



11333 N. Cedarburg Road
Mequon, WI 53092
Phone: 262-236-2914
Fax: 262-242-9655

www.ci.mequon.wi.us

Office of the City Clerk

BOARD OF APPEALS
Thursday, February 6, 2020
6:00 PM
Christine Nuernberg Hall

Agenda

- 1) Call to Order, Roll Call
- 2) Approve meeting minutes of November 7, 2019
- 3) Hear evidence concerning; debate, deliberate and decide the request of:

Applicant: Alice M. Matthews
Owner: Alice M. Matthews
Appeal: Requesting variances from Sections 58-236(i), 58-236(j), 58-236(g)(2) and 58-236(k) of the City of Mequon Code of Ordinances in order to decrease the setback from 75 feet to approximately 46 feet, decrease the offset from 30 feet to 15 feet, increase the height of the accessory structure from 15 feet to approximately 15 feet 9.5 inches, and increase the lot coverage from 10% to approximately 12% in order to build an attached garage at 13148 N. West Shoreland Drive.

- 4) Adjourn

Dated: January 24, 2020

/s/ Kathleen Massey, Chairman

.....
Notice is hereby given that a quorum of other governmental bodies may be present at this meeting to present, discuss and/or gather information about a subject over which they have decision-making responsibility, although they will not take formal action thereto at this meeting. Persons with disabilities requiring accommodations for attendance at this meeting should contact the City Clerk's Office at 262-236-2914, twenty-four (24) hours in advance of the meeting.

Any questions regarding this agenda may be directed to the City Clerk's Office at 262-236-2914, Monday through Friday, 8:00 AM – 4:30 PM



draft

11333 N. Cedarburg Road
Mequon, WI 53092
Phone: 262-236-2914
Fax: 262-242-9655
Office of the City Clerk

www.ci.mequon.wi.us

**BOARD OF APPEALS
Thursday, November 7, 2019 - 6:00 PM
Christine Nuernberg Hall**

Minutes

1) Call to Order, Roll Call

Present:

- Chair Kathleen Massey
- Vice Chair William Komisar
- Board Member Thomas Flanagan
- Board Member Ramona Larson
- Board Member Robert Stern
- Board Member Lori Kornblum -- **Excused**
- Board Member Joseph Russell -- **Absent**

Also Present: Attorney Christopher Jaekels, Building Inspector Supervisor Launer, City Clerk Fochs, Anita Kornburger from U.S. Legal Support, Kay Sauerberg-Amland, Alderman Andrew Nerbun, press and interested public.

All parties appearing before the Board of Appeals were sworn.
A complete transcript of the proceedings can be made available upon request.

Chairman Massey welcomed Mr. William Komisar to the Board. He will serve as the Vice Chair.

2) Approve meeting minutes May 2, 2019

RESULT: **Approved by Voice Acclamation [Unanimous]**
MOVED BY: Board Member Stern
SECONDED BY: Board Member Flanagan

AYES:	Massey, Flanagan, Larson, Stern
ABSTAIN:	Komisar

3) Hear evidence concerning; debate, deliberate and decide the request of:

- a. Applicant: The Zomchek Family
 - Owners: James and Jennifer Zomchek
 - Appeal: Requesting a variance from Sections 58-238(j) of the City of Mequon Code of Ordinances in order to decrease the side property line offset of a garage addition from 20 feet to 11.5 feet at 11004 N. Lakeside Road.

Attachment: BOA 11-7-19 Draft Minutes (4808 : Board of Appeals meeting minutes of November 7, 2019)

Building Inspector Supervisor Launer stated that the appellant wants to build an attached garage to the existing house. The existing offset is 22.16 feet. With the remodel of the existing area and the addition of the garage the offset would be reduced to 11.5 feet. The code requirement for this R-3 zoned property is an offset of 20 feet.

Kay Sauerberg-Amland, the neighbor to the north, spoke in favor of the proposed garage plans and the requested variance.

Mr. James Zomchek stated that when searching for a home in Mequon this was one of the few homes that was at least partially handicap accessible and able to be remodeled to accommodate elderly parents if they needed to live with them in the future. Their home currently has steps to the front porch and carport making handicap accessibility difficult. Building an attached 3-car garage would make accessibility easier since the slab could be poured to make a level entryway. It would also provide room to park cars and for storage. Ms. Sauerberg-Amland is their only neighbor and woods around the property keep others from seeing the proposed garage. He added that the architecture of the home is mid-century modern, with a flat roof, and no basement nor attic. There is no duct work currently and adding air conditioning would ruin the integrity of the home. Banks of windows around the home provide air circulation throughout. Building a shed instead of a garage would block air passage to the home. Mr. Zomchek stated that the carport would be deconstructed, additional footings would be added to support the new garage slab and materials would be reused as much as possible. Building a garage to the east is also not an option since there is a well there and that would eliminate a bank of windows. The Zomcheks confirmed that they are only seeking variance approval to build the garage.

Andrew Nerbun, Alderman from District 8, spoke in favor of the proposed garage plan and the requested variance.

Motion to close the public portion of the hearing.

RESULT: Approved by Voice Acclamation [Unanimous]
MOVED BY: Board Member Flanagan
SECONDED BY: Vice Chairman Komisar

AYES: Massey, Komisar, Flanagan, Larson, Stern

Motion to approve variance from Sections 58-238(j) of the City of Mequon Code of Ordinances in order to decrease the side property line offset of a garage addition from 20 feet to 11.5 feet at 11004 N. Lakeside Road citing that the hardship is unique to the property, the disabilities of family members warrant a variance, the only impacted neighbor believes this is the best solution for her as well as the Zomcheks, the Board does not believe this is contrary to public interest, and he burden of proof was provided by the appellant.

Board discussion included the following:

- The uniqueness of a mid-century modern home, specifically as it pertains to storage, air flow, and lack of duct work
- Accessibility for all family members is important.
- The only impacted neighbor is in favor of their plans.
- The hardship is not self-created.

RESULT: **Approved by Roll Call Vote [Unanimous]**
MOVED BY: Chairman Massey
SECONDED BY: Vice Chairman Komisar

AYES: Massey, Komisar, Flanagan, Larson, Stern

- b. Applicant: Mequon Spur 16 LLC
 Owner: Mequon Spur 16 LLC
 Appeal: Appealing the Orders to Correct Condition of Premises dated July 23, 2019.

The applicant requested a postponement prior to the meeting. No appeal was heard.

4) Adjourn

Motion to adjourn at 6:25 PM.

