

February 4, 2016 (Zoning Board of Appeals)

**ZONING BOARD OF APPEALS
THURSDAY, FEBRUARY 4, 2016 AT 4:30 P.M.
DENMARK VILLAGE HALL
118 E. MAIN STREET, DENMARK, WI**

CALL TO ORDER/ROLL CALL

Chairperson H. Mleziva called the meeting to order at 4:30 p.m.

Present: H. Mleziva, G. VanVenRoy, C. Windorff, B. DeGrave, J. Goral, T. Johanek

Excused: W. Bielinski

Other Staff Present: S. Konkol, K. Coogle, B. Pockl

CONSIDERATION OF VARIANCE REQUEST CLARIFICATION FROM 618 DEPERE ROAD (FAMILY DOLLAR, NATIONAL RETAIL DEVELOPMENT)

Runge presented the staff report to the Zoning Board of Appeals.

- Variance request clarification previously approved on November 16, 2015.
- Location: DePere Road (CTH KB), General Commercial
- Site Plan approved by the Plan Commission in January 2016

National Retail Development is pursuing a retail development of 8,320 square feet on a property located on DePere Road (CTH KB). This location has access from I-43 to the west and is adjacent to the DeGrand Family Restaurant. The corridor, in general, is a mixed-use corridor with commercial and residential land uses.

Clarification of Previously approved Variance:

- **Allow for no landscaping along the required residential buffer on the eastern property side as per Section 17.19(4)(h)**

The applicant at the time of the variance submitted a request for a reduced landscaped setback on the eastern property border due to the size constraints of the property. This was approved by the Board of Appeals. The applicants are clarifying that they are not proposing a fence in this location.

Therefore, the request to the Board of Appeals at this time is to approve the fence exception in conjunction with the previously approved items.

Staff Conclusion/Recommendation:

Based on the standards for variances, and as previously recommended, the Board of Appeals approve the clarification of the variance to include an exception to the fence placement on the eastern side of the property for the National Retail Development application.

DeGrave/VanVenRoy moved to approve the variance request clarification from 618 DePere Road (Family Dollar, National Retail Development). Motion carried.

ADJOURNMENT

Johanek/Windorff moved to adjourn at 4:42 p.m. Motion carried.

Minutes submitted by Sherri Konkol, Village Clerk