



City of Waukesha
Department of Community Development
BOARD OF ZONING APPEALS
201 Delafield Street, Waukesha, WI 53188



To the Board of Zoning Appeals: I hereby make an application for (choose one)

A variance from section _____ of the zoning code An appeal from the decision of the Zoning Inspector

For the property located at the following address: 2523 Northview Rd

(Address of property in question)

NOTICE: The Board meets on the first Monday of every month at 4:00 p.m. in the upper level hearing room (207) at Waukesha City Hall. **ATTENDANCE OF THE APPLICANT OR A REPRESENTATIVE IS REQUIRED.** Failure to appear could result in the application being acted on without the applicant's input, or it could result in the item being removed from the agenda, requiring the applicant to reapply and pay another filing fee.

The appeal or application must be filed with the Community Development-Planning Division at least 17 days before the Board's meeting and within 20 days of the Zoning Inspector's order or decision, accompanied by the filing fee of \$100.00.

ALL APPEALS FOR VARIANCES MUST INCLUDE PLANS SHOWING THE VARIANCES BEING REQUESTED.

Other types of applications may require different information, so the Community Development-Planning Division should be consulted before the application is submitted.

Applicant: (Person to receive notices)

Name: Colin Bertam

Address: 2523 Northview Rd

City & Zip: Waukesha WI 53188

Phone: 414-659-2164

Owner of property:

Please describe present use of premises: Residential

Briefly describe below your proposal (attach additional sheets as needed):

See Attached sheet

If this is an appeal from the decision of the zoning inspector, attach the following:

- 1) Copy of the decision or order rendered by the Zoning Inspector.
- 2) Statement of principal points on which appeal is based.

I hereby depose that the above statements and the statements contained in the papers submitted herewith are true and correct.

[Signature] Applicant Signature
2/13 Date

PLEASE NOTE: THIS COMPLETED APPLICATION FORM MUST BE ACCOMPANIED BY A \$100.00 FILING FEE

For Internal Use Only

Amount Paid: <u>\$100 -</u>	Check # <u>1138</u>	Received by: <u>ma</u>
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Board of Zoning Appeals

My Name is Collin Bertram, I am a Firefighter Paramedic recently hired by the City of Waukesha Fire department. I also recently purchased the property at the address of 2523 Northview Rd. in the City. On the lot, you will find an approximately 1100 sq. ft. ranch style home.

My intentions are to build an attached 22'x24' garage on the North-West side of my house where my drive way currently leads.

I am requesting one variance. Per chapter 16.19 (e) Attached Accessory Buildings. "Any accessory building which is an integral part of or connected with the principal building shall be located to meet all yard requirements applying to the principal building." My property falls under the RS-3 zoning, and per chapter 22.26 (7) (a-d) SETBACK AND YARDS.

- "a. There shall be a minimum street yard setback of twenty-five (25) feet from any street right-of-way.
- b. There shall be a side yard on each side of all buildings of not less than ten (10) feet in width.
- c. There shall be a rear yard of not less than forty (40) feet.
- d. There shall be a minimum setback requirement of seventy-five (75) feet from the ordinary highwater mark of a navigable body of water."

I am requesting a variance to chapter 22.26 (7) (c) to allow me to build my garage directly north maintaining the current 8' between my structure and the East lot line.

To address the question of "That there are exceptional extraordinary circumstances or conditions applying to the property in question" I answer, with this home came a couple small problems but one large problem being the property had no garage attached or detached. I initially thought nothing of this problem until this past winter early in January we had several days of freezing rain move through which left a sheet off sheer black ice on my drive way. I personally fell several times despite my best efforts to keep the drive salted and clear of any buildup of ice. On the final day of the freezing rain my fiancé returned from work and parked her truck at the top of the drive (where my proposed garage would be positioned in the future) and went inside, she returned approximately 10 minutes later to head to the grocery store and found her truck had slid while in park down the entire drive way and was resting parked with about three feet of the vehicle in traffic on Northview rd.

