

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN the following Public Hearing will be held by the Waukesha County Board of Adjustment on Wednesday, July 8, 2026, at 6:00 p.m., in Room AC 255/259 of the Waukesha County Administration Center, 515 W. Moreland Blvd., Waukesha, Wisconsin, 53188, to consider the following requests:

BA239: THOMAS AND CHRISTINA KORKOS (OWNERS), KAREK HOMES INC. (APPLICANT) request variances from the road setback and building height provisions of the Waukesha County Shoreland Protection Ordinance to construct a two-story detached garage. The subject property is described as part of Lot 18 East Lakeside, Sections 12 and 13, Town of Delafield. More specifically, the property is located at W285 N3178 Lakeside Road (Tax Key No. DELT 0768.040.001).

For additional information concerning this public hearing, please contact Emily Goodman of the Waukesha County Department of Parks and Land Use at 262-896-8300 or egoodman@waukeshacounty.gov.

All interested parties will be heard.

WAUKESHA COUNTY BOARD OF ADJUSTMENT
Richard Bayer, Chairman

Legal notice to be published in
the West Now on
Wednesday, June 24, 2026 and
Wednesday, July 1, 2026

Staff reports and meeting materials will be located on the Waukesha County Planning and Zoning Division webpage at [Meeting Information | Waukesha County](#) under Board of Adjustment Meeting Documents, no later than July 6, 2026.

AGENDA – FINAL
WAUKESHA COUNTY BOARD OF ADJUSTMENT

July 8, 2026, 6:00 p.m.

Waukesha County Administration Center, Room AC 255/259
515 W. Moreland Blvd., Waukesha, WI 53188

CALL TO ORDER

ROLL CALL

NOTE: THE AGENDA ITEMS MAY **NOT** NECESSARILY BE TAKEN UP IN THE ORDER LISTED BELOW.

REQUESTS: **BA239: THOMAS AND CHRISTINA KORKOS (OWNERS), KAEREK HOMES INC. (APPLICANT)**
Town of Delafield
(Road setback) (Building Height)

SUMMARY OF MEETING: May 13, 2026

OTHER ITEMS REQUIRING BOARD ACTION: None

Following each public hearing portion of the meeting, the WAUKESHA COUNTY BOARD OF ADJUSTMENT will deliberate and make recommendations or decisions on the variances/special exceptions presented.

The Staff Reports and meeting materials will be located on the Waukesha County Planning and Zoning Division webpage at <https://www.waukeshacounty.gov/landandparks/planning-and-zoning/meeting-information/> no later than July 6, 2026. See Board of Adjustment Meeting Documents heading for July 8, 2026. For questions regarding this agenda, please call (262) 896-8300 or email Emily Goodman at egoodman@waukeshacounty.gov.

**WAUKESHA COUNTY DEPARTMENT OF PARKS AND LAND USE
 APPEAL FOR VARIANCE
 STAFF REPORT**

DATE: July 8, 2026

FILE NO.: BA239

OWNERS: Thomas and Christina Korkos
 W285 N3178 Lakeside Road
 Pewaukee, WI 53072

APPLICANT: Kaerek Homes, Inc.
 11600 West Lincoln Avenue
 West Allis, WI 53227

TAX KEY NO.: DELT 0768.040.001

LOCATION:
 The subject property is described as part of Lot 18 East Lakeside, Sections 12 and 13, Town of Delafield. More specifically, the property is located at W285 N3178 Lakeside Road with frontage on Pewaukee Lake.

REQUEST:
 Variance from **Section 3(h)(1)(C) Road Setback and Section 3(i) Maximum Accessory Building Height** provisions of the Waukesha County Shoreland Protection Ordinance to allow the construction of a two-story detached garage.

ZONING CLASSIFICATION: R-3 Residential, DSO Delafield Shoreland Overlay and EC Environmental Corridor Overlay Districts.

LOT CONFIGURATION: The existing and required average lot width, average lot depth and lot size, riparian frontage and road frontage are shown in the following table.

	Average Lot Width	Average Lot Depth	Lot Size* (sq. ft.)	Road Frontage (Lakeside Road)	Riparian Frontage
Existing	101 ft. +/-	121 ft. +/-	11,340	103 ft.	n/a
Required	84 ft. min.	n/a	14,000 (sewered)	30 ft. min	100 ft. min.

*Excluding the established 20 ft. wide road right-of-way of Lakeside Road.

PREVIOUS BOARD OF ADJUSTMENT ACTION ON THE SUBJECT PROPERTY:

None.

PENDING ACTIONS:

None.

PROPOSAL AND STAFF ANALYSIS:

The subject parcel, which is served by sewer, is located on the north side of Lakeside Road. The subject parcel has an existing 455 sq. ft. garage that is built into the hill and a gravel parking area. The existing garage is nonconforming to the road setback (2 ft. vs 20 ft. required) and nonconforming to the offset (12 ft. 10 in. vs 14 ft. required). The garage has damage to the roof and is covered in a black tarp.

The applicant is seeking a new garage on the subject parcel which would contain first floor garage space and second floor storage. Two overhead doors are proposed facing the road. Service doors are proposed on the west side at both the lower and upper floors. The upper level would be accessed by walking from the parking area west of the garage up and along the northwest side of a proposed retaining wall. The retaining wall would secure a badly eroded slope that was previously cut for the existing gravel parking area. The wall would be approximately 9' tall at its highest point. Fencing will be needed to eliminate a fall risk from the upper level grades leading to the upper service door.

The applicant's principal structure is on the parcel immediately across the road with frontage to Pewaukee Lake. The principal structure was built by the petitioner in 2020 and does not contain a garage. There is a steep slope from the road right-of-way to the principal structure, with an approximately 25-foot grade change, which is consistent with development in the neighborhood. The neighborhood contains a mix of homes with garages on the lakeside parcel and garages on the adjacent parcel across the road.

The ordinance allows for an accessory structure to be constructed on one side of the road without the benefit of a Principal Structure on the same side of the road right-of-way, provided the lots are in common ownership and a certified survey map has been completed. A certified survey map was completed in 2025.

The subject parcel is 11,340 square feet and has both topographic and environmental constraints. The parcel is approximately 121 ft. in depth. Approximately 18 ft. of the parcel matches the elevation of the adjacent road right-of-way. From that point, the site experiences a significant elevation increase, rising approximately 10 ft. abruptly and then continuing to slope upward for an additional 10 ft. The parcel contains an Environmental Corridor Overlay. Environmental corridors are concentrations of key significant natural resource elements and the Ordinance limits disturbance on these parcels. A tree survey was conducted for a portion of the site and has been submitted as part of Exhibit A. The submitted survey indicates the property contains a mix of mature and mid-size native trees, including oak, maple, and hickory trees. The inventory reflects a well establish corridor, with several trees ranging from 20 to 44 inches in diameter. Staff also observed the presence of native ground cover on site.

Upon completion of the certified survey map, the petitioners spoke with Planning and Zoning staff about the ordinance requirements for razing the existing garage and building a new, two-story garage. The ordinance allows for road setback averaging and when applying that averaging, a 20 ft. road setback is required on this parcel. In April 2026, the petitioners submitted a zoning permit for a new garage in a conforming location and applied for a Conditional Use permit for

land altering activity. The proposed amount of disturbance at this time was 4,462 sq. ft. with significant grading and retaining walls being required. A steep driveway was proposed for access to the upper portion of the garage. The previous site plan is attached as Exhibit C.

Staff conducted a site visit, along with the owners in May 2026. Upon review of the site and the conditions of the environmental corridor, staff recommended seeking a variance from the road setback requirement of 20 ft., as this would minimize the impacts on the environmental corridor and the amount of grading on the site. The new proposal disturbs approximately 3,095 sq. ft. on the site and they are proposing no tree removal.

The petitioners are also requesting a variance to increase the height from 18 ft. to 22 ft. to accommodate a high first floor garage height while still preserving 8’ of height in the upper storage area. It should be noted that staff are contemplating an increase in accessory building height in future code amendments. If such changes are enacted by the County Board, the height of the building may be eligible for a height increase.

The table below summarizes the existing and proposed improvements. A site plan showing existing and proposed improvements is attached as Exhibit A. Building plans showing the proposed improvements are attached as Exhibit B.

	1 st Floor (sq. ft.)	2 nd Floor (sq. ft.)	Att. Garage (sq. ft.)	Accessory Bldgs. (sq. ft.)	Beds	Baths
Existing	na	na	na	455	na	na
Proposed	na	na	na	600	na	na

The proposed second story addition requires variances from the Road Setback and Maximum Accessory Building Height provisions of the Waukesha County Shoreland Protection Ordinance as summarized in the following table.

PROVISION	SPO	EXISTING	NON-CONFORMING? 3(o)	PROPOSED	REQUIRED	VARIANCE/ SPECIAL EXCEPTION?
ROAD SETBACK	3 (h) (1) (C)	2’	Y	10’	20’	Y - Variance
OFFSET (NE)	3 (h) (3) (A)	12’10”	Y	17’8”	14’	N
OFFSET (SW)	3 (h) (3) (A)	61’11”	N	44’9”	14’	N
ACCESSORY FOOTPRINT	3 (j) 4	455 SF	N	600 SF	600 maximum	N
BLDG HEIGHT	3 (i)	15’17”	N	22’	18’	Y - Variance
SHORE SETBACK	3 (h) (2)	417’	N	425’	75’	N

PETITIONERS’ COMMENTS:

The petitioners’ comments are attached as Exhibit D.

STAFF RECOMMENDATION:

The Planning and Zoning Division staff recommends **approval** of the request for a variance from the road setback and **denial** of the request from maximum accessory building height requirements of the Waukesha County Shoreland Protection Ordinance to construct a two-story detached garage. This recommendation is based upon the analysis of the below tests for a variance, as described below. We recommend that this approval be subject to the following conditions:

CONDITIONS:

1. Land disturbance is limited to the area denoted “Estimated Disturbance Area” on the Grading Plan attached as Exhibit A.
2. All trees identified on the Grading Plan shall be preserved, as proposed. The Waukesha County Planning and Zoning Division may authorize tree removal should a tree become hazardous in the future.
3. A deed restriction shall be prepared and reviewed and approved by the Waukesha County Planning and Zoning Division prior to being recorded in the Office of the Register of Deeds describing the permitted area of disturbance in the environmental corridor and specifying preservation requirements for the portion of the site to remain undisturbed. The deed restriction shall also state that there shall be no overnight habitation within the accessory structure and that it shall not contain a full bathroom or a dwelling unit.
4. Per Ordinance requirements, any retaining walls that exceed 4 ft. in height must be engineer stamped plans.
5. New building plans shall be submitted with the building height reduced to 18’ unless subsequent ordinance amendments increase the accessory building height standards, in which case, the structure can abide by the height rule that is in effect at time of permit issuance.
6. A split rail or similar style fence of a minimum of four feet in height must be installed as a safety barrier along any parts of the proposed westerly retaining wall that will exceed four feet in height. A fence plan depicting fence style, dimensions and location must be submitted to Waukesha County Planning and Zoning Division Staff for review and consideration.

