

**RACINE COUNTY BOARD OF ADJUSTMENT**  
**PUBLIC HEARING AND BOARD MEETING SUMMARY MINUTES**

**MARCH 7, 2017, 9:00 A.M.**

Ives Grove Office Complex Auditorium  
14200 Washington Avenue  
Sturtevant, WI 53177

Board members present by roll call: George Bieneman, B. Jean Schaal, Dave Hendrix, Scott Chase

Board members excused: Don Charlier

Staff present: Brian Jensen, Nancy Iglinski

Chairman Bieneman called the March 7, 2017, Racine County Zoning Board of Adjustment public hearing to order at 9:00 a.m. Board members were introduced by roll call and Chairman Bieneman stated a quorum was present. He then introduced staff and explained meeting procedures. Brian Jensen announced that Board members may have visited each of the sites prior to this meeting, and pertinent information obtained during the visit may be discussed at this meeting and used to assist them in their decision-making.

Preceding the public hearing, **CHASE MOVED, seconded by Hendrix**, to approve the February 7, 2017, Racine County Board of Adjustment public hearing and board meeting summary minutes as presented. Motion carried unanimously – VOTE 4/0

Following are the items presented and the Board's actions.

**PUBLIC HEARING**

- |                                       |          |  |
|---------------------------------------|----------|--|
| 1. Brian Golke, Owner<br>9:03<br>9:15 | -Norway- | The proposed second-story garage addition will exceed maximum building height. |
|---------------------------------------|----------|--|

Jensen presented the petition. The Board heard public testimony and communications were read into the record. At the Board portion of the hearing, **CHASE MOVED, seconded by Schaal**, to approve this variance request to construct a 24' x 26' second-story addition to an existing garage, located at 7448 S. Loomis Road, Section 8, Town 4 North, Range 20 East, in the Town of Norway. Motion carried, with Hendrix dissenting. VOTE: 3/1

The Board approved the variance request as: The Racine County Public Works and Development Services Director had no objection, pursuant to her correspondence dated February 28, 2017. Submitted documentation and public hearing testimony established a need for a second-story garage addition of this size to protect the owner's belongings from the effect of the outdoor environment; to provide personal storage space given the fact that there is not a basement for storage purposes; and to preserve the substantial property rights of the owner that are also enjoyed by others in this area.

The variance does not appear to be contrary to the purpose and spirit of the ordinance as: The proposed second-story garage addition, as demonstrated by public hearing testimony, is consistent with the existing development in the area; the location should not impair visibility for traffic; and the storage of personal items will be in an enclosed structure that would also enhance neighborhood aesthetics. Corner lot configuration creates a hardship and limit the location for proper placement of an accessory structure on this property. The request does not appear to create substantial detriment to adjacent property, as eight area property owners submitted written support, one area property owner expressed oral support at the public hearing for this proposal, and the public interest does not appear to be negatively impacted by this request. To comply with the ordinance would render conformity with such restrictions as unnecessarily burdensome.

The Board granted approval subject to the following conditions: The proposed second-story garage addition must be located and sized as shown on the submitted plan received in the Development Services Office on February 3, 2017. The exterior of the addition must be the same as, or in harmony with, the exterior of the building to which it is being attached. The garage addition must not be used for human habitation. Standard conditions apply. Nine-month expiration date (December 7, 2017). Zoning permit fee of \$65.00.

9:15 **SCHAAL MOVED, seconded by Chase**, to close the public hearing. Motion carried unanimously.  
VOTE: 4/0

### **BOARD MEETING**

1. Decision on preceding petition
2. Other business as authorized law

No other business was presented or discussed.

3. Adjourn

9:24

There being no further business, **CHASE MOVED, seconded by Schaal**, to adjourn at 9:24 a.m.  
Motion carried unanimously. VOTE: 4/0