



**AGENDA**  
**Zoning Board of Appeals**  
**July 24, 2023**  
**6:00 p.m.**

**Village Hall, 235 Hickory Street, Pewaukee, WI 53072**

1. Call to Order and Roll Call
2. Approval of Minutes
  - a. November 28, 2022
3. Public Hearing
  - a. On the request of property owner/applicant Michael Lederer to replace his existing deck with a new and larger deck that will be offset 9 feet from the rear lot line. Section 40.210(2) of the Village Code provides that a 25-foot offset to the rear lot line is required. This .32+/- acre property, located at 549 River Bend Court, is zoned R-5(Single-Family Residential District.
4. New Business
  - a. Review, discussion, and possible action on the request of property owner/applicant Michael Lederer to replace his existing deck with a new and larger deck which is proposed to be offset 9 feet from the rear lot line. Section 40.210(2) of the Village Code provides that a 25-foot offset to the rear lot line is required. This .32+/- acre property, located at 549 River Bend Court, is zoned R-5(Single-Family Residential District.
  - b. Discussion and Possible Action to Set a Future Meeting Date (if needed).
5. Adjournment

All interested parties please note: Section 40.137 of the Village Code states “The concurring vote of four (4) members of the Zoning Board of Appeals shall be necessary to reverse any order, requirement, decision or determination of any such administrative official or to decide in favor of the applicant on any matter upon which it is required to pass under this chapter or to effect any variation therefrom. The grounds of every such determination shall be stated.”

**Note:** Notice is hereby given that a quorum of a Village Committee and/or Commission may be present at the Zoning Board of Appeals meeting, and if so, this meeting shall be considered an informational meeting of that Committee or Commission and no formal action of that Committee or Commission shall occur. Upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. To request such assistance, contact the Village Clerk at 262-691-5660.

Dated: July 17, 2023  
Casandra Smith – Village Clerk

**VILLAGE OF PEWAUKEE  
ZONING BOARD OF APPEALS  
November 28, 2022**

**1. Call to Order and Roll Call**

Clerk Smith called the meeting to order at approximately 6:00 p.m.

Clerk Smith asked the board for recommendations for acting as chairperson.

T. Opie offered to Act as the Chairperson for the November 28, 2022, Zoning Board of Appeals meeting.

**P. Evert moved, seconded by E. Krasovich to approve T. Opie as the acting Chair for the November 28th, 2022, Zoning Board of Appeals Meeting.**

**Motion carried 4-0**

Roll Call was taken with the following present: Theresa Opie, Eric Krasovich, Paul Evert, and Jim Kruswicki. Douglas Joers, and Alternate Patricia Stonger, were excused.

Also Present: Village Attorney, Mark Gralinski; Village Planner, Mary Censky; and Village Clerk, Casandra Smith.

**2. Approval of Minutes - July 22, 2021**

**P. Evert moved, seconded by E. Krasovich to approve the minutes of the July 22, 2021 meeting as presented.**

**Motion carried 4-0.**

**3. Public Hearing**

- a. **To consider a Request of Ben Mohns Jr. to construct an attached deck feature onto the south wall of the existing principal building at this site, which deck feature addition will result in a building setback between 33.31 feet and 33.74 feet from the ultimate road right-of-way line of Bluemound Road (CTH "JJ"), where the Code calls for a minimum 35-foot setback. This .9+/- acre property, located at 357 Morris Street, is zoned R-M Multi-Family Residential.**

T. Opie opened the public hearing at approximately 6:04PM.

Planner Censky explained that Mr. Mohns has requested a variance in the R-M district, specifically, from code 40.231 which specifies that a 35' minimum setback is required from the ultimate right-of-way line of any public street, road, or highway upon which the subject property abuts. The proposal would cause two (2) proposed decks to have a 33.31' and 33.74' (at their southwest and southeast corners respectively) setback on the south side of the building, which abuts the public road Highway JJ. Censky confirmed that the Fire Chief has noted that the ability to provide decks to the units would enhance fire safety for the residents. Censky also informed the Board that a ramp was previously located on the property and which has since been removed, but the old footings which are still there in the ground show that the ramp was encroaching at least as far, if not further, into the setback than the proposed decks would be.

Attorney Gralinski read the standards from the Village Code and in summary, he indicated that the commission must provide evidence to show that the following criteria are met to grant the variance:

- Determine if the property is/has a unique condition;

- Due to the unique property condition, would enforcement of the ordinance provisions will cause an unnecessary hardship;
- The variance is not contrary to the public interest

Ben Mohns – Applicant/Owner for 357 Morris St – Mr. Mohns was sworn in by Attorney Gralinski. Mohns explained that a previous owner had constructed the building and had placed a ramp within the 35' setback. The ramp has since been removed but Mr. Mohns noted that the proposed new decks would only encroach about the same distance as that ramp had. Mohns had a survey made of the property which showed that the decks would come close, but not quite meet the required 35' setback. At the southwest corner, they would be setback at 33.31' and at the southeast corner, 33.74. The building was not built parallel to the south lot line, it's closer on the west end making it difficult to maintain the 35' setback all the way across as required by code. All the other decks were approved by the Planning Commission because they do comply with the Code as to setbacks. Mohns stated that the Fire Chief had been contacted and felt it was advantageous to install decks for emergency rescue services. Mohns stated that he sent a letter to all abutting property owners and not one was against his proposal.

E. Krasovich asked about the ramp and asked why he removed it. Mr. Mohns stated that the ramp was removed before he took ownership. The footings that are still on site (at grade and below) reveal that the former ramp encroached on the setback more than what the proposed decks would be.

Mr. Mohns responded to P. Evert that the building may not have been constructed as originally approved, in terms of setbacks. P. Evert stated that the property is surrounded on three sides by roads making it difficult to build between the south side of the building and the south lot line of the property.

Mr. Mohns stated that this property is somewhat unique in how the property tapers at one end and is not square in relation to the building. Also, it is surrounded by roads on three sides. He feels the hardship regarding the decks for the property is about diminished ease of emergency rescue service. The decks provide more rescue access for the tenants in the event of an emergency. Also, if there were no decks in some of the units, he will experience decreased rent revenue for those units which are perceived as less safe and enjoyable.

Mr. Mohns responded to E. Krasovich, yes, the patio doors are already installed and if decks are not approved, they would have to put bars back in front of the doors.

Attorney Gralinski noted for the record the following documents have been submitted by the applicant:

- |   |                         |
|---|-------------------------|
| • Staff report dated 11/28/2022               | • Renovation Plans S1.0 |
| • Applicant letter (2 pages) dated 10/19/2022 | • Renovation Plans A1.1 |
| • Property drawing EX-PRL-1                   | • Renovation Plans A1.2 |
| • Exterior photos (4)                         | • Renovation Plans A2.0 |
| • Renovation Plans T1.0                       | • Renovation Plans A2.1 |

T. Opie closed the Public Hearing at approximately 6:34 p.m.

#### **4. New Business**

- To consider a Request of Ben Mohns Jr. to construct an attached deck feature onto the south wall of the existing principal building at this site, which deck feature addition will result in a building**

**setback between 33.31 feet and 33.74 feet from the ultimate road right-of-way line of Bluemound Road (CTH "JJ"), where the Code calls for a minimum 35-foot setback. This .9+/- acre property, located at 357 Morris Street, is zoned R-M Multi-Family Residential.**

T. Opie indicated that she favors the request due to the property being a unique property due to how the lot tapers and because the decks would provide an increase in safety.

