



**Office of Building Services**

W240N3065 Pewaukee Road  
Pewaukee, WI 53072  
Phone: 262-691-0770

**ZONING BOARD OF APPEALS  
MEETING NOTICE AND AGENDA  
Thursday, May 8, 2025  
5:00 PM**

Pewaukee City Hall Common Council Chambers  
W240N3065 Pewaukee Road, Pewaukee, WI

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1. Call to Order and Pledge of Allegiance
2. PUBLIC HEARING
  - 2.1 Discussion and Possible Action for a variance from Section 17.0411 to allow for a front/street yard setback of 20-feet, as opposed to the 30-foot street setback for the purpose of constructing a new home located at W278 N2381 Prospect Avenue (PWC 0935-989) as requested by Travis Tuttle.
3. Adjournment

Kelly Tarczewski  
Clerk/Treasurer  
April 28, 2025

**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 Clerk/Treasurer, Kelly Tarczewski, at (262) 691-0770 three business days prior to the meeting so that arrangements may be made to accommodate your request.

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**TO THE HONORABLE MAYOR AND ZONING BOARD OF APPEALS OF THE CITY OF PEWAUKEE,**

**WAUKESHA COUNTY, WISCONSIN:**

The undersigned hereby petitions the Zoning Board of Appeals of the City of Pewaukee, Waukesha County, Wisconsin, requesting a variance from:

After working extensively with my builder, Ubuildit, I would like to formally apply for a variance to reduce the front road setback from 30 feet to 20 feet and request an additional 208 square feet for the building pad. The reasons for this request are as follows:

**1. Uniformity with Surrounding Properties:**

The five properties to the north of my property are all situated less than 20 feet from the road, so the setback I am requesting is consistent with those properties. The average setback of the five properties is 15.58ft. See attached GIS image. Granting this variance would create uniformity in the neighborhood and ensure my home aligns with the existing setback patterns.

**2. Lot Shape and Design Challenges:**

The angle of my lot differs significantly from the five properties to the north, making it difficult for my builder and me to create a uniform design within the current setbacks. With as little as 10 feet of relief, we could build a home similar to those to the north, which would allow for a garage and a reasonable deck on the lakeside of the house.

**3. Environmental Impact:**

Reducing the setback from 30 feet to 20 feet would also help mitigate the environmental impact by reducing the need for hardscaping. This would lower the amount of impervious surface and help me comply with the impervious surface rule, thus minimizing my overall environmental footprint.

**4. Design Improvements:**

The current design that fits within the lot's constraints is not ideal. It results in a boxy, uneven structure that lacks flow. We hope to design a more square-shaped home, which would allow for an open-concept layout, maximize lake views, and be more cost-effective. A rectangular design would also reduce the need for complex angles in the layout.

**5. Absence of Residential Averaging:**

Since Gina's Sports Dock is located to the south of my property, there is no nearby residential property to use for averaging. While averaging is typically employed with other residential properties, there would be no impact from this request due to Gina's being far away from my property.

**6. Additional Square Footage Request:**

In addition to the reduced setback, I am requesting an extra 208 square feet for the building pad. This would allow for the addition of an in-law suite on the first floor for my parents, given their age and difficulty with stairs. I also anticipate that my fiancée and I may eventually use this space as we grow older. The additional square footage would remain within the 35% maximum for building/impervious surface coverage. We would

work with the City's Civil Engineer to incorporate rain gardens and other recommendations to meet the 35% threshold, ensuring minimal environmental impact.

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**Total Lot Square Footage:** 7,187  
**Current Square Footage:** 1,438  
**Requested Square Footage:** 208  
**Total Square Footage with Variance:** 1,646

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By granting this variance, including the extra 10 feet of setback relief and the additional 208 square feet, we will be able to build a more cost-effective home that is aesthetically appealing and aligns with the properties to the north. We believe this change would enhance the neighborhood's appearance while reducing environmental impact through less hardscaping (front setback reduction from 30 feet to 20 feet) and maximizing the environmental recommendations provided by the City's Civil Engineer.

