

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

July 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 (*arrived at 9:02 a.m.*)

Staff present: Brian Jensen

Chairman Bieneman called the July 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, **SCHAAL MOVED, seconded by Hendrix**, to approve the June 7, 2016, 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.	William & Amy Zahalka	-Norway-	Addition to existing residence will have an insufficient rear yard setback (Parcel Id. No. 010042009016000)
9:03			
9:54			

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 lay over the variance request for an addition to the existing residence located at 25006 S. Wind Lake Road, Section 9, Town 4 North, Range 20 East, in the Town of Norway, for up to three (3) meetings. The board took this action to allow the applicants time to explore other options for a code-compliant addition and obtain additional information about a purchase or acquisition of a portion of adjacent property. Motion carried unanimously. VOTE: 5/0

2.	Hincz, LLC	-Waterford	The razing of an existing nonconforming residence and combination of parcels will create one parcel and will cause the square footage of the existing accessory structures to exceed the maximum aggregate total footprint area (Parcel ID No. 016041911008030)
9:41	Tom Hincz, Applicant		
9:52			

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 Chase**, to approve this variance request an addition to the existing residence located at 7504 N. Tichigan Road, Section 11, Town 4 North, Range 19 East, in the Town of Waterford.

The Board approved this variance request as: The Waterford Town Board and Planning Commission recommended approval of this request. The Racine County Public Works and Development Services Director recommended approval, pursuant to her correspondence dated June 28, 2016. Submitted documentation and public hearing testimony established a need for the requested parcel configuration to preserve the substantial property rights of the owners that are also enjoyed by others in this area. The removal of the nonconforming structure will benefit the community. The variance does not appear to be contrary to the purpose and spirit of the ordinance, as the proposed parcel configuration and existing outbuildings are consistent with the existing development in this area and will result in less impervious surface within the shoreland jurisdiction of Tichigan Lake. 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.

The Board approved this variance subject to the following conditions: The proposed parcel shall be configured as shown of the submitted survey. The parcels must be combined and the document recorded with the Register of Deeds Office, a copy of which must be provided to the Development Services Office for inclusion of the file. Standard Conditions. Nine-month expiration date (April 5, 2017). Zoning permit fee of \$125.00. Motion carried unanimously. VOTE: 5/0

10:52 **CHASE MOVED, seconded by Charlier**, to close the public hearing.
Motion carried unanimously. VOTE: 5/0

BOARD MEETING

1. Decisions on preceding petitions

Taking into consideration the fact that Tom Hincz remained present for the Board meeting, the Committee agreed to render decisions out of order, taking action on the Hincz variance request before the Zahalka variance request.

2. Other business as authorized by law

There was no other business to discuss.

3. Adjourn
9:55

There being no further business, **SCHAAL MOVED, seconded by Chase**, to adjourn at 9:55 a.m.
Motion carried unanimously. VOTE: 5/0