



TOWN OF LISBON
W234 N8676 Woodside Rd.
Lisbon, WI 53089

NOTICE
ZONING BOARD OF APPEALS PUBLIC HEARING
TOWN OF LISBON, WISCONSIN

The Board of Appeals will deliberate and render decisions on the special exceptions requested below. The Chairman of the Zoning Board of Appeals hereby calls a meeting to be held to consider these matters, at the **Lisbon Town Hall, W234N8676 Woodside Road at 5:00 P.M. on Monday, April 30, 2018** and should said meeting be cancelled or adjourned, the hearing will be re-noticed.

BOA HEARING #1:

Scott and Vicki Meyers has filed with the office of the Clerk and the Zoning Board of Appeals, requesting Special Exceptions from the following sections of the Town of Lisbon Zoning Code, related to construction of an accessory building:

- Section 16(e)(1), setback of the Zoning Ordinance requires a minimum of 50 feet from the road right-of-way measured to the overhang of the proposed accessory building, addition. Applicant is requesting 41 feet.
- Section 16(e)(2), offset of the Zoning Ordinance requires a minimum of 20 feet from the lot line to the lot line to the roof line of the house or accessory building. Applicant is requesting 16 feet.

The property is described as follows:

Tax Key No: LSBT 0217.063

Legal Description: OUTLOT 1 WOODLAND OAKS ADDITION NO 1 PT NE1/4 SEC 19 & PT NW1/4 SEC 20 T8N R19E R1036/162

Property Address: W235N7585 Woodside Road, Lisbon, WI 53089.

The Zoning Board of Appeals in acting on variations and modifications of the Zoning Ordinance, or appeals from action taken by the Building Inspector, hears all cases at public hearings at which interested parties have a right to be heard. If it is inconvenient to appear at the hearing, file your objections by letter, containing your name and address, stating fully what the objection is and the reason for such objection. You may also email your letter of objection to Town Clerk Gina Gresch, ggresch@townoflisbonwi.com.

John Gehrke, Chairman
Zoning Board of Appeals

Publish: Lake Country Now & Northwest Now – Wednesday, April 11 & 18, 2018



TOWN OF LISBON
W234 N8676 Woodside Rd.
Lisbon, WI 53089

Agenda
Zoning Board of Appeals Public Hearings & Regular Meeting
Town of Lisbon, Town Hall
Monday, April 30, 2018
5:00 P.M.

1. **Public Hearing** to solicit public comments on the request from Scott and Vicki Meyers, for Special Exceptions from the following sections of the Town of Lisbon Zoning Code, related to construction of an accessory building, for the property located at N68W27101 Oakdale Lane, Lisbon, WI 53089, LSBT 0217.063:
 - Section 16(e)(1), setback of the Zoning Ordinance requires a minimum of 50 feet from the road right-of-way measured to the overhang of the proposed accessory building, addition. Applicant is requesting 41 feet.
 - Section 16(e)(2), offset of the Zoning Ordinance requires a minimum of 20 feet from the lot line to the lot line to the roof line of the house or accessory building. Applicant is requesting 16 feet.
2. **Adjourn Public Hearing.**
3. **Call Zoning Board of Appeals to Order.**
4. **Roll Call**
5. **Discussion and necessary action to approve the April 9, 2018 Zoning Board of Appeals Public Hearing and Regular Meeting minutes.**
6. **New Business.**
 - A. Discussion and necessary action on the request from Scott and Vicki Meyers, for Special Exceptions from the following sections of the Town of Lisbon Zoning Code, related to construction of an accessory building, for the property located at N68W27101 Oakdale Lane, Lisbon, WI 53089, LSBT 0217.063:
 - a. Section 16(e)(1), setback of the Zoning Ordinance requires a minimum of 50 feet from the road right-of-way measured to the overhang of the proposed accessory building, addition. Applicant is requesting 41 feet
 - b. Section 16(e)(2), offset of the Zoning Ordinance requires a minimum of 20 feet from the lot line to the lot line to the roof line of the house or accessory building. Applicant is requesting 16 feet.
7. **Adjournment.**

John Gehrke	Gina C. Gresch, MMC/WCPC
Chairman	Town Clerk

Copies of the exhibits are available at the Lisbon Town Hall or on the Town's website, <http://townoflisbonwi.com/AgendaCenter> for review. All interested parties will have the opportunity to be heard at said time and place.

NOTICE: It is possible that members of and possibly a quorum of members 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.

NOTE: Please notify the Town of Lisbon 72 hours in advance if you plan to attend and will need an interpreter or assistive hearing device.

MEMBERS: Please notify Town Hall at 262-246-6100 if you are unable to attend the meeting.

Posted: 2018-04-03
X Website

Clerk: G.G.
X Town Hall Bulletin Boards (2)

X Sent to Newspapers

**CLERK'S NOTE REGARDING
APRIL 9 BOARD OF APPEALS MINUTES**

2018-04-03 – At the time the April 30, 2018 BOA packet was finalized, the April 9 BOA meeting hadn't happened yet, therefore the minutes are not in this packet. The packet will be updated with those minutes before the meeting and members will be emailed the minutes.



RECEIVED
By Gina Gresch at 8:18 am, Mar 29, 2018

W234N8676 WOODSIDE RD. • LISBON, WI 53089-1545 • TEL: (262) 246-6100 • FAX: (262) 820-2023
E-mail: townhall@townoflisbonwi.com • Website: www.townoflisbonwi.com

Date: _____
To: Chairman, Board of Appeals
From: Bryan Oelhafen, Building Inspector

I have refused a Building Permit to _____
for construction of _____
as the property owner is in violation of the following section of our zoning ordinances:

The property is located in: R-1 District R-2 District R-3 District
A-3 District A-5 District A-10 District

Section _____ setback of the Zoning Ordinance requires a minimum of 50 feet from the road right-of-way measured to the overhang of the proposed accessory building, addition, etc.

Section _____ offset of the Zoning Ordinance requires a minimum of 20 feet from the lot line to the roof line of the house or accessory building.

Remarks:

Bryan Oelhafen, Building Inspector
Town of Lisbon



TOWN OF LISBON
W234 N8676 Woodside Rd.
Lisbon, WI 53089

BOARD OF APPEALS APPLICATION

RECEIVED
MAR 28 2018
TOWN OF LISBON

Property Information

N68 W 27101 OAKDALE LANE
Property Address

LSBT 0217 063
Tax Key/Parcel ID #

1 ACRE
Lot Size

RESIDENTIAL
Current Zoning

Property Owner

SCOTT & VICKI MEYERS
Name

Company

N68 W 27101 OAKDALE LANE
Address

SUSSEX WI 53089
City State Zip

262-246-0506 SBMEYERS@WI.BR.COM
Phone Fax E-mail Address

Owner's Agent

Name

Company

Address

City State Zip

Phone Fax E-Mail Address

Application is being made for variance from Section _____ of the Town of Lisbon Zoning Code to permit the following: (Describe in detail the proposed construction, and why it does not comply with the Ordinance)

GARAGE EXTENSION OFF THE FRONT OF OUR HOME. (EXTENDS EXISTING GARAGE) VARIANCE NEEDED TO THE 50 FOOT SET-BACK. GARAGE EXTENSION WOULD BE EXACTLY 61 FEET FROM CUL-DE-SAC PAVEMENT. VARIANCE NEEDED FROM LOT LINE OFF WEST CORNER OF GARAGE EXTENSION, FROM 20 FT TO 16 FT.

