

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN the following Public Hearings will be held by the Waukesha County Board of Adjustment on Wednesday, July 9, 2025 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:

BA211: S AND S SCHAFFER LIVING TRUST (OWNER), GREG PERKINS, GMH CONSTRUCTION (APPLICANT) request a special exception from the non-conforming to offset provisions of the Waukesha County Shoreland Protection Ordinance to allow a lateral expansion to the existing residence. The subject property is described as Lot 5, Roeses Resubdivision No. 1 of parts of Lots 23-30, Continuation of Blatz's Oakwood Grove, part of the NW ¼ of Section 14, T7N, R18E, Town of Delafield. More specifically, the property is located at N28 W29799 Shorewood Road (Tax Key No. DELT 0774.073).

BA213: KEVIN AND MAUREEN KENNEY (OWNERS), ARIK HERTZ, EVERLAST STRUCTURES (APPLICANT) request a variance from the wetland setback provision of the Waukesha County Shoreland Protection Ordinance to allow the construction of an accessory building. The subject property is described as Parcel 2, Certified Survey Map No. 1438, part of the NW ¼ of Section 20, T8N, R18E, Town of Merton. More specifically, the property is located at W326 N6901 North Lake Drive (Tax Key No. MRTT 0366.985.001).

For additional information concerning these public hearings, please contact Jacob Heermans for BA211 and Kassie Slotty for BA213 of the Waukesha County Department of Parks and Land Use at 262-896-8300 or jheermans@waukeshacounty.gov or kslotty@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 25, 2025 and
Wednesday, July 2, 2025

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 7, 2025.

AGENDA – FINAL
WAUKESHA COUNTY BOARD OF ADJUSTMENT

July 9, 2025, 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: **BA213: KEVIN AND MAUREEN KENNEY (OWNERS), ARIK HERTZ, EVERLAST STRUCTURES (APPLICANT)**

Town of Merton
(Wetland setback)

BA211: S AND S SCHAFER LIVING TRUST (OWNER), GREG PERKINS, GMH CONSTRUCTION (APPLICANT)

Town of Delafield
(Special exception – non conformance to offset)

SUMMARY OF MEETING: April 9, 2025

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. Following the public hearing portion request of BA213, the Town of Merton Board of Adjustment will also deliberate and make recommendations on the variances/special exceptions presented, which may continue in a separate room open to the public. The chairman shall announce to those present the recommendations or decisions made.

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 7, 2025. See Board of Adjustment Meeting Documents heading for July 9, 2025. For questions regarding this agenda, please call (262) 896-8300 or email kslotty@waukeshacounty.gov for BA213 or jheermans@waukeshacounty.gov for BA211.

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

DATE: July 9, 2025

FILE NO.: BA213

OWNERS: Kevin M. and Maureen M. Kenney
W326 N6901 North Lake Drive
Hartland, WI 53029-9720

APPLICANT: Arik Hertz
Everlast Structures
16055 Cathy Ann Lane
Brookfield Wi 53005

TAX KEY NO.: MRTT 0366.985.001

LOCATION:

The subject property is described as Parcel 2, Certified Survey Map No. 1438, part of the NW ¼ of Section 20, T8N, R18E, Town of Merton. More specifically, the property is located at the North Lake Drive address cited above.

REQUEST:

Variance from **Section 3(h)2, Wetland Setback** provisions of the Waukesha County Shoreland Protection Ordinance to allow the construction of a 26' x 30' accessory building.

ZONING CLASSIFICATION: A-1 Agricultural District, HG High Groundwater District, EC Environmental Corridor Overlay District, C-1 Conservancy Overlay District, Floodfringe District, North Lake Overlay District

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

	Average Lot Width	Average Lot Depth	Lot Size* (sq. ft.)	Road Frontage (North Lake Drive)
Existing	654+/-	824+/-	12.2 acres (531,432 sq. ft.)	774+/-
Required	200 ft. min.	n/a	3 acres (unsewered)	30 ft. min

*Excluding the established 33 ft. wide road right-of-way of North Lake Drive.

PREVIOUS BOARD OF ADJUSTMENT ACTION ON THE SUBJECT PROPERTY:

BA12:023: On July 11, 2012, the Board of Adjustment granted a variance from the floodplain and wetland setback requirements and a variance from the building height requirements to permit the construction of a new single-family residence with an attached garage. The variance authorized a residence, attached garage and decks and patios to be a minimum of 40' from the wetland and 30' from the floodplain.

PENDING ACTIONS:

VL572: The Southeastern Wisconsin Regional Planning Commission (SEWRPC) and Waukesha County staff conducted a site inspection on September 24, 2024 following a wetland delineation request to build the detached garage. During the inspection, staff observed vegetation removal within the C-1 Conservancy and Environmental Corridor areas, in addition to possible wetland and floodplain fill. Waukesha County staff and SEWRPC are working with the owner to put together a restoration plan for the property. The owner has provided updated surveys showing the recent Environmental and Wetland Delineation by SEWRPC in addition to the floodplain elevation.

PROPOSAL AND STAFF ANALYSIS:

The subject property is located on North Lake Drive, between North Lake and Moose Lake. The topography of the property varies, and the residence is located on the portion of the property highest in elevation. Surrounding the residence are slopes leading down to wetlands and floodplain. Wetland delineations were conducted in 2012 and 2024, and it has been determined the upland hill is surrounded by a fresh (wet) meadow and lowland hardwood swamp. Additionally, the entire property is identified by SEWRPC as Environmental Corridor.

The subject property is approximately 12.2 acres (531,432 SF) and served by private well and septic system. Improvements include a two-story single-family residence with an attached 4-car garage, partial basement exposure, multiple balconies, a plaza with a swimming pool, a covered deck and open-air deck. The residence was allowed to be constructed closer to the wetland than was required by the code at time of construction and was authorized to exceed height requirements by variance in 2012. Without the wetland setback relief that was granted in 2012, no building envelope for a residence would have been available on the property. The maximum disturbance area on the subject property is 32,670 SF and the existing disturbance area, which includes the residence, lawn, septic area, and driveway, is 32,584 SF.

The petitioner is proposing to construct a 26' x 30' accessory building to store equipment used for property maintenance. The accessory building will be less than the required 75' from wetlands to the east and west, 71' and 62', respectively. The proposed accessory building may also exceed the maximum disturbance permitted within the Environmental Corridor, although it does not appear that land altering activity or vegetation removal will be necessary. It may be possible to modify the disturbance envelope if some disturbed areas are restored to offset the proposed area of disturbance. As noted above, the property is currently in violation for vegetation removal outside of the disturbance envelope and possible wetland and floodplain fill, although this shall not impact the decision of the Board. The petitioner is currently working with Waukesha County Staff and the SEWRPC to bring the property into compliance.

The table below summarizes the existing and proposed improvements per BA12:023. A site plan showing existing and proposed improvements is attached as Exhibit A. Building plans of the proposed improvements are attached as Exhibit B.

	1 st Floor (sq. ft.)	2 nd Floor (sq. ft.)	Att. Garage (sq. ft.)	Basement (sq.ft)	Accessory Bldg. (sq. ft.)	Beds	Baths
Existing	3,237 (incl. 896 SF of basement BF)	1,277	1407 (partially within basement)	4135 (896 SF counts as footprint)	NA	3	4 full, 2 half
Proposed	No change	No change	No change	No change	780	No change	No change

The proposed accessory structure requires variances from the Wetland Setback 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)	-	-	230.5 ft.	50 ft.	N
OFFSET (N)	3 (h) (3) (A)	-	-	37.29 ft.	35 ft.	N
OFFSET (S)	3 (h) (3) (A)	-	-	500+	35 ft	N
OFFSET - BUILDING SEPARATION	3 (h) (3) (A)	-	-	30 ft. 3 in.	10 ft.	N
TOTAL BUILDING FOOTPRINT	3 (j) (5) (B)	4493 sq. ft. of BF; Portion of basement counts as footprint as there is a deck on top. Some of garage is in basement.	N	5,273 sq. ft. (+780 sq.ft.)	95,409 sq. ft.	N
ACCESSORY FOOTPRINT	3 (j) 4	-	-	780 sq. ft.	10,904 sq. ft. maximum	N
BLDG HEIGHT	3 (i)	-	-	18'	18 ft. maximum	N
WETLAND SETBACK	3 (h) (2)	-	-	62' (W) 71' (E)	75 ft.	Y-Var

PETITIONERS' COMMENTS:

The petitioners' comments are attached as Exhibit C.

STAFF RECOMMENDATION:

The Planning and Zoning Division staff recommends **denial** of the request for a variance from the wetland setback requirements of the Waukesha County Shoreland Protection Ordinance to allow the construction of a 26' x 30' accessory building. This recommendation is based upon the analysis of the below tests for a variance, as described below.

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 Staff analysis below assesses the merits of the subject application relative to the tests:

- 1. Compliance with the ordinance would cause the owner to experience 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.**

The Waukesha County Shoreland Protection Ordinance requires a minimum floor area of 1,100 SF for a single-family residence. The existing residence has approximately 4,100 SF of living space on the first floor and contains a partially exposed, finished basement and second level. A typical two car garage is approximately 576 SF, and the owners have an attached 4-car garage, approximately 1,407 SF, which is two to three times the size of the typical garage. The owners obtained variance relief in 2012 to be able to use the property for a permitted purpose. If a detached garage was desired at that time, a reduction in the size of the attached garage or residence could have been considered. The Board granted what they felt was the minimum relief necessary to utilize the property for a permitted purpose. The existing residence significantly exceeds the minimum floor area standard for a residence and provides a great deal of enclosed storage space, providing the owners with the ability to use the property for a permitted purpose.

- 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 county and town land use plans and the Shoreland Ordinance call for the preservation of wetlands to protect groundwater recharge areas, maintain surface water quality, prevent flooding, protect natural aesthetics and provide wildlife habitat. A 75' wetland setback is required to provide a buffer zone to ensure the health and protection of wetlands. New impervious surface within the required wetland setback may have adverse impacts on wetlands by potentially decreasing available area for filtration and absorption of runoff and reducing upland habitat area within the sensitive buffer zone. Wetland setbacks are required by the ordinance in order to protect wetlands from increased runoff and sediment to maintain their natural functions. Wetland setbacks also allow for wetland complexes to naturally contract and expand over time, as the extent of wetlands may change based upon rainfall and other

weather conditions. Some animal species rely upon the availability of an upland zone adjacent to lowland areas such as wetlands. The proposed accessory building would add 780 SF of impervious surface within the required wetland setback.

The petitioner could consider other options for storing maintenance equipment, such as allocating existing attached garage space for this purpose, purchasing or renting a storage building offsite or constructing a 200 SF detached accessory building on-site, which may be permitted as close as 35' to the wetland.

Respectfully submitted,



Kassie Slotty
Senior Land Use Specialist
Phone: 262-896-8300

Reviewed and approved by:



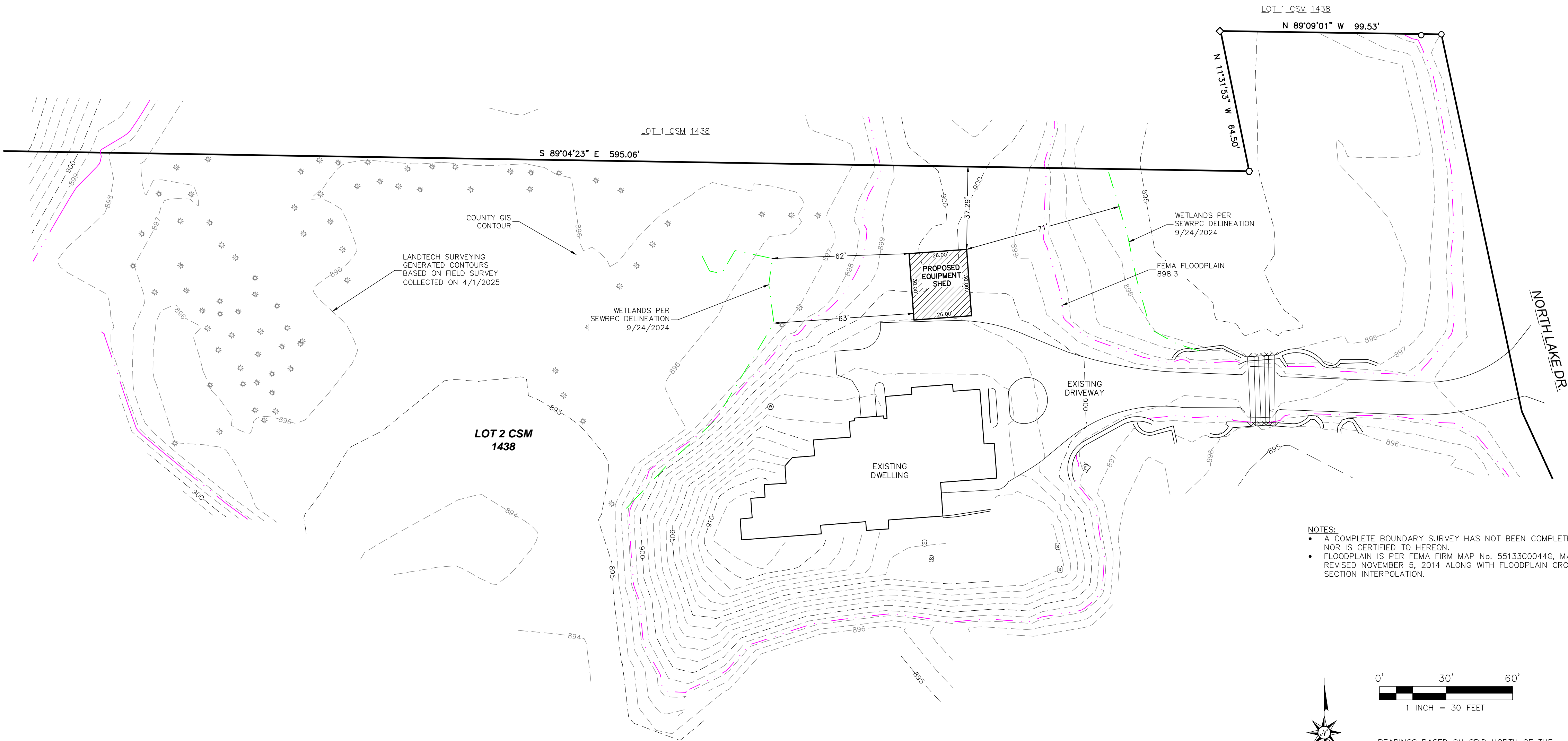
Jason Fruth
Planning and Zoning Manager

Exhibits: Exhibits A-C

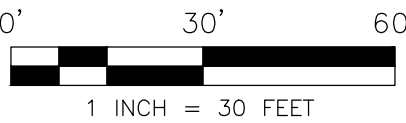
EXHIBIT A

PROPOSED SHED SITE PLAN
LOT 2 OF C.S.M. NO. 1438 BEING PART OF GOV'T LOT 2 IN THE NW 1/4 OF SECTION 20, TOWN 8
NORTH, RANGE 18 EAST, TOWN OF MERTON, WAUKESHA COUNTY, WISCONSIN.

Received by
Waukesha County
Dept. Parks & Land Use
06/03/2025



- NOTES:
- A COMPLETE BOUNDARY SURVEY HAS NOT BEEN COMPLETED NOR IS CERTIFIED TO HEREON.
 - FLOODPLAIN IS PER FEMA FIRM MAP No. 55133C0044G, MAP REVISED NOVEMBER 5, 2014 ALONG WITH FLOODPLAIN CROSS SECTION INTERPOLATION.



BEARINGS BASED ON GRID NORTH OF THE WISCONSIN COUNTY COORDINATE SYSTEM, WAUKESHA COUNTY ZONE (NAD 83 WISCORS 2011)
VERTICAL DATUM IS NAVD 88 (GEOID 12A)

LEGEND

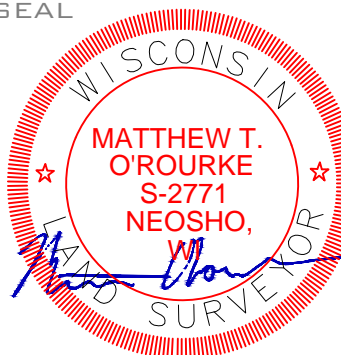
- FOUND 3/4" REBAR" OR NOTED
○ FOUND 1" IRON PIPE OR NOTED
○ WELL
○ SEPTIC VENT
○ SEPTIC CLEANOUT
○ CMCP CULVERT
- - - EXISTING CONTOUR
@ ELECTRIC TRANS./PEDESTAL
* CONIF. TREE



REV. 5/13/2025 SEWRPC WETLANDS, FLOODPLAIN
REV.
REV.
REV.
REV.

