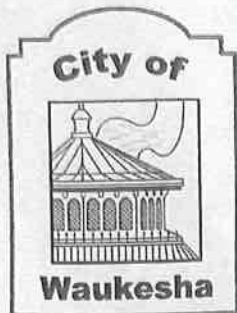


BZAV 22-00002



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

Stamp Date Received

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 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 22.26 of the zoning code ☐ An appeal from the decision of the Zoning Inspector

For the property identified below:

Project Address: 1046 E. Wabash Ave Tax Key #: WAKC1337146

Current Zoning: RS3 Existing Use: Single Family

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: Bradley D. Barrett

Address: 1046 E. Wabash Ave.

City & Zip: Waukesha, WI 53186

Phone: 262-527-8836

E-mail: BDB70982@gmail.com

Owner of property:

Brad and Patty Barnett

1046 E. Wabash Ave.

Waukesha, WI 53186

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

Bradley D. Barrett

Applicant Signature

4-14-2022

Date

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

For Internal Use Only

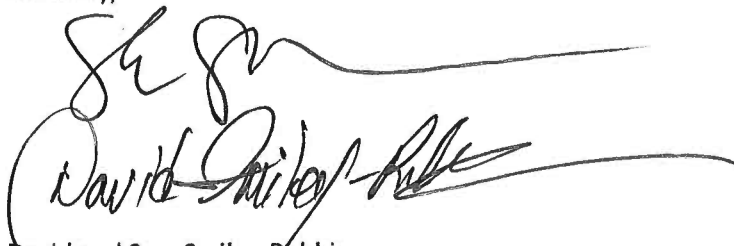
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April 11, 2022

To Whom It May Concern,

We are writing this letter in support of Brad and Patty Barrett's variance request to complete an addition to their garage and family room. We have seen the plans and feel this request does not impede upon our property rights at 1104 E. Wabash Avenue. We have no objection to this project and believe, ultimately, it will improve the value of our home, as well. Please contact us if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "David Smiley-Robbins", with a long horizontal flourish extending to the right.

David and Sara Smiley-Robbins



Architects & Planners, Inc.

2600 Behan Road (at Route 176)
Crystal Lake, IL 60014

Phone: 815-788-9200
Fax: 815-788-9201

March 16, 2022

**City of Waukesha
Department of Community Development
Board of Zoning Appeals
201 Delafield Street
Waukesha, Wisconsin 53188**

**Re: Petition for Variance
 Barrett Residence
 1046 East Wabash Avenue
 Waukesha, Wisconsin 53186
 ALA Project # 22056**

Project Summary

The Barretts are long time residents of Waukesha who love the community and intend to remain here for many years to come. They love their vintage home, but feel it is time to address some design flaws that are having a significant detrimental effect on the day to day living of their family, as they age in place in the home. The proposed changes presented for your consideration include demolishing the existing 1-Car Garage and Sunken Family Room on the East side of their residence & relocating the Laundry Room, which is currently in the basement. In its place, a 2-Car Garage, and Mud/Laundry Room, Family Room, & Screened Porch addition is proposed on the same floor level as the rest of the home.

To construct the proposed addition as designed, variances to the side yard and rear yard building setbacks will be required. A minimum side yard setback of 10ft is currently required; a side yard variance of 4'-7 1/4" is requested. This variance is required due to placement of the house on the lot, which does not allow for the construction of a 2- Car Garage within the building setback. A minimum rear yard setback of 40 ft is currently required; a rear yard variance of 3'-11 3/4" is requested. This variance is required due to placement of the house on the lot, coordinating the proposed new floor plan with existing wall openings and structural elements of the existing home, as well as the constraint of designing rooms that meet minimum modern design standards. Other than the two setback variance requests, the proposed design conforms with all other zoning, height, & area requirements.

Variance Criteria

1. There are several special circumstances that require this variance request petition, including the home not being designed to modern design standards. 2-Car Garages, with an attached Mud Room, and a Laundry Room located on the first floor, are now considered basic, indispensable, amenities in a new modern home design, none of which exist in the current home.
The width of the proposed addition is dictated by the minimum required width for a 2-car garage. The proposed new Family Room & Screened Porch are very modest in size, keeping in proportion to the rest of the home, yet providing much needed common space for the family. The home currently has no Mud Room, and the Laundry Room is located in the basement. The use &



Architects & Planners, Inc.

