



Village of Bayside
9075 N Regent Rd
August 8, 2022
Village Hall Conference Room, 5:00 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. PUBLIC HEARING

- A. The purpose of the public hearing is to consider the request for a special exception by Kathleen and Thomas Roozen for a fence at the property located at 9126 N Meadowlark Ln, contrary to Section 104-125(k).

1. Public Discussion
2. Board Discussion

III. APPROVAL OF MINUTES

- A. July 21, 2022, Board of Zoning Appeals Meeting.

IV. BUSINESS

- A. Discussion/recommendation on the request for a special exception by Kathleen and Thomas Roozen for a fence at the property located at 9126 N Meadowlark Ln, contrary to Section 104-125(k).

V. ANY OTHER BUSINESS AS MAY PROPERLY COME BEFORE THE BOARD

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)

NOTICE OF PUBLIC HEARING

In the matter of a request for special exception by Kathleen and Thomas Roozen for a fence at the property located at 9126 N Meadowlark Ln, contrary to Section 104-125(k).

PLEASE TAKE NOTICE that a public hearing will be held before the Board of Zoning Appeals of the Village of Bayside on August 8, 2022, at 5:00 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 Kathleen and Thomas Roozen for a fence at the property located at 9126 N Meadowlark Ln, contrary to Section 104-125(k).

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

DATED this twenty-seventh day of July 2022.



Rachel A. Safstrom

Administrative Services Director



Village of Bayside
9075 N Regent Rd
July 21, 2022
Village Hall Boardroom, 5:00 pm

BOARD OF ZONING APPEALS MINUTES

I. CALL TO ORDER AND ROLL CALL

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

Chair: Max Dickman
Members: Darren Fisher
Ben Minkin
Amy Krier
Barry Chaet
Eido Walny – 1st alternate-excused
Tom Houck – 2nd alternate

Also Present: Village Manager Andy Pederson
Administrative Services Director Rachel Safstrom
Assistant to the Village Manager Leah Hofer
Village Attorney Chris Jaekels

II. PUBLIC HEARING

- A. The purpose of the public hearing is to consider the request for a special exception by Rory and Vanessa Kurtz for a shed at the property located at 9095 N Rexleigh Dr, contrary to Section 125-90(b).

1. Public Discussion

Mr. Kurtz gave a brief presentation on the request for special exception. The property was purchased two years ago. There is a 40 year old shed that is falling apart on the property. The current concrete pad is still sound and would be reusable. Due to the location of the shed, a request for exception must be made to be able to reuse the current slab.

2. Board Discussion

Village Manager Pederson explained this type of request has been approved by the Board in the past. In addition, this project will need to go to Architectural Review Board for review prior to final approvals.

- B. The purpose of the public hearing is to consider the request for a special exception by Seth Cullen for a fence at the property located at 9029 N Lake Dr, contrary to Section 104-125(k).

1. Public Discussion

Village Manager Pederson stated the applicant is requesting an exception to the fence code. In addition to the request for a solid fence, replacement of the eight foot section to continue to be eight feet is requested.

2. Board Discussion

Village Manager Pederson stated staff is currently reviewing the fence code as there are several requests for variances received regularly.
Chairperson Dickmann stated support for the project as it will meet current code

restrictions in the front of the property.

III. APPROVAL OF MINUTES

- A. June 23, 2022, Board of Zoning Appeals Meeting.

Motion by Trustee Fisher, second by Mr. Chaet, to approve the June 23, 2022, Board of Zoning Appeals meeting. Motion carried unanimously.

IV. BUSINESS

- A. Discussion/recommendation on the request for a special exception by Rory and Vanessa Kurtz for a shed at the property located at 9095 N Rexleigh Dr, contrary to Section 125-90(b).

Motion by Mr. Minkin, seconded by Mr. Chaet, to recommend the Village Board approve a special exception by Rory and Vanessa Kurtz for a shed at the property located at 9095 N Rexleigh Dr, contrary to Section 125-90(b). Motion carried unanimously.

- B. Discussion/recommendation on the request for a special exception by Seth Cullen for a fence at the property located at 9029 N Lake Dr, contrary to Section 104-125(k).

