

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

RECEIVED  
JUN 12 2019  
CITY PLAN COMMISSION  
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 22.58 of the zoning code      ☐ An appeal from the decision of the Zoning Inspector

For the property identified below:

Project Address: 3111 KISDOV HILL DRIVE Tax Key #: 291-1314-063-000

Current Zoning: Rm 1- PUD Existing Use: RESIDENTIAL

**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: Russell STELZNER

Address: 3111 KISDOV HILL DR.

City & Zip: WAUKESHA, 53188

Phone: 702-401-1515

E-mail: rus5985@aol.com

Owner of property:

Russell Stelzner

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

Russell Stelzner  
Applicant Signature

6-3-19  
Date

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

For Internal Use Only		
Amount Paid: <u>100.00</u>	CASH Check # <u>\$100</u>	Received by: <u>[Signature]</u>

## Variances

- 1) My garage is not able to be made into a 3-car garage as it is too close to the road
- 2) The neighbors have 3 or 4 car garages (see below). I have 2 vehicles that I put in the garage, therefore leaving no room for all other necessities – lawn tractor, lawn mower, snow blowers, lawn furniture, lawn tools, extension ladder - for the maintenance of the property, as well as, sporting equipment (kayaks, bicycles, etc.).

3103 Kisdon Hill Dr. – 2 and ½+ car garage

3104 Kisdon Hill Dr. – 4 car garage

3017 Kisdon Hill Dr. – 3 and ½+ car garage

3018 Kisdon Hill Dr. – 2 and ½+ car garage

3112 Kisdon Hill Dr. – 2 and ½ car garage

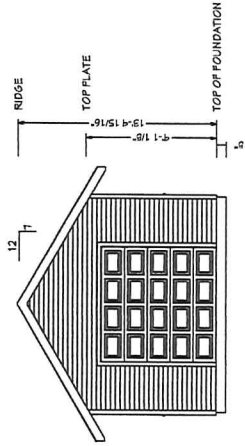
3119 Kisdon Hill Dr. – 3 car garage

3122 Kisdon Hill Dr. – 3 car garage

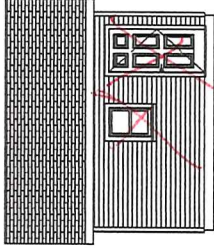
- 3) I don't want the neighbors seeing 3 or 4 tarps in the back yard that would be needed to cover any excess items stated above that would not be able to fit in the garage. I want to be a good and courteous neighbor.
- 4) I do not have enough road in the front of my property to add onto the garage to convert it to a 3-car garage.
- 5) A shed would be with proper set back and not be an eye sore for the neighbors. It would be set on a concrete pad and not obstruct the view for the neighbors

## Additional Dimensional Variance

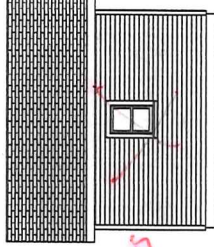
I am only asking for an additional 5' to make a 15x15 shed. If the shed is not deep enough, I will still have excess items in yard under tarps, defeating the purpose of being a good neighbor



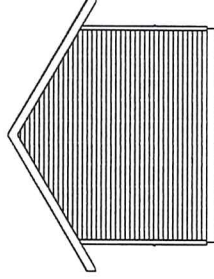
FRONT ELEVATION  
SCALE: 1/4" = 1'



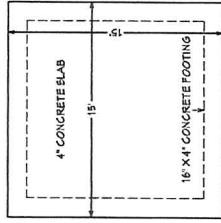
RIGHT ELEVATION  
SCALE: 1/4" = 1'



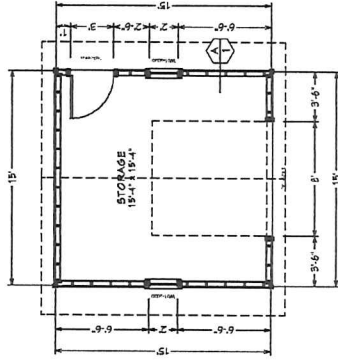
LEFT ELEVATION  
SCALE: 1/4" = 1'