W326N6901 NORTH LAKE DR HARTLAND, WI MRITD366985001
CHECKED BY TJW
DRAWN BY MTO

K. KENNEY TOPOGRAPHIC SURVEY LAYOUT SHED LAYOUT
25074 SURVEY.DWG



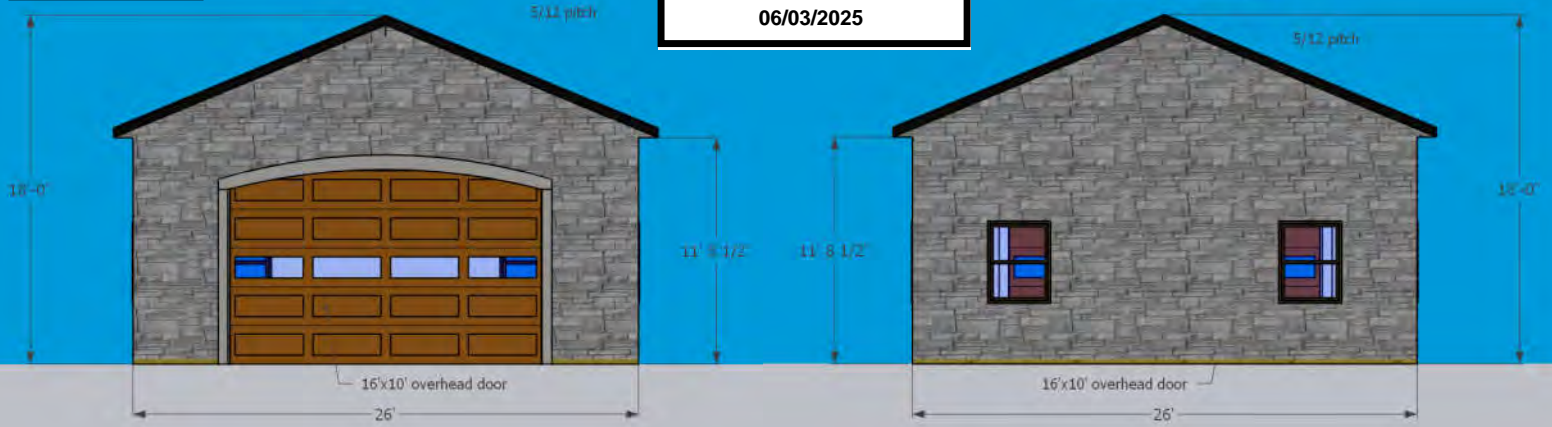
SCALE 1:30
DATE 4/12/2025
JOB NO. 25074
SHEET 1 OF 1

Exhibit B

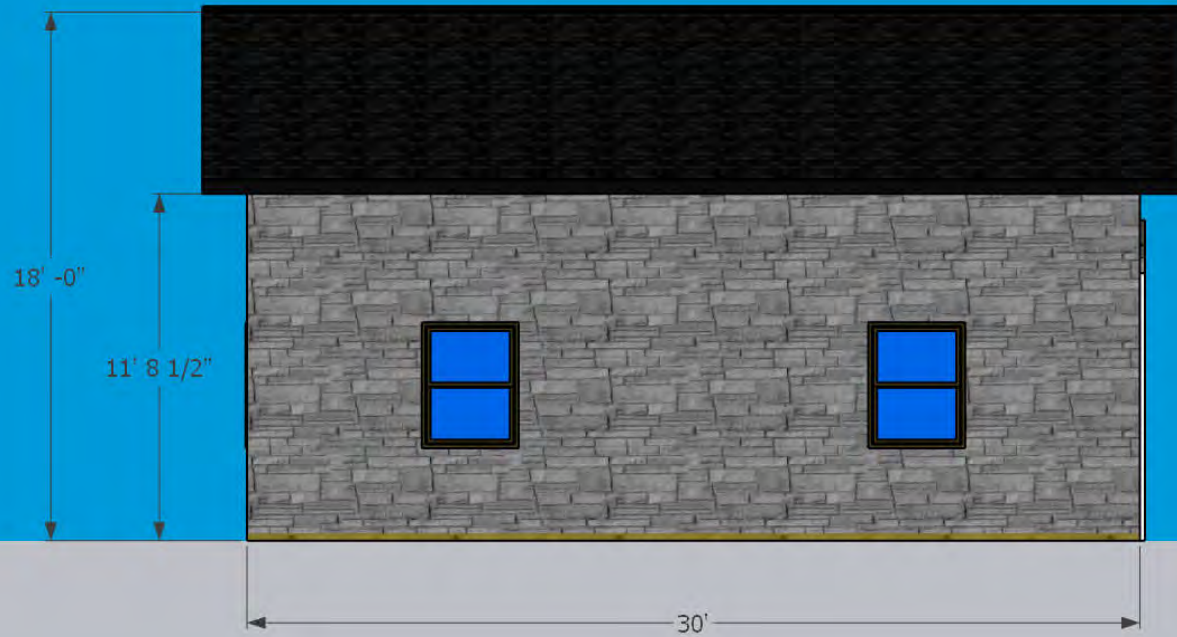
South Elevation

Received by
Waukesha County
Dept. Parks & Land Use
06/03/2025

North Elevation



East Elevation



West Elevation

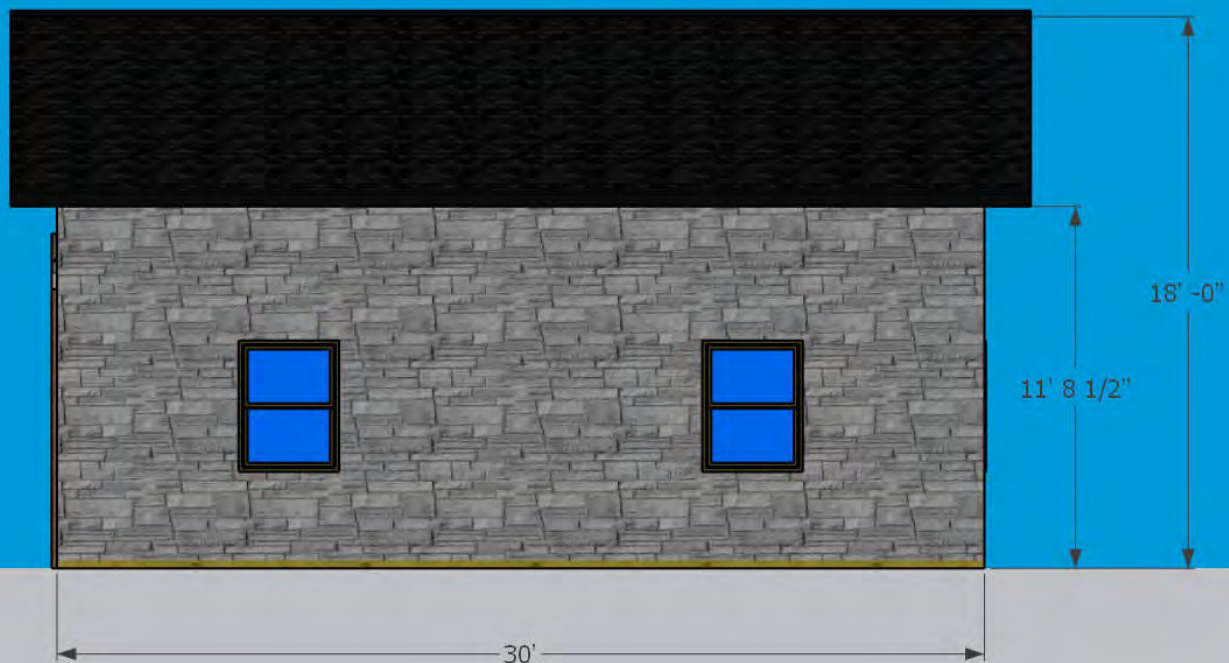


Exhibit C

1. The property in question encompasses 12.5 acres of diverse terrain and ecological features, including a natural pond, multiple food plots for wildlife sustainability, and over 600 dead ash trees requiring ongoing and specialized maintenance. Strict compliance with the current zoning ordinance unreasonably prevents the property from being used and maintained in a manner consistent with its permitted rural and conservation purposes. This includes responsible land stewardship, invasive species control, and environmental preservation—activities which require access to, and use of, essential equipment and vehicles. The hardship is not financial or personal in nature but stems from the unique and burdensome maintenance needs tied to the property's size, topography, and natural features. These include, Dead Ash Tree Management with over 600 dead ash trees, safe removal and processing necessitate access to specialized equipment including a tractor, brush cutter, and wood chipper. Wildlife Habitat Preservation: The presence of food plots and a natural pond requires regular upkeep to promote ecological balance, biodiversity, and erosion control. Year-Round Access and Safety: Snow removal, trail upkeep, and access to remote areas of the property require use of a UTV, multiple mowers, and snow equipment to ensure functionality and safety in all seasons. These needs are inherent to the land itself, not created by the owner, and render strict zoning compliance unnecessarily burdensome to fulfilling the permitted uses of the land. The requested variance represents only the minimum relief necessary to manage the property responsibly and in alignment with the purposes of the zoning ordinance—specifically, to preserve open space, support ecological integrity, and allow for reasonable use of the land.

2. The granting of this variance—specifically to allow the construction of a utility/equipment building—will not adversely affect the general public interest, welfare, nearby properties, or natural resources in the area. On the contrary, it will directly support responsible land stewardship and ensure the continued use of the property in a manner aligned with both its zoning designation and rural character. The requested utility building will allow for orderly and secure storage of equipment necessary for land maintenance, wildlife support, and trail upkeep, protection of valuable equipment from weather-related deterioration, allowing for safer, more reliable operation, reduced outdoor clutter, keeping the visual appearance of the property in harmony with neighboring parcels, more efficient seasonal response to challenges such as snow removal, storm damage, and invasive vegetation, and continued ecological preservation, including care for the natural pond and wooded areas that support diverse wildlife. This variance supports the long-term health of the land and surrounding environment, while ensuring the property remains functional, well-maintained, and visually consistent with the community. It does not increase traffic, noise, density, or utility demand and poses no burden to public infrastructure. Instead, it provides the minimum relief necessary to fulfill the land's permitted use in a safe, efficient, and environmentally conscious way.

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

DATE: July 9, 2025

FILE NO.: BA211

OWNERS: S and S Schafer Living Trust
18W755 Avenue Chateaux North
Oak Brook, IL 60523

APPLICANT: GMH Construction, Inc.
W228 N727 Westmound Drive, Ste E
Waukesha, WI 53186

TAX KEY NO.: DELT 0774.073

LOCATION:

The subject property is described as Lot 5, Roeses Resubdivision No. 1 of parts of Lots 23-30, Continuation of Blatz's Oakwood Grove, part of the NW ¼ of Section 14, T7N, R18E, Town of Delafield. More specifically, the property is located at N28 W29799 Shorewood Road with frontage on Pewaukee Lake.

REQUEST:

Special exception from **Section 3(o) Non-Conforming to Offset** provisions of the Waukesha County Shoreland Protection Ordinance to allow a lateral expansion to the existing residence.

ZONING CLASSIFICATION: R-3 Residential and DSO Delafield Shoreland Overlay District

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 (Shorewood Rd)	Riparian Frontage (Pewaukee Lake)
Existing	57.8 ft. +/-	161 ft. +/-	9,247	57.8 ft.	58.1 ft.
Required	84 ft. min. (sewered)	n/a	14,000 (sewered)	30 ft. min	65 ft. min.

*Excluding the established 12 ft. wide road right-of-way of Shorewood Rd.

PREVIOUS BOARD OF ADJUSTMENT ACTION ON THE SUBJECT PROPERTY:

BA92:109: On July 29, 1992, the Board of Adjustment granted a variance from the road setback and floor area ratio requirements as well as a variance from the accessory building without a principal structure requirement to permit the construction of a 20' x 30' detached garage. The detached garage was constructed across the street on Lot 13. A deed restriction was recorded that states that the lots must remain in common ownership and cannot be sold separately.

PENDING ACTIONS:

None.

PROPOSAL AND STAFF ANALYSIS:

The property contains a single-family residence with a wrap-around deck, lakeside patio, roadside patio and several retaining walls. The subject property is located on the shore of Pewaukee Lake and is served by municipal sewer and a private well. The property slopes from the road to the lake with nearly 30' of grade change. It should be noted that the petitioners also own the lot on the opposite (north) side of Shorewood Road which contains a detached garage. The properties are tied together via a deed restriction which prevents them from being sold separately, however, the lots are considered separate parcels. Even if a Certified Survey Map (CSM) were completed to combine the lots formally, the Ordinance does not allow a lake lot to benefit from the acreage of an off-lake parcel when the parcels are split by a roadway.

The petitioners are proposing to laterally expand the structure. The proposed addition is two-stories with a crawlspace and will accommodate additional bedrooms. A new permeable paver patio and retaining wall is also proposed on the roadside of the structure. The addition will extend into the slope and a retaining wall is required to stabilize the slope. The slope is already modified, and the wall will largely be screened by the existing residence. The addition will match the height of the existing structure and will encroach no closer to the southwest lot line.

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

	1 st Floor (sq. ft.)	2 nd Floor (sq. ft.)	Att. Garage (sq. ft.)	Accessory Bldgs. (sq. ft.)	Beds	Baths
Existing	1,129	1,025	n/a	n/a	4	4
Proposed	1,591	1,417	n/a	n/a	6 (+2)	No change

The proposed addition requires a special exception from the non-conforming to offset 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)	60.12'	N	42.52'	35' Min	N
OFFSET (SW)	3 (h) (3) (A)	8.3'	Y	8.3'	10' Min	Y
OFFSET (NE)	3 (h) (3) (A)	18.9'	N	18.9'	10' Min	N
TOTAL BUILDING FOOTPRINT	3 (j) (5) (B)	1,219 SF (12.8%)	N	1,610 SF (17.4%)	1,618 SF (17.5% Max)	N
BLDG HEIGHT	3 (i)	31.6'	N	31.6'	35' Max	N
SHORE SETBACK	3 (h) (2)	64.2'	N	64.2'	61.1' Min (averaging)	N

IMPERVIOUS SURFACE	3 (t)	2,715 SF (29.4%)	N	2,854 SF (30.9%)	2774 SF (30% Max)	N (TIS Proposed)
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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 special exception from the non-conforming to offset provisions of the Waukesha County Shoreland Protection Ordinance to allow a lateral expansion to the existing residence. This recommendation is based upon the analysis of the below tests for a special exception, as described below. We recommend that this approval be subject to the following conditions:

CONDITIONS:

1. The proposed addition shall encroach no closer to the southwest lot line, as indicated on the approved Plat of Survey.
2. A Stormwater Permit shall be obtained from Waukesha County Land Resources for the proposed permeable paver patio to ensure that it allows for proper water infiltration.
3. Cross sections of the proposed retaining wall must be submitted to County Planning & Zoning Staff for review and approval, and the plans shall be certified by a Professional Engineer licensed in the State of Wisconsin.
4. A fence/safety barrier shall be constructed on top of the retaining wall, adjacent to the paver patio, due to the height of the wall. The safety barrier shall be installed prior to November 1, 2025, unless the deadline is extended with just cause, as determined by Planning & Zoning staff.

SPECIAL EXCEPTION TEST CRITERIA ANALYSIS

The Ordinance defines Special Exception as a request for a minor adjustment to the requirements of the Ordinance only where specifically authorized by the Ordinance, owing to special conditions of the property. The granting of the special exception will not adversely affect the general public interest/welfare or adversely affect adjacent property owners. The request will not be detrimental to nearby properties/improvements or the natural resources in the area. Lack of local opposition does not mean a special exception will not harm the public interest.

- The existing residence conforms to the required offset on the northeast side and is almost double the required offset.
- The pattern of development on this stretch of Shorewood Road is generally homes set to the west side of their respective lots. While the home will be nonconforming to the common lot line, it will be approximately 26.5' from the neighboring residence to the west and the increased bulk should not negatively impact the neighboring properties.
- The proposed addition will be located on the roadside of the residence and will not impact neighboring properties' views of the lake.
- The proposed lateral expansion will allow the petitioners to add more useable space and is less impactful than redeveloping the lot for a new residence, which could encroach closer to the lake and/or road based on averaging.

Therefore, approval of the request would not adversely affect natural resources or the neighboring properties and meets the purpose and intent of the Ordinance.

