



**AGENDA**  
**Zoning Board of Appeals**  
**February 27, 2024**  
**6:00 p.m.**

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

1. Call to Order and Roll Call
2. Approval of Minutes
  - a. July 24, 2023
3. Public Hearing
  - a. Request of property owners/applicants Donald and Monica Krenzien, to construct a new single-family home with 648 sq. ft. of living area on the first floor where Section 40.206 provides that the minimum required first floor living area shall be no less than 1,000 sq. ft. Their .18+/- acre property, located at 516 Spring St., is zoned R-5 Single-Family Residential District.
4. New Business
  - a. Request of property owners/applicants Donald and Monica Krenzien, to construct a new single-family home with 648 sq. ft. of living area on the first floor where Section 40.206 provides that the minimum required first floor living area shall be no less than 1,000 sq. ft. Their .18+/- acre property, located at 516 Spring St., 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 affect 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: February 16, 2024  
Casandra Smith – Village Clerk

**VILLAGE OF PEWAUKEE  
ZONING BOARD OF APPEALS  
July 24, 2023**

**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.

E. Hill nominated E. Krasovich to Act as the Chairperson for the July 24, 2023, Zoning Board of Appeals meeting.

**E. Hill moved, seconded by P. Evert to approve E. Krasovich as the acting Chair for the July 24th, 2023, Zoning Board of Appeals Meeting.**

**Motion carried 5-0.**

Roll Call was taken with the following present: Theresa Opie, Eric Krasovich, Paul Evert, Kelly Berriman, Alternate E. Hill, and Alternate Patricia Stonger; Doug Joers was excused. Alternate Patricia Stonger remained at the meeting but was not a participating member.

Also Present: Village Attorney, Matt Gralinski and Village Clerk, Casandra Smith.

**2. Approval of Minutes – November 28, 2022**

**P. Evert moved, seconded by K. Berriman to approve the minutes of the November 28, 2022, meeting as presented.**

**Motion carried 4-0-1; E. Hill abstained.**

**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.**

E. Krasovich opened the public hearing at approximately 6:04 p.m.

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 in order to grant the proposed variance:

- Determine if the property is/has a unique condition;
- Due to the unique property condition, would enforcement of the ordinance provisions will cause undue hardship;
- The variance is not contrary to the public interest

Michael & Mary Ellen Lederer – Applicants/Owners for 549 River Bend Ct – Mr. and Mrs. Lederer were sworn in by Attorney Gralinski.

Michael presented his proposal to enlarge his deck as the current deck is in disrepair and they would like to make it wider for ease of use. The previous owner was granted a variance for the current deck. Mr. Lederer stated that the West side offset would be 12' and 16' off the property line due to underground lines that run

where the original offset of 9' and 15'. He explained that the original deck steps are not within current code standards and because she is disabled, she has a hard time using the steps as they are right now. They are wanting to put railings on the steps and have steps within code and within ADA standards. The property is unique, and the house is on an angle on the property, they would like to replace the deck to make it look more presentable and build it within current standards.

Attorney Gralinski asked Mr. Lederer to confirm that he is looking for less of a variance and Mr. Lederer responded yes, the offset of the rear lot lone would be 12' not 9'.

E. Krasovich asked if the reason for the larger deck is aesthetic, Mr. Lederer stated he would like a bigger deck for family gatherings.

E. Krasovich stated that if a new neighbor moved in they may not be comfortable with the decreased offsets.

P. Evert inquired on the new staircase and the elevation slope. Mr. Lederer stated that there is no slope where the stairs will be. Mrs. Lederer stated the yard slopes on the lot line on the West side and it is flat where the stairs are proposed.

T. Opie questioned if there is an ADA/Health concern that the deck needs to be bigger or if it is due to safety. Mr. Lederer stated no, he would like to fix the current state of the deck and would like to make it bigger. Mrs. Lederer stated they would like to improve the deck and add a railing.

E. Hill stated that in his opinion the homeowner would still be able to improve the deck without making it bigger. He cautioned about the precedence this would create if approved.

P. Evert stated that all neighbors may agree now but in future years that may not be true.

**Randy Boehm @ 1307 Chesterwood Lane** – Mr. Boehm has been at his residence for about 40 years. When Bielinski built houses in this neighborhood they put a house there knowing that the owner would opt to build a deck. He stated he has no issue with a larger deck being built next store, it is not a hindrance for him. He believes the current deck is a safety issue because only for two people can utilize the deck.

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

- Staff report dated 7/24/2023 with 2 GIS Maps
- Application for the Zoning Board of Appeals dated 6/9/2023
- Applicant Letter to the Zoning Board of Appeals dated 6/9/2023
- City of Pewaukee Building Inspector Letter dated 6/9/2023
- Architectural Control Board Minutes Dated 4/18/2001
- Building Permit Application and Associated Building Documents from 2001
- Surveys from 5/1/97
- Hand Drawn Sketches of the Proposal
- Step Detail to WI Admin Code
- Pictures of the Current Deck and Proposed expansion

Rather than a 9' offset the applicant is changing to a 12' offset due to underground wires per Digger's Hotline Determination.

E. Krasovich closed the Public Hearing at approximately 6:33 p.m.

**4. New Business**

- 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).**

T. Opie expressed that the issue is the way the house was built on the property, it should have been built so that the owner could utilize their entire property.

E. Krasovich stated the way the house is set on the property line is the unique condition and the hardship.

P. Evert stated the south side will be 12' offset and the other side 16.9'.

T. Opie doesn't believe that the offset proposed would cause harm to the public. If this came before the ZBA again she would have to look at each case separately. That is why this situation is unique.

E. Hill stated that he reviewed the overall plans in this subdivision and there are several properties that have unique property layouts. If approved there is no way to go back and reverse the determination/approval. He expressed his disinterest in approving the application.

Attorney Gralinski explained that each application must be looked at on a case-by-case basis. There is some degree of precedence set and the focus is on the applicant before you and the merits being made here tonight.

E. Hill believes that the applicant can rectify the deck stairs concerns at its current size.

P. Evert agreed with E. Hill.

**E. Hill moved, seconded by P. Evert, to Deny the Application Request of Property Owner/Applicant, Michael Lederer to Replace his Existing Deck with a New and Larger Deck that will be Offset 12 feet from the Rear Lot Line.**

**Motion carried 3-2; T. Opie and E. Krasovich Voted Nay.**

#### **5. Adjournment**

**P. Evert moved, seconded by T. Opie, to adjourn the July 24, 2022, Zoning Board of Appeals meeting.**

**Motion carried 5-0.**

**The meeting adjourned at approximately 6:51 p.m.**

Respectfully Submitted,

Casandra Smith  
Village Clerk

## PLANNING/ZONING REPORT

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

**By:** Mary Censky

**Date Prepared:** February 27, 2024

### General Information:

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

**Applicant/Property Owner:**

Don and Monica Krenzien

**Requested Action:**

Variance approval to construct a new single-family home with 648 sq. ft. of living area on the first floor where Section 40.206 provides that the minimum required first floor living area shall be no less than 1,000 sq. ft.

**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:**

516 Spring Street

**Lot Size:**

.20 +/- acres (i.e., 8,762 +/- square feet)

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### Discussion:

Section 40.206 of the Village Code reads:

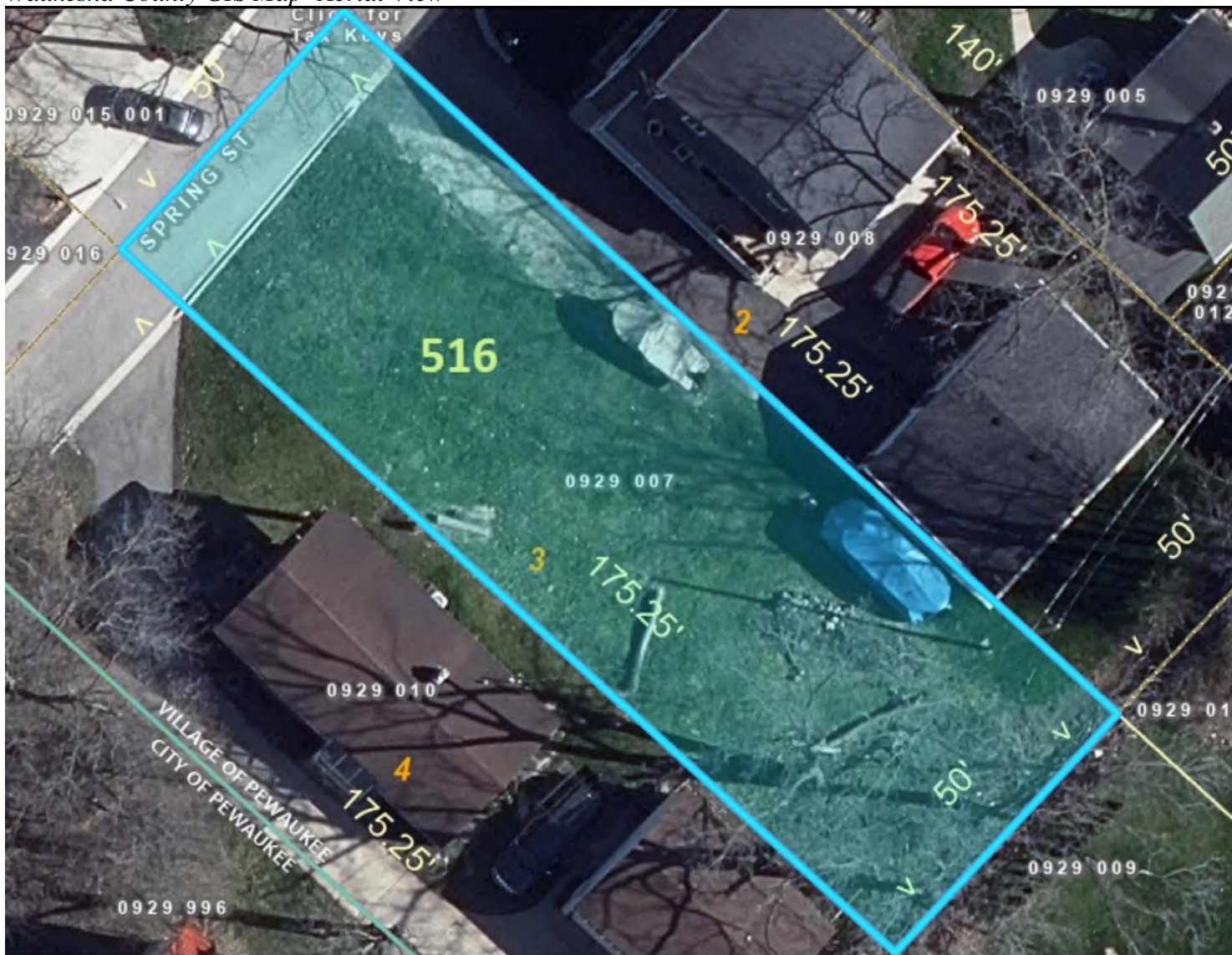
*“Dwelling standards.*

*Single-family dwellings within the R-5 district shall have a 1,200 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). Minimum area on the first floor is 1,000 square feet”.*

At 1,560 total square feet in area, the proposed home would meet/exceed the *overall* dwelling size requirement, but with just 648 sq. ft. on the first floor, it would not comply with the 1,000 sq. ft. minimum specified in the Code (see above).

