



A PERFECT ENVIRONMENT

Residential Recreational Responsible

Chair
Edward Kranick
Supervisors
Steve Michaels
Joe Woelfle
Magalie Miller
Terri Mahoney-Ogden
Clerk/Treasurer
Dan Green

**TOWN OF DELAFIELD BOARD OF APPEALS MEETING
WEDNESDAY, APRIL 10, 2024, 6:00 PM
DELAFIELD TOWN HALL - W302 N1254 MAPLE AVE., DELAFIELD, WI 53018**

AGENDA

1. Call to Order
2. Roll Call
3. Approval of Minutes from the March 25, 2021 meeting.
4. New Business
 - a. Discussion and necessary action on the request from petitioner Rhona Vogel, W305N2658 Ravine Ct., Pewaukee, WI 53072, to consider a request for a variance from the following sections of the Town Zoning Code:
 - Section 17.04 H 3. B. A-2 RURAL HOME DISTRICT, 3. BUILDING LOCATION, b. offset of the Town Zoning Code which requires "30 feet minimum for all other buildings or structures." The request is to retain a 406 square foot accessory building 20'6" from the side lot line, and 26'8" from the rear lot line. The amount of variance requested is 10' 2.25" feet from the side lot line and 4'.25" from the rear property line to allow for the additional 8.25" overall height.
 - Section 17.04 H 4.B. a-2 RURAL HOME DISTRICT, 4. BASE HEIGHT REGULATIONS, b. maximum base height for all other buildings or structures is 12 feet. The request is to retain an accessory structure with a maximum base height of 19 feet. The amount of variance requested is 7'.
 - a. Public comment
 - b. Close of public comment
 - c. Deliberation, discussion and possible action by the Board
 - b. Discussion and necessary action on the request from petitioners Scott and Julie Cepolski, N13W28643 Silvernail Road, Pewaukee, WI 53072, to consider a request for a side yard variance from Section 17.04 H.3. B. to construct an attached garage 14'4" from the side lot line. The property is zoned A-2, and requires a 30' side yard setback. The amount of variance requested is 15'8".
 - a. Public comment
 - b. Close of public comment
 - c. Deliberation, discussion and possible action by the Board
5. Adjournment

Daniel Green

Dan Green, Town Administrator

PLEASE NOTE:

- ✓ It is possible that action will be taken on any of the items on the agenda and that the agenda may be discussed in any order. It is also possible that members of and possible a quorum of other governmental bodies of the municipality may be in attendance at the above-stated meeting to gather information; no action will be taken by any governmental body at the above-stated meeting other than the governmental body specifically referred to above in this notice.
- ✓ Also, upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information or to request this service, contact Town Administrator Dan Green (262) 646-2398.

**TOWN OF DELAFIELD BOARD OF APPEALS MEETING
THURSDAY, MARCH 25, 2021 @ 6:30 PM**

Call to Order

Chairperson Nancy Bonniwell called the meeting to order at 6:30 p.m.

Roll Call

Present were: Chairperson Nancy Bonniwell, Board members Rose Sasich, Robert Schieble, Pat Frigo and Anthony Arbucias. Also present was Building Inspector Dave Hendrix and Administrator Dan Green.

Chairperson Bonniwell announced she would be taking the public hearing out of order.

New Business

Discussion and necessary action on the request from petitioners William and Catherine James, W283N3917 Yorkshire Trace., Pewaukee, WI 53072, to consider a request for a variance from Section 17.04 5. H. A-2 RURAL HOME DISTRICT, 3. BUILDING LOCATION, b. setback of the Town Zoning Code which requires "50 feet minimum for all other buildings or structures." The request is to construct a 2,320 square foot swimming pool and patio 28 feet from the northerly side lot line of the parcel DELT0765.015. The amount of variance requested is 22 feet.

Ms. Bonniwell read the request from Mr. and Ms. James into the record. She also explained the factors for which the board may grant or deny a variance. She explained the applicant must present a hardship which cannot be self-induced and the must relate to a unique condition affecting the owner's land.

She explained the applicant submitted a note asking for a variance to install a pool next to their home. They expressed in their application, they want to preserve the environmental corridor and limit the amount of tree disturbance. They also expressed a hardship with their septic and well location, and topography that slopes down in their back yard.

Public comment

John Schroeder, S3W5478 Maple Avenue, introduced himself, his wife, a next-door neighbor and the Town Chairman who were present in support of his request. He explained that there were two packets distributed. The first is the original packet with the application and the second was a supplemental letter with aerial photos that illustrate the setback lines. Dave Hendrix added that the required setback is 50 feet, and this property is unique that it has two front yard setbacks. He also clarified the variance request is for 20 feet, not 22 feet.

Public Comment:

Petitioner Katherine James, W283N3917 Yorkshire Trace, clarified that the variance they are asking for is for the left side of the home. She explained that the front faces Old North Shore Road. She stated their lot is challenging because the lot slopes down very steeply with mature trees that are part of the Environmental Corridor. The area for the pool has already been

landscaped and manicured, and the applicant stated they do not want to disrupt the environment. Ms. James explained that she did not want to lower her home value by putting the pool in the front of the house, even if they could meet the setback. She stated they would be happy to work with the neighbors if they wanted adjustments regarding the landscaping plan.

Petitioner William James, W283N3917 Yorkshire Trace, stated he is trying to make the pool as private as possible, so it is not visible to neighbors. They plan to screen the pool with landscaping such as trees, shrubs and keeping existing trees on the property. Mr. James stated he wants to maintain an aesthetically pleasing yard.

Chairperson Bonniwell asked if the petitioners submitted a landscaping plan, or if they had a rendering to show the Board. The petitioners stated the plan is in the packet. Ms. Bonniwell asked how far the pool would be from the road. The petitioners stated the pool would be 30 feet from the road and would start 11 feet from the house. Rose Sasich asked where the concrete began and ended in relationship to the setback. Building Inspector, Dave Hendrix, stated the setback is measured to the edge of the pool, not the concrete. Mr. James stated the concrete would extend 4 feet beyond the edge of the pool. The fence would be 1.5 feet past the edge of the concrete, or 5.5 feet from the edge of the pool.

Robert Schieble questioned what the purpose of the concrete circle in the front of the home was for. Mr. James stated the circle is the driveway that runs to the front of the house. This was used for driving people to the front of the house. He explained they positioned the house as North Shore being the front of the house, as the door entrance off Yorkshire Trace goes into the laundry room. The board questioned if the pool would fit with the open space requirement, which the building inspector and applicant confirmed was within the 85% open space requirement.

Jeff Kautzer, W283N3920 Yorkshire Trace, spoke against the variance request. He explained he and his wife built their home in 1999. Their primary concern for the pool is the location, in what is effectively a front yard as it faces their house. He expressed concern that a slide or a dome would be added to the pool once it is installed. He stated that a pool could be located at the west side of the property. He gave an explanation for the circled concrete in the front yard. He stated the old owner was a car enthusiast who would park cars in the front of his home. He stated this area could be traded out for a pool. He also explained the existing fences on the corners of the lot were there prior to the Seipmann development.

Rose Sasich asked if Mr. Kautzer's home was far from Yorkshire Road. He stated they are 90 feet from the road. He explained they will have a first-floor patio that is going to look down at the pool, which is why they are not thrilled with the location.

William James, stated he shared the plans with their neighbors and are willing to talk with all their neighbors. He stated there is no intent for a slide, diving boards, or to violate any rules of the Town. He also stated he would not want to harm any of the surrounding property owners by putting a fence in the front yard along Old North Shore. He stated the intent is to put a quality landscape barrier between their pool and Yorkshire Trace.

Close of public comment

Motion by Robert Schieble to close the public comment portion. Seconded by Rose Sasich. Motion passed 5-0.

Deliberation, discussion, and possible action by the Board

Anthony Arbucias asked what prior boards had decided on lots that have two front yards. Chairperson Bonniwell stated this is a rare case, and rarely sees these types of variance requests. Mr. Arbucias was concerned about the board setting a precedent, which Ms. Bonniwell explained the Board of Appeals does not set precedents but takes each as a case by case basis. Pat Frigo asked what the process would be if the applicant wanted to put other structures around the pool. Mr. Hendrix explained that any accessory structures would need a building and zoning permit. They would also have to meet the setback, which would ultimately bring them back to the Board of Appeals. Chairperson Bonniwell stated the Board could put conditions on the approval such as having no diving board or slide.

Robert Schieble asked what the construction of the pool would be. The applicant stated it is not a concrete pool, but a vermiculite absorbent foam. The structure is a permanent structure but could be filled in easier than a concrete pool. The applicant stated the pool will have a pump that will be on the east side of the pool and will have landscaping around it. The pump will be where the slope begins to drop off and will be less visible on the street side.

Pat Frigo asked if there would be additional lighting. Mr. James stated they are not adding landscape lighting. There is existing lighting in place they do not use. The only additional lighting would be the light inside the pool itself.

Chairperson Bonniwell asked the applicant what their hardship is. She understood the topography issues but wondered why they needed a pool. Ms. James stated they have 4 children, 2 of which have special needs. She stated their old house had a pool and was a great outlet for their children to get exercise.

Chairperson Bonniwell closed the hearing from public comment.

Chairperson Bonniwell clarified the request was for a 20-foot setback variance to construct a pool 30 feet from the road. She stated the applicant does have an alternate option to place the pool, though its not ideal.

Rose Sasich made a motion to grant the variance based on the corner lot having two front yards with no back yard, and because the applicant is going to landscape the pool to hide from the neighbors. Motion seconded by Robert Schieble.

Chairperson Bonniwell asked of Ms. Sasich wanted to add restrictions to her motion such as no other structures, diving board, dome or additional lighting. Ms. Sasich stated she did not want to restrict the diving board or lighting. Pat Frigo stated he would want to minimize lighting and noise as much as possible. Anthony Arbucias explained that the landscape barriers would help to restrict noise and lighting. Chairperson Bonniwell cautioned that it would be hard to restrict lighting.

Rose Sasich clarified her motion to approve the 20-foot variance to construct a pool 30 feet from the front lot line, contingent that no other structure be built within that area, and no slide was added to the pool. Seconded by Robert Schieble.

A roll call vote was taken.

Rose Sasich – yes

Robert Schieble – yes

Pat Frigo – yes

Anthony Arbucias – yes

Nancy Bonniwell – no

The motion to approve the variance request passed 4-1.

Discussion and necessary action on the request from petitioner Ronald Niemetschek, N47 W29111 CTH JK, for a variance from Section 17.04 5.H.3. b. which requires a 30-foot offset from the side lot line, in order to construct a 20 foot by 24 foot accessory structure. The requested offset is 10 feet from the side lot line resulting in a variance of 20 feet.

Chairperson Bonniwell reviewed the application from Roland Niemetschek which was submitted on March 11th. Mr. Niemetschek's petition stated there was a limited area in his yard to build. He also expressed a hardship with the topography of his land. The topography only allowed 1/3 acre of his land to build. She stated that 30 years ago the variance was approved to construct a building that had the same setback.

Public Comment

Roland Niemetschek, N47W29111 CTH JK, stated he has limited building space. He stated when they originally built the home, they could only build a 2-car garage. Their intent was to build another garage in this location. The proposed building is larger than the last time he was granted a variance. The reason for the increase in size is to be consistent with other properties in the area. The applicant stated he spoke with his neighbors who are in support of the variance request. He also explained that the hill on his property drops 20 feet which is what he stated his hardship to be. He explained the existing shed will be going away to make way for the new structure. Whether the structure is approved or not, the old structure will be removed.

Pat Frigo asked if the intent of the building changed, as the new variance request is for a building twice the size as the original request 30 years ago. Mr. Niemetschek stated the intent for the original building was to store lawn equipment. He expressed a need for storing a third vehicle and would like a 2-car garage. Chairperson Bonniwell questioned if the applicant would construct the larger size for more storage. The applicant stated he would like to park a third vehicle and perhaps have a workshop which could be contained inside. Ms. Bonniwell asked if the applicant was going to store a boat which the applicant replied no. She asked if the structure could be less than 20 feet in width. The applicant stated 20 feet is the only width that would be doable, and the stakes are currently 12 and 14 feet from the lot line. Ms. Bonniwell explained that the Board is only allowed to grant the minimum relief necessary.

Mr. Niemetschek explained that the storage building would be 11'3" from the lot line. He stated he did not want to get closer to the existing home as there is not much room currently. He stated the house and the lot line are not parallel which will ultimately help to preserve a large tree. Ms. Bonniwell asked Mr. Niemetschek what his hardship was. He stated the house behind him has a 3-car garage and it would fit the area he lives. He also stated the topography of his lot, with only being able to build on 1/3 acre.

Close of public comment

*Motion by Robert Schieble to close the public comment. Seconded by Anthony Arbucias.
Motion passed 5-0.*

Deliberation, discussion and possible action by the Board.

Dave Hendrix added that the garage size being requested is the typical 2 car garage, that is the appropriate size.