Respectfully submitted,

Reviewed and approved by:



Jacob Heermans
Senior Planner
Phone: 262-548-7812



Jason Fruth
Planning and Zoning Manager

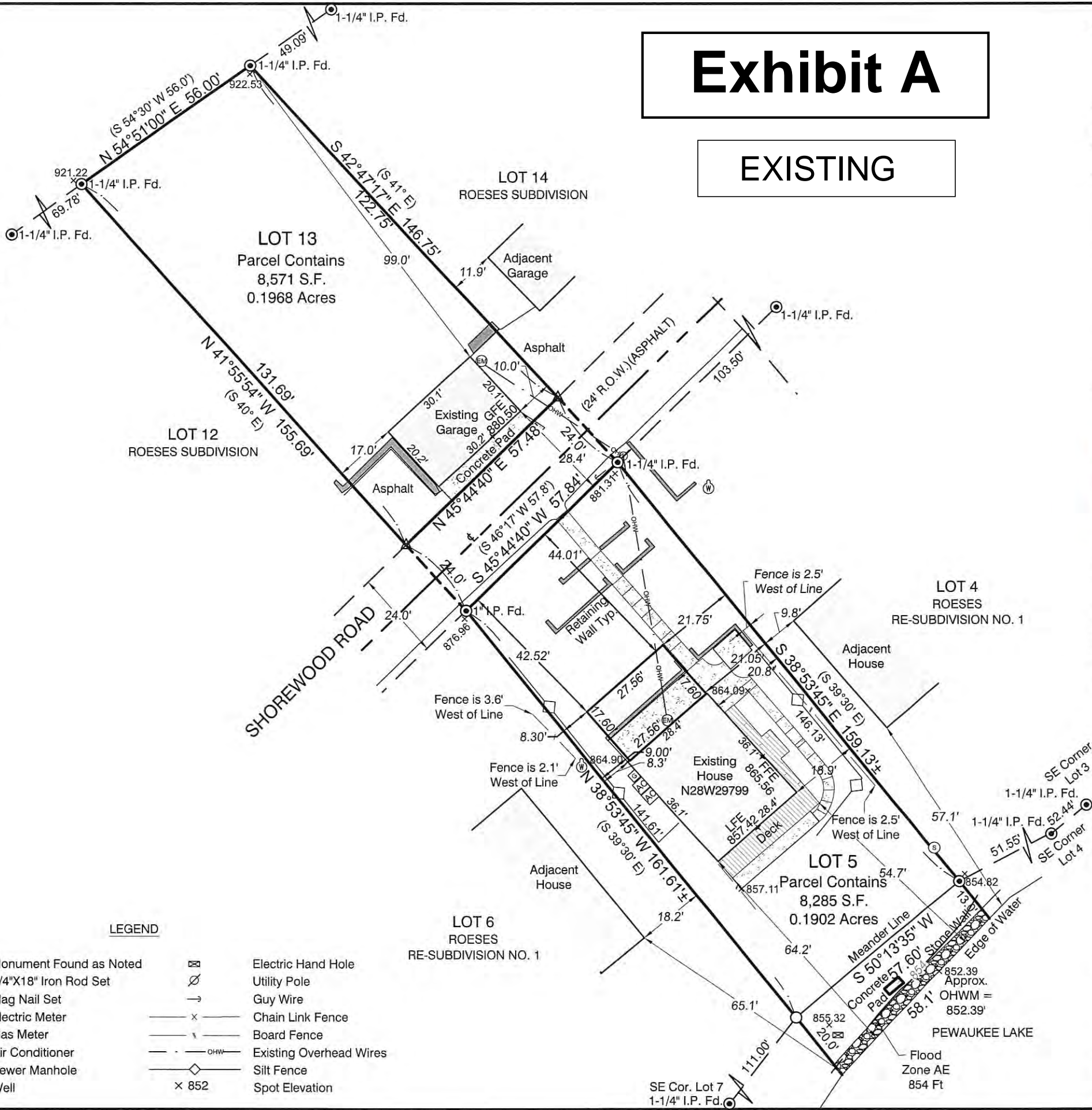
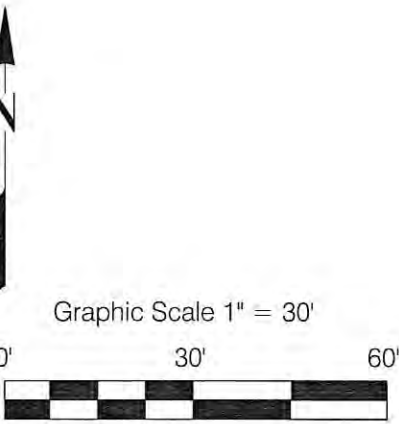
Exhibits: Exhibits A-D

N:\PRKANDLU\Planning And Zoning\Board Of Adjustment\PROJECT FILES\Towns\Delafield\BA211 Schafer\Staff Report & Exhibits_Decision Sheet\BA211 Schafer Staff Report.Doc

Plat of Survey

Property Description: Document No. 4281293
LOT 5 OF ROESE'S RE-SUBDIVISION NO. 1, OF PARTS OF LOTS 22, 23, 24, 25, 26, 27, 28, 20 AND 30 OF THE CONTINUATION OF BLATZ'S OAKWOOD GROVE SUBDIVISION, IN THE NORTHWEST 1/4 OF SECTION 14, IN TOWNSHIP 7 NORTH, RANGE 18 EAST, IN THE TOWN OF DELAFIELD, WAUKESHA COUNTY, WISCONSIN.
PARCEL NO. DELT0774073
PARCEL 2:
LOT 13 OF ROESE'S SUBDIVISION OF THE NORTH PARTS OF LOTS 26, 27, 28, 29, 30 AND 31 OF THE CONTINUATION OF THE PLAT OF BLATZ OAKWOOD GROVE, SITUATED IN THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 14, IN TOWNSHIP 7 NORTH, RANGE 18 EAST, IN THE TOWN OF DELAFIELD, WAUKESHA COUNTY, WISCONSIN.
PARCEL NO. DELT0774062

- Notes:
- 1. A title commitment has not been provided and this parcel may be subject to, or benefit from, easements or agreements, written or otherwise, not shown hereon.
 - 2. Outside diameter measured on all monuments. Set monuments are 1.50Lbs/Lineal Foot.
 - 3. () Indicates recorded as bearings and dimensions.
 - 4. Field work completed on 04-10-25.
 - 5. Subject property lies within Zone X Area of Minimal Flood Hazard and Flood Zone AE per FEMA Flood Map Number 55133C0179H with effective date of 11/05/2014. Base flood elevation is calculated to be 854.
 - 6. Existing building dimensions are to the wood siding.
 - 7. Open Space: Lot 5 Prior to Addition = 6700 SF. Lot 13 = 5765 SF.



LEGEND

⊙	Monument Found as Noted	⊠	Electric Hand Hole
○	3/4"X18" Iron Rod Set	⊘	Utility Pole
△	Mag Nail Set	→	Guy Wire
⊕	Electric Meter	— x —	Chain Link Fence
⊗	Gas Meter	— —	Board Fence
⊞	Air Conditioner	— - —	Existing Overhead Wires
⊟	Sewer Manhole	— ◇ —	Silt Fence
⊠	Well	x 852	Spot Elevation

Exhibit A

EXISTING



21005 Watertown Rd. Suite A2
Waukesha, WI 53186 (262) 312-1034
landsurveysinc.com

SURVEYOR'S CERTIFICATE

I hereby certify that we surveyed the property described above and that the map is a true representation thereof and shows the size and location of the property, it's exterior boundaries. Said survey meets the minimum standards for property surveys of the Wisconsin Administrative Code (A-E7) and the map hereon is correct to the best of my knowledge and belief. This Survey is solely for the use of the present owners of the property at the date below.



Dated this 17th Day of April, 2025:
Daniel E. Bednar S-2812

REVISIONS		
04-18-25	Building Addition	DB
05-06-25	Rev. Building Addition	DB

PREPARED FOR:
GMH Construction
W228N727 Westmound Dr Ste B
Pewaukee, WI 53186
JOB SITE:
Susan Schafer
N28W29799 Shorewood Road
Pewaukee, WI 53072

BEARINGS ARE REFERENCED TO
WI STATE PLANE COORD. SYS.
SOUTH ZONE NAD 83 (2011)
NORTH LINE OF LOT 13
BEARS N 45°51'00" E (S 54°30' W)

Drawn By: BS Job# 25127
Sheet 1 of 1

Plat of Survey

Property Description: Document No. 4281293
LOT 5 OF ROESE'S RE-SUBDIVISION NO. 1, OF PARTS OF LOTS 22, 23, 24, 25, 26, 27, 28, 20 AND 30 OF THE CONTINUATION OF BLATZ'S OAKWOOD GROVE SUBDIVISION, IN THE NORTHWEST 1/4 OF SECTION 14, IN TOWNSHIP 7 NORTH, RANGE 18 EAST, IN THE TOWN OF DELAFIELD, WAUKESHA COUNTY, WISCONSIN. PARCEL NO. DELT0774073
PARCEL 2:
LOT 13 OF ROESE'S SUBDIVISION OF THE NORTH PARTS OF LOTS 26, 27, 28, 29, 30 AND 31 OF THE CONTINUATION OF THE PLAT OF BLATZ OAKWOOD GROVE, SITUATED IN THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 14, IN TOWNSHIP 7 NORTH, RANGE 18 EAST, IN THE TOWN OF DELAFIELD, WAUKESHA COUNTY, WISCONSIN. PARCEL NO. DELT0774062

- Notes:
- 1. A title commitment has not been provided and this parcel may be subject to, or benefit from, easements or agreements, written or otherwise, not shown hereon.
 - 2. Outside diameter measured on all monuments. Set monuments are 1.50Lbs/Lineal Foot.
 - 3. () Indicates recorded as bearings and dimensions.
 - 4. Field work completed on 04-10-25.
 - 5. Subject property lies within Zone X Area of Minimal Flood Hazard and Flood Zone AE per FEMA Flood Map Number 55133C0179H with effective date of 11/05/2014. Base flood elevation is calculated to be 854.
 - 6. Existing building dimensions are to the wood siding.
 - 7. Open Space: Lot 5 Prior to Addition = 6700 SF. Lot 13 = 5765 SF.

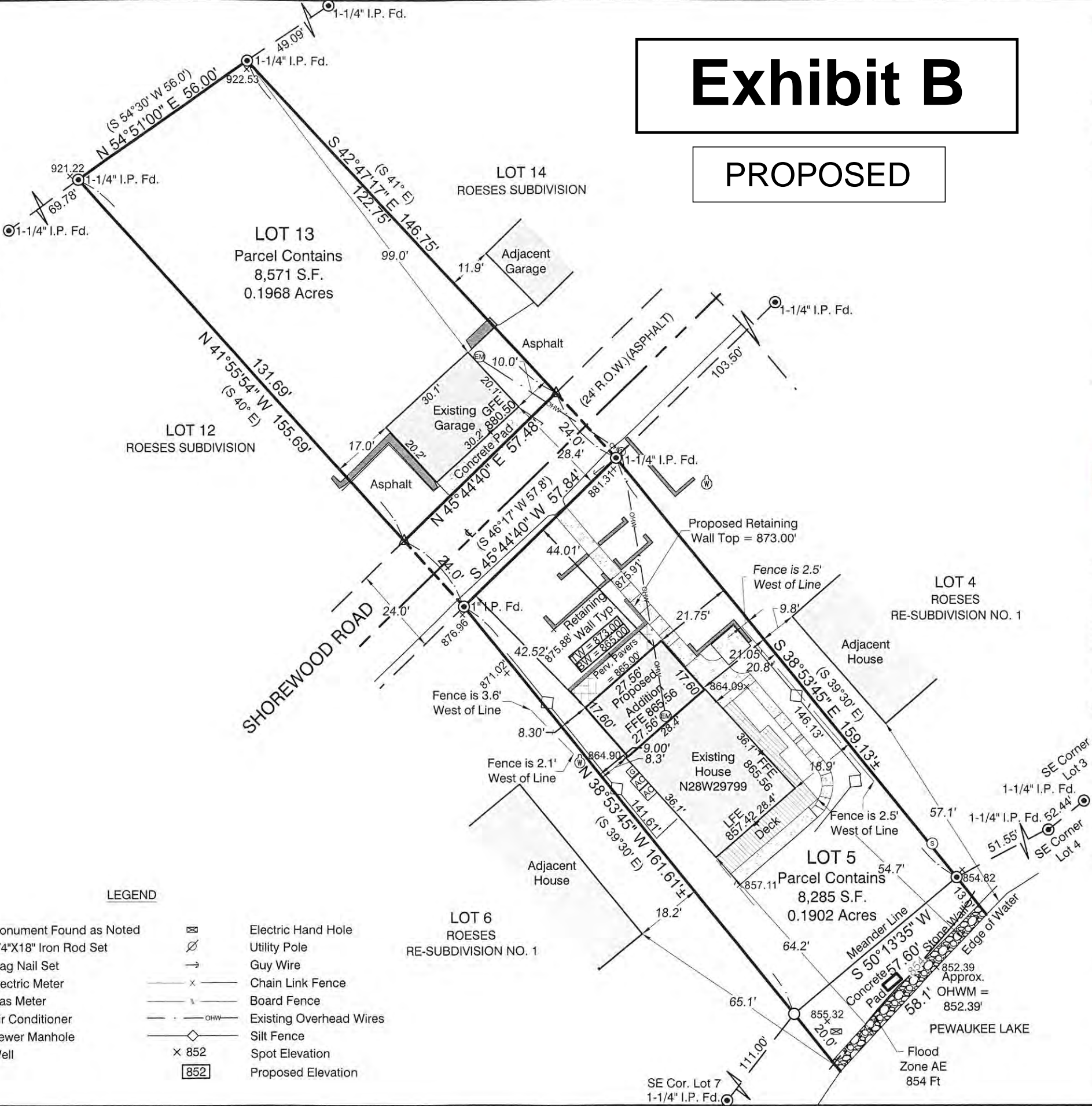
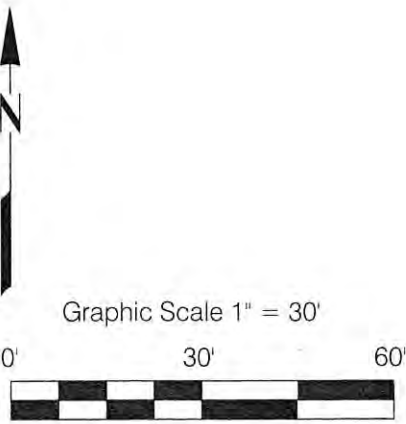


Exhibit B

PROPOSED

LAND SURVEYS INC.

21005 Watertown Rd. Suite A2
Waukesha, WI 53186 (262) 312-1034
landsurveysinc.com

SURVEYOR'S CERTIFICATE

I hereby certify that we surveyed the property described above and that the map is a true representation thereof and shows the size and location of the property, it's exterior boundaries. Said survey meets the minimum standards for property surveys of the Wisconsin Administrative Code (A-E7) and the map hereon is correct to the best of my knowledge and belief. This Survey is solely for the use of the present owners of the property at the date below.



Dated this 17th Day of April, 2025:
Daniel E. Bednar S-2812

REVISIONS		
4-18-25	Building Addition	DB
5-06-25	Rev. Building Addition	DB
6-17-25	Rev. Building Addition Grades	JS
6-18-25	Paver Note	DB

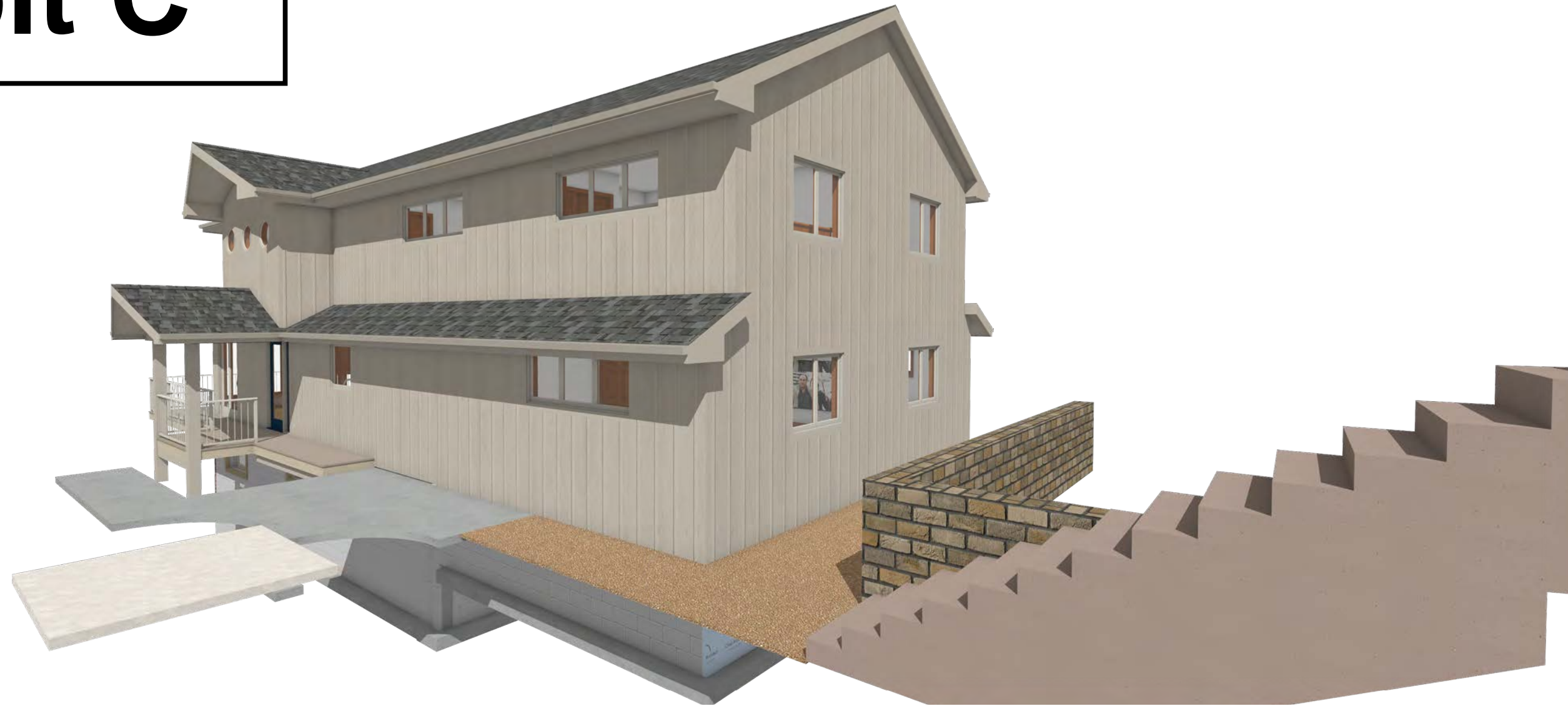
PREPARED FOR:
GMH Construction
W228N727 Westmound Dr Ste B
Pewaukee, WI 53186
JOB SITE:
Susan Schafer
N28W29799 Shorewood Road
Pewaukee, WI 53072

BEARINGS ARE REFERENCED TO
WI STATE PLANE COORD. SYS.
SOUTH ZONE NAD 83 (2011)
NORTH LINE OF LOT 13
BEARS N 45°51'00" E (S 54°30' W)

Drawn By: BS Job# 25127
Sheet 1 of 1

Exhibit C

THESE DRAWINGS ARE THE PROPRIETARY WORK PRODUCT AND PROPERTY OF GMH CONSTRUCTION INC. DEVELOPED FOR THE EXCLUSIVE USE OF GMH CONSTRUCTION INC. USE OF THESE DRAWINGS AND CONCEPTS CONTAINED THEREIN WITHOUT THE WRITTEN PERMISSION OF GMH CONSTRUCTION INC. IS PROHIBITED AND MAY SUBJECT YOU TO A CLAIM FOR DAMAGES UNDER COPYRIGHT LAWS.



