

Building Services

W240N3065 Pewaukee Road
Pewaukee, WI 53072
(262) 691-9107 Fax (262) 691-6039

ZONING BOARD OF APPEALS MEETING NOTICE AND AGENDA Tuesday, November 12, 2019 6:00 PM

Common Council Chamber ~ Pewaukee City Hall
W240 N3065 Pewaukee Road ~ Pewaukee, Wisconsin

-
1. Call to Order and Pledge of Allegiance
 2. Discussion and Possible Action to Approve the Zoning Board of Appeals Meeting Minutes for Olson / Pewaukee Realty Dated October 2, 2019
 3. **PUBLIC HEARING** and Possible Action Regarding the Petition of **Tracey Catarozoli** and **John Burdick** for the Property Located at **N27 W27158 Woodland Drive (PWC 0933-130)** for variances from **Section 17.0411a and b** and **17.0410f(1) and (2)** to allow for the construction of a 576 square foot detached accessory building with a front and side yard setback of approximately 2.80-feet, opposed to the minimum front yard setback of 20-feet and side yard setback of 5-feet. Additionally, for a variance from **17.0436d** to increase the existing nonconforming lot coverage of permanent structures onsite by approximately 118 square feet, further exceeding the maximum lot coverage requirement of 20% for permanent structures.
 4. Adjournment

Kelly Tarczewski
Clerk/Treasurer

October 28, 2019

NOTICE

It is possible that members of other governmental bodies of the municipality may be in attendance to gather information that may form a quorum. At the above stated meeting, no action will be taken by any governmental body other than the governmental body specifically referred to above in this notice.

Any person who has a qualifying disability under the Americans with Disabilities Act that requires the meeting or materials at the meeting to be in an accessible format must contact the Building Services office, at (262) 691-9107 by 11:00 a.m. the Monday prior to the meeting so that arrangements may be made to accommodate your request.

**CITY OF PEWAUKEE
ZONING BOARD OF APPEALS AGENDA ITEM 2.**

DATE: November 12, 2019

DEPARTMENT: Clerk/Treasurer

PROVIDED BY:

SUBJECT:

Discussion and Possible Action to Approve the Zoning Board of Appeals Meeting Minutes for Olson / Pewaukee Realty Dated October 2, 2019

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

Olson Minutes 10/2/2019

In attendance:

R. Welcenbach, J. Tredwell and K. Marlin. T. Matt was absent and excused.

Also Present:

City Planner & Community Development Director N. Fuchs and Clerk/Treasurer K. Tarczewski.

1. Call to Order and Pledge of Allegiance

Ms. Marlin called the meeting to order at 6:01 p.m.

2. Discussion and Possible Action to Approve the Romeo Meeting Minutes Dated July 23, 2019

A motion was made and seconded (R. Welcenbach, J. Tredwell) to approve the meeting minutes of July 23, 2019. Motion Passed: 3-For, 0-Against.

3. **PUBLIC HEARING** and Possible Action Regarding the Petition of Jodi and Mark Olson / Pewaukee Realty, LLC for the Property Located at N27 W27204 Woodland Drive (PWC 0933-136) for a Variance from Sections 17.0411a and 17.0410e(3) to allow Construction of a New Home with 724 Square Feet of First Floor Area, Opposed to the Minimum First Floor Area of 900 Square Feet

Mr. Fuchs stated this was a variance request to reduce the first floor minimum square footage. He said the applicant is complying with the required side yard setbacks, which are 8-feet on each side. He said they used averaging for the front and rear yard. He said the lot coverage has been met. He said essentially they met all the standards and requirements but their buildable area was less than the 900 square feet requirement. He said they could have requested to build outside of the area but choose to reduce the square footage of their home instead. He said staff recommended approval.

Ms. Marlin wanted confirmation that if they wanted to build a larger home they would need to request a variance on the setbacks. Mr. Fuchs stated that was correct. There were no additional questions from the Board. No one from the audience indicated an interest in speaking.

Mr. Tredwell said this the first time he has ever witnessed a petitioner request to build under the requirements. Mr. Welcenbach stated he had no additional comments.

A motion was made and seconded (R. Welcenbach, J. Tredwell) to approve the petition for a variance from Section 17.0411a and 17.0410e(3) to allow construction of a new home with 724 square feet of the first floor area, opposed to the minimum first floor area of 900 square feet.

Motion Passed: 3-For, 0-Against.

4. Adjournment

A motion was made and seconded (R. Welcenbach, J. Tredwell) to adjourn the meeting at 6:06 p.m. Motion Passed: 3-For, 0-Against.

Respectfully Submitted,

Kelly Tarczewski
Clerk/Treasurer

**CITY OF PEWAUKEE
ZONING BOARD OF APPEALS AGENDA ITEM 3.**

DATE: November 12, 2019

DEPARTMENT: Clerk/Treasurer

PROVIDED BY:

SUBJECT:

PUBLIC HEARING and Possible Action Regarding the Petition of **Tracey Catarozoli** and **John Burdick** for the Property Located at **N27 W27158 Woodland Drive (PWC 0933-130)** for variances from **Section 17.0411a and b** and **17.0410f(1)** and **(2)** to allow for the construction of a 576 square foot detached accessory building with a front and side yard setback of approximately 2.80-feet, opposed to the minimum front yard setback of 20-feet and side yard setback of 5-feet. Additionally, for a variance from **17.0436d** to increase the existing nonconforming lot coverage of permanent structures onsite by approximately 118 square feet, further exceeding the maximum lot coverage requirement of 20% for permanent structures.