Motion by Robert Schieble to grant an 18-foot variance to allow the construction of an accessory building 12 feet from the side lot line, contingent on the removal of the existing shed. Mr. Schieble explained his reasoning being the hardship from the topography of his property. Seconded by Rose Sasich. A roll call vote was taken.

Rose Sasich – yes

Robert Schieble – yes

Pat Frigo – no

Anthony Arbucias – no

Nancy Bonniwell – no

The motion to approve the variance request failed 2-3.

Chairperson Bonniwell explained to the applicant that he has 30 days to appeal the Board's decision. Mr. Niemetschek questioned if there would be a different result if the request was for a larger offset. Ms. Bonniwell asked that those who voted "no" explain why they did so. Mr. Frigo explained that he did not think the applicant presented a hardship. He thought the size of the structure was relatively large, being double the size of the request in 1991. Mr. Arbucias also stated he thought the hardship portion was not met. Ms. Bonniwell stated her decision was because everyone wants more storage but having neighbors with larger garages does not have a bearing on their decision. Mr. Niemetschek asked if he were to revert to the original request from 1991, if that would have a bearing. He asked if he could have a revote. Ms. Bonniwell stated that would only happen if someone who voted "no" would ask for a reconsideration.

Rose Sasich asked the applicant what he plans to do with the equipment that is on his property. He stated he may need to rent a storage unit off site. He again asked for reconsideration from those members who voted "no". Chairperson Bonniwell stated that if the Board reduced the width of the building to 16', they could grant a variance of 16' from the lot line. Building Inspector, Dave Hendrix, asked why the topography was not a hardship in this case. Ms. Bonniwell questioned why the applicant needs the extra garage. Ms. Sasich stated she would prefer a new building be on the site, rather than an eyesore of the existing structure or storage

outside. Mr. Niemetshek stated he could make do with a 16' x 20' structure with a 15' setback. He stated he would prefer a 24' x 20' structure but is willing to make adjustments.

Anthony Arbucias reconsidered his vote based on what Mr. Niemetshek presented. He originally felt the variance was for the marketability of his home. As the conversation progressed, he felt Mr. Niemetshek presented a hardship in regard to the lack of storage on the property. Chairperson Bonniwell stated that the Board can only grant the minimum setback to grant relief for the proposed structure.

Rose Sasich made a motion to approve a 15-foot variance to construct an accessory structure based on the topography of the site and concerns expressed by the applicant. The motion was seconded by Robert Schieble. *A roll call vote was taken.*

Rose Sasich – yes

Robert Schieble – yes

Pat Frigo – no

Anthony Arbucias – yes

Nancy Bonniwell – yes

The motion to approve the variance request passed 4-1.

Approval of Minutes from the June 29, 2020 meeting

Motion by Robert Schieble to approve the minutes from the June 29, 2020 Board of Appeals meeting. Seconded by Rose Sasich. Motion passed 3-0 with Anthony Arbucias and Pat Frigo abstaining.

Adjournment

Motion by Robert Schieble to adjourn the March 25, 2021 Board of Appeals meeting at 8:03 p.m. Seconded by Rose Sasich. Motion passed 5-0.

Respectfully submitted:



Dan Green, CMC/WCMC
Administrator - Town Clerk/Treasurer

Minutes Approved:



A PERFECT ENVIRONMENT

Residential Recreational Responsible

Chair
Edward Kranick
Supervisors
Steve Michels
Joe Woelfle
Magalie Miller
Terry Mahoney-Ogden
Administrator
Dan Green

TOWN OF DELAFIELD NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that a Public Hearing will be held by the Town of Delafield Board of Appeals on Wednesday, April 10, 2024, at 6:00 p.m. at the Delafield Town Hall, W302N1254 Maple Avenue, Delafield, WI 53018. The purpose of the hearing is to consider a request by Rhona Vogel, W305N2658 Ravine Ct., for a variance from Section 17.04 H.3. B. which requires a 30-foot offset from the side lot line. The petitioner is also requesting a variance from Section 17.04 H.4.B which limits the base height for all other buildings or structures to 12 feet. The request is to keep an accessory structure 19 feet tall, 20'6" from the side lot line, and 26'8" from the rear lot line. A variance of 7 feet for the base height, a side yard variance of 10'2.25", and a rear yard variance of 4'.25" is required. The property is located at W305N2658 Ravine Ct. Tax Key No. DELT0780-057-001.

For information regarding the public hearing, please contact Dan Green at (262) 646-2398.

All interested parties will be heard.

TOWN OF DELAFIELD
Anthony Arbucias, Board of Appeals Chair
W302N1254 Maple Avenue
Delafield, WI 53018

Waukesha Freeman, please run this notice in a column on 3/27/2024 and 4/3/2024.



- Legend**
- Municipal Boundary_2K
 - Parcel_Dimension_2K
 - Note_Text_2K
 - Lots_2K
 - Lot
 - Unit
 - General Common Element
 - Outlot
 - SimultaneousConveyance
 - Assessor Plat
 - CSM
 - Condominium
 - Subdivision
 - Cartoline_2K
 - EA-Easement_Line
 - PL-DA
 - PL-Extended_Tie_line
 - PL-Meander_Line
 - PL-Note
 - PL-Tie
 - PL-Tie_Line
 - <all other values>
 - Railroad_2K

0 141.02 Feet

The information and depictions herein are for informational purposes and Waukesha County specifically disclaims accuracy in this reproduction and specifically admonishes and advises that if specific and precise accuracy is required, the same should be determined by procurement of certified maps, surveys, plats, Flood Insurance Studies, or other official means. Waukesha County will not be responsible for any damages which result from third party use of the information and depictions herein, or for use which ignores this warning.

Notes:

Printed: 3/4/2024



March 5, 2024

Dear Town of Delafield Board,

I am writing to formally request a hardship variance for the construction of a detached shed on my property located at w305n2658 Ravine Ct. Pewaukee, WI 53073. The purpose of this variance is directly related to the geographical challenges posed by the property.

My goal has been to make this property an attractive asset that is within the permit requirements of the Town of Delafield. When I purchased the property I was unaware of the significant unpermitted construction issues. Over the past ten years, working with the town of Delafield building inspectors. I have removed almost 13,000 sq ft of asphalt and concrete, removed two accessory structures located on the neighbor's property line and upgraded existing buildings consistent with the town requirements. The east/southeast portion of the property is located in an environmental corridor. We have spent time, energy and money removing invasive species in the woodland and ravine area

The property's topography is characterized by ravines and substantial elevation changes, rendering it more challenging for conventional construction. The property has large inclining slopes, leaving limited areas for building structures. Severe elevation changes on the property have necessitated the inclusion of an easement for the current driveway to provide essential access to the home. Additionally, the constraints of the property's location has impacted the design of the home having a walkout basement. After careful consideration, the flattest area on the property was chosen as the ideal location for the proposed detached shed.

In addition to the geographical constraints, I must highlight my personal circumstances. I am a homeowner with limited mobility, and the construction of this detached shed is vital to improving my daily life. The chosen location not only adheres to the property's topography but also ensures that the shed is easily accessible for someone with my specific needs. Due to my handicap, it is essential that the shed be situated in close proximity to the residence for convenient access.

I sincerely hope the Town Board will take into consideration both the geographical challenges of the property and the accessibility requirements associated with my limited mobility. I am more than willing to provide any additional information or answer any questions that may arise during the review process. Furthermore, I am available to present my case in person before the Town Board, providing an opportunity for open discussion and clarification.

Thank you for your understanding and consideration of my request. I appreciate your time and look forward to the opportunity to discuss this matter further.

Sincerely,


Rhona Vogel

APPLICATION FOR VARIANCE/APPEAL

Address of property for which variance is requested: W305 N2658 Ravine Ct. Pewaukee, WI

Tax Key Number: DELT 0780 057 001 53072

Owner Information:

Applicant Information:

Rhona Vogel
Name

Rhona Vogel
Name

W305 N2658 Ravine Ct.
Pewaukee, WI 53072
Address

W305 N2658 Ravine Ct
Pewaukee, WI 53072
Address

262-770-1521
Phone Number

262-770-1521
Phone Number

gateway@vogelcg.com
E-mail

gateway@vogelcg.com
E-mail

Length of Ownership: Since 7-30-2014

Choose One: Variance Appeal of Code Interpretation

Previous Appeal Date (if applicable): _____

Waukesha County Shoreland Jurisdiction (1000' of Lake or 300' of Stream): Yes No

Estimated Contractor Cost of Project: \$ 20,000

REQUIRED SUBMITTAL INFORMATION:

- Completed Application
- Survey/Plot to include the following:
 - a. Existing structures.
 - b. Proposed structures.
 - c. Location and dimension of buildings on adjacent properties.

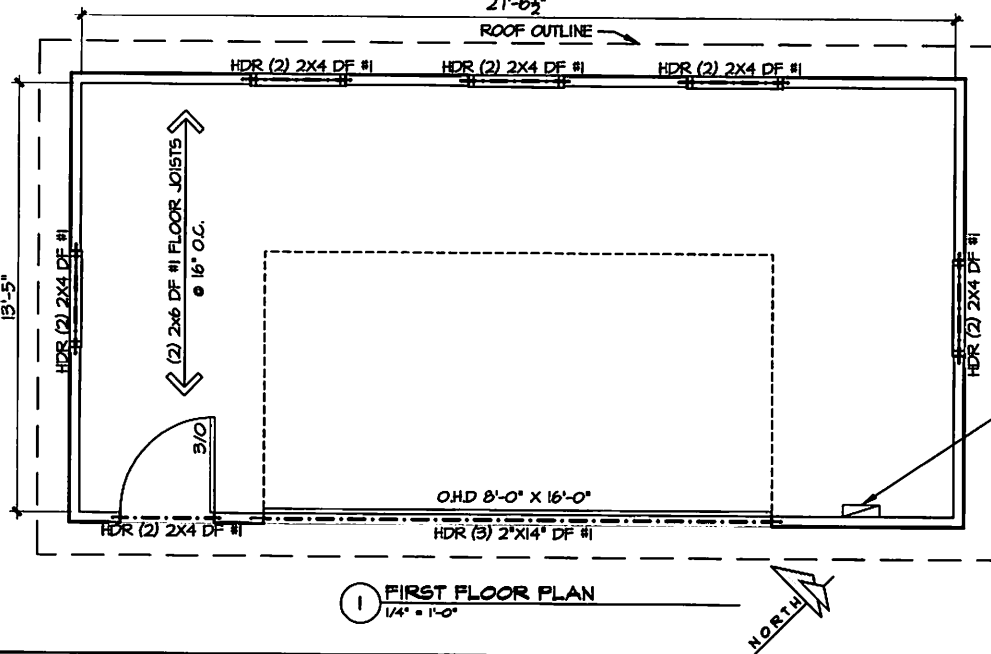
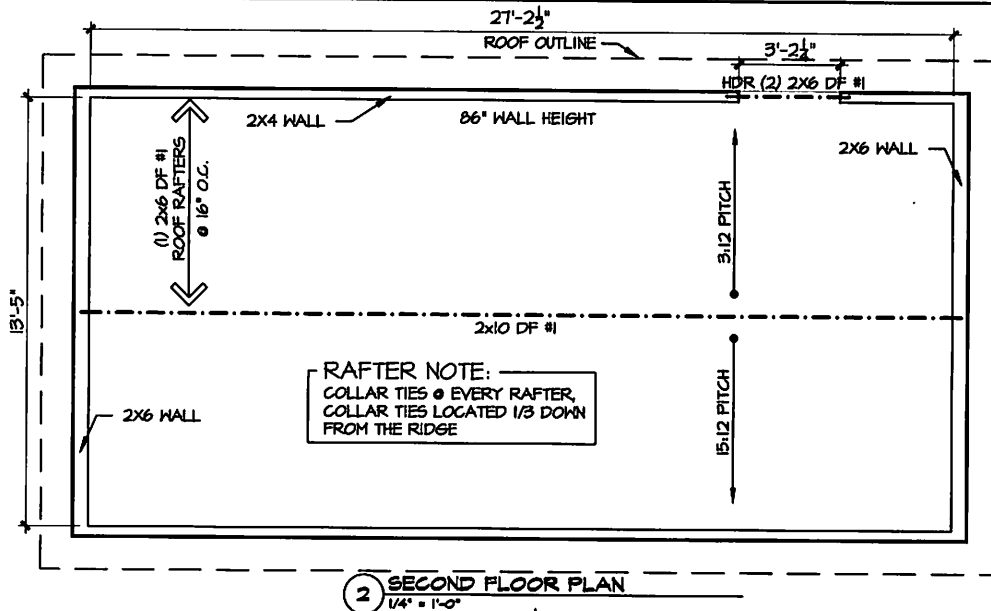
Note: All structures shown shall include dimensions, elevations and distance to lot lines.
- Detailed plans of proposed construction, including floor plan and elevation views. Please include a written description of the proposed construction.
- Copy of most recent Tax Bill.
- Explanation, in writing, as to what hardship or practical difficulty the code is causing.

