

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

The following is a Summary of the Board of Adjustment Meeting held on Wednesday, July 12, 2023, at 6:00 p.m. in Room 255/259 of the Waukesha County Administration Center, 515 W. Moreland Blvd., Waukesha County Wisconsin, 53188.

**BOARD MEMBERS PRESENT:** Tom Day, Chairman  
Richard Nawrocki  
Richard Bayer  
Nancy M. Bonniwell  
Stephen Schmidt

**BOARD MEMBERS ABSENT:** None

**SECRETARY TO THE BOARD:** Stephen Schmidt

**PLANNING STAFF MEMBER:** Jacob Heermans

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. Bayer *I make a motion to approve the Summary of the Meeting of June 14, 2023.*

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

**NEW BUSINESS:**

**BA169: CURT CHASE (OWNER), ATTY. JOSEPH A. ABRUZZO (APPLICANT)**

Public Hearing:

Staff provided a brief summary of the Staff Report and Recommendation. Staff's recommendation was for **denial** of the request for after-the-fact area variances from Shore Setback and Floodplain Setback requirements as well as **denial** of the request for a use variance from C-1 Conservancy Overlay District Use Provisions to retain the unpermitted deck.

Discussion between the petitioner (Attorney Tyler Horn, on behalf of Attorney Joseph Abruzzo), owner (Curt Chase), Board and Staff followed.

*Public Reaction:*

- Debra Jaeck, W300S10317 Lakeside Dr, shared that the deck replaced an unattractive stoop. The deck is aesthetically pleasing and allows the property owner to more easily enjoy the property. The deck adds value to the adjacent properties.
- Teri Thomson, W300S10290 Lakeside Dr, stated that the deck does not cause an obstruction and replaces an unattractive cement block stoop.

Decision and Action:

Mr. Schmidt *I make a motion to deny 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.

**BA171: JOHN R. SCOTT (OWNER)**

Public Hearing:

Staff provided a brief summary of the Staff Report and Recommendation. Staff's recommendation was for **approval** of the request for a variance from the shore setback requirements of the Waukesha County Shoreland and Floodland Protection Ordinance to alter the existing deck bump outs and permit the petitioner to retain the after-the-fact concrete within the footprint of the deck.

Discussion between the Board and Staff followed. The petitioner was not in attendance at the meeting.

*Public Reaction:*

- Richard Ruscher, S73W31310 Spring Lake Rd, shared that Spring Lake is designated as an outstanding Resource Water, one of only several within southeast Wisconsin, and the Board should be judicious with the improvements that they allow within the shore setback. Mr. Ruscher relayed that the concrete should be removed, as was originally directed by staff.

Decision and Action:

Mr. Bayer *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.

**BA82: PEBBLES FARMS, LLC (OWNER), ROBB PEBBLES (APPLICANT)**

Public Hearing:

Staff provided a brief summary of the Staff Report and Recommendation. Staff's recommendation was for **approval** to extend the Board of Adjustment approval from the June 11, 2021 meeting for a variance from the nonconformance to road setback requirements of the Waukesha County Zoning Code to permit the construction of an addition to the existing residence for an additional 2 years to June 11, 2025.

Discussion between the owner (Robb Peebles), 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 conditions and reasons stated in the staff report.*

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

**BA139 JOHN AND MARY PIERSON (OWNERS)**

Public Hearing:

Staff provided a brief summary of the Staff Report and Recommendation. Staff's recommendation was for **denial** of the request for variances from the shore setback, maximum building footprint and nonconforming to offset provisions of the Waukesha County Shoreland and Floodland Protection Ordinance, to permit a vertical and lateral expansion to the existing residence and a new lakeside deck and patio.

Discussion between the owner (John Pierson) and his builder (James Mella), Board and Staff followed.

*Public Reaction: None*

Decision and Action:

Mr. Nawrocki *I make a motion to adjourn the request for variances to the December [13], 2023, Board of Adjustment meeting.*

The motion was not seconded and the motion failed. The Board discussed a shorter time frame in for the petitioner to make revisions.

Ms. Bonniwell *I make a motion to adjourn the request for variances to the September [13], 2023, Board of Adjustment meeting to allow the applicant to revise the proposal.*

The motion was seconded by Mr. Nawrocki and carried 3-2 with Mr. Day and Mr. Schmidt voting no.

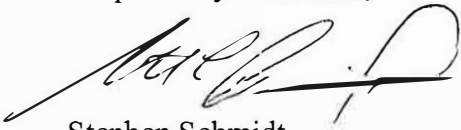
**OTHER ITEMS REQUIRING BOARD ACTION:**

**ADJOURNMENT:**

Mr. Nawrocki            *I make a motion to adjourn this meeting at 7:48 p.m.*

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

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Stephen Schmidt', written over a horizontal line.

Stephen Schmidt  
Secretary, Board of Adjustment