J. Kruswicki was in favor of the request as presented.

P. Evert stated that it is not the applicant's fault that the construction was not completed parallel to the lot lines. Due to the safety increase and the property abutting 3 roads on 3 sides; he is in favor of this request.

E. Krasovich agreed with other members and stated that it would be a hardship if the decks were not approved especially if a person is disabled or injured and not able to escape.

**J. Kruswicki moved, seconded by E. Krasovich, to approve the setback variance request for 357 Morris Street to construct an attached deck feature onto the south wall of the existing principal building at this site, where the deck addition will result in a building setback between 33.31 feet (at the southwest corner of the deck) and 33.74 feet (at the southeast corner of the deck) from the south lot line (i.e., the ultimate road right-of-way line of Bluemound Road (CTH "JJ"), where the Code specifies a minimum 35-foot setback would otherwise be required.**

**5. Adjournment**

**E. Krasovich moved, seconded by P. Evert, to adjourn the November 28, 2022, Zoning Board of Appeals meeting. Motion carried 4 - 0.**

**Meeting adjourned at approximately 6:41 p.m.**

Respectfully Submitted,

Casandra Smith  
Village Clerk

## STAFF REPORT

**To:** Village of Pewaukee Board of Zoning Appeals

**By:** Mary Censky

**Date Prepared:** July 24, 2023

**General Information:**

**Agenda Item:** **3.a./4.a.**

**Applicant/Property Owner:**

Michael Lederer

**Requested Action:**

Variance approval to replace his existing deck with a new and larger deck which is proposed to be offset 9 feet from the rear lot line where Section 40.210(2) of the Village Code provides that a 25-foot offset to the rear lot line is required.

**Existing Zoning:**

R-5 Single-Family Residential District

**Surrounding Zoning/Land Use:**

North: R-5 Single-Family Residential  
South: R-5 Single-Family Residential  
East: R-5 Single-Family Residential  
West: R-5 Single-Family Residential

**Existing Master Plan Classification:**

Single-Family Residential

**Location:**

549 River Bend Court

**Lot Size:**

.32 +/- acres (i.e., 13,939 +/- square feet)

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**Discussion:**

The applicant's lot/property is legal and conforming as to minimum required lot size and minimum required lot width.

It appears that the required permits were issued for both the existing home and the existing attached deck when they were built back in 1997 and 2001 respectively.

The existing home with attached deck is considered legal nonconforming currently as it does not comply with the required 25-foot offset from the rear lot line. Section 40.150(b)&(b)(1) of the Village Code provides that (b) "... Nonconforming structures which were existing at the time of the adoption or amendment of the Village of Pewaukee's Land Development Code shall be considered legal, nonconforming lots or structures and are permitted subject to the following provisions:

(1) Legal, nonconforming structures or lots may be repaired, maintained, renovated or remodeled (including additions, modifications, extensions and expansions thereto) within their existing

footprint and beyond the existing footprint to the extent such further addition, modification, extension or expansion of the structure or lot makes it no more nonconforming based upon the current bulk and/or spatial requirements of the zoning district in which the property is located”.




















If the proposed deck expansion maintained at least a ~16.5-foot offset (actually, an offset equal to existing based upon a site survey), the deck expansion could be approved administratively per above. However, as presented, the applicants plan for expansion of the existing deck does not qualify for such approval under the above recited Code section because the proposed expansion design/layout makes the structure *more nonconforming* by extending closer to the lot line than it already is.

The applicant requests relief by variance from Section 40.210(2) of the Village Code to permit a deck expansion resulting in 9-foot rear yard offside where Code provides that a minimum 25-foot offset to the rear lot line is required.





**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**

0 726.70 Feet

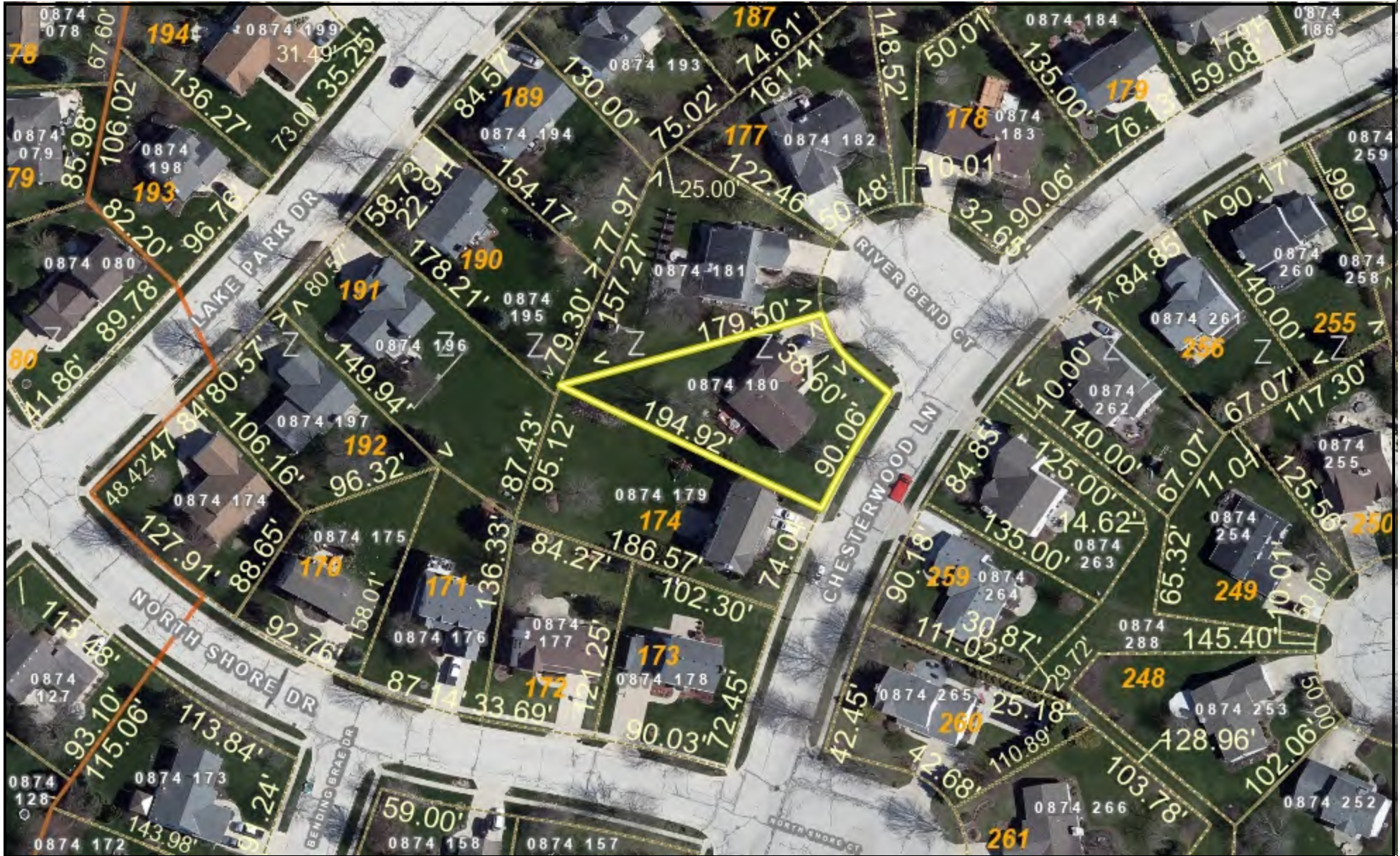
The information and depictions herein are for informational purposes and Waukesha County specifically disclaims accuracy in this reproduction and specifically admonishes and advises that if specific and precise accuracy is required, the same should be determined by procurement of certified maps, surveys, 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:** Lederer Site