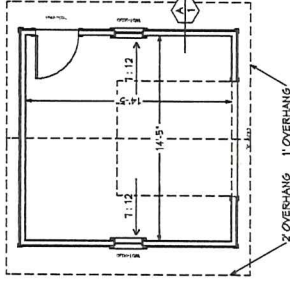
REAR ELEVATION  
SCALE: 1/4" = 1'



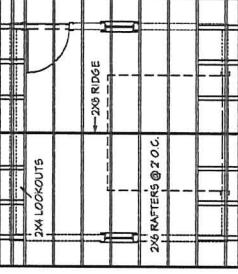
FOUNDATION PLAN  
SCALE: 1/4" = 1'



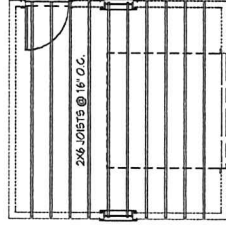
MAIN FLOOR PLAN  
SCALE: 1/4" = 1'



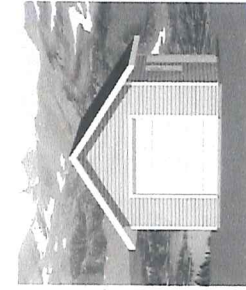
MAIN FLOOR PLAN  
SCALE: 1/4" = 1'



ROOF FRAMING PLAN  
SCALE: 1/4" = 1'



CEILING FRAMING PLAN  
SCALE: 1/4" = 1'

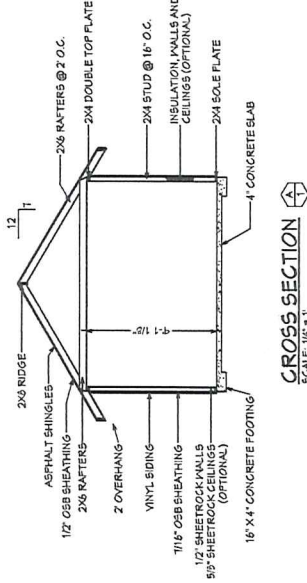


15x15 Shed  
#15X15S9B

SQUARE FEET: 225  
WIDTH: 15'  
DEPTH: 15'  
EXTERIOR WALL STRUCTURE: 2X4 STUDS

BUILDING CONTRACTOR/HOME OWNER  
TO REVIEW AND VERIFY ALL DIMENSIONS,  
AND SPECS BEFORE CONSTRUCTION  
AND BEGINS. BUILDING TO BE BUILT AS  
PER LOCAL CODE REQUIREMENTS.

To the best of my knowledge these plans are drawn to comply with owner's and/or builder's specifications and any changes made on them after prints are made will be done at the owner's and / or builder's expense and responsibility. The contractor shall verify all dimensions and enclosed drawing, E.F.P. is not liable for errors. While every effort has been made in the preparation of this plan to avoid mistakes, the maker cannot guarantee against human error. The contractor of the job must check all dimensions and other details prior to construction and be solely responsible thereafter. All calculations and member sizing should be verified for your building by a certified building official.



CROSS SECTION  
SCALE: 1/4" = 1'

