

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

The following is a Summary of the Board of Adjustment Meeting held on Wednesday, June 17, 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: Jacob Heermans (BA47); Ben Greenberg (BA51)

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.

NEW BUSINESS:

BA47: JOE AND SHERRY GARVENS (OWNER)

Public Hearing:

Staff provided a brief summary of the Staff Report and Recommendation. Staff's recommendation was for **denial** of the request for variance A-2 Rural Home District regulations of the Waukesha County Zoning Code to retain an existing heating and cooling business on a residentially zoned lot.

Discussion between the petitioners (Joe and Sherry Garvens), Board and Staff followed.

The owner noted that she was unaware of any restriction from using the property for a heating and air conditioning business.

A letter written in support of the request was submitted by Thomas Spoke - W394N5313 Reddelein Rd.

Public Reaction: None

Decision and Action:

Ms. Bonniwell

I make a motion to deny the request in accordance with the staff report and for the reasons stated in the staff report.

The motion was seconded by Mr. Schmidt and carried 4-0 (Mr. Nawrocki did not vote due to a technical difficulty).

BA51: JOE MODL, d/b/a JTM PROPERTIES, LLC (OWNER), SCOTT KRAHN (APPLICANT)

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 permit the construction of an accessory building, concrete slab and an external staircase.

Staff noted that the shed and slab will also need an offset variance, which will be considered as a separate request at the July 8, 2020, meeting.

Discussion between the petitioner (Scott Krahn) and his Attorney (Brian Randall), Board and Staff followed.

Letters written in opposition of the request were submitted by:

Henry Krier - N55W34685 Road E &

Robert Ullrich - N55W34653 Road E

Public Reaction:

- Robert Ullrich – N55W34653 Road E, also spoke in opposition to the request. He cited concerns about additional noise and commercial activity near his property line due to the proposed structures. He is also concerned about the shed structure blocking views of the lake from his residence. Lastly he noted drainage problems he is having due to sump pump discharge from the Hideaway.

It should be noted that board took up action on the variance request specific to the stairs only. The petitioner formally withdrew his request for variance for the shed and slab and will make said request at the July 8, 2020, Board of Adjustment meeting, where the Board will also consider an offset request for the shed and slab.

Decision and Action:

Ms. Bonniwell:

I make a motion to approve the request for the stairs, in accordance with the staff report with the conditions and reasons stated in the staff report.

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

ADJOURNMENT:

Mr. Bayer: *I make a motion to adjourn this meeting at 8:42 p.m.*

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

Respectfully submitted,

Richard Nawrocki

Richard Nawrocki
Secretary, Board of Adjustment