Motion by Trustee Fisher, seconded by Mr. Chaet, to recommend the Village Board approve a special exception by Seth Cullen for a fence at the property located at 9029 N Lake Dr, contrary to Section 104-125(k) and authorize a variance for the eight foot height. Motion carried unanimously.

V. ANY OTHER BUSINESS AS MAY PROPERLY COME BEFORE THE BOARD

None.

VI. ADJOURNMENT

Motion by Mr. Minkin, seconded by Trustee Fisher, to adjourn the meeting at 5:23 pm. Motion carried unanimously.

Respectfully submitted,

Rachel A. Safstrom
Administrative Services Director



Application for Appearance before the Board of Appeals

Owner's Name KATHLEEN & THOMAS ROOZEN

Property Address 9126 W. MEADOWLARK LN.

Telephone 414-336-8904

Email te.roozen@gmail.com

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

Fence 6' x 8' PANEL, WOOD.

Fee: \$500.00



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:.

Sec 104-125 (K)

2. Give a brief description of what you want to do and why.

BUILD AN BACK YARD EXTERIOR FENCE
WOOD WITH LATTICE TOP FOR PRIVACY FROM
DEJAYNG PROPERTY.

3. State why compliance with Municipal Code is unreasonably burdensome or negatively impacts the use of the property.

THE EASTERN PROPERTY WOULD NOT BE
HIDDEN, NOR WOULD IT BE FLUID IF IT WERE
TO STAND ALONE.

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.

BUCK THORN, AND OTHER FENCES ARE IN AREA
DOGS WANDER INTO BACK YARD, DEJAYNG PROPERTY
HAS RACOONS.