To the question of "That a variance is necessary for the preservation and enjoyment of substantial property rights possessed by other properties in the same zoning district in the same vicinity" I answer. Without this garage, my front yard has several undesirable but necessary elements that would not be visible with an attached garage, my garbage and recyclables are currently stored at the top of the drive on the side of my house, where when I undertake large projects on my property garbage admittedly piles up. There is also a snow blower under a tarp that is not exactly aesthetically pleasing. With the attached garage, I am proposing all these elements will be contained in the garage, out of sight of my neighbors so they can then better enjoy their own yards without seeing my storage and garbage.

To the question “that a variance is not being requested solely on the basis of economic gain or loss, and that self-imposed hardships are not being considered as grounds for the granting of a variance” I answer, of course attaching a garage to the structure will in fact prove economically sound and advantageous in the future, but I intend on living in this house for the next 8-10 years and I am requesting a variance due to the previous two factors and answers to the questions I have provided. For the sake of safety while parking and storing my family vehicles, having an attached garage makes it much more advantageous again while carrying young children to and from the vehicles not needing to expose them to bitter and brutal cold that Wisconsin winters are known for, and for the sake of a clean, and healthy yard and neighborhood appearance. I have provided arguments that this variance would be advantageous not only to me, but my family, my future family, my neighbors, and anyone driving on Northview road.

And finally, through this process I have had discussions with both of my immediate neighbors, Juan lives in the house to the West of my property, and Bob lives in the property to my East. Both liked and approved of my plans for an attached garage. Juan even went so far as to offer that I could build the garage closer to his lot if need be. On the West side my neighbor Juan currently has his garage on the East side of his structure as you can see in the overhead pictures. The variance I have requested is in my eyes a minor adjustment to current rules, asking for a continuation of the variance currently in place on the East side of my property (only 8’ to the lot line as opposed to the required 10’)

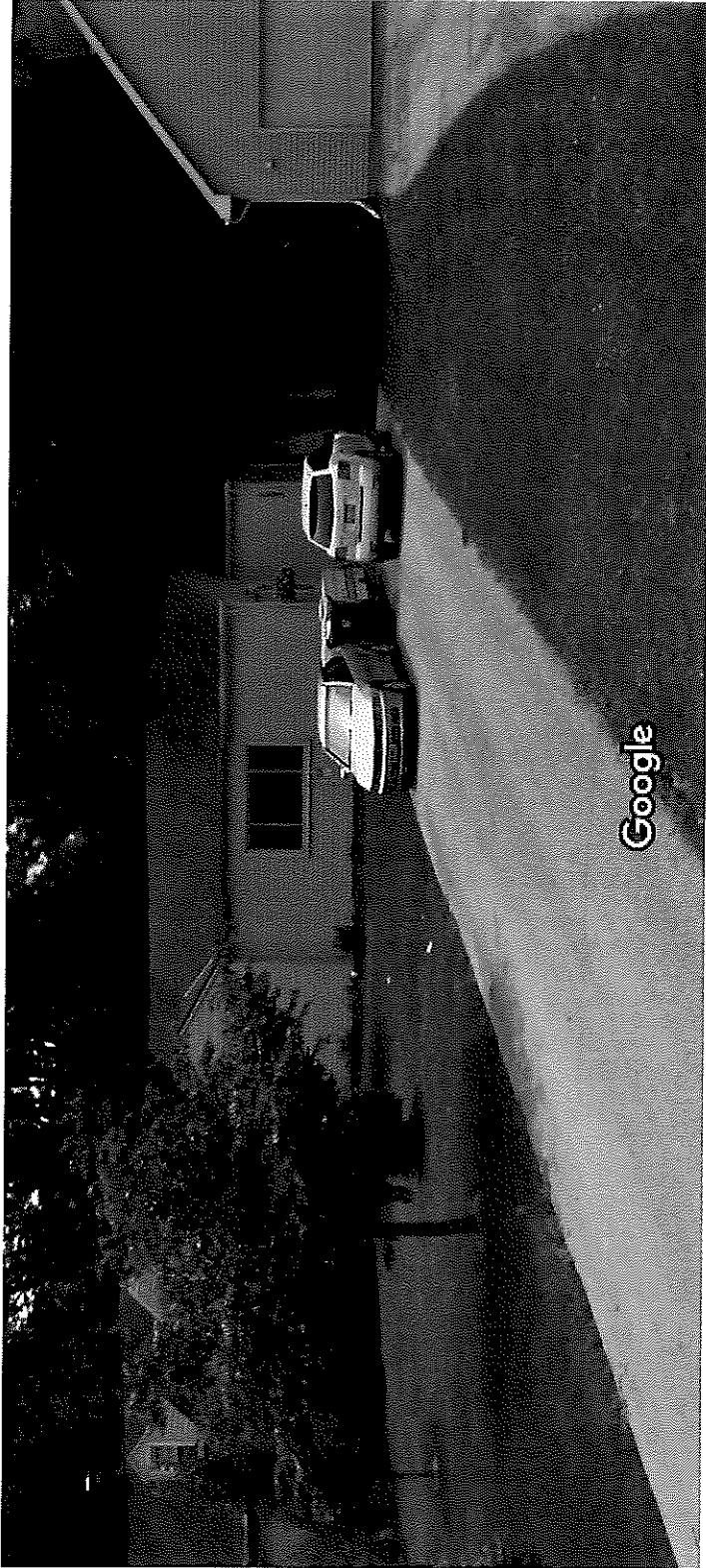
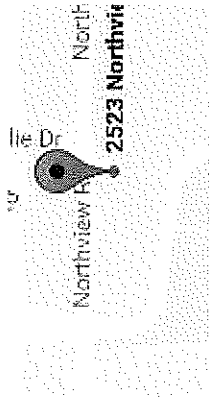