PERSPECTIVE VIEWS
(NO SCALE)

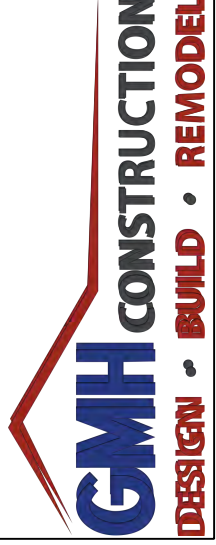


PERSPECTIVE VIEWS
(NO SCALE)



PROJECT DESCRIPTION:
ADDITION & INTERIOR REMODEL

OWNERS:
STEVE & SUSAN SCHAFER
N28 WATKINS RD.
FENAUKEE, WI. 53072



GMH CONSTRUCTION
INC.
12445 N4741 SHAW RD., FENAUKEE, WI. 53072
262-646-5151

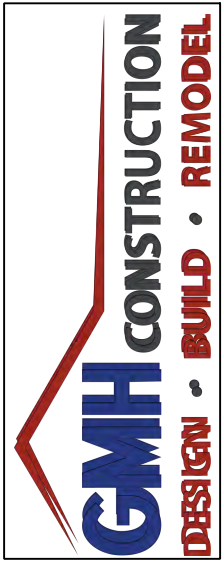
DATE:
6/12/2025
SCALE:
SHEET:
A-1

THESE DRAWINGS ARE THE PROPRIETARY WORK PRODUCT AND PROPERTY OF GMH CONSTRUCTION INC. DEVELOPED FOR THE EXCLUSIVE USE OF GMH CONSTRUCTION INC. USE OF THESE DRAWINGS AND CONCEPTS CONTAINED THEREIN WITHOUT THE WRITTEN PERMISSION OF GMH CONSTRUCTION INC. IS PROHIBITED AND MAY SUBJECT YOU TO A CLAIM FOR DAMAGES UNDER COPYRIGHT LAWS.



PROJECT DESCRIPTION:
ADDITION & INTERIOR REMODEL

OWNERS:
STEVE & SUSAN SCHAFER
12845 WILKINSON RD.
FENAUKEE, WI 53072



GMH CONSTRUCTION INC.
12445 N4744 SWAN RD., FENAUKEE, WI 53072
262-646-5151

DATE:
6/12/2025
SCALE:
1/4" = 1'-0"
SHEET:
A-2



PERSPECTIVE VIEWS
(NO SCALE)



PERSPECTIVE VIEWS
(NO SCALE)



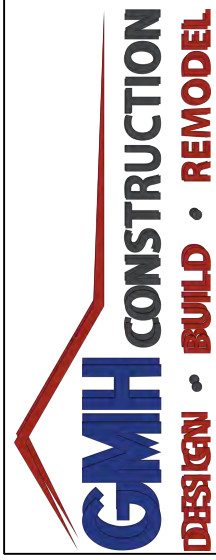
FIRST FLOOR PLAN VIEW
1/4" = 1'-0"

THESE DRAWINGS ARE THE PROPRIETARY WORK PRODUCT AND PROPERTY OF GMH CONSTRUCTION INC. DEVELOPED FOR THE EXCLUSIVE USE OF GMH CONSTRUCTION INC. USE OF THESE DRAWINGS AND CONCEPTS CONTAINED THEREIN WITHOUT THE WRITTEN PERMISSION OF GMH CONSTRUCTION INC. IS PROHIBITED AND MAY SUBJECT YOU TO A CLAIM FOR DAMAGES UNDER COPYRIGHT LAWS.



PROJECT DESCRIPTION:
ADDITION & INTERIOR REMODEL

OWNERS:
STEVE & SUSAN SCHAEFER
N285 WILKINSON RD.
FENEAUKEE, WI 53012



GMH CONSTRUCTION INC.
12415 N4741 SWAN RD., FENEAUKEE, WI 53012
262-646-5151

DATE:
6/12/2025

SCALE:

SHEET:

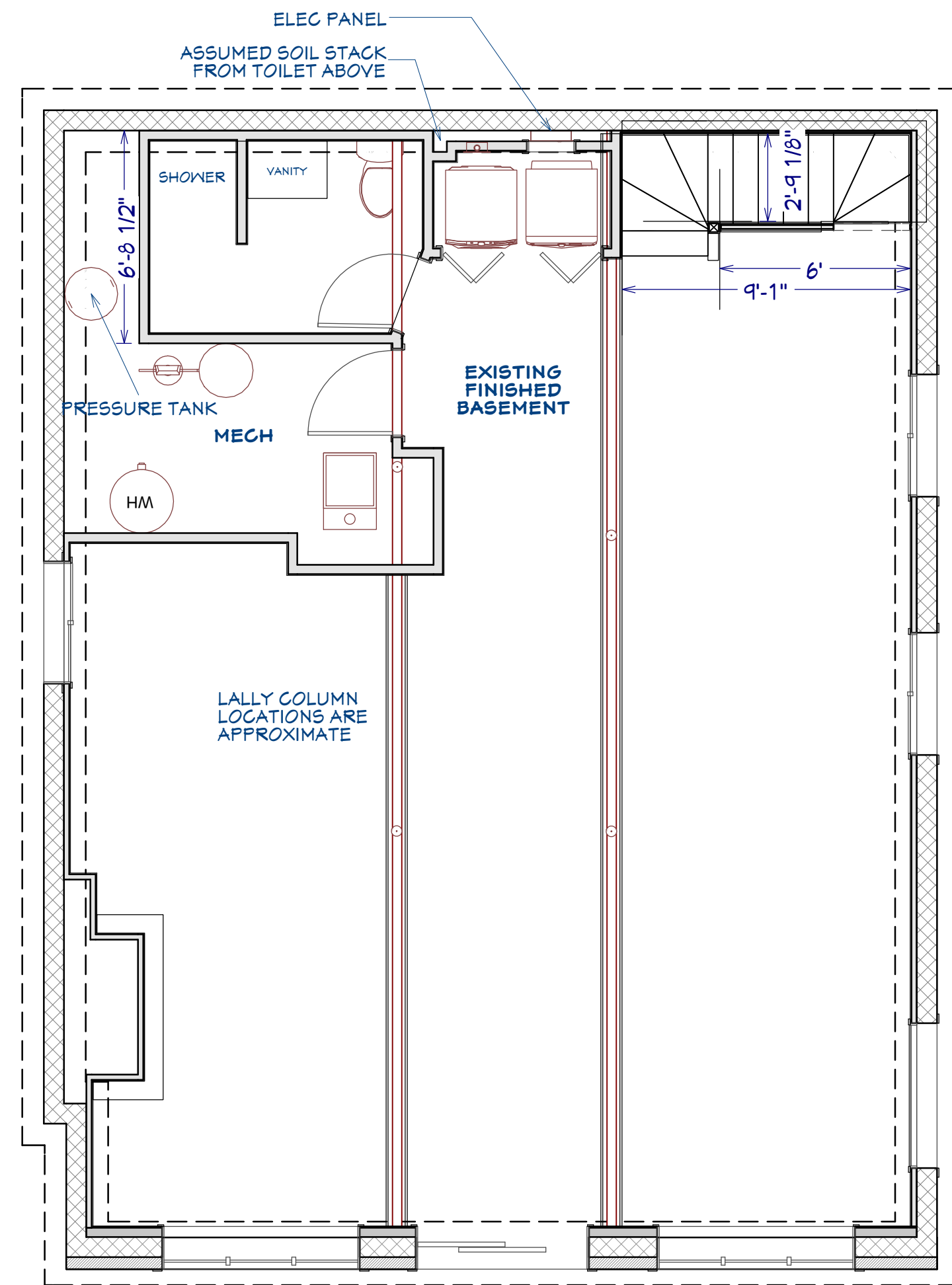
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PERSPECTIVE VIEWS
(NO SCALE)

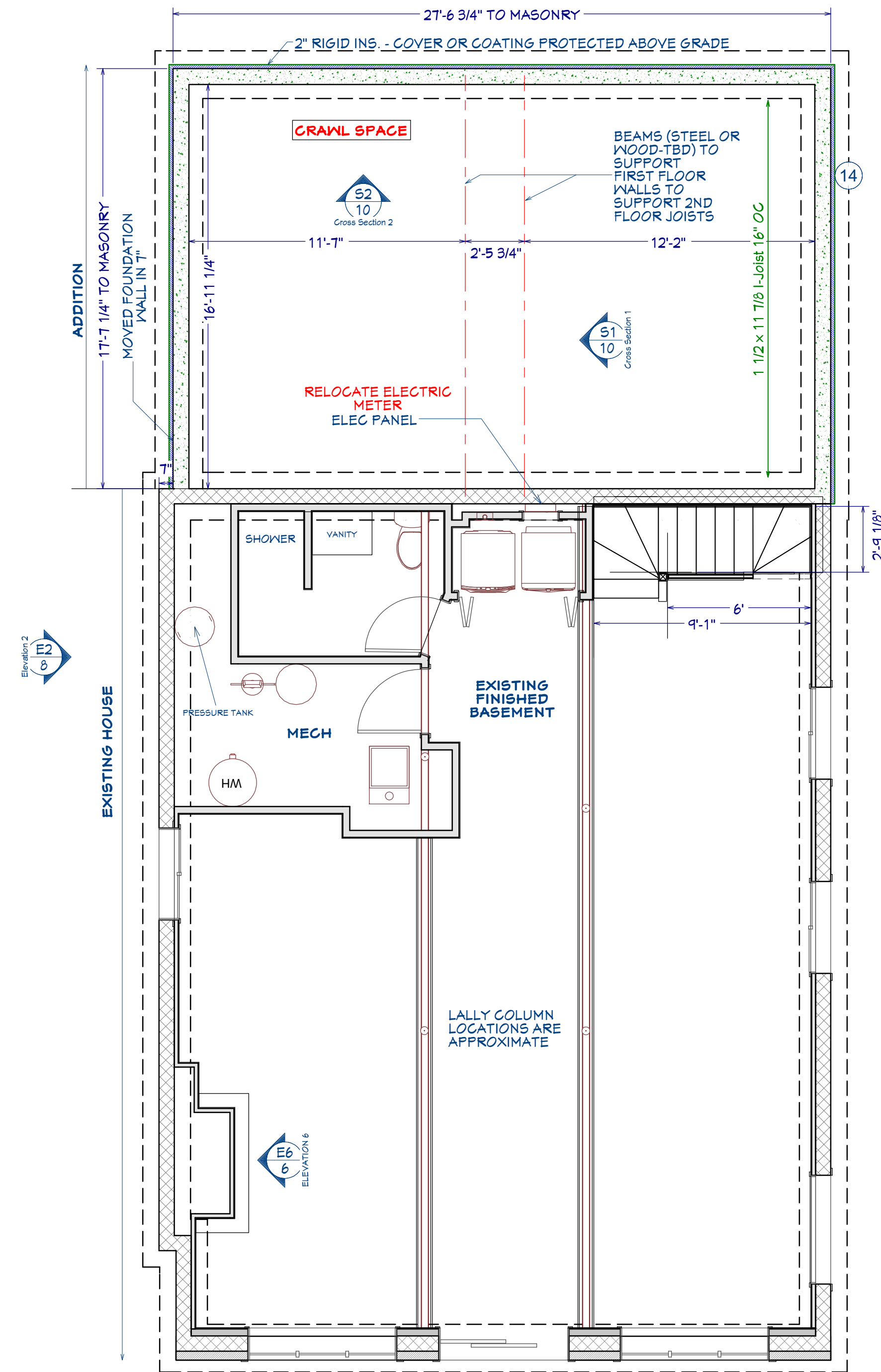


PERSPECTIVE VIEWS
(NO SCALE)





EXISTING FOUNDATION PLAN VIEW
1/4" = 1'-0"



PROPOSED FOUNDATION PLAN VIEW
1/4" = 1'-0"

DEMO & WALL LEGEND	
DEMO DOORS & WINDOWS	
DEMO WALLS	
DEMO ROOFS	
DEMO RETAINING WALL	
EXISTING FOUNDATION WALL	
NEW 8" POURED CONCRETE FOUNDATION WALL	
2" RIGID INSULATION (EXTERIOR)	
EXISTING 2x4 EXTERIOR WALL	
NEW 2x6 EXTERIOR WALL	
EXISTING 2x6 INTERIOR WALL	
EXISTING 2x4 INTERIOR WALL	
NEW 2x4 INT. WALL 5/8" DRYWALL	
NEW 2x4 FIREPLACE WALL	

NOTE:
DIMENSIONS ARE TO FINISH SURFACES
EXCEPT WHERE NOTED

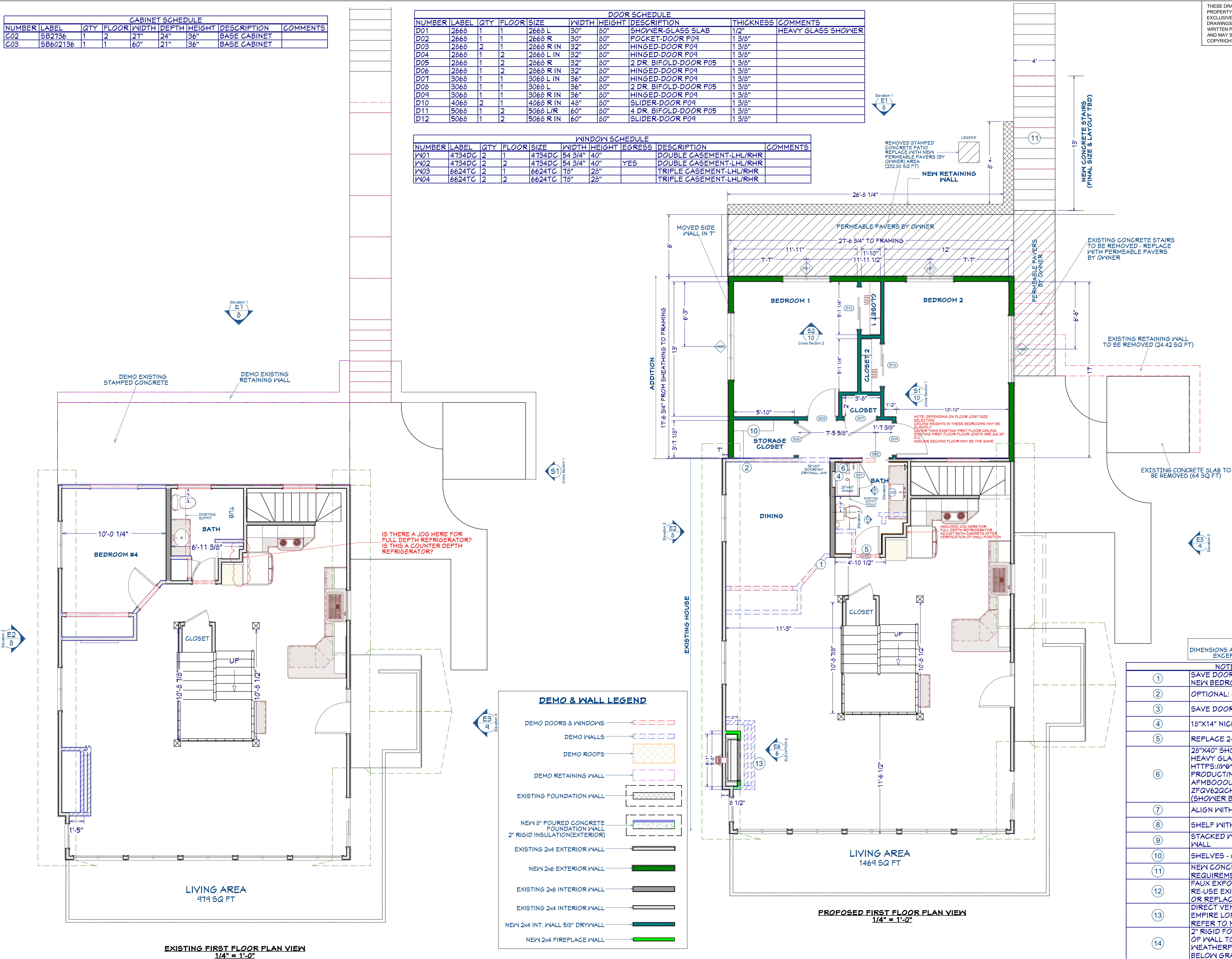
NOTE SCHEDULE	
①	SAVE DOOR FOR RE-USE IN NEW BEDROOM #1
②	OPTIONAL: 48" BI-FOLD DOOR
③	SAVE DOOR FOR RE-USE IN BEDROOM 3
④	18"x14" NICHE
⑤	REPLACE 2-2 DOOR WITH 2-8 DOOR
⑥	28"x40" SHOWER BASE WITH TILE WALLS & HEAVY GLASS (2) SIDES HTTPS://WWW.SHOWERPANLINERS.COM/ PRODUCT/NEO-SHOWER-PAN/?SRSLTID=AFMB000UXG1MEW30IR_PGAENT4455NEJ8VN_ZFQV62QCHYJBEDIKU32058W (SHOWER BASE \$805.00)
⑦	ALIGN WITH WINDOW BELOW
⑧	SHELF WITH CLOTHES POLE
⑨	STACKED WASHER/DRYER. WASHER BOX IN WALL
⑩	SHELVES - QTY & SIZE TBD
⑪	NEW CONCRETE STAIRS - BASED ON GRADE REQUIREMENTS
⑫	FAUX EXPOSED RIDGE BEAM RE-USE EXISTING IF POSSIBLE OR REPLACE TO MATCH EXISTING
⑬	DIRECT VENT FIREPLACE - MODEL DVL46 - EMPIRE LOFT 46 REFER TO MANUFACTURE SPECS FOR FRAMING
⑭	2" RIGID FOUNDATION WALL INSULATION - TOP OF WALL TO FOOTING WEATHERPROOF COVER OR COATING MIN. 2" BELOW GRADE TO TOP OF INSULATION

THESE DRAWINGS ARE THE PROPRIETARY WORK PRODUCT AND PROPERTY OF GMH CONSTRUCTION INC. DEVELOPED FOR THE EXCLUSIVE USE OF GMH CONSTRUCTION INC. USE OF THESE DRAWINGS AND CONCEPTS CONTAINED THEREIN WITHOUT THE WRITTEN PERMISSION OF GMH CONSTRUCTION INC. IS PROHIBITED AND MAY SUBJECT YOU TO A CLAIM FOR DAMAGES UNDER COPYRIGHT LAWS.

