

**WAUKESHA COUNTY BOARD OF ADJUSTMENT
SUMMARY OF MEETING**

The following is a Summary of the Board of Adjustment Meeting held on Wednesday, November 11, 2020, at 6:30 p.m. Due to COVID-19, the meeting was conducted virtually via the Microsoft Teams application and phone access was also available. The meeting was open to the public and individuals were invited to participate via telephone or Microsoft Teams.

BOARD MEMBERS PRESENT: Tom Day, Chairman (via Microsoft Teams)
Richard Nawrocki (via Microsoft Teams)
Richard Bayer (via Microsoft Teams)
Nancy M. Bonniwell (via Microsoft Teams)
Stephen Schmidt (via Microsoft Teams)

BOARD MEMBERS ABSENT: None

SECRETARY TO THE BOARD: Richard Nawrocki

TOWN OF MERTON BOARD OF ADJUSTMENT MEMBERS PRESENT:
Bill Johnson
Kathy Haberman
Rick Ray

PLANNING STAFF MEMBER: Jacob Heermans, Senior Land Use Specialist
Rebekah, Leto, Senior Land Use Specialist

The following is a record of the motions and decisions made by the Board of Adjustment. Detailed minutes of these proceedings are not produced, however, an audio recording of the meeting is kept on file in the office of the Waukesha County Department of Parks and Land Use, and an audio recording is available, at cost, upon request.

SUMMARY OF PREVIOUS MEETING:

Mr. Nawrocki: *I make a motion to approve the Summary of the Meeting of August 12, 2020, as presented.*

The motion was seconded by Mr. Schmidt and carried unanimously as presented (Ms. Bonniwell did not vote as she did not attend the meeting).

Mr. Bayer: *I make a motion to approve the Summary of the Meeting of October 14, 2020, as presented.*

The motion was seconded by Ms. Bonniwell and carried unanimously.

NEW BUSINESS:

BA68: DAVID AND CATHERINE ROSENBERG (OWNERS)

Public Hearing:

Staff provided a brief summary of the Staff Report and Recommendation. Staff's recommendation was for **approval** of variances from the non-conformance to road setback provisions and a special exception from the non-conformance to offset provisions of the Waukesha County Shoreland and Floodland Protection Ordinance to permit the vertical expansion of the second floor to the existing residence on the subject property.

Discussion between the owners (David and Catherine Rosenberg), Town of Merton Board of Adjustment, County Board of Adjustment and Staff followed. Mr. Johnson of the Merton Board of Adjustment stated that the proposed second floor will be more appropriate with the surrounding residences and does not encroach closer to the side lot lines. Ms. Bonniwell stated that the lot is small, less than a quarter of the required lot size, and the requested square footage is minimal.

Two (2) letters of support were submitted by the petitioner.

Public Reaction: None

Decision and Action:

The Town of Merton Board of Adjustment recommended approval of the petitioner's request as proposed.

Mr. Nawrocki: *I make a motion to approve the request in accordance with the staff report and reasons stated in the staff report.*

The motion was seconded by Ms. Bonniwell and carried unanimously.

BA67: ANGELA CHMURA (OWNER)

Public Hearing:

Staff provided a brief summary of the Staff Report and Recommendation. Staff's recommendation was for **approval** for a special exception from the non-conformance to offset requirements of the Waukesha County Shoreland and Floodland Protection Ordinance to permit a vertical and lateral expansion of the second floor to the existing residence on the subject property.

Discussion between the owner (Angela Chmura), builder (Mathew Widmann), Board and Staff followed. Ms. Chmura stated that the proposed expansion will allow them to utilize the residence year-round and Mr. Widmann stated the Town of Oconomowoc Board approved the request.

Public Reaction: None.

Decision and Action:

Mr. Schmidt: *I make a motion to approve the request in accordance with the staff report and reasons stated in the staff report.*

The motion was seconded by Mr. Nawrocki and carried unanimously.

BA66: JEFFREY AND HEATHER SORENSEN (OWNERS) AND THOMAS STELLING (AGENT)

Public Hearing: (Matter tabled at the October 14, 2020, meeting)

Staff provided a brief summary of the Staff Memorandum. Staff's recommendation was for **denial** of the request for variances from the height requirements and the shore setback requirements to permit an addition to the principal residence on the subject property.

Significant discussion between the petitioner (Thomas Stelling), owner (Heather Sorenson), Board and Staff followed. The discussion revolved around the amount of grading required to construct the addition, priority tree removal and the size and location of the existing improvements on the property.

Public Reaction: None.

Decision and Action:

Mr. Schmidt: *I make a motion to deny the request for variances in accordance with the October 14, 2020 staff report and November 11, 2020 staff memorandum and reasons stated in the October 14, 2020 staff report and November 11, 2020 staff memorandum.*

The motion was seconded by Mr. Nawrocki and carried 4-1, with Mr. Bayer voting against the motion.

OTHER ITEMS REQUIRING BOARD ACTION:

• **ELECTION OF OFFICERS FOR THE BOARD OF ADJUSTMENT**

Ms. Bonniwell: *I make a motion to nominate Tom Day as Chairman, Richard Bayer as Vice-Chairman, and Richard Nawrocki as Secretary.*

The motion was seconded by Mr. Schmidt and carried unanimously.

ADJOURNMENT:

Mr. Bayer: *I make a motion to adjourn this meeting at 8:18 p.m.*

The motion was seconded by Mr. Schmidt and carried unanimously.

Respectfully submitted,

Richard Nawrocki

Richard Nawrocki
Secretary, Board of Adjustment