

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

The following is a Summary of the Board of Adjustment Meeting held on Wednesday, August 9, 2017, at 6:30 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
Nick Jordan

BOARD MEMBERS ABSENT: Rob Schuett

SECRETARY TO THE BOARD: Nancy Bonniwell

OTHERS PRESENT: Town of Merton Board of Adjustment
Amy Barrows, Senior Planner
Jacob Heermans, Land Use Specialist
Dave Hahn, petitioner, BA17:012
Heather Cobb, petitioner, BA17:013
Nate Cobb, petitioner, BA17:013
Tom Drew, neighbor, BA17:012
Kim Gradecki, petitioner, BA17:014
James Gradecki, petitioner, BA17:014

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 July 12, 2017.*

The motion was seconded by Mr. Bayer and carried with four yes votes. Mr. Jordan abstained because he was not present at the July 12, 2017 meeting.

NEW BUSINESS:

BA17:012 DAVID HAHN

Public Hearing:

Staff provided a brief summary of the Staff Report and Recommendation. Staff's recommendation was for approval of the request for a special exception from the nonconforming structure to offset provisions of the Waukesha County Shoreland and Floodland Protection Ordinance to allow the construction of an addition and breezeway to the existing residence, subject to several conditions. Discussion between the petitioner, Board and Staff followed.

Public Reaction:

- The adjacent property owner to the east asked if the proposed septic system would be located outside of the road right-of-way. The answer was yes, the septic system would be designed and located outside of the 30 ft. wide established road right-of-way.

Decision and Action:

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

Ms. Bonniwell

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

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

BA17:013 NATE AND HEATHER COBB

Public Hearing:

Staff provided a brief summary of the Staff Report and Recommendation. Staff's recommendation was for **approval** of a variance from the offset requirements of the Waukesha County Shoreland and Protection Ordinance in order to accommodate a lot line adjustment between Lot 2 of Certified Survey Map No. 9891 and Common Area to Block 1 of Island View that will result in a detached garage on each property being located within the required offset. The recommendation was subject to conditions. Discussion between the petitioner, Board and Staff followed.

Public Reaction:

- None

Decision and Action:

Mr. Bayer

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

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

BA17:014 KIM GRADECKI

Public Hearing:

Staff provided a brief summary of the Staff Report and Recommendation. Staff's recommendation was for **conditional approval** of the request for a variance from the road setback and **denial** of the request from the offset between structures, building footprint, and accessory building footprint requirements of the Waukesha County Shoreland and Floodland Protection Ordinance to allow for the construction of a detached garage. The recommendation was subject to several conditions. Discussion between the petitioner, Board and Staff followed.

Public Reaction:

- None

Public Reaction:

➤ None

Decision and Action:

Mr. Bayer

I make a motion to conditionally approve the request for a road setback variance and deny the request from the offset between structures, building footprint, and accessory building footprint standards in accordance with the staff report and for the reasons stated in the staff report.

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

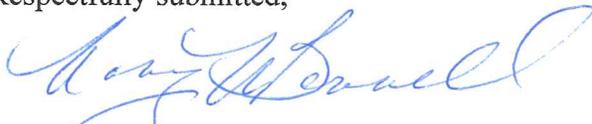
ADJOURNMENT:

Mr. Nawrocki

I make a motion to adjourn this meeting at 7:40 p.m.

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

Respectfully submitted,



Nancy Bonniwell
Secretary, Board of Adjustment