

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

**September 3, 2019, 9:00 A.M.**

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

**(NOTE: Audio recording from Racine County is available upon request. These minutes are intended as a summary of actions taken by the Committee and do not include verbatim or detailed accounts of all comments made by staff, the Committee and members of the general public present at the meeting.)**

---

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

Board members excused: none

Staff present: Brian Jensen, Kim Parsons

Chairman Bieneman called the September 3, 2019, Racine County Zoning Board of Adjustment public hearing to order at 9:01 a.m. Board members were introduced by roll call and Chairman Bieneman explained meeting procedures.

Preceding the public hearing, **SCHAAL MOVED, seconded by Hendrix**, to approve the May 7, 2019, Racine County Board of Adjustment public hearing and board meeting summary minutes as presented. **Motion carried unanimously – VOTE: 3/0**

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.

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

**PUBLIC HEARING**

- |             |   |   |
|-------------|---|---|
| 1.<br>09:03 | David Gunderson & Brian Gunderson<br>Brian Gunderson, Applicant | -Norway -<br>The proposed property line will have an insufficient side yard setback to existing structures. |
|-------------|---|---|

Jensen presented the petition. The Board heard public testimony and communications were read into the record. This variance request is to adjust the lot line for properties located at 4004 Gunderson Road and 4025 Gunderson Road, Section 28, Town 4 North, Range 20 East, Town of Norway. At the Board portion of the hearing, **HENDRIX MOVED, seconded by Schaal**, to approve this variance request. **Motion carried. VOTE: 3/0.**

The Board approved this variance request as: The Racine County Public Works and Development Services Director had no objection, pursuant to her correspondence dated August 8, 2019. Submitted documentation and public hearing testimony established a need for parcel configuration, amended at the public hearing in order to meet the Town of Norway parcel area requirements for the A-2, General Farming and Residential District II, to preserve the substantial property right of the owners that are enjoyed by others in this area. They are also joined by others in the area. The variance does not appear to be contrary to the purpose and spirit of the ordinance, as the proposed lot is more in conformance with the current code and meets the minimum area and width standards for Racine County and the Town of Norway. Unusual lot configuration with the existing property line bisecting the residence create a hardship and limit the proper location of a property line from the existing residence and agricultural buildings. The request does not appear to create substantial detriment to adjacent property as there was no opposition shown at the public hearing and the Town of Norway Administrator provided oral support

for this proposal, and the public interest does not appear to be negatively impacted by this request. To comply with this ordinance request with such restrictions would be unnecessarily burdensome.

The Board granted approval of this variance request subject to a new survey being submitted to this office within six months.

9:09 **SCHAAL MOVED, seconded by Hendrix, to close the public hearing.  
Motion carried unanimously. VOTE: 3/0**

**BOARD MEETING**

1. Decision on preceding petitions

2. Marc & Andrea Addis -Waterford- Request to extend the November 6,  
09:15 2018 variance approval.

Jensen presented the extension request and provided background information. The original request was for a garage. Unable to finish construction due to inclement weather. The Racine County Public Works and Development Services Director had no objection, pursuant to her correspondence dated August 8, 2019. **HENDRIX MOVED, seconded by Schaal, to approve an extension for up to nine months. Motion carried unanimously. VOTE: 3/0**

3. Other business as authorized law  
09:52 **None**

4. Adjourn  
09:16

There being no further business, **SCHAAL MOVED, seconded by Hendrix, to adjourn at 9:16 a.m. Motion carried unanimously. VOTE: 3/0**