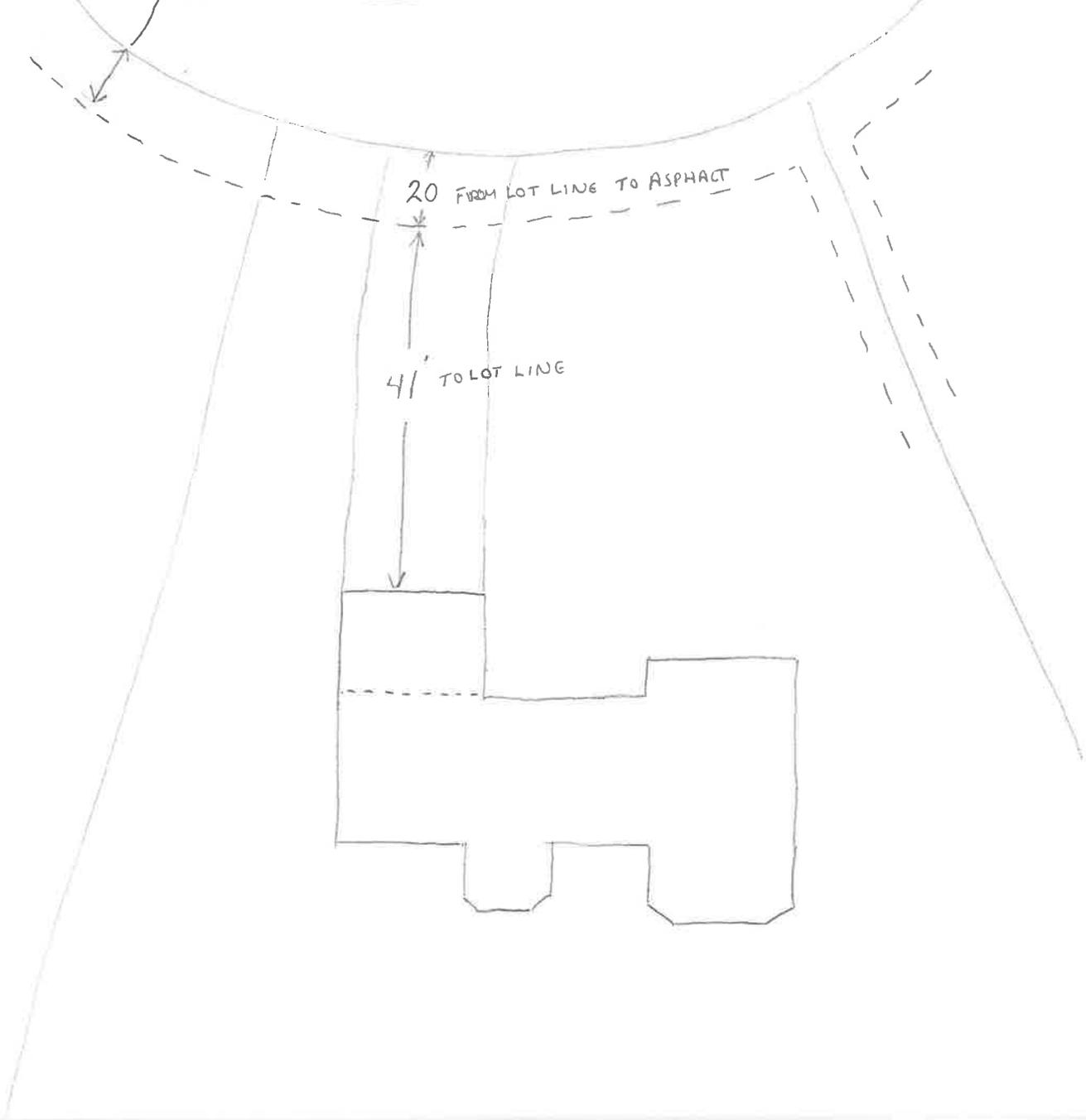
What special conditions exist which will cause practical difficulty or unnecessary hardship if the variance requested is not granted. WE WOULD LIKE TO INCREASE OUR GARAGE SPACE SO WE CAN DE-CLUTTER OUR DRIVEWAY. WE OWN 3 CARS & 3 MOTORCYCLES. WE CANNOT EXTEND GARAGE OUT THE BACK BECAUSE WE HAVE A SUN-ROOM OFF THE BACK OF OUR HOME. WE CANNOT GO WIDER BECAUSE THERE IS MINIMAL SPACE AVAILABLE. BUILDING OFF THE FRONT IS OUR BEST OPTION.

W:\Board of Appeals\BOA Application (Revised 2018-01-04).doc
Revised: 2018-01-04

THIS ADDITION WOULD GREATLY IMPROVE THE FRONT LOOK OF OUR HOME BY ADDING A GABLE END TO THE FRONT OF OUR HOME.

NOTE: LOT LINE ON SURVEY IS NOT VISUALLY ACCURATE BECAUSE CUL-DE SAC IS ACTUALLY SET OUT 8- FEET MORE THAN SURVEY SHOWS. ADDING 8 FEET TO THE LENGTH OF OUR CONCREED DRIVEWAY. BECAUSE OF THIS THE VISUAL SETBACK WITH ADDITION WOULD LOOK CORRECT. EVEN THOUGH MEASUREMENTS FROM LOT STAKES SAYS 41' FEET

SURVEY SHOWS 12' SETBACK
ACTUAL DISTANCE IS 20'



9 FOOT VARIANCE NEEDED
OFF FRONT

RONALD H. ZIMMERMAN
REGISTERED LAND SURVEYOR

4 FOOT VARIANCE NEEDED
OFF WEST SIDE

PLAT OF SURVEY

FOR

SCOTT & VICKI MEYERS

NOTE: ITS ANOTHER
16 FEET TO CENTER OF
CUL-DE-SAC

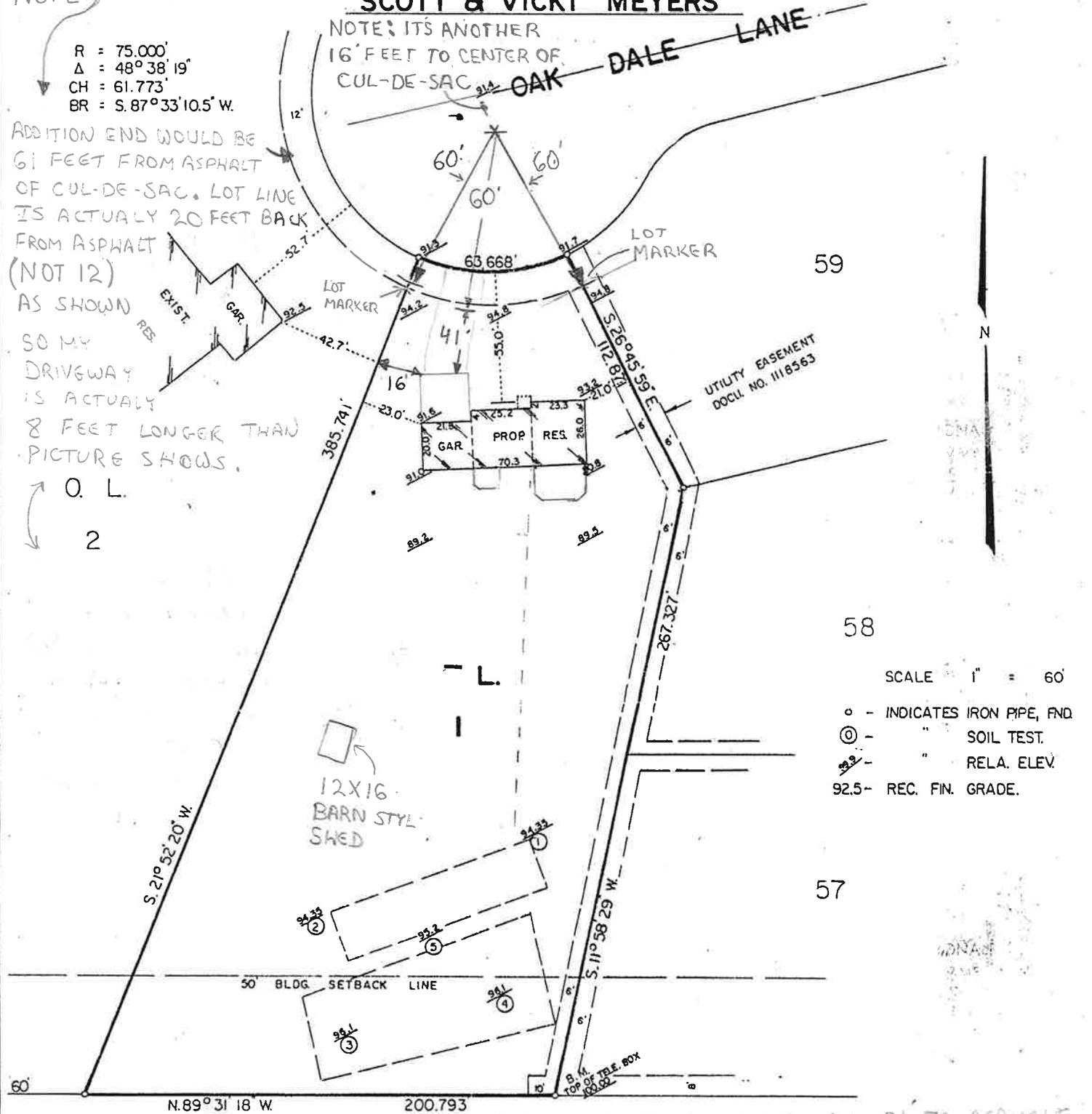
OAK DALE LANE

NOTE

R = 75.000'
Δ = 48° 38' 19"
CH = 61.773'
BR = S. 87° 33' 10.5" W.

