



1200 Capital Drive
Oconomowoc, WI 53066
262-567-2500
www.kerznerinc.com



Tuesday, June 04, 2024

To whom it may concern,

My company, Kerzner Remodeling and Construction has been engaged by Mr. Neil Paulsen, Property owner at 712 Grandview Blvd. to design and complete an addition to an existing garage for the purpose of parking his truck, additional storage and work shop space. Once the addition was designed and the permit applied for, it was denied do to setbacks. The existing garage, likely built in the 50s, is not deep enough to park modern day pickup trucks inside. We are seeking a variance to allow us to add a small addition on the rear to create adequate parking depth and provide additional storage for lawn care machinery and storage.

A handwritten signature in black ink, appearing to be 'Nick Kerzner', written over a horizontal line.

Nick Kerzner MCR, MCKBR
Kerzner Remodeling and Construction
414-405-3667



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1. Special circumstances:

As with many structures built in the past, the existing garage was built towards the rear of the lot and smaller than modern day structures. Given that most households require parking for two or more vehicles, the existing structure can not meet the needs any homeowner. As evidenced by the attached survey, there is no location on the property that would meet both the setback requirements and provide adequate parking and storage requirements of any modern day household. Razing the existing structure and trying to position a new structure compliant with the current set backs would impede the already difficult maneuverability of vehicles from safe ingress and egress, given that Grandview Blvd is an extremely busy roadway and backing into traffic clearly creates a difficult and unsafe situation for the homeowner.

2. As evidenced by the attached photos, each of the adjacent properties appear to have larger lots and have structures clearly in violation of current setbacks. Mr. Paulsen's lot is smaller creating an already difficult parking and storage situation.
3. There is no evidence that granting a variance to the subject property will increase the value, salability or allow for any business interests. The addition to the garage will simply allow the homeowner to enjoy the privilege of parking his vehicle in the garage, storing lawn and garden equipment that his neighbors now enjoy with non conforming structures.
4. The homeowner's hardship stems from an antiquated structure, a small city lot and a difficult ingress and egress situation culminating from the growth of infrastructure and traffic patterns.
5. We contend that granting a variance for the subject property would not defeat the purpose of the zoning ordinance because adjacent properties are not in compliance. The addition to Mr. Paulsen's garage would have no adverse effect to neighboring properties, and it could be argued that it would actually enhance the neighborhood by eliminating temporary storage structures, containing lawn care implements and vehicles in side a structure.



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The subject property currently has a garage structure that does not comply to current zoning regulations. Attempting to add on to the existing structure within the current setbacks would clearly create an awkward structure that would be unsightly and inefficient. The proposed structure would enhance not only the subject property by renewing the aesthetics of the current structure but beautify the entire rear sightline of the neighborhood.

As evidenced by the supporting information attached, the existing structure does not comply to current setbacks. Forcing compliance on the small addition proposed would create an awkward structure, make ingress and egress more difficult than the existing situation and render any greenspace the homeowner now enjoys mostly useless. The proposed structure poses no threat to adjacent properties, no impact to environmental issues and provides a safe and usable solution to challenges that have been historical in nature. We respectfully submit our request for this variance and commit to provide any additional information required or requested.

Thankyou for your attention to this matter,

Nick Kerzner MCR MCKBR
Kerzner Remodeling and Construction
On behalf of Mr. Neil Paulsen