Applicant Printed Name

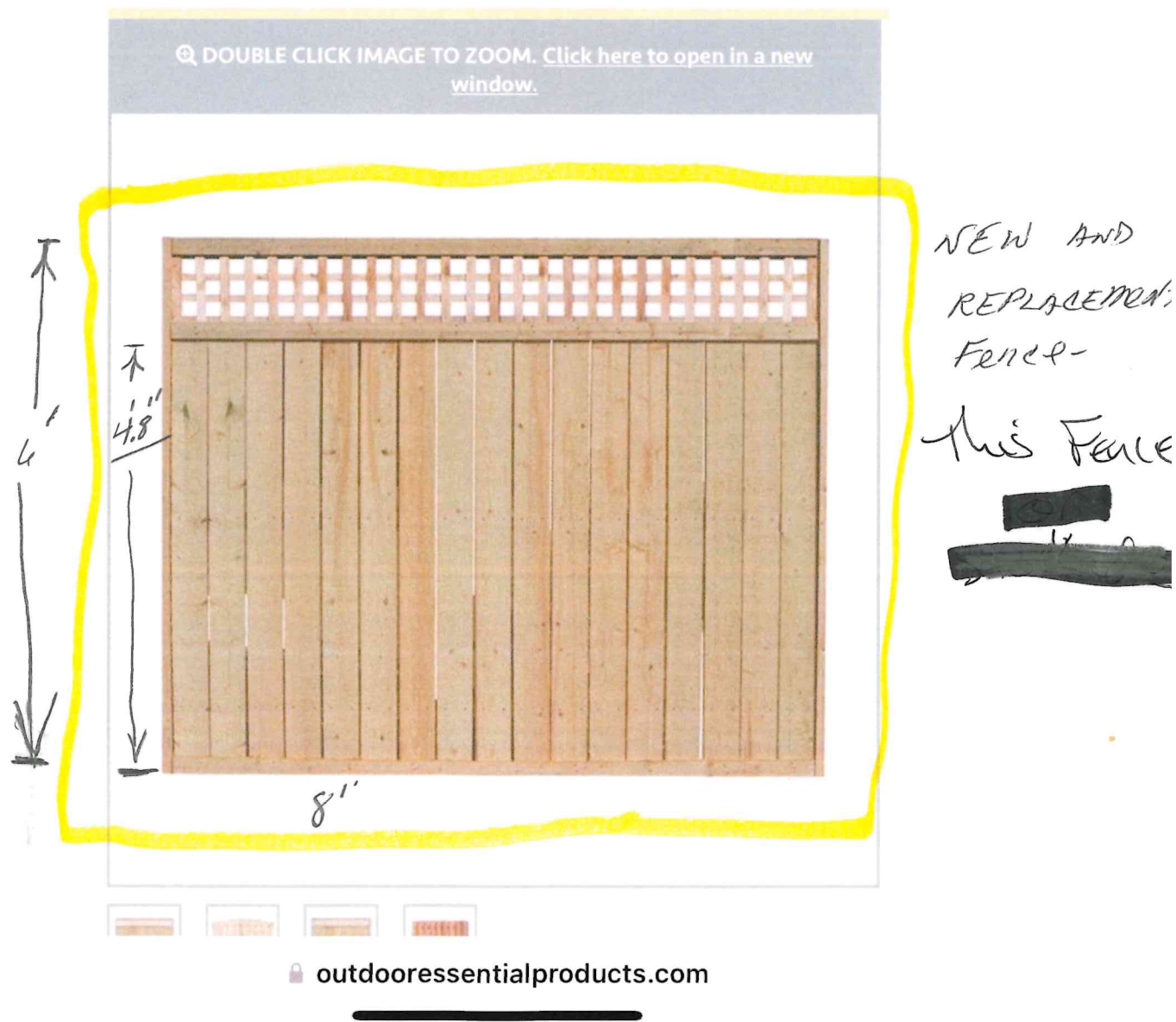
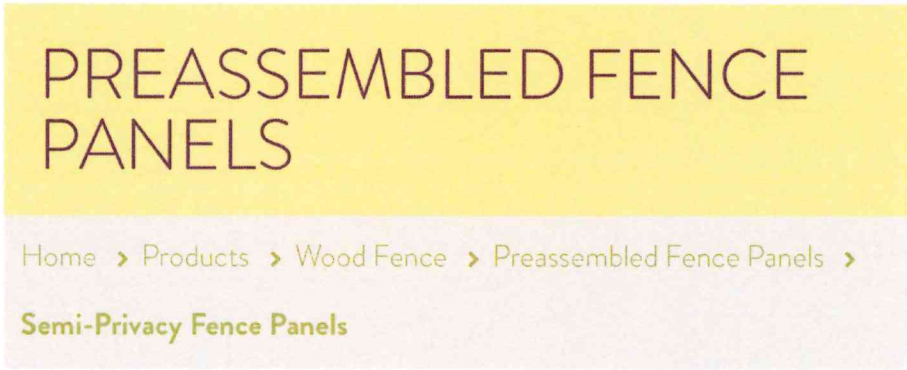
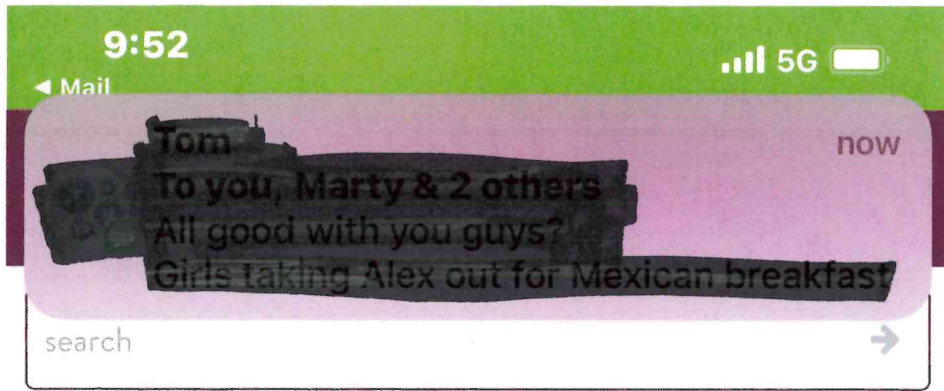
KATHLEEN Thomas Rozen

