

**Minutes  
City of Monona  
Zoning Board of Appeals  
Thursday April 18, 2019**

Chair Kuhr called the meeting of the Monona Zoning Board of Appeals to order at 5:45 pm.

Present: Alder Kuhr (Chair), Mr. Schweiger, Ms. Piliouras

Excused: Mr. Hermanson, Ms. Lamb

Unexcused: Mr. Gavins

Also Present: Interim City Planner Kory D. Anderson, City Planner Douglas Plowman, Kathy Thomas

**Approval of Minutes:**

A motion by Mr. Schweiger, seconded by Ms. Piliouras, to approve the minutes of October 18, 2018 carried with no corrections.

**Appearances:**

Mr. Charles Polenz – 1403 Nishishin Trail (neighbor) - Opposed

Mr. Britton Reynolds – 1401 Nishishin Trail (owner) – In Favor

Mr. Mike Fountain – 1401 Nishishin Trail (contractor) – In Favor

**New Business:**

**A. Public Hearing and Consideration of Action: Britton & Katherine Reynolds, 1401 Nishishin Trail, are requesting a variance from Monona Municipal Code of Ordinances Sec. 480-24(D)(4)(d), Shore Yard Setbacks for the purpose of constructing a new home at this location. (Case No. Z-001-2019)**

Mr. Polenz shared his concerns with the application, specifically that he hadn't spoken to the applicant, and how the proposed building would align with his. Both Mr. Reynolds and Mr. Fountain presented their plans for the proposed new home on the site. The current plans are narrower than the existing building, and conform on three of the four faces to the required setbacks. They reassured neighbors they would continue to work with them, especially concerning the shoreline portion of their properties. The applicant's original measurements were to the shoreline, and not to the meander line. Although tough to define, this is the language in the Ordinance, and the Board believed it prudent to measure to that line instead. The submitted site plan also didn't show the fireplace on the northern edge of the property that was included in the building plans. New variances were measured from this point on the east, and both distances were to the meander line.

A motion was made by Mr. Schweiger, seconded by Ms. Piliouras to approve the shore yard setback variance with updated measurements of 14.5' and 13' to the interpreted meander line, and not the shoreline as had been originally requested. It was deemed that the applicant experienced unnecessary hardship through the combination of both a narrow lot and 50' shore yard setbacks which limit the possibility of building a modern home without a variance. The application will maintain the character of the neighborhood and will not be contrary to the public interest.

The motion carried with three votes in favor and none in opposition.

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**Upcoming Meetings:**

No applications have been received for a potential meeting in May 2019.

**Adjournment:**

A motion by Mr. Schweiger, seconded by Ms. Piliouras, to adjourn was carried. (6:25 pm.)

Respectfully submitted by:  
Douglas Plowman, City Planner