2600 Behan Road (at Route 176)
Crystal Lake, IL 60014

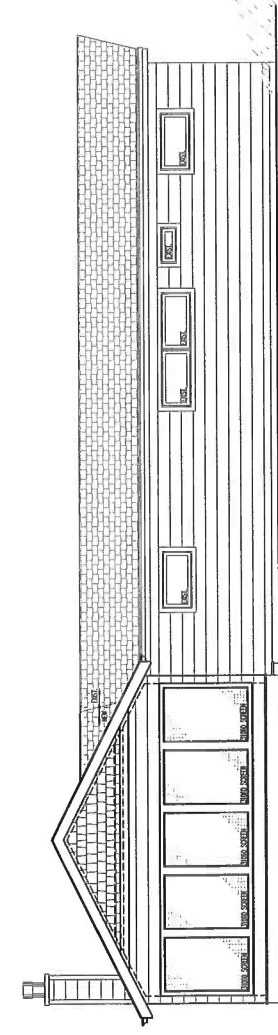
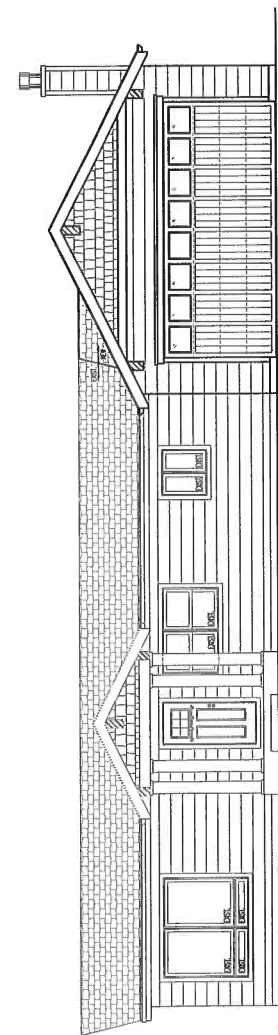
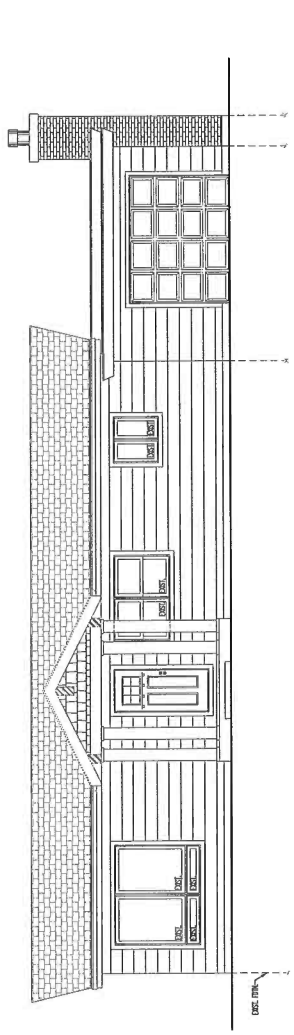
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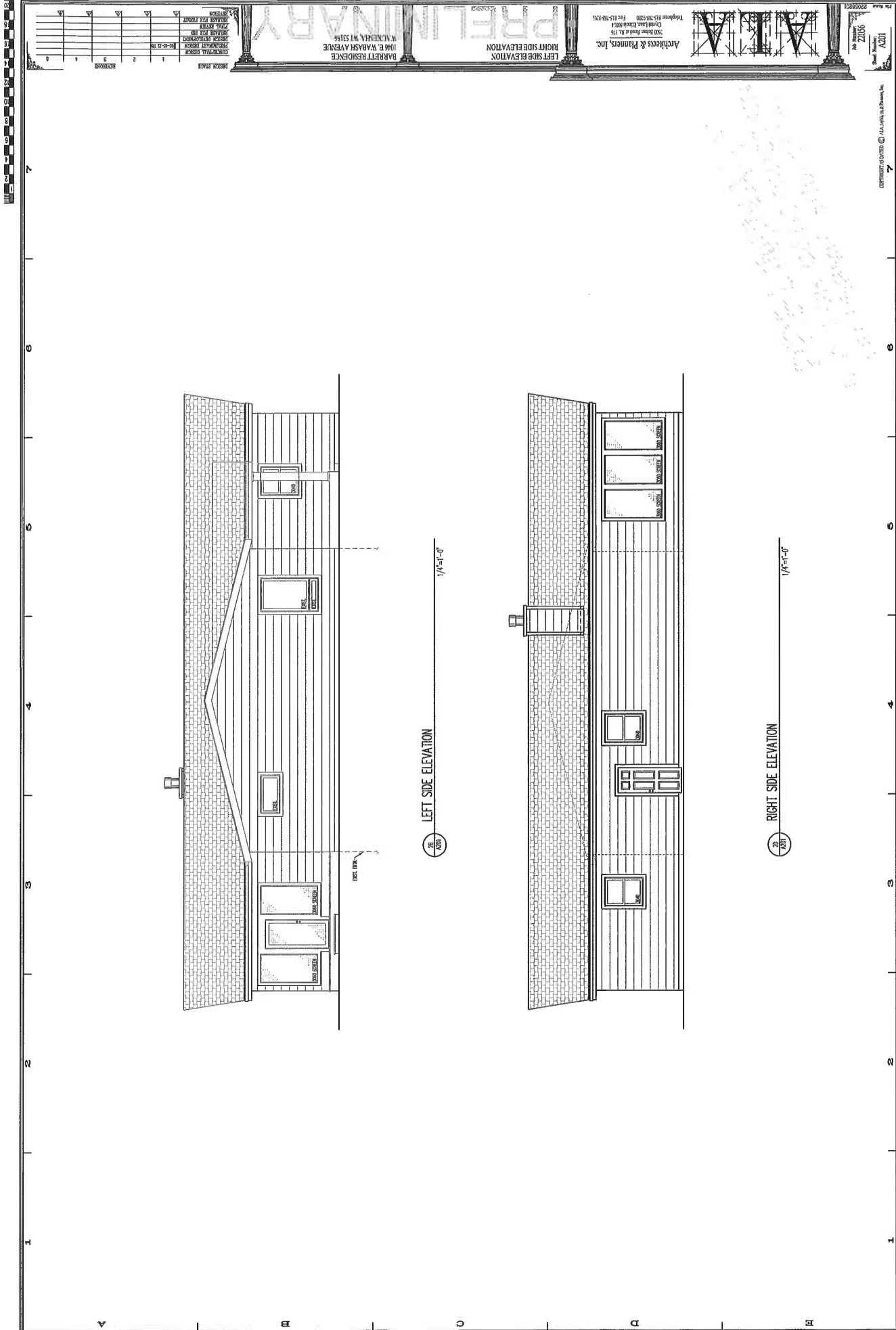
locations of common spaces, and recognition of the health benefits of light & fresh air, have evolved over time. The proportion & configuration of how these spaces are designed has also evolved to conform to minimum modern, usable, standards.