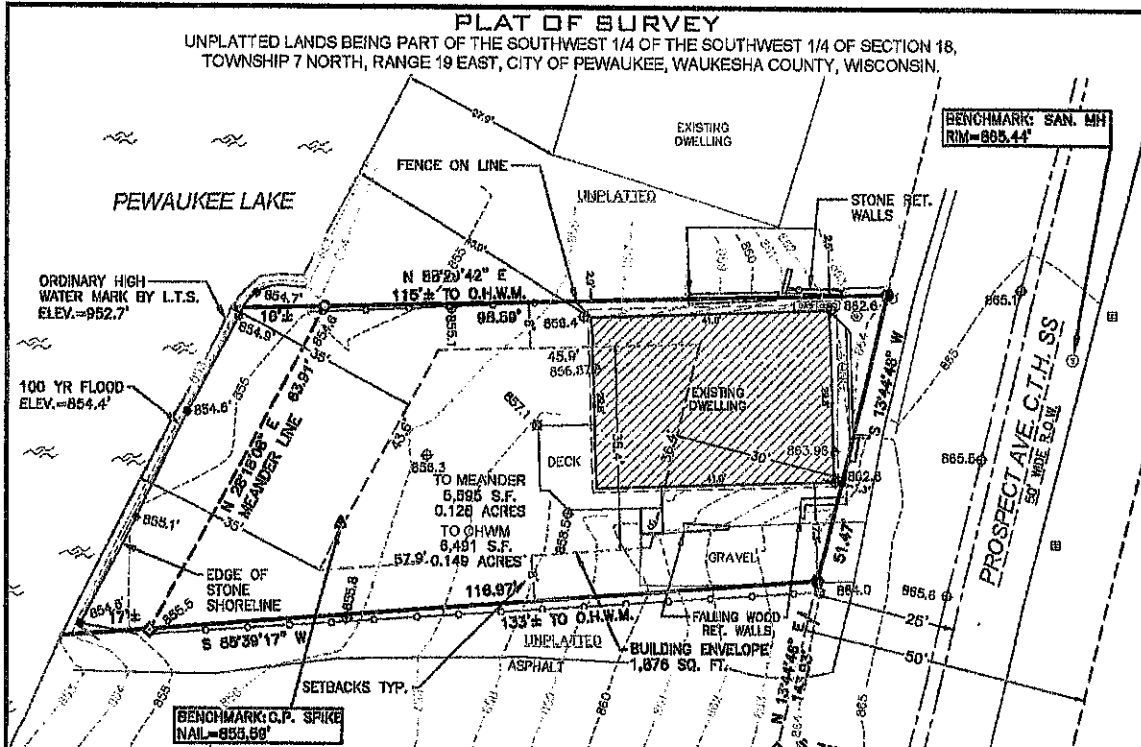
#### **LEGAL DESCRIPTION**

The North 50 feet of the following described real estate viz. The South 175 feet of the North 843 feet of that certain tract of land known and being a part of the Southwest fractional quarter of Section Eighteen (18), Township Seven (7) North, Range Nineteen (19) East, in the City of Pewaukee, Waukesha County, Wisconsin, bounded and described as follows, to-wit: Beginning at the Southwest corner of said Section 18; thence East on the Section line 4 chains and 67 links to the center of the public highway as now used and traveled; thence North 7° West 80 links to angle in road; thence North 36 ½ ° West 2 chains to angle in road; thence North 13° East along the centerline to said road 16 chains and 45 links to a point, 150 feet South of the South line of Lot No. 1 in Block numbered "A" Plat of Bellevue; thence West and parallel with the South line of said Block "A"; 3 chains and 5 links to the lakeshore and waterline of Pewaukee Lake; thence Southerly along said lakeshore and waterline of said Pewaukee Lake to a small creek, thence Southerly across said creek to the South bank of said creek; thence Westerly along the lake shore and waterline of said Pewaukee Lake to a point on Town line 2 rods North of the place of beginning; thence South on said line 2 rods and 50 links to the place of beginning.

Address: W278N2381 Prospect Avenue, Pewaukee, WI 53072  
Parcel Identification No: PWC 0935 989

**PLAT OF SURVEY**

UNPLATTED LANDS BEING PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 18,  
TOWNSHIP 7 NORTH, RANGE 19 EAST, CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN.



