

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

Lee

Stamp Date Received

NOTICE: The Board meets on the second Monday of every month at 4:00 p.m. 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 Department 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.**

This application is for (choose one)

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

For the property identified below:

Project Address: 1234 Moreland Reference Survey 4223760 Tax Key #: WAKC 1001388

Current Zoning: Rm1 Residential Existing Use: Vacant

ATTACH DETAILED DESCRIPTION OF PROPOSAL including what is being requested, the rationale, and if a variance request, the facts and circumstances that satisfy the criteria for variance listed on the reverse of this form.

In order to be placed on the Board of Zoning Appeals agenda, the Community Development Department must receive the completed application, fee, project description, and a set of plans in PDF format by the applicable deadline. If this is an appeal from the decision of the Zoning Inspector, also attach a copy of the decision or order rendered by the Zoning Inspector and a statement of principal points on which the appeal is based. The Community Development Department - Planning Division should be consulted to assure an application is complete before being submitted.

SEE REVERSE FOR DEADLINES AND ADDITIONAL INFORMATION.

Applicant: (Person to receive notices)

Name: Cheryl Lee
Address: 300 King William Ct. S.
City & Zip: Waukesha 53186
Phone: 414 374-3584
E-mail: calee59@gmail.com

Owner of property:

HomePath Financial.
Sale pending Variance
to Applicant Cheryl Lee

I certify that the above statements and the statements contained in the materials submitted with this application are true and correct.

Cheryl Lee
Applicant Signature

6/3/24
Date

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

For Internal Use Only

Amount Paid: _____	Check # _____	Received by: _____
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Please call Cheryl Lee 414-374-3584 for credit card #

Lee

Automatic reply: New build 1234 Moreland

Cheryl Lee <calee59@gmail.com>

Wed, Jun 5, 2024 at 9:22 AM

To: Charlie Griffith <CGriffith@waukesha-wi.gov>

Hi Charlie. I am ready to complete set back application. My surveyor for the footprint has been very ill for months but I decided I at least have enough info to make the request. Current deadline and meeting date? Cheryl Lee

On Tue, Apr 2, 2024, 1:07 PM Cheryl Lee <calee59@gmail.com> wrote:

Thank you.

On Tue, Apr 2, 2024, 12:09 PM Charlie Griffith <CGriffith@waukesha-wi.gov> wrote:

Charyl,

A copy of the Board of Zoning Appeals application form is attached. You should fill out the form to the best of your ability and turn it in with a copy of the plans for the house as you'd like to build it (showing where it won't be able to meet the setback requirements) and a written narrative explaining why you feel that a variance is needed. As part of the review of your variance the Board will vote on the factors on the second page, and they need to find that your application meets each of them. I always recommend that the narratives include a brief justification for why it meets each of the factors. You are certainly welcome to mention your need for wheelchair accessibility, but the Board isn't supposed to take those kinds of factors into account, so it would be best if you could focus your case on the odd shape of the lot instead.

Your plans don't need to be ready for Building Permits or anything like that, but they do need to be in a state that the Board can make sense of and that can help them visualize the lot and what you want to do about it. Any other information you want to include to help you make the case for the variance is welcome as well.

The Board meets on the second Monday of every month, at 4:00 PM here at City Hall. You need to either be at the meeting or have somebody there to represent you, so make sure to apply at a time when you are available. Applications are due the Friday two full weeks before (17 days before the meeting date. So for May the meeting will take place on Monday May 13th and the application deadline is Friday April 26th.

Lastly, please be aware that any exterior ramps you need to construct can be approved by the Chief Building Inspector even if they don't meet the setback requirements for the house, as long as they are necessary for ADA purposes and you can show that they will be structurally sound.