Note: - Cost of project or financial reasons are not considered a hardship

 - Self-induced hardships are not considered a reason for granting a variance
 - Unnecessary hardships must relate to a unique condition affecting owner's land.
 - Granting of a variance due to hardship may not be contrary to public interest
- Eight (8) copies of all documents (preferred size to be no greater than 11" x 17")
- \$415.00 Fee

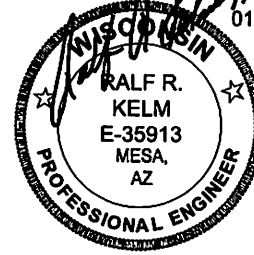
Rhona E Vogel
Signature of Applicant

2-27-2024
Date



DRAWING INDEX :

- A1J FIRST & SECOND FLOOR PLAN
- A2J EXTERIOR ELEVATIONS
- A22 EXTERIOR ELEVATIONS



01-16-2024

WALL TYPES

- 2X4 STUD WALL: (1) 2X4 DF #1 @ 16" O.C.
- 2X6 STUD WALL ON EAST & WEST SECOND FLOOR:
(1) 2X6 DF #1 @ 16" O.C.

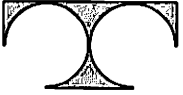
WINDOW NOTE:

ALL WINDOWS ARE 3'-0" X 3'-0"

ANCHORAGE NOTE:

WALL ANCHORAGE TO FOUNDATION W/
1/2" X 6-1/4" TITEN STRONG TIE HD SCREW
ANCHOR BOLTS AT 30455 @ 30" O.C.

BREAKER BOX



TDI ASSOCIATES, INC.
ARCHITECTURE & PLANNING

2317 SOUTH WIND LAKE ROAD
WIND LAKE, WISCONSIN 53185
PHONE 262-469-2530

MASON GARAGE

W305N2658 RAVINE CT
PENAUCKEE, WISCONSIN

©TDI ASSOCIATES, INC.
All Rights Reserved

OWNERSHIP OF DOCUMENTS

This document, and the ideas and design incorporated herein, as an instrument of professional service, is the sole property of TDI Associates, Inc., and is not to be used in whole or in part for any other project or purpose without the expressed written authorization of TDI Associates, Inc.

Sheet Title
**FIRST & SECOND
FLOOR PLAN**

Issued For: _____ Date: _____

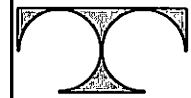
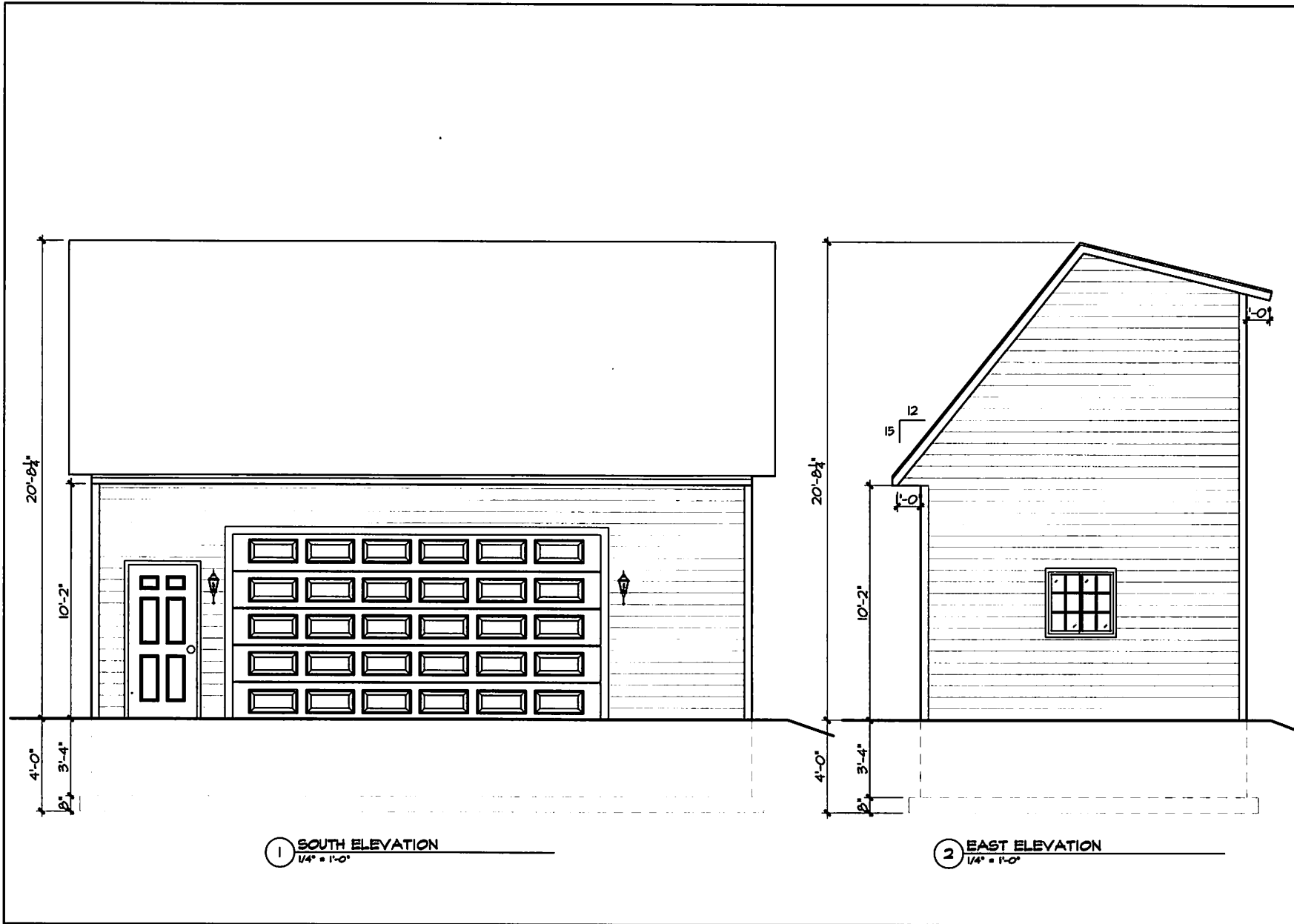
Date: 12-28-2023

Job No.: 23188.000

Drawn By: HAC

Sheet No.

A1.1



TDI ASSOCIATES, INC.
ARCHITECTURE & PLANNING

25217 SOUTH WIND LAKE ROAD
WIND LAKE, WISCONSIN 53185
PHONE 262-409-2530

MASON GARAGE

180512698 RAVINE CT
PEWAUKEE, WISCONSIN

©TDI ASSOCIATES, INC.
All Rights Reserved

OWNERSHIP OF DOCUMENTS

This document, and the ideas and design incorporated herein, as an instrument of professional service, is the sole property of TDI Associates, Inc., and is not to be used in whole or in part for any other project or purpose without the expressed written authorization of TDI Associates, Inc.

Sheet Title
ELEVATIONS

Issued For: _____ Date: _____

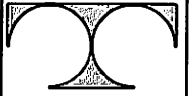
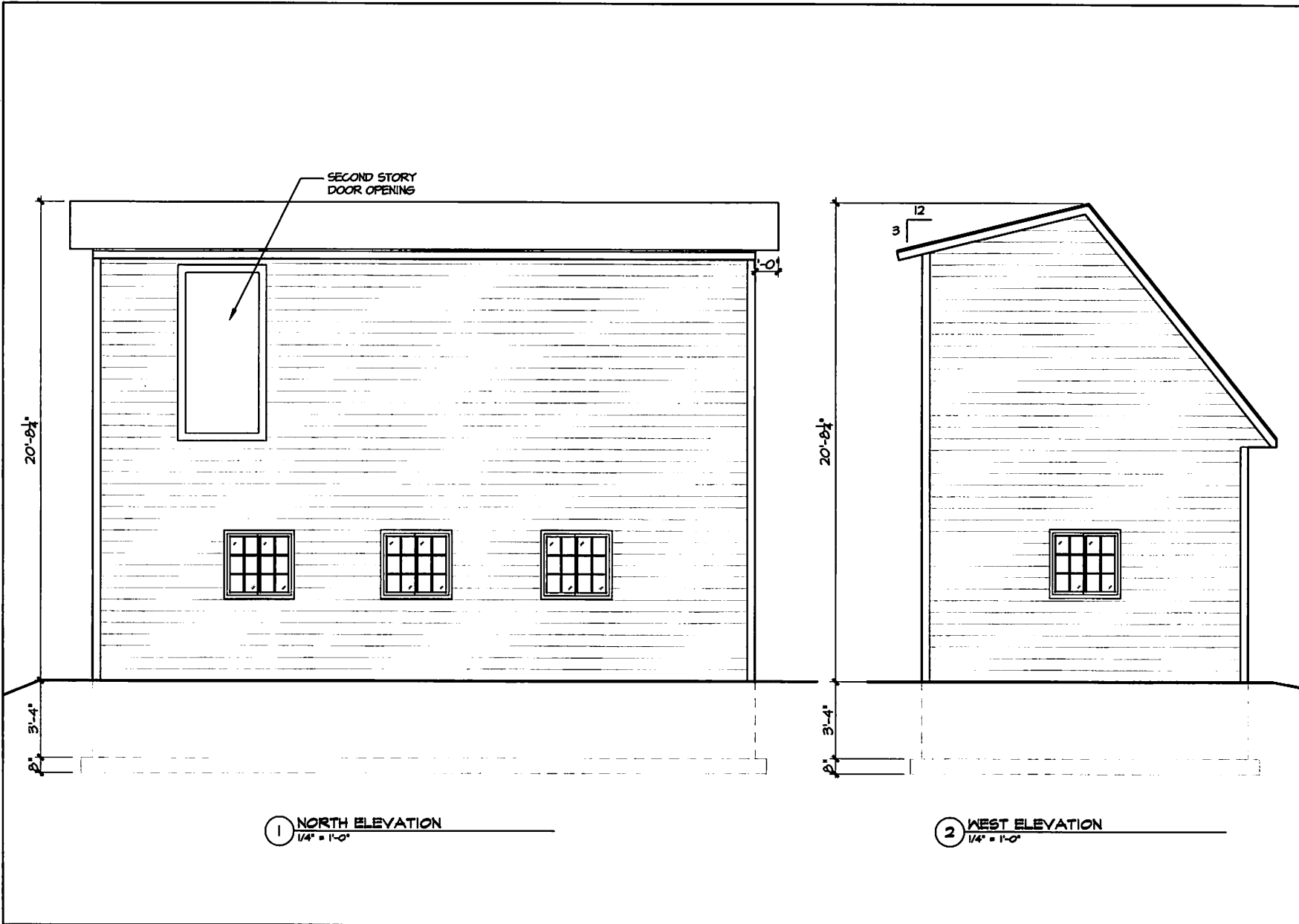
Date: 12-28-2025

Job NO.: 28180.000

Drawn By: HAC

Sheet No.

A2.1



TDI ASSOCIATES, INC.
ARCHITECTURE & PLANNING

25217 SOUTH WIND LAKE ROAD
WIND LAKE, WISCONSIN 53185
PHONE 312-408-2180

MASON GARAGE

MS0512658 RAVINE CT
PENNAUKEE, WISCONSIN

©TDI ASSOCIATES, INC.
All Rights Reserved

OWNERSHIP OF DOCUMENTS
This document, and the ideas and design incorporated herein, as an instrument of professional service, is the sole property of TDI Associates, Inc., and is not to be used in whole or in part for any other project or purpose without the expressed written authorization of TDI Associates, Inc.

Sheet Title
ELEVATIONS

Issued For: _____ Date: _____

Date: 12-28-2023

Job NO.: 23106.000

Drawn By: HAC

Sheet No.

A2.2

Rhona Vogel
W305N2658 Ravine Ct.
Pewaukee, WI 53188
February 28, 2024

Town of Delafield
Town Board

W302N1254 Maple Ave. Delafield, WI 53018

Subject: Proposal for Residential Storage Shed at W305N2658 Ravine Ct.

Dear Board Members,

I am writing to formally submit a proposal for the construction of a necessary storage shed on my residential property located at W305N2658 Ravine Ct. Pewaukee, WI 53188. The purpose of this shed is to provide a secure and organized space for the storage and maintenance of lawn care equipment, tools, and projects. Additionally, the shed will include a second-story loft to facilitate the seasonal storage of lawn furniture.

Project Overview:

- Dimensions: 14 feet by 28 feet
- Primary Use: Secure storage and maintenance of lawn care equipment, tools, and projects
- Secondary Use: Seasonal storage of lawn furniture

Conclusion:

I kindly request the town board's approval for the construction of this necessary storage shed. I am more than willing to provide any additional information or address any concerns that the board may have regarding this proposal. Your support for this project is greatly appreciated, and I look forward to contributing to the continued improvement of our community.

Thank you for your time and consideration.