**SURVEYOR'S DESCRIPTION**

UNPLATTED LANDS BEING PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 7 NORTH, RANGE 19 EAST, CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 18;  
THENCE N 88°24'22" E, ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 18,  
282.03 FEET TO THE CENTERLINE OF PROSPECT AVENUE-C7H SS;  
THENCE N 1°50'09" W, ALONG SAID CENTERLINE, 177.06 FEET;  
THENCE N 13°44'46" E, ALONG SAID CENTERLINE, 187.00 FEET;  
THENCE N 78°15'14" W, 25.00 FEET TO A STONE MONUMENT WITH CHISELED X ON THE  
WESTERLY RIGHT OF WAY OF PROSPECT AVENUE-C7H SS; THENCE N 13°44'48" E, ALONG  
THE WESTERLY RIGHT OF WAY, 143.93 FEET TO THE POINT OF BEGINNING;  
THENCE S 85°39'17" W, 116.97 FEET TO A THE BEGINNING OF A MEANDER LINE OF  
PEWAUKEE LAKE SAID POINT LYING N85°39'17"E, 10 FEET MORE LESS FROM THE ORDINARY  
HIGH WATER MARK OF SAID LAKE; THENCE N 28°18'08" E, ALONG THE MEANDER LINE, 63.91  
FEET TO THE END OF SAID LINE LYING N88°28'42"E, 10 FEET MORE OR LESS FROM THE  
ORDINARY HIGH WATER MARK OF SAID LAKE; THENCE N 88°29'42" E, 98.59 FEET TO THE  
WESTERLY RIGHT OF WAY OF PROSPECT AVENUE - C7H SS; THENCE S 13°44'48" W, ALONG  
SAID WESTERLY RIGHT OF WAY, 51.47 FEET TO THE POINT OF BEGINNING.

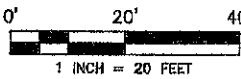
SAID LANDS AS DESCRIBED CONTAINING 6,133 SQ. FT. OR 0.141 ACRES MORE OR LESS.

**NOTES:**

- TITLE COMMITMENT PROVIDED PREPARED BY LAND TITLE SERVICES, INC. DATED NOVEMBER 1, 2024, CGM. No. 24402838B REV. 2 DOES NOT LIST ANY EASEMENTS THAT AFFECT THE PARCEL.
- ANY LANDS BELOW THE ORDINARY HIGH WATER MARK OF A LAKE OR A NAVIGABLE STREAM IS SUBJECT TO THE PUBLIC TRUST IN NAVIGABLE WATERS THAT IS ESTABLISHED UNDER ARTICLE IX, SECTION 1, OF THE STATE CONSTITUTION.
- FLOODPLAIN IS PER FEMA FIRM MAP No. 58133C0183H, MAP REVISED OCTOBER 18, 2023.
- THE C.H.W.M. (ORDINARY HIGH WATER MARK) IS AN APPROXIMATE LOCATION DETERMINED BY THE SURVEYOR. PEWAUKEE LAKE HAS SEVERAL PUBLISHED OHWM ELEV. 852.7 IS ONE OF THEM.
- TAX DESCRIPTION ON GIS DOES NOT LIST A DEED OF RECORD. THIS SEEMS TO BE A REMNANT PARCEL LEFT OVER OR EXCEPTED OUT OF AN ENTIRE PARCEL THAT ORIGINALLY STARTED AT ZION CREEK GOING NORTH TO A LINE 150 SOUTH OF PLAT OF BELLEVUE.
- SOUTH P/L AND ROW IS BASED ON CHAPUT SURVEY OF SOUTH ADJOINER. NORTH LINE IS OCCUPATION WHICH AGREES WITH A LINE COMPUTED BASED ON NORTH ADJOINER DEED.