ADDITION END WOULD BE
61 FEET FROM ASPHALT
OF CUL-DE-SAC. LOT LINE
IS ACTUALY 20 FEET BACK
FROM ASPHALT
(NOT 12)
AS SHOWN
SO MY
DRIVEWAY
IS ACTUALY
8 FEET LONGER THAN
PICTURE SHOWS.

O. L.
2



- SCALE 1" = 60'
- - INDICATES IRON PIPE, FND
- ⊙ - " SOIL TEST
- ③ - " RELA. ELEV.
- 92.5- REC. FIN. GRADE.

NOTE: ADDITION END WOULD BE 61 TO ASPHALT
CUL-DE-SAC

Outlot 1, Woodland Oaks Addition No. 1, being a subdivision of part of the Southeast 1/4 of the Northeast 1/4 of Section 19 and the Southwest 1/4 of the Northwest 1/4 of Section 20, Town 8 North, Range 19 East, Town of Lisbon, Waukesha County, Wisconsin.

CERTIFICATION

STATE OF WISCONSIN } SS
COUNTY OF WAUKESHA }

I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY, ITS EXTERIOR BOUNDARIES, THE LOCATION AND DIMENSIONS OF ALL VISIBLE STRUCTURES THEREON, FENCES, APPARENT EASEMENTS AND ROADWAYS AND VISIBLE ENCROACHMENTS, IF ANY.

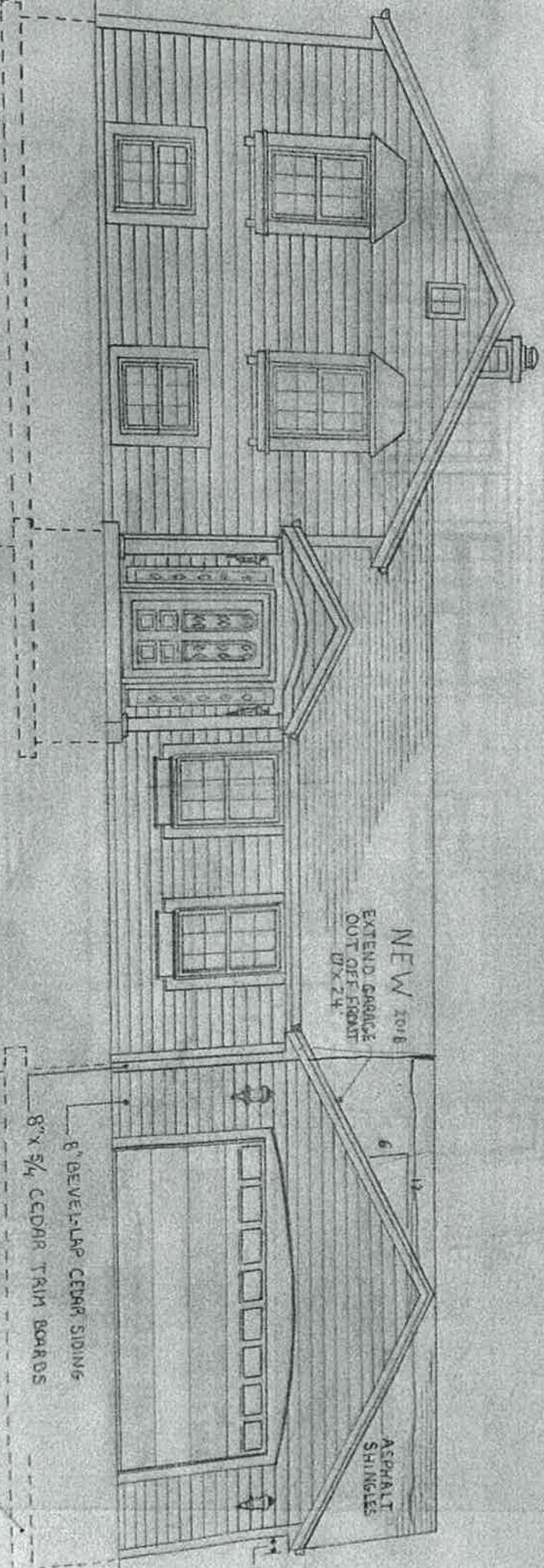
THIS SURVEY IS MADE FOR THE EXCLUSIVE USE OF THE PRESENT OWNERS OF THE PROPERTY, AND ALSO THOSE WHO PURCHASE, MORTGAGE, OR GUARANTEE THE TITLE THERETO WITHIN ONE (1) YEAR FROM DATE HEREOF; AND AS TO THEM I WARRANT THE ACCURACY OF SAID SURVEY AND MAP.

DATE MARCH 7, 1990

Ronald H. Zimmerman
RONALD H. ZIMMERMAN S-868



FRONT ELEVATION-GARAGE ADDITION



RECEIVED
MAR 28 2018
TOWN OF LISBON

ADDITION 2012

NEW 2019

GARAGE ADDITION
17x24

LOWER LEVEL
ADDITION 1999

LEFT ELEVATION

NEW 2018

7x24 ADDITION
EXTENDING
EXISTING
GARAGE

ASPHALT SHINGLES

MASTER BEDROOM ADDITION
BUILT BY HOME OWNER IN 2012

SUN ROOM ADDITION
BUILT BY HOME OWNER
IN 2017

LOWER LEVEL
BUILT BY HOME
OWNER IN 1999

REMOV WINDOW
ADD DOOR

12"

30'-0"
14'-0"
12'-0"
2'-0"
3'-0"

7'-0"