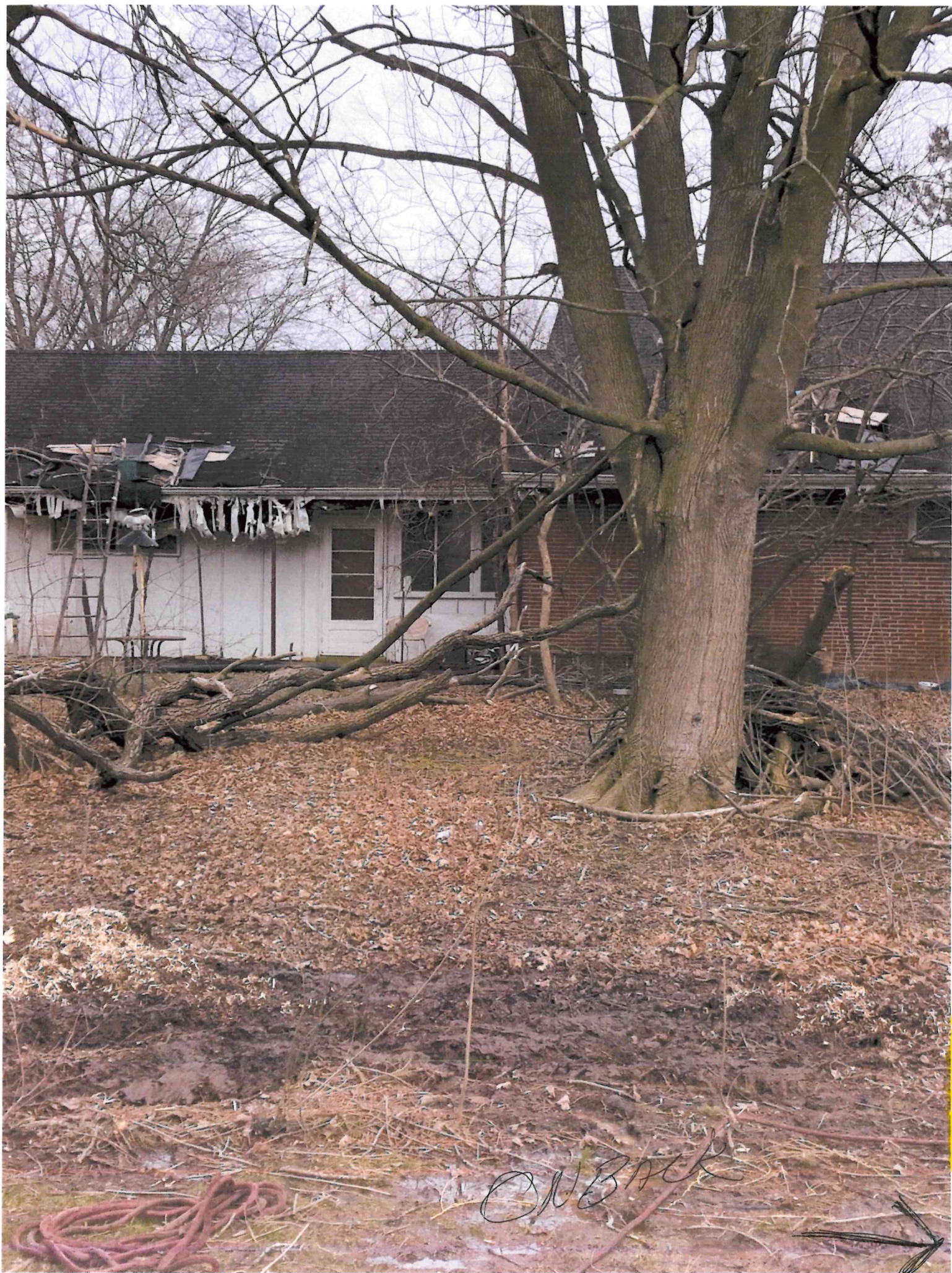
Applicant Signature

Thomas E. Rozen,

Date

7-19-22





ON BACK

Services Offered
 Commercial Site Development
 Subdivision Design and Platting
 Planning
 Streets and Highway Design
 Drainage Studies
 Water Distribution Systems
 Sewer Collection Systems
 Construction Surveying and Stake out Services



Nienow Engineering Assoc.
 Consulting Engineers and Surveyors
 5555 N. Port Washington Road
 Milwaukee, WI 53217
 414-963-4022
 (Fax) 414-963-4028