RESULT: **Approved by Voice Acclamation [Unanimous]**
MOVED BY: Board Member Larson
SECONDED BY: Board Member Stern

AYES: Massey, Komisar, Flanagan, Larson, Stern

Respectfully Submitted,
Kathy Andrykowski

BOARD OF APPEALS VARIANCE APPLICATION

CITY OF MEQUON, WISCONSIN

Applicant: Alice M. Matthews Address: 13148 N. West Shoreland D

City/zip: Mequon, WI. 53097

Owner: - same -

Address: _____

City/zip: _____

Contact Person/Name: Alice Matthews

Phone Number: (414) 588-5258 Email: alicematthews7@gmail.com

TO THE BOARD OF APPEALS:

The above hereby requests a variance to City of Mequon Code Sec. #:
regarding:

code section 58-236(Li) setback required: 75 feet	Proposed: 46.18 feet
code section 58-236(Lj) offset required: 30 feet	Proposed: 15.00 feet
code section: 58-236(Lg)(2) Max height 15 ft	Proposed: 15 feet 9.5 in
code section: 58-236(Li) Lot coverage, max 10%	Proposed: 11.92%

in order to: build a detached garage

APPLICANT MUST PROVIDE:

Application form
\$215 filing fee

1 copy each of the following documents

1. Copy of denial letter if any, or a description of the denial
2. Letter explaining hardship or practical difficulty in complying with the ordinance requirement(s)
3. Detailed dimension drawing of/and indicating area where appeal/variance is requested
4. Elevation drawings if appropriate (4 views)

FOR OFFICE USE ONLY

Receiving Officer: <u>Caroline Podes</u>	Received Date: <u>1-6-2020</u>
Parcel #: <u>140 980 121 000</u>	Hearing Date: <u>2-6-2020</u>
Zoning District: <u>R-2</u>	Receipt #: <u>3031-0003</u>
Alderman & District #: <u>Dist #1; Ald. Strzelczyk</u>	Published: <u>1/23/2020</u>

c: Notice of scheduled hearing to DISTRICT ALDERPERSON, OWNER(S) OF RECORD as listed in the Office of the Assessor and all parcels in the City of Mequon as per state statute and City of Mequon Communication Policy.



11333 N. Cedarburg Rd 60W
Mequon, WI 53092-1930
Phone (262) 236-2921
Fax (262) 242-9655

www.ci.mequon.wi.us

INSPECTION DIVISION

January 6, 2020

Ms. Alice Matthews
13148 N West Shoreland
Mequon, WI 53092

Dear Ms. Matthews:

I am writing regarding the building permit application for a detached structure at 13148 N West Shoreland. The proposed structure does not comply with the 75' setback from the front lot line, the 30' offset from the side property line, the maximum height requirements of 15', and the additional structure will exceed the 10% maximum lot coverage requirement. Based on this information, four variances, through the Board of Appeals, are required. It is my understanding based on your email dated November 1, 2019 you are requesting commencement of this process.

Zoning District R-2

Code Section 58-236(i)	Setback required: 75 feet	Proposed:	46.18 feet
Code Section 58-236(j)	Offset required: 30 feet	Proposed:	15.00 feet
Code Section 58-236(g)(2)	Maximum height: 15 feet	Proposed:	15 feet 9.5 inches
Code Section 58 -236(k)	Lot Coverage, max 10%	Proposed:	11.92%

Please remember the following information if you decide to request a variance:

1. The hardship must be based on conditions unique to the property rather than considerations personal to the property owner.
2. The hardship cannot be self-created.
3. The Board of Appeals is to evaluate the hardship in light of the purpose of the zoning restriction at issue.
4. A variance cannot be contrary to the public interest.
5. The property owner bears the burden of proving unnecessary hardship.

I have enclosed an application for the Board of Appeals which should be returned to the City Clerk with a check for \$215.00.

If you have any further questions, feel free to call me at 262-236-2909 during normal business hours.

Respectfully,

Paul Launer
Building Inspections Supervisor

cc: City of Mequon City Clerks Office

enclosure/kh

Attachment: Matthews appeal_02-06-20 (4809 : Alice M Matthews appeal_13148 N West Shoreland Dr)

January 6, 2020

To: The City of Mequon Board of Appeals

I am the owner of the property located at 13148 N. West Shoreland Drive, Mequon, WI 53097. The legal description of the property is Lot 21, Block 1, West Shoreland, Section 12, Range 21 East Township 9 North, City of Mequon, Ozaukee County, Wisconsin. I acquired the property on September 30, 2004.

The property is .333 of an acre. It is non-conforming in that it is located in the R-2 Zoning District. It is my desire to add a detached garage to my property which presently has no garage. The following setbacks which are designed for 2+ acres lots prohibit my obtaining a building permit without a variance:

Zoning R-2

Code Section 58-236(i)	Setback required: 75 feet	Proposed:	46.18 feet
Code Section 58-236(j)	Offset required: 30 feet	Proposed:	15.00 feet
Code Section 58-236(g)(2)	Maximum height 15 feet	Proposed:	15 feet 9.5 inches
Code Section 58-236(k)	Lot coverage, max 10%	Proposed:	11.92%

The strict application of the above-referenced provisions of the Zoning Ordinance would result in practical difficulties and unnecessary hardship, inconsistent with the general purpose and the intent of the Zoning Ordinance of the City of Mequon. Please refer to

Zoning Code section:

58-236(b) Any property having a residence without an attached garage shall be permitted one principal detached garage not to exceed 800 square feet in area

The exceptional and extraordinary circumstances and conditions applying to my property in the construction of a garage do not generally apply to other properties in the same zoning district because they are conforming 2+ acre lots in size. All of the other nonconforming lots *do not* conform to the R-2 setbacks/offsets. The setbacks/offsets were designed to guide development for properties almost 7 times the size of mine. In addition to setback and offset guidelines, I have been limited in placement of the garage so as to not require the removal of any specimen trees.

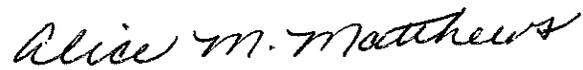
The setbacks that are outlined in the R-2 zoning district make it impossible for nonconforming size lots such as mine to ever meet setbacks. All of my current setbacks except the rear are currently nonconforming, as are my neighbors on either side and all neighbors that have nonconforming lot sizes on my street. Please see copies of surveys of properties to the North and South of my lot.

Attachment: Matthews appeal_02-06-20 (4809 : Alice M Matthews appeal_13148 N West Shoreland Dr)

I feel that my unique situation is the reason that a variance board exists. It is my hope that the Board will examine the documents, plans, and surveys that I have submitted to determine that a true hardship, that I did not cause exists.

The granting of this variance will not be a detriment to the public interest or to the property or improvements in this zoning district and will not materially impair the purpose of the zoning ordinance of the city of Mequon because my request for a garage is consistent with the setbacks of *all* other nonconforming lots on the street. The addition of a garage will be aesthetically pleasing and actually fill a noticeable void on my property. I have given great consideration in the placement of the garage to avoid the removal of any specimen trees.

