

NOVEMBER 2, 2023
6:30PM BUFFALO CITY MUNICIPAL BUILDING

Meeting was called to order by Chair Jerilyn Baures. Meeting held as noticed.
Board present Dan Arendt, Don Blank, Keith Fetting, Joe Krumrie. Citizens present:
Ryan Reidt, Daniel and Karen Solverson, Greg Jencen, George & Sandra Raasch.
Meeting was held as noticed.

Baures presented the variance request from Ryan Reidt, 49 W 21st Street, for a 4' front yard variance to build a detached garage on his property. Reidt presented his request showing his current well sits just east of his residence where he would like to put the garage. After speaking with a plumber he was told it would be best to keep at least 4' away from the well. Board does not know of any regulations on building setbacks from wells. Clerk and board both researched prior to meeting. In order to build the garage the size he would like and keep it away from the well, Reidt needs to get 4' too close to the front yard lot line. Arendt told Reidt that after he and board chair Bauers just attended a zoning training meeting last night he needs to point out to the other board that legally they were told a hardship can not be considered due to the placement of a well or septic system on a property. He said he doesn't feel with Reidt owning the 4 adjacent lots there is any hardship to recognize when considering the variance. Members had viewed the property and clerk received feedback from one neighbor who said she had no opposition to the project. Jencen also spoke in favor of Reidt's variance request. Board discussed options of limiting the size of the garage, changing the shape or possibly moving the well. Motion Arendt, second Blank to deny the variance request as presented. Roll call vote. Arendt – Yes; Blank – Yes; Fetting – No; Krumrie – No; Bauers – Yes. Motion Carried. Variance request was denied 3-2.

Baures presented the variance request from Daniel Shaha, 255 N. River Rd., requesting a 12' side yard variance, a 10' side yard variance to build an addition to an existing home as well as a 9'6" and 2'6" variance to build a deck on the home. All members had viewed the property. The Shaha variance request had been tabled since the April meeting waiting for a survey of the property. Shaha said since getting the survey he had just spoken to the neighboring property owners the Raasch's, also present at the meeting, yesterday. He said he would address their concerns about the snow coming off the roof of his proposed two story garage that would sit only feet from their building. Arendt again said when looking at a variance request the board must take into consideration both a hardship and the public interest and how it would affect neighbors. Arendt said the hardship is questionable in the Shaha's circumstance. They purchased the property knowing it was a small lot and needing a bigger garage for parking has been legally proven in court cases as not a reasonable hardship. He is also concerned that building so close to the neighbors would have a negative impact on them. George Raasch said he is concerned about the consequences of the two-story building being built so close to his lot line and his current shed. Arendt also addressed the Shaha's telling them that he could not consider a variance request for a deck because there would be no hardship reasoning to build a deck. There were no other correspondence received from neighbors. Members discussed the footprint of the proposed garage addition. Motion Fetting, second Arendt to deny all

variance requests. Roll call vote. All yes, motion carried. Solverson asked what they could do to come back and guarantee a variance was received. Arendt told her the board is not able to guarantee any variances.

Motion Fetting, second Blank to adjourn. All yes, motion carried.

Jenny Ehlenfeldt
Clerk/Treasurer