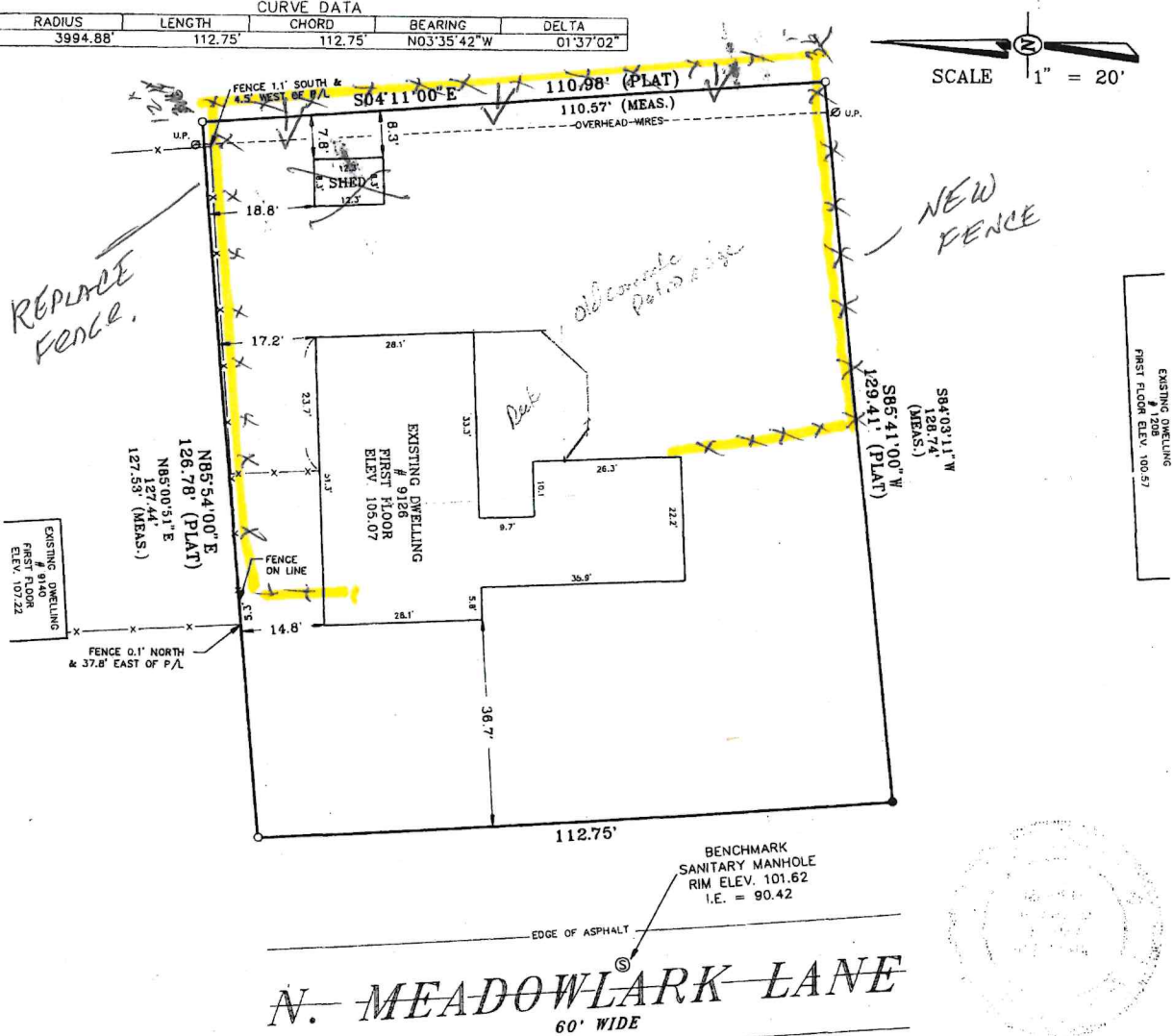
PROJ. NO. 95294
 W95294S1

PLAT OF SURVEY

PREPARED FOR: **PENN**

LEGAL DESCRIPTION:
LOT 3, BLOCK 5, BAYSIDE, BEING A SUBDIVISION OF 39 ACRES LOCATED IN THE SOUTHEAST 1/4 OF SECTION 4, TOWN 8 NORTH, RANGE 22 EAST, MILWAUKEE COUNTY, WISCONSIN.

