



**Waukesha County**  
*Department of Parks and Land Use*

**MEMORANDUM**

**TO:** Waukesha County Park and Planning Commission

**FROM:** Benjamin Greenberg, Senior Land Use Specialist

**DATE:** October 15, 2020

**SUBJECT:** File No. PPC20\_007, Alana Smith and Brian James  
Replacement retaining walls located within 5 ft. of the north property line.  
W347 N5940 Lake Dr., described as Part of Lot 8 Okauchee Plat No. 1, located in Sec 25,  
T8N, R17E, Town of Oconomowoc. (Tax Key No. OCOT 0530.076)

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The subject property is a long and narrow lot on Okauchee Lake. The western 75% of the lot drains on a gentle slope west, towards the road. The remainder of the lot generally drains east and to the lake, conveyed by steeper terrain. Grades on the subject property also sit considerable higher than the adjacent lot to the north, which is served by retaining walls along the common lot line. There is also fencing and significant vegetation on the north lot line.

The petitioner is proposing to remove all existing structures, and construct a new two-story residence with attached side entrance garage, a deck and a fully exposed basement. In addition, the petitioner is proposing a detached garage and in-kind replacement of the existing legal non-conforming boathouse.

The proposed yard grades for the residence are 892.5' (roadside) and 883.5' (lakeside), will require very little adjustment from the established grades. A 30 foot long retaining wall is proposed along the north lot line with a swale proposed between the wall and new home. This is necessary to convey side yard drainage (to lake) on the subject lot, without causing adverse drainage onto the lot to the north. The wall would be four (4) feet at its tallest point and would be tapered back to grade on both ends. Due to the significant established evergreen vegetation and fencing, screening of the walls is not necessary and would likely prove impractical to install and maintain.

**Planning and Zoning**

A grading plan showing the proposed wall location and other improvements is attached as Exhibit A. It should be noted that the petitioner is required to obtain a County Stormwater Permit to authorize treated impervious surfaces, specifically pervious pavers.

The Waukesha County Shoreland and Floodland Protection Ordinance provides that all retaining walls located within five (5) ft. of a lot line require the approval of the Town Plan Commission and the Waukesha County Park and Planning Commission. At their meeting on October 5, 2020, the Town of Oconomowoc Plan Commission approved this request.

Based upon the above analysis, it is the recommendation of the Planning and Zoning Division staff that the request be **approved** subject to the following condition:

1. An erosion control plan for the retaining wall construction shall be submitted to the Waukesha County Planning and Zoning Division staff for review and approval, prior to the issuance of a Zoning Permit. This is to ensure that appropriate stabilization measures are taken to avoid adverse impacts to adjacent properties and the lake.

The wall being proposed is part of a grading and drainage plan to ensure the new residence, driveway and associated grading do not create adverse drainage. The established evergreen vegetation and fence will provide an immediately effective screen of the wall. Therefore, the approval of this request would be within the purpose and intent of the Ordinance.