AREA VARIANCE TEST CRITERIA ANALYSIS

State law, case law, and County ordinances require that the petitioner demonstrate that their request meet the following tests for a variance. The below Staff analysis assesses the merits of the subject application relative to the tests:

1. **Compliance with the ordinance would cause the owner to experience an unnecessary hardship. Unnecessary hardship is proven by demonstrating that strict compliance with a zoning ordinance would unreasonably prevent the property owner from using the property owner's property for a permitted purpose or would render conformity with the zoning ordinance unnecessarily burdensome. A property owner bears the burden of proving that the unnecessary hardship is based on special conditions unique to the property, rather than considerations personal to the property owner, and that the unnecessary hardship was not created by the property owner. Hardships should not be**

financial or economic in nature. Variances are intended to provide only the minimum amount of relief necessary, and the purposes of the Ordinance shall be observed.

While a conforming location for a detached garage exists on the subject property, the conforming location provided by the Ordinance directs development into a steep wooded slope, which would require significant land altering activity, cutting of native trees and large retaining walls to build a new garage. This is a site condition that is unique to the property and makes strict compliance not only unnecessarily burdensome but creates a conflict with county and town land use plan and Ordinance recommendations and requirements that call for preservation of topography and limiting disturbance of the environmental corridor. The Ordinance allows parcels that are located entirely in the Environmental Corridor to disturb up to 15,000 sq. ft. or 15% of the parcel area, whichever is greater. The current proposal has decreased the disturbance on site from 4,462 sq. ft. to 3,095 sq. ft. (approximately 1,300 sq. ft. decrease) The proposed 10' setback would provide considerable relief while minimizing the impacts to the environmental corridor.

It has not been demonstrated that the ordinance provisions cause the owner unnecessary hardship as it relates to the accessory building height. The principal structure contains approximately 3,300 sq. ft of living area, whereas the minimum required square footage for a home is just 1,100 sq. ft. If more storage was desired, it could have been planned for at the time the home was constructed. Additionally, the previous proposal showed a garage height of 18 ft. which indicates an ordinance compliant design was previously contemplated and appears feasible. The first floor height of nearly 12' could be reduced to allow for a typical 8' ceiling in the second story storage area.

- 2. The granting of the variance will not adversely affect the general public interest/welfare or be detrimental to nearby properties/improvements or the natural resources in the area. Lack of local opposition does not mean a variance will not harm the public interest.**

The proposal has been designed to minimize impacts on the environmental corridor. By reducing the amount of land altering activity, it will protect the mature native trees on the slope above the building site and root systems will remain intact. Areas are designated as primary environmental corridor when they contain concentrations of high-value elements of the natural resource base and the Ordinance intends to preserve and protect these areas. In addition, the proposed location, while nonconforming to the required road setback, will be positioned further from the road at 10' compared to the current garage at 2'. This should make navigation easier along the narrow road, minimize temporary blockage of the roadway during multi-point turning movements and improve visibility. Additionally, the new garage will adhere to the 14' offset from the northeastern property line, unlike the existing garage which does not comply. The availability of a parking area adjacent to the proposed garage will allow for vehicles to be parked outside without disrupting neighborhood travel or snow plowing. There is also additional driveway parking on the lakeside parcel.

The maximum accessory building height is intended to limit bulk on accessory buildings. The height limit helps keep accessory buildings consistent with the character and development pattern of the area and affirms the expectation that these structures are secondary to the principal structure.

Respectfully submitted,

Emily Goodman

Emily Goodman
Senior Land Use Specialist
Phone: 262-896-8300

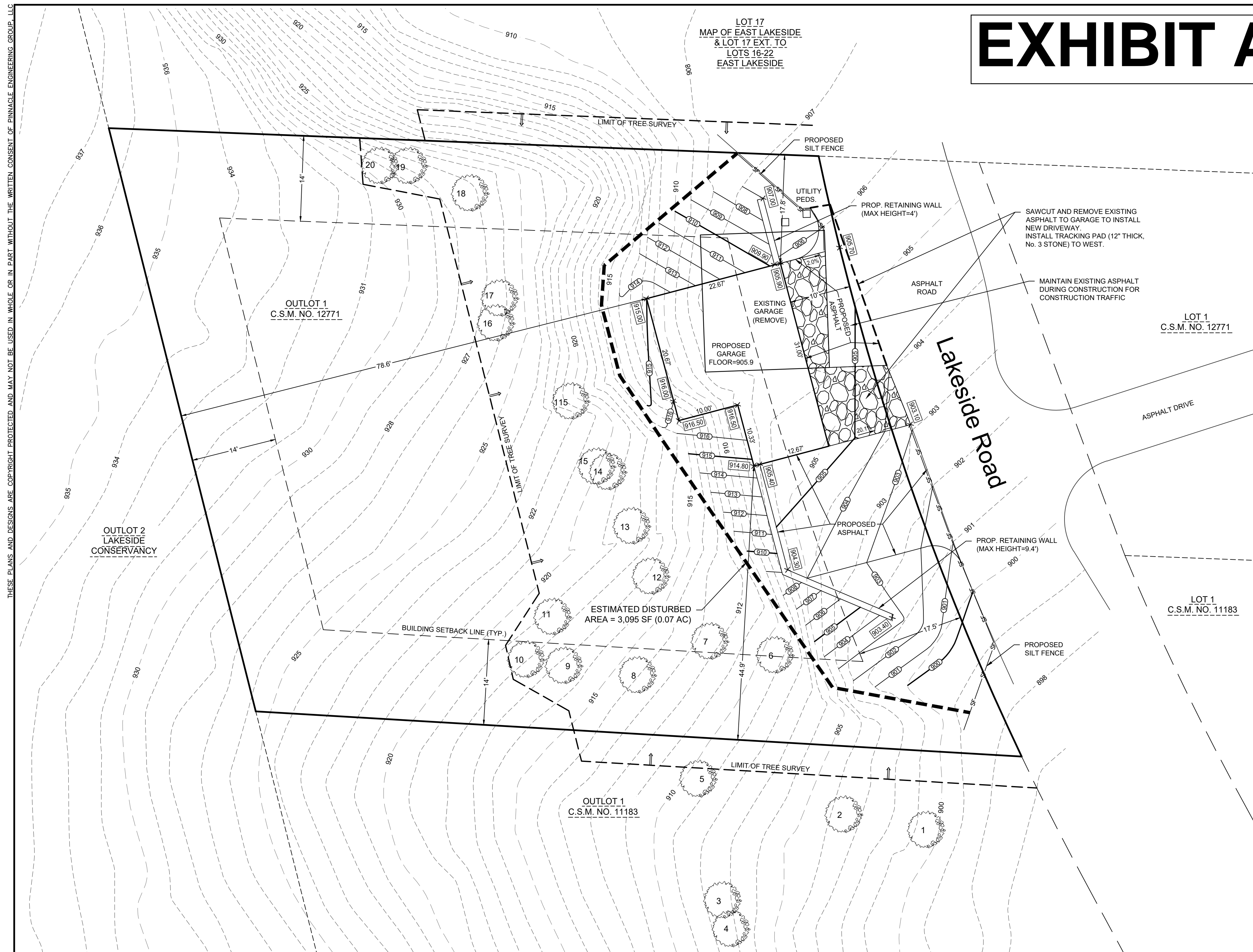
Reviewed and approved by:

Jason Fruth

Jason Fruth
Planning and Zoning Manager

Exhibits: Exhibit A- Site Plan
 Exhibit B – Building Plan
 Exhibit C – Previous Site Plan
 Exhibit D – Petitioners Comments

EXHIBIT A



THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF PINNACLE ENGINEERING GROUP, LLC