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

Staff Report

Catarozoli Burdick Application

Catarozoli Burdick supplement



Office of the Planner & Community Development Director
W240 N3065 Pewaukee Road
Pewaukee, Wisconsin 53072
Phone (262) 691-0770 Fax (262) 691-1798
fuchs@pewaukee.wi.us

REPORT TO THE ZONING BOARD OF APPEALS

Meeting of November 12, 2019

Date: October 24, 2019

Project Name: Catarozoli/Burdick Variance Request

Project Address/Tax Key No.: N27W27158 Woodland Drive/PWC 0933130

Applicant(s): Tracey Catarozoli and John Burdick

Property Owner: Tracey Catarozoli and John Burdick

Current Zoning: Rs-7 Single-Family Residential District, F-1 Floodplain District and SO Shoreland District

Proposed Zoning: Same

2050 Land Use Map Designation: Medium Density Residential (6,500 SQ. FT. – ½ AC. / D.U.) and Floodplains, Lowland & Upland Conservancy and Other Natural Areas

Use of Surrounding Properties: Pewaukee Lake to the north and single-family residential to the south, east, and west

Project Description/Analysis:

The applicants filed a Variance Application requesting a variance from Sections 17.0411a. and b. and 17.0410f.(1) and (2) to allow for the construction of a 576 square foot detached accessory building with a front and side yard setback of approximately 2.80-feet, opposed to the minimum front yard setback of 20-feet and side yard setback of 5-feet. Additionally, the application requests a variance from Section 17.0436d. to increase the existing nonconforming lot coverage of permanent structures onsite by approximately 118 square feet, further exceeding the maximum lot coverage requirement of 20% for permanent structures.

The subject property is zoned Rs-7 Single-Family Residential District, F-1 Floodplain District and SO Shoreland Overlay District. The applicant is proposing to raze the existing 22' x 20' garage and replace it with a 24' by 24' garage. The new garage is generally located in the same location as the existing.

The applicant has indicated that the existing garage was built in 1947 and is not 'structurally sound.' Further, the applicant has said that the proposed size of the new garage is a standard size to accommodate two vehicles.

The Board of Zoning Appeals must review the application materials provided as well as Section 17.1007 of the City's Zoning Code (below), which outlines the factors the Board must consider in determining whether to grant or deny a variance request. The applicant has provided responses to these findings for review.

17.1007 FINDINGS (Rep. & Rec. 14-14)

No variance to the provisions of this Ordinance shall be granted by the Board unless it finds beyond a reasonable doubt that all the following facts and conditions exist and so indicates such in the minutes of its proceedings:

- a. Preservation of Intent: No variance shall be granted that is not consistent with the purpose and intent of the regulations for the district in which the development is located. No variance shall have the effect of permitting a use in any district that is not a stated permitted principle use, permitted accessory use, or permitted conditional use in that particular district.
- b. Exceptional Circumstances: There must be exceptional, extraordinary, or unusual circumstances or conditions applying to the lot or parcel, structure, use, or intended use that do not apply generally to other properties or uses in the same district, and the granting of the variance should not be of so general or recurrent nature as to suggest that the Ordinance should be changed.
- c. Economic or Financial Hardship and Self-Imposed Hardship Not Grounds for Variance: No variance shall be granted on the basis of economic/ financial gain or loss. Self-imposed hardships shall not be considered as grounds for the granting of a variance.
- d. Preservation of Property Rights: The variance must be necessary for the preservation and enjoyment of substantial property rights possessed by other properties in the same district and same vicinity.
- e. Absence of Detriment: No variance shall be granted that will create substantial detriment to adjacent property or that will materially impair or be contrary to the purpose and spirit of this Ordinance or the public interest.
- f. Additional Requirements in Floodplain District: No variance in or related to a floodplain* shall be granted where:
 - (1) A change in the boundaries or elevation of the base flood floodplain (F-1 District) would result.
 - (2) A lower degree of flood protection than a point two (2) feet above the 100-year recurrence interval base flood for the particular area would result.
 - (3) Any action contrary to the provisions of Chapter NR-116 of the Wisconsin Administrative Code would result. (See sub-section 17.0435 and WisDNR requirements)
 - (4) The lot or parcel is larger than one-half acre and is not contiguous to existing structures constructed below the regional (base) flood elevation.
 - (5) No good or sufficient cause can be shown; greater than a minimum relief is necessary; there is increased risk to public safety or nuisances; rescue and relief costs would be increased; and, it is contrary to the purposes of this ordinance.
 - (6) Such variance would allow alteration of an historical structure and/or use.
- g. When a floodplain variance is granted, the Board shall notify the applicant in writing that it may increase risks to life and property and flood insurance premiums could increase up to \$25.00 per \$100.00 per coverage. A copy shall be maintained with the variance record.

Recommendation:

Staff notes that the proposed garage is consistent and similar to the location of the majority of garages along the lake side of Woodland Drive in this area. Additionally, staff finds that the requested size of

the garage is not excessive or atypical of a 2-car garage in a single-family residential district. Furthermore, the garage is not a substantial change from the existing garage when considering location, size, lot coverage, and setbacks.

