

VILLAGE OF SULLIVAN
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Chairperson Linda Horton called the Zoning Board of Appeals to order at 6:00pm on Monday, November 18, 2019 at the Sullivan Village Hall, 500 Madison Avenue. The meeting is being held in compliance with Wisconsin Open Meetings Law. Zoning Board of Appeals members present: Linda Horton, Rick Riehle, Brock DeVoe, Pearl Mary Goetsch and Jayne Jenks.

To hear the application of Kyle O'Brien for three variances. The property is situated at 901 Front Street, Sullivan, Wisconsin. If granted, this request will permit an addition to the current building for commercial equipment storage.

The decision by the Village of Sullivan Zoning Board of Appeals follows: Application number: 11182019A. Findings of Fact: Having heard the testimony and considered the evidence presented, the Board determines the facts of this case to be: Filing Date - 10/15/2019; Hearing Date - 11/18/2019. The applicant is Kyle O'Brien, 901 Front Street, Sullivan, Wisconsin. The applicant is the Owner of the property which is a business. The property includes a nonconforming structure used on an irregular lot size. The applicant requests an area Variance under **Section 13-1-25(a)&(c), and Section 13-1-49(d)(3)(a),(b),&(c)** of the **Village of Sullivan Code of Ordinances**.

The features of the proposed construction and property that relate to the grant or denial of the Application is that it is an irregular lot.

Conclusions of Law: Based on the above Findings of Fact, the Board concludes that the Variance does meet all three of the following tests: a) The hardship is due to physical limitations of the property rather than the circumstances of the appellant because it is an end lot and two streets meet at corner, b) The Variance will not harm the public interest because the new structure will be far enough away from the road and will not obstruct views; c) Unnecessary hardship is present because it's too close to the road and doesn't infringe in land usage.

Order and Determination: On the basis of the above Findings of Fact, Conclusions of Law and the record in this matter, Motion by Rick Riehle to grant the three Variances to build a storage building with the recommendations from the building inspector. Second by Brock DeVoe. Roll call vote: Jayne-yes, Pearl Mary-yes, Rick-yes, Brock-yes and Linda-yes. Motion carried.

The Variance is granted due to the irregular lot size and best use of land.

The Owner of the property is to contact the Building Inspector next.

Motion by Rick Riehle to adjourn. Second by Jayne Jenks. All were in favor. The Zoning Board of Appeals hearing/meeting adjourned at 6:26pm.

Heather Rupnow
Deputy Clerk/Treasurer
Posted: 11/19/2019