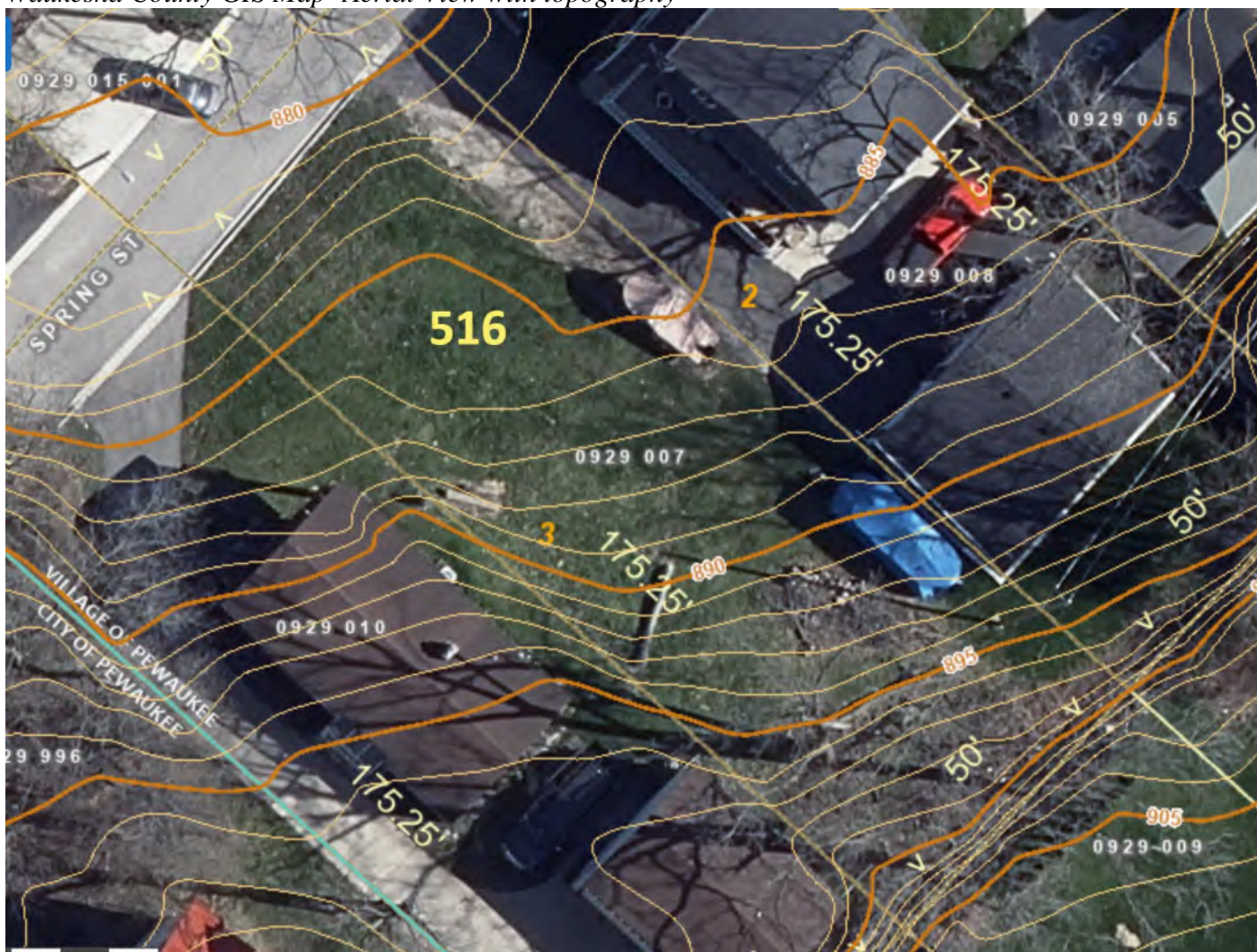
At ~8,762 sq. ft. in area, and ~50 ft. in width, this existing, vacant lot is classified as legal nonconforming because the current Code requirements as to minimum lot size and minimum lot width in this R-5 Single Family Residential Zoning District are 10,500 sq. ft., and 70 ft., respectively.

*Waukesha County GIS Map- Aerial View*



This lot has a substantial grade, rising up more than 15 feet over the 175-foot lot depth from the street to the rear lot line.

*Waukesha County GIS Map- Aerial View with topography*



Don and Monica Krenzien  
516 Spring St  
Pewaukee, WI 53072  
Djk152000@yahoo.com  
414-469-7255  
December 15, 2023

Subject: Request for Variance Due to 1st Floor Size Requirement

Dear Zoning Board of Appeals,

We are writing to respectfully request a variance from the requirement that the 1st floor of a residential property must be at least 1000 square feet. The property in question, located at 516 Spring Street, that has compelling circumstances that warrant consideration for this variance.

We would like to bring to your attention several factors that contribute to the challenge of meeting the 1000 square feet requirement on the 1st floor:

**Lot Size and Yard Space:** At 50 feet wide and 175 deep (approximately .2 acres) 516 Spring Street does not conform to the R5 residential district requirement of not less than .24 acres<sup>1</sup> and a minimum lot width of 70 feet<sup>2</sup>. The size of the lot is significantly smaller than the average residential lot in our area. This limited lot space leaves minimal room for construction while adhering to setback requirements and ensuring adequate open yard space.

**Slope of the Lot:** The property has a pronounced slope, which poses difficulties in designing and constructing a larger 1st floor while maintaining structural integrity and minimizing excessive grading that might impact the landscape, water shed and erosion of surrounding properties. The property has a 20-foot elevation gain from the front of the lot the back of the property and a considerable slope going from left to right.

**Proper Water Drainage:** Ensuring proper water drainage is crucial for maintaining the structural integrity of the property and preventing potential flooding issues. The unique topography and slope of the lot require careful consideration and planning, which could limit the space available for a larger 1st floor.

**Comparative Analysis:** Several neighboring properties within the immediate vicinity have homes with 1st floor sizes that do not meet the 1000 square feet requirement as well as single story homes not meeting the 1,200 square feet requirement. Granting a variance in this case would be consistent with precedent set by neighboring properties and would not create an undue disparity within the neighborhood.

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<sup>1</sup> Sec 40.205-Lot size

<sup>2</sup> Sec 40.208-Minimum average lot width



Considering these factors, I believe that granting a variance for the 1st floor size and setback requirements are both reasonable and justifiable. The proposed home design considers the constraints imposed by the lot size, slope, water shed, drainage considerations, and the existing character of the neighborhood. Despite the challenges, every effort has been made to optimize the use of available space while maintaining the aesthetic and functional qualities expected of a residential property.

We are kindly requesting an opportunity to present this case before the Board of Zoning Appeals to provide further context and address any questions or concerns that may arise. I am confident that the proposed variance aligns with the spirit of the zoning regulations and would not adversely impact the surrounding community.

We included letters from neighbors to show support from the community to approve the variance request.

As a Nurse and Police Officer we look forward to being valued members to the Village of Pewaukee.

Thank you for your time and consideration of this matter. I look forward to the opportunity to discuss this appeal further. Please do not hesitate to contact me at 414-469-7255 or [djk152000@yahoo.com](mailto:djk152000@yahoo.com) if you require any additional information.

Sincerely,

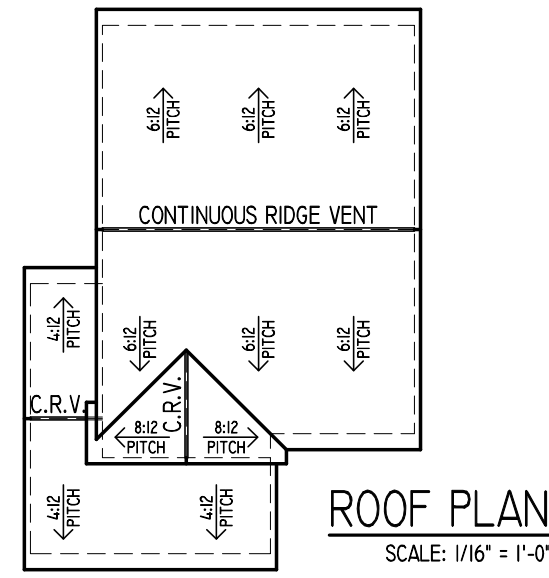
Don and Monica Krenzien



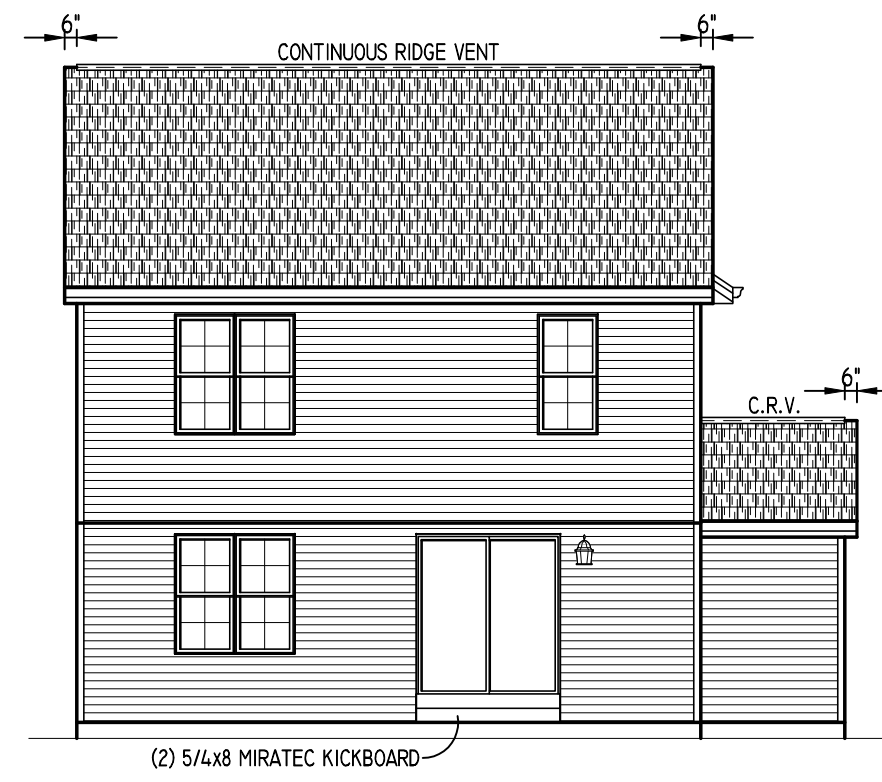


524

JOY



**ROOF PLAN**  
SCALE: 1/16" = 1'-0"



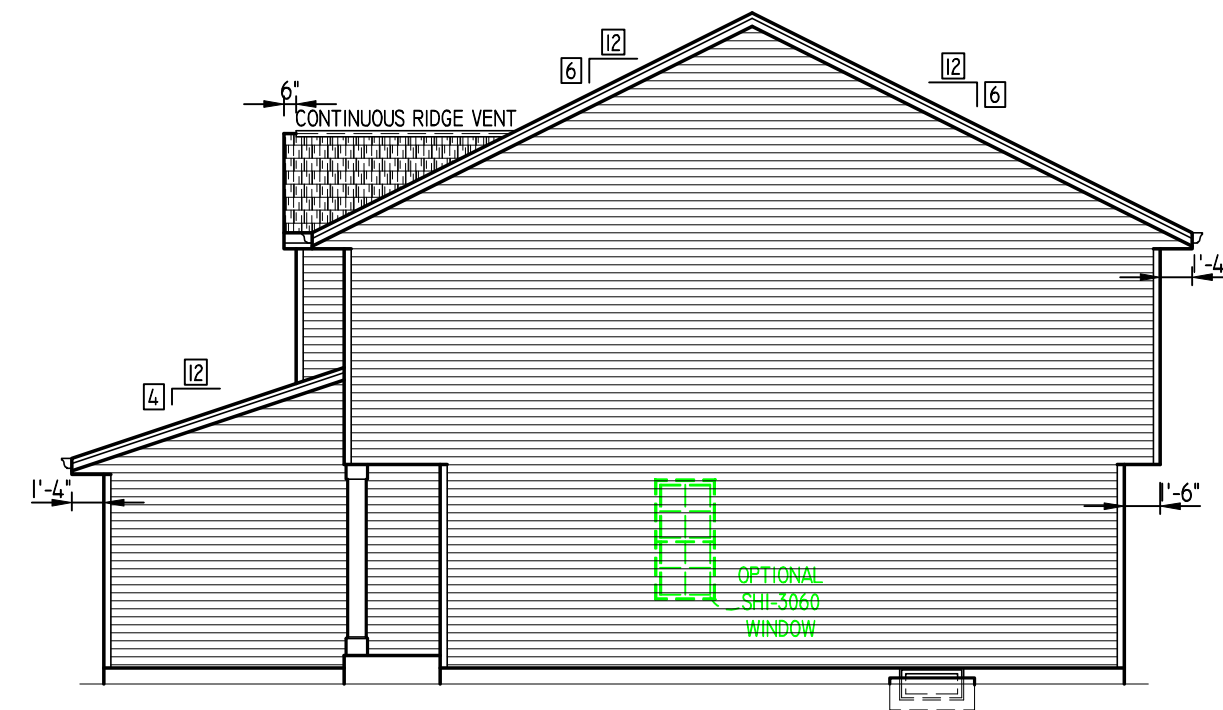
**REAR ELEVATION**  
SCALE: 1/8" = 1'-0"

- EXTERIOR MATERIALS**
- ROOFING: PRO 30 DIMENSIONAL SHINGLES.
  - SIDING: DOUBLE 4" EXP. LOW MAINTENANCE VINYL LAP SIDING
  - VINYL CORNER POSTS @ ALL ELEVATIONS
  - FASCIA: 8" ALUMINUM CLAD.
  - SOFFIT: VENTED ALUMINUM.
  - RAKE FASCIA: 6" ALUMINUM CLAD.
  - RAKE TRIM: 3" ALUMINUM CLAD.
  - RAKE FRIEZE: 5/4x6 MIRATEC.
  - FIXTURE BLOCKS: VINYL J-BLOCK; PAINTED MIRATEC @ STONE AREAS.
  - GARAGE JAMB: PAINTED MIRATEC.
  - (1) ROW (3'-0" WIDE) ICE & WATER SHIELD ENTIRE LENGTH ALL VALLEYS
  - ICE & WATER SHIELD AS REQUIRED @ SADDLES.