It should also be noted that the garage is not able to meet the required front yard setback while still maintaining the required 10-foot building separation from the home.

Related to the proposed side yard setback, the garage could potentially be shifted further east to increase the side yard setback; however, that would reduce the width of the driveway.

The driveway appears to abut or be very close to the east side property line. If the garage met the 5-foot setback on the west side of the property, the driveway would be approximately 10-feet in width. It should also be considered that if the driveway and garage both met the required 5-foot side yard setbacks, the width of the driveway would only be about 6-feet.

Staff recommends approval of a variance from Sections 17.0411a. and b., 17.0410f.(1) and (2), and 17.0436d. to allow for the construction of a 576 square foot (24' x 24') detached accessory building with a front and side yard setback of approximately 2.80-feet and an increase in lot coverage of permanent structures of approximately 118 square feet.

Application Deadline: _____

Meeting Date: _____

**Zoning Board of Appeals
Appeal and Application for Variance**

Pewaukee City Hall
W240N3065 Pewaukee Rd.
Pewaukee, WI 53072

NOTICE: The board meets on the first Wednesday of each month at 6:30pm in the City Hall Conference Room unless otherwise noted. **ATTENDANCE OF THE APPLICANT OR REPRESENTATIVE IS REQUIRED.** Failure to appear could result in the application being acted upon without the applicant's input, or it could result in the item being removed from the agenda, requiring the applicant to reapply and pay another filing fee.

The appeal or application must be filed with the Building Services Department **30 days prior to the next Zoning Board of Appeals meeting and within 20 days of the Building Inspector's denial of permit**, accompanied by the filing fee of \$400.00 and a list of names of all owners of property within 600 feet from the exterior boundaries of the properties requesting the variance. ** Note: Applicant/Owner is also responsible for reimbursing the City for cost of publishing legal notices and other fees, including, but not limited to, attorney fees for reviewing the petition.

ALL APPEALS FOR VARIANCES MUST INCLUDE PLANS SHOWING THE VARIANCES BEING REQUESTED.

Site Address N27 W27158 Woodland Drive Parcel Tax Key No. _____
(PWKE)

	Applicant (person to receive notices)	Property Owner
Name	<u>Tracey Cataroli / John Burdick</u>	<u>Same</u>
Address	<u>Same</u>	_____
City, Zip	<u>Pewaukee WI 53072</u>	_____
Phone	<u>262/894-2567</u>	_____

TO THE ZONING BOARD OF APPEALS:

I hereby make an application for a variance to setbacks (waterfront property) of garage
(appeal from the decision of the Zoning Inspector)

For the property located at the following address: N27W27158 Woodland Dr.

Present use of premises garage (22x20)

Briefly describe proposal raze existing (unfit/stable) garage
(replace w/ new)

If this is an appeal, attach the following:

- (1) Statement of principal points on which appeal is based
- (2) Plans showing the variances requested.
- (3) Plat of Survey, which shows where the building for the variance request would be built.

I hereby depose that the above statements contained in the papers submitted herewith are true and correct.

Date: 9/16/19

Applicant Signature: _____

[Signature]

< By signing this document you are giving the Zoning Board of Appeals members permission to view your property.>

Catarozoli - Burdick Remodeling Project

**Address: N27 W27158 Woodland Drive
Pewaukee, WI 53072**

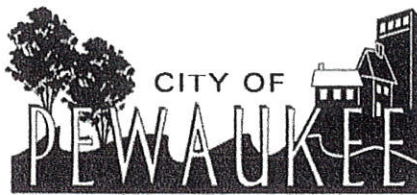
VARIANCE REQUESTED:

Please find attached our request to raze our current (22x20) garage structure, built in 1947, and replace it with a (24x24) garage. Both detached garages. We would like to raze the current structure and replace, in the same location, a structurally sound, 2-car garage to match the house with a 7/12 roof pitch (also matching the house). The current structure is dilapidated and very poorly built. It is failing and when it rains, the water pools into the garage floor which was built (or has settled) more than 4" below grade. The garage door was built without support for the header and is buckling at the base. We do not wish to request an excessively sized garage, simply one that both of our vehicles can fit inside of - standard 24x24 and will match our house and be aesthetically pleasing to the neighborhood/city.

PRINCIPAL POINTS FOR BASIS OF APPEAL

- a. Preservation of Intent: No variance shall be granted that is not consistent with the purpose and intent of the regulations for the district in which the development is located. No variance shall have the effect of permitting a use in any district that is not a stated permitted principle use, permitted accessory use, or permitted conditional use in that particular district.
- b. Exceptional Circumstances: There must be exceptional, extraordinary, or unusual circumstances or conditions applying to the lot or parcel, structure, use, or intended use that do not apply generally to other properties or uses in the same district, and the granting of the variance should not be of so general or recurrent nature as to suggest that the Ordinance should be changed.
- d. Preservation of Property Rights: The variance must be necessary for the preservation and enjoyment of substantial property rights possessed by other properties in the same district and same vicinity.
- e. Absence of Detriment: No variance shall be granted that will create substantial detriment to adjacent property or that will materially impair or be contrary to the purpose and spirit of this Ordinance or the public interest.