Printed: 6/29/2023







0 90.84 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: Lederer Site

Printed: 6/29/2023







**APPLICATION FOR ZONING BOARD OF APPEALS**

Address or Tax Key Number of Property Involved: \_\_\_\_\_

549 River Bend CT LOT #175

Current Owner of Property: Name: Michael Lederer chinadad@wi.rr.com

Applicant, if Different: Name: \_\_\_\_\_

Address: 549 River Bend CT

Pewaukee, WI 53072

Phone: 414-477-0116

Fax: \_\_\_\_\_

Current Zoning of the Property: R5

What is the specific section of the Village Code that you are requesting variance(s) from?

Set back codes of Property Line

(Staff can assist you in answering this question)

Owner's Signature: Michael Lederer

Date: 06/09/2023

Applicant's Signature, if Different From Owner: \_\_\_\_\_

Date: \_\_\_\_\_

June 9, 2023

Attention: The Village of Pewaukee Zoning Board of Appeals

I am requesting to remodel and expand the current deck that is attached to the back of my house. The current deck was approved by the Zoning Board of Appeals in 2001 with deck materials purchased from Menards by the previous homeowner (please refer to the attached copy of the previous approval from the Village of Pewaukee Zoning Board of Appeals). The current deck size is 12 ft. wide X 17 ft. long. Photos of my current yard and deck are attached.

At this time, I am looking to replace this deck because it is falling apart with many warped boards and broken pieces on the balusters. I want to extend the length and width of the current deck. With the expansion, my new deck will measure 18 ft. wide X 25 ft. long. In addition, I will be adding a 2nd set of stairs and railing on the south side of the deck. See the attached drawing with dimensions of the new proposed deck.

Currently, the original deck is 16 ft. 6 inches off of the south end of the property line. The north end of the current deck is 20 ft. off of the property line. My proposed expansion would include a 3 ft. additional length on the north side of the current deck as well as a 5 ft. additional length on the south side of the current deck. Also, there would be an additional 6 ft. width expansion on the west side of the existing deck. The proposed deck expansion would make the north side 15 ft. off of the property line and make the south side of deck 9 ft. off the property line.

According to the attached Plot Survey done by Jahnke & Jahnke Associates in 1997, this lot is "pie shaped" and it states on the Plot Survey that the back of my house is 20 ft. 6 inches off the property line on the south end of my house. In speaking with Mary Strankowski, the City of Pewaukee Inspector on 05/31/2023, 06/02/2023 and on 06/05/2023, the setbacks are to be 10 ft. off the side of a property line and 25 ft. off the back of a property line. According to Mary, this area is considered to be the back of my property. Therefore, my house is already out of Ordinance according to the City of Pewaukee setback guidelines along with what is marked on the Plot Survey done in 1997. Where does the Village of Pewaukee consider to be the back of my house? In speaking with Scott Gosse on 06/03/2023, he suggested that I file a "Non Conforming Variance" with the Village of Pewaukee Zoning Board of Appeals.

I am having a hardship with this because my house is on a "pie shaped" lot, and my house is not parallel to the property line. I have spoken to my neighbors on the west side of my house, and they agree that the property line runs from the sewer manhole on Chesterwood Lane to the right of the utility box that is at the "point of the pie" between my property and theirs along with all the other lots that meet up at that point. (The other properties that meet up at the this same point includes Lot #191, 190, 174 and 176). Furthermore, my neighbors to the west of me have evergreen bushes that are on the property line between our houses. I have spoken directly with them, and they are fine with the proposed expansion of my deck. For the record, my neighbors to the west are Randall & Sarah Boehm.



My proposed deck expansion will be made with deck composite boards, railings and stairs from a company called, "Deckorators." The deck composite boards include two colors: "Vault Dusk" which is a light gray and "Dark Slate" which is dark gray. The balusters and railings will be made out of white composite material. Deck lighting will be added too. Materials will be purchased from Bliffert Lumber in Waukesha. Cost estimate for this deck expansion is between \$5,000-\$6,000.

In order to meet the requirements of the Lake Park Homeowners Association, I have submitted a request form regarding this deck expansion to the Architectural Control Committee. A copy of this request is attached.

This variance is requested because of the age of the current deck, and the unsafe condition of the deteriorating boards and stairs that are currently not up to code. Currently, the first step onto my deck from the ground is 10 inches high. Per the Wisconsin Administrative Codes for Decking and Stairs, the ideal rise of a step should be 8 inches or less. See the attached SPS Chapters 320-325 Appendix B, Page 250, Figure 27 for more information.

My wife is currently identified disabled by Social Security Administration, and she has a difficult time walking up and down the stairs. My current deck has no railing on the stairs which goes against ADA guidelines. By remodeling and expanding this deck, it will ensure safety for anyone that visits my home and is out on my deck. This does not contradict any public interest and will not endanger public safety or welfare.

Sincerely,



Michael Lederer  
549 River Bend Ct. (Lake Park Subdivision)  
Pewaukee, WI 53072  
(414) 477-0116

Attachments: Zoning Board of Appeals Application  
Previous Appeal Approval for the Original Deck in 2001 by previous homeowner  
Plot Survey by Jahnke & Jahnke Associates in 1997  
Proposed New Deck Plan Drawings  
Wisconsin Administrative Codes for Decking and Stairs, SPS  
Chapters 320-325, Appendix B, Page 250, Figure 27  
Photos of Current Deck, Expansion Line and Property Line  
Lake Park Homeowners Association Architectural Control  
Committee Request Form

June 9, 2023

Dear Scott Gosse and Village of Pewaukee,

This letter is to verify that the proposed deck for address 549 River Bend Ct does not meet the current zoning setback requirements for an R-5 district and will require a conditional approval before a building permit will be issued.

Thank you,

Mary Strankowski

Building Inspector

City of Pewaukee

A handwritten signature in blue ink, appearing to read 'M Strankowski', with a long horizontal line extending to the right.



To: JIM DELUCA

VILLAGE OF PEWAUKEE

Architectural Control Board - MINUTES

(DRAFT)

Pewaukee Village Hall  
235 Hickory Street  
Pewaukee, WI

April 18, 2001

- 1. The meeting was called to order.  
Roll Call, Present – Wolf, Baldwin-Haut, Immel and Draeger.
- 2. Approval of the Minutes of the Previous Meeting of March 21, 2001.  
Motion by Baldwin-Haut, seconded by Wolf to approve the minutes as presented.  
Motion carried, 4-0.