CABINET SCHEDULE							
NUMBER	LABEL	QTY	FLOOR	WIDTH	DEPTH	HEIGHT	COMMENTS
C02	SB2736	1	2	27"	24"	36"	BASE CABINET
C03	SB602136	1	1	60"	21"	36"	BASE CABINET

DOOR SCHEDULE									
NUMBER	LABEL	QTY	FLOOR	SIZE	WIDTH	HEIGHT	DESCRIPTION	THICKNESS	COMMENTS
D01	2668	1	1	2668 L	30"	80"	SHOWER-GLASS SLAB	1/2"	HEAVY GLASS SHOWER
D02	2668	1	1	2668 R	30"	80"	POCKET-DOOR F04	1 3/8"	
D03	2868	2	1	2868 R IN	32"	80"	HINGED-DOOR F04	1 3/8"	
D04	2868	1	2	2868 L IN	32"	80"	HINGED-DOOR F04	1 3/8"	
D05	2868	1	2	2868 R	32"	80"	2 DR. BIFOLD-DOOR F05	1 3/8"	
D06	2868	1	2	2868 R IN	32"	80"	HINGED-DOOR F04	1 3/8"	
D07	3068	1	1	3068 L IN	36"	80"	HINGED-DOOR F04	1 3/8"	
D08	3068	1	1	3068 L	36"	80"	2 DR. BIFOLD-DOOR F05	1 3/8"	
D09	3068	1	1	3068 R IN	36"	80"	HINGED-DOOR F04	1 3/8"	
D10	4068	2	1	4068 R IN	48"	80"	SLIDER-DOOR F04	1 3/8"	
D11	5068	1	2	5068 L/R	60"	80"	4 DR. BIFOLD-DOOR F05	1 3/8"	
D12	5068	1	2	5068 R IN	60"	80"	SLIDER-DOOR F04	1 3/8"	

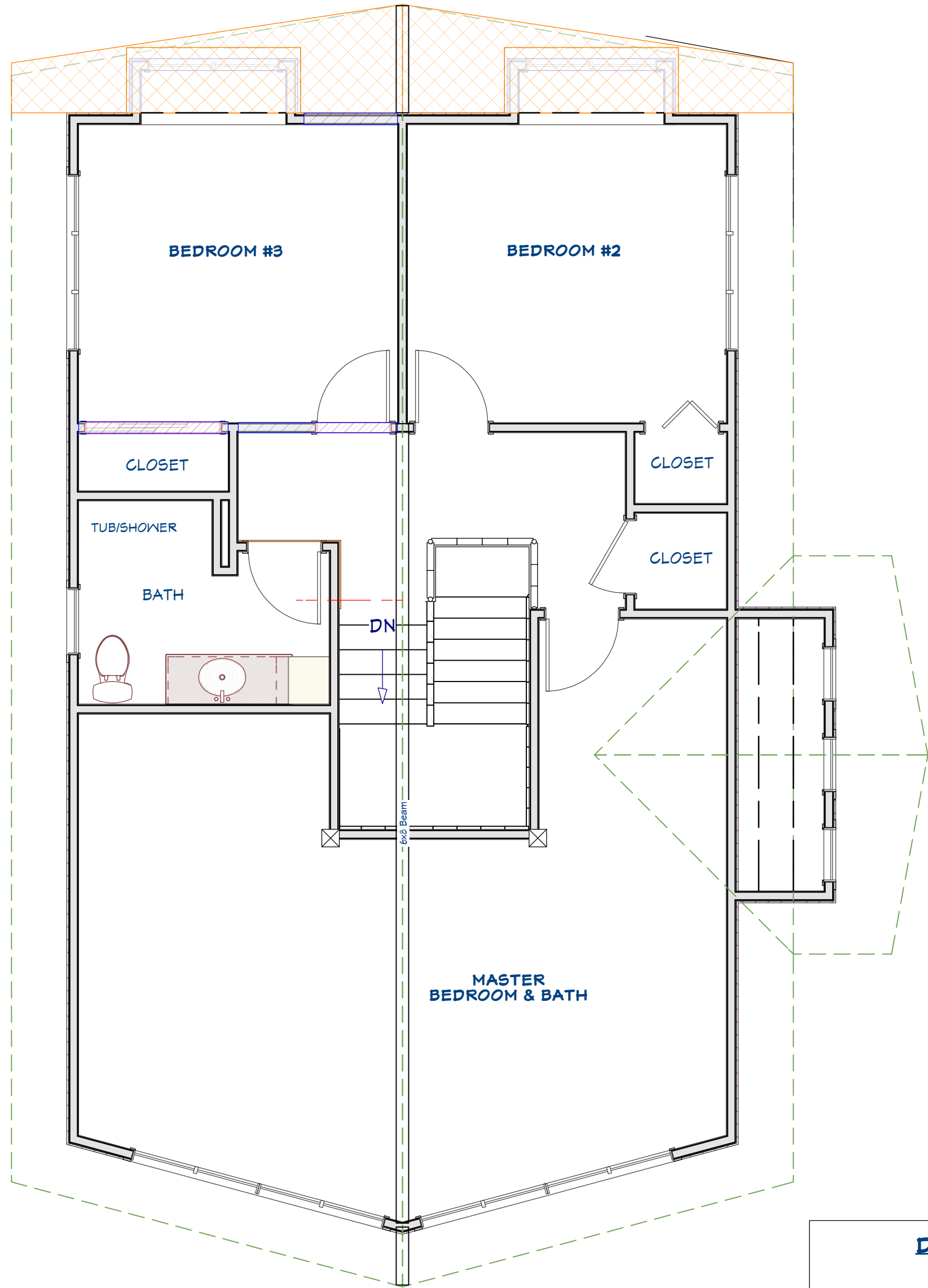
WINDOW SCHEDULE									
NUMBER	LABEL	QTY	FLOOR	SIZE	WIDTH	HEIGHT	EGRESS	DESCRIPTION	COMMENTS
W01	4734DC	2	1	4734DC	54 3/4"	40"		DOUBLE CASEMENT-LHL/RHR	
W02	4734DC	2	2	4734DC	54 3/4"	40"	YES	DOUBLE CASEMENT-LHL/RHR	
W03	6624TC	2	1	6624TC	78"	28"		TRIPLE CASEMENT-LHL/RHR	
W04	6624TC	2	2	6624TC	78"	28"		TRIPLE CASEMENT-LHL/RHR	



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DOOR SCHEDULE									
NUMBER	LABEL	QTY	FLOOR	SIZE	WIDTH	HEIGHT	DESCRIPTION	THICKNESS	COMMENTS
D01	2668	1	1	2668 L	30"	80"	SHOWER-GLASS SLAB	1/2"	HEAVY GLASS SHOWER
D02	2668	1	1	2668 R	30"	80"	POCKET-DOOR F04	1 3/8"	
D03	2868	2	1	2868 R IN	32"	80"	HINGED-DOOR F04	1 3/8"	
D04	2868	1	2	2868 L IN	32"	80"	HINGED-DOOR F04	1 3/8"	
D05	2868	1	2	2868 R	32"	80"	2 DR. BIFOLD-DOOR F05	1 3/8"	
D06	2868	1	2	2868 R IN	32"	80"	HINGED-DOOR F04	1 3/8"	
D07	3068	1	1	3068 L IN	36"	80"	HINGED-DOOR F04	1 3/8"	
D08	3068	1	1	3068 L	36"	80"	2 DR. BIFOLD-DOOR F05	1 3/8"	
D09	3068	1	1	3068 R IN	36"	80"	HINGED-DOOR F04	1 3/8"	
D10	4068	2	1	4068 R IN	48"	80"	SLIDER-DOOR F04	1 3/8"	
D11	5068	1	2	5068 L/R	60"	80"	4 DR. BIFOLD-DOOR F05	1 3/8"	
D12	5068	1	2	5068 R IN	60"	80"	SLIDER-DOOR F04	1 3/8"	

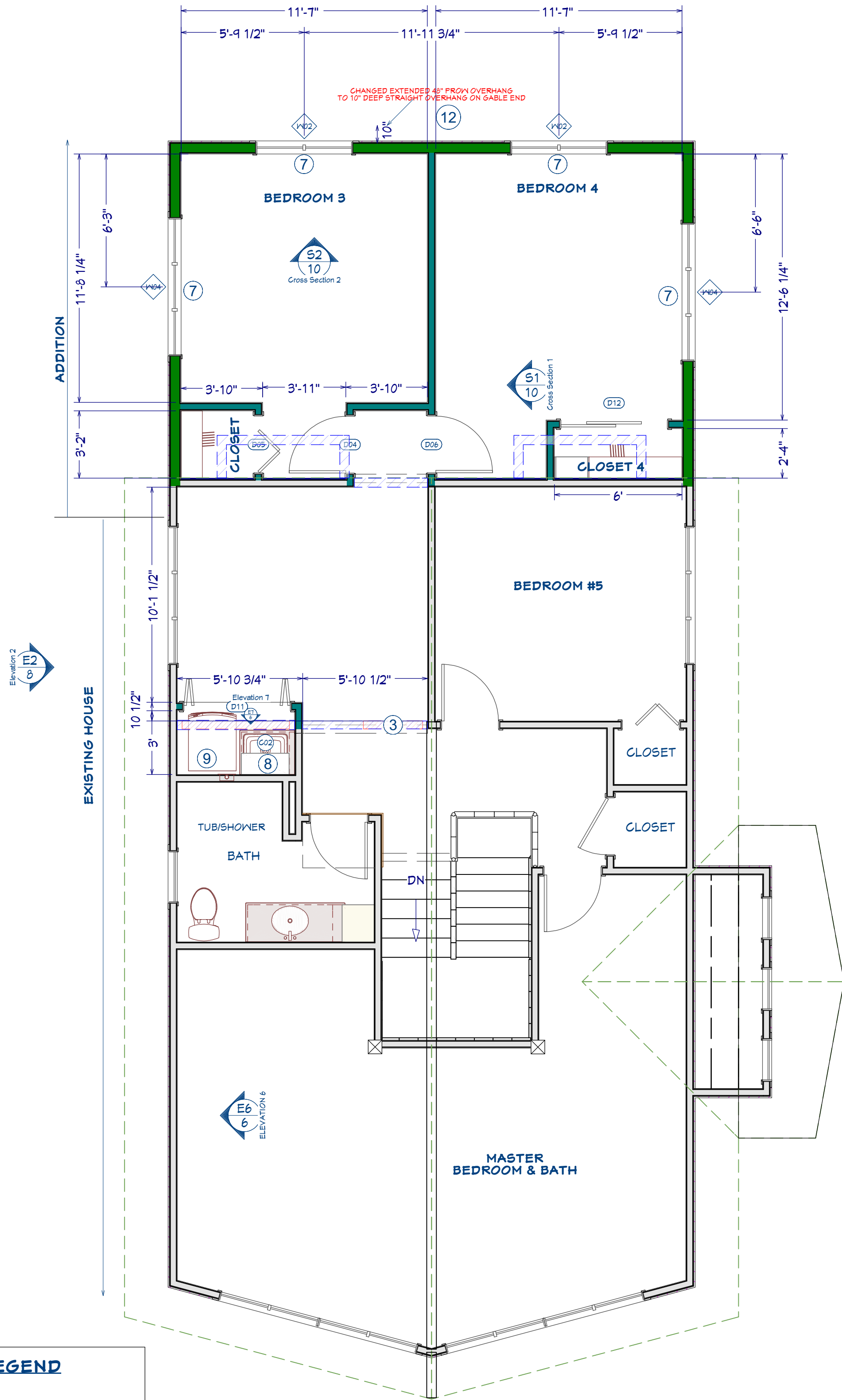
WINDOW SCHEDULE									
NUMBER	LABEL	QTY	FLOOR	SIZE	WIDTH	HEIGHT	EGRESS	DESCRIPTION	COMMENTS
W01	4734DC	2	1	4734DC	54 3/4"	40"		DOUBLE CASEMENT-LHL/RHR	
W02	4734DC	2	1	4734DC	54 3/4"	40"	YES	DOUBLE CASEMENT-LHL/RHR	
W03	6624TC	2	1	6624TC	78"	28"		TRIPLE CASEMENT-LHL/RHR	
W04	6624TC	2	2	6624TC	78"	28"		TRIPLE CASEMENT-LHL/RHR	



LIVING AREA
944 SQ FT

PROPOSED SECOND FLOOR PLAN VIEW
1/4" = 1'-0"

CABINET SCHEDULE									
NUMBER	LABEL	QTY	FLOOR	WIDTH	DEPTH	HEIGHT	DESCRIPTION	COMMENTS	
C02	SB2736	1	2	27"	24"	36"	BASE CABINET		
C03	SB602136	1	1	60"	21"	36"	BASE CABINET		

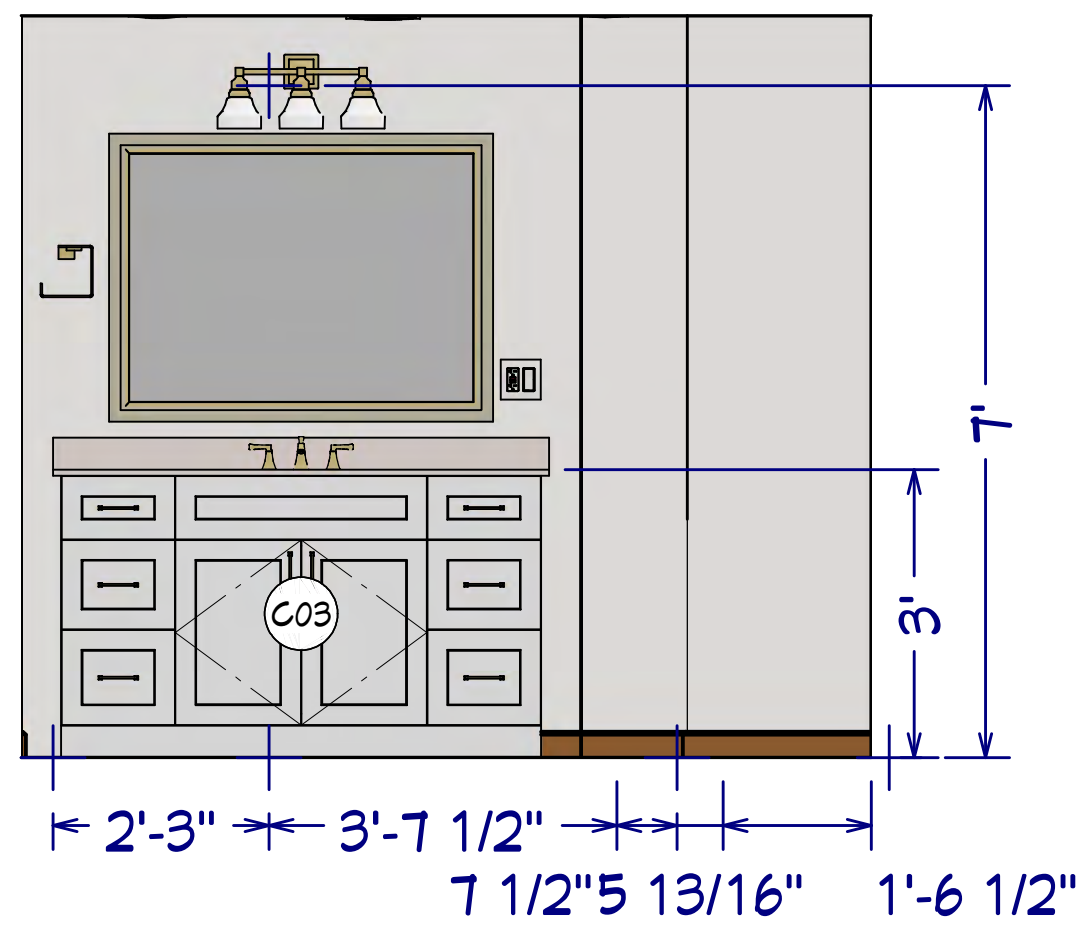


LIVING AREA
1139 SQ FT

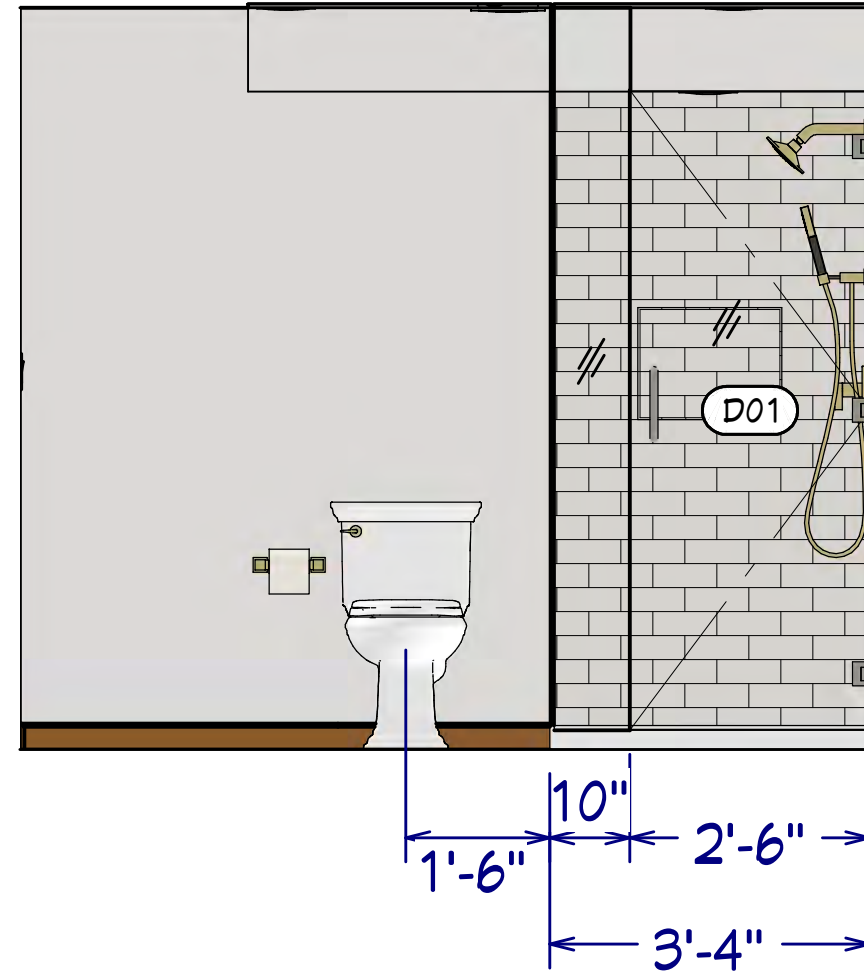
PROPOSED SECOND FLOOR PLAN VIEW
1/4" = 1'-0"