**LEFT ELEVATION**

**NOTE: HEEL HEIGHTS ARE AS FOLLOWS:**  
 -4:12 ROOF PITCH (3 1/16" HEEL) W/ 1'-4" OVERHANG @ 2-CAR GARAGE  
 -6:12 ROOF PITCH (4 7/8" HEEL) W/ 1'-4" OVERHANG @ SECOND FLOOR  
 -8:12 ROOF PITCH (7 11/16" HEEL) W/ 1'-4" OVERHANG @ BEDROOM 4



**RIGHT ELEVATION**



**FRONT ELEVATION**  
SCALE: 1/4" = 1'-0"

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 1830 Meadow Lane, Suite A • Pewaukee, WI 53072 • (262) 542-9494

Model:	HARPER	Elevation:	TRANSITIONAL
Series:	INNOVATOR	Plan:	#1560

By	Date	Revision

Built for: \_\_\_\_\_  
 Job Number: \_\_\_\_\_

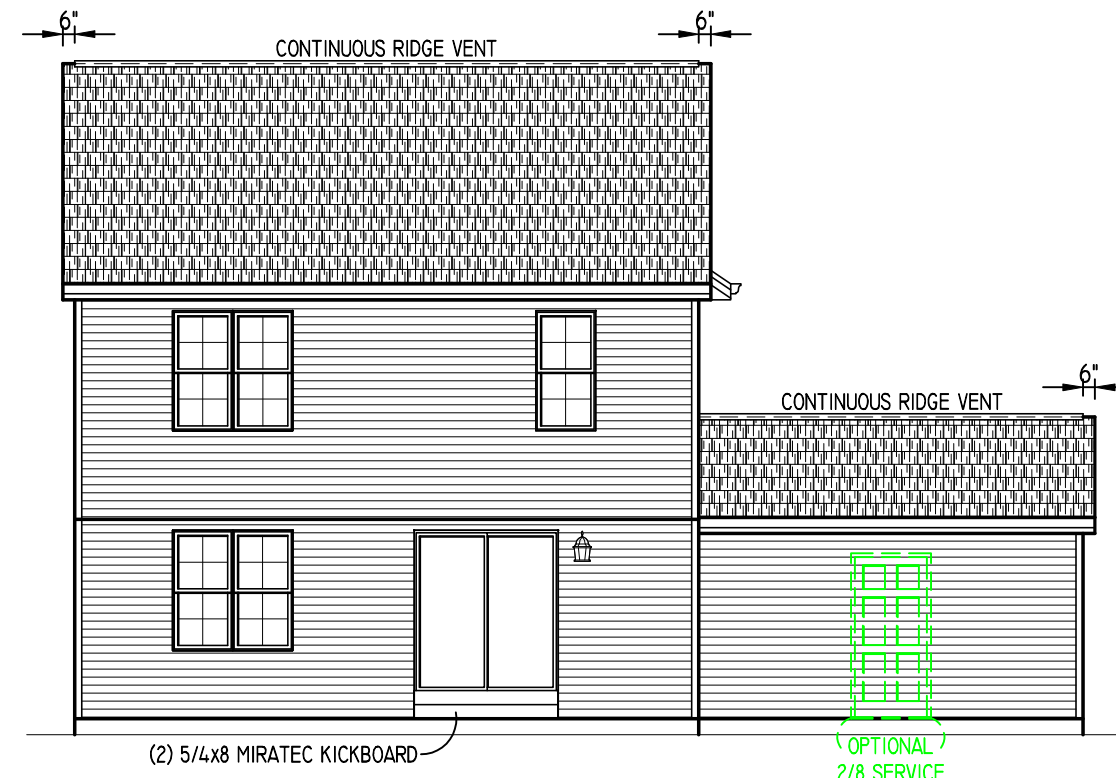
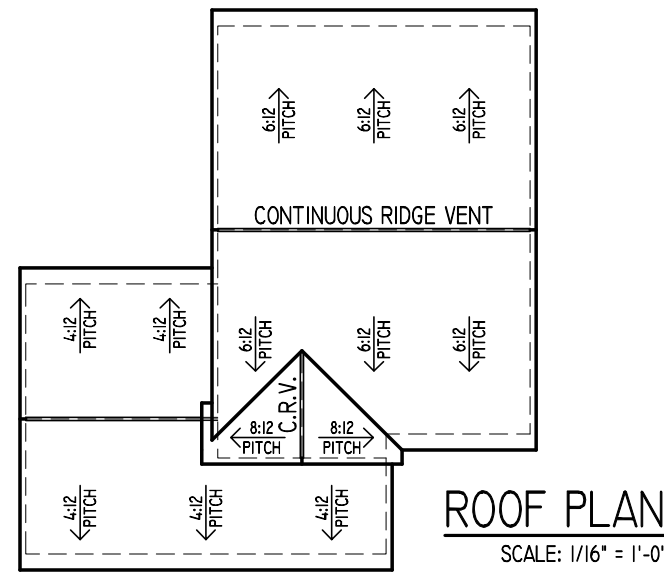
Phase: BASE PLANS  
 Drawn By: JAB  
 Plan Date: 6/19/23 Release Date: \_\_\_\_\_

Technical Data:  
**SQUARE FOOTAGE:**  
 1ST FLOOR - 648 SQ. FT.  
 2ND FLOOR - 912 SQ. FT.  
 TOTAL 1560 SQ. FT.

GARAGE AREA - 649 SQ. FT.  
 OVERALL WIDTH - 42'-0"  
 OVERALL DEPTH - 42'-6"

Model: **HARPER**  
 Elevation: TRANSITIONAL  
 Plan:#1560 Series: INNOVATOR

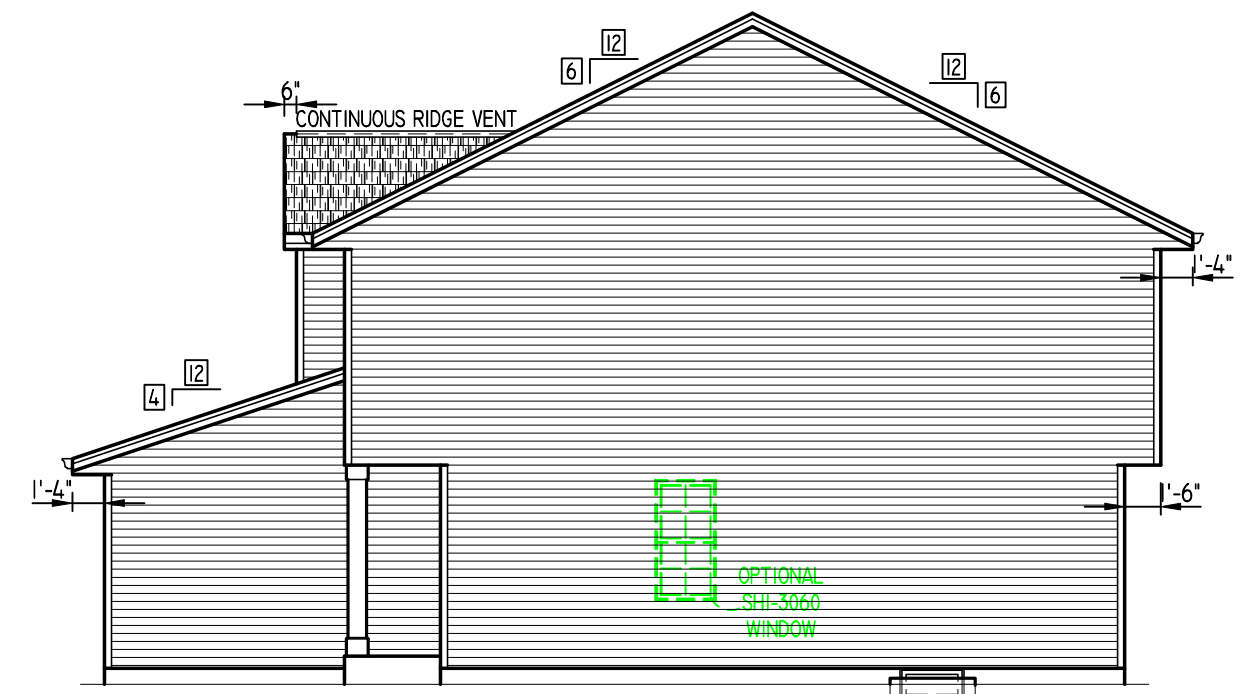
Sheet Title  
**2-CAR ELEVATION**



- EXTERIOR MATERIALS**
- ROOFING: PRO 30 DIMENSIONAL SHINGLES.
  - SIDING: DOUBLE 4" EXP. LOW MAINTENANCE VINYL LAP SIDING
  - VINYL CORNER POSTS @ ALL ELEVATIONS
  - FASCIA: 8" ALUMINUM CLAD.
  - SOFFIT: VENTED ALUMINUM.
  - RAKE FASCIA: 6" ALUMINUM CLAD.
  - RAKE TRIM: 3" ALUMINUM CLAD.
  - RAKE FRIEZE: 5/4x6 MIRATEC.
  - FIXTURE BLOCKS: VINYL J-BLOCK; PAINTED MIRATEC @ STONE AREAS.
  - GARAGE JAMB: PAINTED MIRATEC.
  - (1) ROW (3'-0" WIDE) ICE & WATER SHIELD ENTIRE LENGTH ALL VALLEYS
  - ICE & WATER SHIELD AS REQUIRED @ SADDLES.



**NOTE: HEEL HEIGHTS ARE AS FOLLOWS:**  
 -4:12 ROOF PITCH (3 1/16" HEEL) W/ 1'-4" OVERHANG @ 3-CAR GARAGE  
 -6:12 ROOF PITCH (4 7/8" HEEL) W/ 1'-4" OVERHANG @ SECOND FLOOR  
 -8:12 ROOF PITCH (7 11/16" HEEL) W/ 1'-4" OVERHANG @ BEDROOM 4



**FRONT ELEVATION**  
SCALE: 1/4" = 1'-0"

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Model: HARPER  
Elevation: TRANSITIONAL  
Series: INNOVATOR  
Plan: #1560

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Revision	By	Date

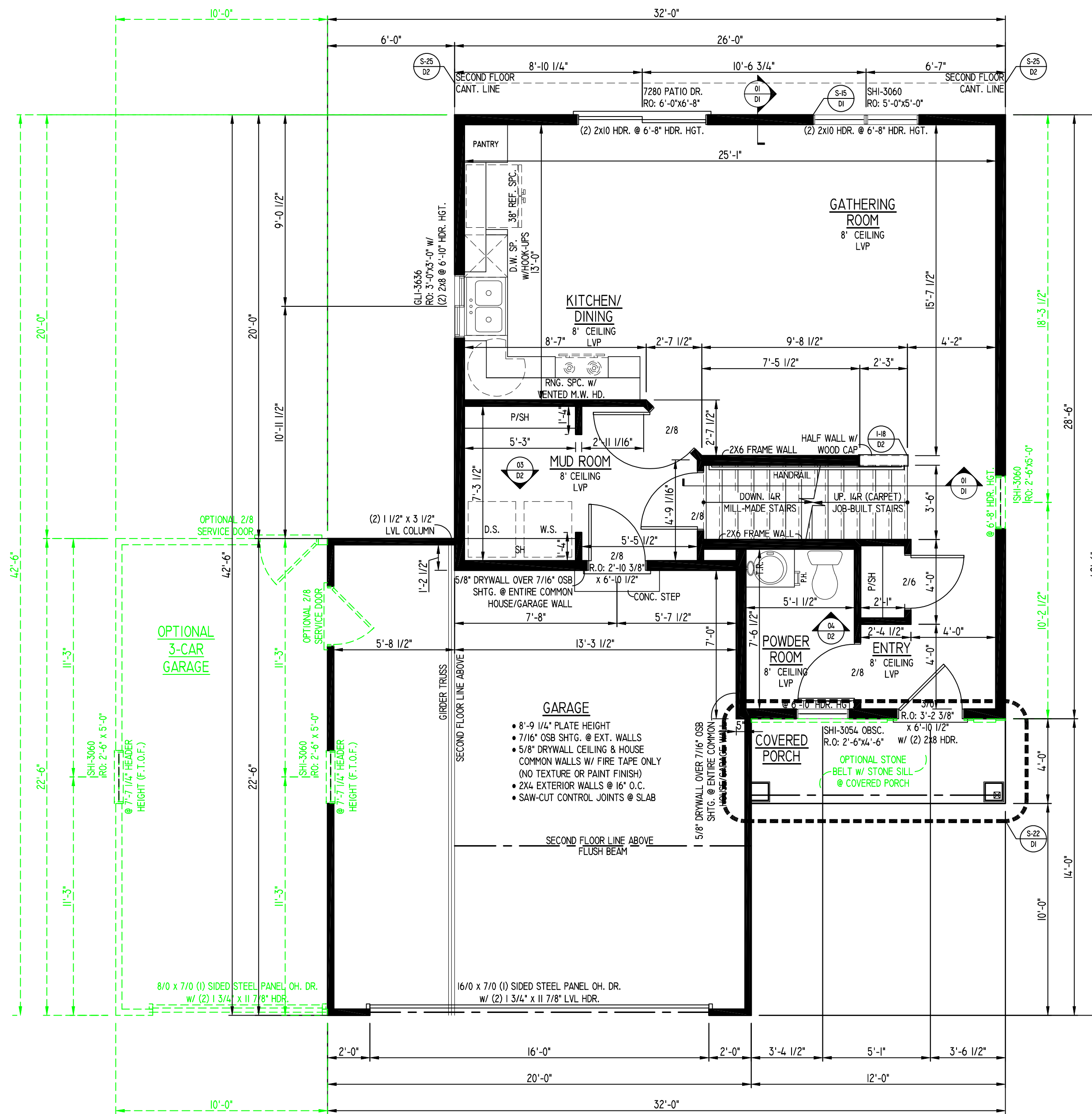
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 Job Number: \_\_\_\_\_

