

MINUTES
KENOSHA COUNTY BOARD OF ADJUSTMENT HEARING
Thursday, January 19, 2017

Minutes of the Kenosha County Board of Adjustments public hearing held on Thursday, January 19, 2017, at 6:00 p.m. in Conference Room A, Kenosha County Center, 19600 75th Street, Bristol, Wisconsin.

Members Present: Barbara Ford, Robert Stoll, Dean Troyer, Chris Brown and Dave Devito

Also Present: Benjamin Fiebelkorn, Senior Land Use Planner

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

1. **PARK**, Salem, WI 53168 (Owner), Bradley Zautcke, Town of Salem Utility District (Agent), requesting a variance (Section IV. F. 12.24-2(g)2: that that all structures shall be located at least 75 feet from the ordinary high water mark of any navigable water and Section IV. F. 12.24-2(g)3: that all structures shall be located at least 40 feet from any side property line in the PR-1 Park-Recreational Dist.) to construct a 10' x 10' accessory structure to be located **54'** (required setback **75'**) from the ordinary high water mark of a channel to Center Lake and **14'/25'** (required setback **40'/40'**) from the north/south property line on Tax Key Parcel #65-4-120-153-0200, Town of Salem.

- Mr. Troyer made a motion to **approve** the variance request of Park to construct a 10' x 10' accessory structure to be located 54' from the ordinary high water mark of a channel to Center Lake and 14'/25' from the north/south property line on Tax Key Parcel #65-4-120-153-0200, Town of Salem for the following reasons:

1. Hardship being the characteristics of the property.

The motion was seconded by Ms. Ford and passed with a vote of 5-0. (Motion #01:23 / digital)

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

Barbara Ford	January 16, 2017
Robert Stoll	January 16, 2017
Dean Troyer	January 17, 2017
Chris Brown	January 19, 2017
Dave Devito	January 17, 2017

2. **PARK – PUBLIC**, Salem, WI 53168 (Owner), Bradley Zautcke, Town of Salem Utility District (Agent), requesting a variance (Section IV. F. 12.24-2(g)1: that that all structures shall be located at least 40 feet from the right-of-way of all other roads in the PR-1 Park-Recreational Dist.) to construct a 10' x 10' accessory structure to be located **8'** (required setback **40'**) from the right-of-way of 96th St. on Tax Key Parcel #66-4-120-212-0680, Town of Salem.

- Mr. Brown made a motion to **approve** the variance request of Park – Public to construct a 10' x 10' accessory structure to be located 8' from the right-of-way of 96th St. on Tax Key Parcel #66-4-120-212-0680, Town of Salem for the following reasons:

1. Hardship being the size of the building required by code and the location of the parcel.

The motion was seconded by Mr. Troyer and passed with a vote of 5-0. (Motion #02:45 / digital)

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

Barbara Ford	January 16 & 17, 2017
Robert Stoll	January 16, 2017
Dean Troyer	January 17, 2017
Chris Brown	January 19, 2017
Dave Devito	January 19, 2017

3. **TOWN OF SALEM UTILITY DISTRICT #2**, PO Box 446, Salem, WI 53168-0446 (Owner), Bradley Zautcke, Town of Salem Utility District (Agent), requesting a variance (Section IV. G. 12.25-2(g)2: that that all structures shall be located at least 75 feet from the ordinary high water mark of any navigable water in the C-2 Upland Resource Conservancy Dist.) to construct a 10' x 10' accessory structure to be located **65'** (required setback **75'**) from the ordinary high water mark of the Fox River on Tax Key Parcel #67-4-120-303-1120, Town of Salem.

- Mr. Devito made a motion to **approve** the variance request of Town of Salem Utility District #2 to construct a 10' x 10' accessory structure to be located 65' from the ordinary high water mark of the Fox River on Tax Key Parcel #67-4-120-303-1120, Town of Salem for the following reasons:

1. Hardship being the location of the property in conjunction with the river and topography of the property.

The motion was seconded by Mr. Troyer and passed with a vote of 5-0. (Motion #04:25 / digital)

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

Barbara Ford	January 16, 2017
Robert Stoll	January 16, 2017
Dean Troyer	January 17, 2017
Chris Brown	January 19, 2017
Dave Devito	January 18, 2017

4. **Citizens Comments - NONE**

5. **Approval of Minutes**

- Mr. Troyer made a motion to approve the minutes from November 17, 2016. The motion was seconded by Ms. Ford and passed with a vote of 5-0.

6. **Other Business Allowed by Law**

Mr. Fiebelkorn informed the board that the next meeting scheduled for February 16, 2017 has one new petition. The next meeting scheduled after that is for March 16, 2017 and currently has no new petitions.

7. **Adjournment**

- Mr. Brown made a motion to adjourn the meeting. The motion was seconded by Ms. Ford and passed with a vote of 5-0.

The meeting adjourned at 6:09 p.m.