



**The Zoning Board of Appeal Meeting of the  
The Village of Birchwood was held on Thursday, June 4th, 2026, at 6:30 pm  
at the Birchwood Village Hall, 101 N Main St, Birchwood, WI 54817.**

**MINUTES**

1. Call Meeting to Order-Pledge of Allegiance recited
2. Roll Call of Board of Appeals Members
  - a. Present--J. Roppe, K. Lenhert, J. Labahn, B. Boatman, and G. Hayes-Roppe asked that name corrections be made as follows: S. Roppe and K. Lehnert
3. Open Public Hearing
  - a. Motion by Roppe to Open public hearing to consider the request for a zoning variance submitted by James and Laurie DelMedico for property located at 1112 Maple Terrace Drive.
4. Proof of Notice-Roppe confirmed that required notices were sent out at follows.
  - a. Class 2 Notice requirements:
    - a. Publication at the Birchwood Post Office, Village Hall, Pioneer Market/Deli and Village Website and 2 insertions in Rice Lake Chronotype
    - b. Roppe also confirmed that Beffa sent notice to Roppe and also mailed it to neighboring property owners.
5. Presentation of Variance Request-Parcel: Tax Parcel No 29497. Zoning Requirement: 75-foot lakeside setback. Requested Variance: Reduced setback to approximately 8 feet or less. Reconstruction of existing 12' x 12' deck. Addition of approximately 8-foot-wide lakeside walkway. Replacement of prior structure in same general location. Roppe asked Mr. DelMedico to present their request.
  - a. James DelMedico presented information on his request. The original deck to the NW rotted and was removed. The original house has an approximate 8 ft deck off the basement exit and they would like to construct a frontage deck above it to be able to tie into the lower deck for easier lake access. If the deck is replaced as is- there won't be enough room to walk around the front of it to get to the lake. They would have to go to the basement to access the lakefront. They are getting older and steps are getting harder for them. They would also like to be able to enjoy their lakefront. He explained that he can't use the property the way they would like without the approval of this request.
6. Question from Board of Appeals
  - a. Board members ask questions on variance request-Board examined material presented. Roppe asked about any major excavating-DelMedico commented "no" only piers/supports will be poured. Labahn asked if the lake or shoreline would be affected-DelMedico stated no, he is very conscientious about protecting the lake. Lehnert asked if this would impede any other neighbors' views, etc of the lake. DelMedico stated no. Labahn asked why he was told he couldn't build-Roppe explained that the Village has an ordinance that you must have a 75 ft setback from the lake-they are appealing that to construct the deck. No further questions or comments noted.
7. Public Comment

*The meeting is open to the public and is handicapped accessible.*

*Agendas are posted in three public places which are the Village Hall, Pioneer Market and Deli, and Birchwood United States Postal Service Office notice boards, and on the village website [www.birchwoodvillagewi.com](http://www.birchwoodvillagewi.com) to comply with Resolution 175-15.*

Village of Birchwood  
101 N. Main Street  
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Birchwood, WI 54817



*"The Bluegill Capitol of Wisconsin"*

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- a. Roppe opened the floor for public comment for or against the variance request. No comments noted.
8. Roppe closed Public Hearing.
9. Board Deliberation
  - a. Review of required findings per Village Code, including consistency with zoning intent and unique property conditions, practical difficulty or hardship, impact on neighboring properties, and preservation of property rights. Hayes stated that this is a permanent structure to add living space. Roppe stated that on the ground level they already have a deck going out 8 ft and this will be up above it. He added that there will be no excavating done. DelMedico added that he will not be cutting any trees during the project.
10. Action
  - a. Motion by Boatman, 2<sup>nd</sup> by Labahn to approve the variance request. Carried 5-0.
11. Adjournment-Motion by Boatman, 2<sup>nd</sup> by Hayes to adjourn. Carried 5-0.

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