DEMO & WALL LEGEND

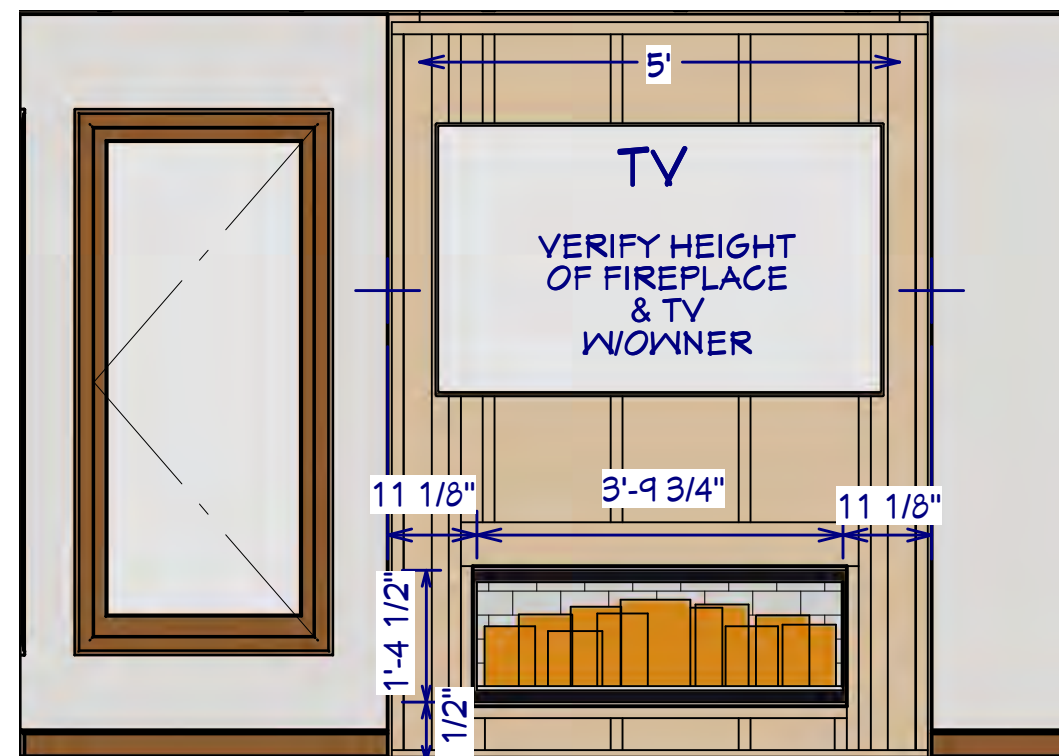
DEMO DOORS & WINDOWS	
DEMO WALLS	
DEMO ROOFS	
DEMO RETAINING WALL	
EXISTING FOUNDATION WALL	
NEW 8" POURED CONCRETE FOUNDATION WALL 2" RIGID INSULATION(EXTERIOR)	
EXISTING 2x4 EXTERIOR WALL	
NEW 2x6 EXTERIOR WALL	
EXISTING 2x6 INTERIOR WALL	
EXISTING 2x4 INTERIOR WALL	
NEW 2x4 INT. WALL 5/8" DRYWALL	
NEW 2x4 FIREPLACE WALL	



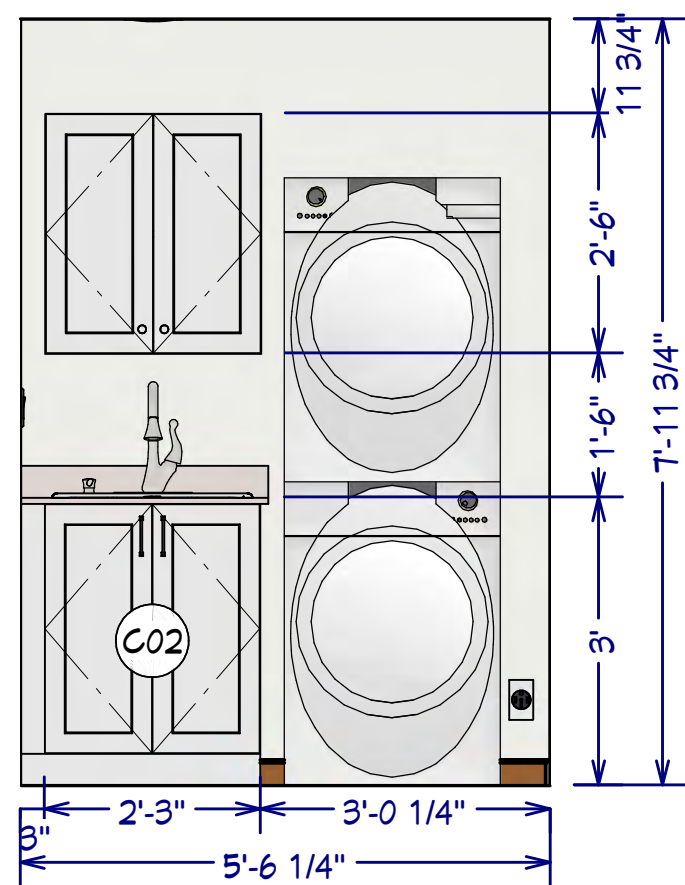
ELEVATION #4
1/2" = 1'-0"



ELEVATION #5
1/2" = 1'-0"

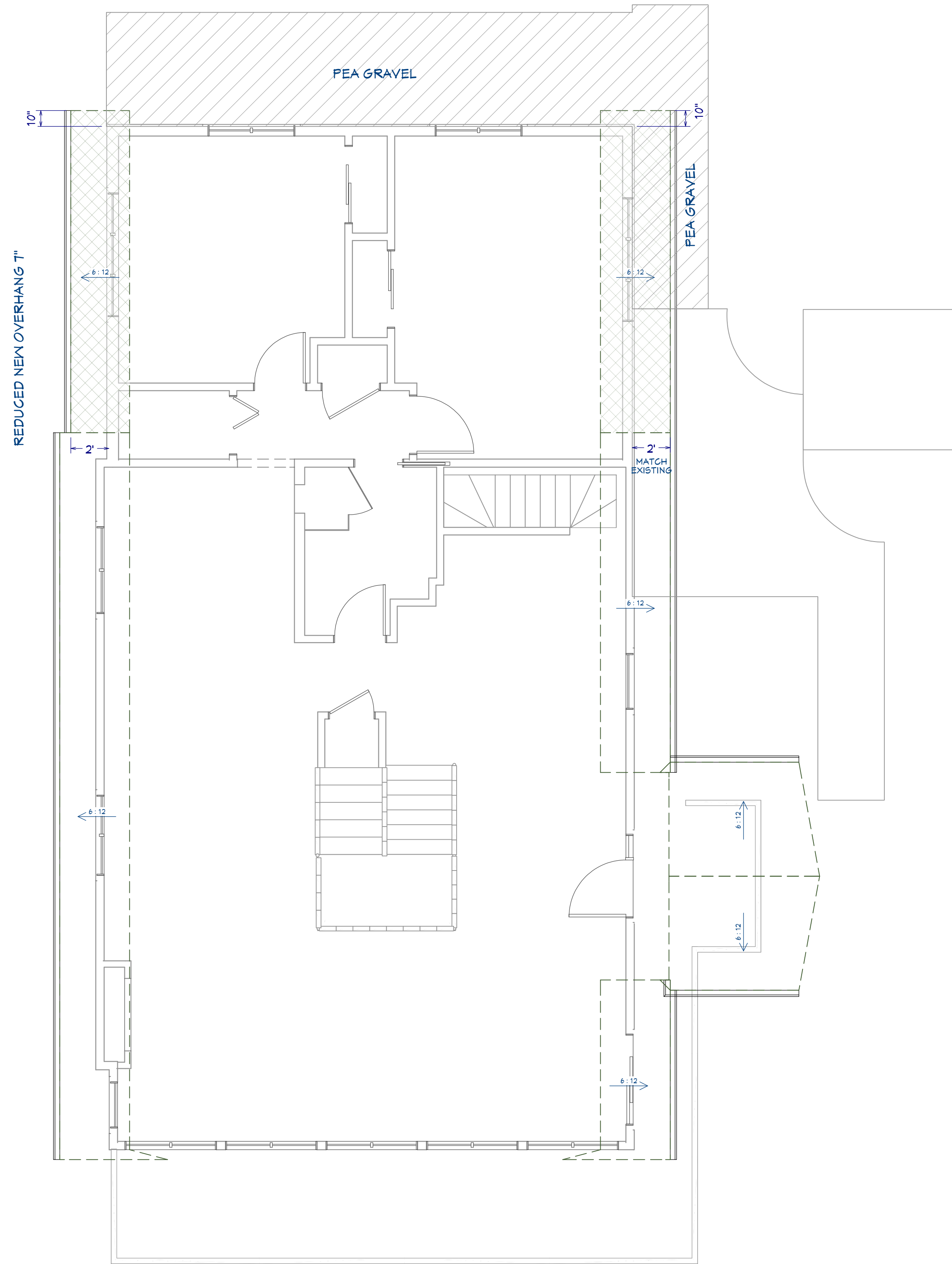


ELEVATION #6
1/2" = 1'-0"

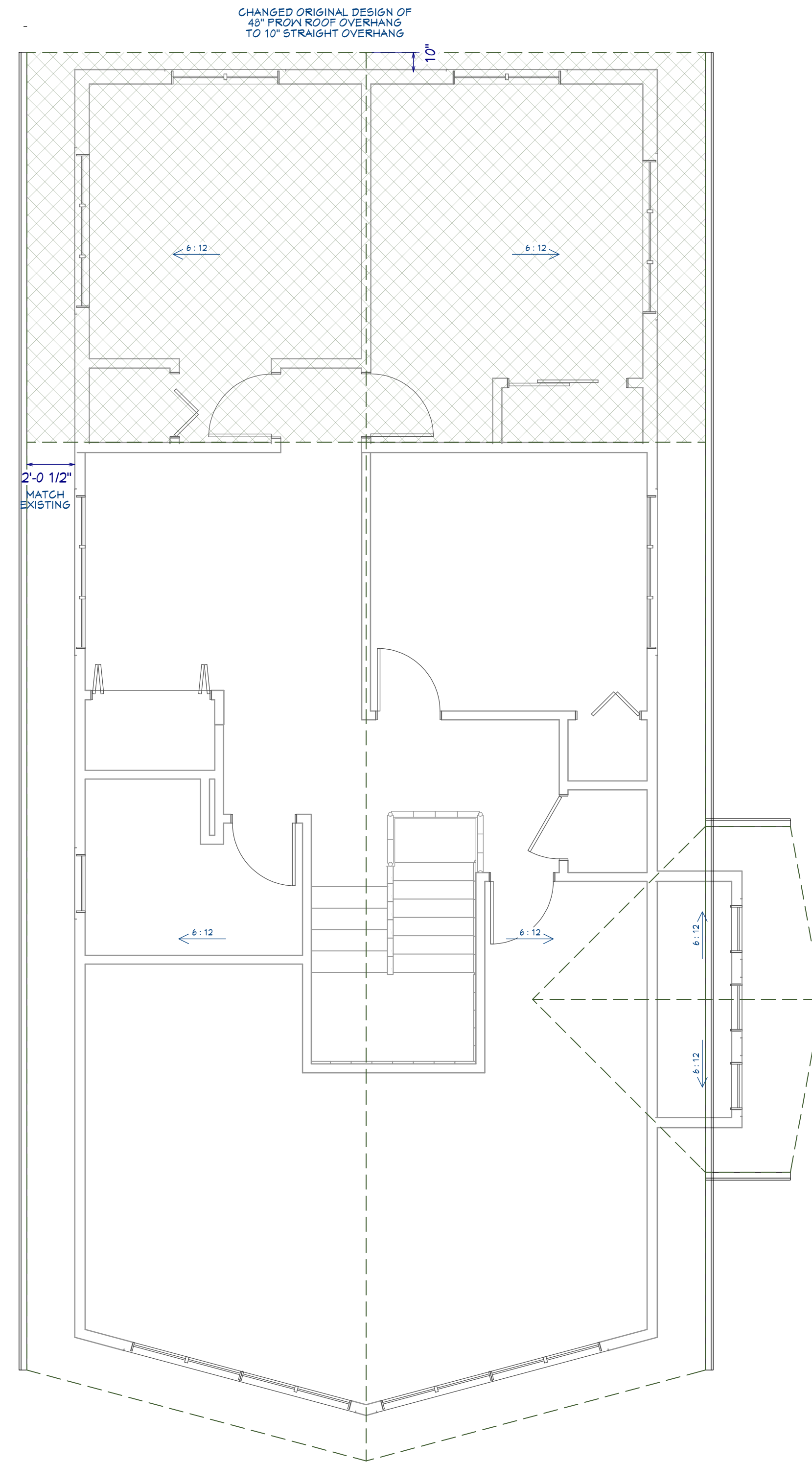


ELEVATION #7
1/2" = 1'-0"

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PROPOSED FIRST FLOOR ROOF PLAN VIEW
1/4" = 1'-0"



PROPOSED SECOND FLOOR ROOF PLAN VIEW
1/4" = 1'-0"

EXISTING ROOF PLANES
NEW ROOF PLANES

THESE DRAWINGS ARE THE PROPRIETARY WORK PRODUCT AND PROPERTY OF GMH CONSTRUCTION INC. DEVELOPED FOR THE EXCLUSIVE USE OF GMH CONSTRUCTION INC. USE OF THESE DRAWINGS AND CONCEPTS CONTAINED THEREIN WITHOUT THE WRITTEN PERMISSION OF GMH CONSTRUCTION INC. IS PROHIBITED AND MAY SUBJECT YOU TO A CLAIM FOR DAMAGES UNDER COPYRIGHT LAWS.

DESIGN & DRAWING BY:
CHRIS EGENER
ARCHITECT & DESIGNER
CHRIS EGENER LLC, ONE COVE COURT, GAITHERSBURG, MD 20878

PROJECT DESCRIPTION:
ADDITION & INTERIOR REMODEL

OWNERS:
STEVE & SUSAN SCHAEFER
2500 WILKINSON RD.
PEWAUKEE, WI 53072

Certified Professional
NARI
NATIONAL ASSOCIATION OF
REMODELING CONTRACTORS
MEMBER

GMH CONSTRUCTION
DESIGN • BUILD • REMODEL

GMH CONSTRUCTION
INC.
10445 N4741 SHAW RD., PEWAUKEE, WI 53072
262-646-5151

DATE:
6/12/2025
SCALE:
1/4" = 1'-0"
SHEET:
A-7

THESE DRAWINGS ARE THE PROPRIETARY WORK PRODUCT AND PROPERTY OF GMH CONSTRUCTION INC. DEVELOPED FOR THE EXCLUSIVE USE OF GMH CONSTRUCTION INC. USE OF THESE DRAWINGS AND CONCEPTS CONTAINED THEREIN WITHOUT THE WRITTEN PERMISSION OF GMH CONSTRUCTION INC. IS PROHIBITED AND MAY SUBJECT YOU TO A CLAIM FOR DAMAGES UNDER COPYRIGHT LAWS.