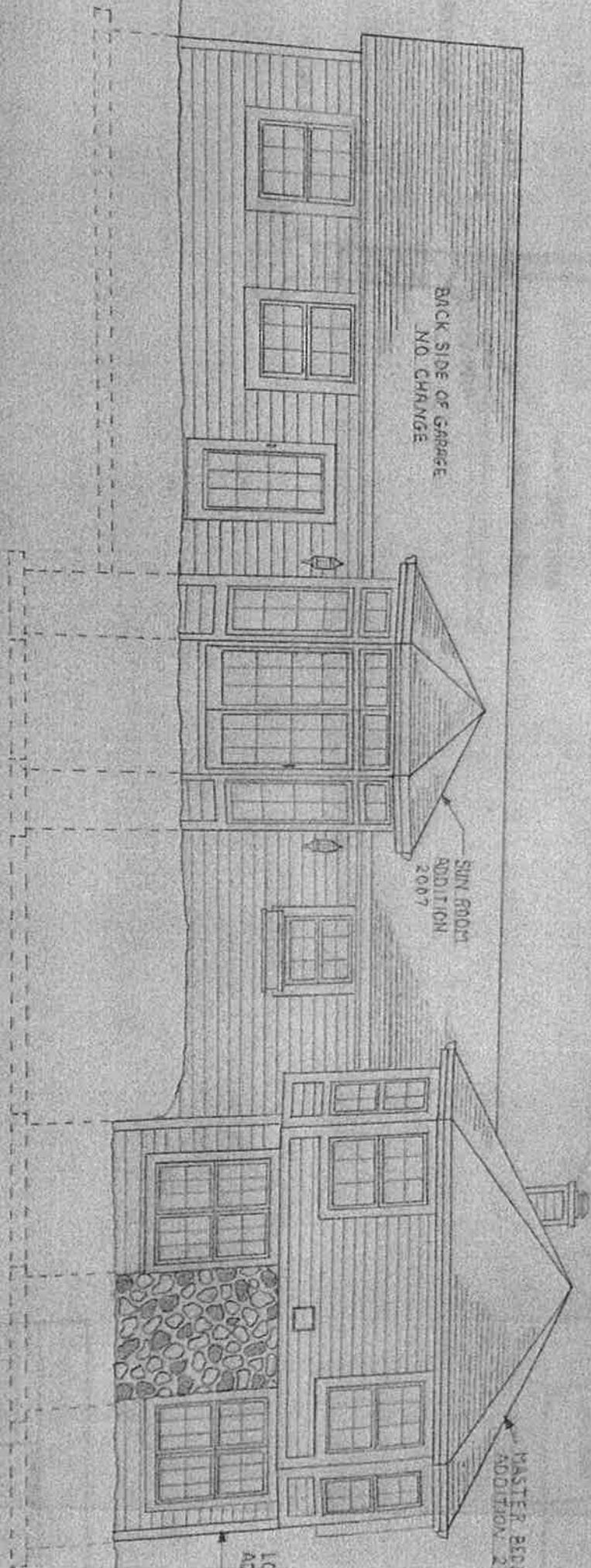
ADDITION 1/5
17x24 FEET BUILT

RIVERTON	
SCALE 1/8" = 1'	DATE
PROJECT NO.	DATE

20 YEAR ASPHALT SHINGLES
15 YEAR GUTTER

12

REAR ELEVATION



BACK SIDE OF GARAGE
NO CHANGE

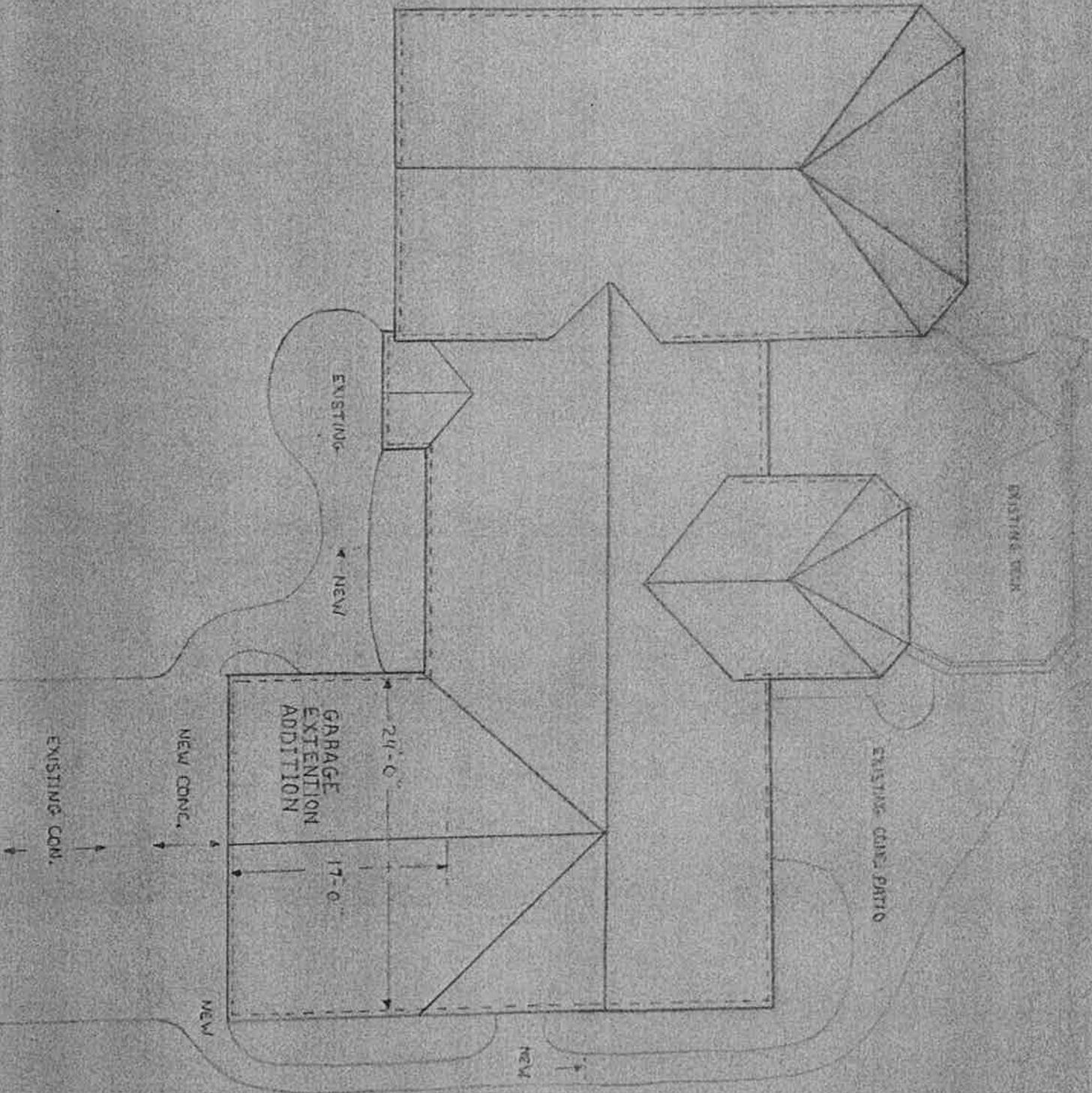
SUN ROOM
ADDITION
2007

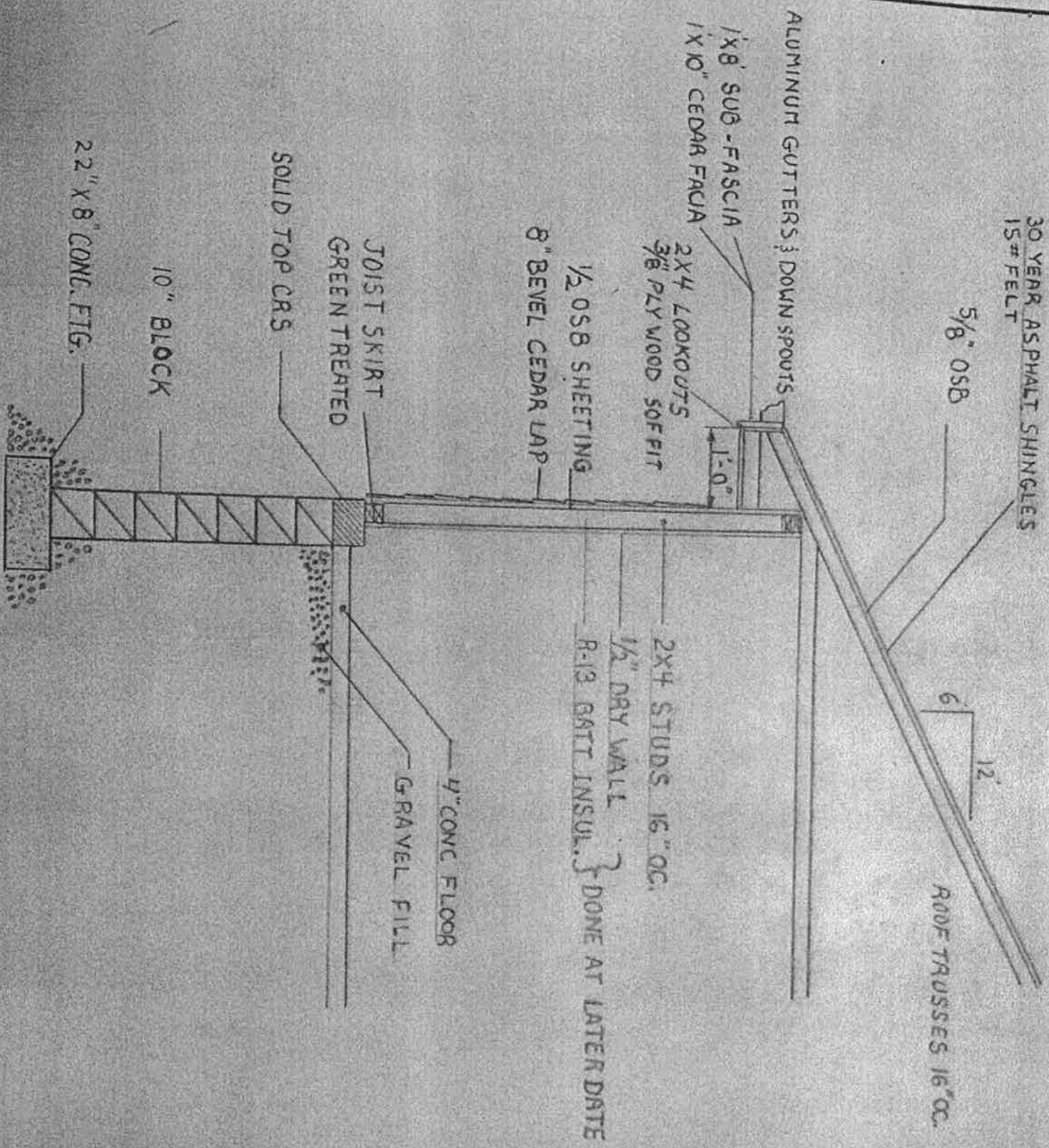
MASTER BED
ADDITION 2007

9/15/2015 10:00 AM

SS 55 16" OC.