Phase: BASE PLANS  
 Drawn By: JAB  
 Plan Date: 6/19/23 Release Date: \_\_\_\_\_

**SQUARE FOOTAGE:**  
 1ST FLOOR - 648 SQ. FT.  
 2ND FLOOR - 912 SQ. FT.  
 TOTAL - 1560 SQ. FT.

GARAGE AREA - 649 SQ. FT.  
 OVERALL WIDTH - 42'-0"  
 OVERALL DEPTH - 42'-6"

Model: HARPER  
 Elevation: TRANSITIONAL  
 Plan: #1560 Series: INNOVATOR  
 Sheet Title: 3-CAR ELEVATION



# FIRST FLOOR PLAN

8'-1 1/8" PLATE HEIGHT SCALE: 1/4" = 1'-0"

- WINDOW DESIGNATIONS ARE IN INCHES
- WINDOW HEAD HGT. @ 6'-8" A.F.F. ON THIS FLOOR UNLESS OTHERWISE NOTED
- ALL VERTICAL SEAMS IN EXTERIOR WALL SHEATHING TO INCLUDE 1/8" GAP FOR EXPANSION PURPOSES, PER APA RECOMMENDATIONS
- ALL SEAMS IN ROOF SHEATHING TO INCLUDE 1/8" GAP FOR EXPANSION PURPOSES, PER APA RECOMMENDATIONS

Model: HARPER  
Series: INNOVATOR  
Elevation: TRANSITIONAL  
Plan: #1560

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Date	By	Revision

Built for: \_\_\_\_\_

Job Number: \_\_\_\_\_

Phase: BASE PLANS  
Drawn By: JAB

Plan Date: 6/19/23 Release Date: \_\_\_\_\_

Technical Data:  
**SQUARE FOOTAGE:**  
1ST FLOOR - 648 SQ. FT.  
2ND FLOOR - 912 SQ. FT.  
OPEN VOLUME - N/A  
TOTAL - 1560 SQ. FT.

Garage Area - 424 SQ. FT.

Overall Width - 32'-0"  
Overall Depth - 42'-6"

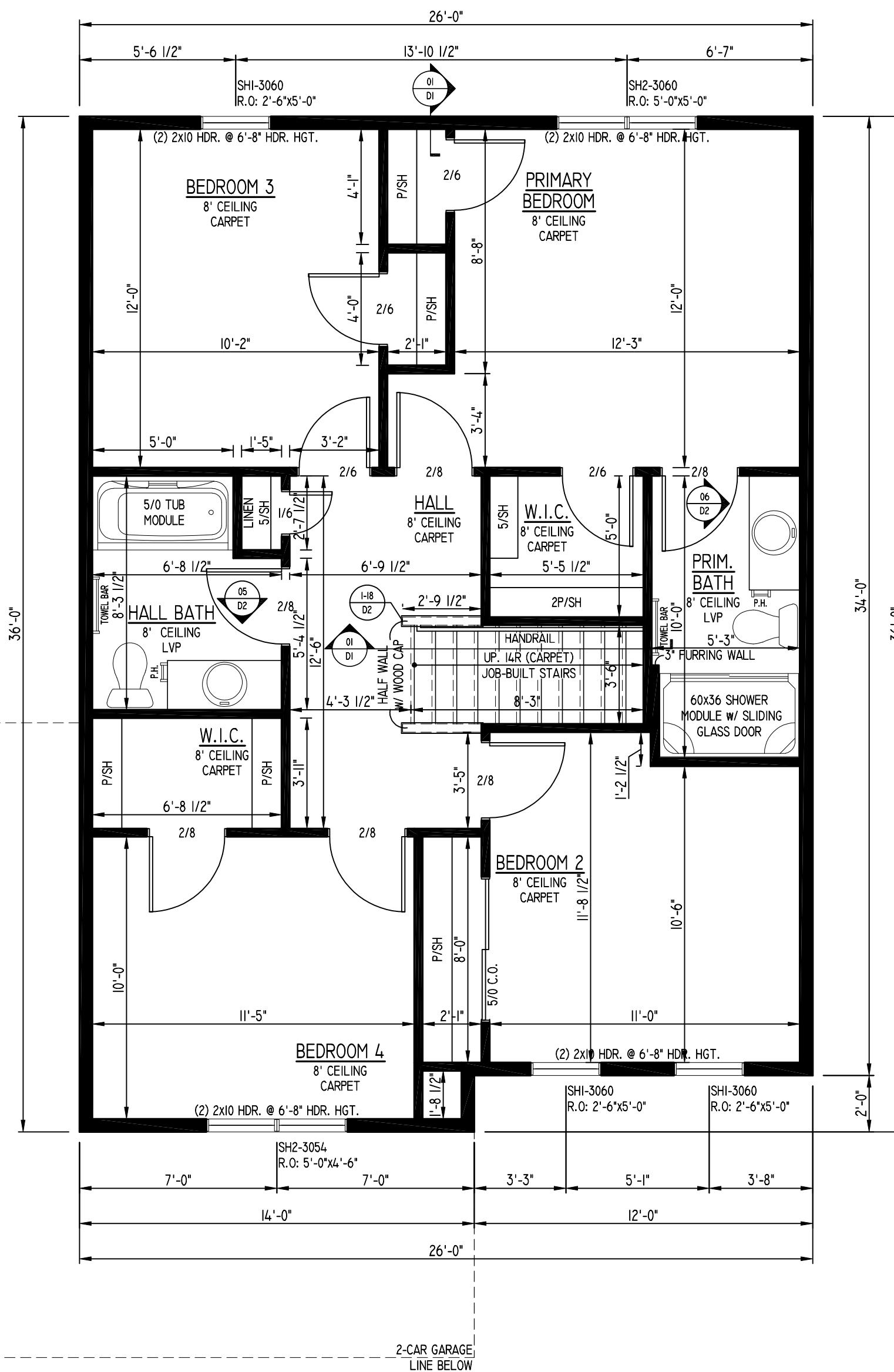
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Elevation: TRANSITIONAL  
Plan: #1560 Series: INNOVATOR

Sheet Title: FIRST FLOOR PLAN

Sheet Number: 2 of 4

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OPTIONAL 3-CAR GARAGE LINE BELOW

2-CAR GARAGE LINE BELOW

OPTIONAL 3-CAR GARAGE LINE BELOW

2-CAR GARAGE LINE BELOW

# SECOND FLOOR PLAN

8'-1 1/8" PLATE HGT. SCALE: 1/4" = 1'-0"

- WINDOW DESIGNATIONS ARE IN INCHES
- WINDOW HEAD HGT. @ 6'-10" A.F.F. ON THIS FLOOR UNLESS OTHERWISE NOTED
- ALL VERTICAL SEAMS IN EXTERIOR WALL SHEATHING TO INCLUDE 1/8" GAP FOR EXPANSION PURPOSES, PER APA RECOMMENDATIONS
- ALL SEAMS IN ROOF SHEATHING TO INCLUDE 1/8" GAP FOR EXPANSION PURPOSES, PER APA RECOMMENDATIONS

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Elevation: TRANSITIONAL  
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Built for: \_\_\_\_\_

Job Number: \_\_\_\_\_

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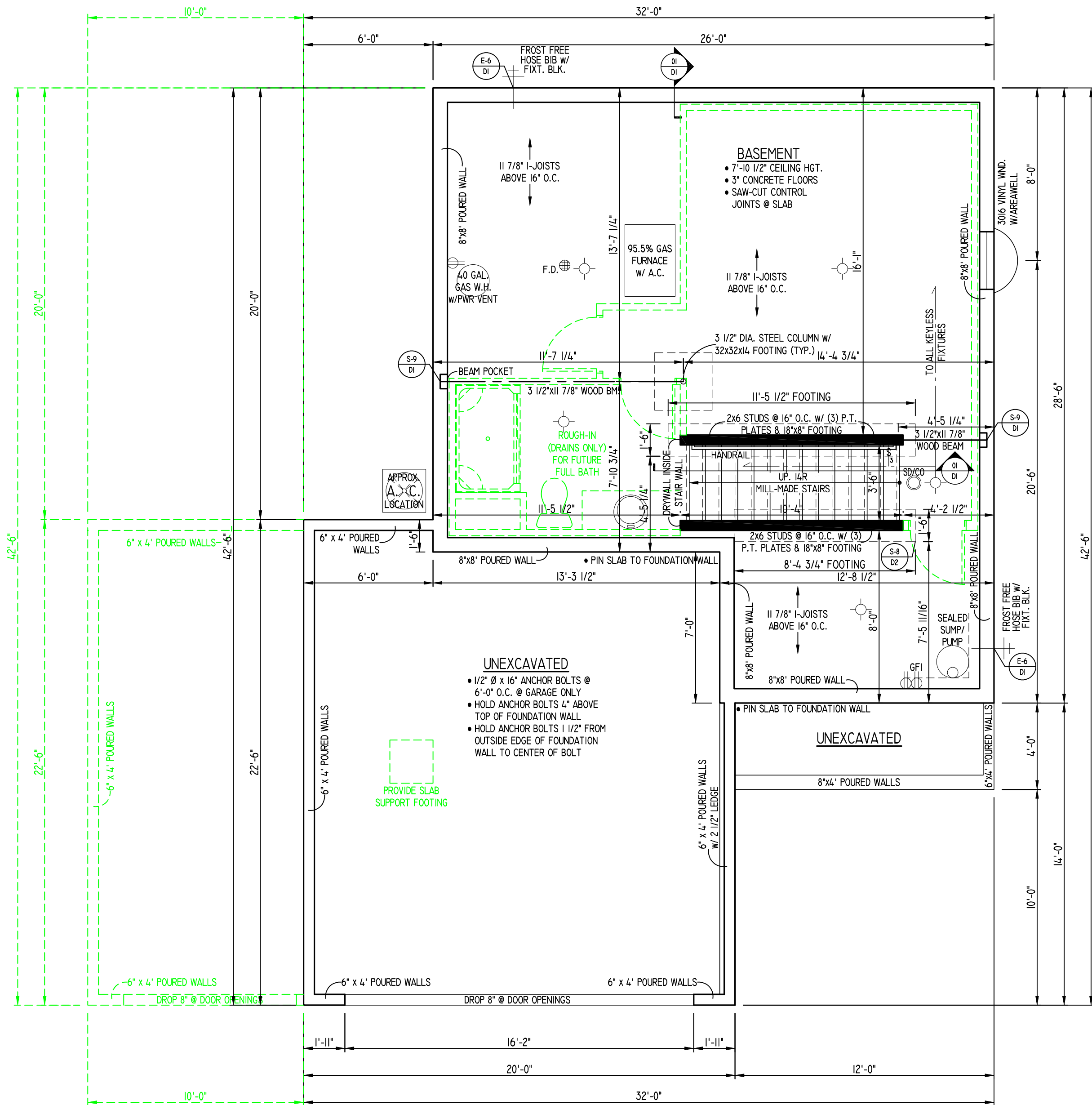
GARAGE AREA - 424 SQ. FT.  
 OVERALL WIDTH - 32'-0"  
 OVERALL DEPTH - 42'-6"

Model: HARPER

Elevation: TRANSITIONAL  
 Plan: #1560 Series: INNOVATOR

Sheet Title: SECOND FLOOR PLAN

Sheet Number: 3 of 4



**FOUNDATION PLAN**

SCALE: 1/4" = 1'-0"