Thank you for your consideration,



Alice M. Matthews

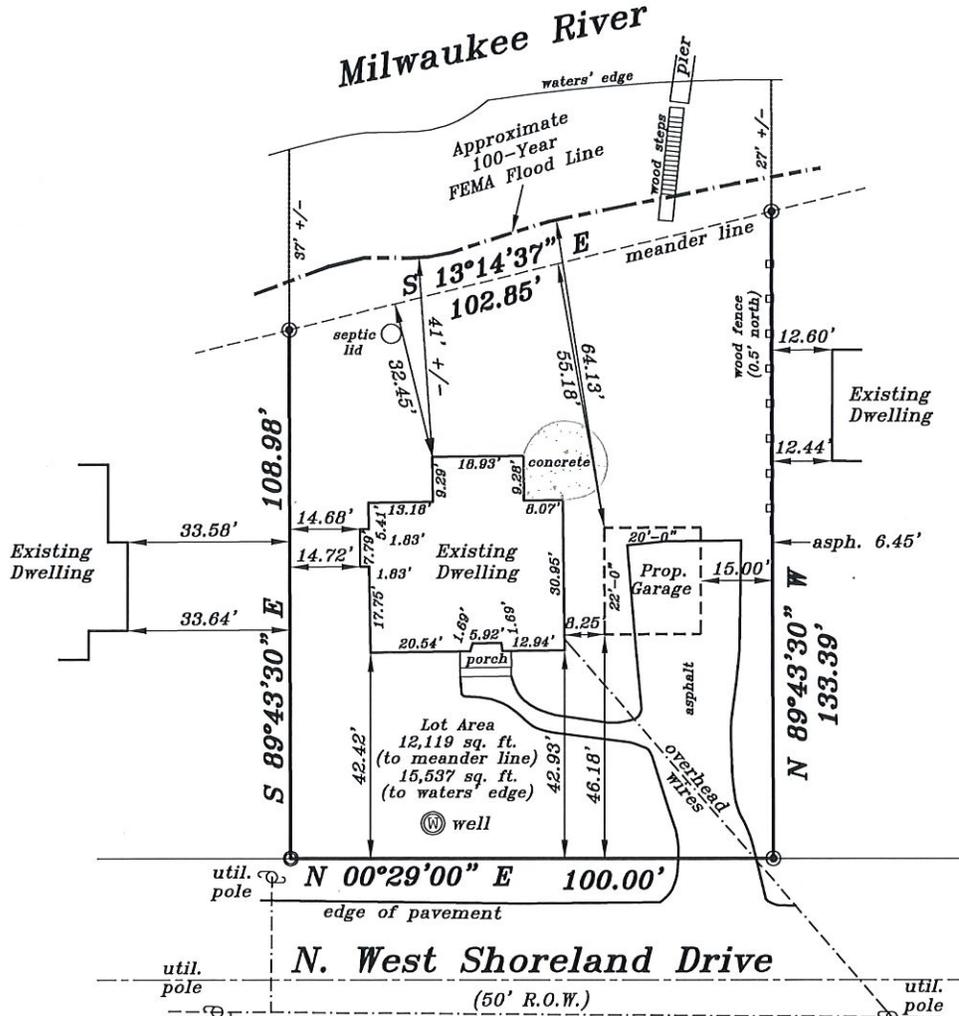
PLAT OF SURVEY

LOCATION: 13148 North Shoreland Drive, Mequon, Wisconsin

LEGAL DESCRIPTION: Lot 21 in WEST SHORELAND SUBDIVISION, being a subdivision of a part of Section 12, Town 9 North, Range 21 East, in the Town of Mequon, Ozaukee County, State of Wisconsin.

August 14, 2019
October 21, 2019 Revised Proposed Garage Location
October 30, 2019 Revised Proposed Garage Location

Survey No. 110883



GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.



METROPOLITAN SURVEY SERVICE, INC.

PROFESSIONAL LAND SURVEYORS AND CIVIL ENGINEERS
9415 West Forest Home Avenue, Suite 202
Hales Corners, Wisconsin 53130

PH. (414) 529-5380 FAX (414) 529-9787
email address: survey@metropolitansurvey.com

- ⊙ — Denotes Iron Pipe Found
- — Denotes Iron Pipe Set

I HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY. ITS EXTERIOR BOUNDARIES, THE LOCATION OF ALL VISIBLE STRUCTURES AND DIMENSIONS OF ALL PRINCIPAL BUILDINGS THEREON, BOUNDARY FENCES, APPARENT EASEMENTS AND ROADWAYS AND VISIBLE ENCROACHMENT, 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 THE DATE HEREOF.

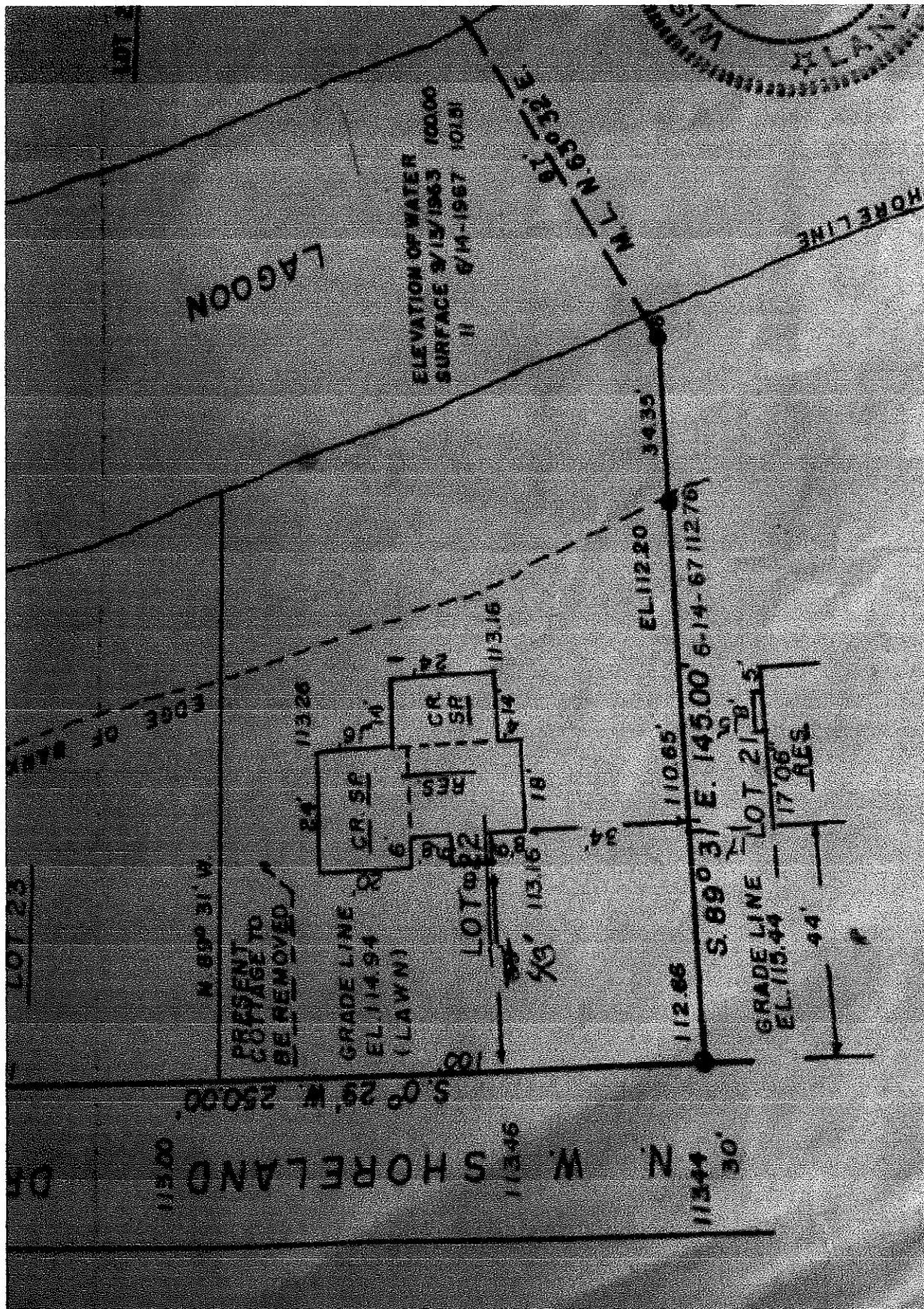
SIGNED

A handwritten signature of Dennis C. Sauer in blue ink.