AFTER DATE





30 YEAR ASPHALT SHINGLES
15# FELT

5/8" OSB

6
12

ROOF TRUSSES 16" OC.

ALUMINUM GUTTERS & DOWN SPOUTS

1/2" SUB-FASCIA
1" X 10" CEDAR FASCIA

2" X 4 LOOKOUTS
3/8" PLY WOOD SOFFIT

1'-0"

1/2" OSB SHEETING

8" BEVEL CEDAR LAP

2" X 4 STUDS 16" OC.

1/2" DRY WALL

R-13 BATT INSUL. } DONE AT LATER DATE

4" CONC FLOOR

GRAVEL FILL

JOIST SKIRT
GREEN TREATED

SOLID TOP CRS

10" BLOCK

22" X 8" CONC. FIG.

Garage Addition Proposal

Scott & Vicki Meyers N68 W27101 Oakdale Lane Sussex WI 53089 (262-246-0506)

My wife and I built this home back in 1990, this is our first home. When we built this house our original thoughts were that this would be our starter home, and eventually we would move on. Well that did not happen, this house became our "home" we raised our two children here. We developed a passion for gardening and put a lot of work into our yard and landscape. Prior to this proposed garage addition we added on to our home three different times. All three additions were personally built by my wife and I. As you can see they are well done. The finishes on the inside are also upscale and done right. Everything was done in proper order with permits and inspections included.

- 1st- In 1999 we added a lower level addition, adding a large family room to our lower level.
- 2nd- In 2007 we added a sunroom off the back of our home.
- 3rd - In 2012 we added a master bedroom above our first addition (family room)

Prior to our last addition my wife and I made a decision to make this our life long home. We love everything about this house and area, except our tiny garage. Adding on to our garage will not only improve the much needed storage space, it will also greatly improve the overall look of our home, taking our home away from the generic tri-level look. Although we will slightly encroach on lot line set backs they will be minimal and not obvious to the eye. We hope that after the committee reviews the details of our project that they will also ^{AG-REC} this would be a positive improvement.

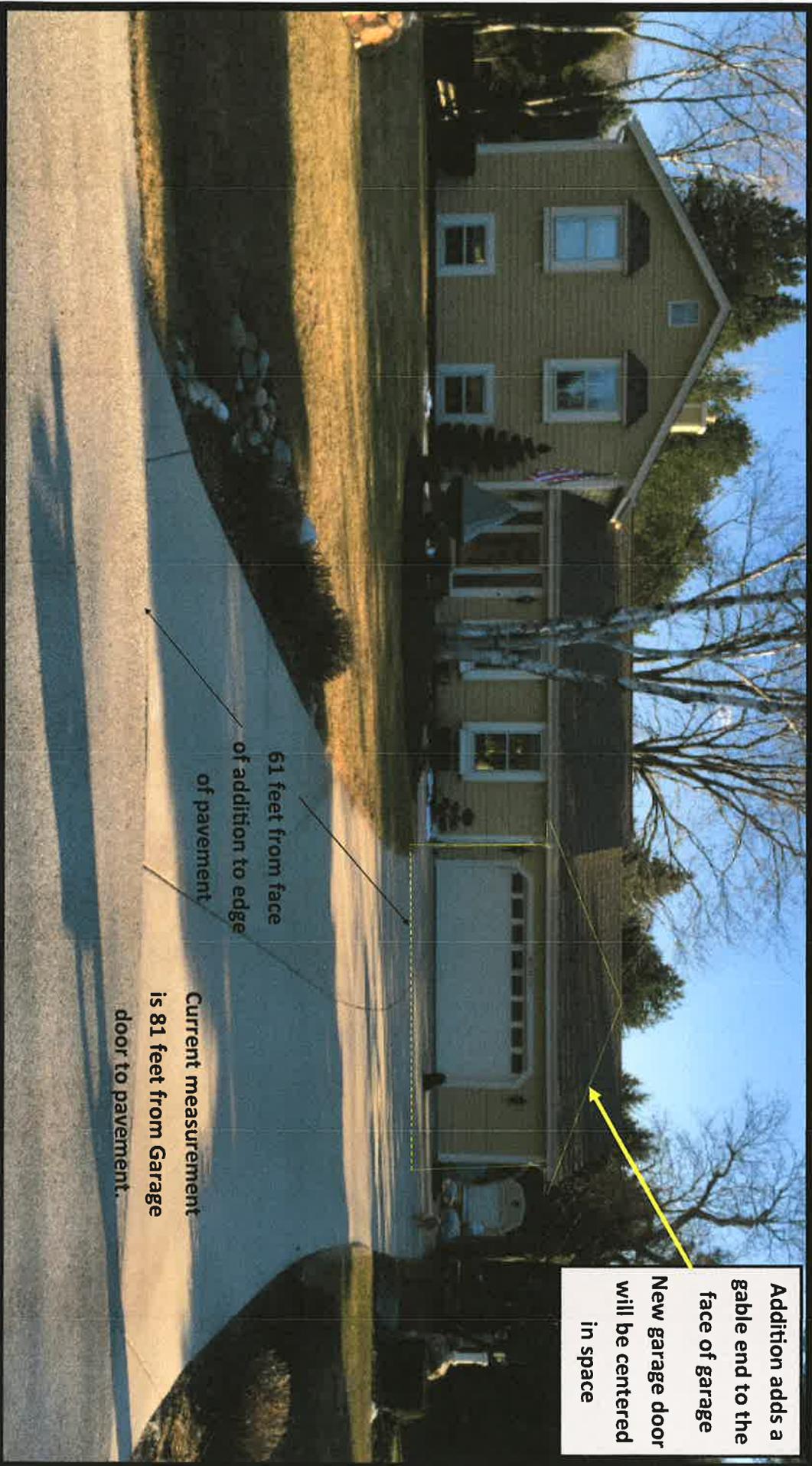
Sincerely; Scott & Vicki Meyers



Current front View of our Home

We would like to extend our current garage out off the front of our home. Bumping out the front is our best option as our lot is pie shaped and narrows to the front, we live in a cul-de-sac. We cannot bump out the back because we have a sun-room off the back (see picture marked 3) Adding an unattached garage on our lot would not work, we would have no way of driving to it. Our land on either side of our home is narrow. We would not want to drive over septic lines either. Our lot backs up to VV so adding a driveway to the back yard is not possible. The rest of our land butts up against neighboring lots.