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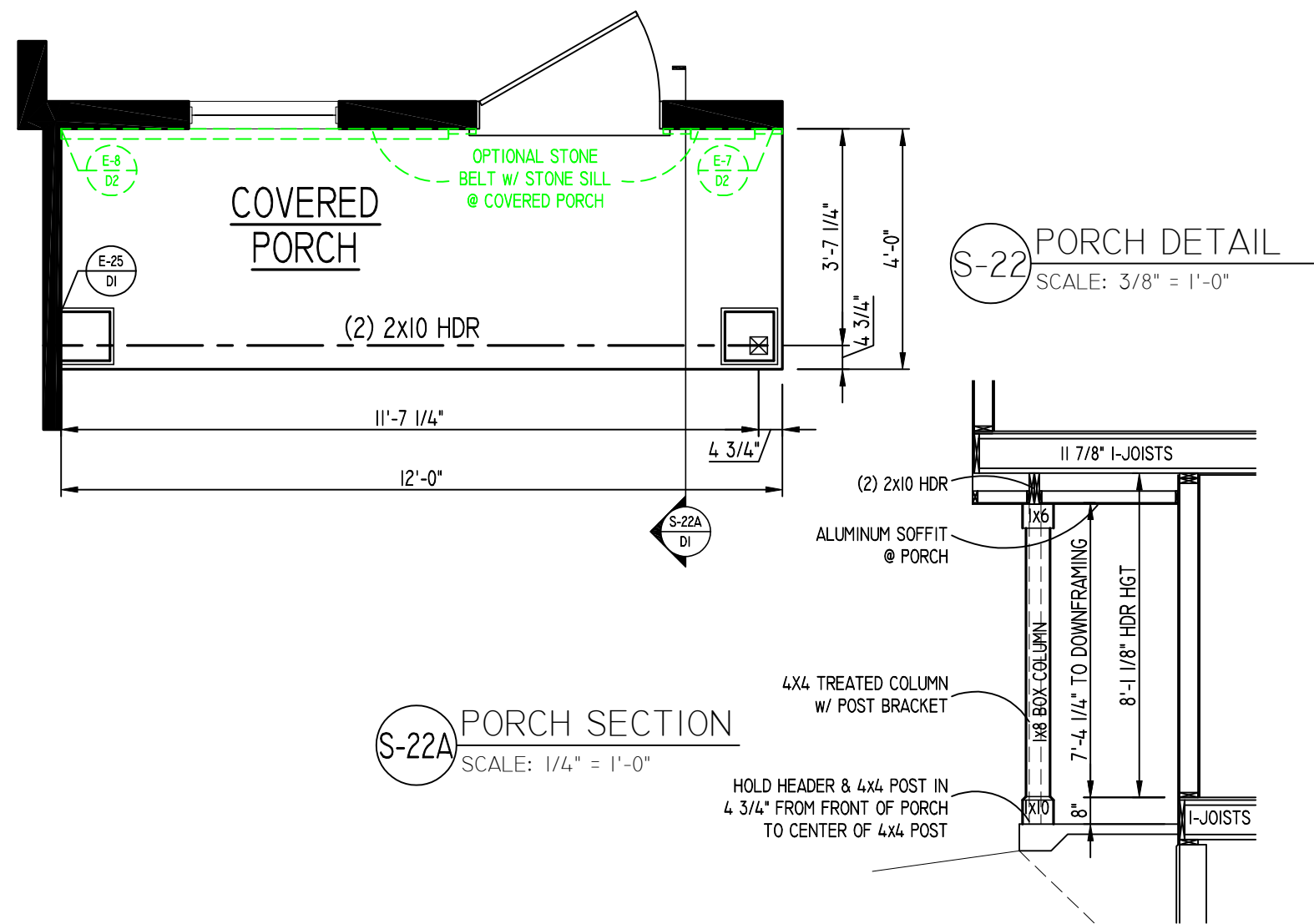
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Sheet Title: **FOUNDATION PLAN**

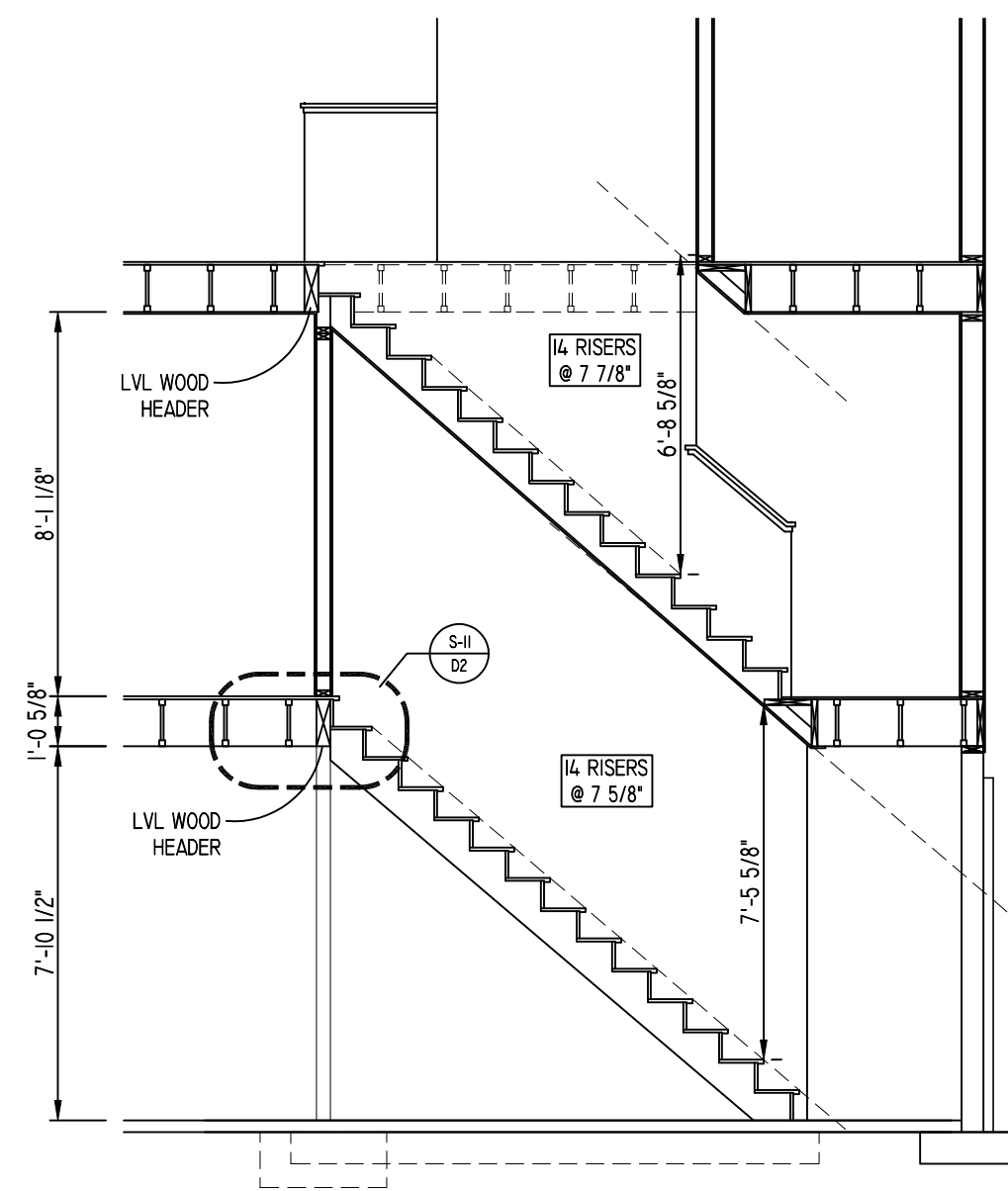
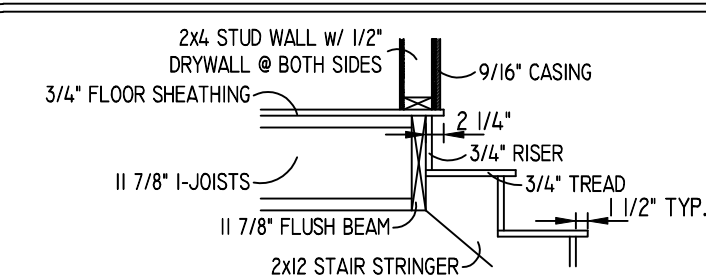
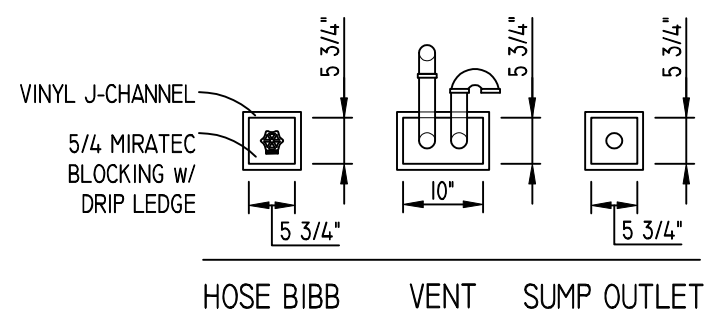
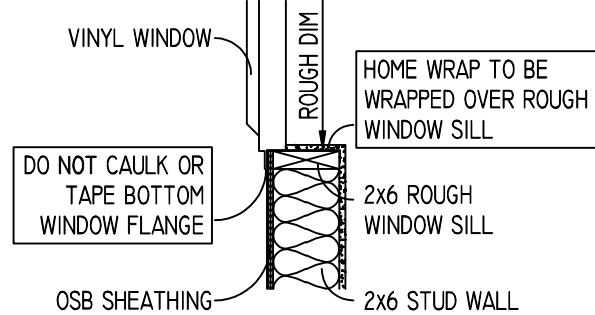
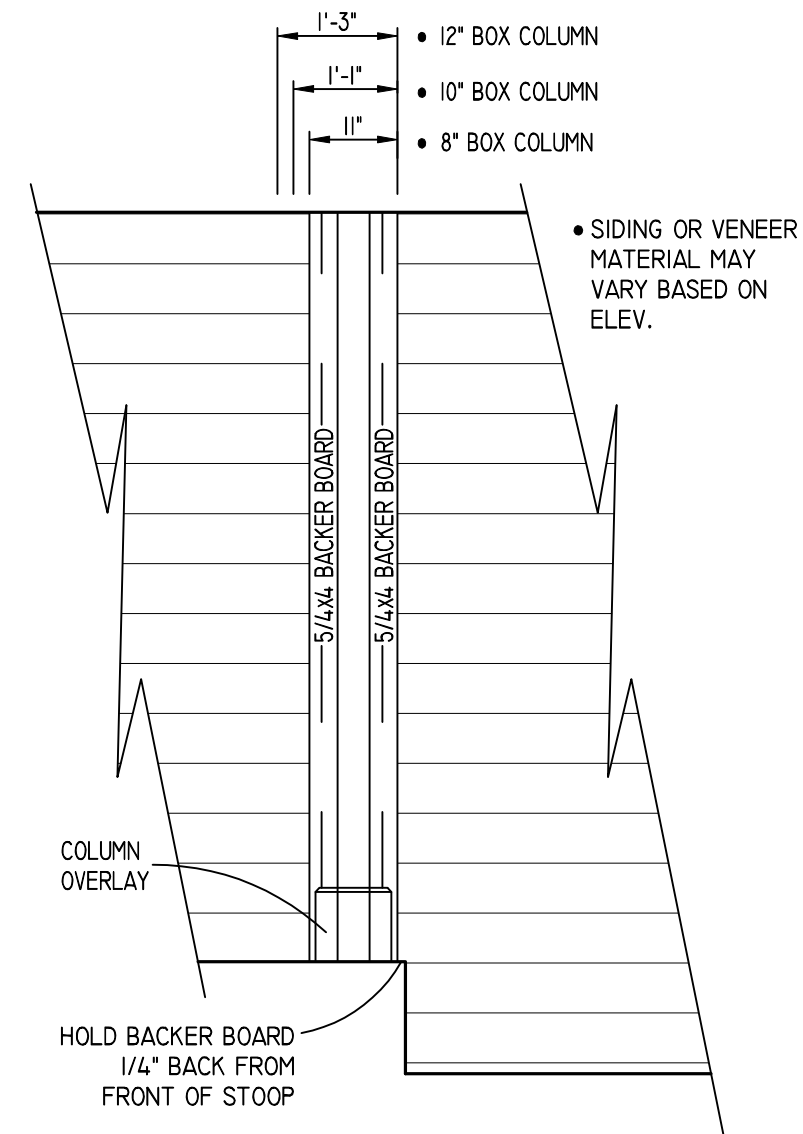
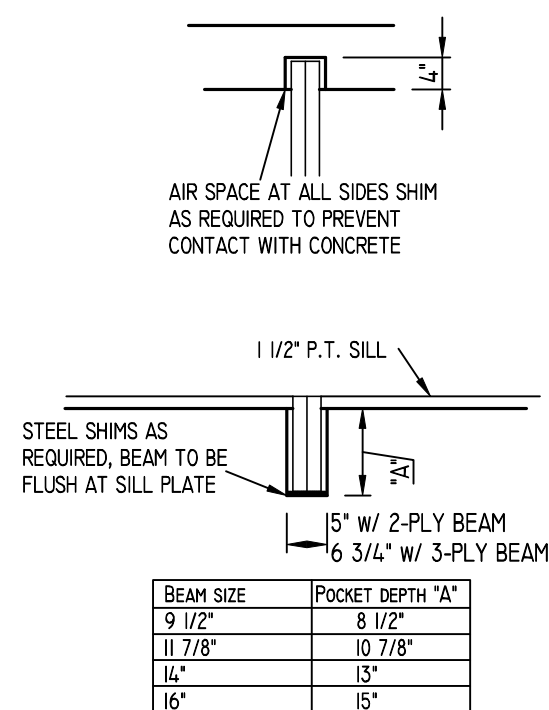
Sheet Number: 4 OF 4