Dennis C. Sauer

Professional Land Surveyor S-2421

Attachment: Matthews appeal_02-06-20 (4809 : Alice M Matthews appeal_13148 N West Shoreland Dr)



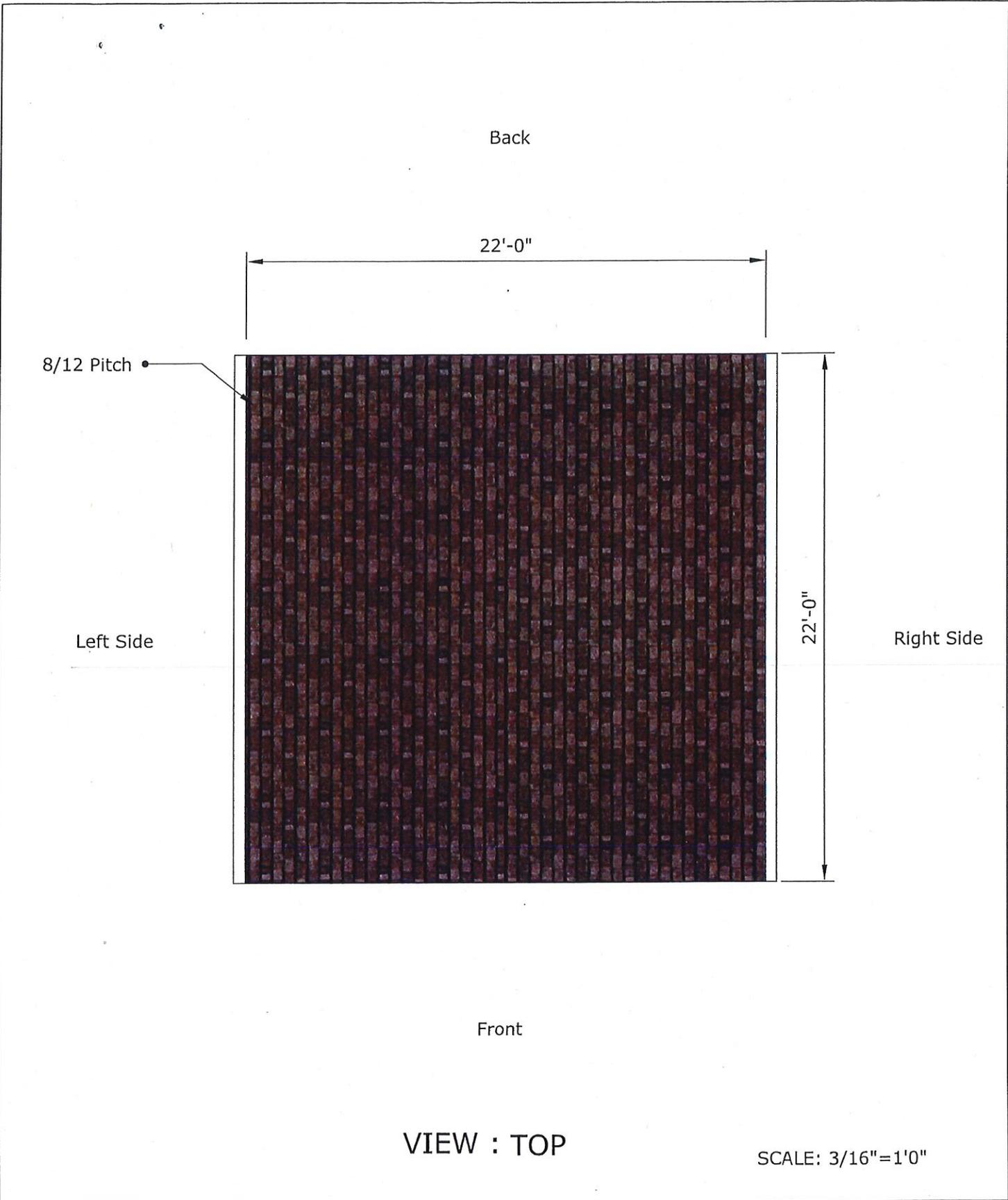
Neighbor to the North
 Front setback nonconforming
 Rear setback nonconforming



Attachment: Matthews appeal_02-06-20 (4809 : Alice M Matthews appeal_13148 N West Shoreland Dr)

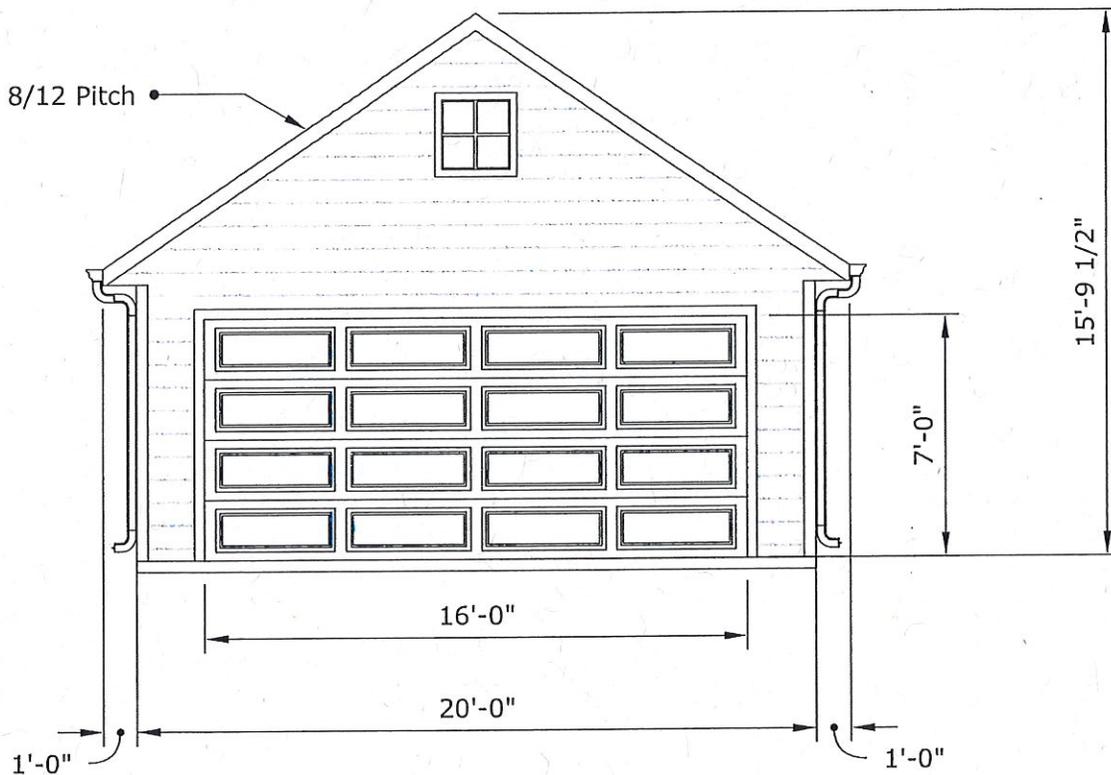


Attachment: Matthews appeal_02-06-20 (4809 : Alice M Matthews appeal_13148 N West Shoreland Dr)



Owner:	Alice Matthews
Address:	13148 NW Shoreland Dr Mequon, WI 53097
Garage Size:	20x22
Garage Style:	Gable