Sincerely,

Rhona Vogel

TOWN OF DELAFIELD
WAUKESHA COUNTY
STATE OF WISCONSIN
TAX KEY: DELT 0780 057 001

2023 REAL PROPERTY TAX BILL
RHONA E VOGEL
W305N2658 RAVINE CT
PEWAUKEE WI 53072-4736

W305N2658 RAVINE CT
PARCEL 2 CERT SURV 3560 VOL
27/126 REC IN DOC# 4092814 PT
SE1/4 SEC 15 T7N R18E :: DOC#
4092814

Assessed Value Land 180,000	Assessed Value Improvements 865,000	Total Assessed Value 1,045,000	Ave Assmt Ratio .6846	Net Assessed Value Rate (Does NOT reflect Lottery Credit) 10.3058/M
Est Fair Mkt Land 262,900	Est Fair Mkt Improvements 1,263,400	Est Fair Mkt 1,526,300	A star in this box means unpaid prior year taxes.	
			School taxes reduced by school levy tax credit: 2,022.83	

Taxing Jurisdiction	2022 Est. State Aids Allocated Tax District	2023 Est. State Aids Allocated Tax District	2022 Net Tax	2023 Net Tax	% Tax Change
COUNTY OF WAUKESHA	189,926	287,255	2,418.90	2,429.74	.4
TOWN OF DELAFIELD	316,652	542,122	1,510.23	1,841.03	21.9
HARTLAND LK SIDE 2460	3,198,002	2,962,894	3,135.48	3,078.62	1.8-
ARROWHEAD U H S 2450	1,148,160	1,133,992	2,907.10	2,767.72	4.8-
WAUKESHA TECH COLLEGE	1,568,781	1,537,955	371.18	382.28	3.0
LAKE PEWAUKEE SAN DIS			259.47	270.14	4.1
Total	6,421,521	6,464,218	10,602.36	10,769.53	1.6
WARNING: Installment option is lost if not paid by due dates.			First Dollar Credit	47.01	1.3-
Total tax will be delinquent and subject to interest & penalty charges.			Lottery and Gaming Credit	154.29	11.9
See reverse side for other important information.			Net Property Tax	10,401.06	1.4

Make Check Payable to: WAUKESHA COUNTY TREASURER 515 W MORELAND BLVD AC 148 WAUKESHA WI 53188	Full Payment Due on or Before January 31, 2024 \$10,878.64	O T H E R	GARBAGE / RECYCLING 328.23
	First Installment Due on or Before January 31, 2024 \$5,517.64		
	Second Installment Due on or Before July 31, 2024 \$5,361.00		

FOR INFORMATIONAL PURPOSES ONLY – Voter Approved Temporary Tax Increases:	Taxing Jurisdiction School Referendum 4983	Total Additional Taxes \$220,930.17	Total Additional Taxes Applied to Property \$272.99	Year Increase Ends 2025
--	---	--	---	-------------------------------

Tear at Perforation: Return Bottom Portion with Payment

WAUKESHA COUNTY TREASURER
 515 W MORELAND BLVD AC 148
 WAUKESHA WI 53188

STATE OF WISCONSIN
2023 REAL PROPERTY TAX BILL
 TOWN OF DELAFIELD
 WAUKESHA COUNTY

RHONA E VOGEL
 W305N2658 RAVINE CT

TAX KEY: DELT 0780 057 001

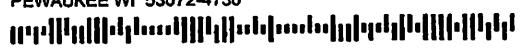
Full Payment of: \$10,878.64
Or First Installment of: \$5,517.64
 Due on or Before: January 31, 2024
 Make Check Payable to: WAUKESHA COUNTY TREASURER

10 002454

Please Write in the
 Amount Enclosed \$ **10,878.64**

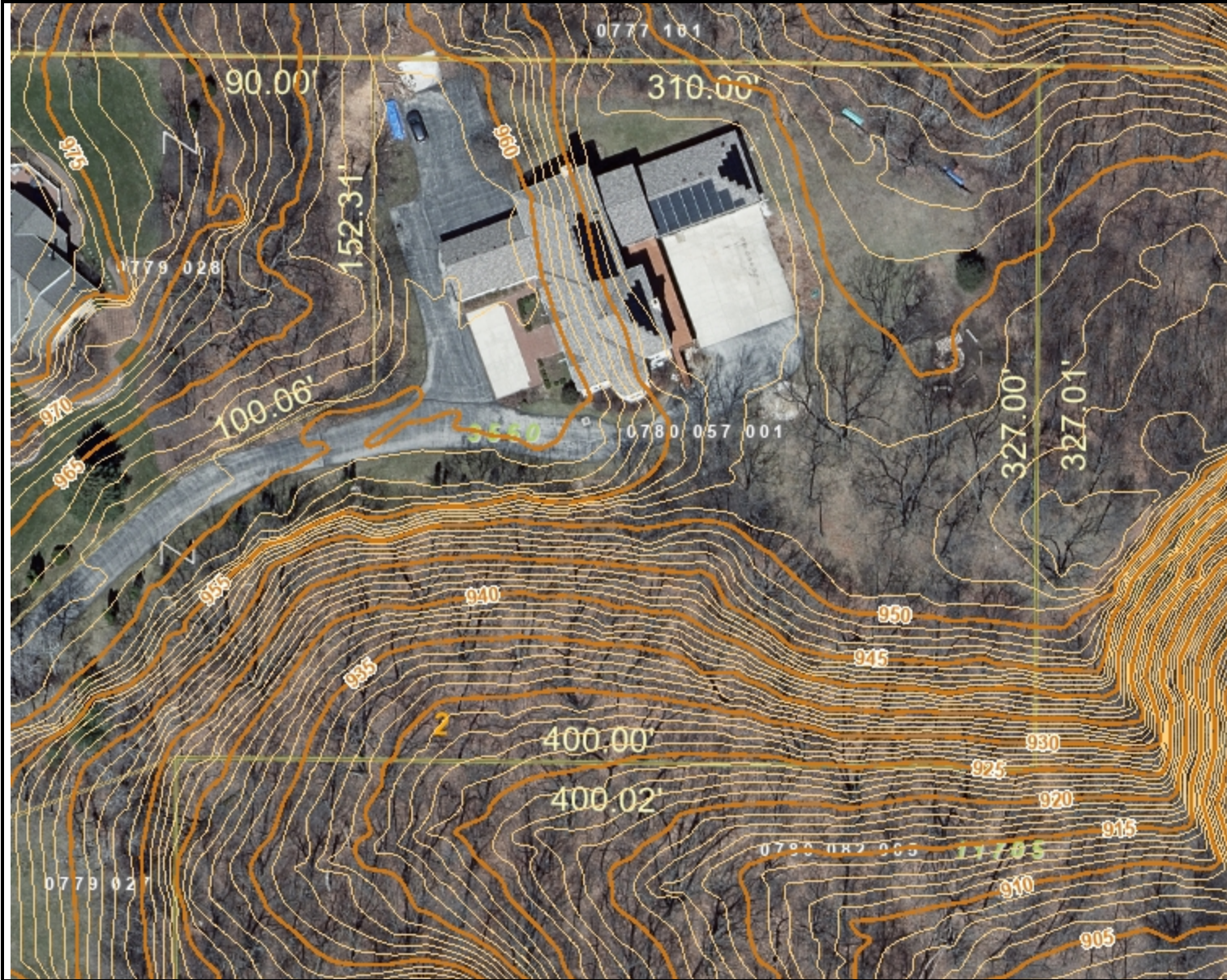
RHONA E VOGEL
 W305N2658 RAVINE CT
 PEWAUKEE WI 53072-4736

Check for Address Change



DELT07800570010001087864

DELT0780057001



Legend

- Intermediate Contours
 - Intermediate Contour
 - Intermediate Depression
- Index Contours
 - Index Contour
 - Index Depression
- Municipal Boundary_2K
- Parcel_Dimension_2K
- Note_Text_2K
- Lots_2K
 - Lot
 - Unit
 - General Common Element
 - Outlot
- SimultaneousConveyance
 - Assessor Plat
 - CSM
 - Condominium
 - Subdivision
- Cartoline_2K
 - EA-Easement_Line
 - PL-DA
 - PL-Extended_Tie_line
 - PL-Meander_Line
 - PL-Note
 - PL-Tie
 - PL-Tie_Line
 - <all other values>
- Railroad_2K



The information and depictions herein are for informational purposes and Waukesha County specifically disclaims accuracy in this reproduction and specifically admonishes and advises that if specific and precise accuracy is required, the same should be determined by procurement of certified maps, surveys, plats, Flood Insurance Studies, or other official means. Waukesha County will not be responsible for any damages which result from third party use of the information and depictions herein, or for use which ignores this warning.

Notes:
 Printed: 3/6/2024





2/19/24
Rhona Vogel
W305 N2658 Ravine Ct.
Pewaukee, WI 53072

Tax Key#0780057001
Zoning District A-2 requires 30' offset for all accessory structures
RE: Accessory Structure work without permits and zoning violations

Dear Homeowner

This serves as your denial letter for your proposed accessory structure. The violations are listed below. Your options are to remove the structure or go to Board of Appeals.

Zoning Violations

Section 17.04 H 3. b. Offset does not meet the required 30'

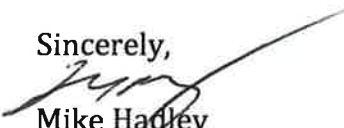
Section 17.04 H 4. b. Base height allowed 12' front is ok but rear is approximately 19'. Overall height is also a violation at 20' 8 1/4" maximum accessory height is 20' not including increases permitted per Section 17.03 6 A. 2. & 6 D.

Section 17.04 H 5. d. Open space for A-2 allows for only 15% lot coverage (impervious surfaces) Your provided survey has improper calculations it states 15.9% which is a violation but it's actually worse at 17.4% (Breakdown provided).
Acreage shows 3.004 per the certified survey map on record. $3.004 \text{ acres} \times 43,560 = 130,854 \text{ sq. ft.}$
 $\text{times the allowed } 15\% = 19,628 \text{ allowed lot coverage. Your survey states } 22,780 \text{ divided by } 130,854 = 17.4\%$

Sections 14.03, 16.09, 17.03 A 1. All pertain to obtaining permits before starting work.

Appeals. Any person aggrieved by an order of the Code Enforcement Officer in the enforcement of this article may, within twenty (20) days from the date of receipt of such order, appeal to the board of zoning appeals of the Town. Jurisdiction over such appeals is granted to such board of zoning appeals. Such appeal shall be made and shall be governed by the provisions of law relating to appeals to the board of zoning appeals under the zoning code.

Sincerely,



Mike Hadley
Town of Delafield Building Inspector
262-212-8615
mhadley@safebuilt.com

Cc: Dan Green Town Administrator











A PERFECT ENVIRONMENT

Residential Recreational Responsible

Chair
Edward Kranick
Supervisors
Steve Michels
Joe Woelfle
Magalie Miller
Terry Mahoney-Ogden
Administrator
Dan Green

TOWN OF DELAFIELD NOTICE OF PUBLIC HEARING

NOTICE IS HEARBY GIVEN that a Public Hearing will be held by the Town of Delafield Board of Appeals on Wednesday, April 10, 2024, following a hearing scheduled at 6:00 p.m. at the Delafield Town Hall, W302N1254 Maple Avenue, Delafield, WI 53018. The purpose of the hearing is to consider a request by Scott and Julie Cepolski, for a variance from Section 17.04 H.3. B. which requires a 30-foot offset from the side lot line. The request is to construct an attached garage 14'4" from the side lot line. A variance of 15'8" is required. The property is located at N13W28643 Silvernail Road. Tax Key No. DELT0815-981.

For information regarding the public hearing, please contact Dan Green at (262) 646-2398.

All interested parties will be heard.

TOWN OF DELAFIELD
Anthony Arbucias, Board of Appeals Chair
W302N1254 Maple Avenue
Delafield, WI 53018

Waukesha Freeman, please run this notice in a column on 3/27/2024 and 4/3/2024.



- Legend**
- Municipal Boundary_2K
 - Parcel_Dimension_2K
 - Note_Text_2K
 - Lots_2K
 - Lot
 - Unit
 - General Common Element
 - Outlot
 - SimultaneousConveyance
 - Assessor Plat
 - CSM
 - Condominium
 - Subdivision
 - Cartoline_2K
 - EA-Easement_Line
 - PL-DA
 - PL-Extended_Tie_line
 - PL-Meander_Line
 - PL-Note
 - PL-Tie
 - PL-Tie_Line
 - <all other values>
 - Railroad_2K

0 145.00 Feet

The information and depictions herein are for informational purposes and Waukesha County specifically disclaims accuracy in this reproduction and specifically admonishes and advises that if specific and precise accuracy is required, the same should be determined by procurement of certified maps, surveys, plats, Flood Insurance Studies, or other official means. Waukesha County will not be responsible for any damages which result from third party use of the information and depictions herein, or for use which ignores this warning.

