

MINUTES
KENOSHA COUNTY BOARD OF ADJUSTMENT HEARING
Thursday, May 5, 2016

Minutes of the Kenosha County Board of Adjustments public hearing held on Thursday, May 5, 2016, at 6:00 p.m. in Conference Room A, Kenosha County Center, 19600 75th Street, Bristol, Wisconsin.

Members Present: Barbara Ford, Robert Stoll, Chris Brown & Dave Devito

Excused: Dean Troyer

Also Present: Benjamin Fiebelkorn, Senior Land Use Planner

The meeting was called to order at 6:00 p.m. by Vice-Chairman Stoll.

1. **JAMES R. OWEN**, 3910 Greenacre Dr., Northbrook IL 60062 (Owner), Keith Keating, PO Box 175, Powers Lake WI 53159 (Agent), requesting a variance (Section V. A. 12.27-6(f): that all accessory structures shall be located in the side or rear yard only and that one accessory building shall be limited to a maximum of 720 sq. ft. in area and a maximum of 17 feet in height and Section IV.C.12.21-5(g)2: that all structures shall be located at least 75 feet from the ordinary high water mark of any navigable waterway in the R-5 Urban Single-Family Residential Dist.) to construct a 30' x 36' detached garage to be located in the street yard (required side or rear yard placement), to be 1,080 sq. ft. in area (required 720 sq. ft. or less), to be 25' high (required 17' high) and to be located 63' (required setback 75') from the ordinary high water park of Powers Lake on Tax Parcel #60-4-119-183-0195, SW 1/4 Section 18, T1 N, R19 E, Town of Randall. FYI – NE terminus of 403rd Ave. appx. 550 ft. N of intersection with 91st St..

Mr. Fiebelkorn read into the record written e-mail correspondence dated May 4, 2016 from Diane May, 9004 403rd Avenue, Genoa City, WI 53128.

Discussion took place between the Board and the applicant and it was agreed to remove the height variance component from the application.

- Mr. Brown made a motion to **approve** the revised variance request of James R. Owen to construct a 30' x 36' detached garage to be located in the street yard, to be 1,080 sq. ft. in area and to be located 63' from the ordinary high water park of Powers Lake on Tax Parcel #60-4-119-183-0195, SW 1/4 Section 18, T1 N, R19 E, Town of Randall for the following reasons and subject to the following stipulations:

1. Due to the hardship of the lot location along the lake, the irregular lot size and the land being platted before current zoning laws were in place.
2. Subject to the materials used for the garage matching as close as possible the materials used on the existing residence.
3. Subject to the building not being use for any business use.

The motion was seconded by Ms. Ford and passed with a vote of 4-0. (Motion #27:00 / digital)

Site inspection by board members for the above item are as follows:

Barbara Ford	May 3, 2016
Robert Stoll	May 5, 2016
Chris Brown	May 2, 2016
Dave Devito	May 5, 2016

2. **Citizens Comments - NONE**

3. **Approval of Minutes**

- Mr. Troyer made a motion to approve the minutes from April 21, 2016. The motion was seconded by Ms. Ford and passed with a vote of 4-0.

4. **Other Business Allowed by Law**

Mr. Fiebelkorn informed the board that the next meeting scheduled for May 19, 2016 will have four new items. The next meeting scheduled after that is for June 2, 2016 which currently has no new items.

5. **Adjournment**

- Ms. Ford made a motion to adjourn the meeting. The motion was seconded by Mr. Devito and passed with a vote of 4-0.

The meeting adjourned at 6:35 p.m.