2 of 10

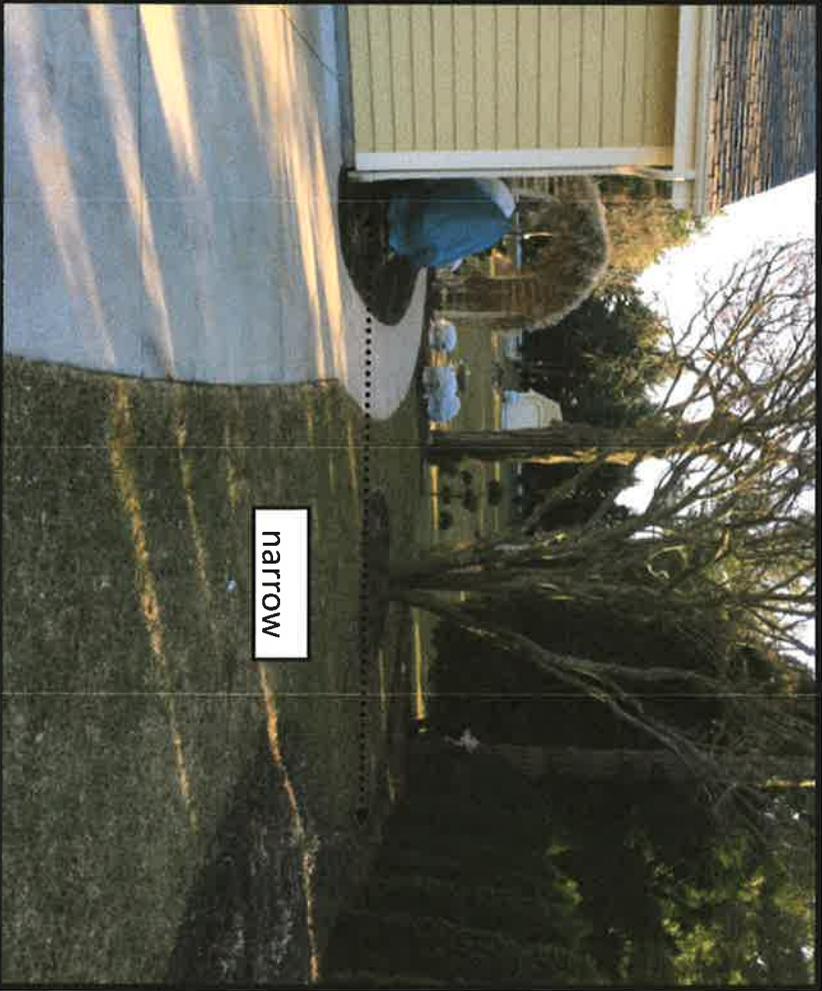
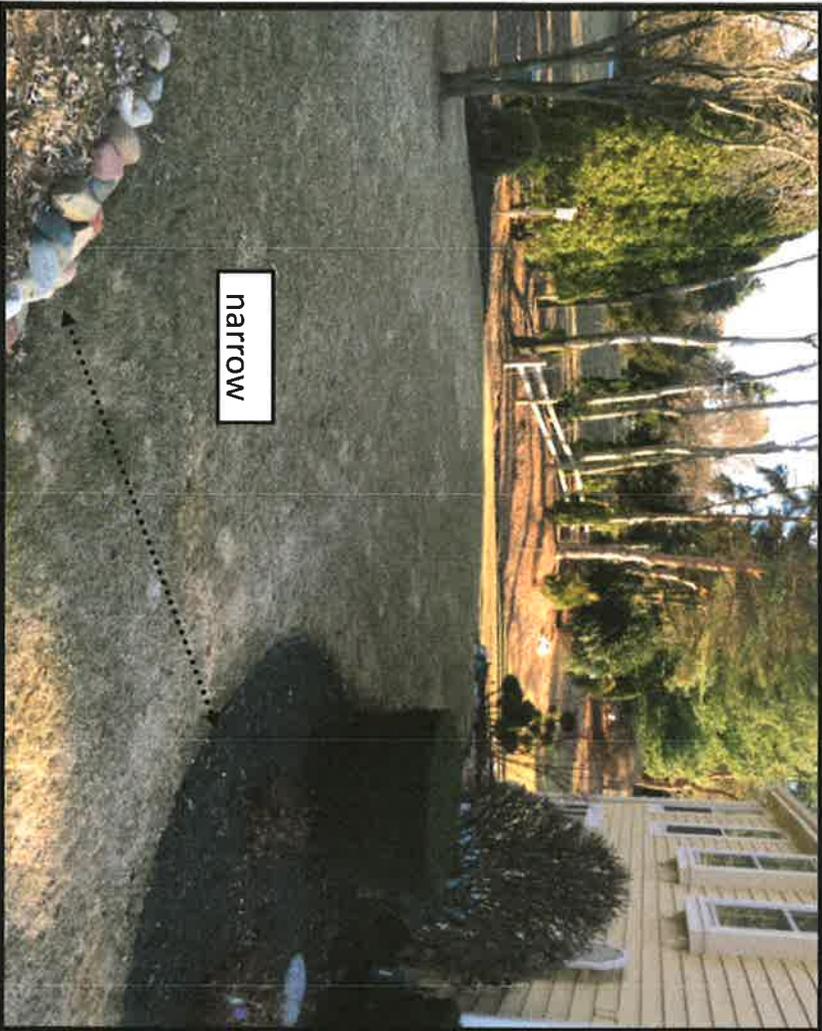


The area alongside both sides of our home is narrow.