W240 N3065 Pewaukee Road Phone - 262-691-9107 Fax - 262-691-6039 <small>*NOTE*: All Highlighted Areas must be completed</small>		1 & 2 FAMILY RESIDENTIAL BUILDING PERMIT APPLICATION CITY or VILLAGE OF PEWAUKEE			Permit No. _____ Parcel No. _____	
Building Type <u>Garage</u>		Use _____		Erosion Control Permit No. _____		
Building Site Address: <u>N.27 W 27158 woodland Drive, Puke</u>					Suite No. <u>—</u>	
Owner's Name: <u>John Burdick</u> <u>Tracey Catarozo</u>		Mailing Address: <u>Same</u> Email Address: <u>MissSallySunshine@yahoo.com</u>		Tel. _____ Cell# <u>2/894-2567</u>		
Tenant's Name: <u>Same</u>		Mailing Address: <u>Same</u> Email Address: _____		Tel. _____ Cell# _____		
Contractor Name: <u>Same</u>		Mailing Address: <u>Same</u> Email Address: _____		Tel. _____ Cell# _____		
Dwelling Qualifier License #/Dwelling Contractor License#		Is this parcel within 1000 feet of a lake or 300 feet of a stream/river <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No				
PROJECT DESCRIPTION <u>raze existing detached garage (22x20)</u>						
Area of Disturbed Soils?		Subdivision Name		Lot No.		
Block No.		Zoning District		Zoning Permit No.		
Set backs		Front ft.		Rear ft.		
Left ft.		Right ft.		1. PROJECT		
<input type="checkbox"/> New <input type="checkbox"/> Repair <input type="checkbox"/> Alteration <input checked="" type="checkbox"/> Raze <input type="checkbox"/> Addition <input type="checkbox"/> Move <input type="checkbox"/> Other: _____		3. STORIES <input checked="" type="checkbox"/> 1-Story <input type="checkbox"/> 2-Story <input type="checkbox"/> Other <input type="checkbox"/> Plus Basement		4. FOUNDATION <input checked="" type="checkbox"/> Concrete <input type="checkbox"/> Masonry <input type="checkbox"/> Treated Wood <input type="checkbox"/> Other: _____		
5. CSTN TYP <input type="checkbox"/> Site Built <input type="checkbox"/> Mfd WI UDC <input type="checkbox"/> Mfd US HUD		6. WALLS <input type="checkbox"/> Wood Frame <input type="checkbox"/> Steel <input type="checkbox"/> ICF <input type="checkbox"/> Timber/pole <input type="checkbox"/> Other		7. USE <input type="checkbox"/> Seasonal <input type="checkbox"/> Permanent <input type="checkbox"/> Other		
8. OCCUPANCY <input type="checkbox"/> Single Family <input type="checkbox"/> Two Family <input checked="" type="checkbox"/> Garage <input type="checkbox"/> Other: _____		9. SEWER <input type="checkbox"/> Municipal <input type="checkbox"/> Private sys. 10. WATER <input type="checkbox"/> Munic. Utility <input type="checkbox"/> Private Well		2. AREA INVOLVED (sq. ft)		
AREA		UNIT 1		UNIT 2		
TOTAL		11. ENERGY SOURCE		Fuel		
Nat. Gas		LP		Oil		
Elec		Solid		Solar		
Space Htg		Water Htg		<input type="checkbox"/> Dwelling unit has 3 Kilowatt or more in electric space heating equipment capacity		
12. HEAT LOSS		BTU/HR Total calculated envelope and infiltration losses ("Maximum" on)		allowable Heating Equipment Output" on Energy Worksheet; " Total building heating Load		
Rescheck report		13. Estimated Cost W/O Land		\$ <u>0</u>		
I agree to comply with all applicable codes, statutes and ordinances and with the conditions of this permit; understand that the issuance of the permit creates no legal liability, express or implied, on the state or municipality; and certify that all the above information is accurate. If one acre or more of soil will be disturbed, I understand that this project is subject to ch. NR 151 regarding additional erosion control and stormwater management. I expressly grant the building inspector, or the inspector's authorized agent, permission to enter the premises for which this permit is sought at all reasonable hours and for any proper purpose to inspect the work which is being done.						
<input checked="" type="checkbox"/> I vouch that I am or will be an owner-occupant of this dwelling for which I am applying for an erosion control or construction permit without a Dwelling Contractor Financial Responsibility Certification and have read the cautionary statement regarding contractor responsibility. No refunds issued after work has begun. By applying for this permit, you are authorizing City personnel to inspect this property within the scope of their duties.						
APPLICANT'S SIGNATURE <u>Hu Catarozo</u>				DATE SIGNED <u>9/16/19</u>		
APPROVAL CONDITIONS This permit is issued pursuant to the following conditions. Failure to comply may result in suspension or revocation of this permit or other penalty. <input type="checkbox"/> See attached for conditions of approval.						
PERMIT FEES:		BONDS		WIS PERMIT SEAL #		
Permit \$ _____		Occupancy Bond \$ _____		Municipality # of Dwelling		
Permit Seal \$ _____		Erosion Bond \$ _____		Location		
Other \$ _____		Impact Fee \$ _____		Name _____		
Total \$ _____		Grand Total \$ _____		Date _____ Tel. _____		
				Cert No. _____		



Building Services Department
W240 N3065 Pewaukee Road
Pewaukee, WI 53072
(262) 691-9107 Fax: (262) 691-6022

OWNER: Catarozzi/Burdick **RESIDENTIAL BUILDING PERMIT FEES WORKSHEET** PHONE: 2/894-2567
SITE ADDRESS: 127W27158 Woodland Dr.