OUTLOT 2
LAKESIDE
CONSERVANCY

OUTLOT 1
C.S.M. NO. 12771

OUTLOT 1
C.S.M. NO. 11183

LOT 1
C.S.M. NO. 12771

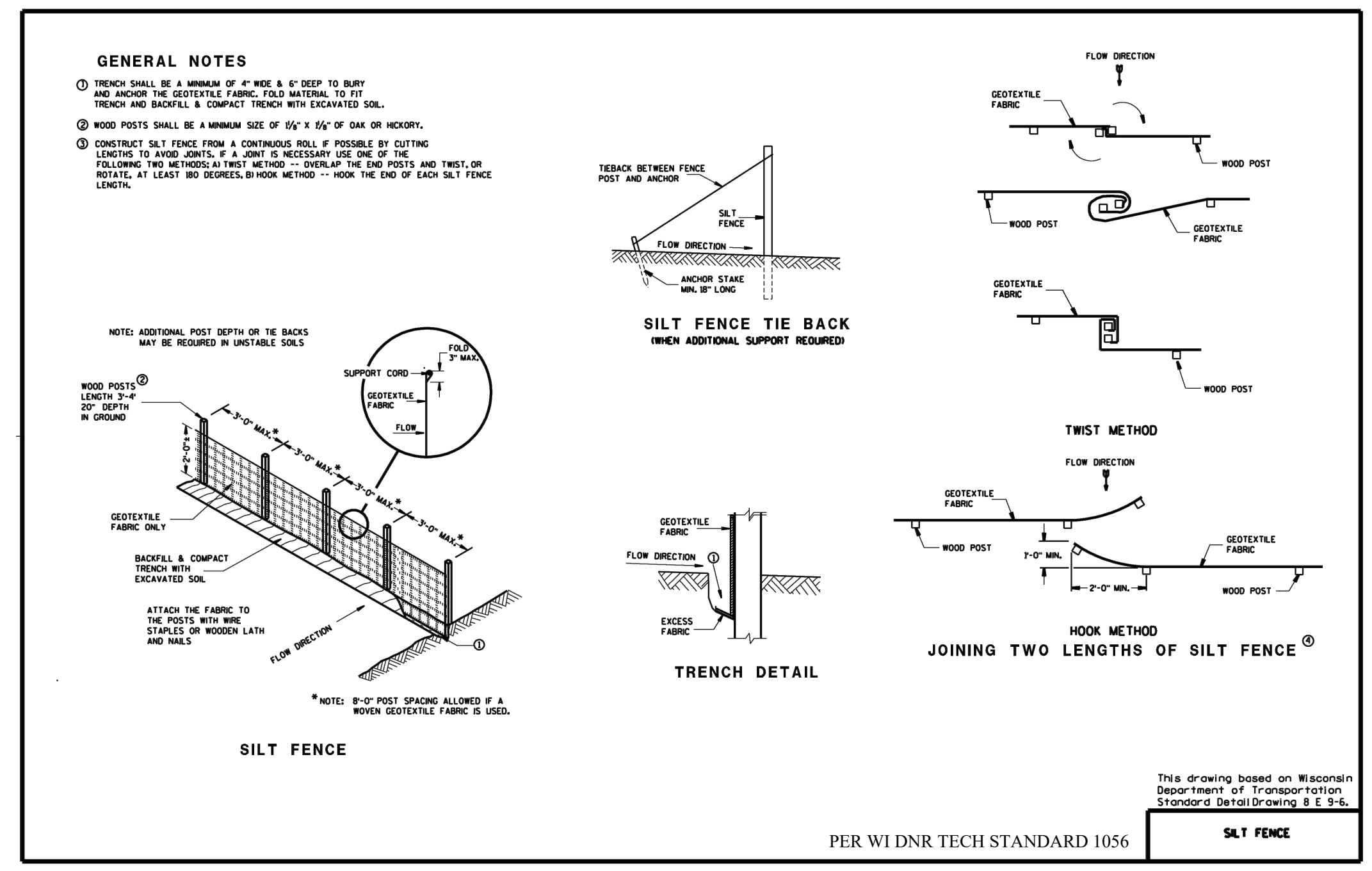
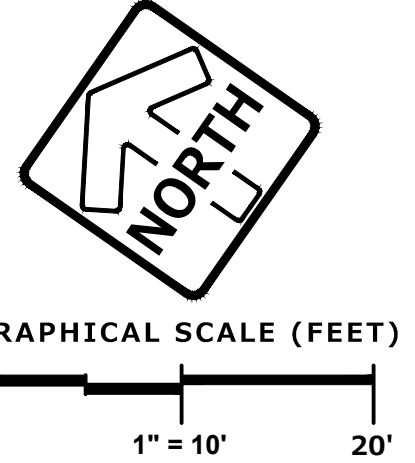
LOT 1
C.S.M. NO. 11183

Lakeside Road

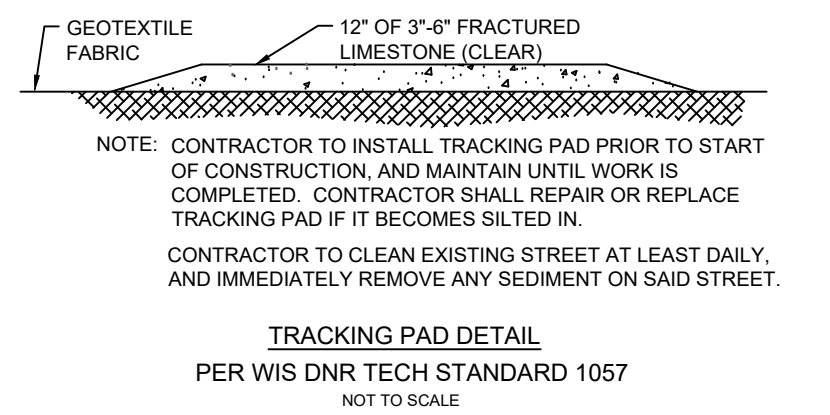
TREE SURVEY COMPLETED BY PINNACLE ENGINEERING GROUP IN MAY 2026

Tree Number	Tree Species	Diameter	Tree Condition	Single / MultiStem
1	Quercus - Oak	29	Fair	Single Stem
2	Acer - Maple	15	Good	Single Stem
3	Carya Ovata - Shagbark Hickory	6	Good	Single Stem
4	Quercus - Oak	18	Good	Single Stem
5	Carya Ovata - Shagbark Hickory	4	Good	Single Stem
6	Prunus Serotina - Black Cherry	9	Poor	Single Stem
7	Acer - Maple	10	Good	Single Stem
8	Populus - Poplar	10	Fair	Single Stem
9	Acer - Maple	11	Fair	Single Stem
10	Carya Ovata - Shagbark Hickory	5	Good	Single Stem
11	Acer - Maple	16	Good	Single Stem
12	Acer - Maple	16	Poor	Single Stem
13	Quercus - Oak	10	Fair	Single Stem
14	Quercus - Oak	9	Good	Single Stem
15	Acer - Maple	12	Good	Single Stem
115	Acer - Maple	5	Good	Single Stem
16	Quercus - Oak	44	Good	Multi Stem
17	Acer - Maple	8	Good	Single Stem
18	Quercus - Oak	19	Good	Single Stem
19	Quercus - Oak	16	Good	Single Stem
20	Quercus - Oak	6	Good	Single Stem

NOTE: EXISTING SURVEY DATA PROVIDED BY CLIENT AND WAS COMPLETED BY METROPOLITAN SURVEY SERVICE INC IN MARCH 2020 AND MAY 2026.



RECEIVED 06/03/26
PLANNING AND ZONING
DIVISION



- CONSTRUCTION SEQUENCE:**
- Cut and remove trees as necessary to complete project. Work with landowner to determine extent of tree removal. Install silt fence and tracking pad. Continuous inspections throughout the project. The builder shall inspect erosion and sediment control practices weekly, and within 24 hours after every rain event that produces 0.5 inches of rain or more in a 24 hour period. Written documentation of each inspection shall be maintained at the construction site and shall include the time, date and location of inspection, the phase of land disturbance at the construction site, person conducting the inspection, assessment of control practices, and description of any erosion or sediment control measure installation or maintenance performed in response to the inspection. Use Wisconsin DNR report forms.
 - Remove existing garage.
 - Remove the stumps and strip topsoil.
 - Rough grade the site and begin building construction.
 - Sawcut and remove existing asphalt and install new driveway.
 - Finish grade disturbed areas.
 - Topsoil, seed and stabilize any remaining disturbed areas with erosion mat.
 - Contractor to remove and dispose of all temporary erosion control measures once the site is 80% stabilized.

- Estimated Start Date: July 2026
Estimated Completion Date: November 2026
Estimated Disturbed area = 3,095 S.F. (0.07 AC.)
- NOTES:**
- All construction practices shall comply with the Town of Delafield and the Wisconsin DNR Technical Standards.
 - All disturbed areas shall be topsoiled (4" thick), seeded and stabilized with Wisconsin DOT Class I, Type B erosion mat per Wisconsin DNR Technical Standard 1052. September 15th is the deadline for permanent seed. Any areas exposed after September 15th and before October 15th shall be temporarily seeded with winter wheat at the rate of 50 lbs/acre. This temporary cover shall be fertilized at the same rate and mixture as permanent seed. Any disturbed areas not stabilized by October 15th should be stabilized by placing topsoil, dormant seed and Wisconsin DOT Class I, type B erosion mat or seeded with dormant seed, covered with straw and staked biodegradable netting. Temporary stabilization is required for any area that will not be worked for 14 days or more.
 - Any stockpiles left inactive for more than seven days shall be seeded and mulched using agricultural rye with a seeding rate of 3lbs/1000 square feet. Any stockpiles placed after October 15 shall be seeded with dormant seed and either stabilized with Wisconsin DOT Class I, type B erosion mat or seeded with dormant seed, covered with straw and staked biodegradable netting.
 - All construction traffic is to enter/exit the site from Lakeside Road. Install tracking pad as noted. All public streets to be kept clean at all times.
 - The permanent seed mixture shall be Wisconsin DOT seed mixture No. 40 and sown at a rate of 4 lbs/1000 square feet. Seed mixture No. 40 consists of 35% kentucky bluegrass, 20% red fescue, 20% hard fescue and 25% improved fine perennial ryegrass.
 - Fertilize soil with 10 lbs/1000 square feet of 20-0-10 fertilizer. The fertilizer used for restoration shall be free of any phosphorus.
 - Any dewatering that may be required due to building construction shall be completed so that the water is pumped into a type II geotextile bag. Follow DNR Technical Standard 1061.
 - All building and waste material shall be disposed of off site to prevent runoff of material into the lake.