PROJECT DESCRIPTION:
ADDITION & INTERIOR REMODEL

OWNER(S):
STEVE & SUSAN SCHAEFER
14501 WILKINSON RD.
N28 WILKINSON RD.
FENAIKKEE, MI 59072

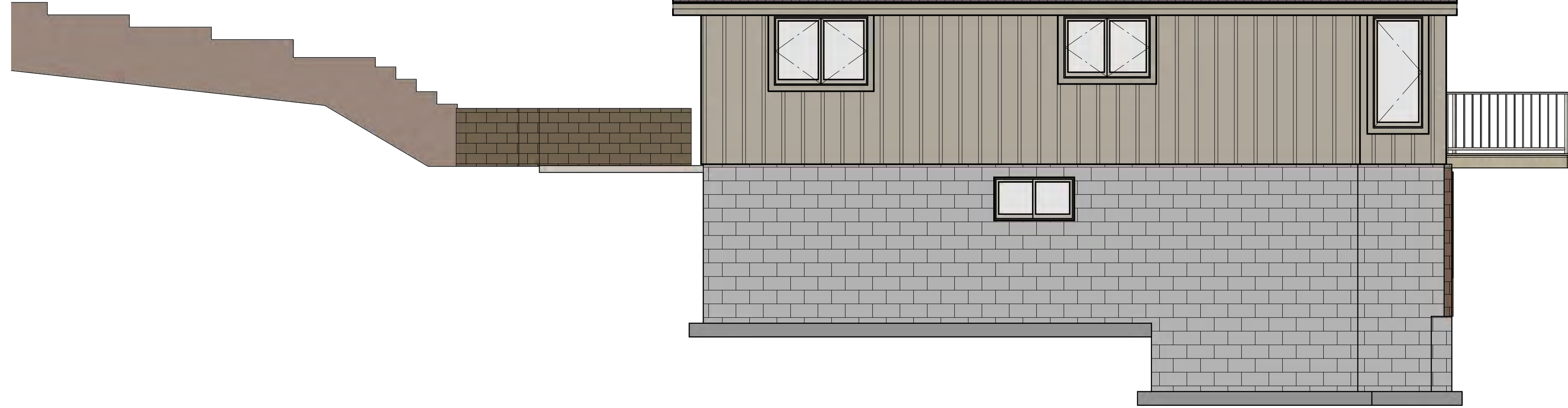


GMH CONSTRUCTION
INC.
10445 N4741 SWAN RD., FENAIKKEE, MI 59072
262-646-6151

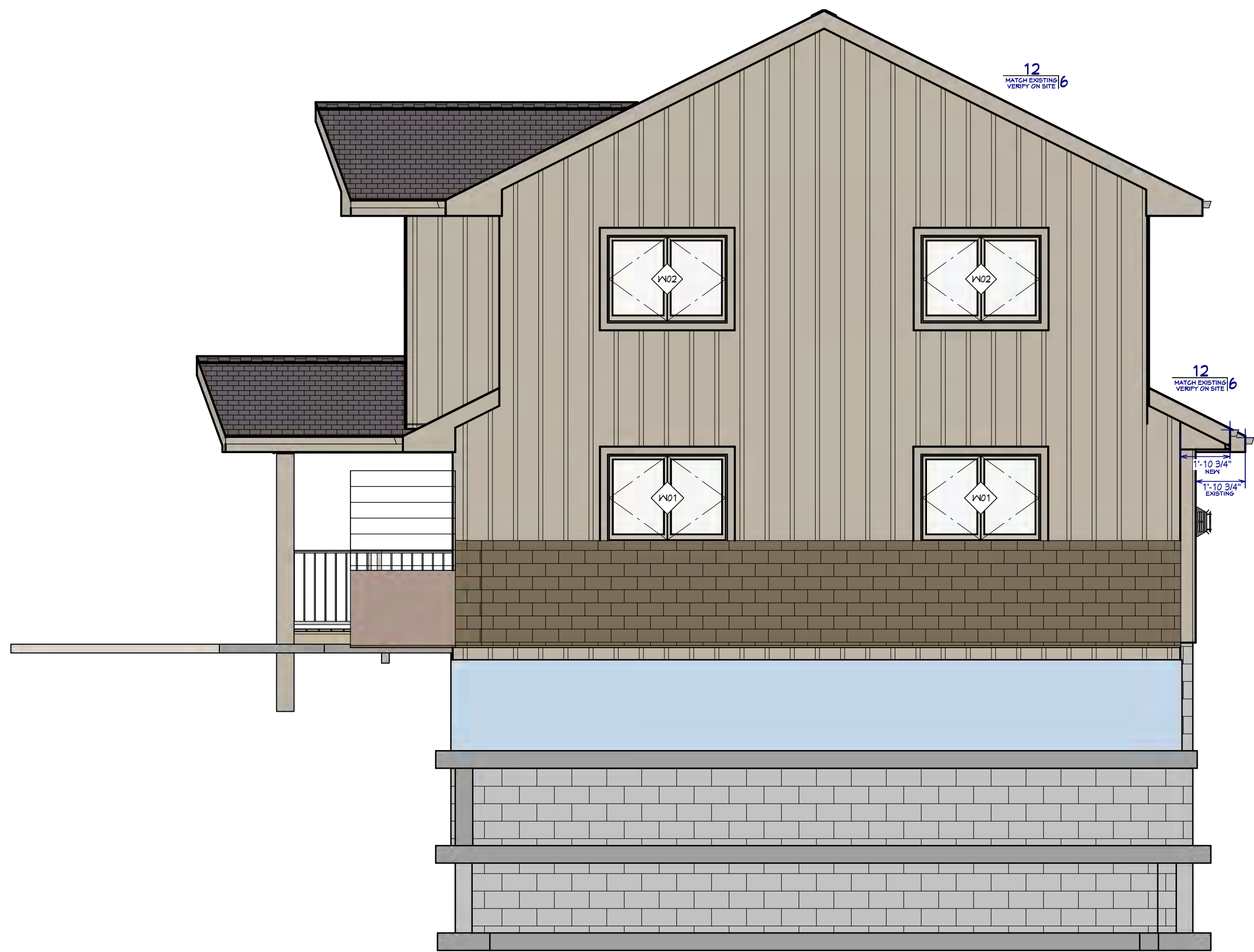
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6/12/2025
SCALE:
1/4" = 1'-0"
SHEET:
A-8



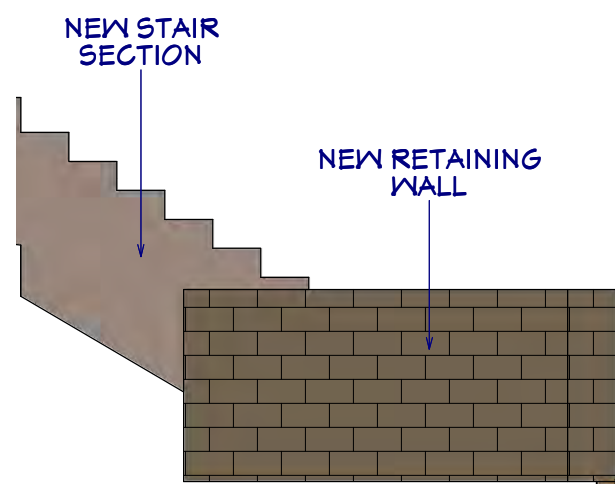
EXISTING REAR (STREET) ELEVATION #1
1/4" = 1'-0"



EXISTING SOUTHWEST SIDE ELEVATION #2
1/4" = 1'-0"



PROPOSED REAR (STREET) ELEVATION #1
1/4" = 1'-0"



PROPOSED SOUTHWEST SIDE ELEVATION #2
1/4" = 1'-0"

DESIGN & DRAWING BY:

The logo features a stylized house icon with a chimney, composed of green and yellow geometric shapes. Below the icon, the text "CHRIS EGNER" is written in a large, bold, serif font. Underneath that, "DESIGN-BUILD-REMODEL" is written in a smaller, all-caps, sans-serif font, flanked by horizontal lines.

CHRIS EGNER MCR 068R, UDOP, CSRM, CCP

STEVE & SUSAN SCHAFER
N28 W29799 SHOREWOOD RD.
PEWAUKEE, WI. 53072

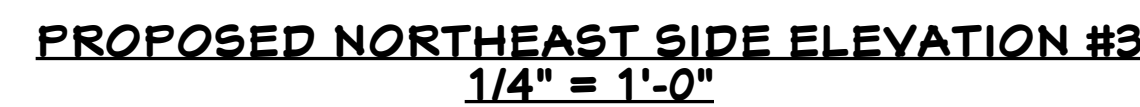
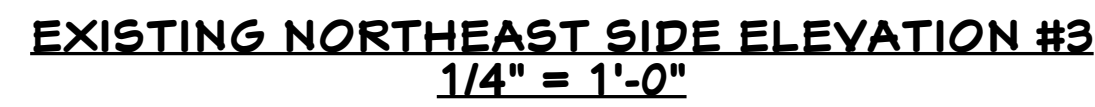
 **Certified Professional**
NARI
NATIONAL ASSOCIATION OF
THE REMODELING INDUSTRY
Remodeling Done Right.[™]
MEMBER

**GMH CONSTRUCTION
INC.**
245 N4749 SWAN RD., PENAUEE, WI. 53072
262-646-8131

DATE:
6/12/2025

SCALE:
1/4" = 1'-0"

SHEET:
A-9

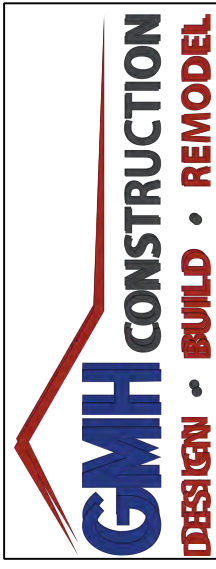


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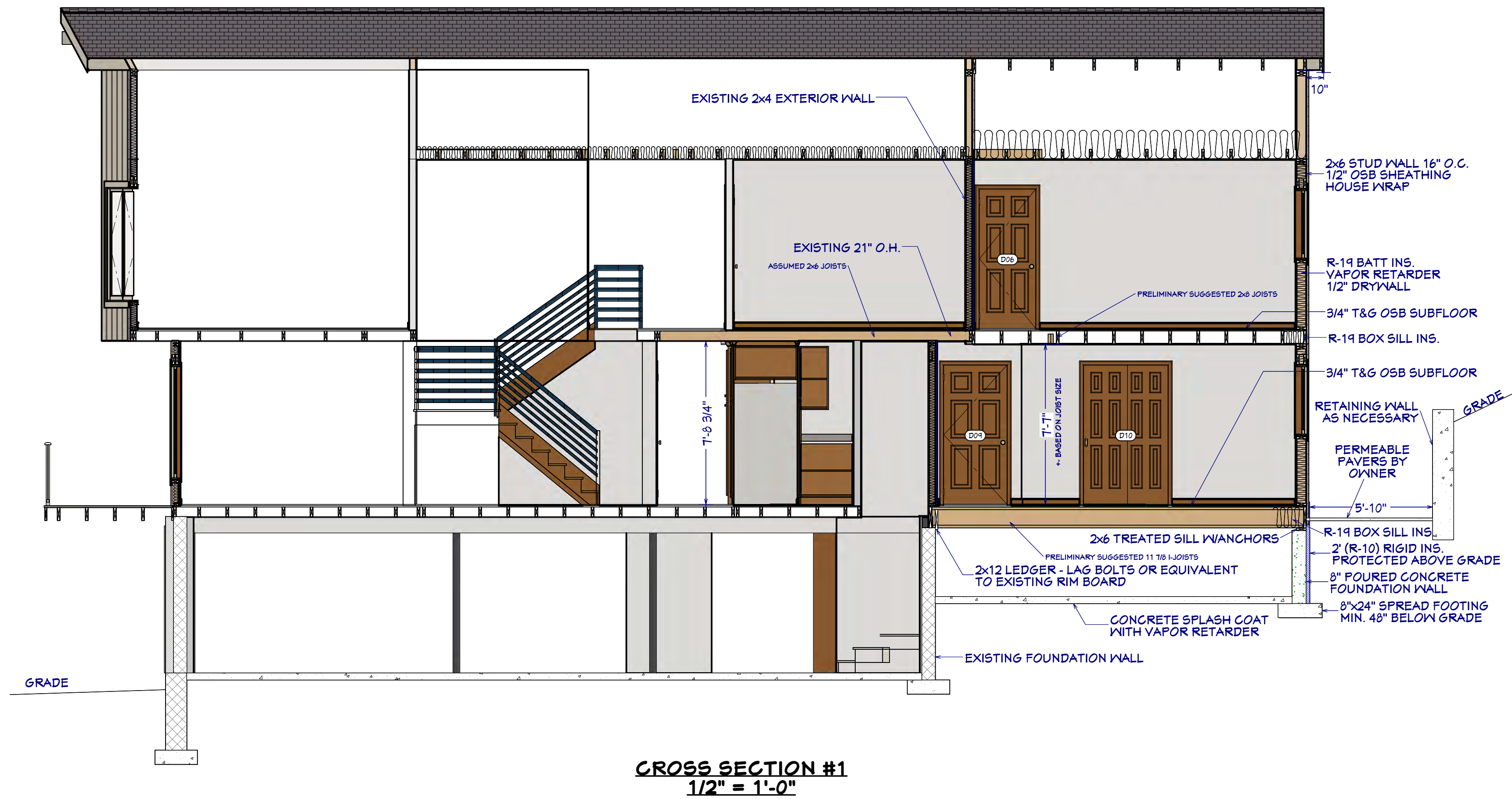
PROJECT DESCRIPTION:
ADDITION & INTERIOR REMODEL

OWNER(S):
STEVE & SUSAN SCHAEFER
N250 WATKINS CREEK RD.
PEWAUKEE, WI 53072



GMH CONSTRUCTION INC.
12449 N4741 SWAN RD., PEWAUKEE, WI 53072
262-646-6151

DATE:
6/12/2025
SCALE:
1/2" = 1'-0"
SHEET:
A-10



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SAFETY AND PROFESSIONAL SERVICES
SPS 321.25

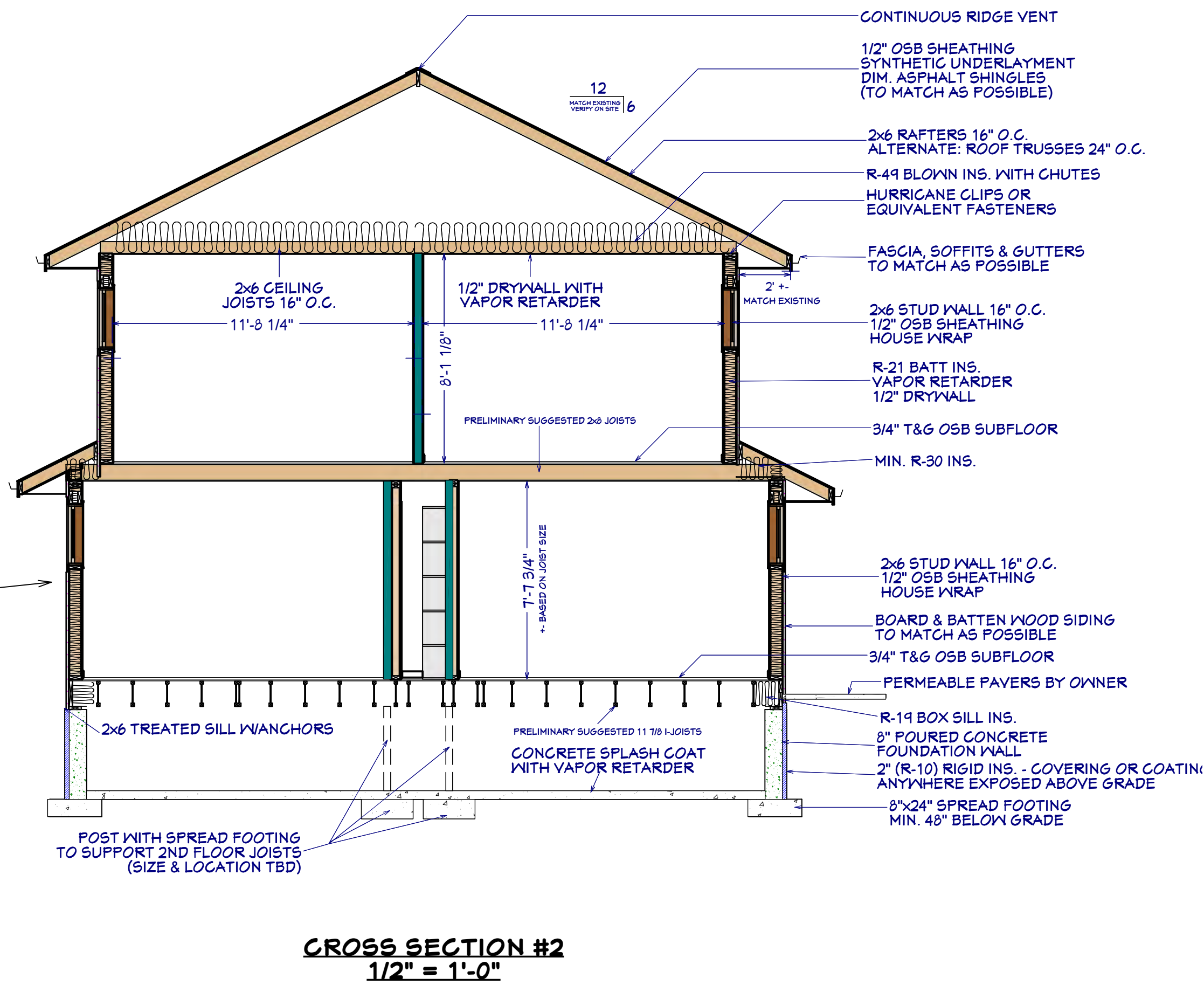
Table 321.25-G BRACING METHODS ^{a, f}					
Material	Minimum Brace Material Thickness or Size	Maximum Nominal Wall Height ^b	Minimum Braced Wall Panel Width or Brace Angle	Connection Criteria	
				Minimum Fasteners	Maximum Spacing
Intermittent Bracing Methods					
LIB ^c L ₉₀ -in bracing	1x4 wood brace (or approved metal brace installed per manufacturer instructions)	10'	45° angle and maximum 16' o.c. stud spacing ^d	2-8d common nails or 3-8d box nails (2 3/8" long x 0.113" diameter)	Per stud and top and bottom plates ^e
DWB Diagonal wood bracing	3/4" (1" nominal) for maximum 24' o.c. stud spacing	10'	48°	2-8d box nails (2 3/8" long x 0.113" diameter) or 2-1 3/4" long 16-gage staples	Per stud and top and bottom plates ^e
WSP Wood structural panel	3/8" for maximum 16' o.c. stud spacing; 7/16" for maximum 24' o.c. stud spacing	10'	48°	6d common nail or 8d box nail (2 3/8" long x 0.113" diameter); or 7/16" or 1/2" crown 16-gage staples, 1 1/4" long	6" edges, 12" field (nails) 3" edges, 6" field (staples)
SFB Structural fiber-board sheathing	1/2" for maximum 16' o.c. stud spacing	10'	48°	1 1/2" long x 0.120" diameter galvanized roofing nails or 1" crown 16-gage staples, 1 1/4" long	3" edges, 6" field (staples)
GB Gypsum board (installed on both sides of wall)	1/2" for maximum 24" o.c. stud spacing	10'	90°	5d cooler nails, or #6 screws	7" edges, 7" field (including top and bottom plates)