I. RESIDENTIAL BUILDINGS

FEE

a. Minimum Permit Fee All Permits/Per Inspection

\$60.00/inspection

\$60

b. State Seal

\$43.00

c. New Residential Building & Additions
Finished Areas & Garages

Base/Plan Review fee

\$275.00 **plus**

____ \$0.35/sq ft/floor

Unfinished Areas- attached decks, porches, unfinished basement, crawl spaces, etc.

Base/Plan Review fee

\$275.00 **plus**

____ \$0.25/sq ft/floor

d. Detached Accessory Buildings or Structures

Base/Plan Review fee

\$120.00 base fee **plus**

____ \$0.25/sq ft/floor

e. Remodel and Alteration to Residential Buildings

Base/Plan Review Fee

150.00 base fee **plus**

____ x \$0.30/sq ft/fl

f. Early Start

\$150.00

g. Occupancy Certification (for new bldg & additions)

____ \$60.00/unit

h. Erosion Control - See Erosion Control Permit

Sites of ≤ 1.0 acres and a storm water mgt plan is not required.

Sites of > 1.0 acres Engineering Review is required.

\$0.05/sq ft/all disturbed surfaces

\$50.00 Minimum

\$2000.00 Maximum

SUBTOTAL

X2: Fees double if work started without permit.

