

**NOTICE OF PUBLIC HEARING BEFORE THE VILLAGE OF MUKWONAGO  
BOARD OF BUILDING AND ZONING APPEALS TO CONSIDER AN APPLICATION FOR  
VARIANCE REQUESTED BY NATHAN AND KRISTEN BELAN FOR THE PROPERTY  
LOCATED AT 322 GRAND AVENUE**

Please take notice that there will be a public hearing before the Board of Building and Zoning Appeals of the Village of Mukwonago in the Board Room of the Village Hall, 440 River Crest Court, Mukwonago, Waukesha and Walworth Counties, on Thursday, December 15, 2016, commencing at 6:30 p.m., to consider the following matter(s):

**PUBLIC HEARING:**            **Variances to Sections 100-103(4)b.1. and 100-453(5) of the Municipal Code of the Village of Mukwonago**

**TAX KEY/ADDRESS:**        MUKV1973204, 322 Grand Avenue

**LEGAL DESCRIPTION:**      PT LOT 1 BLK E ANDREWS ADDITION PT NE1/4 SEC 26 T5N R18E; COM MOST NLY POINT LOT 1; N89°E 150 FT; S20.5°W 50 FT; S89.25°W 151 FT 5 IN; N22.25°E 50 FT TO BGN :: ALSO OUTLOT 1 CERT SURV 4915 VOL 40/42 REC AS DOC# 1340526 :: EX R2169/1041 :: DOC# 4227752

**OWNER/APPLICANT:**        Nathan and Kristin Belan

**MATTER:**                      Applicant seeks a variance of 144 square feet to allow construction of a new detached garage of 864 square feet as opposed to the maximum allowed detached garage of 720 square feet, pursuant to Section 100-453 (5) of the Village of Mukwonago Zoning Ordinance. Requested detached garage also includes usable 2<sup>nd</sup> floor space of about 340 square feet. An existing garage on the subject site is proposed to be removed. Applicant seeks a variance of 29.3 feet to allow construction of a new detached garage located 5.7 feet from the Pearl Avenue street property line to the nearest corner of the garage overhang as opposed to the required 35 foot street yard setback, pursuant to Section 100-103 (4) b. 1. of the Village of Mukwonago Zoning Ordinance. variance of nine (9) feet to allow construction of a new detached garage with a height of 20 feet, as opposed to the maximum allowed detached garage height of 15 feet, pursuant to Section 100-453 (5) of the Village of Mukwonago Zoning Ordinance, although the R-3 Single Family/Transitional Residential zoning district of the subject property allows a new detached garage to be a maximum of 20 feet in height.

At this time all interested persons will be afforded a hearing. Information regarding the above noticed hearing(s) may be obtained in the Clerk's Office.

Steven A. Braatz, Jr.  
Village Clerk  
Pub: 11/30 and 12/7