3. Citizen Comments  
None

4. Old Business  
None

5. New Business

a. Manuel & Rita Staleos

Review/Action on proposed Single-Family Residence at 685 Laureate Drive

Motion by Baldwin-Haut, seconded by Immel to approve the Single Family Residence subject to the following:  
Prarie Grey Brick (Denver Brick Co.), Colonial Ivory Siding, Barnwood Roof (Owens Corning), Sierra Trim Boards and Shutters, Sandstone Overhead Garage Door, Glass Oval Front Door, window being added on Right elevation in the garage, and landscaping along the Left side elevation.  
Motion carried, 4-0.

b. David Spitz

Review/Action on proposed deck at 1109 Tumberry Drive

Motion by Draeger, seconded by Baldwin-Haut to approve the deck subject to the following:  
Deck added composite wood by Tex (Madera Color).  
Motion carried, 4-0.

c. Patrick Nehls

Review/Action on proposed deck at 549 River Bend Ct.



01-05-1122B

Village of Pewaukee  
**BUILDING PERMIT APPLICATION**

CONTROL NO. \_\_\_\_\_

BLDG. PRMT. NO. 01-05-112B

**IDENTIFICATION-**

1. BLDG. PRMT. NO. \_\_\_\_\_, ELEC. PRMT. NO. \_\_\_\_\_, PLUM. PRMT. NO. \_\_\_\_\_  
2. BLDG. ADDRESS: 549 River Bend Ct Pewaukee TAX NO. \_\_\_\_\_  
\*3. BLDR: \_\_\_\_\_, ADDRESS: \_\_\_\_\_, TELE. NO. \_\_\_\_\_  
\*4. OWNER: Patrick Nelis, ADDRESS: \_\_\_\_\_

**BUILDING INFORMATION-**

5. USE: Dock, ZONING: \_\_\_\_\_, APPROVED: \_\_\_\_\_  
NEW: \_\_\_\_\_, ADD'N: \_\_\_\_\_, INT. ALTER: \_\_\_\_\_, EXT. ALTER: \_\_\_\_\_, REPR/REPL: \_\_\_\_\_  
6. NO. OF UNITS: \_\_\_\_\_, CONST. TYPE: \_\_\_\_\_, SPEC. CONST? \_\_\_\_\_  
7. WIDTH: \_\_\_\_\_ FT., DPTH: \_\_\_\_\_ FT., HGHT: \_\_\_\_\_ FT., FTING TO RIDGE: \_\_\_\_\_ FT., STORS: \_\_\_\_\_  
8. TOT. SQ. FT. 204, FLRS: \_\_\_\_\_, NO. OF RMS: \_\_\_\_\_, BASMT: \_\_\_\_\_, GAR: \_\_\_\_\_  
9. OTHER: \_\_\_\_\_

**PERMIT DATA-**

10. TOT. SQ. FT. 204, BLDG. FEES: \$ \_\_\_\_\_, ELEC. FEES: \$ \_\_\_\_\_, PLUMB. FEES: \$ \_\_\_\_\_  
11. DATE OF THIS APPLICATION: 5/2/11, BLDG. FEE RECPT. NO: \_\_\_\_\_  
\*12. EST. TOT. BLDG. COST: \$ 2,000, INITIAL ASSESSMENT: \$ \_\_\_\_\_  
13. APPLICATION APPRVD: 5/2/11 BY: [Signature], OCCUPANCY APPRVD: \_\_\_\_\_ BY: \_\_\_\_\_  
14. PLANNER APPRVD: \_\_\_\_\_ BY: \_\_\_\_\_, ENGINEER APPRVD: \_\_\_\_\_ BY: \_\_\_\_\_  
15. VILLAGE ADMIN. APPRVD: \_\_\_\_\_ BY: \_\_\_\_\_

**TO THE VILLAGE BUILDING SERVICES DIRECTOR:** The undersigned hereby applies for a permit to do work herein described according to the plans and specifications filed herewith, and located as shown on the attached plot plan. The undersigned agrees that such work will be done in accordance with the said description, plans and specifications in compliance with the building code, zoning ordinance, health ordinance and all other ordinances of the Village of Pewaukee and with all the laws and orders of the State of Wisconsin, applicable to said premises. The undersigned further applies for a permit to occupy the premises described herein for the uses and purposes as herein set forth and in strict accordance with all the provisions of the Village of Pewaukee zoning ordinance, health ordinance and all other ordinances of the Village of Pewaukee, Waukesha County and State of Wisconsin, applicable to said premises. The undersigned agrees that said premises will not be occupied until occupancy has been approved by the Village Director of Building Services.

X



549 River Bend Ct.

Patrick Nehls

4/18/01

\*Please submit 7 copies of all application materials to the Village Deputy Clerk, 235 Hickory St., Pewaukee, WI (262-691-5660). Application deadline is the first Wednesday of the month for the meeting which is held the third Wednesday of the month.

Architectural Control Board Action:

X Approved as presented on plans dated 3/22/01.  
Note other approved details (i.e. colors, specific materials, etc.): SEE ATTACHMENT A-3 FOR COLORS

\_\_\_\_\_ Approved as presented on plans dated \_\_\_\_\_, with the following noted modifications: \_\_\_\_\_

\_\_\_\_\_ Denied for the following reason(s): \_\_\_\_\_

Signature of ACB Chairperson: \_\_\_\_\_

Date: \_\_\_\_\_

(2/2001)

*[Handwritten Signature]*  
4/18/01

RECEIVED

APR - 9 2001

VILLAGE OF PEWAUKEE

549 River Bend Ct.

Patrick Nehls

4/18/01

\*Please submit 7 copies of all application materials to the Village Deputy Clerk, 235 Hickory St., Pewaukee, WI (262-691-5660). Application deadline is the first Wednesday of the month for the meeting which is held the third Wednesday of the month.

Architectural Control Board Action:

X Approved as presented on plans dated 3/22/01.  
Note other approved details (i.e. colors, specific materials, etc.): SEE ATTACHMENT A-3 FOR COLORS

\_\_\_\_\_ Approved as presented on plans dated \_\_\_\_\_, with the following noted modifications: \_\_\_\_\_

\_\_\_\_\_ Denied for the following reason(s): \_\_\_\_\_

Signature of ACB Chairperson: \_\_\_\_\_

Date: \_\_\_\_\_

(2/2001)

*Scott Mund*  
4/18/01

RECEIVED

APR - 9 2001

VILLAGE OF PEWAUKEE



PROPERTY RECORD

Lot 175  
LAKE I

Tax No. PWV-874-180 Address 549 RIVER BOND C

LOT INFORMATION

STRUCTURE INFORMATION

Frontage 71.256'

Date Built 2-1997

Size 32.652'+38.604'x179.498'x  
194.92'x 90.064'

Type Bldg. RANCH ~~ALUMINIUM~~ 2CH

Area 13,963 FT<sup>2</sup>

Foundation Size 54'x50'x0"

F.A.R. 10.7%

Hght. 18'9" Area 1500 FT<sup>2</sup>

Date Subd. \_\_\_\_\_

Volume \_\_\_\_\_ Flr./Clg. 8-0

Gar. Size 24'x20'4"

Exterior ALUMINIUM SIDING

Att. X Det. \_\_\_\_\_

L.R. \_\_\_\_\_ D.R. \_\_\_\_\_ F.R. \_\_\_\_\_

Kit. \_\_\_\_\_ Btr \_\_\_\_\_

B.R. No. 3 Size \_\_\_\_\_

# VILLAGE OF PEWAUKEE

WAUKESHA COUNTY, WISCONSIN

262.691.5660 • FAX: 262.691.5664 • 235 HICKORY ST. • PEWAUKEE, WI 53072-3592

## Architectural Control Board Application

### Purpose

The Village's Development Code provides that the Architectural Control Board (ACB) is responsible for review and final approval of all single family residential and all plex (2-4 unit buildings) project plans.