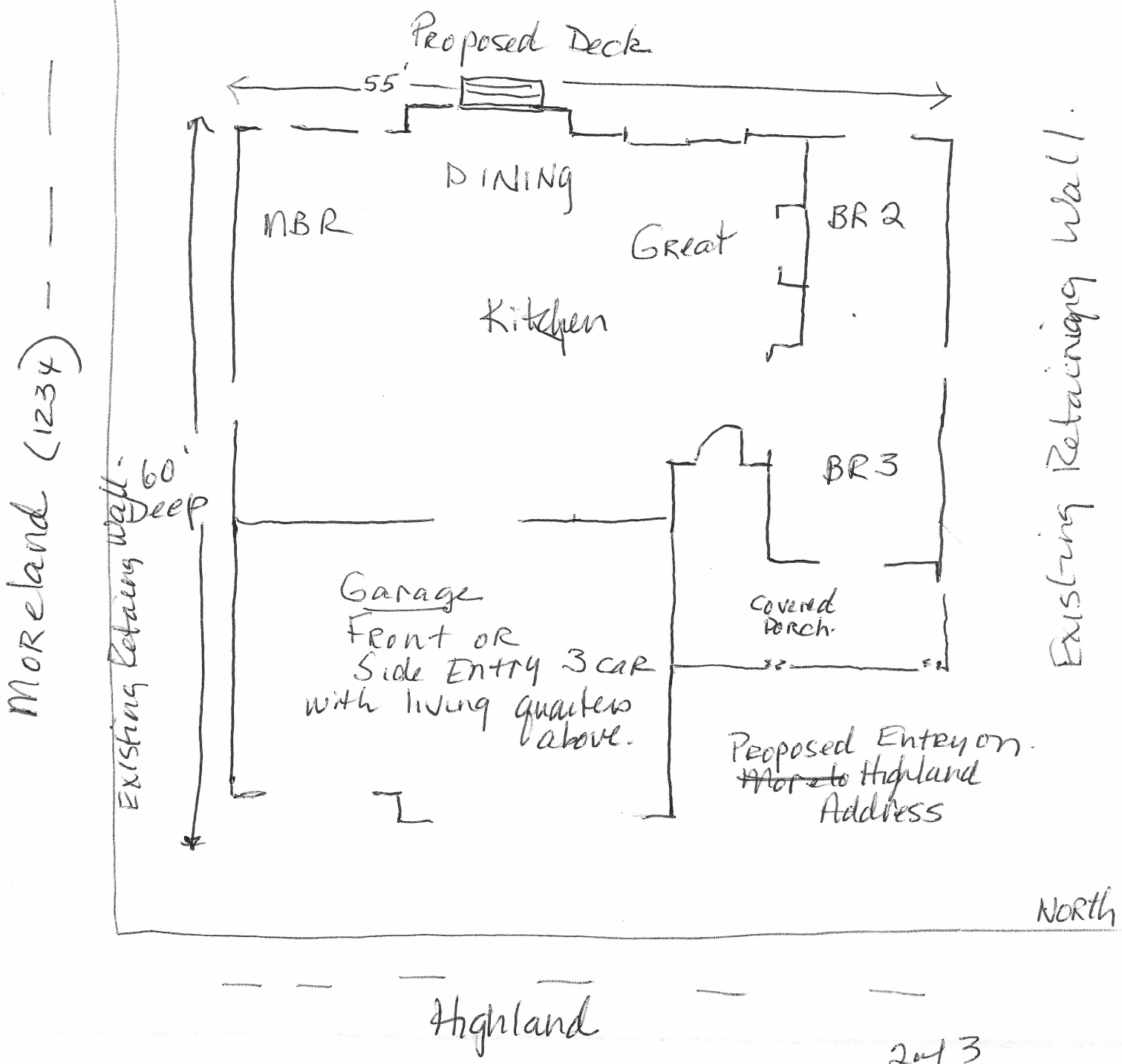
Thanks,

Att: Charlie.
Sorry I did the best I could as our designer has been out ill for nearly 2 months. Sale of land to me has been extended several times pending the variance approval. Thank you.

Lee

Goal: Building wheelchair accessible home with entrance to property being at Highland Ave. Second floor or above garage living space for caregiver - private entrance. Minimum set backs allowing for minimum 1700 sqft. 1st floor. Sale pending variance/buildable space. Attached garage will require deeper West Setback.

Thank you
Cheryl Lee
cell 414.374.3584.