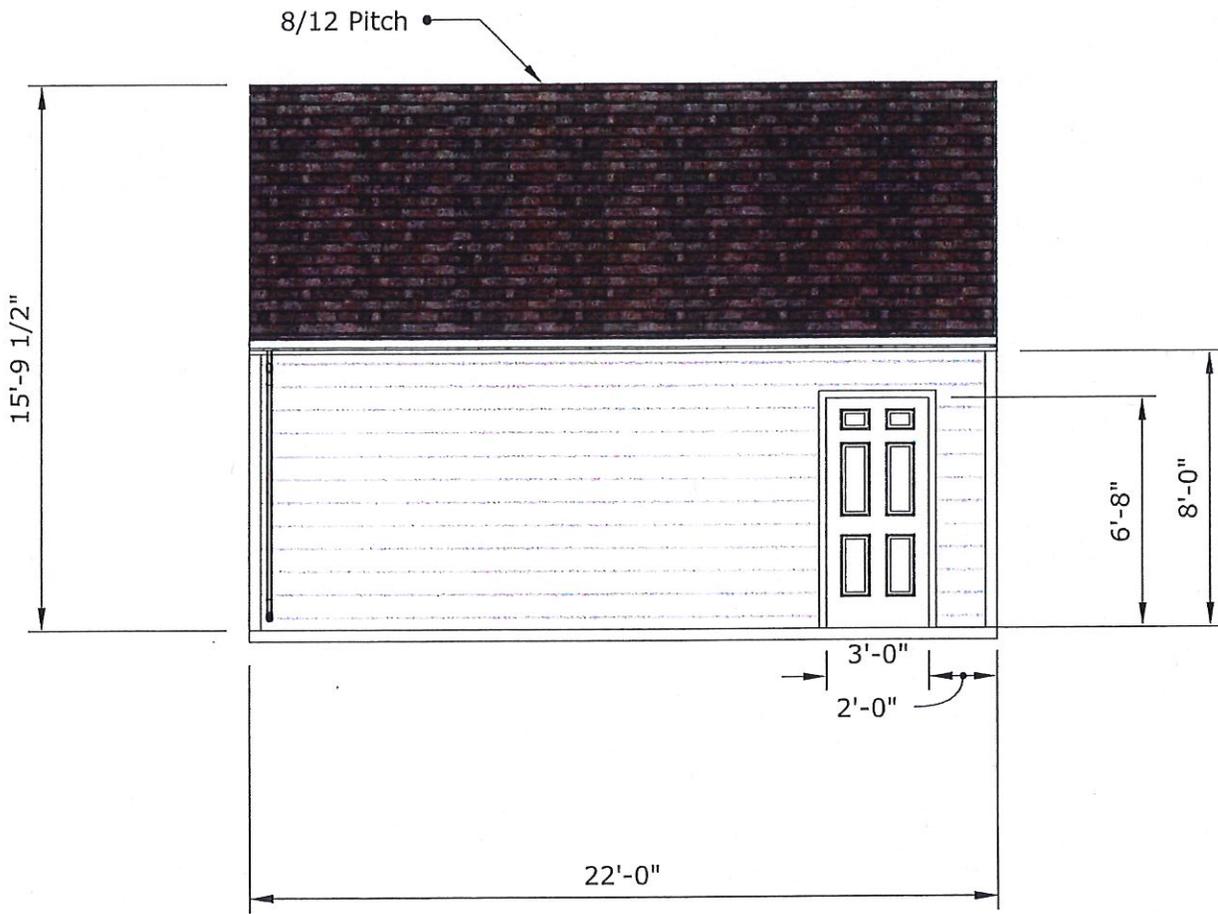


VIEW : FRONT

SCALE: 3/16"=1'0"

Owner:	Alice Matthews
Address:	13148 NW Shoreland Dr Mequon, WI 53097
Garage Size:	20x22
Garage Style:	Gable



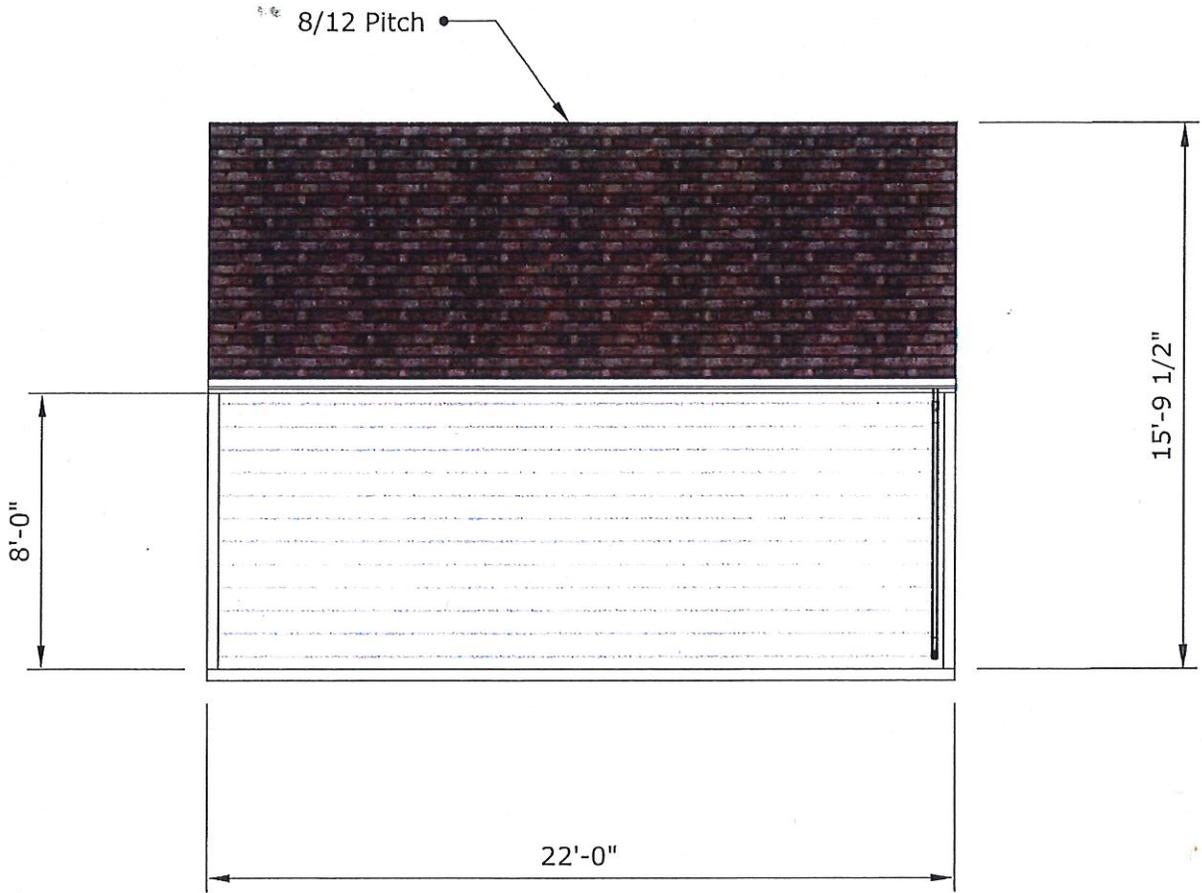


VIEW : Left Side

SCALE: 3/16"=1'0"

Owner:	Alice Matthews
Address:	13148 NW Shoreland Dr Mequon, WI 53097
Garage Size:	20x22
Garage Style:	Gable