Notes:

Printed: 3/14/2024





Legend

- Municipal Boundary_2K
- Parcel_Dimension_2K
- Note_Text_2K
- Lots_2K
 - Lot
 - Unit
 - General Common Element
 - Outlot
- SimultaneousConveyance
 - Assessor Plat
 - CSM
 - Condominium
 - Subdivision
- Cartoline_2K
 - EA-Easement_Line
 - PL-DA
 - PL-Extended_Tie_line
 - PL-Meander_Line
 - PL-Note
 - PL-Tie
 - PL-Tie_Line
 - <all other values>
- Railroad_2K

0 145.00 Feet

The information and depictions herein are for informational purposes and Waukesha County specifically disclaims accuracy in this reproduction and specifically admonishes and advises that if specific and precise accuracy is required, the same should be determined by procurement of certified maps, surveys, plats, Flood Insurance Studies, or other official means. Waukesha County will not be responsible for any damages which result from third party use of the information and depictions herein, or for use which ignores this warning.

Notes:

Printed: 3/14/2024



APPLICATION FOR VARIANCE/APPEAL

Address of property for which variance is requested: N13W28643 Silvernail Rd.

Tax Key Number: 0815981

Owner Information:

Applicant Information:

Scott & Julie Cepolski

Scott & Julie Cepolski

Name

Name

N13W28643 Silvernail Rd

N13W28643 Silvernail Rd

Address

Address

414-931-1901

414-931-1901

Phone Number

Phone Number

scott.cepolski@gmail.com

scott.cepolski@gmail.com

E-mail

E-mail

Length of Ownership: 9 years

Choose One: Variance Appeal of Code Interpretation

Previous Appeal Date (if applicable): _____

Waukesha County Shoreland Jurisdiction (1000' of Lake or 300' of Stream): Yes No

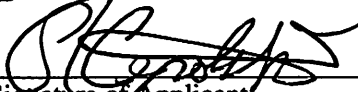
Estimated Contractor Cost of Project: \$60,000

REQUIRED SUBMITTAL INFORMATION:

- Completed Application
- Survey/Plot to include the following:
 - a. Existing structures.
 - b. Proposed structures.
 - c. Location and dimension of buildings on adjacent properties.

Note: All structures shown shall include dimensions, elevations and distance to lot lines.
- Detailed plans of proposed construction, including floor plan and elevation views. Please include a **written** description of the proposed construction.
- Copy of most recent Tax Bill.
- Explanation, **in writing**, as to what **hardship or practical difficulty** the code is causing.

Note: - Cost of project or financial reasons are not considered a hardship
 - Self-induced hardships are not considered a reason for granting a variance
 - Unnecessary hardships must relate to a unique condition affecting owner's land.
 - Granting of a variance due to hardship may not be contrary to public interest
- Eight (8) copies of all documents (preferred size to be no greater than 11" x 17")
- \$415.00 Fee


Signature of Applicant

3/10/24
Date

PROPERTY INFORMATION:

Item	Existing	Proposed	For Office Use Only	
Zoning	A2	A2	<input type="checkbox"/> Conforming	<input type="checkbox"/> Non-Conforming
Present Use of Property	Residential	Residential	<input type="checkbox"/> Conforming	<input type="checkbox"/> Non-Conforming
Lot Size	4.69 acres	4.69 acres	<input type="checkbox"/> Conforming	<input type="checkbox"/> Non-Conforming
Lot Width			<input type="checkbox"/> Conforming	<input type="checkbox"/> Non-Conforming
Setback (Road Right-of-Way)	50 ft	50 ft	<input type="checkbox"/> Conforming	<input type="checkbox"/> Non-Conforming
Offset (Left Side)	30 ft	30 ft	<input type="checkbox"/> Conforming	<input type="checkbox"/> Non-Conforming
Offset (Right Side)	30 ft	30 ft	<input type="checkbox"/> Conforming	<input type="checkbox"/> Non-Conforming
Offset (Rear)	50 ft	50 ft	<input type="checkbox"/> Conforming	<input type="checkbox"/> Non-Conforming
Setback (Lakeshore)	N/A	N/A	<input type="checkbox"/> Conforming	<input type="checkbox"/> Non-Conforming
Offset (Wetland/Floodplain)	N/A	N/A	<input type="checkbox"/> Conforming	<input type="checkbox"/> Non-Conforming
Open Space			<input type="checkbox"/> Conforming	<input type="checkbox"/> Non-Conforming

STRUCTURE INFORMATION:

Existing Structures						
	Type	Floor Area	Base Height	Overall Height	For Office Use Only	
1.	Rsd'l	N/A			<input type="checkbox"/> Conforming	<input type="checkbox"/> Non-Conforming
2.					<input type="checkbox"/> Conforming	<input type="checkbox"/> Non-Conforming
3.					<input type="checkbox"/> Conforming	<input type="checkbox"/> Non-Conforming
Proposed Structures						
	Type	Floor Area	Base Height	Overall Height	For Office Use Only	
1.	Garage	792 sq ft			<input type="checkbox"/> Conforming	<input type="checkbox"/> Non-Conforming
2.					<input type="checkbox"/> Conforming	<input type="checkbox"/> Non-Conforming
3.					<input type="checkbox"/> Conforming	<input type="checkbox"/> Non-Conforming

VARIANCES REQUESTED:

From Section No. (Be Specific)	Amount of Variance	Description
17.04 H 3. b. :offset does not meet the required 30'	15' 8" side yard variance	

TOWN OF DELAFIELD
PROFESSIONAL STAFF/FEES CHARGE BACK ACKNOWLEDGEMENT

PLEASE BE ADVISED

That pursuant to the Town of Delafield Code of Ordinances, The Town of Delafield Town Board has determined that whenever the services of the Town Attorney, Town Engineer or any other of the Town's professional staff results in a charge to the Town for that professional's time and services and such service is not a service supplied to the Town as a whole, the Town Clerk shall charge that service for the fees incurred by the Town. Also be advised that pursuant to the Town of Delafield code of Ordinances certain other fees, costs and charges are the responsibility of the property owner.

I, the undersigned, have been advised that, pursuant to the Town of Delafield Code of Ordinances, if the Town Attorney, Town Engineer or any other town professional provides services to the Town as a result of my activities, whether at my request or at the request of the Town, I shall be responsible for the fees incurred by the Town. Also I have been advised that pursuant to the Town of Delafield Code of Ordinances certain other fees, costs and charges are my responsibility.



Signature of Property Owner

5/10/24
Date

Please print:

Property Owner:

Scott & Julie Cepolski

Owner's Address:

N13W28643 Silvernail Rd.
Town of Delafield

Parcel Number:

Property Address:

N13W28643 Silvernail Rd.
Town of Delafield

Form Received by:



Date:

3/13/2024

REQUEST FOR EXEMPTION OF CODE SECTION 17.04 H 3.b.

Located at N13W28643 Silvernail Rd, Town of Delafield, the Cepolski residence was built in 1952, and was originally comprised of 1 kitchen, 1 family room, 1 bathroom, 3 bedrooms, basement and attached garage.

After the acquisition of this property in 2015, the Cepolski's engaged on renovation to accommodate their family and winery home business. They applied for the proper permits and consulted with the Town of Delafield Building Inspector at the time Mr. Tony Fockler about the plan of converting their original attached garage as part of their house, since the original garage structure would not allow for height restructuring to meet building code compliance and adding a new, up to code 2 car attached garage, set inground below grade, on the east side of the house was the plan. **Photo 1**

In 2022, the Town of Delafield and the Federal and State government approved of a winery license as a home business and enabling to start selling their wine from their home. The original attached garage, along with part of basement was converted to their grapes processing location and winery.

Proceeding with their renovation, in January 2024 Patera Architects on behalf of the Cepolski's submitted the drawings of the new below grade 2 car attached garage, located on the east side of the main residence, to the Town of Delafield Building Inspector for review and construction approval.

The construction approval was denied by the Town of Delafield Building Inspector on the grounds of: "Zoning Violation", Section 17.04 H 3.b. Offset does not meet the required 30'.

Upon being notified about the offset requirements, the Cepolskis went to the Town of Delafield Office to understand why they are subject to a 30' offset requirement. This was in contrast to the conversation had with Tony Fockler accounting for a standard 10' offset. The current Town Building Inspector informed the Cepolskis that due to the zoning of their property, the requirement was 30' offset and not the usual 10'.

The Cepolski's along with their architect analyzed the possibility of building the 2 car attached garage on the west side of the house, however the west side of the house (**Photo 2**) is where the main entrance to the residence is located, along with an incline of 17.8 degrees (greater than the code max of 13.5 degrees), and the well and pump are located in the direct pathway going to the main entrance on the West side, making it prohibitive to build the attached garage on the west side of the residence. The South side (**Photo 3**), much like the west side, is on a hill at a higher inclination than the West side, which would make it non-compliant with current code

and not possible to have it attached as current housing standards. The North side (**Photo 1**) is where the septic tank is located along with the entrance to the home business (winery).

With these facts laid in front of them, the Cepolskis had no other alternative but to appeal for an exemption of zoning code Section 17.04 H 3.b, allowing them to build the below grade 2 car attached garage on the east side of their property (**Photo 1**), which has an existing elevation supportive of an attached garage within current code.

The request is for approval of the below grade 2 car attached garage, which will fall within the 30' offset by 15' 8".

The Cepolskis informed their neighbor (Gacek family) who live on the east side of the property line regarding the building constraint, and Mr. Gacek sent the Town of Delafield an email/ letter informing the town that he had no objections with the construction of the below grade 2 car attached garage taking place on the shared property line, that it will not block his view and it will be hard to notice with the property line tree row especially since the garage will be set inground, below grade.

(Please view the topography map)

In summary, the following are variables of hardship preventing a below grade attached 2 car garage to be located anywhere else on the house, but the east side of the existing house. Also taking into consideration the ease of accessibility from limitations/disabilities as we age.

West side: **Photo 2**

1. Main entrance to the house
2. Incline (17.8 degrees) greater than code allowance of 13.5 degrees
3. Existing well and pump located in pathway

South side: **Photo 3**

1. Incline (18.4 degrees) greater than code allowance of 13.5 degrees
2. Not possible to attach to house

North side: **Photo 1**

1. Septic tank location
2. Main entrance to home business

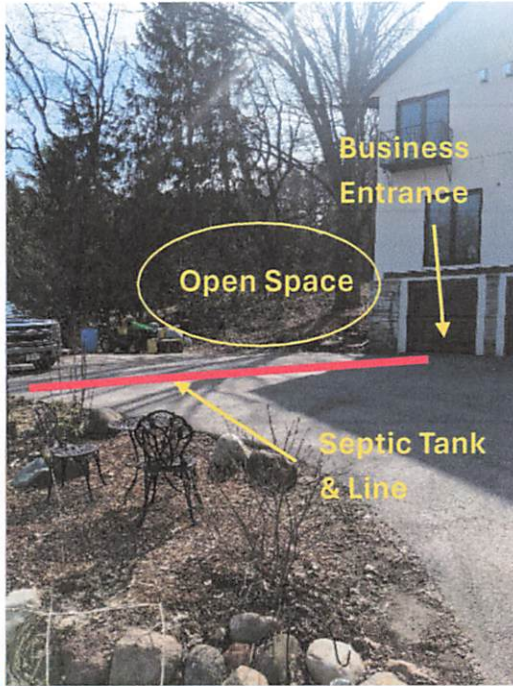


Photo 1

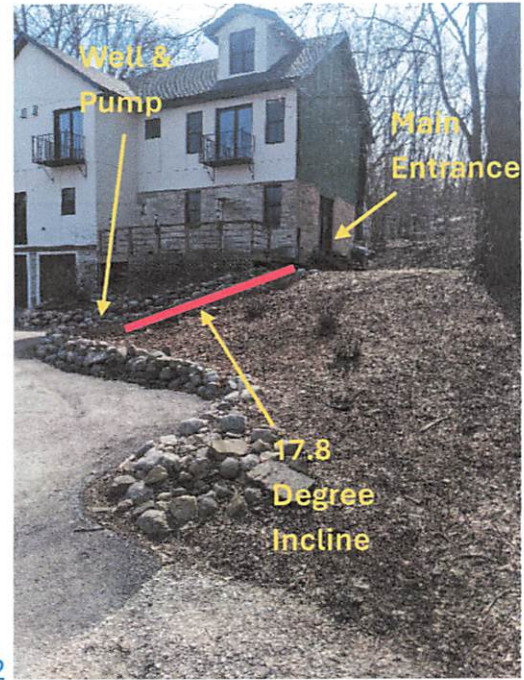


Photo 2

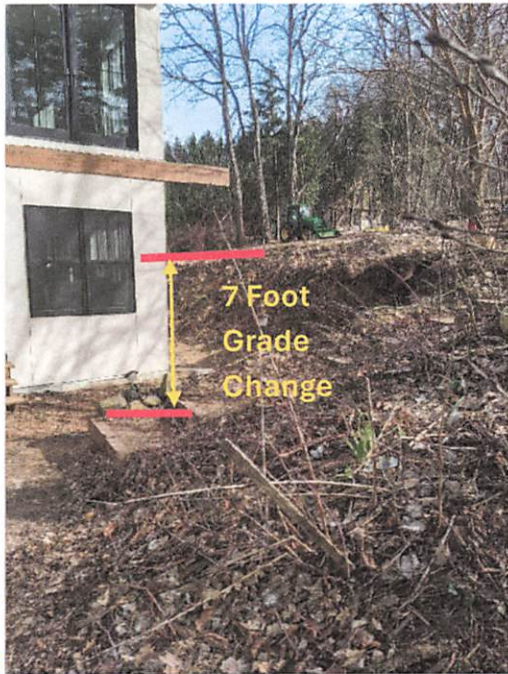


Photo 3

Cepolski Attached Garage Construction Description

Construction of proposed attached garage will include below grade foundation and supporting walls. 2 car access garage door matching house door style. Exterior siding to be constructed of stucco and field limestone matching original house design and style.