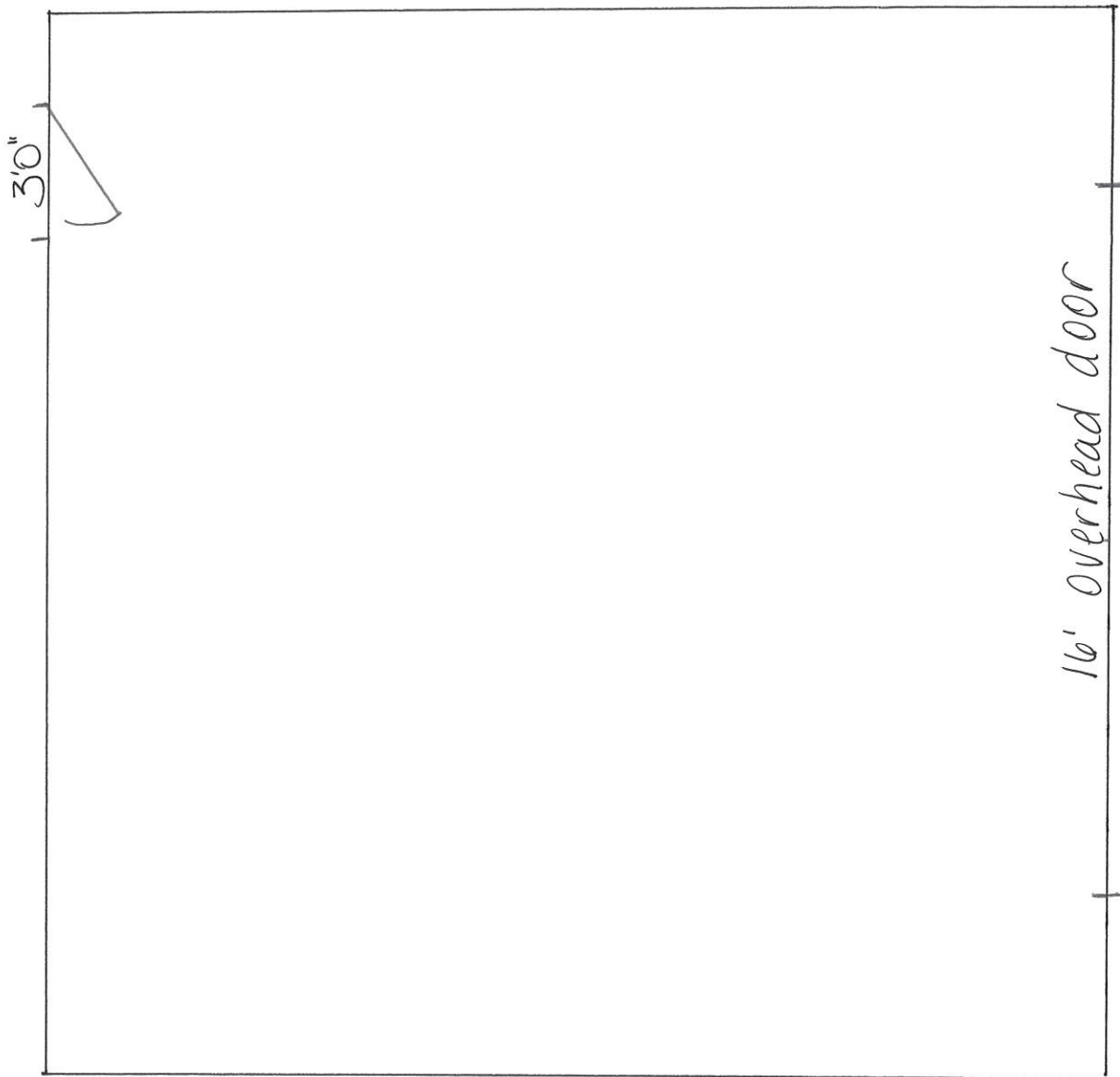
Total Amount Due

BONDS AND IMPACT FEES MAY APPLY TO YOUR PROJECT PLEASE CONTACT US FOR ASSISTANCE

House

Catarozoli - Burdick
Proposed garage

$\frac{24 \times 24}{7/12}$



drive

Street

PLAT OF SURVEY

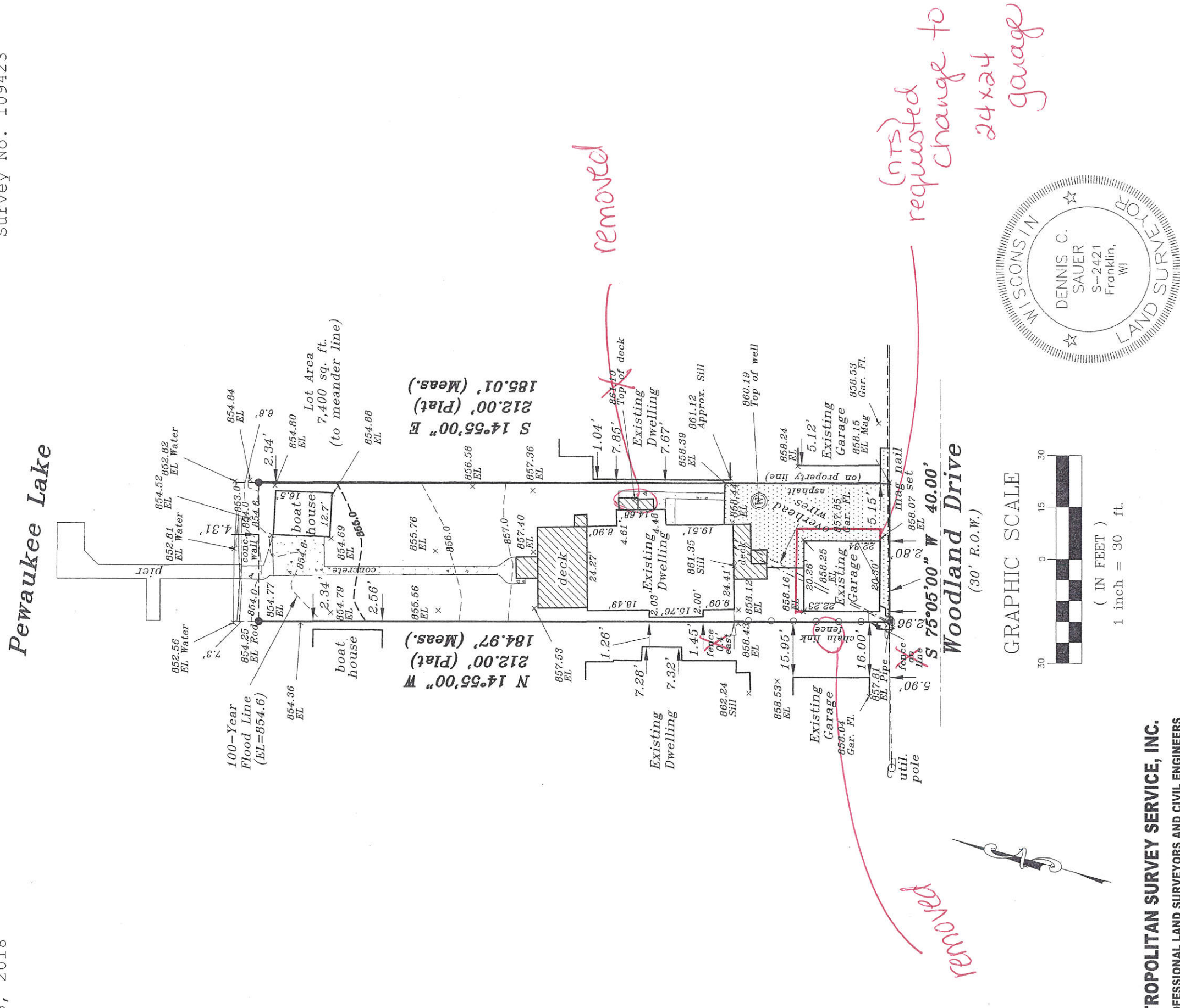
LOCATION: N27 W27158 Woodland Drive, Pewaukee, Wisconsin

LEGAL DESCRIPTION:

Lot 25 in **EDGEWOOD PLAT NO. 2**, a subdivision of part of the East 1/2 of the Northeast 1/4 and of the East 1/2 of the Southeast 1/4 of Section 18, Township 7 North, Range 19 East, in the City of Pewaukee, Waukesha County, Wisconsin.

May 19, 2018

Survey No. 109423



PH. (414) 529-5380 **FAX (414) 529-9787**
email address: survey@metropolitansurvey.com

⊙ — Denotes Iron Pipe Found
● — Denotes Iron Rod Found

FLOOD DATA This property is in Zone AE + X of the Flood Insurance Rate Map, Community Panel No. 55133 C0183G which has an effective date of November 5, 2014 and is in a Special Flood Hazard Area. Field surveying was performed to determine this Zone. An elevation certificate may be needed to verify this determination or apply for an amendment from the Federal Emergency Management Agency.

I HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY, ITS EXTERIOR BOUNDARIES, THE LOCATION OF ALL VISIBLE STRUCTURES AND DIMENSIONS OF ALL PRINCIPAL BUILDINGS THEREON, BOUNDARY FENCES, APPARENT EASEMENTS AND ROADWAYS AND VISIBLE ENCROACHMENT, IF ANY.

THIS SURVEY IS MADE FOR THE EXCLUSIVE USE OF THE PRESENT OWNERS OF THE PROPERTY, AND ALSO THOSE WHO PURCHASE, MORTGAGE, OR GUARANTEE THE TITLE THERETO WITHIN ONE (1) YEAR FROM THE DATE HEREOF. *o*

SIGNED

Dennis C. Sauer
Professional Land Surveyor S-2421

PLAT OF SURVEY

LOCATION: N27 W27158 Woodland Drive, Pewaukee, Wisconsin

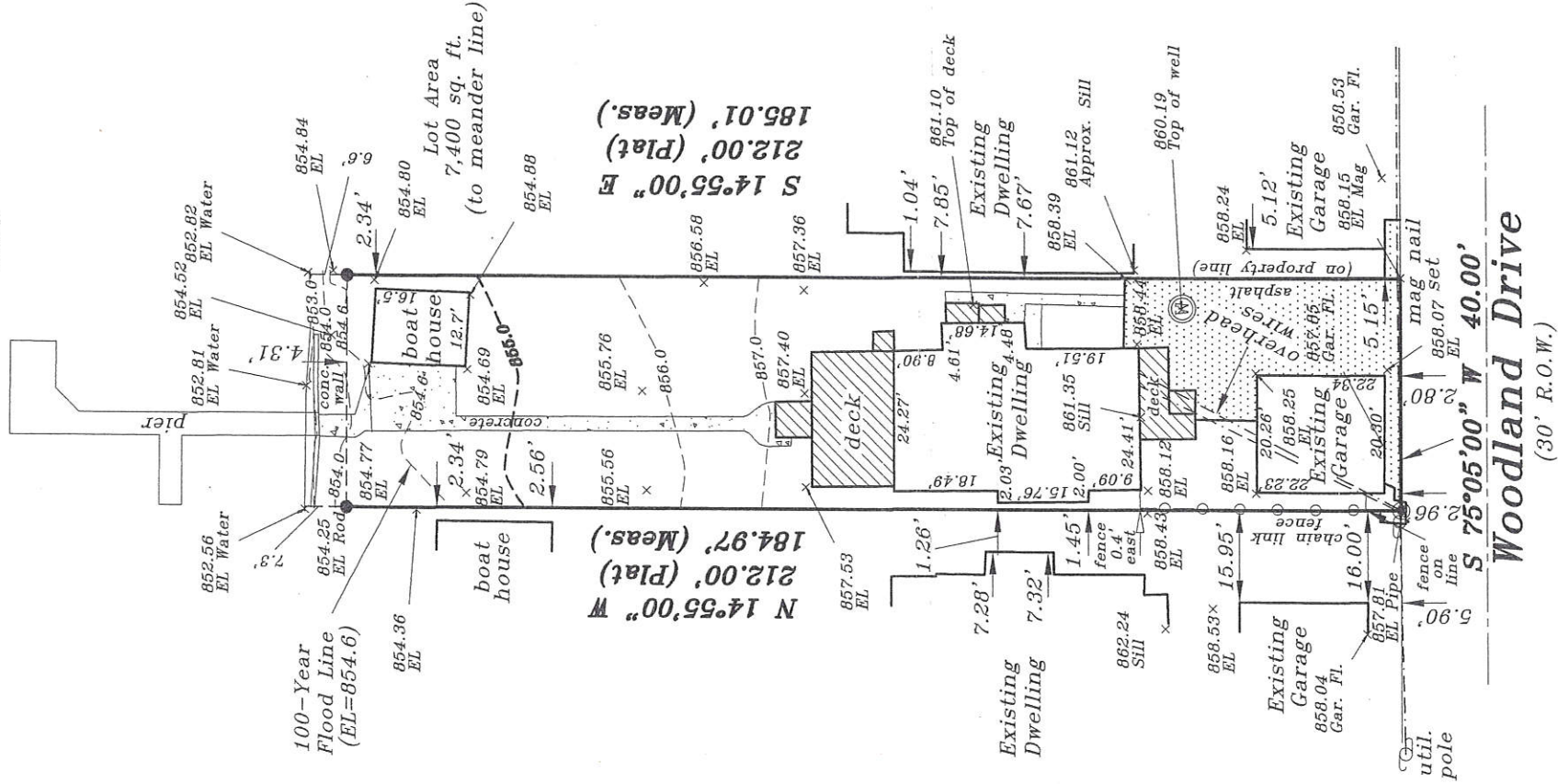
LEGAL DESCRIPTION:

Lot 25 in **EDGEWOOD PLAT NO. 2**, a subdivision of part of the East 1/2 of the Northeast 1/4 and of the East 1/2 of the Southeast 1/4 of Section 18, Township 7 North, Range 19 East, in the City of Pewaukee, Waukesha County, Wisconsin.