Continuous Sheathed Bracing Methods					
CS-WSP ^g Continuous sheathed WSP	3/8" for maximum 16' o.c. stud spacing; 7/16" for maximum 24' o.c. stud spacing	12'	Refer to Table 321.25-H	Same as WSP	Same as WSP
CS-SFB ^g Continuous sheathed SFB	1/2" for maximum 16' o.c. stud spacing	12'	Refer to Table 321.25-H	Same as SFB	Same as SFB

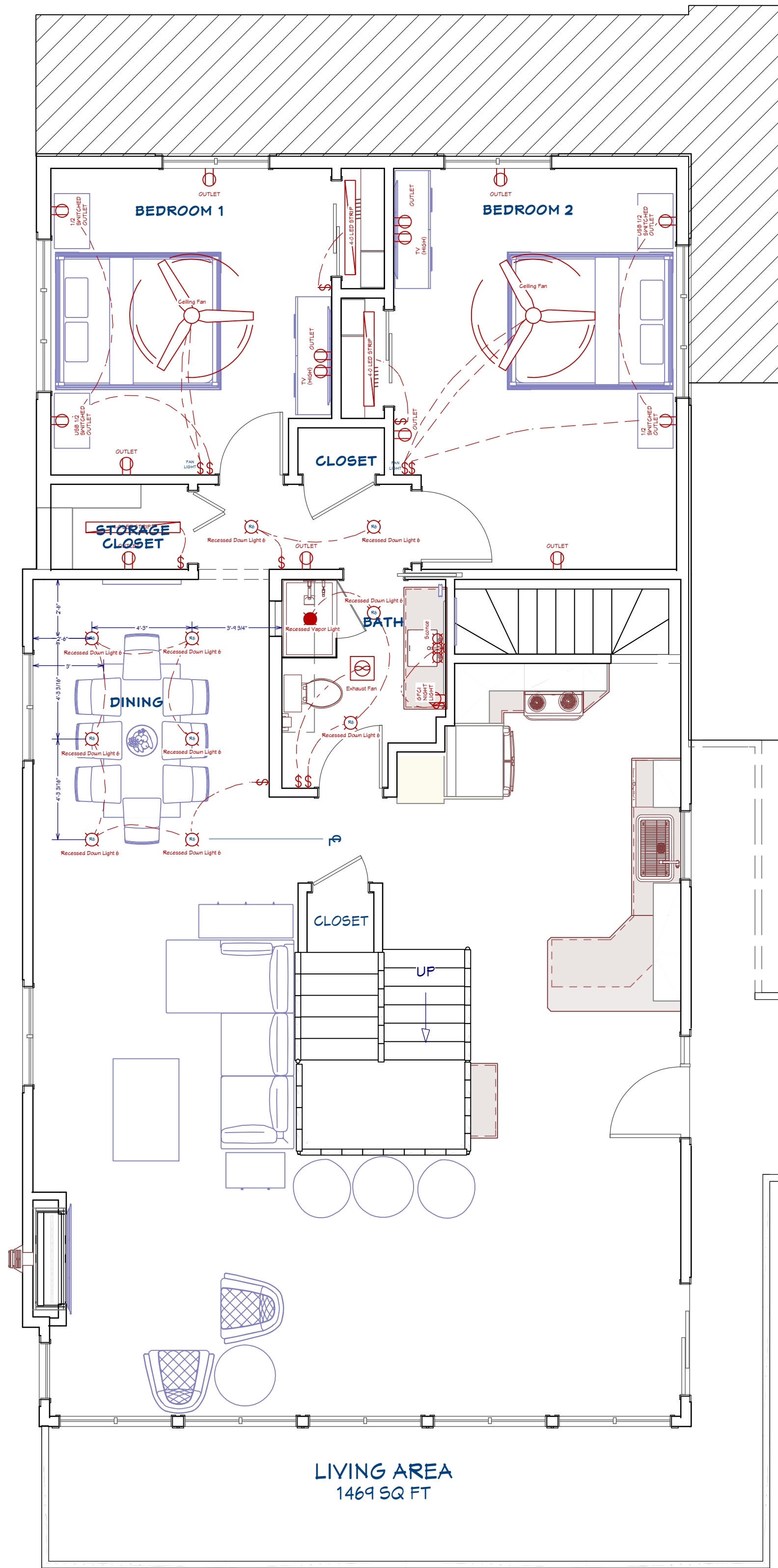
^aPP: Partial frame.
^bThe interior side of all exterior walls shall be sheathed with minimum 5/8-inch gypsum wallboard unless otherwise permitted to be excluded by this subsection. All edges of panel-type wall bracing, except horizontal joints in GB bracing, shall be attached to framing or blocking.
^cThe actual required wall height shall include stud height and thickness of top and bottom plates. The actual wall height shall be permitted to exceed the listed nominal values by not more than 4% inches. Tabulated bracing amounts in s. SPS 321.25 (b) (c) are based on a 10-foot nominal wall height for all bracing methods and shall be permitted to be adjusted to other nominal wall heights not exceeding 12 feet in accordance with footnotes to Table 321.25-A or Table 321.25-L.
^dLIB is not permitted for walls supporting a roof and two floors. Two LIB braces installed at a 60° angle from horizontal shall be permitted to be substituted for each 45° angle LIB brace.
^eBracing with CS-WSP and CS-SFB shall have sheathing installed on all sheathable surfaces above, below, and between wall openings.
^fShall be attached to the top and bottom plates and any intermediate studs, in one continuous length.
^gEach braced panel may contain no more than one hole, having a maximum dimension of no more than ten percent of the least dimension of the panel, and confined to the middle three-fourths of the panel.

Table 321.25-1P ^{a, b} MINIMUM WIDTHS OF CS-WSP AND CS-SFB BRACED WALL PANELS				
Maximum Opening Height Adjacent to Braced Wall Panel	Minimum Width of Full-Height Braced Wall Panel (inches)			
	8' Tall Wall	9' Tall Wall	10' Tall Wall	12' Tall Wall
0'-0" - 0'-4"	27	30	36	48
0'-4" - 0'-8"	30	33	39	51
0'-8" - 0'-9"	33	36	42	54
0'-9" - 0'-10"	36	39	45	57
0'-10" - 0'-11"	39	42	48	60
0'-11" - 0'-12"	42	45	51	63

^aSheathing shall extend from the top of the top plate to the bottom of the bottom plate and may be multiple sheets. All joints shall be blocked.
^bInterpolation is permitted.
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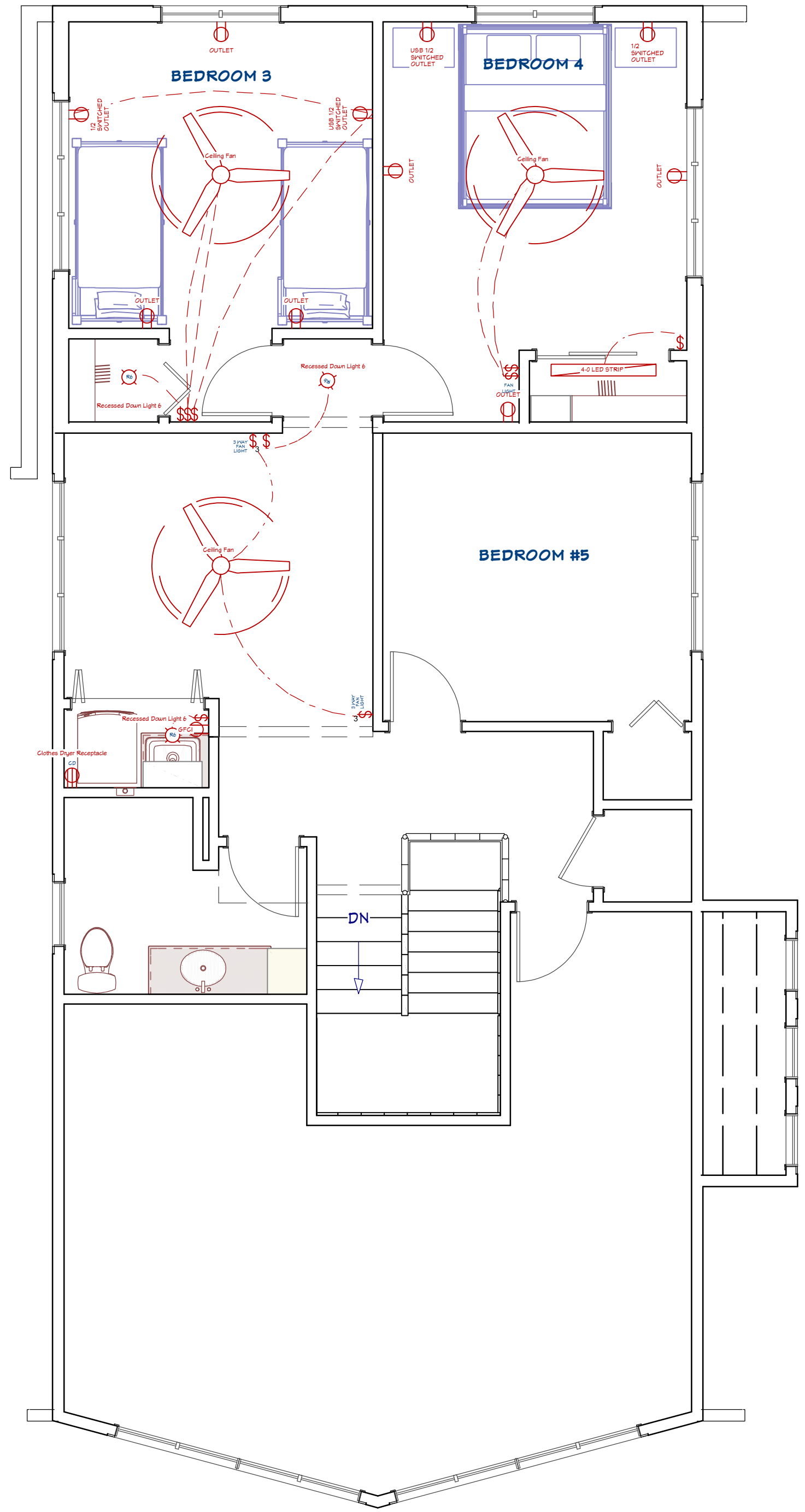


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PROPOSED FIRST FLOOR ELECTRICAL PLAN VIEW
1/4" = 1'-0"

ELECTRICAL SCHEDULE							
NUMBER	REF HEIGHT	ROOM NAME	QTY	FLOOR	ATTACHED TO	DESCRIPTION	COMMENTS
E01	84"	BATH	1	1	WALL	SCONCE	
E02	48"	BATH	3	1	WALL	SWITCH	
E03	48"	BATH	1	1	WALL	GFCI - NIGHTLIGHT (SNAPPER GUIDE LIGHT)	
E04	0"	BATH	2	1	CEILING	RECESSED DOWN LIGHT 6	
E05	0"	BATH	1	1	CEILING	RECESSED VAPOR LIGHT	
E06	0"	BATH	1	1	CEILING	EXHAUST FAN	
E07	48"	HALL 1ST FLR	1	1	WALL	SWITCH	
E08	11 1/2"	HALL 1ST FLR	1	1	WALL	DUPLEX RECEPTACLE, DECORATOR	
E09	0"	HALL 1ST FLR	2	1	CEILING	RECESSED DOWN LIGHT 6	
E10	48"	DINING	1	1	WALL	SWITCH	
E11	0"	DINING	6	1	CEILING	RECESSED DOWN LIGHT 6	
E12	48"	STORAGE CLOSET	1	1	WALL	SWITCH	
E13	11 1/2"	STORAGE CLOSET	1	1	WALL	DUPLEX RECEPTACLE, DECORATOR	
E14	0"	STORAGE CLOSET	1	1	CEILING	4-0 LED STRIP	
E15	11 1/2"	BEDROOM 1	3	1	WALL	DUPLEX RECEPTACLE, DECORATOR	
E16	11 1/2"	BEDROOM 1	1	1	WALL	USB 1/2 SWITCHED OUTLET	
E17	11 1/2"	BEDROOM 1	1	1	WALL	1/2 SWITCHED OUTLET	
E18	48"	BEDROOM 1	3	1	WALL	SWITCH	
E19	0"	BEDROOM 1	1	1	CEILING	CEILING FAN	
E20	60"	BEDROOM 1	1	1	WALL	TV OUTLET (HIGH)	
E21	0"	CLOSET 1	1	1	CEILING	4-0 LED STRIP	
E22	11 1/2"	BEDROOM 2	4	1	WALL	DUPLEX RECEPTACLE, DECORATOR	
E23	11 1/2"	BEDROOM 2	1	1	WALL	USB 1/2 SWITCHED OUTLET	
E24	48"	BEDROOM 2	3	1	WALL	SWITCH	
E25	11 1/2"	BEDROOM 2	1	1	WALL	1/2 SWITCHED OUTLET	
E27	60"	BEDROOM 2	1	1	WALL	TV OUTLET (HIGH)	
E28	0"	BEDROOM 2	1	1	CEILING	CEILING FAN	
E29	0"	CLOSET 2	1	1	CEILING	4-0 LED STRIP	
E30	48"	BEDROOM 3	3	2	WALL	SWITCH	
E31	11 1/2"	BEDROOM 3	3	2	WALL	DUPLEX RECEPTACLE, DECORATOR	
E32	11 1/2"	BEDROOM 3	1	2	WALL	1/2 SWITCHED OUTLET	
E33	11 1/2"	BEDROOM 3	1	2	WALL	USB 1/2 SWITCHED OUTLET	
E34	0"	BEDROOM 3	1	2	CEILING	CEILING FAN	
E35	0"	CLOSET 3	1	2	CEILING	RECESSED DOWN LIGHT 6	
E36	11 1/2"	BEDROOM 4	1	2	WALL	USB 1/2 SWITCHED OUTLET	
E37	48"	BEDROOM 4	3	2	WALL	SWITCH	
E38	11 1/2"	BEDROOM 4	1	2	WALL	1/2 SWITCHED OUTLET	
E39	11 1/2"	BEDROOM 4	3	2	WALL	DUPLEX RECEPTACLE, DECORATOR	
E40	0"	BEDROOM 4	1	2	CEILING	CEILING FAN	
E41	0"	CLOSET 4	1	2	CEILING	4-0 LED STRIP	
E42	0"	HALL 2ND FLR	1	2	CEILING	RECESSED DOWN LIGHT 6	
E43	11 1/2"	LAUNDRY	1	2	WALL	CLOTHES DRYER RECEPTACLE	
E44	48"	LAUNDRY	1	2	WALL	GFCI (42" HEIGHT)	
E45	48"	LAUNDRY	1	2	WALL	SWITCH	
E46	0"	LAUNDRY	1	2	CEILING	RECESSED DOWN LIGHT 6	
E47	0"	LOFT STUDY	1	2	CEILING	CEILING FAN	
E48	48"	LOFT STUDY	2	2	WALL	3 WAY FAN/LIGHT	
E49	48"	LOFT STUDY	1	2	WALL	SWITCH	



LIVING AREA
1139 SQ FT
PROPOSED SECOND FLOOR ELECTRICAL PLAN VIEW
1/4" = 1'-0"

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.

Exhibit D

Complete this Section for **SPECIAL EXCEPTION** requests only.

A **Special Exception** is a minor adjustment to the requirements of the Ordinance, where specifically authorized, and is justified by special conditions of the property. A request must be justified by the applicant using the following criteria. **Attach additional sheets if necessary.**

1. **The granting of the special exception will not adversely affect the general public interest/welfare or adversely affect adjacent property owners. The request will not be detrimental to nearby properties/improvements or the natural resources in the area.** Lack of local opposition does not mean a special exception will not harm the public interest. When reviewing a special exception request from the minimum floor area provisions, the proposed building shall not be of such character or quality as to depreciate the property values of the surrounding area.

The proposed Addition will be a the same height as the existing home.

The proposed Addition will be no closer to side lot than it currently is.

ITEMS THAT MUST ACCOMPANY ALL VARIANCES AND SPECIAL EXCEPTIONS:

1. One electronic copy of an **accurate** site plan/map (a plat of survey is preferred) **drawn to scale** showing the following:
 - A. The boundaries and dimensions of the subject property.
 - B. The location and dimensions of **all** existing **and** proposed structures **and** buildings on the property.
 - C. The location and dimensions of **all** buildings **and** structures on adjacent properties.
 - D. The location and centerline of **all** abutting streets.
 - E. The 100-year floodplain, wetland boundary, **and** the ordinary high water mark of any water body which the lot abuts.

NOTE: Maps, plans and surveys shall **not** be reduced, enlarged, or faxed as these functions alter the scale. The scale of the map shall **not** be altered.
 2. A zoning permit, impervious surface worksheet, nonconforming use and structure value worksheet, building plans, grading plan and/or Environmental Health approval may also be required.
 3. The required filing fee, payable to the Waukesha County Department of Parks and Land Use. Once the public notice has been sent, this fee is nonrefundable.
- Application must be **complete** upon submittal. Once the public notice has been sent, **no changes to the request may be made.** If any changes or deviations from the original application are desired after the public notice has been sent, a new application will be required.
 - Variances from multiple ordinance provisions may be requested as part of a single application, but only one **proposal** may be made per application. **Each alternative proposal** will be considered a **separate** request and require a **separate** application packet and fee.