

**Call to Order**

The meeting was called to order at 6:00PM by Mr. Knartzer.

Members Present: Kenneth Knartzer, Vickie Peters, Josh King, Chris Mull, and Steve Milbourn.

Also in Attendance: Planning Director Gabriel Nelson, City Planner Alyssa Liebman, Assistant City Attorney Terry Swihart, Recording Secretary Stevie Jarrett, and Exos IT Chrissy Anderson.

**Approval of Meeting Minutes**

Mrs. Peters moved to approve the meeting minutes from March 24, 2025, seconded by Mr. Milbourn. Vote: Ayes: Mr. Knartzer, Mrs. Peters, Mr. King, Mr. Mull, and Mr. Milbourn (5-0).

**Special Requests/Continuances**

None.

**Findings of Fact**

**BZA2025-009 Development Standards Variance**, 1155 Barcelona Drive, Petitioner, Michael Laing, is requesting relief from the following sections of the Unified Development Ordinance:

1. Section 10-03-13 (C) Accessory Structures (6), to allow an accessory structure over 300 square feet to not have a 36" masonry wainscot

Mrs. Peters moved to adopt the written Findings of Fact as presented, incorporating the evidence submitted into the record, as the final decision and final action for Variance Petition Number BZA2025-009, seconded by Mr. Mull. Vote: Ayes: Mr. Knartzer, Mrs. Peters, Mr. King, Mr. Mull, and Mr. Milbourn (5-0).

**Old Business:**

None.

**Old Business from the Floor:**

None.

**New Business**

**BZA2025-011 Development Standards Variance**, 295 Village Lane, Petitioner, Westminster Village Greenwood, is requesting relief from the following sections of the Unified Development Ordinance:

1. Section 10-03-14 (C) Multi-Family Residential Building Design Standards, Front Elevation (A) to reduce the amount of mortared masonry to less than 50%

2. Section 10-03-14 (C) Multi-Family Residential Building Design Standards, Side Elevation (A) to reduce the amount of mortared masonry to less than 50%
3. Section 10-03-14 (C) Multi-Family Residential Building Design Standards, Rear Elevation (A) to reduce the amount of mortared masonry to less than 50%
4. Section 10-03-14 (C) Multi-Family Residential Building Design Standards, Front Elevation (B) to reduce the percentage of transparency to less than 30%
5. Section 10-03-14 (C) Multi-Family Residential Building Design Standards, Side Elevation (B) to reduce the percentage of transparency to less than 20%
6. Section 10-03-14 (C) Multi-Family Residential Building Design Standards, Front Elevation (D) to allow columns to be clad in materials other than stone, brick, or stucco
7. Section 10-03-14 (C) Multi-Family Residential Building Design Standards, Front Elevation (F) to allow metal grills on a front elevation

Mr. Nelson confirmed that all notices were in order and in the file. Mr. Swihart submitted certified copies of the Unified Development Ordinance into the record.

The public hearing was opened.

Benjamin Chung, 1414 Underwood Avenue, Wauwatosa, WI, AG Architecture, was administered the oath.

Mr. Chung presented the site plan for Greenwood Village South. The intent is to transform its presence along US 31 and enhance the first impression upon entering the property. The new buildings include independent living building, commons building, and new dining venues. Mr. Chung presented the architectural style and the 8-unit hybrid home. They will be using high-quality materials.

Staff is favorable of this variance. There are private streets as well as private courtyards. Mr. Nelson read through the conditions. Mr. Nelson explained they would like to see some landscaping against the blank walls.

Mr. Mull moved to admit all the evidence presented in regard to this matter, including the notices, receipts, map, photographs, written documents, Petitioner's application and attachments, Petitioner's Detailed Statement of Reasons, the Staff Report prepared by the Planning Department, certified copies of the Comprehensive Plan and Unified Development Ordinance, testimony of the Petitioner, City Planning staff and any Remonstrators, and all other exhibits presented, be they oral or written, for consideration by this Board in regard to this petition, and to include the testimony of those present this evening, seconded by Mr. King. Vote: Ayes: Mr. Knartzer, Mrs. Peters, Mr. King, Mr. Mull, and Mr. Milbourn (5-0).

Mr. King moved to approve variance #1 with the condition as listed in staff report, seconded by Mr. Mull. Vote: Ayes: Mr. Knartzer, Mrs. Peters, Mr. King, Mr. Mull, and Mr. Milbourn (5-0).

Mr. King moved to approve variance #2 with the condition as listed in staff report, seconded by Mrs. Peters. Vote: Ayes: Mr. Knartzer, Mrs. Peters, Mr. King, Mr. Mull, and Mr. Milbourn (5-0)

Mr. King moved to approve variance #3 with the condition as listed in staff report, seconded by Mr. Milbourn. Vote: Ayes: Mr. Knartzer, Mrs. Peters, Mr. King, Mr. Mull, and Mr. Milbourn (5-0).

Mr. King moved to approve variance #4 with the condition as listed in staff report, seconded by Mr. Mull. Vote: Ayes: Mr. Knartzer, Mrs. Peters, Mr. King, Mr. Mull, and Mr. Milbourn (5-0).