Model: HARPER  
 Series: INNOVATOR  
 Elevation: TRANSITIONAL  
 Plan: #1560

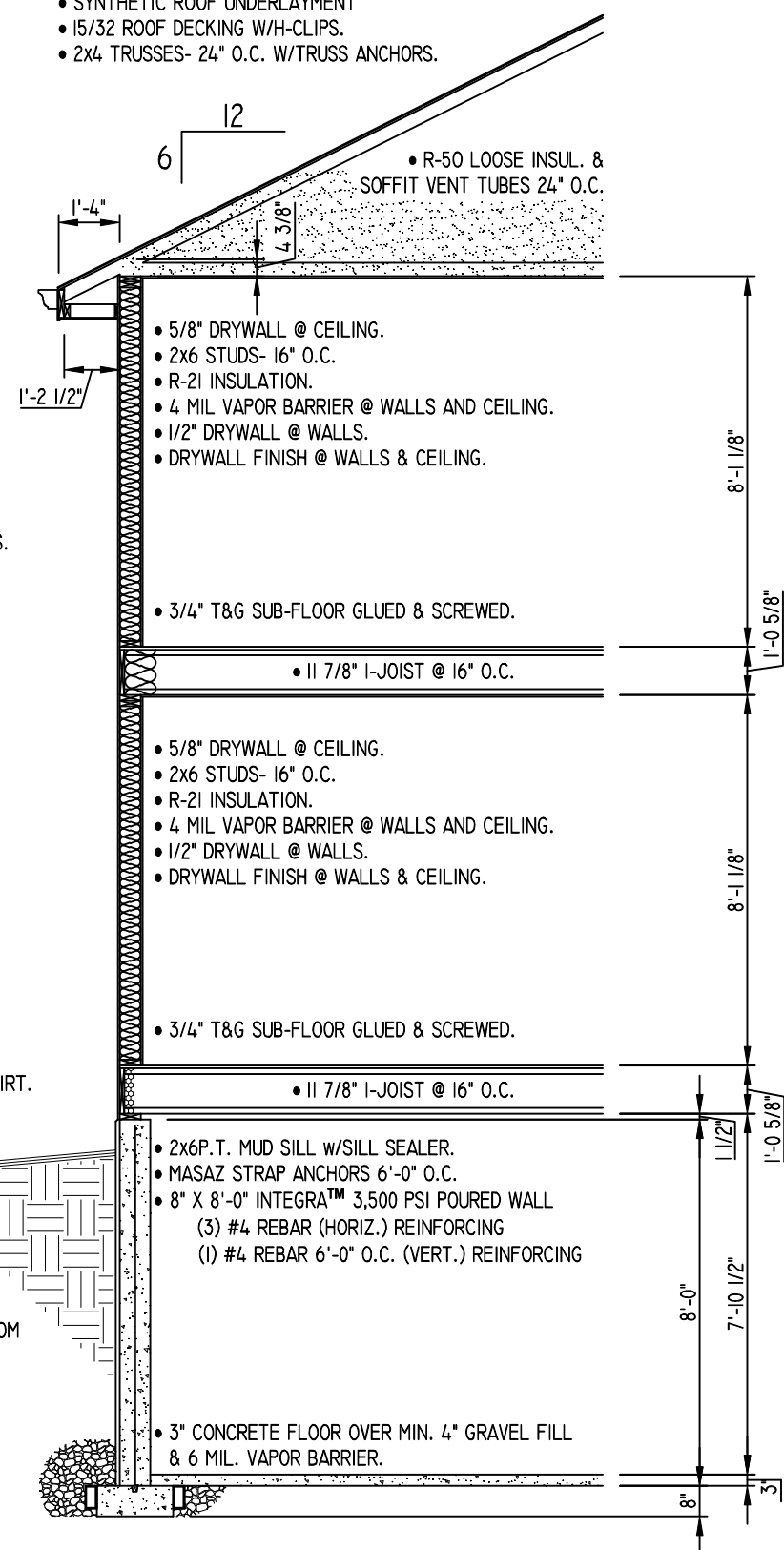




(TOP VIEW)



- SHINGLES: PRO 30 DIMENSIONAL SHINGLES.
- SYNTHETIC ROOF UNDERLAYMENT
- 15/32 ROOF DECKING W/H-CLIPS.
- 2x4 TRUSSES- 24" O.C. W/TRUSS ANCHORS.



- ALUM. GUTTERS & DOWNSPOUTS.
- 2x8 ALUM. CLAD FASCIA.
- 2x4 LOOKOUTS W/ 1x4 NAILER.
- VENTED ALUM. SOFFIT PANELS.

- HOMEWRAP.
- 7/16" OSB SHEATHING.
- SIDING: DOUBLE 4" EXP. VINYL SIDING.

- SPRAY FOAM INSUL. @ JOIST SKIRT.
- APPROXIMATE GRADE.

- 1" R-5 SHTG. @ FULL HEIGHT FROM TOP OF FOUNDATION WALL W/PROTECTIVE COVERING ON EXPOSED SHTG. @ GRADE. (BEVELED TOP EDGE)

- 12" MIN. STONE FILL.
- FORM-A-DRAIN DIS APPROVAL #201412-0.
- 8" x 20" CONCRETE FOOTING.

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**BELINSKI HOMES**

1830 Meadow Lane, Suite A • Pewaukee, WI 53072 • (262) 542-9494

Revision	By	Date

Built for: \_\_\_\_\_

Job Number: \_\_\_\_\_

Phase: BASE PLANS

Drawn By: JAB

Plan Date: 6/19/23 Release Date: \_\_\_\_\_

Technical Data:

**SQUARE FOOTAGE:**  
1ST FLOOR - 648 SQ. FT.  
2ND FLOOR - 912 SQ. FT.  
OPEN VOLUME - N/A  
TOTAL 1560 SQ. FT.

GARAGE AREA - 424 SQ. FT.

OVERALL WIDTH - 32'-0"  
OVERALL DEPTH - 42'-6"

Model: **HARPER**

Elevation: TRANSITIONAL

Plan #1560 Series: INNOVATOR

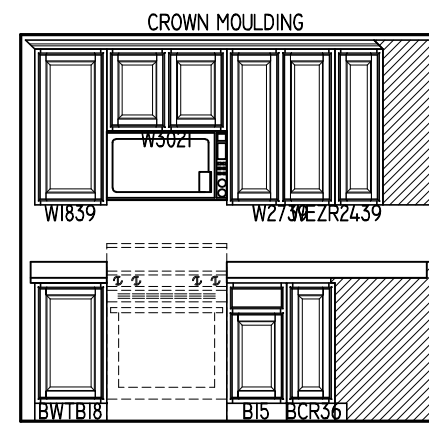
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DETAILS

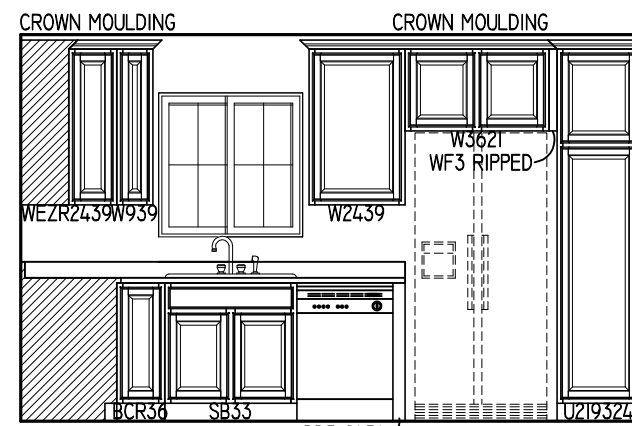
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DI OF 3

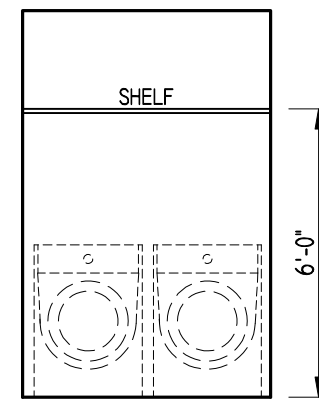
Model: HARPER  
Series: INNOVATOR  
Elevation: TRANSITIONAL  
Plan: #1560



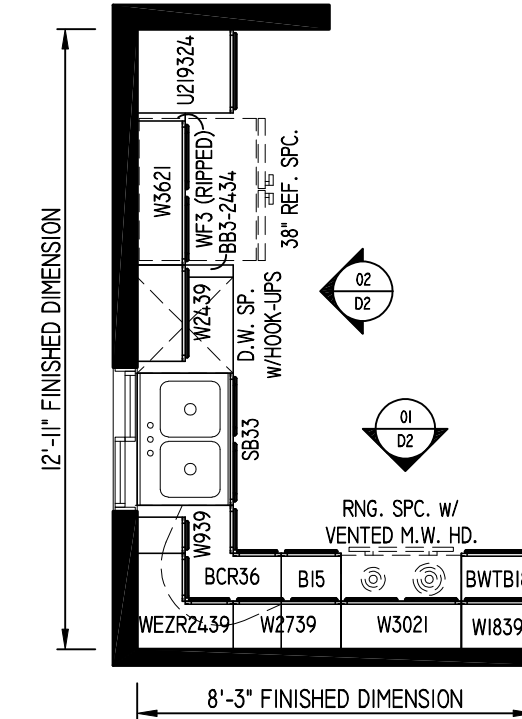
01 KITCHEN ELEVATION  
1/4" = 1'-0"



02 KITCHEN ELEVATION  
1/4" = 1'-0"

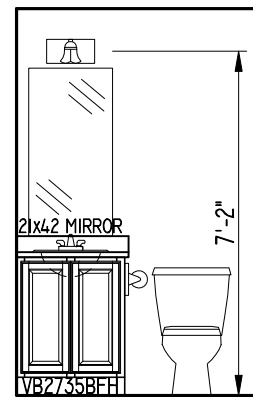


03 LAUNDRY ELEVATION  
1/4" = 1'-0"

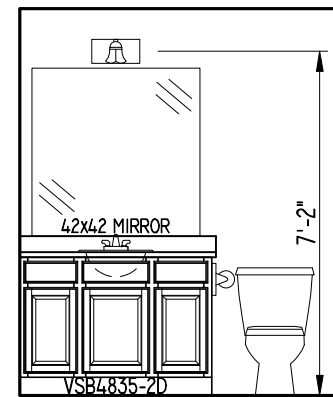


K-1 KITCHEN CABINET LAYOUT  
SCALE: 1/4" = 1'-0"

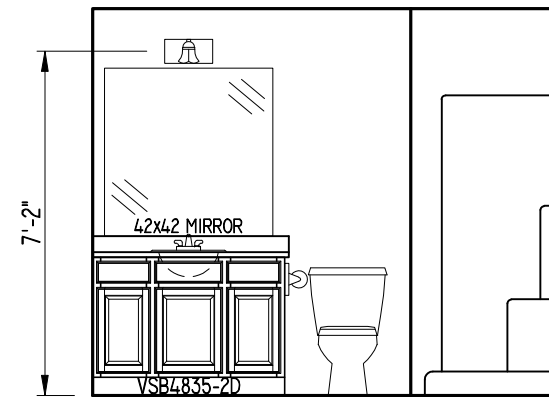
- ALL KITCHEN DETAIL DIMENSIONS ARE FINISHED DIMENSIONS
- CROWN MOULDING W/ WIDE SCRIBE MOULDING @ ALL CABINETS
- BASE LEVEL CABINET DOOR HARDWARE THROUGHOUT
- LAMINATE COUNTERTOPS @ KITCHEN