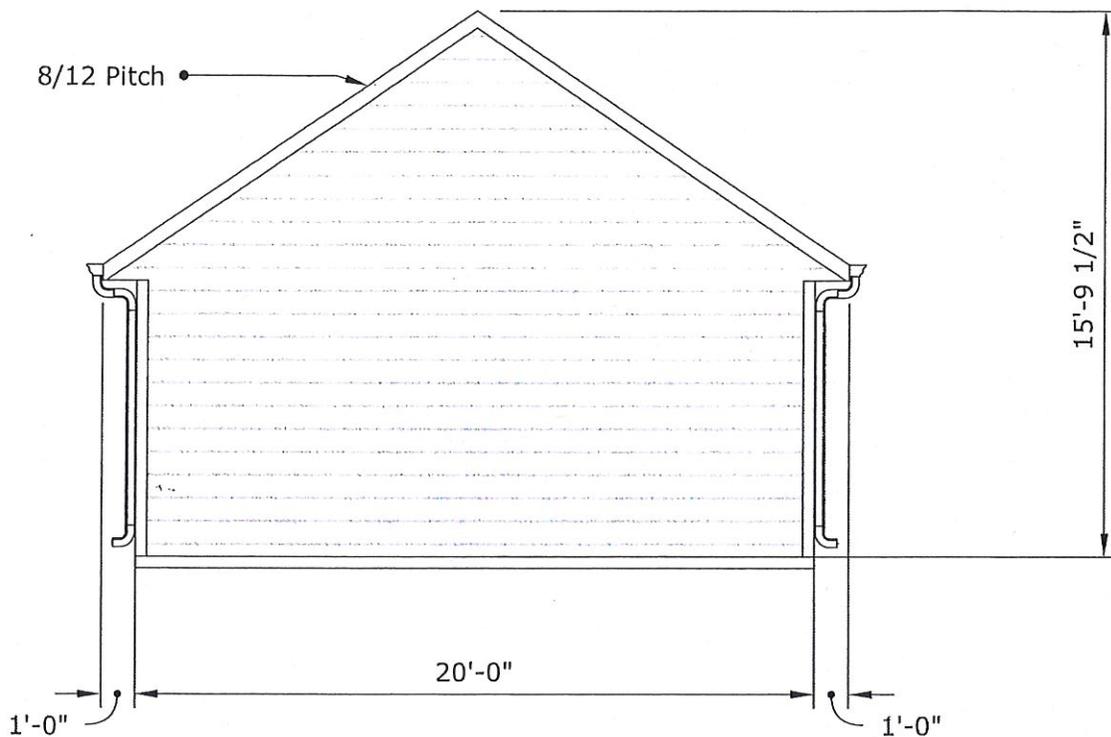
VIEW : Right Side

SCALE: 3/16"=1'0"

Owner:	Alice Matthews
Address:	13148 NW Shoreland Dr Mequon, WI 53097
Garage Size:	20x22
Garage Style:	Gable



Attachment: Matthews appeal_02-06-20 (4809 : Alice M Matthews appeal_13148 N West Shoreland Dr)



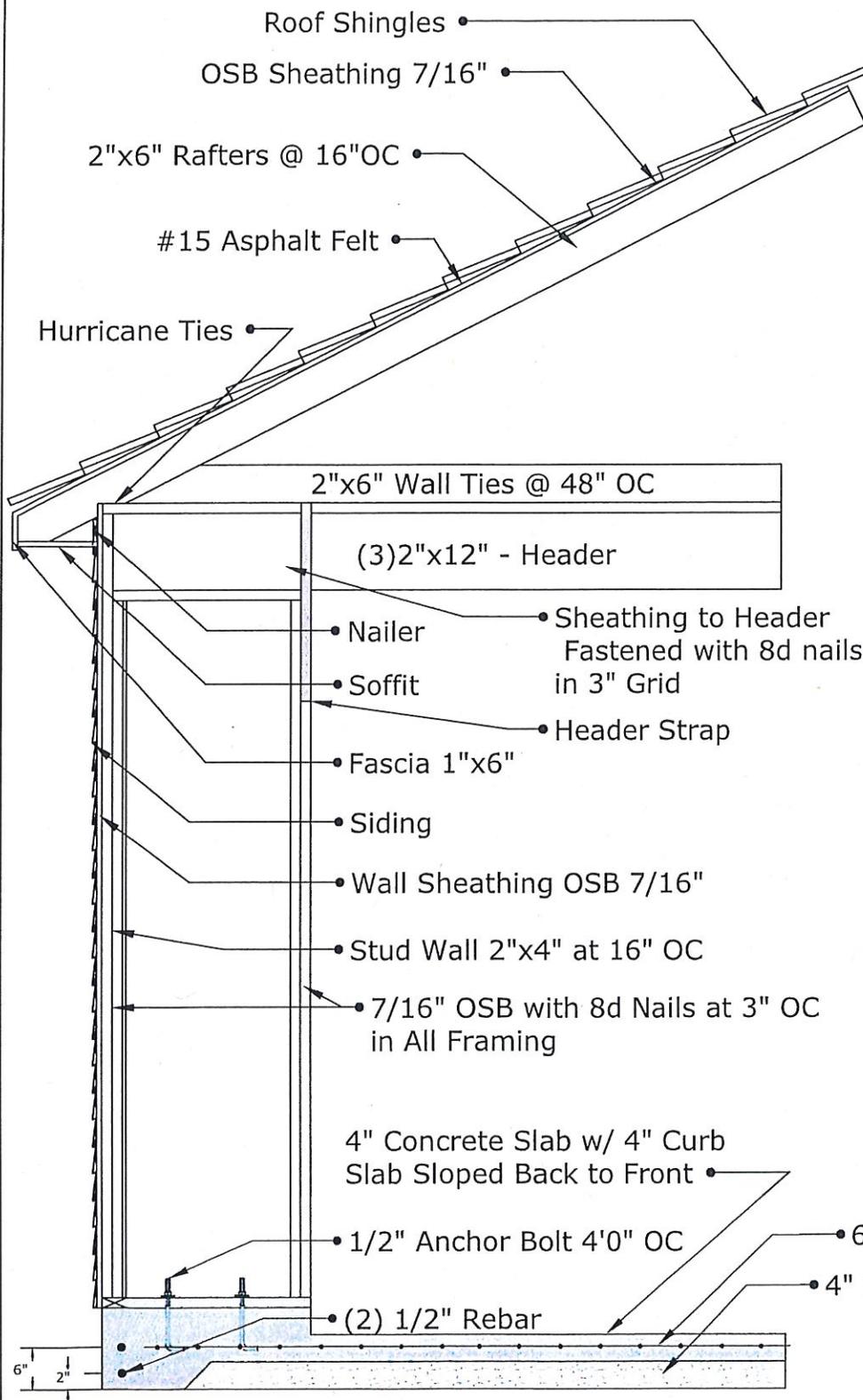
VIEW : Back

SCALE: 3/16"=1'0"

Owner:	Alice Matthews
Address:	13148 NW Shoreland Dr Mequon, WI 53097
Garage Size:	20x22
Garage Style:	Gable



TYPICAL CROSS SECTION



NEW GARAGE	
Date	8/13/2019
Owner	Alice Matthews
Address	13148 NW Shoreland Dr
City	Mequon
Phone #	414-588-5258
Size	20x22
Style	Gable
Overhang	12" Sides
Serv Door	36" 6P
Siding	LP Smartside EXP 8"
Siding Color	White
Roof Pitch	8/12
OH Door	CHI 4283
Size	16x7
Color	White
Roof	OC Oak Pro
Roof Color	TBD
Trim Type	LP Smart
Trim Color	White
Gutters	Yes Both
Gutter Color	White