**LEGEND**

- SECTION CORNER MONUMENT FOUND 1" IRON PIPE OR NOTED FOUND STONE MON W/ CHISEL X SET 0.75" O.D. X 18" REBAR WEIGHING 1.602 LBS/FT.
- CONTROL POINT BENCHMARK SANITARY MANHOLE FIELD INLET WELL UTILITY POLE ELECTRIC GAS FLOOR ELEVATION EXISTING SPOT GRADE EXISTING CONTOUR STEPS CHAINLINK FENCE



BEARINGS BASED ON GRID NORTH OF THE WISCONSIN COUNTY COORDINATE SYSTEM, WAUKESHA COUNTY ZONE (NAD 83 WISCONS 2011) AND REFERENCED TO THE SOUTH LINE OF THE SW 1/4 OF SEC. 18-7-19 MEASURED AS N88°24'22"E.

VERTICAL DATUM IS NAVD 88 (GEOID 12A)

**SURVEYOR'S CERTIFICATION**

I HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND 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, ROADWAY AND VISIBLE ENCROACHMENTS, 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 DATE HEREOF.

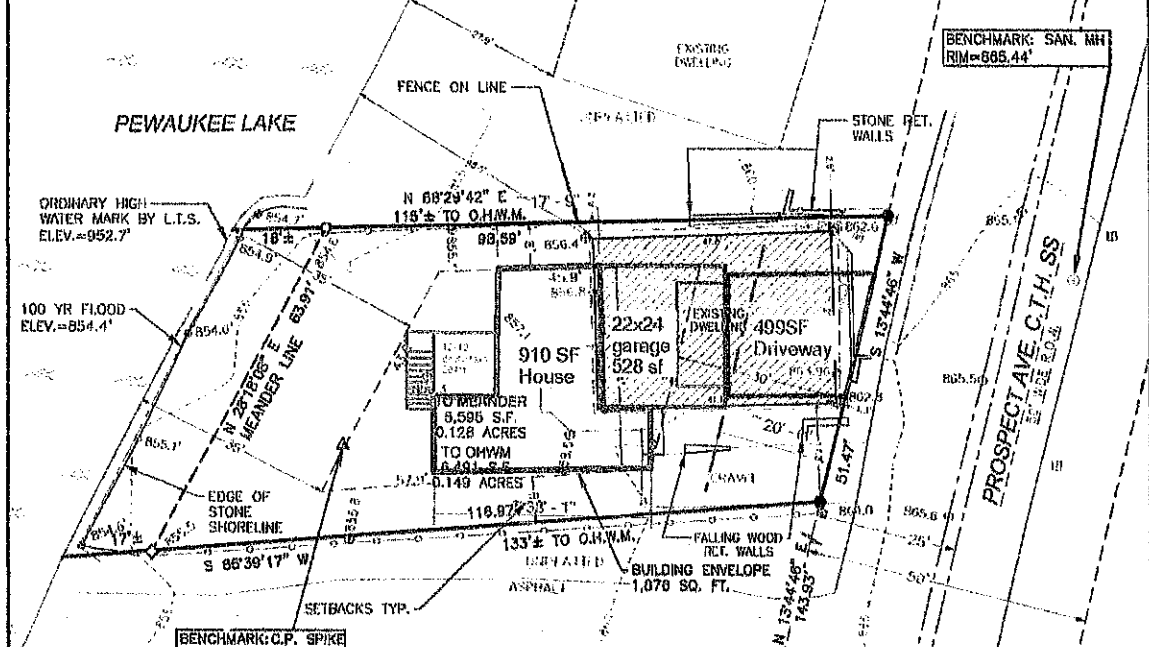
SIGNED: MATTHEW T. O'ROURKE, PROFESSIONAL LAND SURVEYOR S-2771



1 OF 1	24287	1/21/2025	TRAVIS TUTTLE	W278N2881 PROSPECT AVE. PEWAUKEE, WISCONSIN 53072	1/26/2025 BLD. ENV. DIMG (MO)
			BOUNDARY/TDPO	TAX KEY: PWD 0935989	
			EXISTING CONDITIONS	TJW	MTD
			24287 SURVEY.DWG		



**PLAT OF SURVEY**  
 UNPLATTED LANDS BEING PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 18,  
 TOWNSHIP 7 NORTH, RANGE 19 EAST, CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN.



