.F.

Lot - 30,732 S.F.

Impervious % - 18%



760 S.F.

1702 S.F.