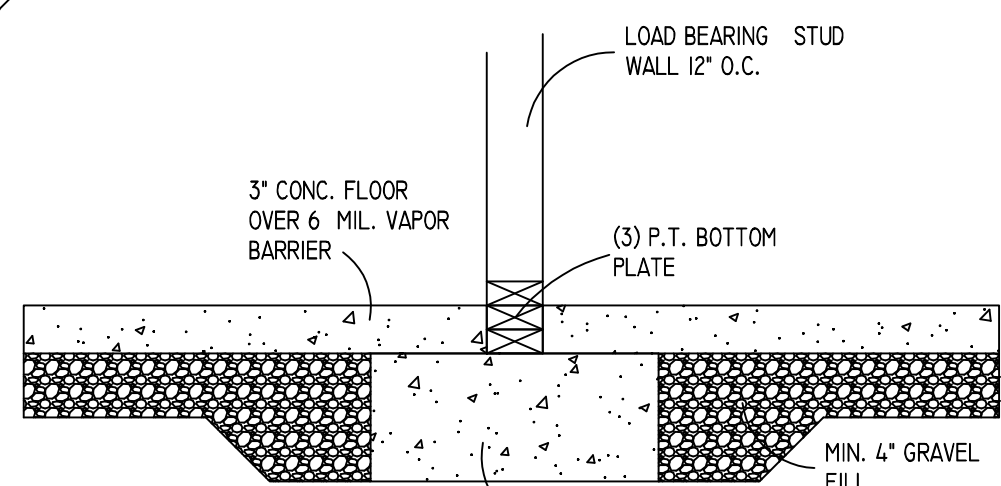
04 POWDER ROOM  
1/4" = 1'-0"



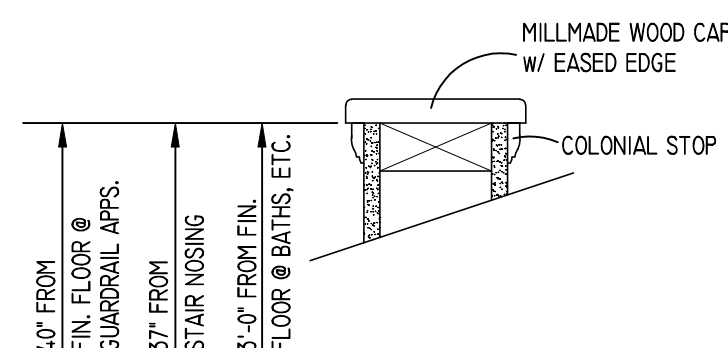
05 HALL BATH  
1/4" = 1'-0"



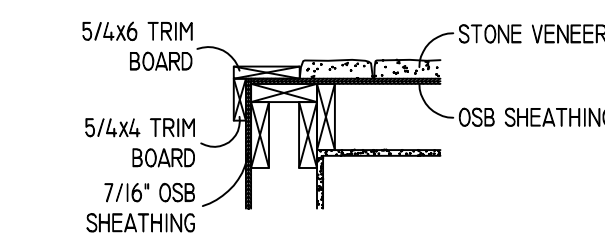
06 PRIMARY BATH  
1/4" = 1'-0"



S-8 BASEMENT BEARING WALL

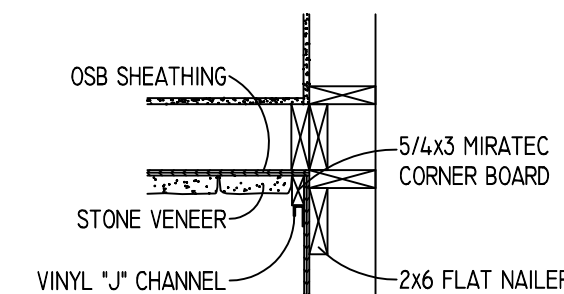


I-18 HALF WALL DETAIL  
SEE FLOOR PLAN FOR WALL TYPE



E-7 STONE OUTSIDE CORNER  
SCALE: 3/4" = 1'-0"

OPTIONAL DETAIL

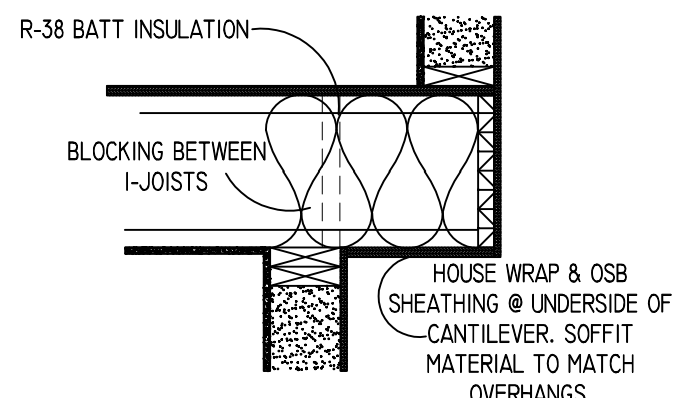


E-8 STONE INSIDE CORNER  
SCALE: 3/4" = 1'-0"

OPTIONAL DETAIL

### NOTES

- GENERAL:**
- SOME NOTES MAY NOT PERTAIN. IT IS THE RESPONSIBILITY OF THE SUB-CONTRACTOR OR VENDOR TO CLARIFY WHICH NOTES DO NOT PERTAIN.
  - THESE NOTES ARE TO BE COMBINED WITH THE CONSTRUCTION WORK SHEET. IF THERE ARE VAGUE OR CONFLICTING INSTRUCTIONS, IT IS THE RESPONSIBILITY OF THE SUB-CONTRACTOR OR VENDOR TO GET CLARIFICATION FROM OUR CONSTRUCTION DEPARTMENT.
- EXTERIOR:**
- FLOOR PLAN DIMENSIONS ARE OUT-TO-OUT OF STUD WALLS.
  - OUTSIDE FACE OF 2X6 WALL STUDS ARE TO BE FLUSH WITH OUTSIDE OF FOUNDATION WALL.
  - ALL EXTERIOR WALLS ARE 2X6, 16" O.C., CONSTRUCTION UNLESS NOTED AT WALL LOCATION OR DETAIL.
  - ALL WINDOW CALLOUTS ARE LISTED IN INCHES.
  - ALL EXTERIOR HEADERS ARE TO BE (2) 2X6'S UNLESS OTHERWISE NOTED ON THE FLOOR PLAN.
  - WINDOW HEADERS HEIGHTS ARE TO BE AS FOLLOWS:
    - 6'-8" FOR 8'-0" CEILINGS; UNLESS NOTED OTHERWISE
    - 8'-0" FOR 9'-0" CEILINGS; UNLESS NOTED OTHERWISE
  - HOME WRAP TO BE INSTALLED ON THE ENTIRE EXTERIOR OF THE HOUSE INCLUDING GABLE ENDS.
  - GARAGE TO HAVE OSB SHEATHING @ ALL EXTERIOR WALLS & GABLES, DOUBLE SOLE PLATES W/ PRESSURE TREATED BOTTOM PLATE, AND THE FLOOR TO BE 4" CONCRETE, SLOPED TOWARDS DOOR.
  - ALL GABLE ENDS TO HAVE 1/2" OSB SHEATHING.
  - ICE & WATER SHIELD TO BE USED AT ALL SADDLES AND DORMERS.
  - 8" MAX @ ALL EXTERIOR STEPS.
- INTERIOR**
- ALL PLAN DIMENSIONS ARE ROUGH FRAMING DIMENSIONS
  - ALL INTERIOR WALLS ARE 2X4, 16" O.C., CONSTRUCTION UNLESS NOTED AT WALL LOCATION OR DETAIL.
  - ALL INTERIOR HEADERS ARE TO BE LADDER FRAME UNLESS OTHERWISE NOTED ON THE FLOOR PLAN.
  - PLUMBER TO VERIFY IF SEWER HOOK UP FOR SUMP PUMP IS REQUIRED. LOCATE CROCK FOR SEWER LATERAL. **DO NOT DRILL** THROUGH ANY LOAD BEARING STUDS @ WINDOW HEADERS. USE ISLAND VENT AS NEEDED.
  - ALL 36" HIGH MIRRORS ARE TO BE RAISED 4" ABOVE BACKSLASH.
  - STANDARD HEIGHTS:
    - TOILET PAPER HOLDERS 26" A.F.F.
    - TOWEL BARS 54" A.F.F.
    - HAND RAILS 30" TO 36" ABOVE NOSING
    - GUARD RAILS 40" A.F.F.
  - SOLID BLOCKING REQUIRED @ SHOWER DOORS ON TILED WALLS AND WITHIN 1'-0" OF EACH END OF HAND RAILS.
  - STAIRS
    - MINIMUM HEADROOM FOR ALL STAIRS TO BE 6'-8" UNLESS OTHERWISE NOTED.
    - 8" RISER HEIGHT MAX.
    - 20 MIN. FIRE RATED DOOR @ GARAGE COMMON WALL.
  - GARAGE COMMON WALL TO BE 3/4" FIRECODE DRYWALL W/ A 3/4 HOUR FIRE RATING.
  - ALL AREAS WITH VINYL FLOORING ARE TO BE FLUSH WITH ADJACENT WOOD OR CERAMIC FLOORS.
  - LOCATIONS OF HVAC, ELECTRICAL OUTLETS, LIGHTS & SWITCHES ARE APPROXIMATE; UNLESS NOTED OTHERWISE.
  - GFI OUTLETS @ WASHING MACHINE TO BE 38" A.F.F.
  - CEILING @ BASEMENT STAIR OPENINGS TO BE FLAT 6" ABOVE BOTTOM OF HEADER.
  - SCUTTLE DOORS TO BE SELF CLOSING W/ LATCH.
  - TEMPERED GLASS @ DOORS, SIDELIGHTS, TUB ENCLOSURES, STAIR LANDINGS & PANELS WITHIN 24" OF DOORS.



S-25 CANTILEVER DETAIL

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Model: HARPER  
Series: INNOVATOR  
Elevation: TRANSITIONAL  
Plan: #1560

**BELINSKI HOMES**  
1830 Meadow Lane, Suite A • Pewaukee, WI 53072 • (262) 542-9494

By	Revision

Built for: \_\_\_\_\_

Job Number: \_\_\_\_\_

Phase: BASE PLANS  
Drawn By: JAB  
Plan Date: 6/19/23  
Release Date: \_\_\_\_\_

Technical Data:

SQUARE FOOTAGE:	
1ST FLOOR	648 SQ. FT.
2ND FLOOR	912 SQ. FT.
OPEN VOLUME	N/A
TOTAL	1560 SQ. FT.

GARAGE AREA - 424 SQ. FT.

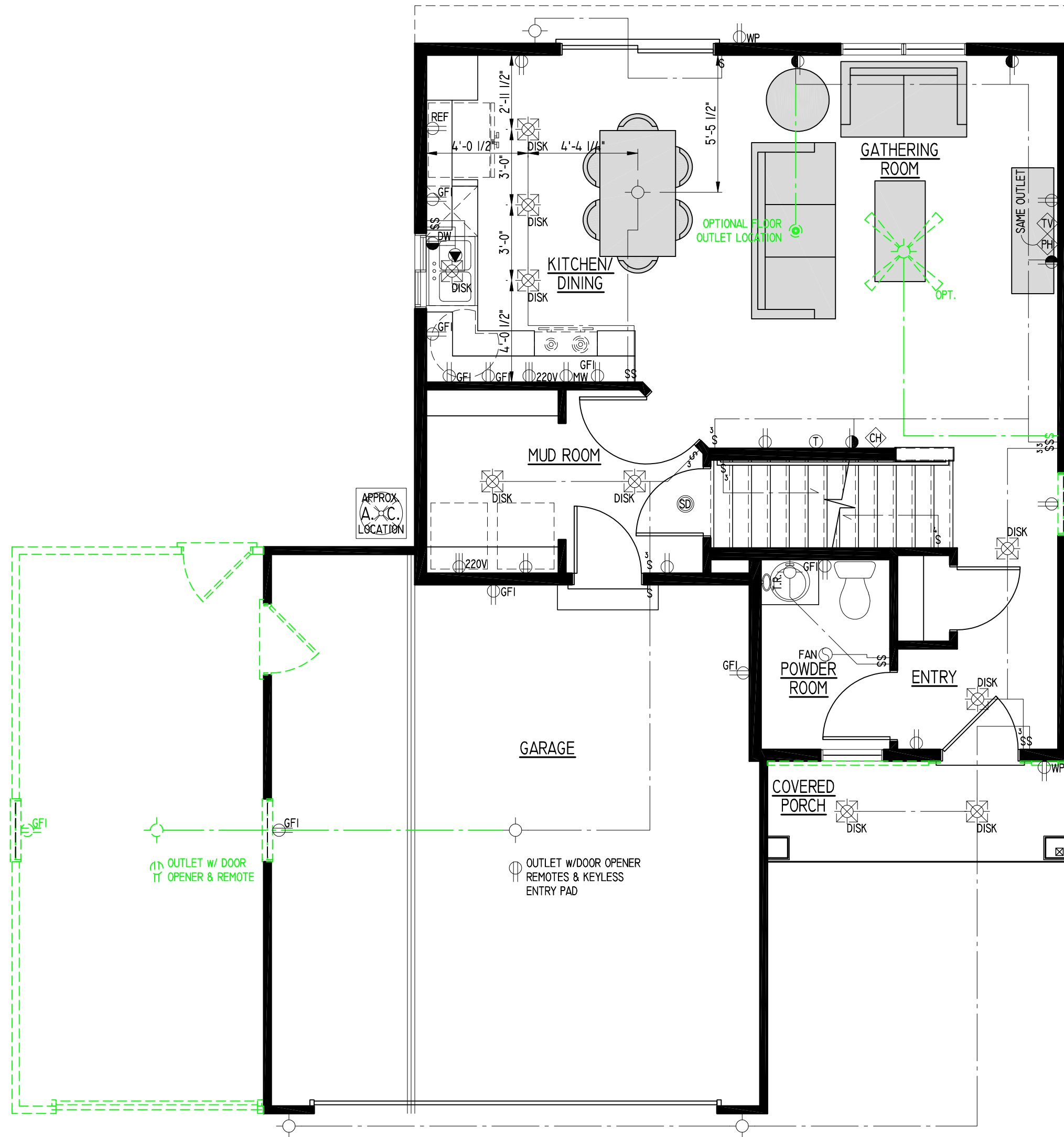
OVERALL WIDTH - 32'-0"  
OVERALL DEPTH - 42'-6"