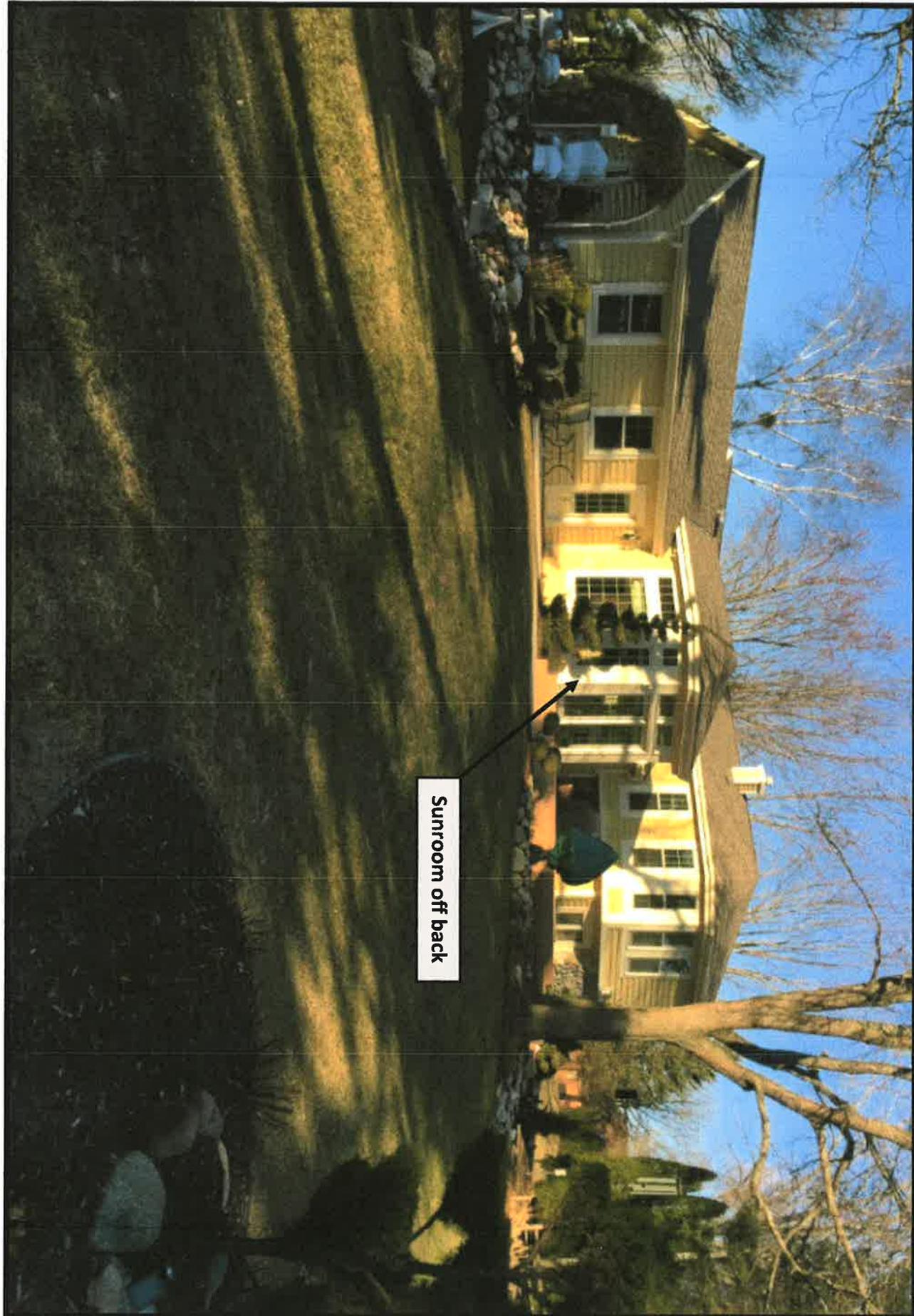
Left side of home

Right side of home

3 of 10



Backside of home



Sunroom off back

Length of driveway before and after addition



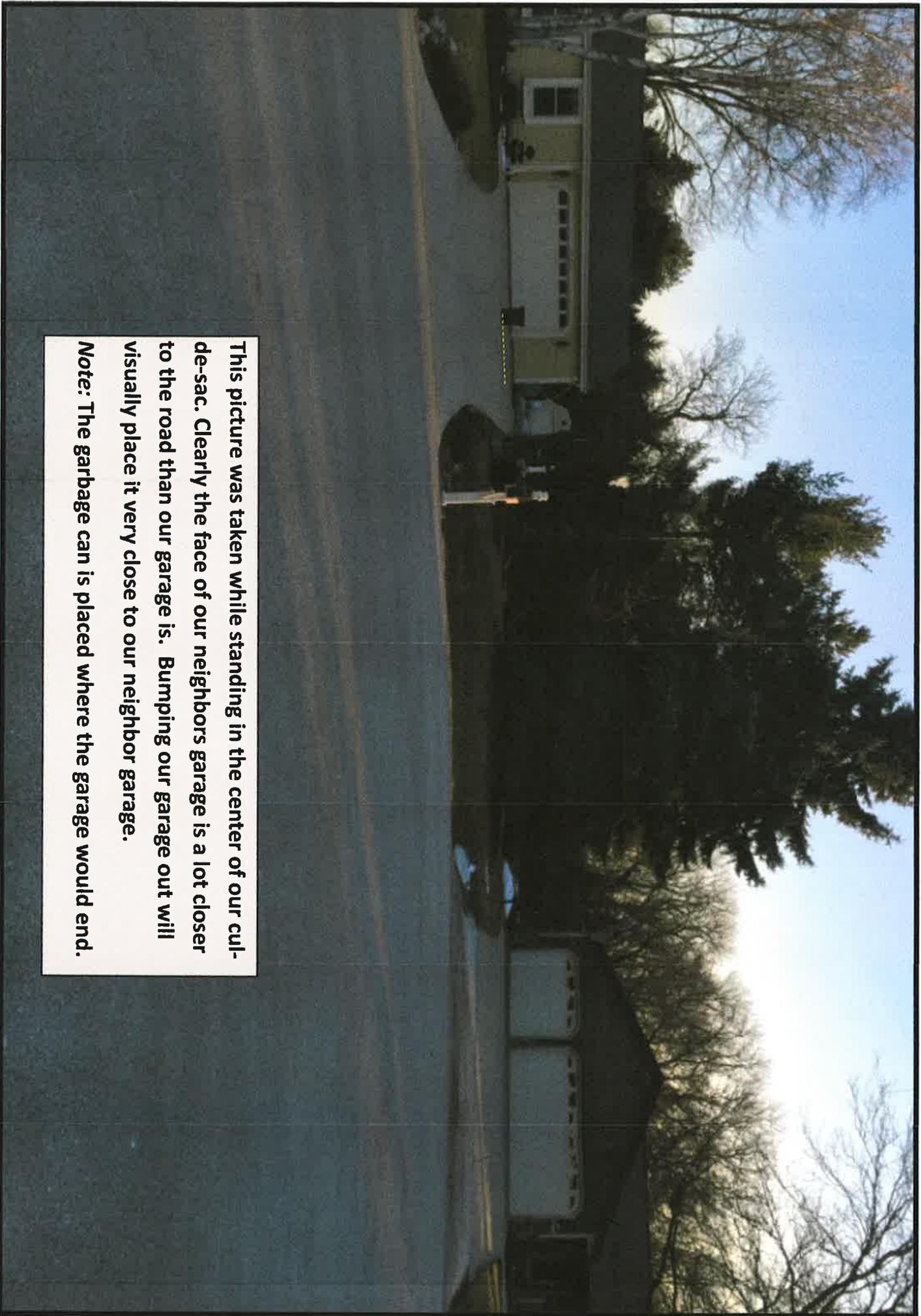
Addition line

Currently it's 81 feet from face
garage to edge of pavement
Note: After addition distance
would be 61 feet

Garbage can is placed at end of proposed addition. Or 20 feet off existing garage.