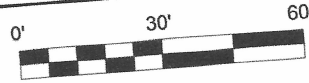


Lee

Plat of Survey

Property Description: Document No. 4223760
Lots 24 and 25 in Block J in LIBERTY HEIGHTS, being a resurvey of part of Murray Addition, situated in the West 1/2 of the Northeast 1/4 and the West 1/2 of the Southeast 1/4 of Section 35, Township 7 North, Range 19 East, in the City of Waukesha, Waukesha County, Wisconsin.

PREPARED FOR:
Stepping Stone Homes
19435 W. Capitol Dr #102
Brookfield, WI 53045



BEARINGS ARE REFERENCED TO
LIBERTY HEIGHTS, EAST LINE
LOT 25, BLOCK J BEARS S 00°20'00" W

LEGEND

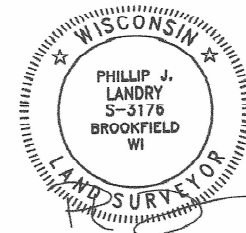
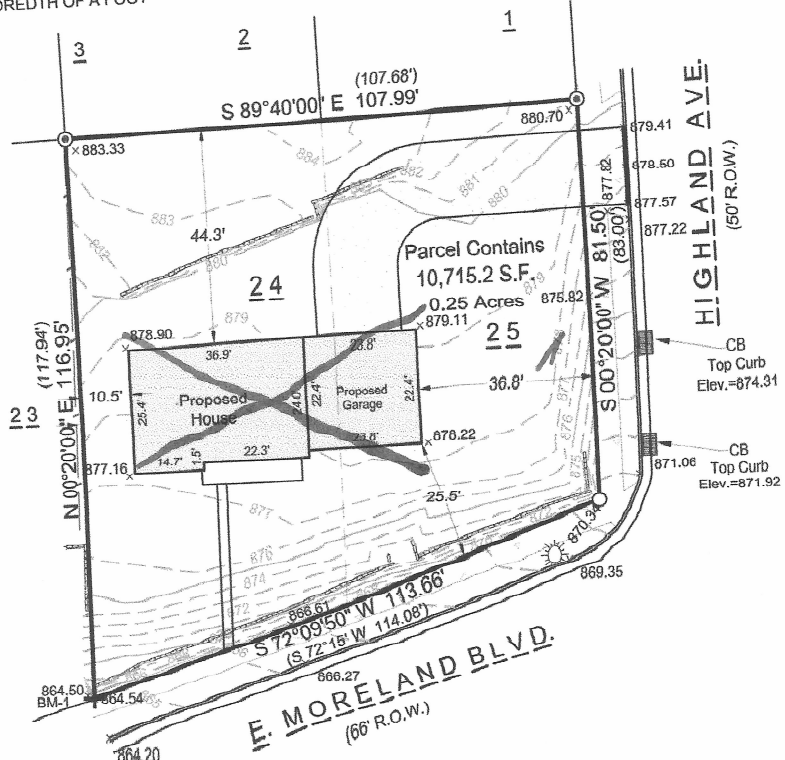
- LIGHT POLE
- CURB INLET
- EXISTING BOARD FENCE
- EXISTING CHAIN LINK FENCE
- EXISTING RETAINING WALL
- EXISTING SPOT GRADE
- EXISTING CONTOUR
- CHISELED/CUT CROSS FOUND
- 3/4"X18" IRON ROD SET
1.50lbs./LINEAL FOOT
- MONUMENT FOUND AS NOTED
(Measured Outside Diam.)
- INDICATES RECORDED AS
DISTANCES ARE MEASURED TO THE
NEAREST HUNDREDTH OF A FOOT

Notes:

1. Proposed elevations shown on this drawing are suggested grades and should be verified by the owner and/or the builder and approved by the building inspector.
2. 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.
3. Field work completed on 02-10-22.
4. BM-1 Chisled X, Elev.=864.54

Suggested Top of Wall: 880.17'
Suggested Garage Floor: 879.83'
Suggested Final Yard Grade: 879.5'
Suggested Top of Footing: 872.17'
Driveway Slope C/L= 1.2%
(Assuming 8' Poured Wall-check plans)

*Reference Survey
Ditzigard
Proposed
House -*



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, its 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.



260 Regency Court • Suite L100
Brookfield, WI 53045 • (262) 312-1034
c3egeomatics.com

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