PLAN | DESIGN | DELIVER
www.pinnacle-engr.com

PINNACLE ENGINEERING GROUP
ENGINEERING | NATURAL RESOURCES | SURVEYING

WISCONSIN OFFICE:
20725 WATERTOWN ROAD SUITE 100
BROOKFIELD, WI 53106
(262) 754-8888

CHICAGO | MILWAUKEE | NATIONWIDE

KORKOS GARAGE
W285 N3178 LAKESIDE ROAD
TOWN OF DELAFIELD

**GRADING & EROSION
CONTROL PLAN**

REVISIONS	DATE	BY

REG. JOB NO. 2087.00	ASZ	SHEET
DATE 05-29-26	SCALE 1"=10'	1 OF 1

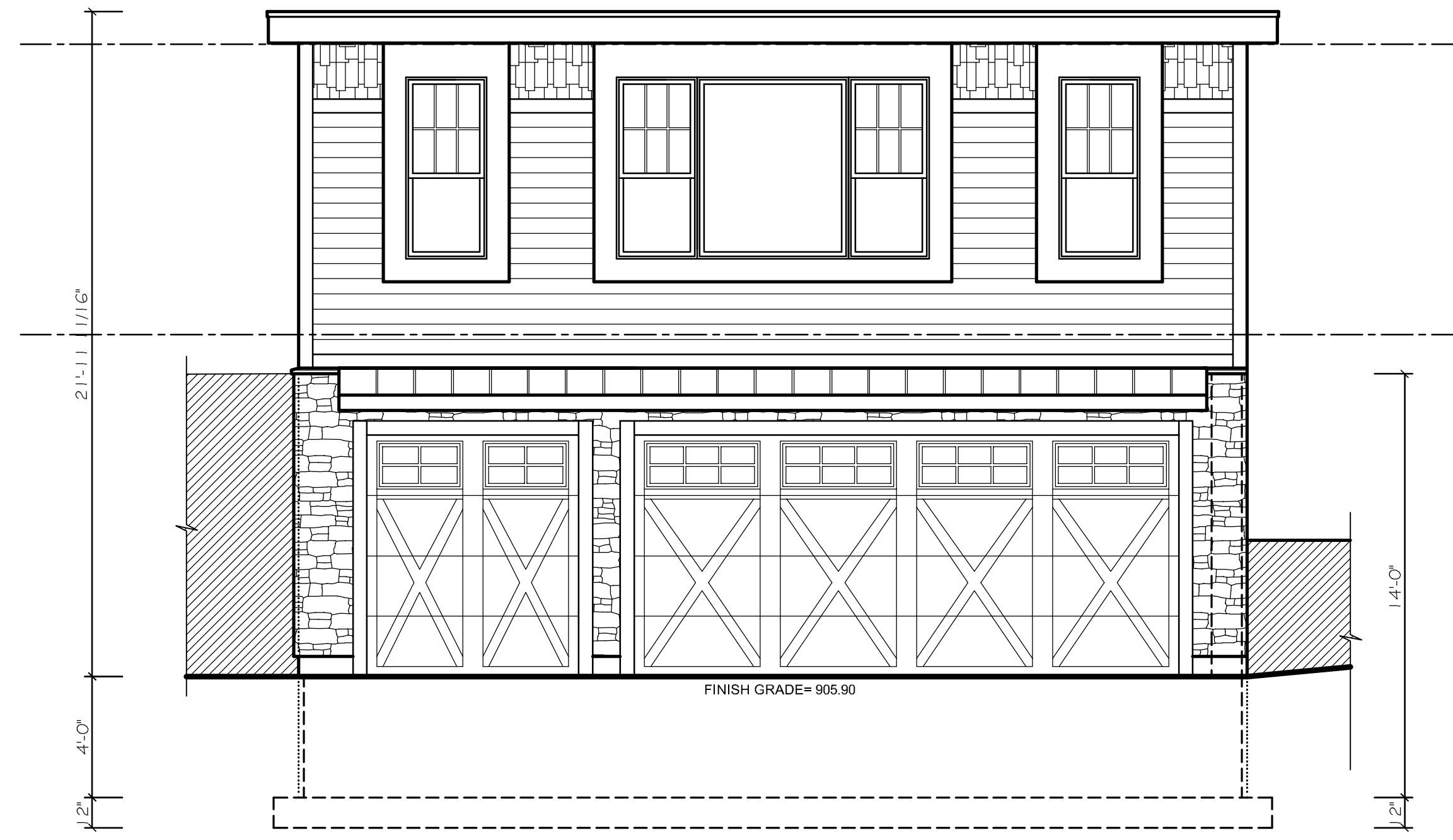
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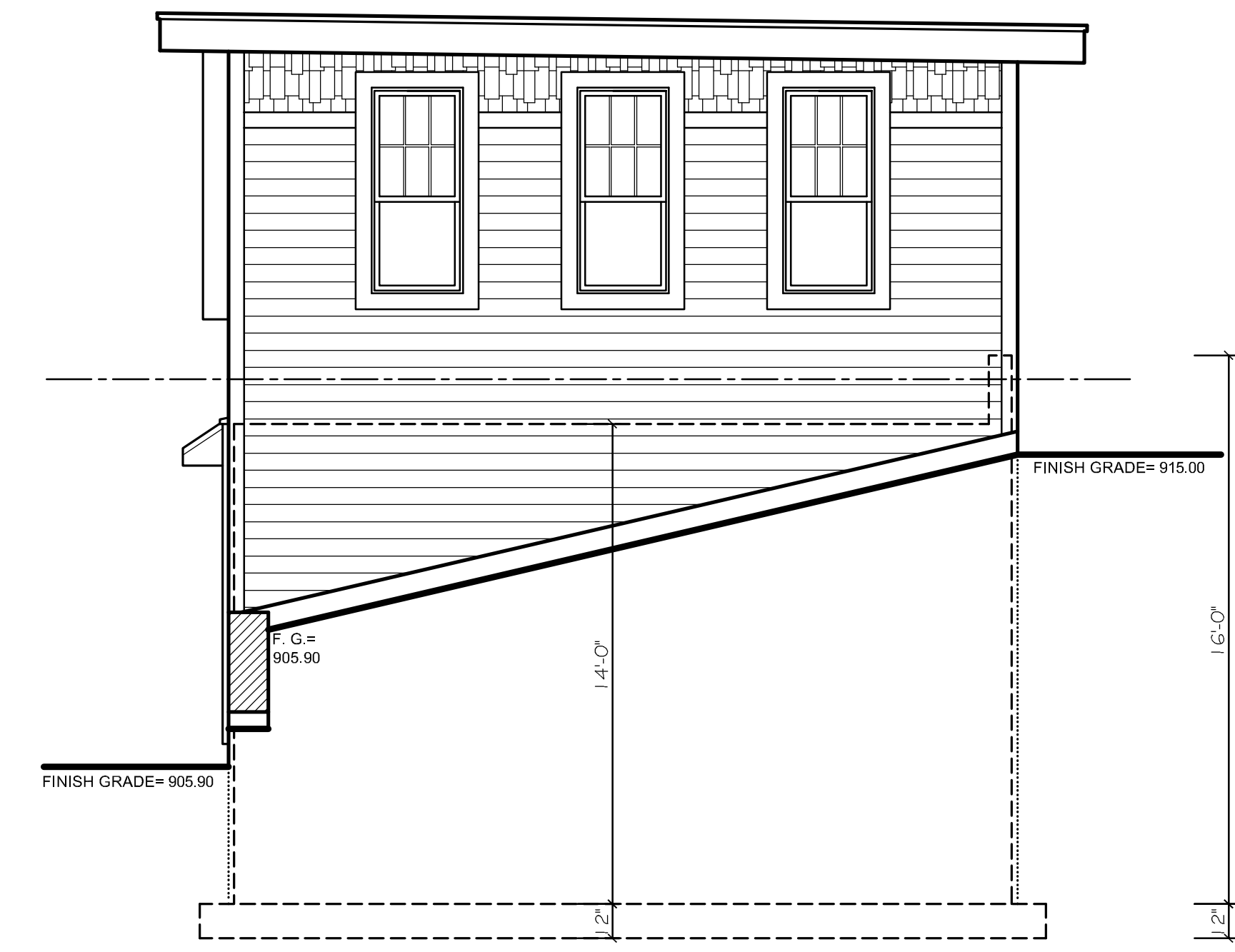
GRADING & EROSION CONTROL PLAN