Excellent Floor Plans



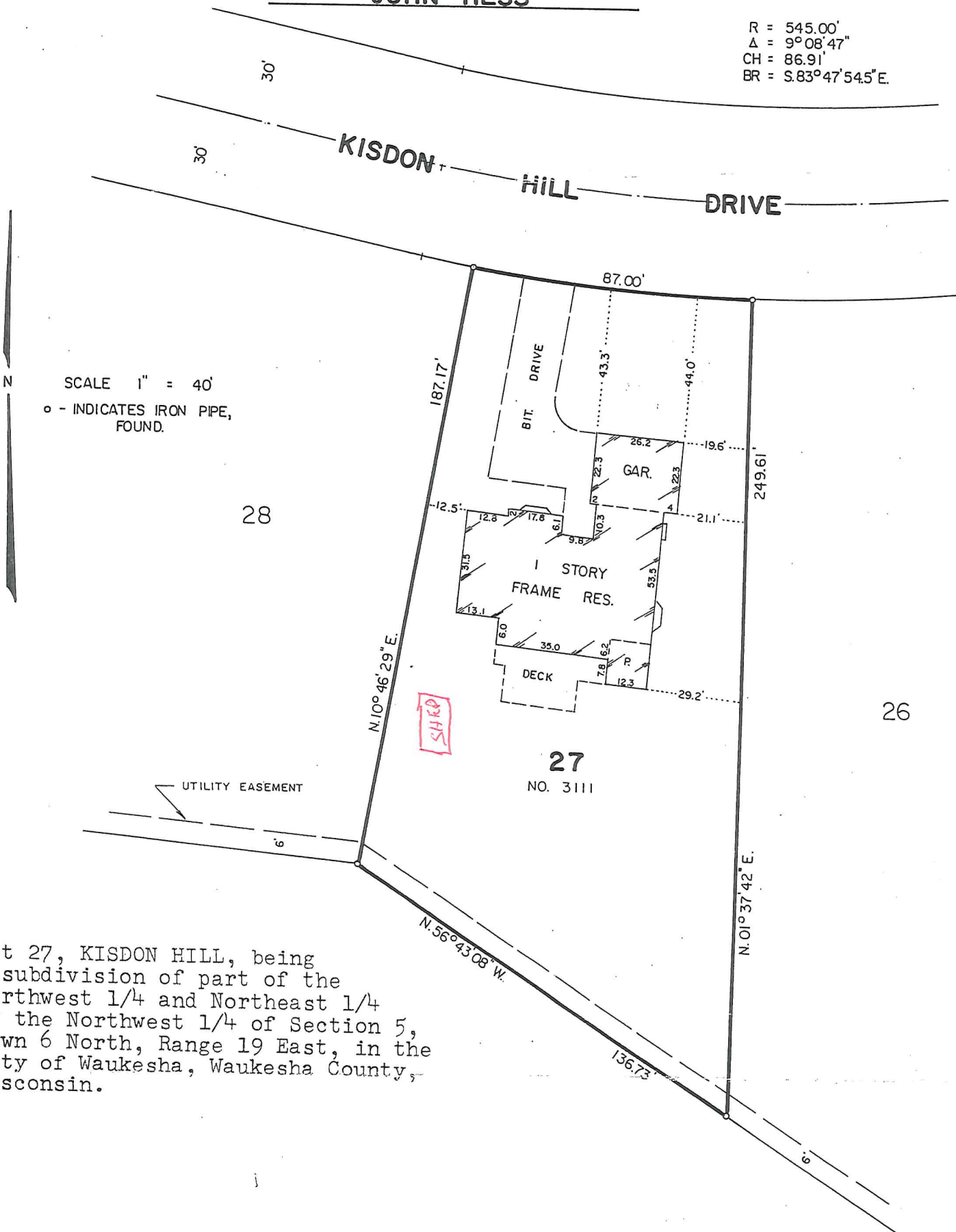
RONALD H. ZIMMERMAN  
REGISTERED LAND SURVEYOR

PLAT OF SURVEY

FOR

JOHN HESS

R = 545.00'  
Δ = 9°08'47"  
CH = 86.91'  
BR = S.83°47'54.5"E.



Lot 27, KISDON HILL, being a subdivision of part of the Northwest 1/4 and Northeast 1/4 of the Northwest 1/4 of Section 5, Town 6 North, Range 19 East, in the City of Waukesha, Waukesha County, Wisconsin.

CERTIFICATION

STATE OF WISCONSIN }  
COUNTY OF WAUKESHA } SS

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 AND DIMENSIONS OF ALL VISIBLE STRUCTURES THEREON, FENCES, APPARENT EASEMENTS AND ROADWAYS AND VISIBLE ENCROACHMENTS, IF ANY.

THIS SURVEY IS MADE FOR THE EXCLUSIVE USE OF THE PRESENT OWNERS OF THE PROPERTY, AND ALSO THOSE WHO PURCHASE, MORTGAGE, OR GUARANTEE THE TITLE THERETO WITHIN ONE (1) YEAR FROM DATE HEREOF; AND AS TO THEM I WARRANT THE ACCURACY OF SAID SURVEY AND MAP.

DATE - AUGUST 3, 1992.

*Ronald H. Zimmerman*  
RONALD H. ZIMMERMAN S - 868