SCALE: 1/2" = 1'0"

Owner:	Alice Matthews
Address:	13148 NW Shoreland Dr Mequon, WI 53097
Garage Size:	20x22
Garage Style:	Gable



Attachment: Matthews appeal_02-06-20 (4809 : Alice M Matthews appeal_13148 N West Shoreland Dr)



11333 N. Cedarburg Rd 60W
Mequon, WI 53092-1930
Phone (262) 236.2909
Fax (262) 242.9655
www.ci.mequon.wi.us

Department of Community Development: Inspections Division

MEMORANDUM

To: Board of Appeals
From: Paul Launer, Building Inspection's Supervisor
Date: January 8, 2020
Subject: Matthews Appeal for property located at 13148 N West Shoreland Dr

Background: *The appellant is requesting 4 variances for a detached garage structure to be located at 13148 N West Shoreland Dr. The property is zoned R-2 (2-acre minimum lot size). Section 58-236(e) Lot size. The minimum lot size shall have an area of not less than two acres (87,120 square feet). The property is .357 acres (15,537 square feet). Section 58-236(h) Lot width and lot length. The minimum average lot width and minimum average lot length shall be 200 feet. The lot is 100 feet wide and 108/133 feet deep. The lot is non-conforming to lot size and lot dimension requirements.*

Variance:

The appellant is requesting variances to the following:

Zoning: Rural Residential Detached District (R-2)

Code Section 58-236(g)(2)Maximum height:	15 feet	Proposed:	15 feet 9.5 inches
Code Section 58-236(i)Setback required:	75 feet	Proposed:	46.18 feet
Code Section 58-236(j)Offset required:	30 feet	Proposed:	15.00 feet
Code Section 58 -236(k)Lot Coverage, max:	10%	Proposed:	11.92%

- (g) *Building height.* (2) The height of accessory structures shall not exceed 15 feet.
- (i) *Minimum building setback.* No building or structure, hereafter erected, shall be placed closer than 75 feet to the ultimate right-of-way line of any public street, road, or highway upon which the subject property abuts.
- (j) *Minimum building offset.* No building or structure, hereafter erected, shall be placed closer than 30 feet to a side or rear lot line. Buildings or structures housing livestock shall not be erected closer than 50 feet to a side or rear lot line.
- (k) *Lot coverage.* Not more than ten percent of the lot may be covered by buildings or structures.

Per Section 58-41 of Chapter 58, Zoning Code, the Board of Appeals shall determine if such variance will not be contrary to the public interest, where owing to special conditions a literal enforcement of the provisions of this chapter will result in practical difficulty or unnecessary hardship so that the spirit of this chapter shall be observed, public safety and welfare secured and substantial justice done.

In Staff's opinion, in the variance request, the appellant does not list or provide any practical difficulty or hardship that is unique to the property that would support granting the variance. Other designs may provide equitable solutions and provide compliance to the code. This parcel is located within the R-2 zoning district. Given the lack of a specific hardship

Attachment: Matthews appeal_02-06-20 (4809 : Alice M Matthews appeal_13148 N West Shoreland Dr)

expressed and no identified unique site conditions, staff recommends the Board of Appeals deny the appeal.

Staff Recommendation:

Staff recommends denial of the appeal.

Paul Launer

Paul Launer, Building Inspection's Supervisor Department of Community Development:
Inspections Division

Sec. 58-236. - R-2 rural residential detached district.

- (a) *Purpose.* The R-2 district is intended to provide for large lot single-family detached residential development of a semi-rural nature in areas where public water or sewerage facilities are not reasonably available. This district shall generally serve as a transition between the urban and rural service area illustrated on the land use plan map. Additionally, this district is appropriate for development adjacent to rivers, streams, Lake Michigan, and other sensitive environmental areas.
- (b) *Permitted uses.*
- (1) Single-family detached dwellings.
 - (2) Animals and animal-related uses specified in division 11 as permitted uses in the R-2 district
 - (3) Community living arrangements for eight or fewer persons in accordance with Wis. Stats. § 62.23(7)(i).
 - (4) Long-term rental of a structure described in subsection (b)(1).
- (c) *Permitted accessory uses.*
- (1) Private garages, carports, and paved parking areas shall be allowed provided that no garage or carport shall be erected prior to the erection of the principal building to which it is accessory. Garages and storage structures shall conform to the following:
 - a. Except as otherwise specifically provided below, no more than one principal garage; either attached or detached, shall be permitted on a lot.
 - b. Any property having a residence without an attached garage shall be permitted one principal detached garage not to exceed 800 square feet in area.
 - c. Any property having a residence which was constructed prior to year 2003 with an attached garage in which two full-sized personal automobiles cannot reasonably be stored side-by-side shall be permitted one principal detached garage not to exceed 675 square feet in area, provided no such garage structure shall be sited in front of an existing residence or in such other location as shall unreasonably affect or adversely impact the beauty and general enjoyment of existing residences or adjoining properties.
 - d.

Any property may have, in addition to any permissible garage, one detached storage structure not exceeding one percent of the property area provided the parcel is not divisible under the current zoning classification. If the parcel is divisible under the current zoning classification, the structure shall not exceed one percent of the property's minimum lot size zoning requirement.

- e. Enclosed vehicular storage space for not more than one vehicle may be rented to persons not resident on the lot, such space being defined as an area not to exceed 300 square feet.

(2) Home occupations and professional offices which are clearly incidental to the principal residential use subject to the following:

- a. The home occupation shall be carried on wholly within the principal residential building or within a building accessory thereto, and only by residents occupying the premises and one additional person not a resident on the premises.
- b. No article or service shall be sold or offered for sale on the premises.
- c. The home occupation shall not normally generate customer or client traffic to the residential premises.
- d. Any off-street parking area shall be maintained reasonably dustless, and adequately screened from adjoining residential properties.
- e. The home occupation shall not include the conducting of any retail or wholesale business on the premises, nor the removal of sand, gravel, stone, topsoil or peat moss for commercial purposes.
- f. The home occupation shall not include outside storage of materials or other operational activity resulting in offensive noise, vibration, smoke, dust, odors, heat or glare which may create a nuisance or be otherwise incompatible with the surrounding residential area.

(3) Private outdoor recreational facilities normally accessory to a residential use.

(4) Short-term rental of a structure described in subsection (b)(1).

(d) *Conditional uses.*

- (1) Public or private outdoor recreational facilities.
- (2) Public and private schools, child day care.
- (3) Churches and religious institutions.
- (4) Private lodges and clubs.
- (5) Commercial use of historically significant structures.