Legend

- Intermediate Contours
 - Intermediate Contour
 - Intermediate Depression
- Index Contours
 - Index Contour
 - Index Depression
- Municipal Boundary_2K
- Parcel_Dimension_2K
- Note_Text_2K
- Lots_2K
 - Lot
 - Unit
 - General Common Element
 - Outlot
- SimultaneousConveyance
 - Assessor Plat
 - CSM
 - Condominium
 - Subdivision
- Cartoline_2K
 - EA-Easement_Line
 - PL-DA
 - PL-Extended_Tie_line
 - PL-Meander_Line
 - PL-Note
 - PL-Tie
 - PL-Tie_Line
 - <all other values>
- Railroad_2K

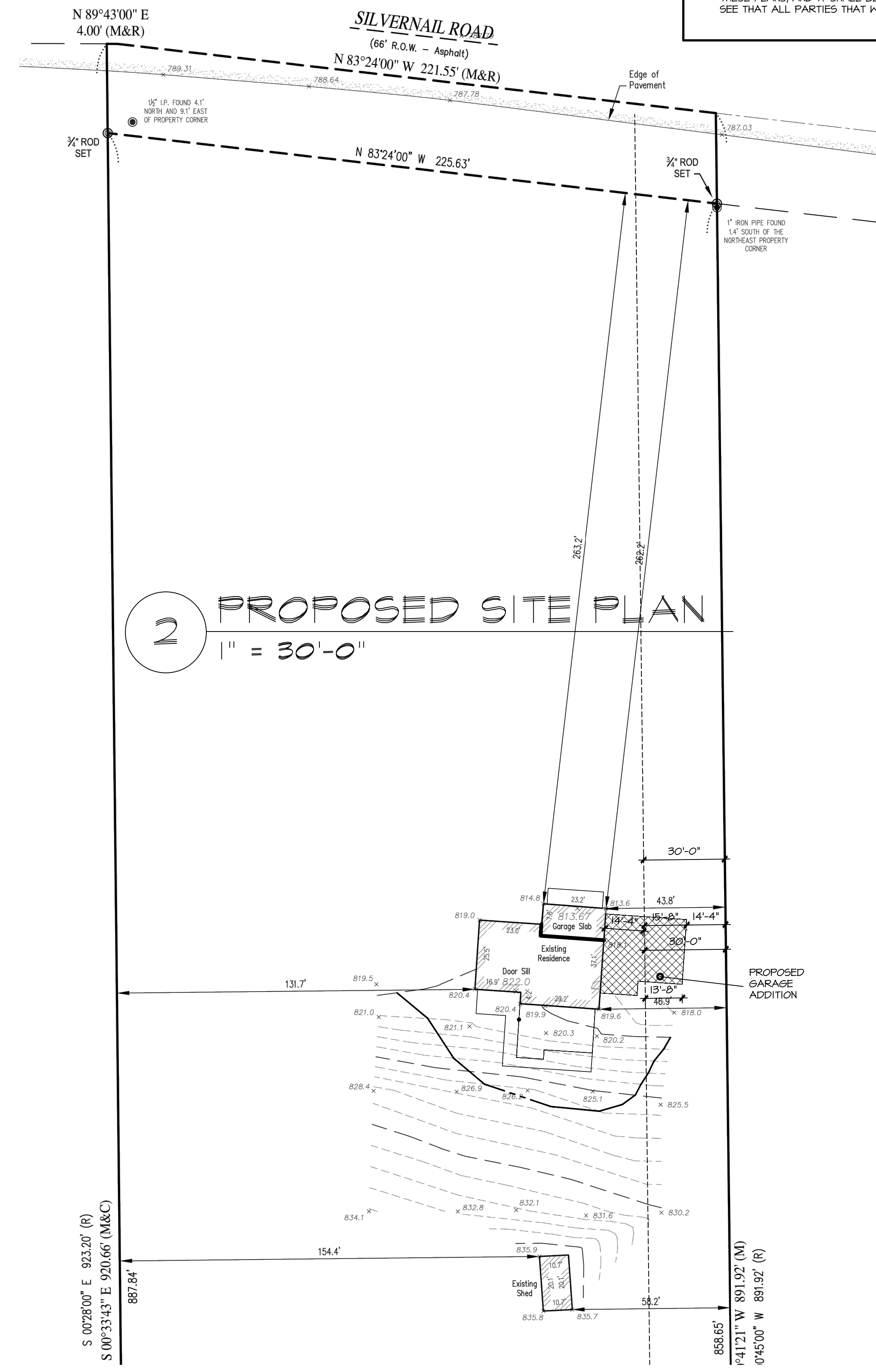
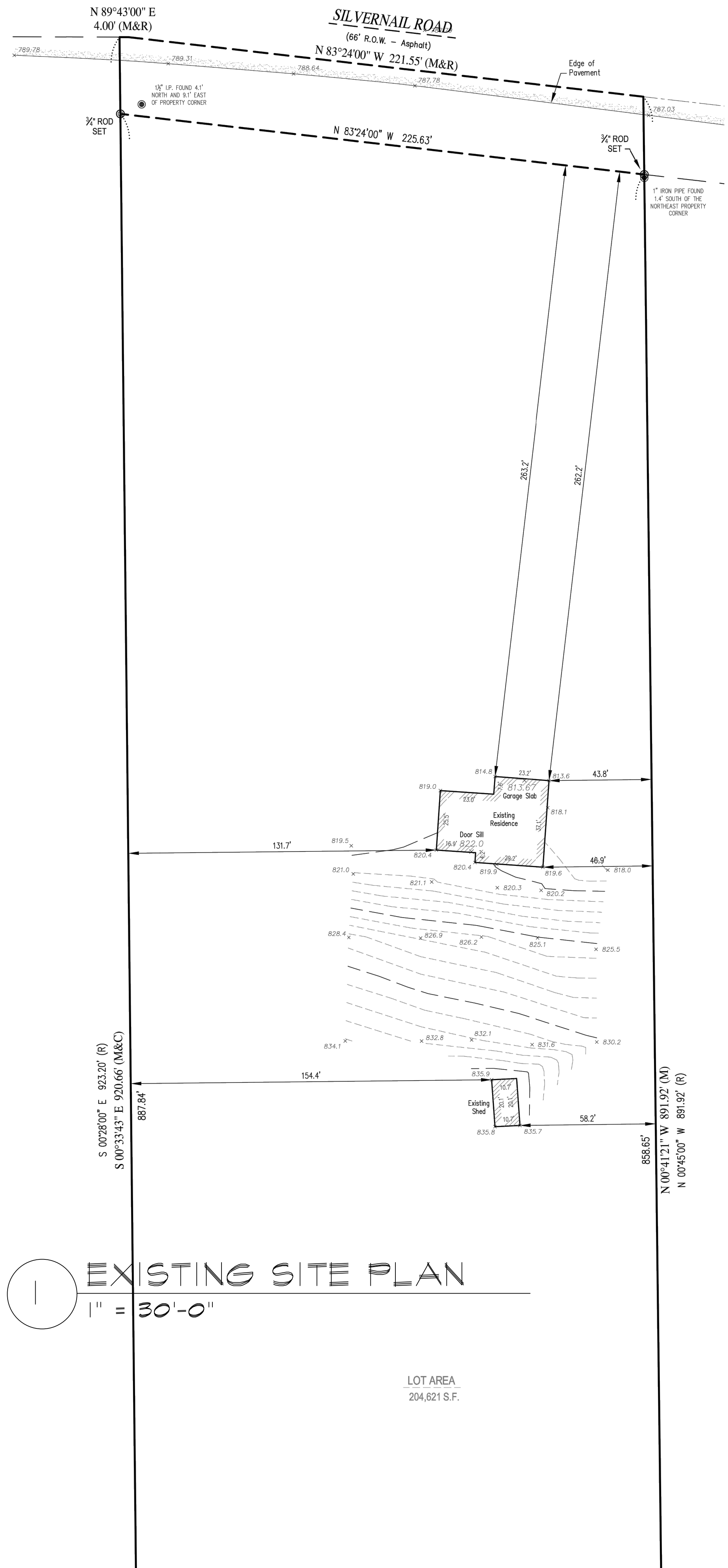
0 145.00 Feet

The information and depictions herein are for informational purposes and Waukesha County specifically disclaims accuracy in this reproduction and specifically admonishes and advises that if specific and precise accuracy is required, the same should be determined by procurement of certified maps, surveys, plats, Flood Insurance Studies, or other official means. Waukesha County will not be responsible for any damages which result from third party use of the information and depictions herein, or for use which ignores this warning.

Notes:

Printed: 3/14/2024





GENERAL NOTES

- THE DESIGNER MAINTAINS NO RESPONSIBILITY FOR THE GENERAL CONTRACTOR, SUBCONTRACTORS, OR THOSE WORKING IN SUCH CAPACITIES, FOR THE METHODS USED, OR LACK THEREOF, IN THE EXECUTION OF THE WORK AND SAFETY PROCEDURES AND PRECAUTIONS TAKEN AT THE PROJECT SITE.
- CONTRACTORS SHALL ASSUME FULL RESPONSIBILITY - UNRELIEVED BY REVIEW OF SHOP DRAWINGS NOR BY SUPERVISION OR PERIODIC OBSERVATION OF CONSTRUCTION FOR COMPLIANCE WITH THE CONTRACT DOCUMENTS - FOR DIMENSIONS TO BE CONFIRMED AND CORRELATED ON THE JOB SITE AND BETWEEN INDIVIDUAL DRAWINGS OR SETS OF DRAWINGS; FOR FABRICATION PROCESSES AND CONSTRUCTION TECHNIQUES (INCLUDING EXCAVATION, SHORING AND SCAFFOLDING, BRACING, ERECTION FORM WORK, ETC.); FOR COORDINATION OF THE VARIOUS TRADES; FOR SAFE CONDITIONS ON THE JOB SITE; AND FOR THE PROTECTION OF THE PEOPLE AND PROPERTY AT THE JOB SITE.
- THE INFORMATION CONTAINED ON THE DRAWINGS IS IN ITSELF INCOMPLETE, AND VOID UNLESS USED IN CONJUNCTION WITH ALL THE SPECIFICATIONS, TRADE PRACTICES, OR APPLICABLE STANDARDS, CODES, ETC., INCORPORATED THEREIN BY REFERENCE, OF WHICH THE CONTRACTOR CERTIFIES KNOWLEDGE BY SIGNING THE CONTRACT.
- UNLESS NOTED OTHERWISE, ALL DETAILS, SECTIONS, AND NOTES ON THE DRAWINGS ARE INTENDED TO BE TYPICAL FOR SIMILAR SITUATIONS ELSEWHERE.
- UNLESS OTHERWISE SHOWN OR NOTED, THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE LOCATION AND THE PLACEMENT OF ANY INSERTS, HANGARS, PIPE SLEEVES, HOLES OR ANCHOR BOLTS THAT ARE REQUIRED BY THE MECHANICAL OR ELECTRICAL EQUIPMENT.
- THE CONTRACTOR SHALL COMPLY WITH THE LATEST OCCUPATIONAL SAFETY HEALTH ACT REQUIREMENTS.
- ALL STATE OF WISCONSIN, LOCAL AND O.S.H.A. SAFETY CODES SHALL BE A PART OF THESE PLANS, AND IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO SEE THAT ALL PARTIES THAT WORK AT OR VISIT THE JOB SITE COMPLY WITH SAME.
- 1/2" OSB SHALL BE NAILED TO TRUSSES AT A MAXIMUM OF 8" O.C.. STEEL H-CLIPS SHALL BE USED BETWEEN TRUSSES
- ALL WOOD FOR EXTERIOR WALLS, INTERIOR BEARING WALLS SHALL BE SPF #2 GRADE OR BETTER UNLESS OTHER WISE NOTES. FLOOR JOIST SHALL BE ENGINEERED JOIST. ALL WOOD REQUIRED TO COMPLETE THE ROOF SHALL BE PER ROOF TRUSS MANUFACTURER SPECIFICATIONS.
- DESIGN DATA:
 LIVE LOAD ROOF 30#/SQ.FT. WIND LOAD 20#/SQ.FT.
 LIVE LOAD FLOOR 40#/SQ.FT. LIVE LOAD STAIRS 40#/SQ.FT.
 CONCRETE 3000 PSI
 REINFORCED STEEL YIELD 60000 PSI. CRSI SPECIFICATIONS.
 ASSUMED SOIL PRESSURE 3000 PSF.
 COMPACTION OF ANY FILL REQUIRED UNDER FLOOR SHALL BE TO 95% MAXIMUM DENSITY AS DETERMINED BY MODIFIED PROCTOR TEST (ASTM 1557). THIRD PARTY TESTS SHALL BE REQUIRED TO BE FURNISHED TO DESIGNER TO INSURE THAT THE COMPACTION IS PER ABOVE.
- ALL CONCRETE BLOCK SHALL BE STATE OF WISCONSIN APPROVED. BRICK SHALL BE SECURELY ATTACHED TO WOOD FRAMING WITH 22 GAUGE CORRUGATED GALVANIZED SHEET METAL TIES - 1/8" WIDE WITH AT LEAST ONE ANCHOR IN EVERY 2 SQUARE FEET OF WALL. MORTAR SHALL BE TYPE 'M'.
- THERMAL PERFORMANCE BY OTHERS
- VENTILATE ATTIC PER CODE.
- ALL FRAMED WALLS IN PERIMETER OF BASEMENT (BOTH STRUCTURAL & FURRED WALLS) MUST BE INSULATED PER PLAN OR MINIMUM R-II F.G. BATT.
- TRUSS MANUFACTURER TO VERIFY FIREPLACE VENTING SPACE FOR ALL FIREPLACES.