**SURVEYOR'S DESCRIPTION**

UNPLATTED LANDS BEING PART OF THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 7 NORTH, RANGE 19 EAST, WISCONSIN DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 18, TOWNSHIP 7 NORTH, RANGE 19 EAST, WISCONSIN DESCRIBED AS FOLLOWS:  
 THENCE N 88°24'22" E, ALONG THE SOUTH LINE 282.03 FEET TO THE CENTERLINE OF PROSPECT AVENUE;  
 THENCE N 11°56'09" W, ALONG SAID CENTERLINE 118.97 FEET TO THE CENTERLINE OF PROSPECT AVENUE;  
 THENCE N 13°44'46" E, ALONG SAID CENTERLINE 25.00 FEET TO A STONE MARK;  
 THENCE N 76°15'14" W, 25.00 FEET TO A STONE MARK;  
 THENCE WESTERLY RIGHT OF WAY OF PROSPECT AVENUE 143.93 FEET TO THE WESTERLY RIGHT OF WAY;  
 THENCE S 85°39'17" W, 118.97 FEET TO A THE PEWAUKEE LAKE SAND POINT LYING N85°39'17" E, HIGH WATER MARK OF SAID LAKE;  
 THENCE N 26°18'28" E, 83.97 FEET TO AN ORDINARY HIGH WATER MARK OF SAID LAKE;  
 THENCE WESTERLY RIGHT OF WAY OF PROSPECT AVENUE SAID WESTERLY RIGHT OF WAY, 51.47 FEET TO SAID LANDS AS DESCRIBED CONTAINING 6,133 S.F.

**Setback 20**  
 -20' Garage setback off road  
 -1st Floor House -910SF  
 -Garage 528 sf  
 -Total 1st floor and Garage-1438 SF  
 (20% rule)

**Impervious -**  
 -Driveway -499  
 -Deck/Stairs -204SF  
 -Total Driveway Deck/Stairs=703  
 \*\*need front sidewalk, maybe back (719 is 10% rule)

**Total House square footage**  
 -First and Second Floor -2348

**LEGEND**

- SECTION CORNER MONUMENT
- FOUND 1" IRON PIPE OR NOTED
- FOUND STONE MON W/ CHISEL X
- SET 0.75" O.D. X 18" REBAR
- WEIGHT 1.502 LBS/LF.
- CONTROL POINT BENCHMARK
- SANITARY MANHOLE
- FIELD INLET
- WELL
- UTILITY POLE
- ELECTRIC
- GAS
- FLOOR ELEVATION
- EXISTING SPOT GRADE
- EXISTING CONTOUR
- STEPS
- CHAINLINK FENCE

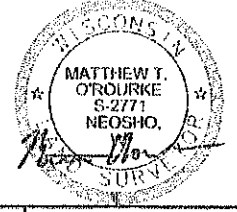
STATEMENT PROVIDED PREPARED BY LAND TITLE SERVICES, INC. DATED NOVEMBER 1, 2024, COM. NO. 244625.SBB REV. 2 DOES NOT LIST ANY EASEMENTS THAT AFFECT THE PARCEL.

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- SOUTH P.L. AND ROW IS BASED ON CHADWILL SURVEY OF SOUTH ADJACENT. NORTH LINE IS OCCUPATION WHICH AGREES WITH A LINE COMPUTED BASED ON NORTH ADJACENT DEED.

**SURVEYOR'S CERTIFICATION:**

I HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND 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, ROADWAY AND VISIBLE ENCROACHMENTS, 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 THERE TO WITHIN ONE (1) YEAR FROM DATE HEREOF.