The Village has deemed it necessary to exercise regulation over the architecture and appearance of buildings or structures which are constructed, altered, relocated, added to, remodeled or placed within the Village of Pewaukee. The creation of this ACB is not intended to impose a pattern of regimented style or to promote a given architectural style but it is intended to provide for the harmonious and aesthetically pleasing development of the Village in such a way as will promote and enhance the value of existing structures and buildings and to prevent the construction, alteration or remodeling of structures or buildings which would be inconsistent in terms of style, design, size, location, orientation and/or materials presently existing within close proximity to the proposed building or structure.

Section 17.18 (2)(e) of the Village Development Code states that the Building Inspector shall submit to the ACB the plans for single family houses and 2-4 unit buildings (not a part of a larger complex being approved by the Village's Plan Commission) including adequate elevations or perspective sketches to enable the Board to judge the building appearance, and shall not issue a building permit until the ACB has approved such plans.

Address of Project: 549 River Bend Pewaukee WI 53072

Parcel Number: \_\_\_\_\_

Description of Project: New Construction \_\_\_\_\_

Alteration \_\_\_\_\_

Relocation \_\_\_\_\_

Addition X Deck

Remodeling \_\_\_\_\_

Applicant's Name: Patrick Nehls

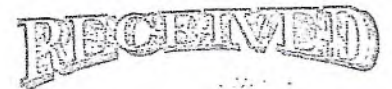
Applicant's Address: 549 River Bend of Pewaukee

Applicant's Phone: (262) 695-8257

Owner, if different than Applicant: \_\_\_\_\_

Applicant's Signature: Patrick A. Nehls

Date: March 30, 2001



APR - 3 2001

VILLAGE OF PEWAUKEE



1-888-828-8288

549 River Road Ct Pewaukee

Design #: 56772

**MENARDS**

695-8257 3/22/2001

\*\*\* Take this sheet to the Building Materials desk to purchase your materials.

You have selected a 12' x 17' deck 2' off the ground.

Stained Brown Treated Framing Material

Horizontal Decking

5/4" x 6" Ultra-Dek Plastic Deck Boards

36" Spindle Railing

2" x 3" x 36" Stained Brown Treated Spindles

4" x 4" x 48" Stained Brown Treated Turned Railing Posts

2" x 4" x 8' Stained Brown Treated Shaped Hand Rail

Privacy Stained Brown Treated Lattice

Poured Footings 12" Tube 4' deep

ShadoeTrack 4ft Galv. Hidden Fasteners

2" x 8" Joists

2" x 8" Beams

40 PSF deck load

Below is a section of the railing style and options you have selected for your deck.

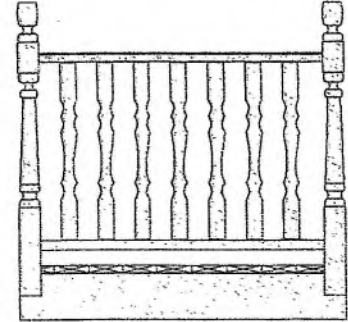
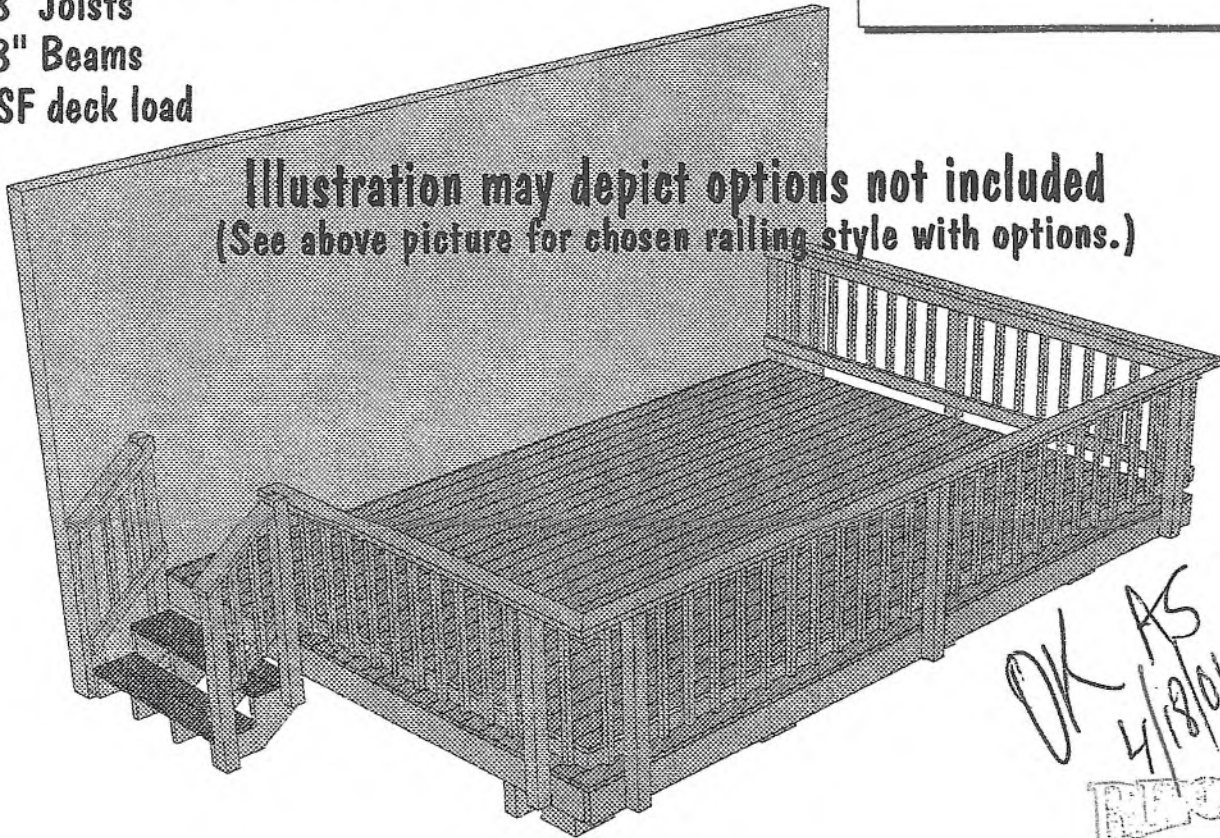


Illustration may depict options not included  
(See above picture for chosen railing style with options.)



OK AS SUBMITTED  
4/18/01  
ACB  
S.A.