RECEIVED 06/19/2026
DEPT PARKS & LAND USE

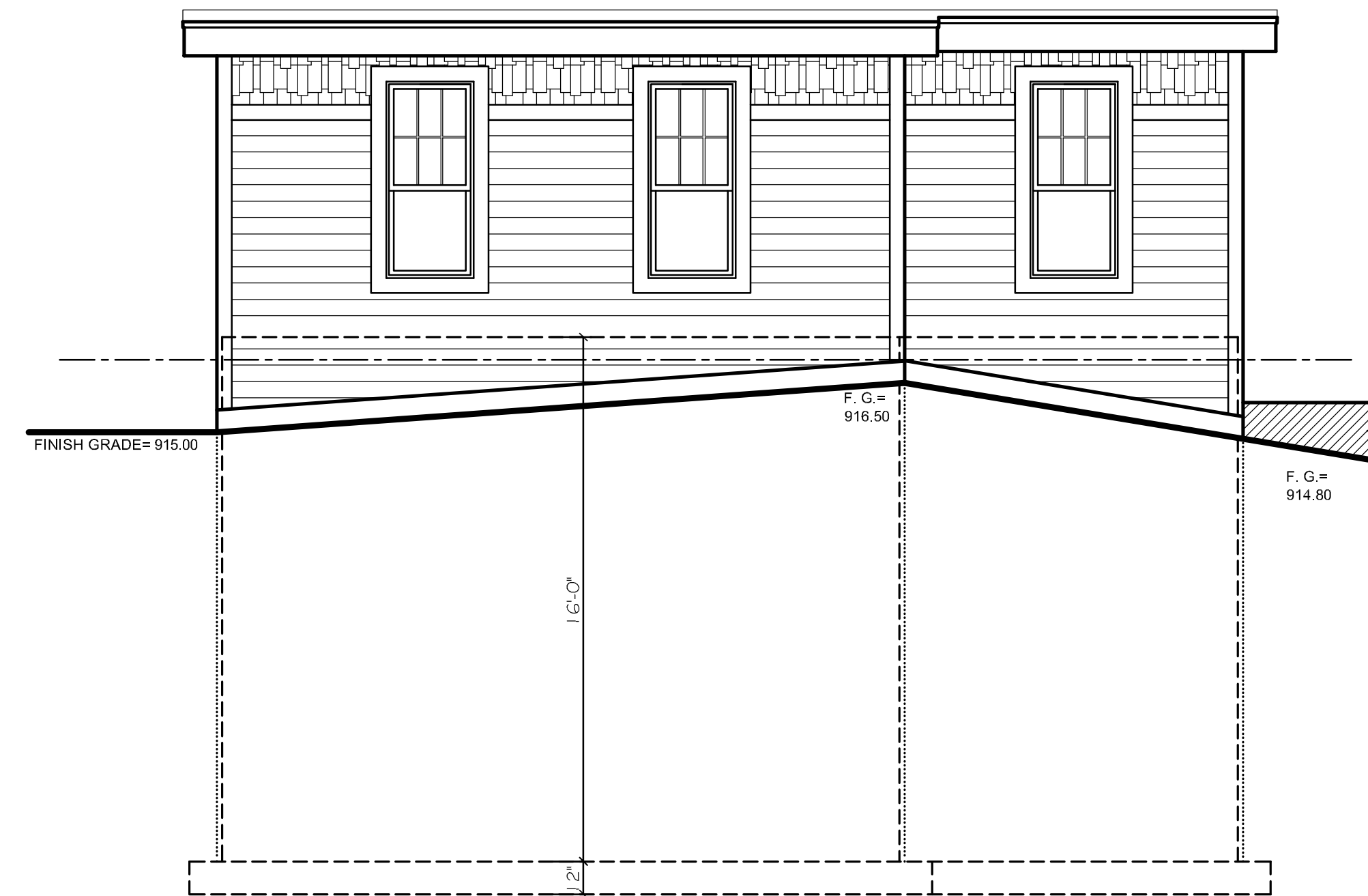
EXHIBIT B



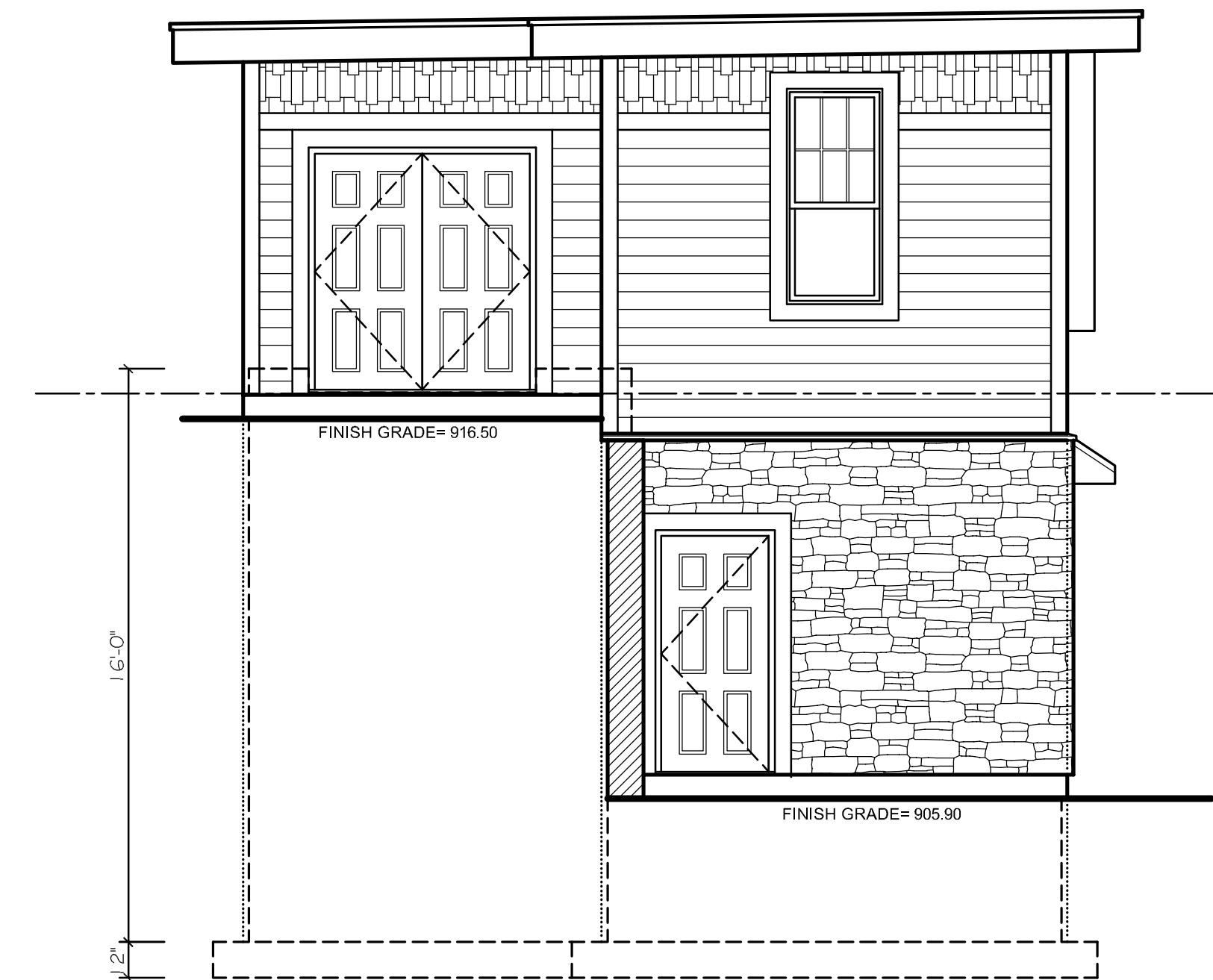
1 FRONT ELEVATION
A1 1/4" = 1'-0"



2 RIGHT-SIDE ELEVATION
A1 1/4" = 1'-0"



3 REAR ELEVATION
A1 1/4" = 1'-0"



4 LEFT-SIDE ELEVATION
A1 1/4" = 1'-0"

REVISIONS	BY

OWNERS APPROVAL:

DATE:



11600 LINCOLN AVENUE • WEST ALLIS, WI 53227
PHONE (414) 321-5300 • FAX (414) 321-8622

A RESIDENCE FOR:
THOMAS & CHRISTINA KORKOS
W285 N3178 LAKESIDE DRIVE
DELAFIELD, WISCONSIN

DETACHED GARAGE

JOB NO.
KHI 9533

DRAWN BY: JML
PLAN DATE: 06/01/26
STRUCTURAL REVIEW
DATE: JML
BY: X/ X/ XX

SHEET:
A1

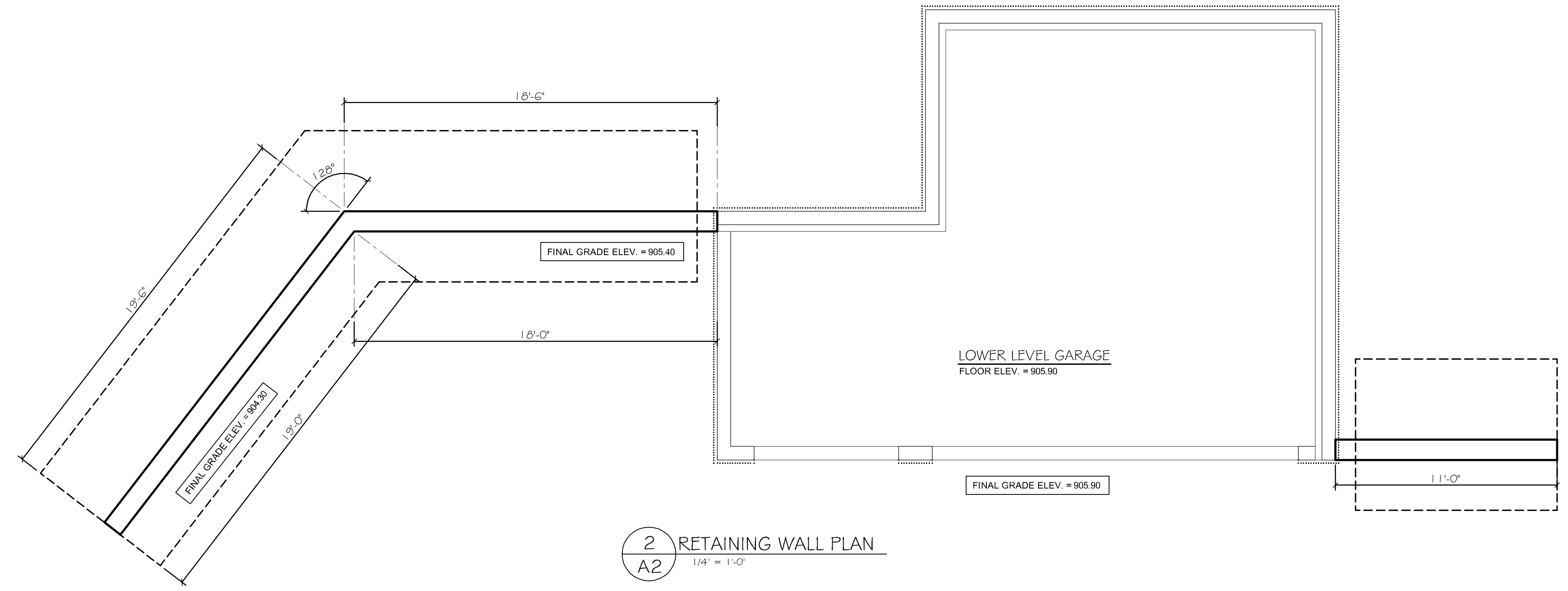
REVISIONS	BY

OWNERS APPROVAL:

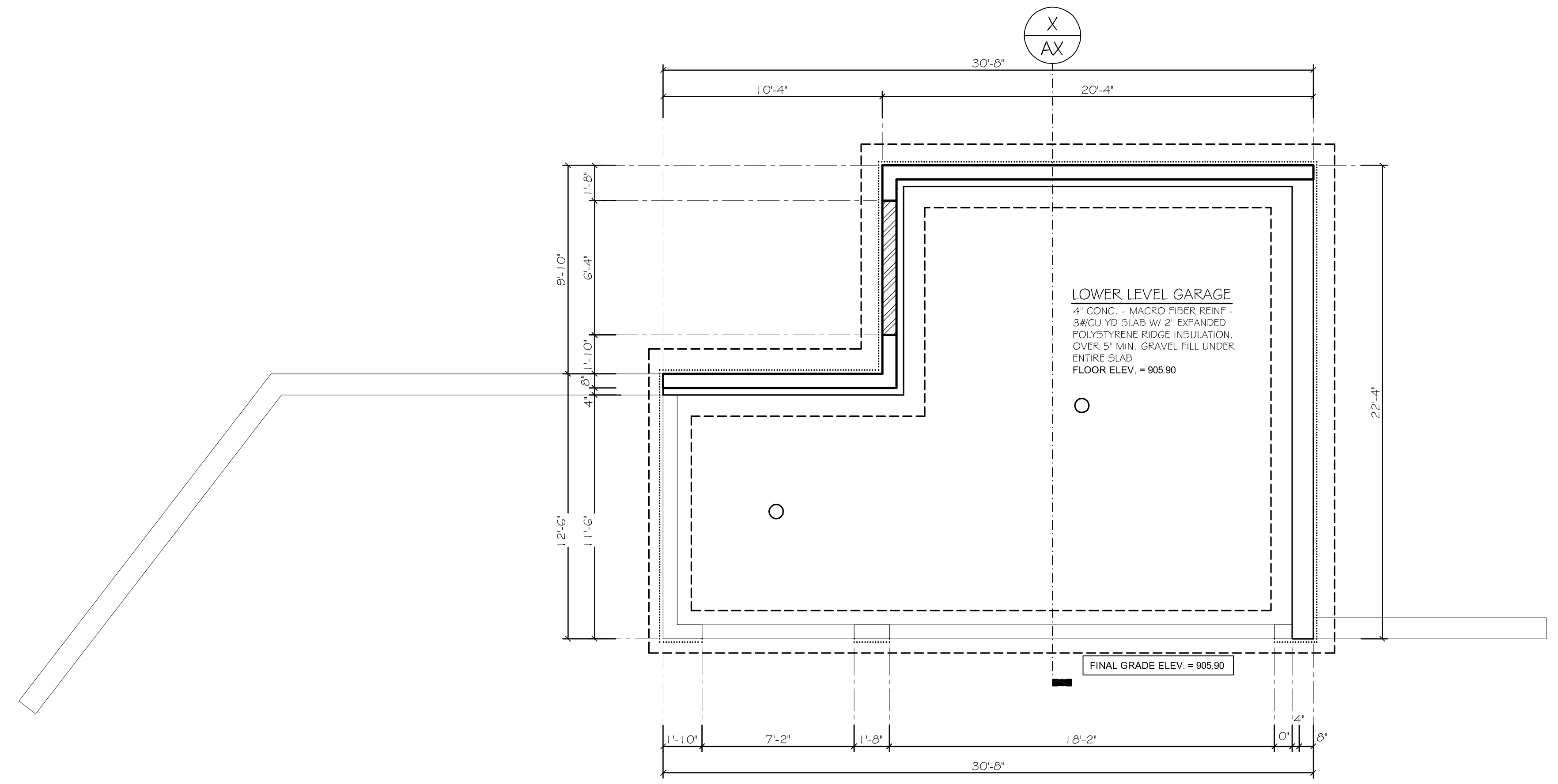
DATE:



11600 LINCOLN AVENUE • WEST ALLIS, WI 53227
 PHONE (414) 321-5300 • FAX (414) 321-8622



2 RETAINING WALL PLAN
 1/4" = 1'-0"



1 GARAGE FOOTING & FOUNDATION PLAN
 1/4" = 1'-0"
 599 SQUARE FEET IN LOWER GARAGE AREA

LOWER LEVEL GARAGE
 4" CONC. - MACRO FIBER REINF -
 3#/CU YD SLAB W/ 2" EXPANDED
 POLYSTYRENE RIDGE INSULATION,
 OVER 5" MIN. GRAVEL FILL UNDER
 ENTIRE SLAB.
 FLOOR ELEV. = 905.90

A RESIDENCE FOR:
THOMAS & CHRISTINA KORKOS
 W285 N3178 LAKESIDE DRIVE
 DELAFIELD, WISCONSIN

DETACHED GARAGE

JOB NO.
KHI 9533

DRAWN BY: JML
 PLAN DATE: 04/08/26
 STRUCTURAL REVIEW
 DATE: JML
 BY: X/ X/ XX

SHEET:
A2

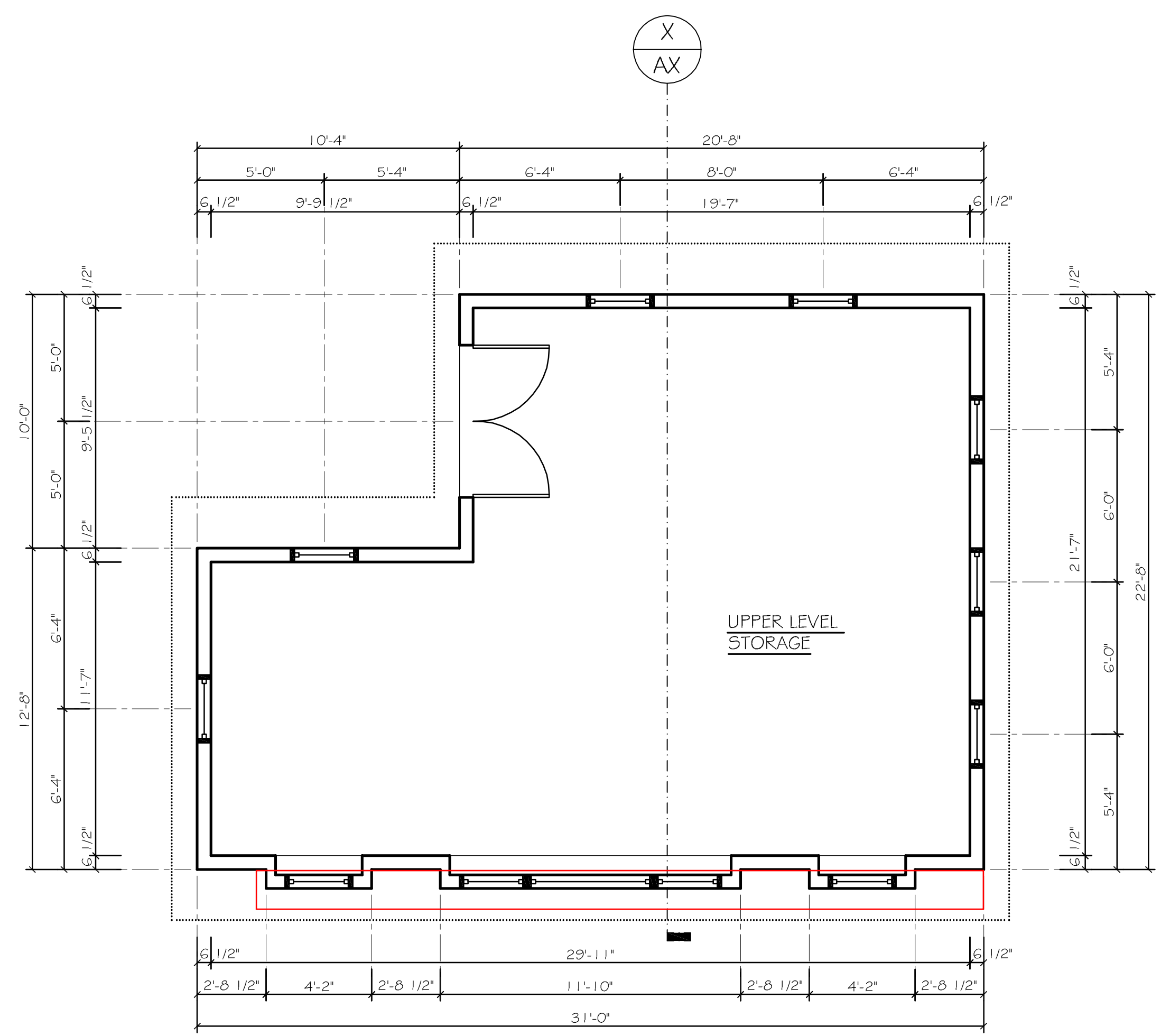
REVISIONS	BY

OWNERS APPROVAL: _____

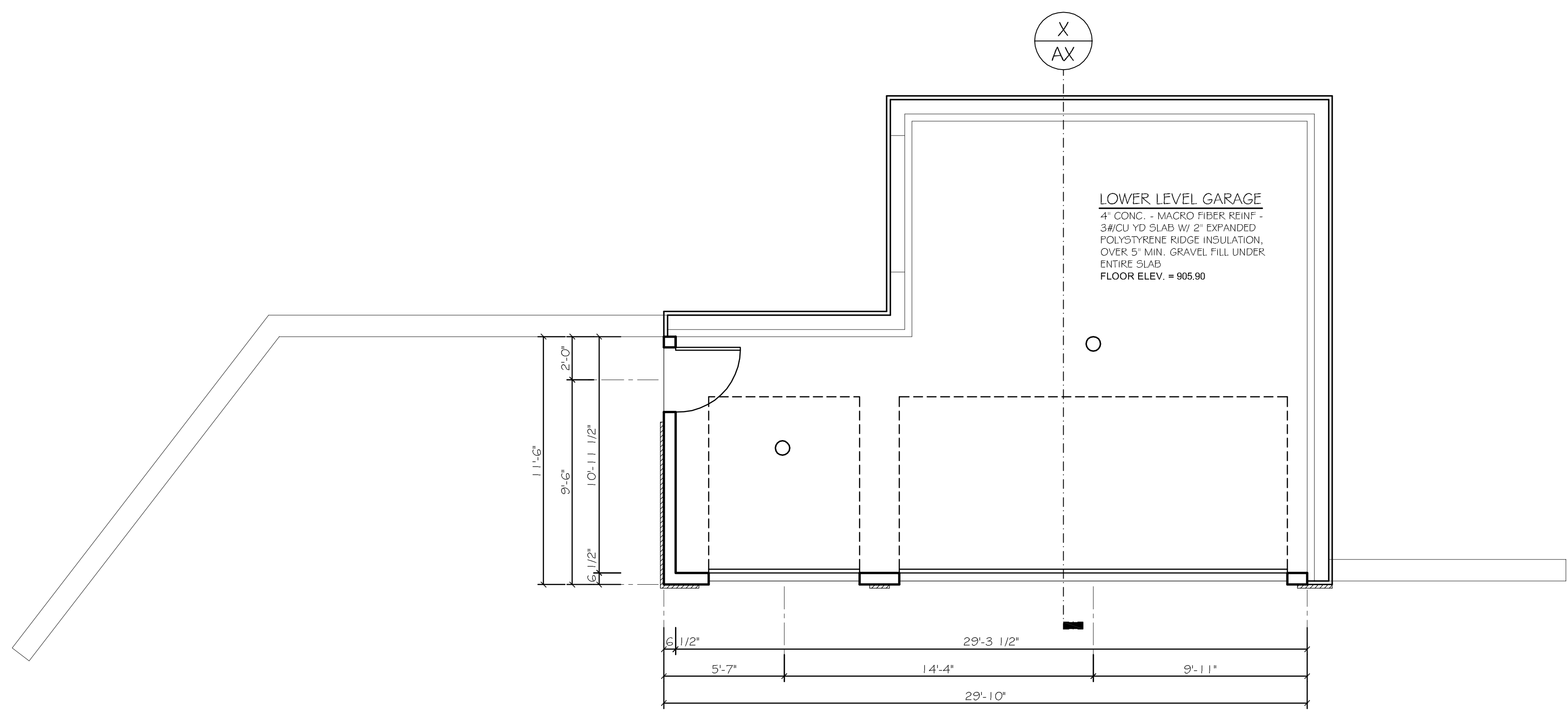
DATE: _____



11600 LINCOLN AVENUE • WEST ALLIS, WI 53227
 PHONE (414) 321-5300 • FAX (414) 321-8622



2
A3 UPPER LEVEL STORAGE PLAN
 1/4" = 1'-0" 599 SQUARE FEET IN UPPER LEVEL GARAGE AREA