Mr. King moved to approve variance #5 with the two conditions as listed in staff report, seconded by Mr. Milbourn. Vote: Ayes: Mr. Knartzer, Mrs. Peters, Mr. King, Mr. Mull, and Mr. Milbourn (5-0).

Mr. King moved to approve variance #6 with the two conditions as listed in staff report, seconded by Mr. Mull. Vote: Ayes: Mr. Knartzer, Mrs. Peters, Mr. King, Mr. Mull, and Mr. Milbourn (5-0).

Mr. King moved to approve variance #7 with the two conditions as listed in staff report, seconded by Mr. Milbourn. Vote: Ayes: Mr. Knartzer, Mrs. Peters, Mr. King, Mr. Mull, and Mr. Milbourn (5-0).

Mr. Mull moved to direct the Corporation Counsel's Office to draft written Findings of Fact, regarding the decisions on the variance request presented in Variance Petition Number BZA2025-011 said Findings to specifically incorporate the staff report and the evidence submitted into the record, for consideration and adoption by the Board of Zoning Appeals as the final decision and final action regarding this Petition at the next meeting, seconded by Mr. King. Vote: Ayes: Mr. Knartzer, Mrs. Peters, Mr. King, Mr. Mull, and Mr. Milbourn (5-0).

**BZA2025-012 Development Standards Variance**, 733 Lowes Blvd., Petitioner, Cindy Thrasher, is requesting relief from the following sections of the Unified Development Ordinance:

1. Section 10-03-08 Signage (L)(2) On Premises Sign Menu: Building Signs, Wall Signs, to allow a wall sign over 200 square feet on a front wall, north elevation
2. Section 10-03-08 Signage (L)(2) On Premises Sign Menu: Building Signs, Wall Signs, to allow a wall sign over 200 square feet on a front wall, south elevation

Ms. Liebman confirmed that all notices were in order and in the file. Mr. Swihart submitted certified copies of the Unified Development Ordinance into the record.

The public hearing was opened.

Cindy Thrasher, 1368 Echo Bend St., was administered the oath.

Ms. Thrasher represented Ashley Home Furniture as they requested to install two, new larger signs. They will be quite larger than what it is already there. The current signs are already out of compliance. They will remove the mattress sign from the east and relocate to the front. They are requesting to change the sign at the rear of the store.

Ms. Liebman recommended denial of these sign variances as there was no practical difficulty. The current sizes are already exceeding the UDO requirement of 200 square feet.

Ms. Thrasher stated she had never noticed the sign. It is barely noticeable on US 31.

The public hearing was closed.

Mr. Nelson stated Exhibit F shows a large, multi-tenant sign. They have the largest sign out of all the tenants. Mr. Milbourn asked if they were within the limit of the original sign. There was discussion about the sign sizes. Mr. Mull asked about square footage. Mr. King and Mrs. Peters discussed the sign and explained they did not see a practical difficulty. Mr. Knartzer agreed. Mrs. Peters asked if there was a record of people not finding the store. Either way, the sign is legally non-conforming.

Mr. Mull moved to admit all the evidence presented in regard to this matter, including the notices, receipts, map, photographs, written documents, Petitioner's application and attachments, Petitioner's Detailed Statement of Reasons, the Staff Report prepared by the Planning Department, certified copies of the Comprehensive Plan and Unified Development Ordinance, testimony of the Petitioner, City Planning staff and any Remonstrators, and all other exhibits presented, be they oral or written, for consideration by this Board in regard to this petition, and to include the testimony of those present this evening, seconded by Mrs. Peters. Vote: Ayes: Mr. Knartzer, Mrs. Peters, Mr. King, Mr. Mull, and Mr. Milbourn (5-0).

Mr. King asked about the ballot. There was discussion about conforming to the ordinance. Could it be approved with conditions? Staff suggested conditions no larger than current size.

Mr. King moved to deny variance request #1, seconded by Mrs. Peters. Vote: Ayes: Mr. King, Mrs. Peters, and Mr. Milbourn. Nays: Mr. Knartzer and Mr. Mull (3-2).

Mr. King moved to deny variance request #2, seconded by Mrs. Peters. Vote: Ayes: Mr. King, Mrs. Peters, and Mr. Milbourn. Nays: Mr. Knartzer and Mr. Mull (3-2).

Mr. Mull moved to direct the Corporation Counsel's Office to draft written Findings of Fact, regarding the decisions on the variance request presented in Variance Petition Number BZA2025-012 said Findings to specifically incorporate the staff report and the evidence submitted into the record, for consideration and adoption by the Board of Zoning Appeals as the final decision and final action regarding this Petition at the next meeting, seconded by Mr. King. Vote: Ayes: Mr. Knartzer, Mrs. Peters, Mr. King, Mr. Mull, and Mr. Milbourn (5-0).

**Announcements**

None.

**Adjournment**

Mr. Knartzer moved to adjourn the meeting at 6:38PM.

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Kenneth Knartzer, President

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Stephanie R. Jarrett, Recording Secretary