

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

The following is a Summary of the Board of Adjustment Meeting held on Wednesday, October 14, 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

PLANNING STAFF MEMBER: Rebekah Leto, Senior Land Use Specialist (via Microsoft Teams)
Jacob Heermans, Senior Land Use Specialist (via Microsoft Teams)

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 September 9, 2020, as corrected.*

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

NEW BUSINESS:

BA63: JOHN AND JEAN CORRAO (OWNERS) AND GREG PERKINS (AGENT)

Public Hearing:

Staff provided a brief summary of the Staff Report and Recommendation. Staff's recommendation was for **approval** of the special exception from the nonconformance to offset provisions of the Waukesha County Shoreland and Floodland Protection Ordinance, to permit the construction of second story addition to the principal residence.

Discussion between the petitioner (Greg Perkins), owners (John and Jean Corrao), Board and Staff followed.

Public Reaction: **None**

Decision and Action:

Ms. Bonniwell *I make a motion to approve the request in accordance with the staff report with the reasons stated in the staff report.*

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

BA64: GIUSEPPE VELLA (OWNER)

Public Hearing:

Staff read the Staff Report and Recommendation, as the petitioner did not have a copy of Staff Report. Staff's recommendation was for **approval** of variances from the nonconformance to offset provisions of the Waukesha County Shoreland and Floodland Protection Ordinance to construct a second story addition and first level deck but **denial** of the request for variances from the footprint provisions of the ordinance to construct a covered deck and covered stoop on the existing residence.

The petitioner noted that staff had contacted him about the recommendation and the petitioner stated that he was supportive of staff's recommendation. Discussion between the petitioner (Giuseppe Vella) Board and Staff followed.

One (1) letter of support was submitted by the petitioner.

Public Reaction: None

Decision and Action:

Mr. Bayer *I make a motion to approve the request for variances from the nonconformance to offset provisions of the Waukesha County Shoreland and Floodland Protection Ordinance to construct a second story addition and first level deck but denial of the request for variances from the footprint provisions of the ordinance to construct a covered deck and covered stoop on the existing residence in accordance with the staff report with the conditions and reasons stated in the staff report.*

The motion was seconded by Mr. Schmidt and carried 4-1 (Ms. Bonniwell voting against the motion).

BA65: ROBERT AND JULIE WOLD (OWNERS)

Public Hearing:

Staff provided a brief summary of the Staff Report and Recommendation. Staff's recommendation was for **conditional approval** of variances from the nonconformance to road setback requirements of the Waukesha County Zoning Code, to permit the construction of an addition to the existing residence, subject to the following condition:

1. A Preliminary Site Evaluation approval is required from the Environmental Health Division, prior to the issuance of a Zoning Permit.

Discussion between the petitioners (Robert and Julie Wold), Board and Staff followed.

Public Reaction: None

Decision and Action:

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

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

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

Public Hearing:

Staff provided a brief summary of the Staff Report and Recommendation. Staff's recommendation was for **denial** of the request for a variance from the shore setback and height requirements of the Waukesha County Shoreland and Floodland Protection Ordinance to permit an addition to the principal structure which includes retaining walls, a driveway and sidewalk(s).

The petitioner indicated that a recent survey showed the proposed home exceeds the allowable 35' height and was not caught until after the design work had been completed, however, the owners are agreeable to reducing the height to 35'. The petitioner also indicated that the overhangs of the residence extend into the shore setback and can be reduced to comply with the required shore setback. Significant discussion between the petitioner (Thomas Stelling), owners (Jeffrey and Heather Sorenson), Board and Staff followed. The discussion revolved around the amount of grading required to construct the addition and the need for such large retaining walls within the shore setback area.

The petitioner (Thomas Stelling) submitted a new site plan prior to the meeting, showing terraced retaining walls that still require a variance from the shore setback requirement and a Conditional Use for Land Altering Activities. The revised site plan was not submitted with adequate time for staff to review and provide a revised recommendation, if applicable, to the Board. The Board spoke in favor of tabling the hearing to allow the petitioners additional time to explore alternative plans that aim to reduce the amount of retaining walls and land altering, including not having a lower level garage.

Two letters of support were submitted into the record.

Public Reaction: None

Decision and Action:

Mr. Nawrocki *I make a motion to table the request until the November meeting.*

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

OTHER ITEMS REQUIRING BOARD ACTION:

- Discuss schedule for election of officers for the Board of Adjustment. The Board determined that elections would be held at the November Board of Adjustment meeting.

ADJOURNMENT:

Ms. Bonniwell

I make a motion to adjourn this meeting at 8:50 p.m.

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

Respectfully submitted,

Richard Nawrocki

Richard Nawrocki
Secretary, Board of Adjustment