RADIUS	LENGTH	CHORD	BEARING	DELTA
3994.88'	112.75'	112.75'	N03°35'42"W	01°37'02"



SCALE 1" = 20'

N. MEADOWLARK LANE
 60' WIDE

STATE OF WISCONSIN)
 MILWAUKEE COUNTY)

I hereby certify that I have surveyed the above described property and the above map is a true representation thereof and shows the size and location of the property, its exterior boundaries, the location of all visible structures and dimensions of all principal buildings thereon, boundary fences, apparent easements, roadway and visible encroachments, if any.

This survey is made for the present owners of the property, and also those who purchase, mortgage, or guarantee, the title thereto within (1) year from date hereof.

Dated at MILWAUKEE, WI this 23RD day of JUNE 19 95.

Recertified MD. Pingal
 Surveyor

- LEGEND -

- - DENOTES IRON PIPE - SET
- - DENOTES IRON PIPE - FOUND
- x- - DENOTES WIRE FENCE
- Ø U.P. - DENOTES UTILITY POLE
- ⊙ - DENOTES SANITARY MANHOLE

APPROVED
 VILLAGE OF BAYSIDE
 BUILDING COMMITTEE

DATE

Officer
Joe Strick
Jim Moore
Michael

7-19-22

- BAYSIDE TRUSTEE'S -

MY NAME IS THOMAS/KATHLEEN ROOLEN
9126 N. MEADOWLARK LN. LONGTIME
(22) YRS RESIDENTS OF THE VILLAGE.

FOR OVER 10 YEARS WE HAVE ENDURED
BULK THORN, DECAYING PROPERTY
TO OUR EAST (NOTE PICTURE)
NOW INFESTED. WE WOULD NOW
LIKE TO ENJOY OUR RETIREMENT
GARDENING, ENTERTAINING AND
WITH FAMILY IN PRIVACY AND
BEAUTY OF OUR HOME. WE CHOSE
A LATTICE TOP FENCE TO HAVE
CLIMBING VINES AS WELL AS
NOT HAVE A SOLID FENCE STRUCTURE.

ALL THREE OF MY NEIGHBORS
INCLUDING DAVID ROLL (EAST)
(DECAYING HOME) AGREED TO THE
FENCE. I HAVE SAMPLE IN PALKE.
AND IN MY BACKYARD. LETTERS

THEY HAVE ALL HAVE SIGNED
ARE IN THE INFORMATION AS
WELL, - MR ROSENFELD AND MR
WALDNY BOTH KNOW ME AND
KNOW MY INTEREST IN OUR
COMMUNITY. IT IS OUR HOPE
THE VILLAGE WILL APPROVE
MY REQUEST.

KIND REGARDS,

Tom Rozen & KATHEN Rozen-

7-19-22

To whom this may concern:

Tom and Katie Roozen, my neighbors, have informed me about their plans to construct a 6' privacy fence around the north, east and south elevations around the back of their home. I agree with this plan and have no objections.

Neighbor Name:

ANDREW + JAMIE CARLSON
Andrew D Carlson Jamie Ah

Address:

1208 E. MANOR CIR

Date:

July 11, 2022

To whom this may concern:

Tom and Katie Roozen, my neighbors, have informed me about their plans to construct a 6' privacy fence around the north, east and south elevations around the back of their home. I agree with this plan and have no objections.

Neighbor Name: DAVID L. ROLL

Address: 9121 N. TENNYSON DR.
MILWAUKEE, WI 53217

Date: 7/12/22

David L. Roll

To whom this may concern:

Tom and Katie Roozen, my neighbors, have informed me about their plans to construct a 6' privacy fence around the north, east and south elevations around the back of their home. I agree with this plan and have no objections.

Neighbor Name: Mike Gielow & Renee Johnson

Address: 9140 N Meadowlark Ln
Bayside 53217

Date:

07/16/2022

A handwritten signature in black ink, appearing to read "Mike Gielow". The signature is stylized with a large, looped "M" and a cursive "Gielow".