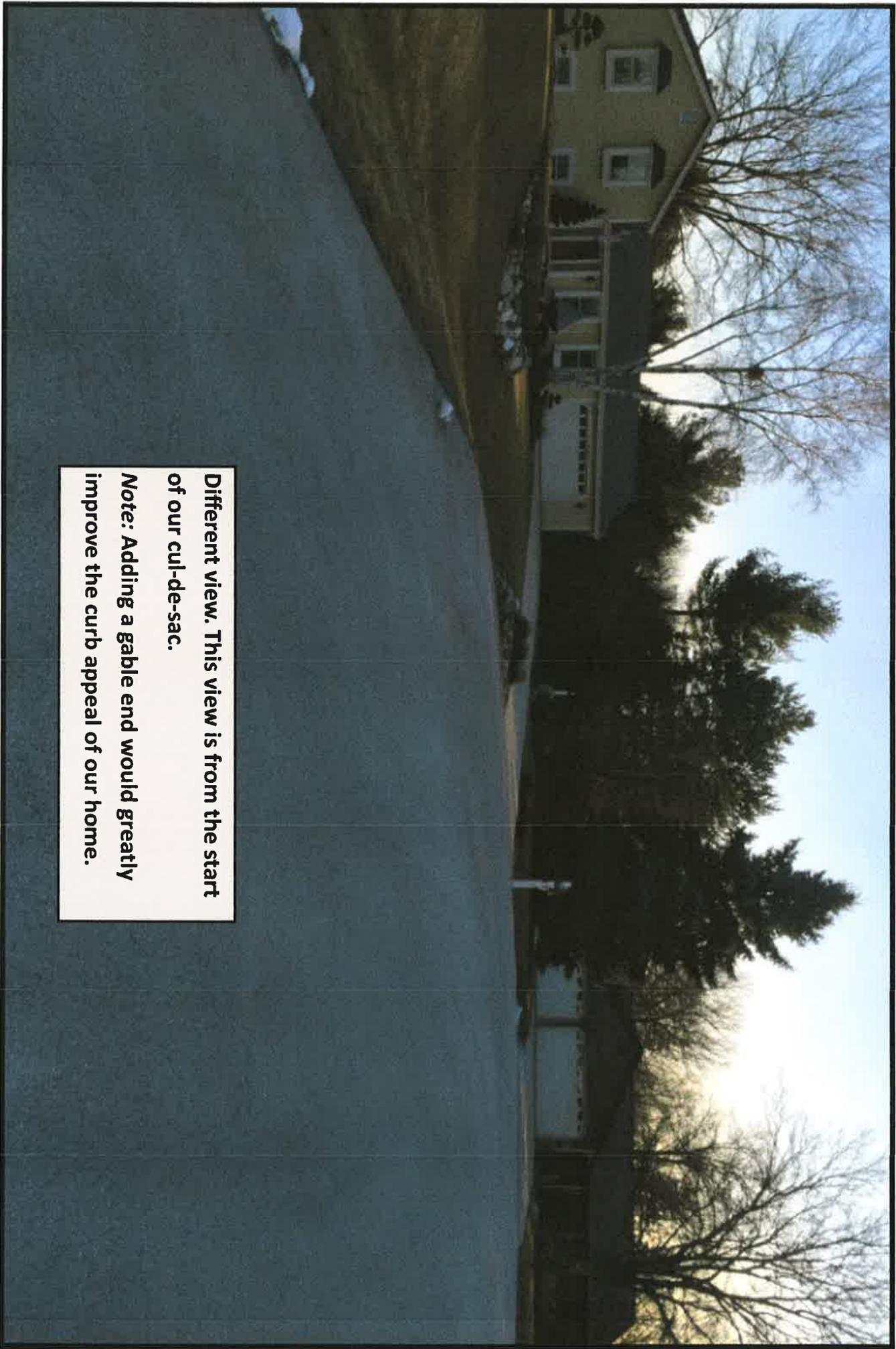
6 of 10





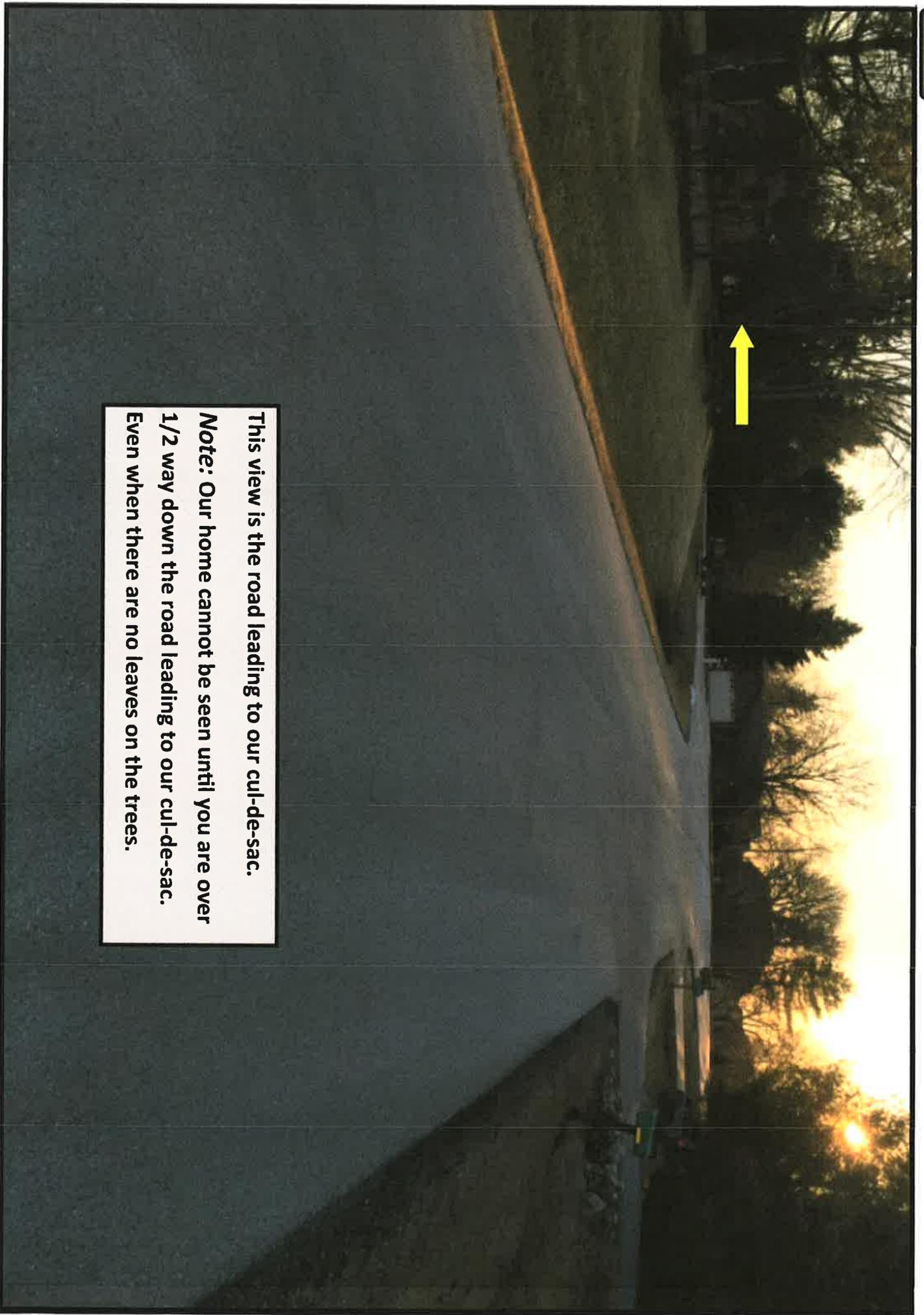
This picture was taken while standing in the center of our cul-de-sac. Clearly the face of our neighbors garage is a lot closer to the road than our garage is. Bumping our garage out will visually place it very close to our neighbor garage.

Note: The garbage can is placed where the garage would end.



Different view. This view is from the start of our cul-de-sac.

Note: Adding a gable end would greatly improve the curb appeal of our home.

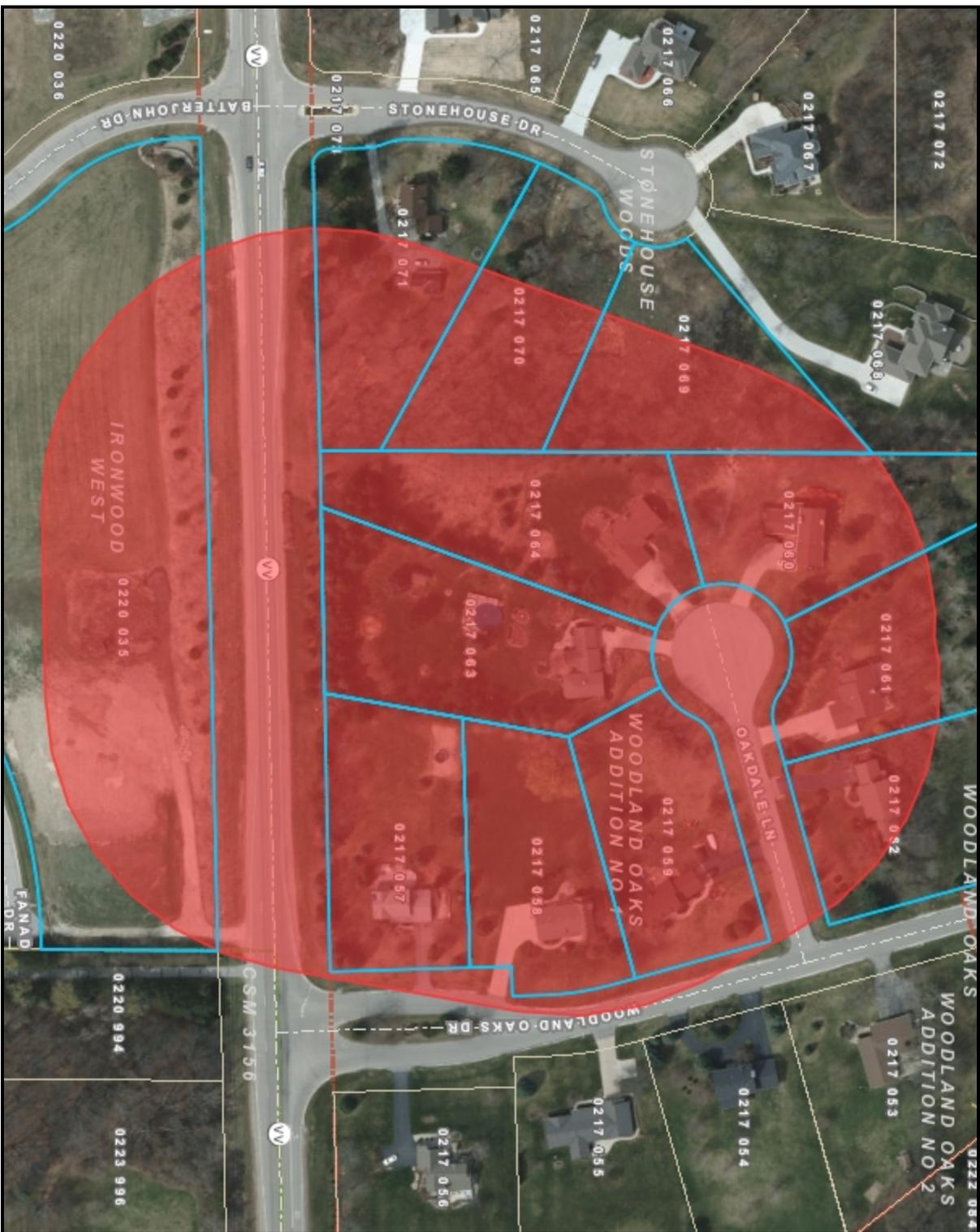


This view is the road leading to our cul-de-sac.
Note: Our home cannot be seen until you are over 1/2 way down the road leading to our cul-de-sac. Even when there are no leaves on the trees.

Arial View - Red Line Signifies Addition



Waukesha County GIS Map



- Legend**
- Retired Plats
 - Assessor Plat
 - Condo Plat
 - CSM
 - Subdivision Plat
 - SimultaneousConveyance
 - Assessor Plat
 - CSM
 - Condo Plat
 - Subdivision Plat

0 166.67 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: 0217,063 Meyers
BOA

Printed: 3/28/2018