Image capture: Jul 2015 © 2017 Google

Waukesha, Wisconsin
Aerial View - Jul 2015



EDGEWOOD

ENGINEERING
GROUP INC.

civil engineering land surveying site planning
S71 W23325 NATIONAL AVENUE SUITE 5 BIG BEND WISCONSIN 53103
(262) 662-5002 fax (262) 662-5012

PLAT OF SURVEY

PREPARED FOR: PINNACLE BUILDING

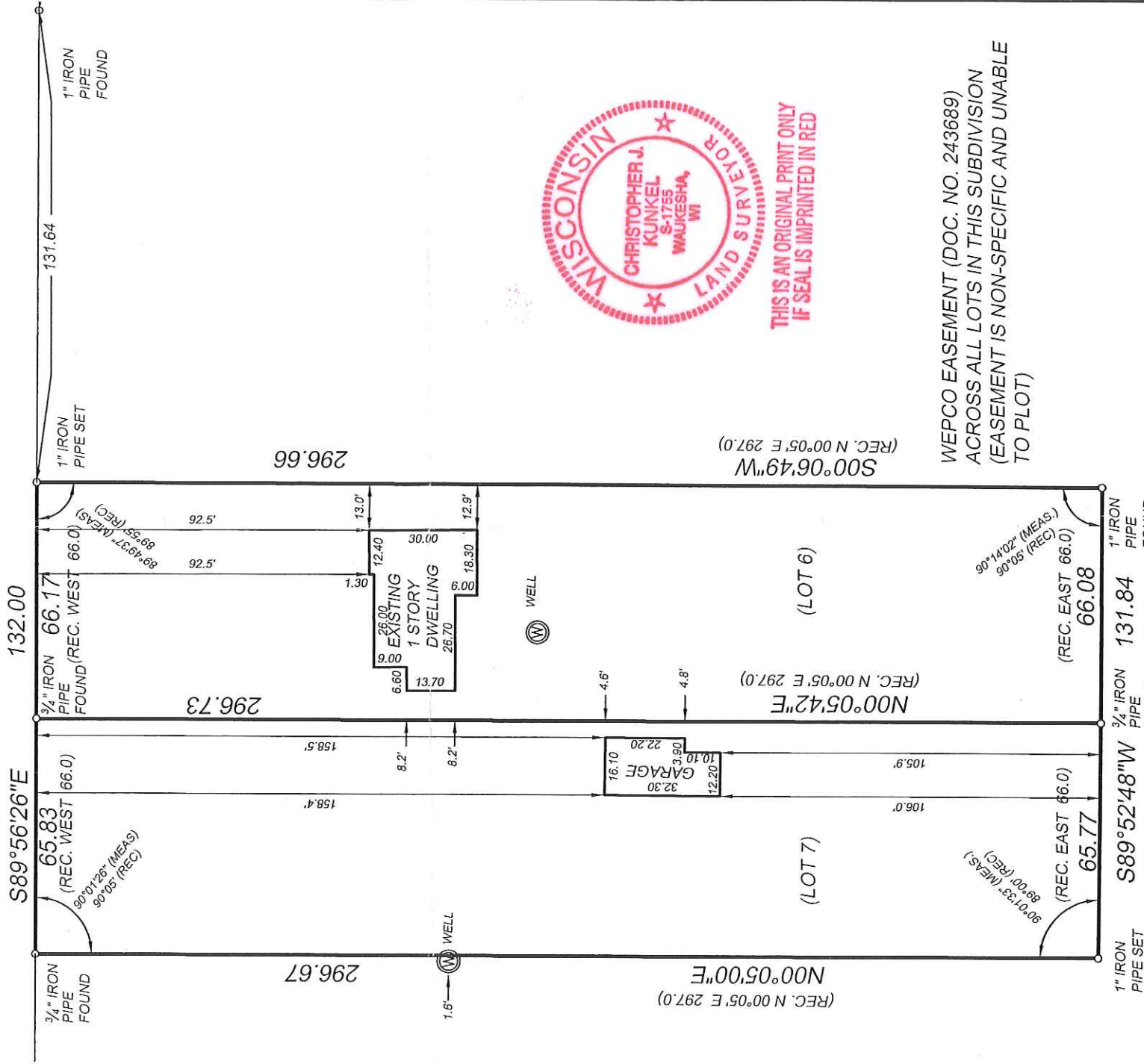
LOCATION: S1 W26079 NORTHVIEW ROAD, CITY OF PEWAUKEE, WISCONSIN

LEGAL DESCRIPTION: LOTS 6 AND 7, NORTHERN VIEW PLAT, BEING A SUBDIVISION OF THE NE ¼ OF THE NE ¼ OF SECTION 32, T7N, R19E, IN THE CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN.

OCTOBER 25, 2004

WAU-287

NORTHVIEW ROAD



THIS IS AN ORIGINAL PRINT ONLY
IF SEAL IS IMPRINTED IN RED

WEPCO EASEMENT (DOC. NO. 243689)
ACROSS ALL LOTS IN THIS SUBDIVISION
(EASEMENT IS NON-SPECIFIC AND UNABLE
TO PLOT)

I hereby certify that I have surveyed the above described property and the above map is a true representation thereof and shows the size and location of the property, its exterior boundaries, the location of all visible structures and dimensions of all principal buildings thereon, boundary fences, apparent easements, roadway and visible encroachments, if any. This survey is made for the present owners of the property and also those who purchase, mortgage, or guarantee, the title thereto within one (1) year from date hereof.