PLAN NOTES:

- ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE PLANS AND CHECKING THEM FOR ACCURACY, THE CONTRACTORS MUST REVIEW ALL DETAILS OF THEIR TRADES AND BE RESPONSIBLE FOR THE SAME.
- DO NOT SCALE DIMENSIONS FROM DRAWINGS. CONSULT GENERAL CONTRACTOR OR THE ARCHITECT WITH ANY QUESTIONS.
- FOR PLACEMENT OF HOUSE ON LOT REFER TO SURVEYORS DRAWINGS. GRADES SHOWN ON THESE PLANS ARE ASSUMED, CONFIRM ALL GRADES WITH SURVEY OR SITE VERIFY.
- ALL INTERIOR WALLS ARE 4-1/2" UNLESS OTHERWISE NOTED
- ALL EXTERIOR WALLS ARE 6-1/2" UNLESS OTHERWISE NOTED
- PLACEMENT OF BUILDING COMPONENTS, MECHANICAL EQUIP., APPLIANCES AND ELECTRICAL COMPONENTS IS SUBJECT TO FIELD ADJUSTMENT. ACTUAL CONSTRUCTION MAY NOT CONFORM EXACTLY TO THE LOCATIONS INDICATED ON THESE DRAWINGS

CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS AND THE EXACT LOCATION OF EXISTING PLUMBING, MECHANICAL, AND STRUCTURAL COMPONENTS AND ADJUST THE PLANS AS NECESSARY TO ACCOMMODATE.

SCOPE OF DRAWING:
 THESE DRAWINGS INDICATE THE GENERAL SCOPE OF THE PROJECT IN TERMS OF ARCHITECTURAL DESIGN INTENT, THE DIMENSIONS OF THE BUILDING, THE MAJOR ARCHITECTURAL ELEMENTS AND THE TYPE OF STRUCTURAL, MECHANICAL AND ELECTRICAL SYSTEMS. THE DRAWINGS DO NOT NECESSARILY INDICATE OR DESCRIBE ALL WORK REQUIRED FOR FULL PERFORMANCE AND COMPLETION OF THE REQUIREMENTS OF THE CONTRACT. ON THE BASIS OF GENERAL SCOPE INDICATED OR DESCRIBED, THE TRADE CONTRACTORS SHALL FURNISH ALL ITEMS REQUIRED FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK INTENDED.

SHEET INDEX:

SHEET T-1	PROPOSED SITE DEVELOPMENT PLAN & GENERAL NOTES
SHEET A-1	PROPOSED ELEVATIONS
SHEET A-2	PROPOSED FLOOR PLANS
SHEET A-3	PROPOSED EXTERIOR ELEVATIONS

WALL KEY:

	= EXIST. WALL TO REMAIN
	= EXIST. WALL TO BE REMOVED
	= NEW STUD WALL

patera
 ARCHITECTURE + ENGINEERING
 4040 N. Calhoun Road Suite #200 • Brookfield, WI 53005
 262-786-6776 FAX 262-786-7036

REVISIONS:

3-8-23	PRELIM #1
5-22-23	PRELIM #2
7-11-23	REVISIONS
8-30-23	REVISIONS
11-10-23	REVISIONS

CEPOLSKI ADDITION
 N13 W28643 SILVERNAIL ROAD
 TOWN OF DELAFIELD, WI 53207
 SHEET TITLE:
SITE PLANS, SPECIFICATIONS & DETAILS
T-1
 DATE: MARCH 8TH, 2023
 PROJECT NUMBER: 16-160.2

COPYRIGHT: PATERA LLC... IT IS UNLAWFUL FOR ANYONE TO USE OR REPRODUCE BY ANY MEANS ALL OR ANY PORTION OF THESE CONSTRUCTION DOCUMENTS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF PATERA, LLC.



PROPOSED SIDE ELEVATION

1/4" = 1'-0"



PROPOSED FRONT ELEVATION

1/4" = 1'-0"

WALL KEY:	
	= EXIST. WALL TO REMAIN
	= EXIST. WALL TO BE REMOVED
	= NEW STUD WALL

REVISIONS:

3-8-23	PRELIM #1
5-22-23	PRELIM #2
7-11-23	REVISIONS
8-30-23	REVISIONS
11-10-23	REVISIONS

N13 W28643 SILVERMAIL ROAD
TOWN OF DELAFIELD, WI 53207

SHEET TITLE:
BASEMENT/FOUNDATION PLAN & ROOF PLAN

REVISIONS:
3-8-23 PRELIM #1
5-22-23 PRELIM #2
7-11-23 REVISIONS
8-30-23 REVISIONS
11-10-23 REVISIONS

CEPOLSKI ADDITION

N13 W28643 SILVERMAIL ROAD
TOWN OF DELAFIELD, WI 53207

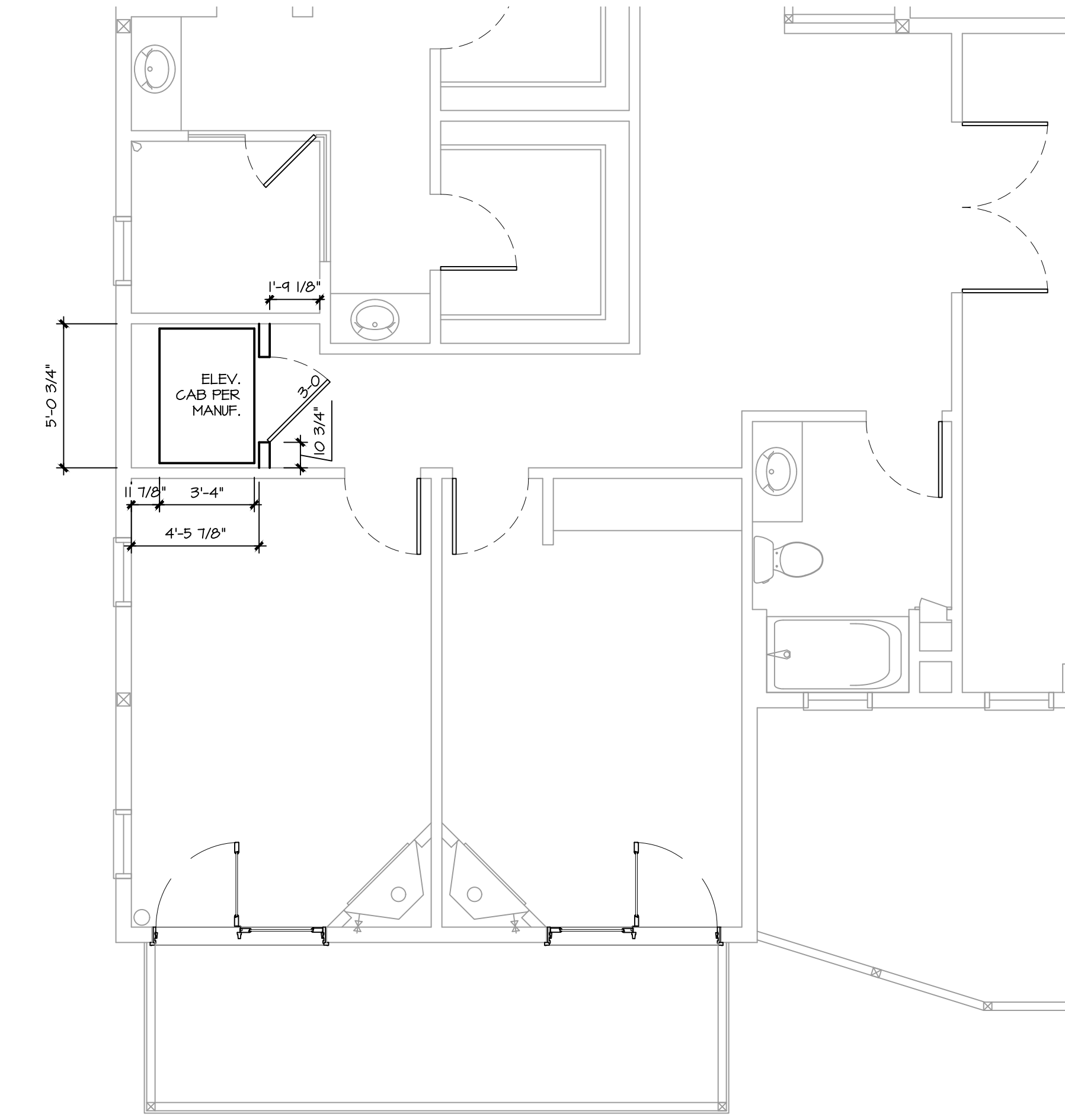
SHEET TITLE:
PROPOSED FLOOR PLAN

A-2

DATE: MARCH 8TH, 2023

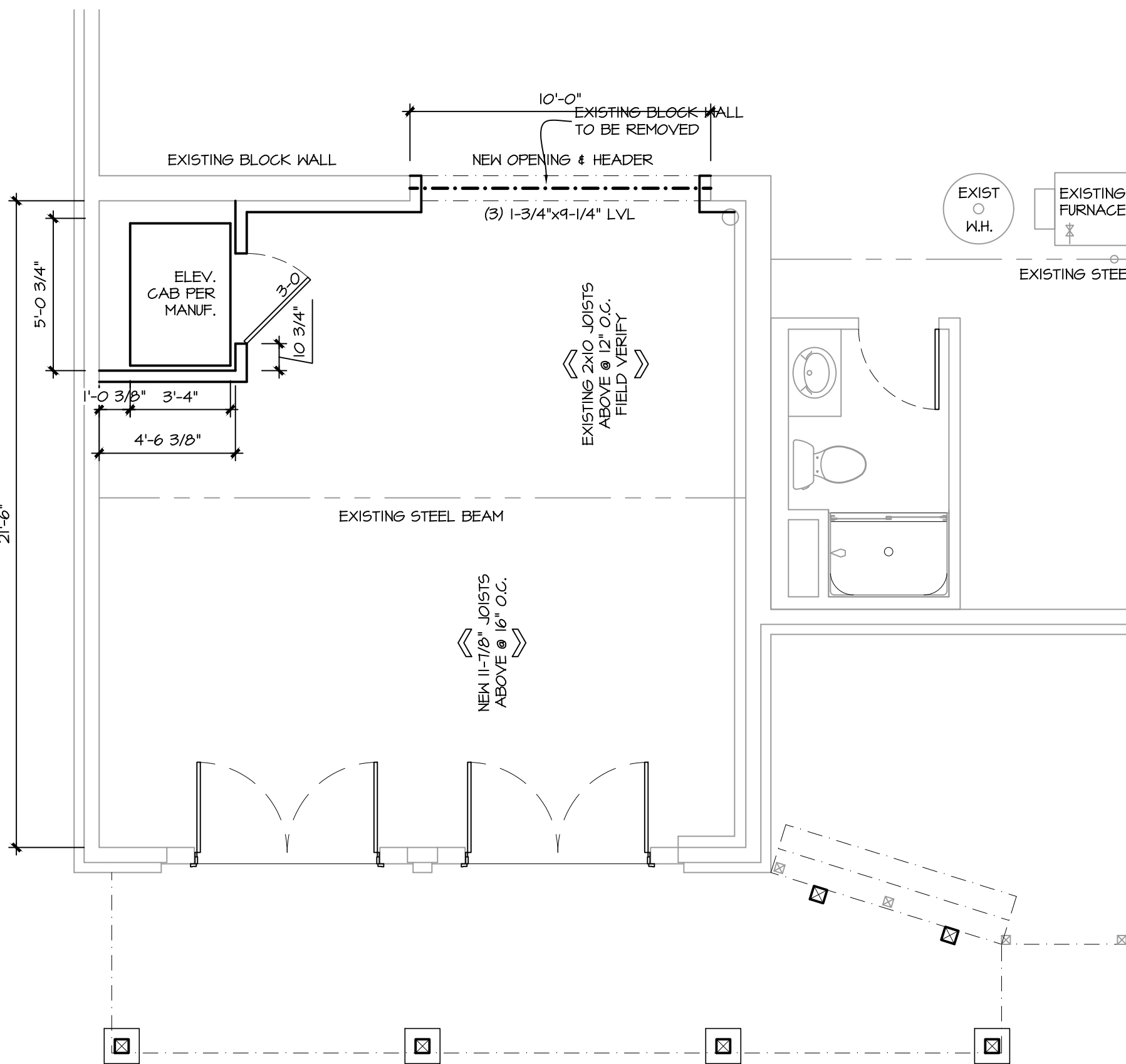
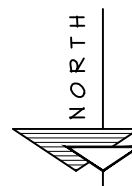
PROJECT NUMBER: 16-160.2

COPYRIGHT: PATERA LLC... IT IS UNLAWFUL FOR ANYONE TO USE OR REPRODUCE BY ANY MEANS ALL OR ANY PORTION OF THESE CONSTRUCTION DOCUMENTS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF PATERA, LLC.