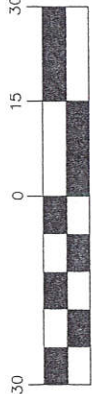
May 19, 2018

Survey No. 109423

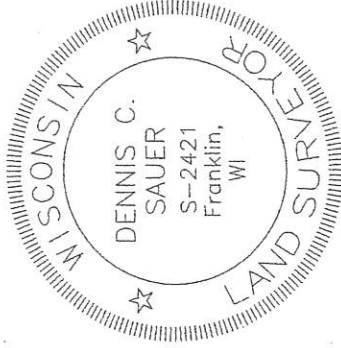
Pewaukee Lake



GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.



METROPOLITAN SURVEY SERVICE, INC.

PROFESSIONAL LAND SURVEYORS AND CIVIL ENGINEERS

9415 West Forest Home Avenue, Suite 202

Hales Corners, Wisconsin 53130

PH. (414) 529-5380 FAX (414) 529-9787

email address: survey@metropolitansurvey.com

- Denotes Iron Pipe Found
- — Denotes Iron Rod Found

I HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY, ITS EXTERIOR BOUNDARIES, THE LOCATION OF ALL VISIBLE STRUCTURES AND DIMENSIONS OF ALL PRINCIPAL BUILDINGS THEREON, BOUNDARY FENCES, APPARENT EASEMENTS AND ROADWAYS AND VISIBLE ENCROACHMENT, IF ANY.

THIS SURVEY IS MADE FOR THE EXCLUSIVE USE OF THE PRESENT OWNERS OF THE PROPERTY, AND ALSO THOSE WHO PURCHASE, MORTGAGE, OR GUARANTEE THE TITLE THERETO WITHIN ONE (1) YEAR FROM THE DATE HEREOF.

FLOOD DATA This property is in Zone _____ AE + X _____ of the Flood Insurance Rate Map, Community Panel No. 55133 C0183G which has an effective date of November 5, 2014 and is in a Special Flood Hazard Area. Field surveying was performed to determine this zone. An elevation certificate may be needed to verify this determination or apply for an amendment from the Federal Emergency Management Agency.

SIGNED

Dennis C. Sauer
Dennis C. Sauer
Professional Land Surveyor S-2421



VARIANCE FINDINGS FORM

It is recommended that this form be completed and submitted as part of all variance requests.

Date: 9-29-19

Property Owner: Tracey Ceterozoli / John Burdick

Property

Address:

N. 27 W. 27158 Woodland Drive

Section 17.1007 states, "No variance to the provisions of this Ordinance shall be granted by the Board unless it finds beyond a reasonable doubt that all the following facts and conditions exist and so indicates such in the minutes of its proceedings:

- a. Preservation of Intent: No variance shall be granted that is not consistent with the purpose and intent of the regulations for the district in which the development is located. No variance shall have the effect of permitting a use in any district that is not a stated permitted principle use, permitted accessory use, or permitted conditional use in that particular district.

Our intent is to increase the size of the current garage from (20x22) to (24x24). The current garage, built in 1947 is not structurally sound or appealing to neighborhood/City of Pewaukee

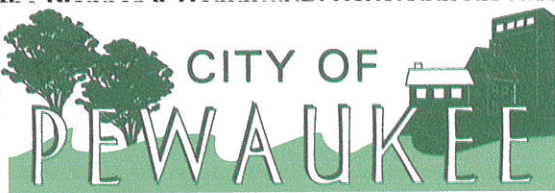
- b. Exceptional Circumstances: There must be exceptional, extraordinary, or unusual circumstances or conditions applying to the lot or parcel, structure, use, or intended use that do not apply generally to other properties or uses in the same district, and the granting of the variance should not be of so general or recurrent nature as to suggest that the Ordinance should be changed.

The current size of garage, built in 1947, is 20x22 a standard size garage, to fit 2 cars, is 24x24

- c. Economic or Financial Hardship and Self-Imposed Hardship Not Grounds for Variance: No variance shall be granted on the basis of economic/ financial gain or loss. Self-imposed hardships shall not be considered as grounds for the granting of a variance.

n/a

- d. Preservation of Property Rights: The variance must be necessary for the preservation and enjoyment of substantial property rights possessed by other properties in the same district and same vicinity.



The Current garage must be torn down. An appropriate sized garage to match house (being remodeled) will benefit homeowners & neighborhood (city) alike

- e. Absence of Detriment: No variance shall be granted that will create substantial detriment to adjacent property or that will materially impair or be contrary to the purpose and spirit of this Ordinance or the public interest.

- f. Additional Requirements in Floodplain District: No variance in or related to a floodplain* shall be granted where:

- (1) A change in the boundaries or elevation of the base flood floodplain (F-1 District) would result.
- (2) A lower degree of flood protection than a point two (2) feet above the 100-year recurrence interval base flood for the particular area would result.
- (3) Any action contrary to the provisions of Chapter NR-116 of the Wisconsin Administrative Code would result. (See sub-section 17.0435 and WisDNR requirements)
- (4) The lot or parcel is larger than one-half acre and is not contiguous to existing structures constructed below the regional (base) flood elevation.
- (5) No good or sufficient cause can be shown; greater than a minimum relief is necessary; there is increased risk to public safety or nuisances; rescue and relief costs would be increased; and, it is contrary to the purposes of this ordinance.
- (6) Such variance would allow alteration of an historical structure and/or use.

- g. When a floodplain variance is granted, the Board shall notify the applicant in writing that it may increase risks to life and property and flood insurance premiums could increase up to \$25.00 per \$100.00 per coverage. A copy shall be maintained with the variance record.