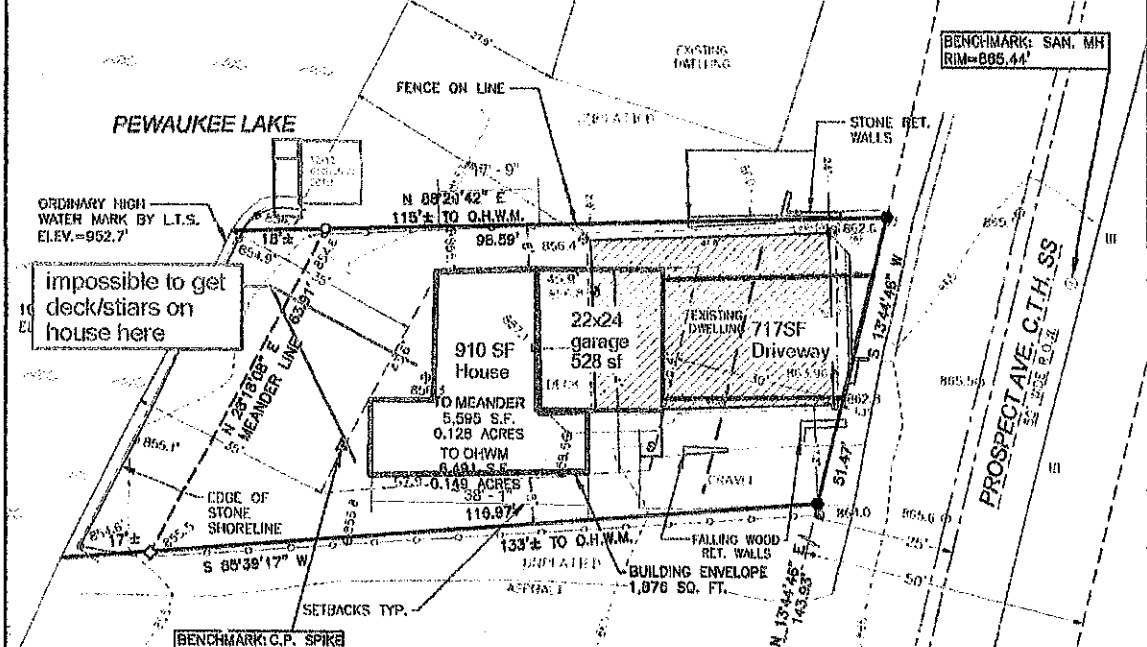
SIGNED: MATTHEW T. O'ROURKE, PROFESSIONAL LAND SURVEYOR S-2771



1 OF 1	1/23/2025	W278N2381 PROSPECT AVE. PEWAUKEE, WISCONSIN 53072	1/28/2025 OLD. ENV. DIME (MD)
	24287	TAX KEY: PWD 0935088	
	24287 SURVEY.DWG	TJW	MTD



**PLAT OF SURVEY**  
 UNPLATTED LANDS BEING PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 18,  
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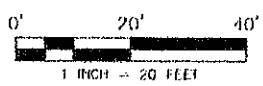


impossible to get deck/stairs on house here

**Setback 30**  
 -30' Garage setback off road  
 -1st Floor House -910SF  
 -Garage 528 sf  
 -Total 1st floor and Garage-1438 SF (20% rule)  
 Impervious -  
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 -Deck/Stairs -Can't fit  
 -Total Driveway Deck/Stairs=703  
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**Total House square footage**  
 -First and Second Floor -2348

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 COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 18, THENCE N 88°24'22" E, ALONG THE SOUTH LINE 282.03 FEET TO THE CENTERLINE OF PROSPECT AVENUE; THENCE N 11°55'09" W, ALONG SAID CENTERLINE 116.97 FEET TO THE WESTERLY RIGHT OF WAY OF PROSPECT AVENUE; THENCE N 76°15'14" W, 25.00 FEET TO A STONE MONUMENT; THENCE S 85°39'17" W, 116.97 FEET TO A BENCHMARK; THENCE N 28°18'05" E, 65.43 FEET TO AN ORDINARY HIGH WATER MARK OF SAID LAKE; THENCE N 76°15'14" W, 25.00 FEET TO THE WESTERLY RIGHT OF WAY OF PROSPECT AVENUE; THENCE N 88°24'22" E, 2336.21 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 18, CONTAINING 6.153 ACRES OF SAID LANDS AS DESCRIBED CONTAINING 6.153 ACRES.