Signed

Christopher J. Kunkel Registered Land Surveyor S-1755

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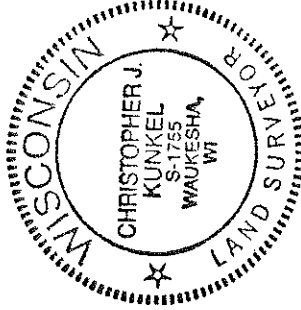
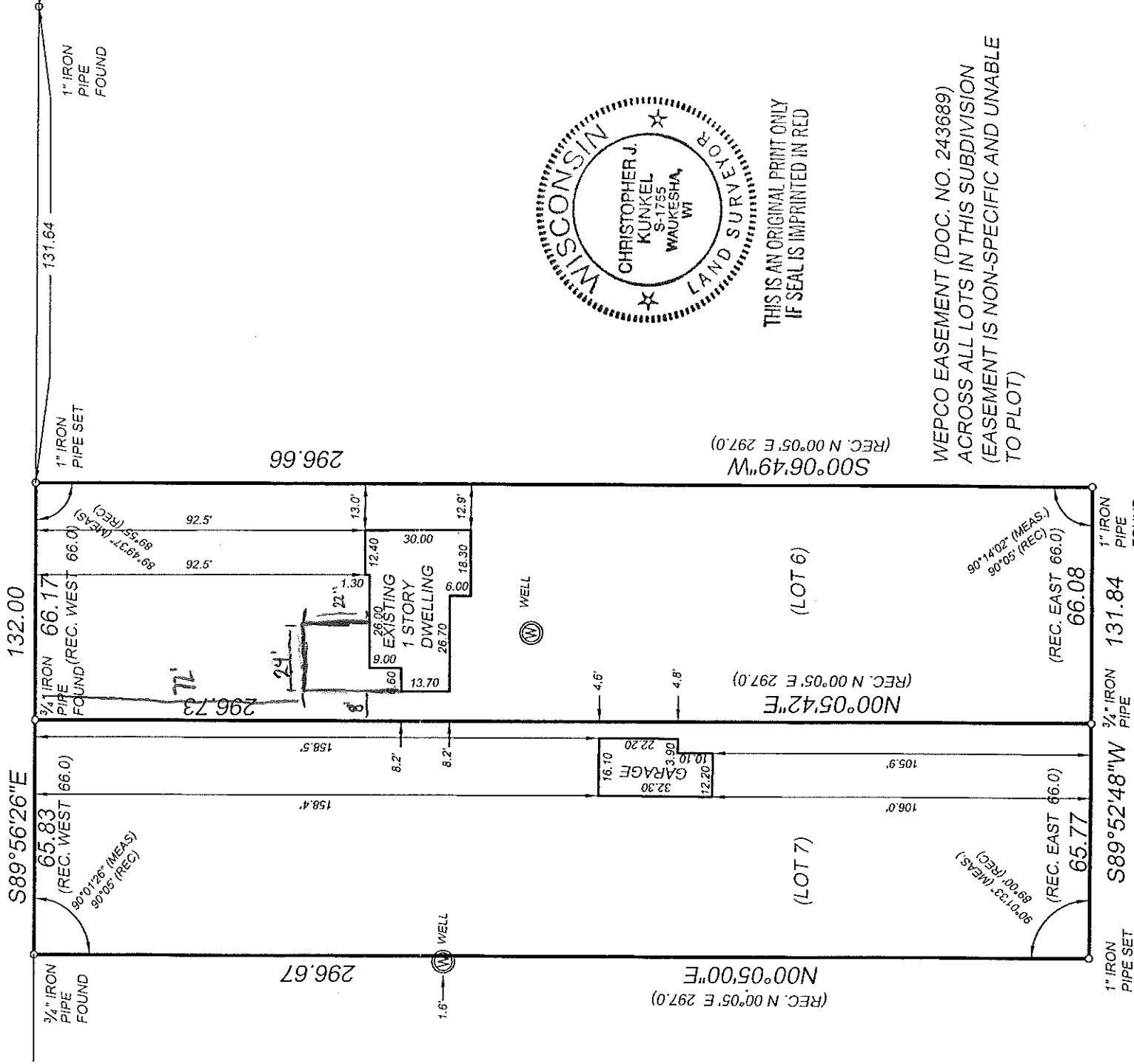
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