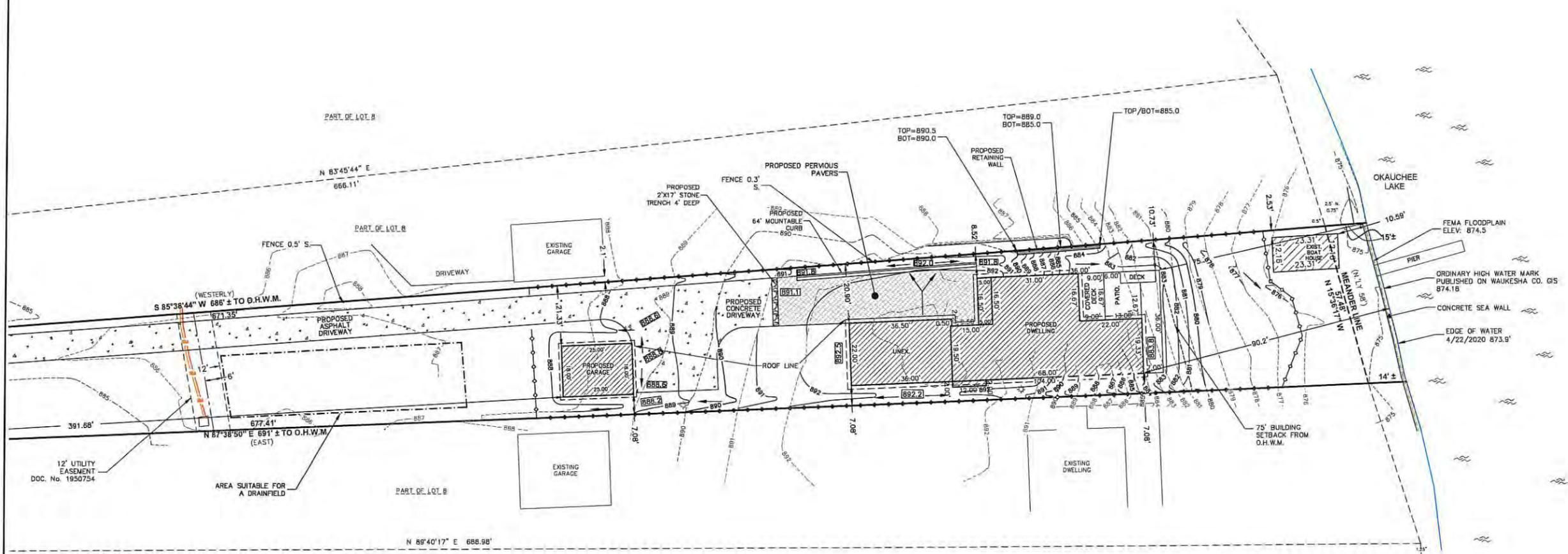
Attachment: Exhibit A

PLAT OF SURVEY

PART OF LOT 8 IN OKAUCHEE PLAT NO. 1 A SUBDIVISION OF GOVT LOTS 1 AND 2 IN THE NW 1/4 AND THE SW 1/4 OF SECTION 25, TOWN 8 NORTH, RANGE 17 EAST, TOWN OF OCONOMOWOC, WAUKESHA COUNTY, WISCONSIN.

EXHIBIT A

RECEIVED 9.11.20  
DEPT OF PARKS & LAND USE



**POST-PROJECT IMPERVIOUS SURFACE**  
 DWELLING = 3,096\*  
 DETACHED GARAGE = 450\*  
 BOAT HOUSE = 283  
 DECK/PATIO(S) = 542  
 DRIVEWAYS (INCL. 64" CURB) = 7,040  
 TREATED SURFACE DRIVEWAY AREA = (1,135)  
 TOTAL IMPERVIOUS SURFACE AREA = 10,276  
 LOT SIZE = 30,752  
 TOTAL PERCENT IMPERVIOUS SURFACE = 33.4%  
 \*AREAS INCLUDE OVERHANGS\*

**PROPOSED GRADES PER OWNERS**  
 FINISH YARD GRADE: 892.5/883.5  
 GARAGE FLOOR: 892.83  
 TOP OF WALL: 893.17  
 TOP OF FOOTING: 884.17 (9" WALL)

**SETBACK REQUIREMENTS**  
 O.H.W.M. = 75'  
 SIDE YARD = 7' HOUSE  
 SIDE YARD GARAGE = 5' (VARIANCE)



BEARINGS BASED ON GRID NORTH OF THE WISCONSIN COUNTY COORDINATE SYSTEM, WAUKESHA COUNTY ZONE (NAD 83, 2011) AND REFERENCED TO THE WEST LINE OF THE NW 1/4 OF SEC. 25-8-17 MEASURED AS N01°23'25"E. VERTICAL DATUM IS NAVD 88 (GEOID 12A)

**LEGEND**

□	SECTION CORNER MONUMENT
○	FOUND 3/4 REBAR* OR NOTED
●	FOUND 1" IRON PIPE OR NOTED
○	SET 0.75" O.D. X 18" REBAR
○	WEIGHING 1.502 LBS/FT.
○	FOUND SPIKE
○	FOUND CHISELED X
△	CHECK POINT BENCHMARK
○	WELL
○	SEPTIC VENT
○	SEPTIC CLEANOUT
○	WATER
○	TV PED
○	ELECTRIC PED
○	UTILITY POLE
○	UTILITY PED
○	FLOOR ELEVATION
○	EXISTING SPOT GRADE
○	EXISTING CONTOUR
○	STEPS
○	18" PINE 18" DIA.
○	RED CEDAR 12" X 8" DIA.
○	PROPOSED CONTOUR
○	PROPOSED SILT FENCE
○	PROPOSED ELEVATION
○	PROPOSED FLOW DIRECTION

CLIENT	BRIAN JAMES
PROJECT	BOUNDARY & TOPO
LAYOUT	PROPOSED GRADING
DRAWING	20068_SURVEY.DWG
SCALE	1:20
DATE	9/11/2020
JOB NO.	20068
SHEET	2 OF 2