BEARINGS BASED ON GRID NORTH OF THE WISCONSIN COUNTY COORDINATE SYSTEM, WAUKESHA COUNTY ZONE (NAD 83 WISCONSIN 2011) AND REFERENCED TO THE SOUTH LINE OF THE SW 1/4 OF SEC. 18-7-19 MEASURED AS N88°24'22"E.  
 VERTICAL DATUM IS NAVD 88 (GEOID 12A)

- SECTION CORNER MONUMENT FOUND 1" IRON PIPE OR NOTED FOUND STONE MON W/ CHISEL X SET 0.75" O.D. X 18" REBAR WEIGHING 1.500 LBS/FT.
- CONTROL POINT BENCHMARK SANITARY MANHOLE FIELD INLET WELL UTILITY POLE ELECTRIC GAS FLOOR ELEVATION EXISTING SPOT GRADE EXISTING CONTOUR STEPS CHAINLINK FENCE

- AFFECT THE PARCEL.
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- FLOODPLAIN IS PER FEMA FIRM MAP No. 55133C01B3H, MAP REVISED OCTOBER 19, 2023.
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SIGNED: MATTHEW T. O'ROURKE, PROFESSIONAL LAND SURVEYOR S-2771



1 OF 1	24267	1/21/2025	TRAVIS TUTTLE	W278N2881 PROSPECT AVE.	1/28/2025 OLD. ENV. DIMS (MD)	<p>LAND SURVEYING &amp; LAND PLANNING                  11 W. 3RD STREET                  OGDONSVILLE, WI 53066                  WWW.LANDTECH.COM                  (262) 362-9399</p>	
	24267		BOUNDARY/TOPG	PEWAUKEE, WISCONSIN			
			EXISTING CONDITIONS	TAX KEY: PWD 0935999			
			24267 SURVEY.DWG	TJW	MTD		

0935 993

Total: 18.55 ft

0935 023

145.56'

0935 992

Total: 16.46 ft

0935 024

150'

0935 997

SS

Total: 10.30 ft

153.48'

0935 025

157.08'

0935 991

Total: 13.39 ft

0935 026

149.93'

154.57'

152.70'

164.0'

0935 027

0935 990

Total: 19.21 ft

102.0'

14'

17.5'

100.0'

0935 030

0935 029

PROSPECT AVE

EDGEWOOD AVE

0935 989

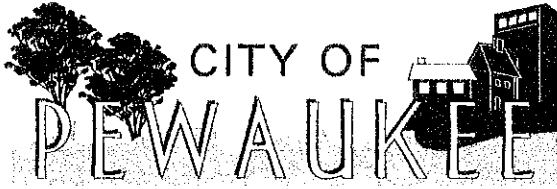
173.25' (AR)

0935 031

176.25' (AR)

0935 032 003

179.25'



**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](mailto:fuchs@pewaukee.wi.us)

**APPLICATION FOR VARIANCE REQUEST**

TO THE HONORABLE MAYOR AND ZONING BOARD OF APPEALS OF THE CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN

The undersigned hereby petitions the Zoning Board of Appeals of the City of Pewaukee, Waukesha County, Wisconsin requesting a variance from: to reduce the front road setback from 30 feet to 20 feet and request an additional 208 square feet for the building pad.