APR - 3 2001

VILLAGE OF PEWAUKEE

Stair Widths : 48"

For Building Material's use only : 14420402401140119070908030481000000003

Today's cost for materials estimated in this design with options: **\$1884.67**

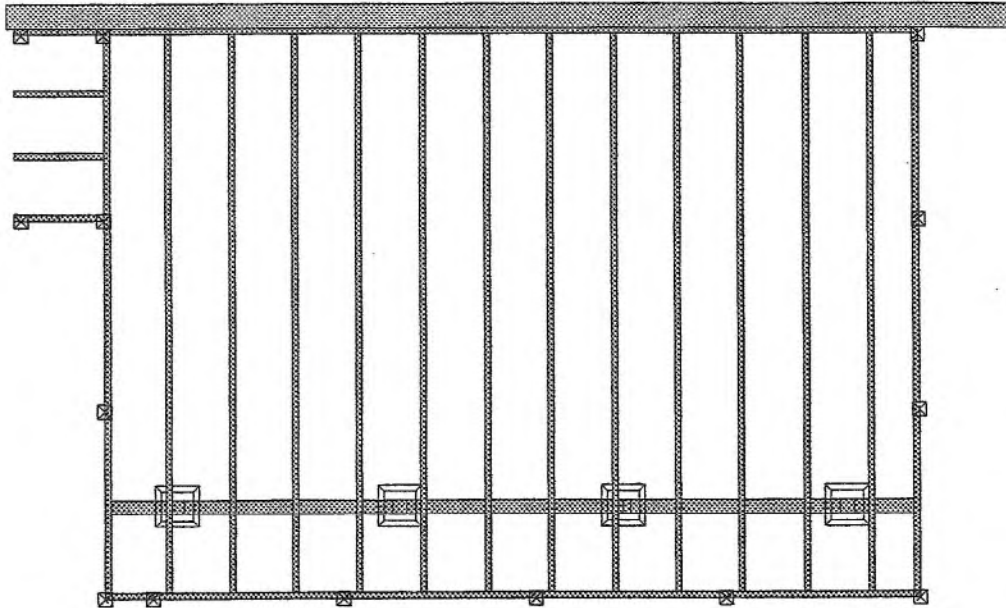
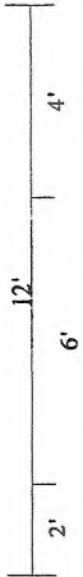
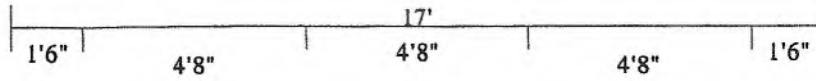
\*The base price may include: 40 PSF deck load, horizontal decking, 2x6 green treated deck boards, green treated framing material, no stairs,





Please bring these plans to the cashier to purchase.

# Post and Beam Dimension Sheet Design#:56772



You may buy all the materials or any part at low cash and carry prices. Because of the wide variable in codes, Menards cannot guarantee that materials listed will meet your code requirements. These plans are suggested designs and material lists only. Some items may vary from those pictured. We do not guarantee the completeness or prices of these structures. Tax, labor and delivery not included.



APR - 8 2001

VILLAGE OF PEWAUKEE

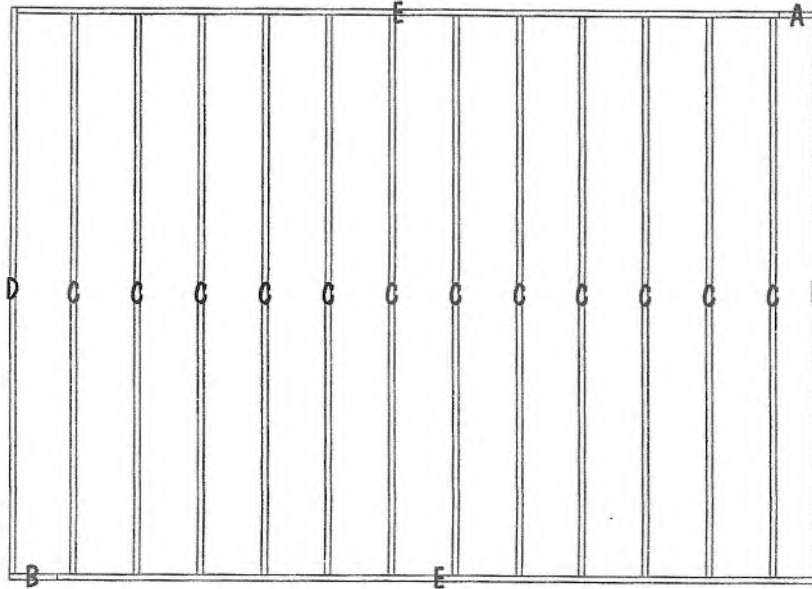
☒ - Denotes railing posts and are placed at a 48" maximum post spacing.  
Illustration may depict notions not included.



# Joist Layout for Your Deck

The Scale is 1/4" : 1'

Design#:56772



Mark	Length	Description	Usage
A	9"	2x8 Stained and Treated	Ledger
B	1'	2x8 Stained and Treated	Rim joist
C	11'9"	2x8 Stained and Treated	Joist
D	11'10-1/2"	2x8 Stained and Treated	Rim joist
E	16'	2x8 Stained and Treated	Ledger
E	16'	2x8 Stained and Treated	Rim joist

Joists to be on 16" centers.

Joists to be hung from the ledger with joist hangers.

Joists to be toe-nailed to beams with 2-1/2" (8d) galvanized nails.

Rim joists to be face-nailed to joists & ledgers with 3-1/2" (16d) galvanized nails.

Blocking and bridging is not shown, but may be required by your local code.

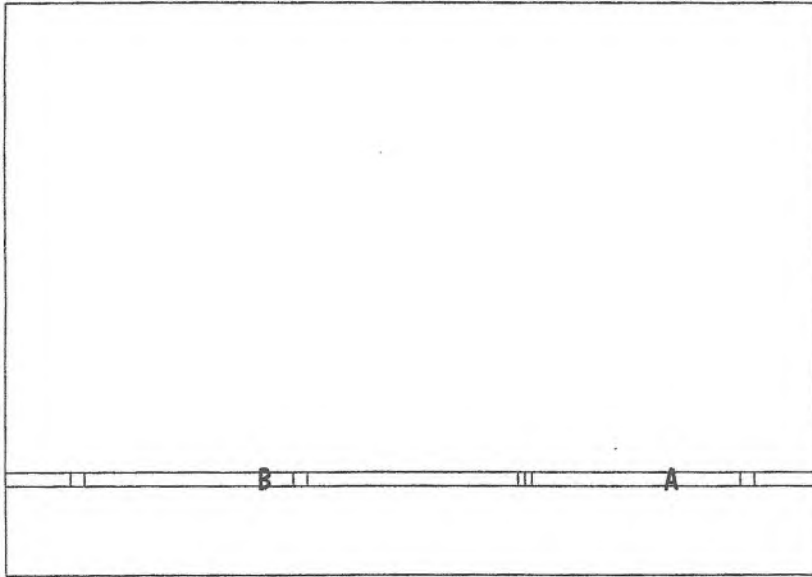
You may buy all the materials or any part at low cash and carry prices. Because of the wide variable in codes, Menards cannot guarantee that materials listed will meet your code requirements. These plans are suggested designs and material lists only. Some items may vary from those pictured. We do not guarantee the completeness or prices of these structures. Tax, labor and delivery not included.