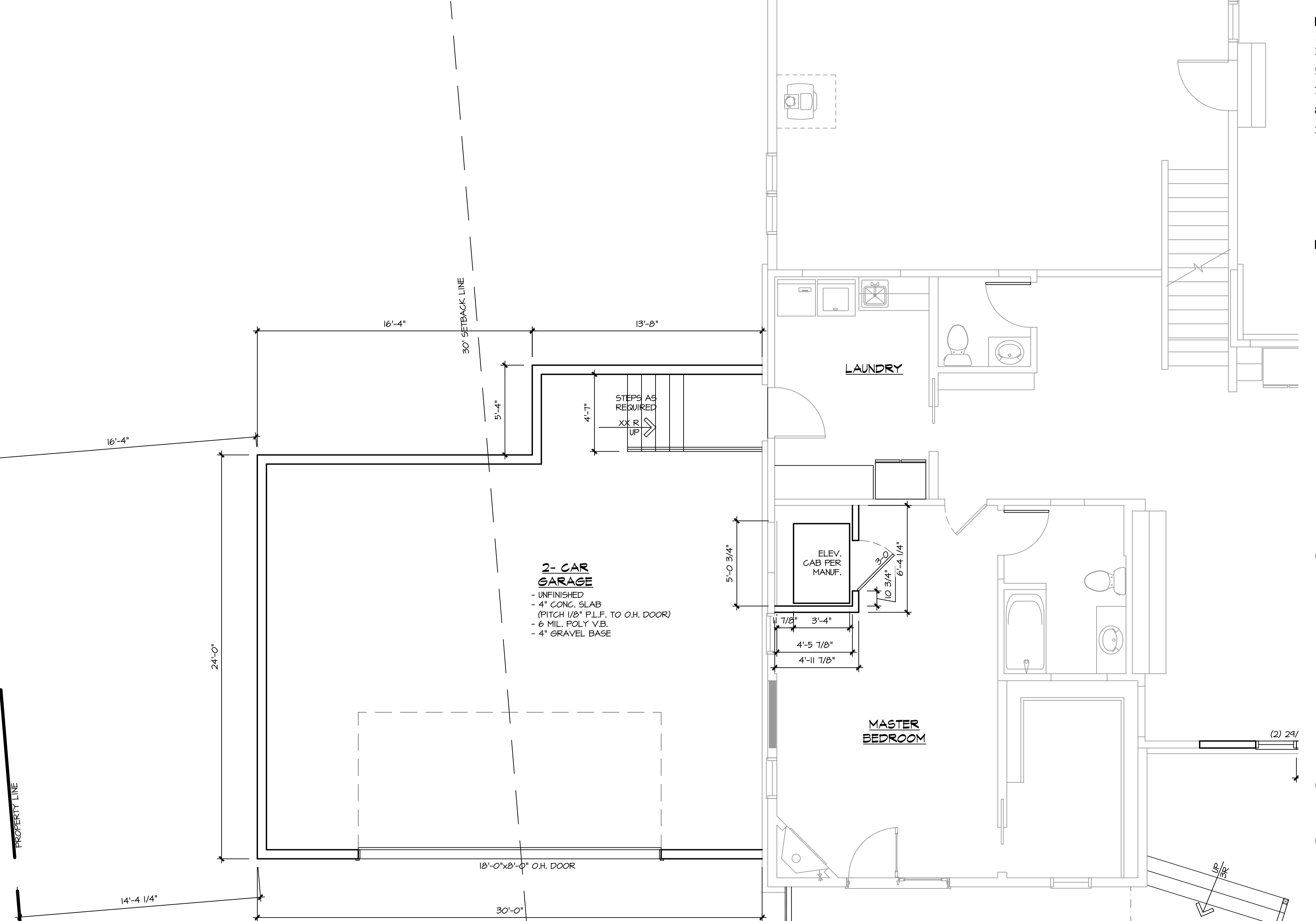
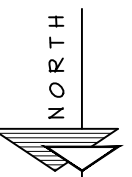
PROPOSED SECOND FLOOR

1/4" = 1'-0"



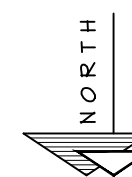
PROPOSED BASEMENT PLAN

1/4" = 1'-0"



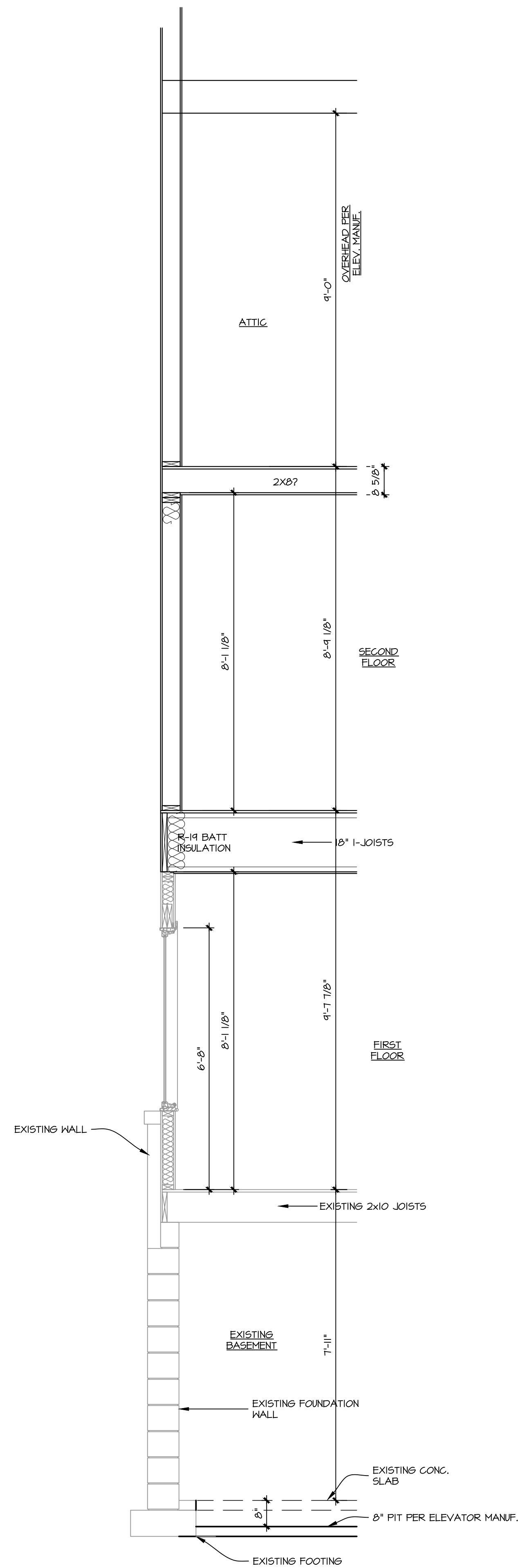
FLOOR PLAN

1/4" = 1'-0"
PROP. GARAGE ADDITION AREA = 792 SQ. FT.

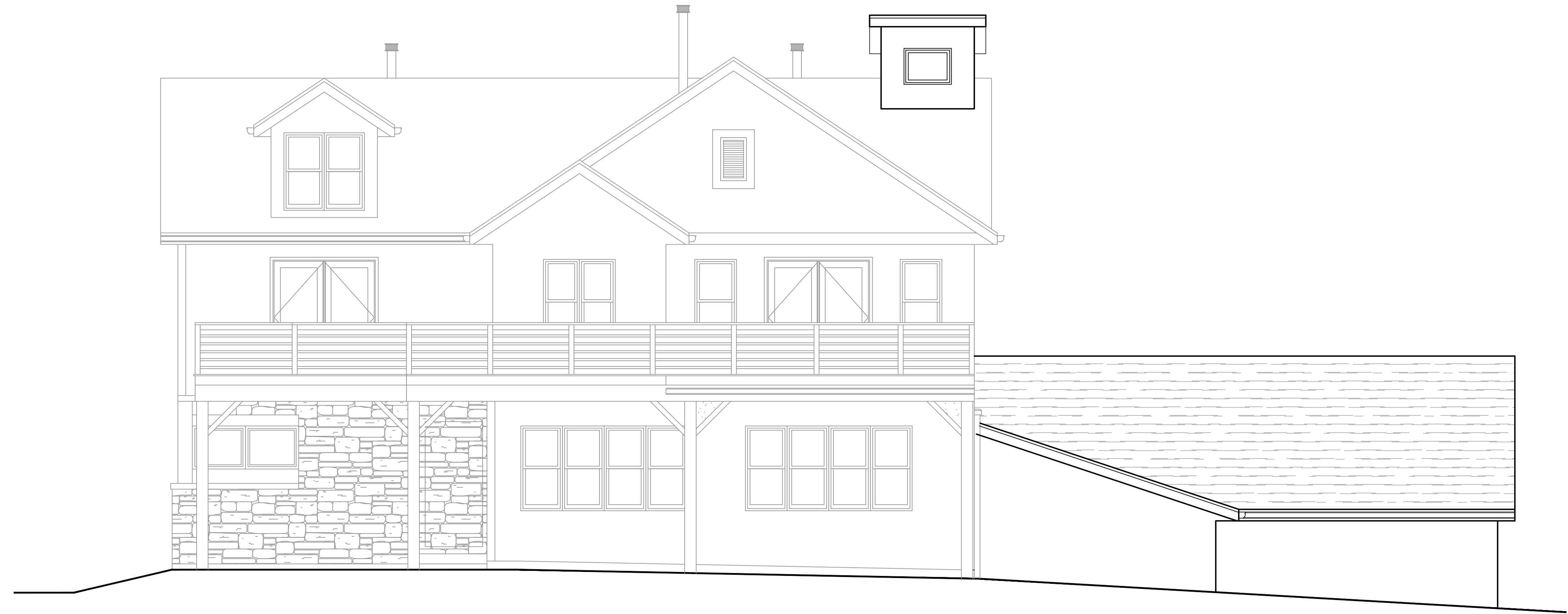


WALL KEY:

	= EXIST. WALL TO REMAIN
	= EXIST. WALL TO BE REMOVED
	= NEW STUD WALL

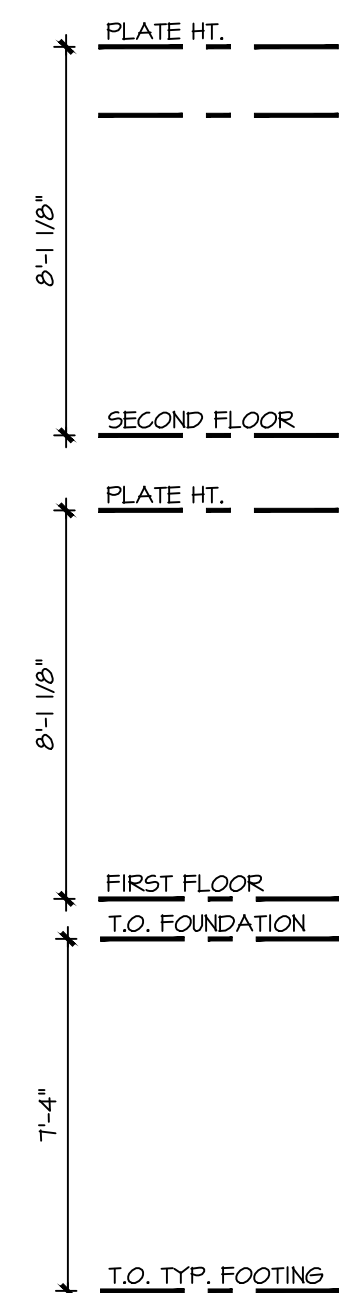


X ELEVATOR SECTION
1/2" = 1'-0"



PROPOSED REAR ELEVATION

1/4" = 1'-0"



PROPOSED SIDE ELEVATION

1/4" = 1'-0"

- REVISIONS:**
- 3-8-23 PRELIM #1
 - 5-22-23 PRELIM #2
 - 7-11-23 REVISIONS
 - 8-30-23 REVISIONS
 - 11-10-23 REVISIONS

N13 W28643 SILVERMAIL ROAD
TOWN OF DELAFIELD, WI 53207