

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

January 5, 2016- 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, Don Charlier, Scott Chase (9:05 arrival)

Staff present: Brian Jensen

Chairman Bieneman called the January 5, 2016, 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 Schaal**, to approve the October 6, 2015, Racine County Board of Adjustment public hearing and board meeting summary minutes as presented. Motion carried unanimously – VOTE 5/0.

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

PUBLIC HEARING

1. Richard & Rebecca Severson, 9:02 Owners 9:19	-Norway-	Existing detached garage will have an insufficient side yard setback when attached to the existing residence as proposed.
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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 Charlier**, to approve this variance and shoreland/floodplain conditional use request to construct an enclosed entry, second-story addition, and an addition to attach the existing detached garage to the residence located at 7548 East Wind Lake Road, Section 10, Town 4 North, Range 20 East, in the Town of Norway

The Board approved this variance as: The Racine County Public Works & Development Services Director had no objection pursuant to her correspondence dated January 4, 2016. Submitted documentation and public hearing testimony established a need for additional living space in this structure, to improve the safety of the residents by flood proofing the attached garage that may protect the occupants and structure from potential flooding, and, to preserve the substantial property rights of the owners 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 enclosed entry, second story addition and addition to garage is consistent with the existing development in this area, it should not block views to the water, the location should not impair visibility for traffic, and it should not compromise aesthetics. The substandard lot width creates a hardship and limits the location for proper placement of a single-family home with attached garage on this property. The request does not appear to create substantial detriment to adjacent property owners, there was no opposition at the public hearing, and the public interest does not appear to be negatively impacted by this request. The waters of the state will be protected by implementing required erosion control measures and shoreland conditions. To comply with the ordinance would render conformity with such restrictions as unnecessarily burdensome. The existing home and detached garage are not conforming in their current location and the granting of this variance will not create an additional hardship. This request increases safety for vehicular ingress, egress, and traffic on the road.

The Board granted approval subject to the following conditions: The proposed single-family residence with attached garage shall be located and sized as shown on the submitted plan on file at the Racine county Development Services Office dated December 11, 2015. 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. Shoreland protection measures shall be implemented. The fill must be located as shown of the site plan and the finished fill grade must be at an elevation of 1' above the 1% inundation flood elevation (100 year floodplain elevation), extending at least 15' beyond the limits of the structure, except where retaining walls limit the fill extension. The first-floor elevation of this residence must be at 2' above the 1% inundation flood elevation (100-year floodplain elevation). The crawlspace floor elevation must be at or above the 1% inundation flood elevation (100-year floodplain elevation) in this area. The applicant must allow full and unlimited access to the project site at a reasonable time to any Development Services Department employee who is investigating the projects construction, operation, or maintenance. Standard conditions apply. Nine-month expiration date (October 5, 2016). Zoning permit fee of \$135.00. Motion carried unanimously. Vote 5/0

BOARD MEETING

1. Decision on preceding petition

2. Other business as authorized by law

There was no other business.

3. Adjourn

There being no further business, **SCHAAL MOVED, seconded by Chase**, to adjourn at 9:27 a.m. **Motion carried unanimously. VOTE: 5/0**