

In attendance: J. Fuchs, T. Matt, K. Marlin, R. Welcenbach, and J. Tredwell.

Also Present: Zoning Administrator J. Gibbs and Clerk/Treasurer K. Tarczewski

- 1.0 Call to Order and Pledge of Allegiance - Chairman Fuchs called the meeting to order.
- 2.0 Discussion and Possible Approval of Meeting Minutes Dated April 12, 2017

A motion was made and seconded, (R. Welcenbach, K. Marlin) to approve the meeting minutes dated April 12, 2017. Motion Passed: 4-For, 0-Against.

- 3.0 **PUBLIC HEARING** to discuss and possibly take action regarding the petition of **TOM & LORI SEEBOTH** for the property located at **W278 N2451 Prospect Avenue (PWC 0935-995)** for variances to build a shed dormer on existing garage for storage. The proposed detached accessory garage will result in non-compliance with City of Pewaukee Zoning Codes in **17.0411(a) RS-7 Single Family Residential District:**

- 3.1. The RS-7 Zoning District requires a 30-foot street yard setback but it also allows a property owner to average their street yard setback between the homes on either side. That cannot be less than 20 feet. The request for the addition will not comply with the average between the two homes however still meets the 20 foot street yard setback. Therefore, the variance requested would be to have a smaller street yard setback than the average.
- 3.2. The RS-7 Zoning District allows a lot that is 70-79 feet wide to have a 10 foot side yard setback. Mr. Seebboth is requesting a Side Yard setback of 9.6 feet, therefore is requesting a variance of .04 feet or 4.8 inches.

Chairman Fuchs swore in Tom and Lori Seebboth and Robert and Joan Reinicki (W278 N2449 Prospect Avenue).

Mr. Gibbs stated that Mr. Seebboth wanted to add on to the garage but he told him that he was already in the average setback. Mr. Seebboth asked if he could put on a dormer and again Mr. Gibbs told him he won't meet that average setback of the RS-7 zoning. Mr. Seebboth then decided to apply for a variance. Mr. Gibbs stated the current garage measures 19.3 x 21.26.

Mr. Fuchs asked if the assumed street yard setback was 30 feet. Mr. Gibbs stated it can go to the RS-6, then it can average but no closer than 20 feet in the RS-7. Mr. Fuchs asked what the average would be. Mr. Gibbs stated it was the red line on the plot. He said it would be 25.40 and 25.05 so it would be 25.20. Mr. Fuchs stated the code allows for that but not less than 20 feet. Mr. Gibbs agreed.

Mr. Fuchs said the side yard is to be 10 feet and they would be 9.6 feet so their variance would be 4.8". Mr. Gibbs stated the new structure should be 10 feet off the property. So the variance needed is 4.8".

Mr. Fuchs told the Seebboths they will have to show a hardship. He said the current standard is proving that if the code is strictly applied it would be an unreasonable burden to use the property as intended.

Mr. Seebboth stated the size of the garage is very small. He said it was a two-car garage but once both cars are in there is barely room to get out of their cars. He said they wanted to put in another stall but realize they couldn't. They then thought they'd like to be on a shed dormer so they could store their trash cans, lawn mower and snow blower. Currently they are being left outside. He said he would really appreciate it if the Board would see fit to grant a variance so that they could build a small shed dormer on the side of the garage that could be accessed from the house, through the garage and into the dormer without going out into the elements.

Mr. Matt stated they didn't receive any plans or drawings on the proposed shed dormer. Mr. Gibbs stated he would take care of that. He said the Board's job is to make a decision on the variance and it would be his responsibility to make sure the structure matches the house. Mr. Tredwell asked about the height. Mr. Seebboth stated it would start about 7 feet and taper down to 5". The garage is not finished or insulated.

Mr. Fuchs asked where the egress and ingress be. Mr. Seebboth stated it would be in the garage and the outside walls would be solid.

Mrs. Reinicki stated she and her husband were in favor of the project.

Ms. Marlin stated she didn't have any objections and Mr. Tredwell thought it was a good solution. Mr. Matt said the area appears to be screened by bushes.

Mr. Fuchs stated if the Board was willing to do this, reasonable conditions would be, the property owner do what is represented and move the garbage cans, the mower and the snow blower to inside storage and to build it with solid walls and have the entrance going into the garage without the ingress / egress patterns being closer to the lot line. He added they will need to follow the rest of the applicable codes to match and blend into the home. The Board members agreed.

A motion was made and seconded, (T. Matt, K. Marlin) to accept the street and side setbacks as presented on the application with the following limitations; the garbage, mower and snow blower be stored inside, there will be no ingress or egress point on the shed and it has to match the survey and otherwise conform with the code. Motion Passed: 4-For, 0-Against.

Mr. Fuchs suggested they file the variance with the Register of Deed.

4.0 Adjournment

Respectfully Submitted,

Kelly Tarczewski
Clerk/Treasurer