Attachment: Matthews appeal_02-06-20 (4809 : Alice M Matthews appeal_13148 N West Shoreland Dr)

- (6) Country inns (i.e. bed and breakfast facilities) and country restaurants.
- (7) Public and or private utility, transmission and distribution lines, poles, and other accessories provided that when the utility proposes a main inter-city transmission facility, the utilities shall give notice to the planning commission of such intention and of date of hearing before the public service commission, and before actual construction shall file with the planning commission a map description of the route of transmission line. Public and/or private utility installations less than three feet in height shall be subject only to City of Mequon staff approval and may be allowed subject to staff imposed conditions regarding, among other things, effective screening from public view with all season vegetation.
- (8) Guesthouse subject to, among other things, living quarters being within a detached accessory building which is located on the same lot with the principal residential structure. Furthermore, the guesthouse is intended for use by temporary guests of the residents and shall have no kitchen facilities, and not be rented or otherwise used as a separate dwelling.
- (9) Additional attached non-income producing living accommodation with separate bath and kitchen facilities for relatives of the individual(s) residing in the primary dwelling.
- (10) Wholesale greenhouses, wholesale nurseries, and landscape contracting businesses.
- (11) Community living arrangements for nine or more persons in accordance with Wis. Stats. § 62.23(7)(i).
- (e) *Lot size.* The minimum lot size shall have an area of not less than two acres.
- (f) *Dwelling standards.* Single-family dwellings within the R-2 district shall have a 1,800-square-foot minimum living area measured from the outside of exterior walls (excluding cellars, basements, open porches, breezeways, garages and other spaces that are not used frequently or during extended periods for living, eating or sleeping purposes).
- (g) *Building height.*
 - (1) The height of any dwelling unit shall not exceed 42 feet.
 - (2) The height of accessory structures shall not exceed 15 feet.
 - (3) The height of farm structures shall not exceed 60 feet.
- (h) *Lot width and lot length.* The minimum average lot width and minimum average lot length shall be 200 feet.

(i)

Attachment: Matthews appeal_02-06-20 (4809 : Alice M Matthews appeal_13148 N West Shoreland Dr)

Minimum building setback. No building or structure, hereafter erected, shall be placed closer than 75 feet to the ultimate right-of-way line of any public street, road, or highway upon which the subject property abuts.

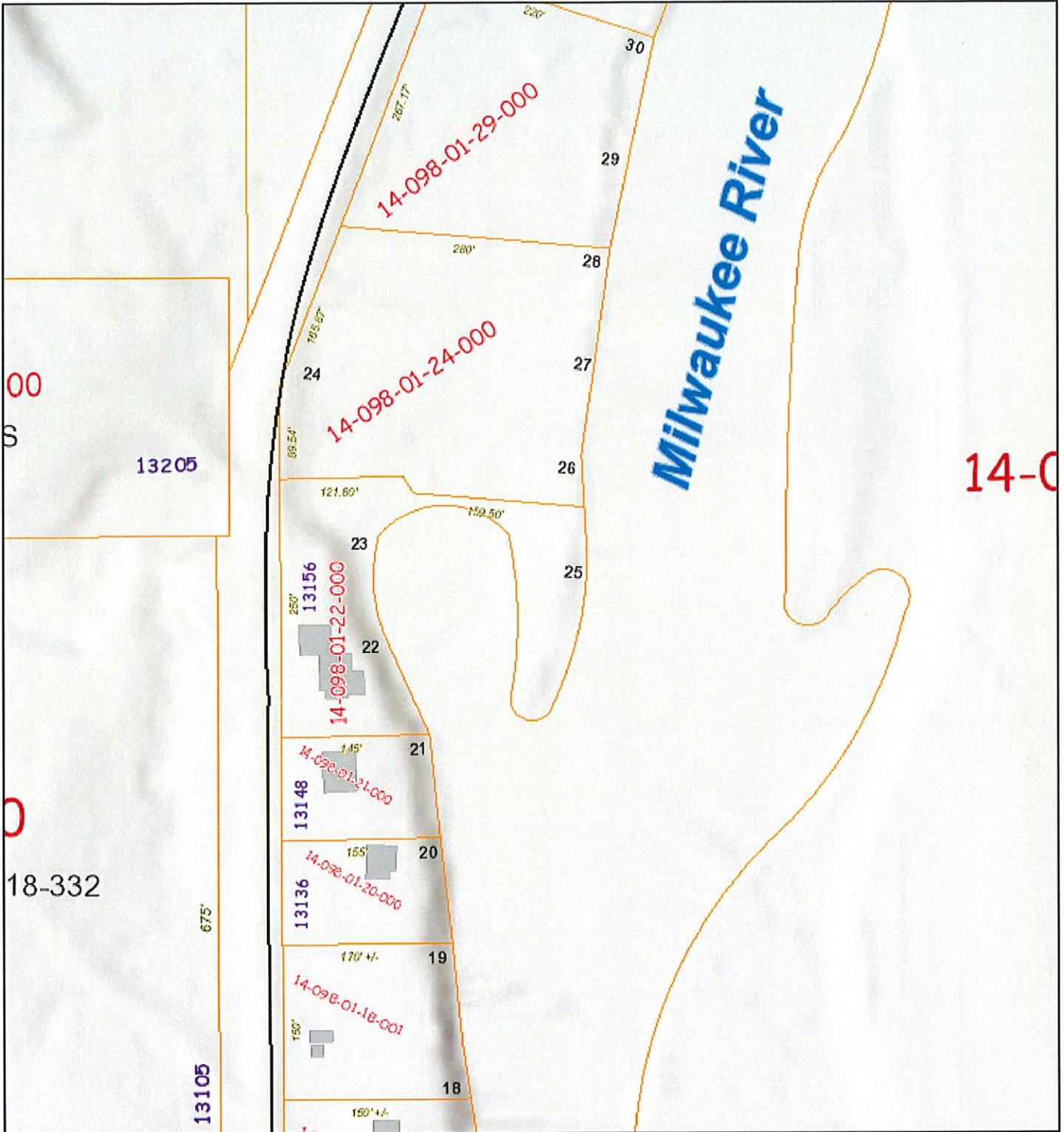
(j) **Minimum building offset.** No building or structure, hereafter erected, shall be placed closer than 30 feet to a side or rear lot line. Buildings or structures housing livestock shall not be erected closer than 50 feet to a side or rear lot line.

(k) **Lot coverage.** Not more than ten percent of the lot may be covered by buildings or structures.

(Code 1957, § 3.07(3); Ord. No. 92-767, 8-4-1992; Ord. No. 96-878A, 6-11-1996; Ord. No. 96-890, 6-25-1996; Ord. No. 2001-1008, 3-13-2001; Ord. No. 2001-1017, § VII, 5-8-2001; Ord. No. 2003-1066, § III, 8-12-2003; Ord. No. 2005-1143, § 4, 9-13-2005; Ord. No. 2008-1238, § I, 4-8-2008; Ord. No. 1417, § I, 4-8-2014; Ord. No. 2014-1430, § I(Att.), 10-14-2014; Ord. No. 2015-1445, § I(Att.), 4-14-2015; Ord. No. 2016-1487, § II, 1-10-2017; Ord. No. 2019-1543, Exh. B, 4-9-2019)

Attachment: Matthews appeal_02-06-20 (4809 : Alice M Matthews appeal_13148 N West Shoreland Dr)

Parcel Information

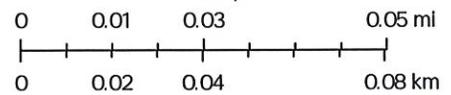


Attachment: Matthews appeal_02-06-20 (4809 : Alice M Matthews appeal_13148 N West Shoreland Dr)

1/21/2020, 10:31:45 AM

1:2,257

- | | | |
|------------------|-------------------|------------------|
| Civil Divisions | Road Right-of-Way | Local Roads |
| City | Condominium | Private Road |
| Village | Gap | Town/Public Road |
| Town | Overlap | Highways |
| Parcels | Tax Parcel | US Highway |
| Road Reservation | | State Highway |



Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatasystrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community, Sources: Esri, HERE, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and