APR 3 2001

APR - 3 2001

VILLAGE OF PEWAUKEE

**Beam Layout for Your Deck**  
 The Scale is 1/4" : 1'  
 Design#:56772



Mark	Length	Description
A	6'2"	2-2x8 Stained and Treated
B	10'10"	2-2x8 Stained and Treated

You may buy all the materials or any part at low cash and carry prices. Because of the wide variable in codes, Menards cannot guarantee that materials listed will meet your code requirements. These plans are suggested designs and material lists only. Some items may vary from those pictured. We do not guarantee the completeness or prices of these structures. Tax, labor and delivery not included.

*[Faint, illegible stamp]*

APR - 8 2001

VILLAGE OF PEWAUKEE



# Plat of Survey

SCALE 1" = 40'

JAHNKE & JAHNKE ASSOCIATES INC.

Consultants in Engineering, Planning, Subdivisions and Surveying

711 W. MORELAND BLVD. -- WAUKESHA, WISCONSIN 53188

TELEPHONE (414) 542-6797 FAX (414) 542-7688

FOR: BIELINSKI BROS. BUILDERS, INC. RE: NEHLS

LEGAL DESCRIPTION: Lot 175, LAKE PARK OF PEWAUKEE ADDITION NO. 1, being a Planned Unit Development of part of the SE 1/4 of the NW 1/4 and part of the NW 1/4, NE 1/4, and SE 1/4 of the SW 1/4 of Section 3, Township 7 North, Range 19 East, Village of Pewaukee, Waukesha County, Wisconsin.

Bench Mark 862.07\* (USGS) Top of brass cap of SEWRPC concrete monument at northwest corner of SW 1/4 of Section 3-7-19.

866.3 - Existing elevation

Suggested Residence Grade: First Floor 869.2\*

Existing Top of Foundation 868.18

Top of Foundation 868.0\*

Garage Opening 867.36

Proposed Yard Grade 867.5

4/30/97 - Basement constructed

and located as shown.

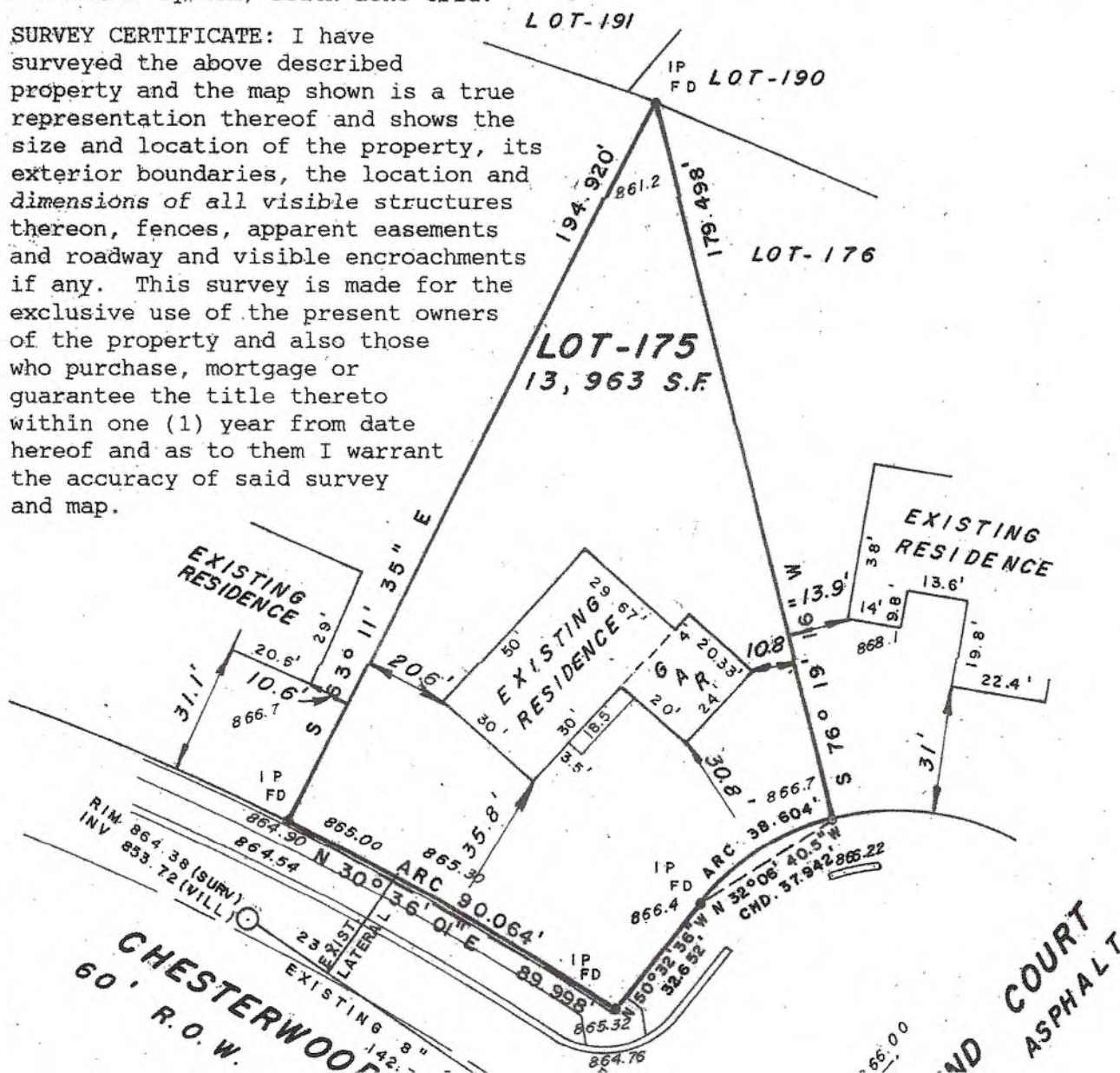
\*suggested grades only

● Iron pipes found as part of this survey.

NOTE: Expose sanitary sewer lateral before construction to verify gravity flow from the basement.

REFERENCE BEARING: The north line of the SW 1/4 of Section 3, T7N, R19E was used as the reference bearing and has a bearing of S89°31'52"E based on the Wisconsin State Plane Coordinate System, South Zone Grid.

SURVEY CERTIFICATE: I have surveyed the above described property and the map shown is a true representation thereof and shows the size and location of the property, its exterior boundaries, the location and dimensions of all visible structures thereon, fences, apparent easements and roadway and visible encroachments if any. This survey is made for the exclusive use of the present owners of the property and also those who purchase, mortgage or guarantee the title thereto within one (1) year from date hereof and as to them I warrant the accuracy of said survey and map.









