

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

February 4, 2020, 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, B. Jean Schaal, Dave Hendrix

Board members excused: none

Staff present Brian Jensen, Jarmen Czuta, Kim Parsons

Chairman Bieneman called the February 4, 2020, 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 January 7, 2020, 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 the site 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. Lyn Cleveland
9:03 Bower Design and Construction,
Agent | -Dover- | The portion of the of the uncovered deck and concrete patio that is greater than what was previously approved will have insufficient shore yard setback. |
|--|---------|--|

Jensen presented the petition. The Board heard public testimony and communications were read into the record. At the Board portion of the hearing, **HENDRIX MOVED, seconded by Schaal**, to approve this variance request to increase the size of a previously approved uncovered deck and concrete patio located at 23317 N. Shore Dr., Sec. 22, T3N, R20E, Town of Dover. **Motion carried. VOTE: 3/0**

The Board amended and approved this variance request as: submitted documentation and public hearing testimony established a need for an uncovered desk and concrete patio that is greater than what was previously approved and the need 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 uncovered deck and concrete patio that is greater than what was previously approved are consistent with the existing development in this area and they should not block view to the water. The steep

slope and the irregular shoreline, as well as other obstructions, create a hardship and limit the location for proper placement of a deck on this property. The request does not appear to create substantial detriment to adjacent property as there was no opposition shown 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.

This variance is being granted subject to the following conditions: The uncovered deck and concrete patio that is greater than what was previously approved has been amended from the proposed twelve feet to approximately ten feet in width for the length of the house. A surveyor will be required to provide this office with the dimension for the extension and a new drawing to show that dimension for the length and width of the house. The exterior must be the same as or in harmony with which it is being attached. A mitigation plan must be submitted to Racine County Development Services Office for approval prior to the issuance of a zoning permit. The plan should show existing and proposed plantings and/or rain garden in the shore yard area to help offset the amount of impervious surfaces on this lot. Before beginning this project, the applicant must obtain a revised zoning permit card from this office after paying the required revision fee of \$60.00 to revise the permit issued on December 17, 2019. This card must be displayed in a prominent location at the project site.

(9:34) **SCHAAL MOVED, seconded by Hendrix, to close the public hearing. Motion carried. VOTE: 3/0**

BOARD MEETING

- A. Decision on preceding petition

- B. Other business as authorized law

Jensen announced that the appointments for George Bieneman and B. Jean Schaal will expire at the end of June of this year. Both agreed to come back for another term. Jarmen Czuta will be taking over as Secretary of the Board after this meeting with Jensen filling in when needed. Fred Chart of Norway has indicated that he is willing to serve on the Board. Jensen will be forwarding the reappointments and appointment requests to the County Executive for approval.

- C. Adjourn
9:53

There being no further business, **SCHAAL MOVED, seconded by Hendrix, to adjourn at 9:53 a.m. Motion carried unanimously. VOTE: 3/0**