1
A3 LOWER LEVEL GARAGE PLAN
 1/4" = 1'-0" 599 SQUARE FEET IN LOWER LEVEL GARAGE AREA

A RESIDENCE FOR:
THOMAS & CHRISTINA KORKOS
 W285 N3178 LAKESIDE DRIVE
 DELAFIELD, WISCONSIN

JOB NO.
KHI 9533

DRAWN BY: JML
 PLAN DATE: 04/08/26
 STRUCTURAL REVIEW
 DATE: JML
 BY: X/ X/ XX

SHEET:
A3

DETACHED GARAGE

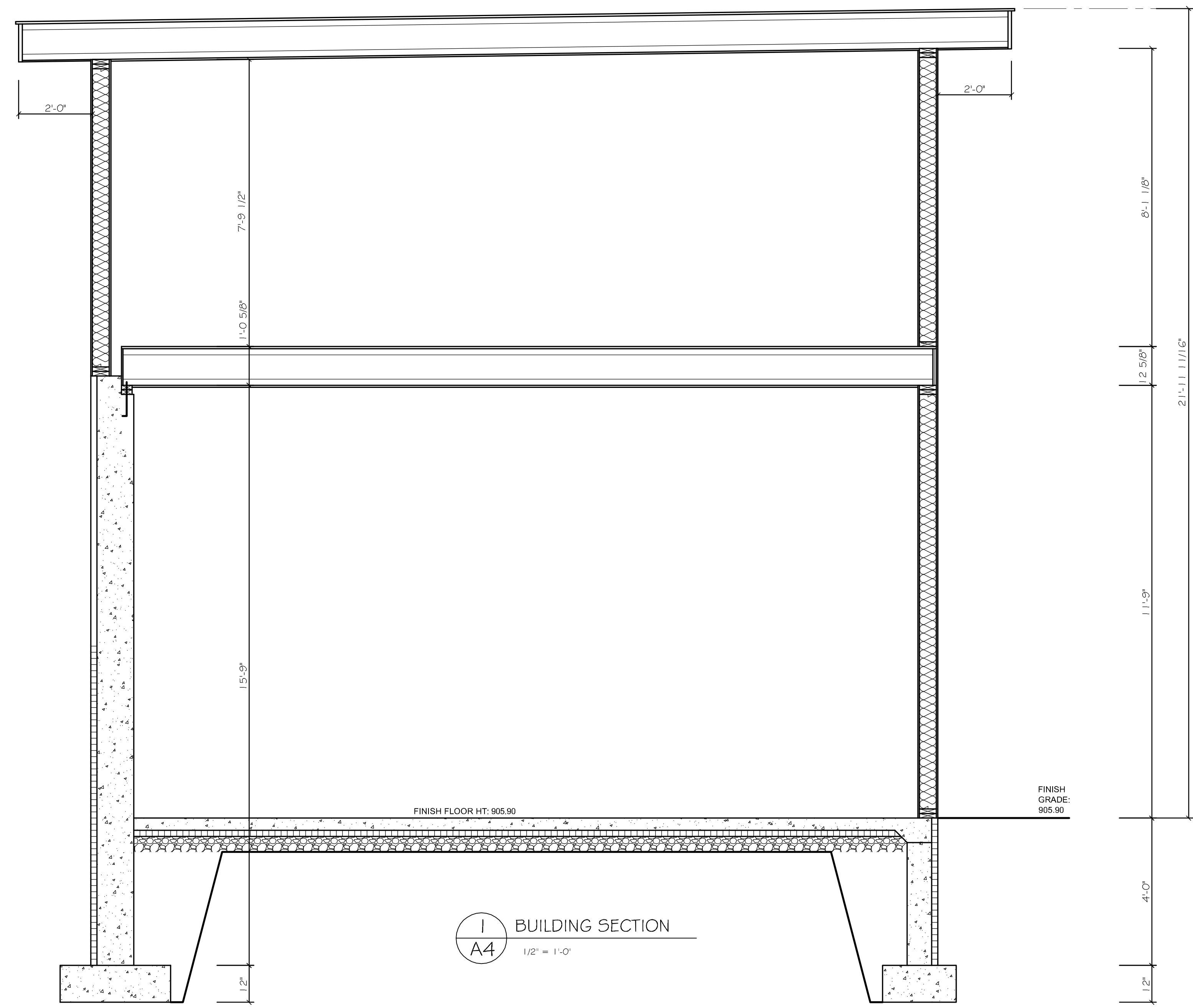
REVISIONS	BY

OWNERS APPROVAL: _____

DATE: _____

Kaerek
HOMES, INC.

11600 LINCOLN AVENUE • WEST ALLIS, WI 53227
PHONE (414) 321-5300 • FAX (414) 321-8622



1
A4 BUILDING SECTION
1/2" = 1'-0"

A RESIDENCE FOR:
THOMAS & CHRISTINA KORKOS
W285 N3178 LAKESIDE DRIVE
DELAFIELD, WISCONSIN

DETACHED GARAGE

JOB NO.
KHI 9533

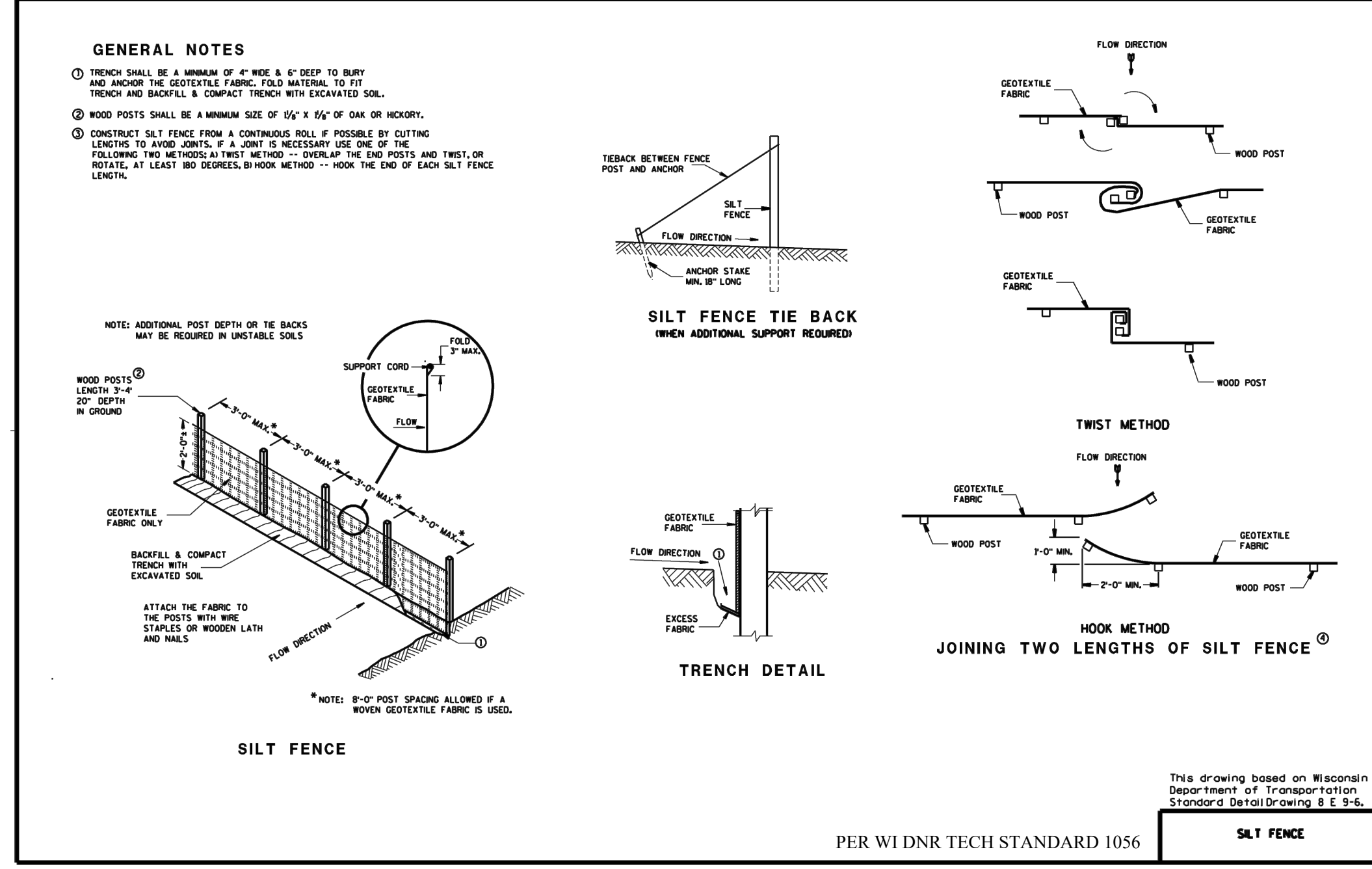
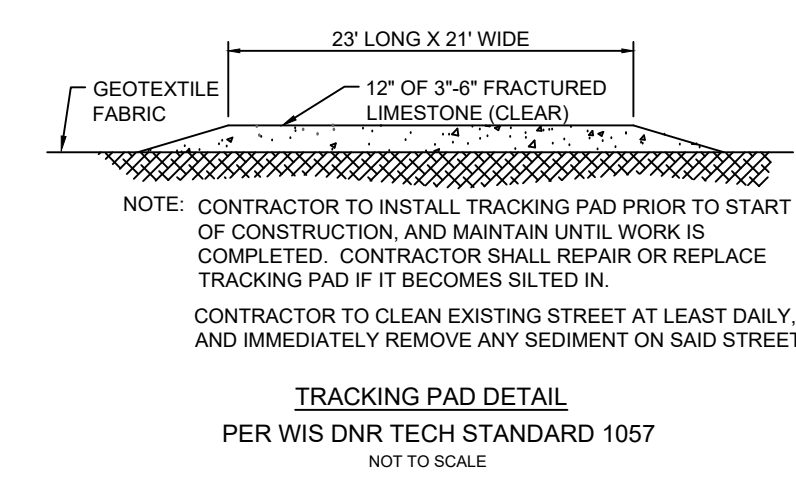
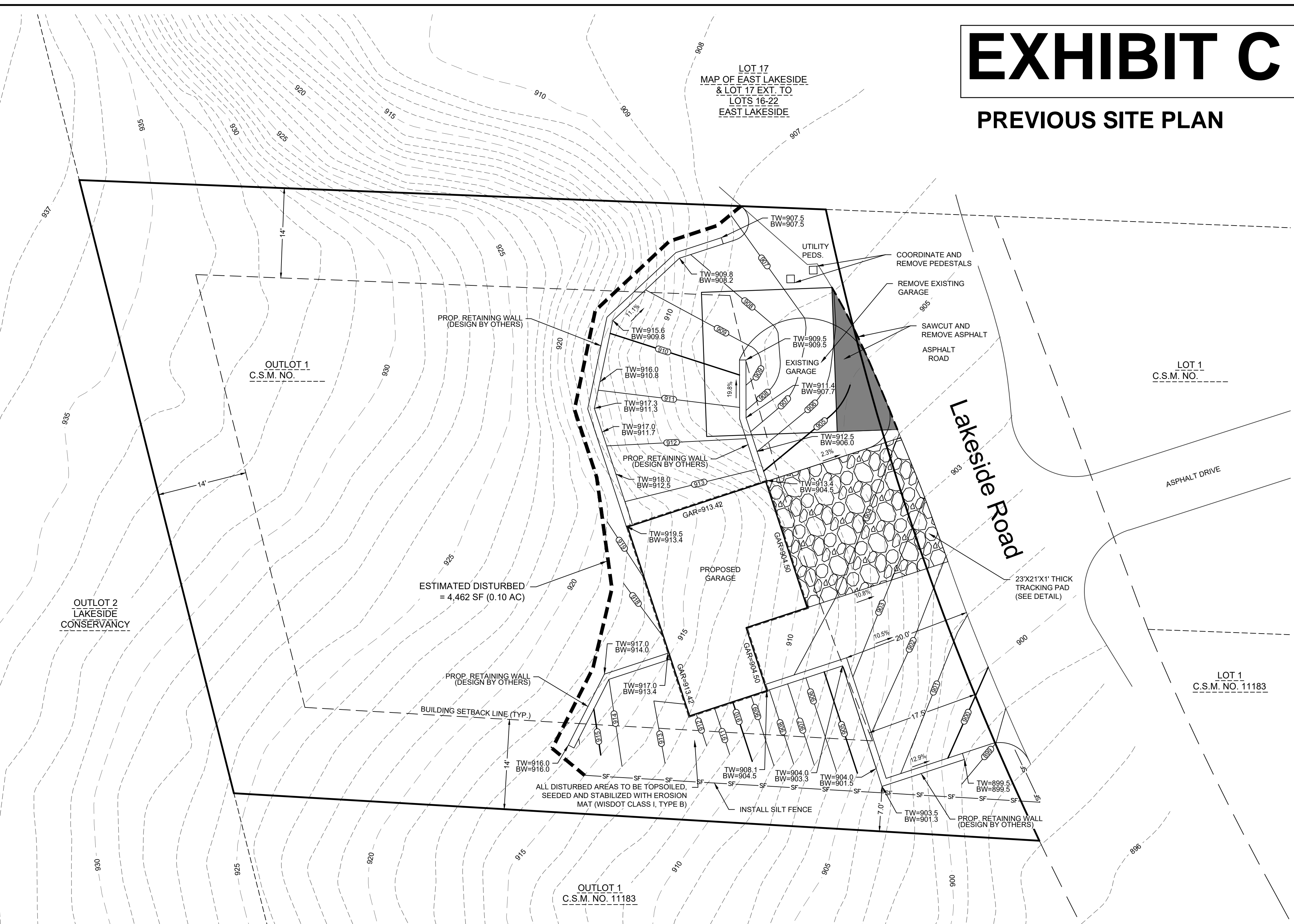
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PLAN DATE: 04/08/26
STRUCTURAL REVIEW
DATE: JML
BY: X/ X/ XX