**Legal description of property – Please attach.**

**Common property description or name:** \_\_\_\_\_

**Property Address:** W278N2381 Prospect Ave., Pewaukee, WI 53072 **Tax Key Number(s):** PWC 0935 989

**Property owner(s) (Full Legal Name):** Travis Tuttle

**Owner's Address:** N50W35066 Wisconsin Avenue **City/State/Zip:** Okauchee, WI 53069

**Phone:** 262-613-1628 **Email:** trt195@hotmail.com

**Applicant (Full Legal Name):**

**Name:** Travis Tuttle

**Company:** Precision Investment Group

**Address:** P.O. Box 145

**City/State/Zip:** Okauchee, WI 53069

**Phone:** 262-613-1628

**Email:** trt195@hotmail.com

**Contact Person (Full Legal Name):**

**Name:** Travis Tuttle

**Company:** Precision Investment Group

**Address:** P.O. Box 145

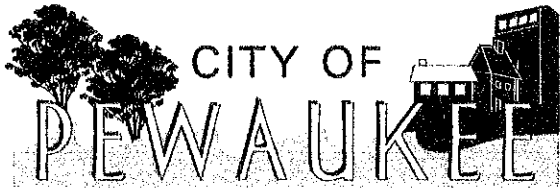
**City/State/Zip:** Okauchee, WI 53069

**Phone:** 262-613-1628

**Email:** trt195@hotmail.com

**Variance submittals must include and be accompanied by the following:**

- This Application form accurately completed with original signatures.
- Application Filing Fee, payable to the City of Pewaukee:
  - \$400.00
  - Note costs for publication, notice and all attorney fees related to the project shall be paid by the applicant and will be invoiced separately
- Five (5) complete collated sets of Application materials to include:
  - A written project narrative detailing the request and site & building improvements.
  - Scaled drawings, as may be applicable, including, but not limited to; a site plan, building elevations, colored renderings, and natural resource delineations.
- Variance Findings Form
- All application materials provided in a digital format (Adobe PDF). Materials may be submitted on a USB Flash Drive or emailed to [tarczewski@pewaukee.wi.us](mailto:tarczewski@pewaukee.wi.us).
- Note twelve (12) additional sets of plans will be required for the Zoning Board of Appeals following staff review of the initial submittal. These plans should be revised in response to staff comments as may be necessary.



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 Pewaukee, Wisconsin 53072  
 Phone (262) 691-0770  
 Fax (262) 691-1798  
 fuchs@pewaukee.wi.us

The applicant and property owner(s) hereby certify that:

- 1) all statements and other information submitted as part of this application are true and correct to the best of applicant's and property owner(s)' knowledge;
- 2) the applicant and property owner(s) has/have read and understand all information in this application; and
- 3) the applicant and property owner(s) agree that any approvals based on representations made by them in this Application and its submittal, and any subsequently issued building permits or other type of permits, may be revoked without notice if there is a breach of such representation(s) or any condition(s) of approval.

*(The applicant's signature must be from a Managing Member if the business is an LLC, or from the President or Vice President if the business is a corporation. A signed applicant's authorization letter may be provided in lieu of the applicant's signature below, and a signed property owner's authorization letter may be provided in lieu of the property owner's signature[s] below. If more than one, all of the owners of the property must sign this Application).*

**PETITIONER'S/APPLICANT'S SIGNATURE:** Travis Tuttle

**NAME & TITLE (PRINT):** Travis Tuttle

**SIGN AND DATED** this 17th day of February, 2025.

**PROPERTY OWNER'S SIGNATURE:** Travis Tuttle

**NAME & TITLE (PRINT):** Travis Tuttle

**SIGN AND DATED** this 17th day of February, 2025.

**PROPERTY OWNER'S SIGNATURE:** \_\_\_\_\_

**NAME & TITLE (PRINT):** \_\_\_\_\_

**SIGN AND DATED** this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

City Staff-

**RECEIVED** at City Hall by: \_\_\_\_\_ on \_\_\_\_\_

Fee paid: \$ \_\_\_\_\_ Date: \_\_\_\_\_



**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](mailto:fuchs@pewaukee.wi.us)

**VARIANCE FINDINGS FORM**

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

Date: February 17, 2025 Property Owner: Precision Investment Group

Property Address: W278N2381 Prospect Ave., Pewaukee, WI 53072

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.

See attached.

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- 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.

See attached.

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- 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.

See attached.

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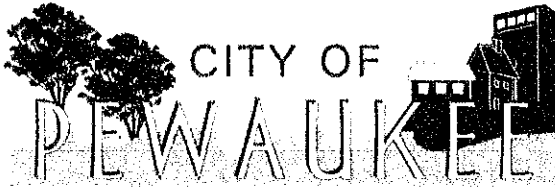


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- d. **Preservation of Property Rights:** The variance must be necessary for the preservation and enjoyment of substantial property rights possessed by other properties in the same district and same vicinity.

See attached.

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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.

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See attached.

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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.

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Property not impacted by floodplain per survey completed by LandTech.

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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.

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Not applicable.

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