Neighbor's House

3  
2  
E

PROPOSED  
Addition  
246 sqft

EXISTING  
204 sqft

PROPERTY LINE

YARD

YARD

YARD

STAIRS

STAIRS

549 RIVER BEND CT  
9'

16'6"

21'

15'

6'9"

18'

12'

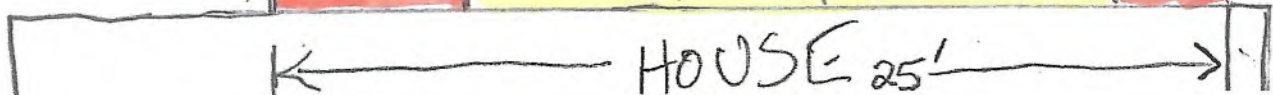
5'

17'

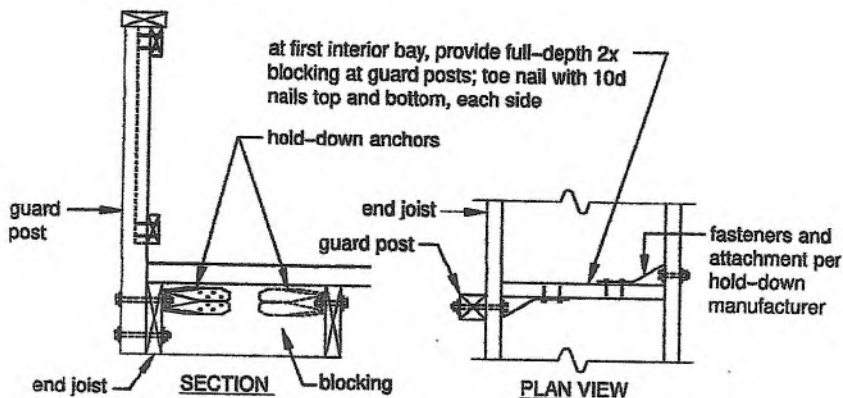
3'

HOUSE 25'

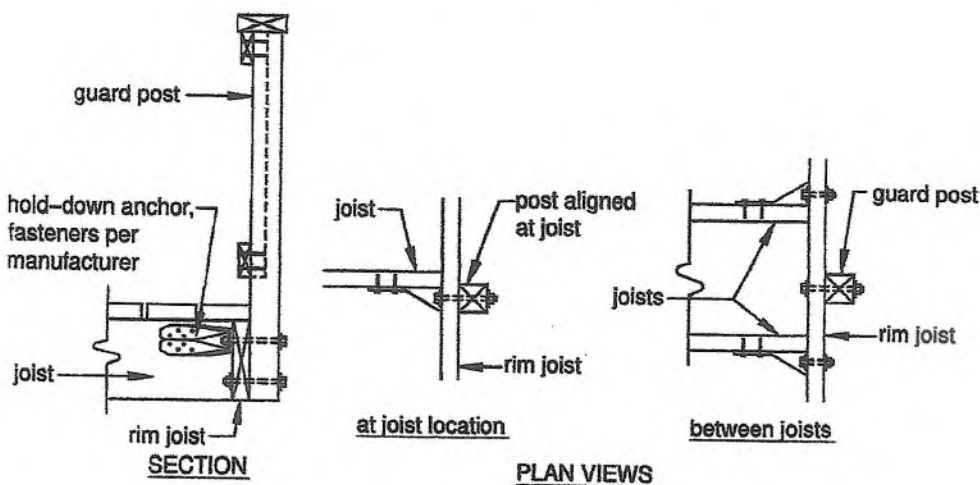
WESTERWOOD LANE



**Figure 26**  
**GUARD POST TO END JOIST**



**Figure 26**  
**GUARD POST TO RIM JOIST**

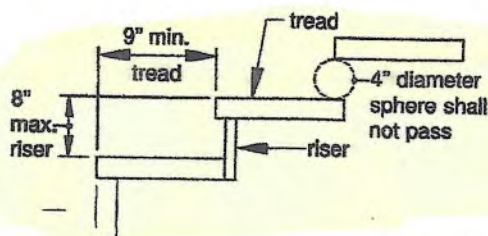


**SECTION 14: STAIRS**

**Stair dimensions.** Stair dimensions must comply with all of the following:

1. The minimum width of a stairway is 36 inches.
2. Handrails and associated trim may project a maximum of 4 1/2 inches into the required width at each side of the stairway. The minimum clear width at and below the handrail, including at treads and landings, cannot be less than 31 1/2 inches where a handrail is installed on one side, and 27 inches where handrails are provided on both sides.
3. Stair geometry and openings must be as shown in Figure 27.

**Figure 27**  
**TREADS AND RISERS**





Michael Lederer  
549 River Bend Ct.  
Pewaukee, WI 53072

Pictures of Deck, Expansion Line and Property Line



View of Property Line from the Utility Box looking towards Chesterwood Lane



View of Property Line from Chesterwood Lane looking towards the Utility Box



White Expansion Line from the side of the deck by the stairs



White Line that shows the width expansion of the proposed new deck



Michael Lederer  
549 River Bend Ct.  
Pewaukee, WI 53072

Pictures of Deck, Expansion Line and Property Line



White Expansion Line on the South Side of my house. The 2nd set of stairs Will be added to this side of the new deck



My neighbors' Evergreen Bushes that are on the Property Line between our homes

LAKE PARK HOMEOWNERS ASSOCIATION, INC.  
ARCHITECTURAL CONTROL COMMITTEE  
REQUEST FORM

Mail To: Lake Park Architectural Control Committee  
P.O. Box 591 Pewaukee, WI 53072

**OR**

Email To: Lake Park HOA@hotmail.com  
ATTN: ACC

Name Michael Lederer  
Address 549 RIVER BEND CT  
Lot # 175  
Phone # 414 477-0116  
Email Mlederer@WIORR.COM

Start Date: JULY 9<sup>th</sup> 2023  
Completion Date: AUG 1<sup>st</sup> 2023

Request: Remodel + Expand Existing Deck  
(driveway / landscaping / deck / patio / other)

Summary of Request:

UPGRADE EXISTING DECK + Expand south side by 5' North side  
by 3' + west side by 6' STAIRS ON BOTH NORTH + SOUTH side  
will be added. Four windows (southeast exposure) and the front doorway will be replaced with  
items that match the existing colors and sizes.  
I am using Deckorators composite decking colors will be GRAY + DARK  
gray deck with white railing

Attachments: SEE DRAWING

Please provide as much detail as possible for ease of review and speed of approval.  
Attachments may be in the form of a drawing of yard for placement of work, copies of product  
information, copies of contractor provided details, etc.

Help us help you by giving the ACC at least four (4) weeks notice of work so we can assemble  
volunteers for a meeting to review your request.

## Casandra Smith

---

**From:** Mary Ellen Lederer <mlederer@wi.rr.com>  
**Sent:** Saturday, June 17, 2023 1:46 PM  
**To:** Mike  
**Subject:** Fwd: Deck Remodel & Expansion

Sent from my iPhone

Begin forwarded message:

**From:** Lake Park Homeowners Association <lakeparkhoa@hotmail.com>  
**Date:** June 17, 2023 at 1:38:49 PM CDT  
**To:** mlederer@wi.rr.com  
**Subject:** **Re: Deck Remodel & Expansion**

Your project has been approved.

---

**From:** mlederer@wi.rr.com <mlederer@wi.rr.com>  
**Sent:** Monday, June 5, 2023 8:42 PM  
**To:** LakeParkHOA@hotmail.com <LakeParkHOA@hotmail.com>  
**Subject:** Deck Remodel & Expansion

Good Evening!

Attached is a request for the remodeling and expansion of my deck. A drawing of the proposed project is enclosed. Please approve this project ASAP as I am waiting to apply for a building permit.

Sincerely,

Michael Lederer