SHEET:
A4

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EXHIBIT C

PREVIOUS SITE PLAN



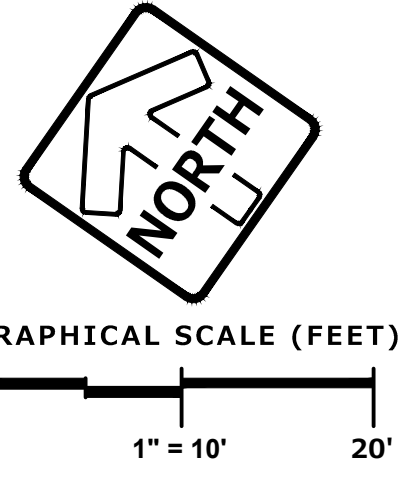
CONSTRUCTION SEQUENCE:

1. Cut and remove trees as necessary to complete project. Work with landowner to determine extent of tree removal. Install silt fence and tracking pad. Continuous inspections throughout the project. The builder shall inspect erosion and sediment control practices weekly, and within 24 hours after every rain event that produces 0.5 inches of rain or more in a 24 hour period. Written documentation of each inspection shall be maintained at the construction site and shall include the time, date and location of inspection, the phase of land disturbance at the construction site, person conducting the inspection, assessment of control practices, and description of any erosion or sediment control measure installation or maintenance performed in response to the inspection. Use Wisconsin DNR report forms.
2. Coordinate with utilities to remove pedestals. Sawcut and remove existing garage. Sawcut and remove existing asphalt in front of existing garage.
3. Remove the stumps and strip topsoil.
4. Rough grade the site and begin building construction.
5. Install driveway.
6. Finish grade disturbed areas.
7. Topsoil, seed and stabilize any remaining disturbed areas with erosion mat.
8. Contractor to remove and dispose of all temporary erosion control measures once the site is 80% stabilized.

Estimated Start Date: January 2026
 Estimated Completion Date: June 2026
 Estimated Disturbed area = 4,462 S.F. (0.10 AC.)

NOTES:

- A. All construction practices shall comply with the Town of Delafield and the Wisconsin DNR Technical Standards.
- B. All disturbed areas shall be topsoiled (4" thick), seeded and stabilized with Wisconsin DOT Class I, Type B erosion mat per Wisconsin DNR Technical Standard 1052. September 15th is the deadline for permanent seed. Any areas exposed after September 15th and before October 15th shall be temporarily seeded with winter wheat at the rate of 50 lbs/acre. This temporary cover shall be fertilized at the same rate and mixture as permanent seed. Any disturbed areas not stabilized by October 15th should be stabilized by placing topsoil, dormant seed and Wisconsin DOT Class I, type B erosion mat or seeded with dormant seed, covered with straw and staked biodegradable netting. Temporary stabilization is required for any area that will not be worked for 14 days or more.
- C. Any stockpile left inactive for more than seven days shall be seeded and mulched using agricultural rye with a seeding rate of 3lbs/1000 square feet. Any stockpiles placed after October 15 shall be seeded with dormant seed and either stabilized with Wisconsin DOT Class I, type B erosion mat or seeded with dormant seed, covered with straw and staked biodegradable netting.
- D. All construction traffic is to enter/exit the site from Lakeside Road. Install tracking pad as noted. All public streets to be kept clean at all times.
- E. The permanent seed mixture shall be Wisconsin DOT seed mixture No. 40 and sown at a rate of 4 lbs/1000 square feet. Seed mixture No. 40 consists of 35% kentucky bluegrass, 20% red fescue, 20% hard fescue and 25% improved fine perennial ryegrass.
- F. Fertilize soil with 10 lbs/1000 square feet of 20-4-10 fertilizer. The fertilizer used for restoration shall be free of any phosphorus.
- G. Any dewatering that may be required due to building construction shall be completed so that the water is pumped into a type II geotextile bag. Follow DNR Technical Standard 1061.
- H. All building and waste material shall be disposed of off site to prevent runoff of material into the lake.



NOTE: EXISTING SURVEY DATA PROVIDED BY CLIENT AND WAS COMPLETED BY METROPOLITAN SURVEY SERVICE INC ON MARCH 16, 2020. EXISTING TOPOGRAPHY FROM SAID SURVEY AND WAUKESHA COUNTY GIS.

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 WAUKESHA COUNTY PLANNING
 AND ZONING DIVISION

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KORKOS GARAGE
 W285 N3178 LAKESIDE ROAD
 TOWN OF DELAFIELD

GRADING & EROSION CONTROL PLAN

REVISIONS	
NO.	DESCRIPTION

REC JOB No. 2087.00	ASZ	SHEET
DATE 12-04-25	SCALE 1"=10'	1 of 1

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Complete this Section for **AREA VARIANCE** requests only.

EXHIBIT D

An **Area Variance** is a modification to a dimensional, physical, or locational requirement such as the setback, frontage, height, bulk, or density restriction for a structure. The request must be justified by the applicant using **ALL** of the following criteria in accordance with *Section 59.694, Wis. Stats.*, and the Waukesha County Shoreland & Floodland Protection Ordinance/Zoning Code. The applicant is responsible for justifying each variance type requested (i.e. offset and shore setback). **Attach additional sheets if necessary.**

- 1. Compliance with the ordinance would cause the owner to experience an unnecessary hardship.** Unnecessary hardship is proven by demonstrating that strict compliance with a zoning ordinance would unreasonably prevent the property owner from using the property owner's property for a permitted purpose or would render conformity with the zoning ordinance unnecessarily burdensome. A property owner bears the burden of proving that the unnecessary hardship is based on special conditions unique to the property, rather than considerations personal to the property owner, and that the unnecessary hardship was not created by the property owner. Hardships should not be financial or economic in nature. Variances are intended to provide only the minimum amount of relief necessary, and the purposes of the Ordinance shall be observed.

Korkos's recently built a home on Lot 1 and now are proposing a new garage on Outlot 1. Lot 1 and Outlot 1 cannot be sold separately. The lot and outlot are divided by the public road right-of-way for Lakeside Road. Lot 1 contains the house which abuts Pewaukee Lake. Outlot 1 is north of Lakeside Road. Based on the steep slope of the driveway to the home, the Korkos do not have a garage on Lot 1. There is an existing garage on Outlot 1 that is in need of repair, has drainage issues and is undersized for their storage needs.

- 2. The granting of the variance will not adversely affect the general public interest/welfare or be detrimental to nearby properties/improvements or the natural resources in the area.** Lack of local opposition does not mean a variance will not harm the public interest.

A variance is being requested to reduce the front/street setback from 17.5' by zoning code to 10' along Lakeside Road. This reduction is being requested to limit the amount of grading, tree removal, and impact in the Primary Environmental Corridor. The current proposed grading plan with the setback at 10' shows a total land disturbance of 3,095 square feet (0.07 acres) and no tree removal. The current garage is setback just under two feet from the road right-of-way, so the proposed setback is more than what exists today along with also limiting the disturbance to the corridor.