2. Many homes on Wabash Street have 2-car garages and enjoy this basic amenity commonly found in a modern home. The Barretts intend to age in place in this home and would like to be able to shelter both of their cars from the elements, particularly the harsh Wisconsin winters, and to protect themselves from falls or other injuries associated with snow removal, carrying groceries or small children, or assisting a disabled or elderly relative into the house.
3. The homeowners have no expectation of financial gain from the proposed addition. The variance request is solely based on improving the functionality & day-to-day livability of the family home as they continue living there for many years to come. The homeowners simply want to enjoy some of the same modern amenities as their neighbors.
4. The hardship is not self-created. The age of the home, decisions on how it was designed, and its placement on the lot were all made prior to the Barretts living there. It is also assumed that the current Zoning Ordinance has changed significantly since the home was originally built, which also contributes to the need for a variance request. Finally, the existing 1-Car Garage/Family Room structure was built with a low slope rubber roof system that is cause for concern as a source of drainage issues & water leaks, with potential to cause interior damage to the home as it continues to age. The roof of the proposed addition will be fully integrated with the remaining existing roof structure, resulting in a better built and more complimentary design to both the home & surrounding neighborhood.
5. We feel that the proposed variation is in harmony with the spirit and intent of the Zoning Code as it will not alter the essential character of the subject property or the neighborhood, nor will it be detrimental to adjacent properties.

Sincerely,

Christopher Russo
Project Manager





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RUEKERT & MIELKE

PROFESSIONAL ENGINEERS

WAUKESHA, WIS.

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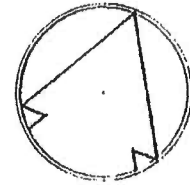
DON MARKS

Lot 2 Block No. 11

The Meadows 3rd Addition

City of Waukesha,

Waukesha County, Wisconsin



Scale: 1" = 40'

The Meadows
2nd Addition

Iron Pipe

N. 69° 45' E. 77.94'

Lot 2
Block No. 11

9' 58' 44'-0" 31'-2" Proposed Residence 44'-0" 11'-6" 31'-2" 14'-0" 21'-0" 35' N. 22° 03' W. 128.61' S. 67° 57' W. 132.6' Chord N. 79° 03' E. 80.39' S. 89° 51' E. 115.0' S.E. Cor. Lot No. 7

Lot 3

DOWNING DRIVE

Lot 5, Block 7
The Meadows
1st Addition

Lot 1

90°

27.81' Chord N. 78° 58' 30" E. 80.98' S. 19° 23' E. 131.23' 1.95'

E. WABASH

AVE.

30' Gravel Road

RUEKERT & MIELKE

PROFESSIONAL ENGINEERS

WAUKESHA, WIS.

WCPS0018886

PLAT OF SURVEY

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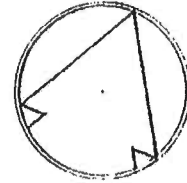
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