Model: HARPER

Elevation: TRANSITIONAL  
Plan: #1560 Series: INNOVATOR

Sheet Title: DETAILS

Sheet Number: D2 of 3



# FIRST FLOOR PLAN

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# BELINSKI® HOMES

1830 Meadow Lane, Suite A • Pewaukee, WI 53072 • (262) 542-9494

Revision	By	Date

Built for: \_\_\_\_\_  
 Job Number: \_\_\_\_\_

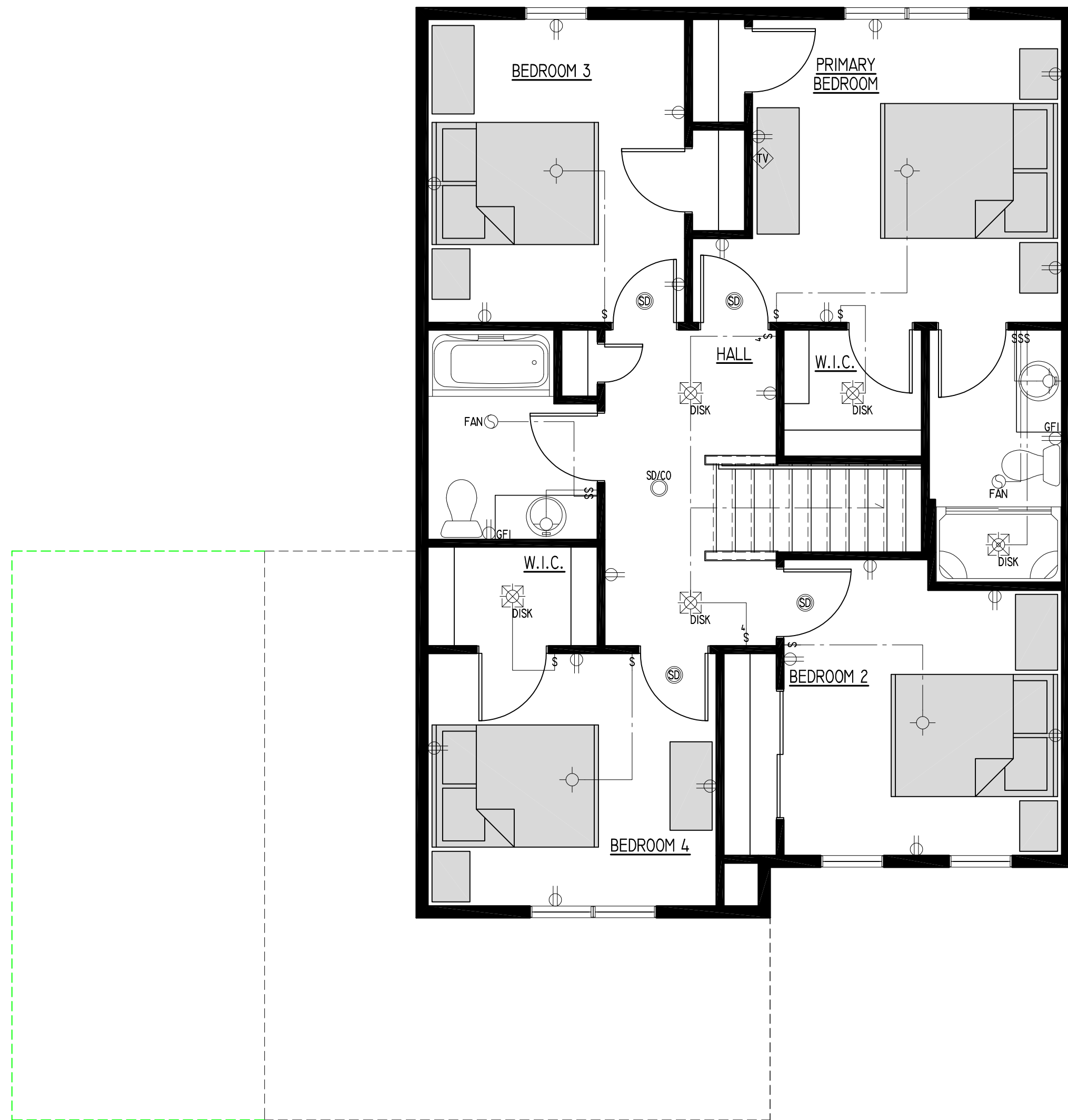
Phase: BASE PLANS  
 Drawn By: JAB  
 Plan Date: 6/19/23 Release Date: \_\_\_\_\_

Technical Data:

SQUARE FOOTAGE:	
1ST FLOOR	- 648 SQ. FT.
2ND FLOOR	- 912 SQ. FT.
OPEN VOLUME	- N/A
TOTAL	1560 SQ. FT.

GARAGE AREA - 424 SQ. FT.  
 OVERALL WIDTH - 32'-0"  
 OVERALL DEPTH - 42'-6"

Model: **HARPER**  
 Elevation: TRANSITIONAL  
 Plan: #1560 Series: INNOVATOR  
 Sheet Title: **FIRST FLOOR ELECTRICAL PLAN**



SECOND FLOOR PLAN

Model: HARPER  
 Series: INNOVATOR  
 Elevation: TRANSITIONAL  
 Plan: #1560

**BIELINSKI**  
 HOMES  
 1830 Meadow Lane, Suite A • Pewaukee, WI 53072 • (262) 542-9494

Revision	By	Date

Built for: ---

Job Number: ----

Phase: BASE PLANS  
 Drawn By: JAB  
 Plan Date: 6/19/23 Release Date: ----

Technical Data:  
**SQUARE FOOTAGE:**  
 1ST FLOOR - 648 SQ. FT.  
 2ND FLOOR - 912 SQ. FT.  
 OPEN VOLUME - N/A  
 TOTAL 1560 SQ. FT.

GARAGE AREA - 424 SQ. FT.  
 OVERALL WIDTH - 32'-0"  
 OVERALL DEPTH - 42'-6"

Model: HARPER  
 Elevation: TRANSITIONAL  
 Plan: #1560 Series: INNOVATOR

Sheet Title  
**SECOND FLOOR  
 ELECTRICAL PLAN**

Sheet Number  
**E2 of 2**

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**Building Services Department**  
W240 N3065 Pewaukee Road  
Pewaukee, Wisconsin 53072  
Phone (262) 691-9107  
Fax (262) 691-6039



Dear Don Krenzien,

The proposed house at 516 Spring St does not meet the minimum square footage for the first floor per the Village's interpretation of the Village's code of ordinance section 40.206.

This permit application is denied, and you will need to obtain a variance to move forward with this project.

Regards,  
Mary Strankowski

Plan Reviewer & Building/HVAC Inspector  
City of Pewaukee  
[strankowski@pewaukee.wi.us](mailto:strankowski@pewaukee.wi.us)  
262-691-9107

# PLAT OF SURVEY

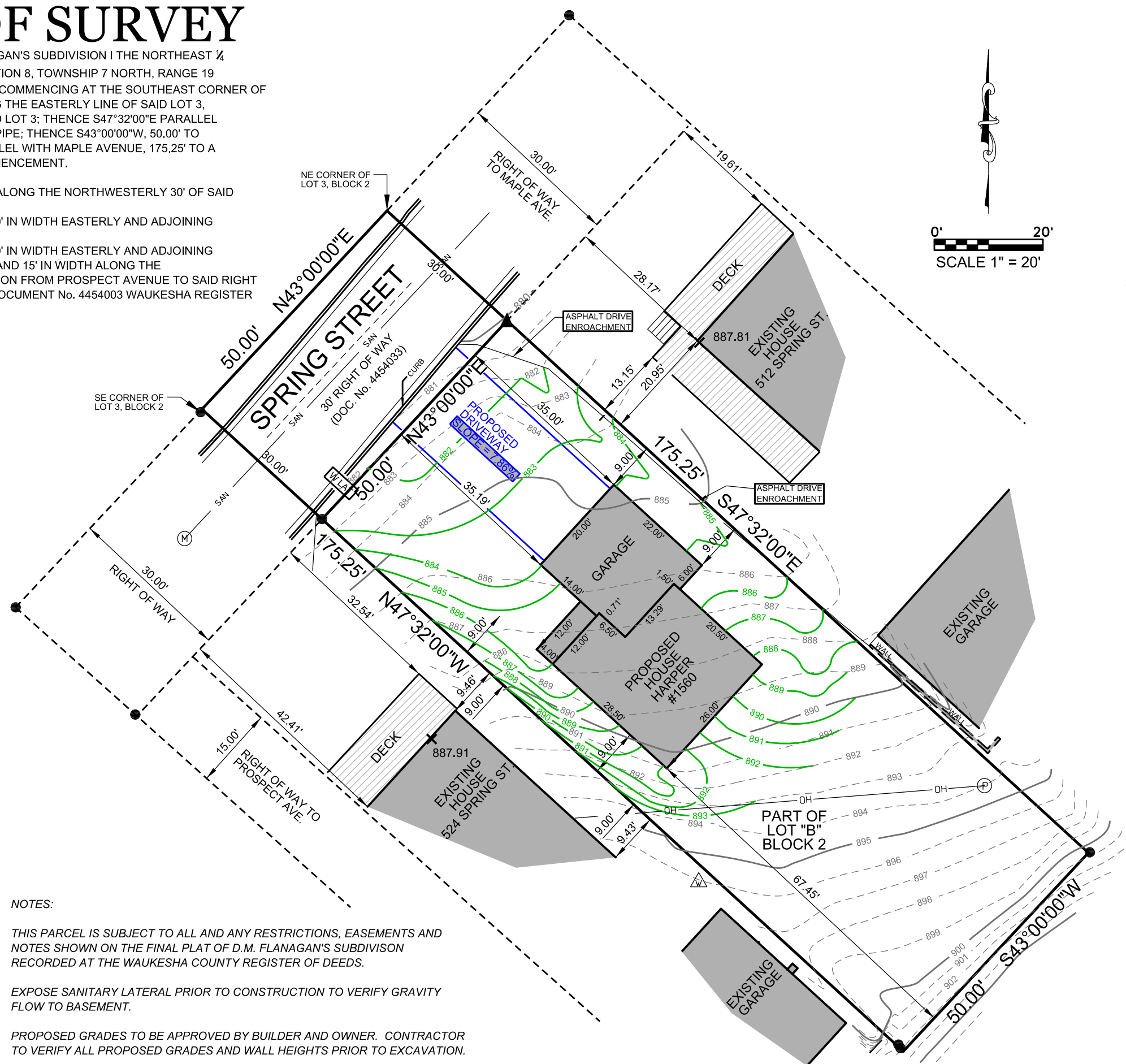
THAT PART OF LOT "B" IN BLOCK 2 IN D.M. FLANAGAN'S SUBDIVISION I THE NORTHEAST ¼ OF SECTION 17 AND THE SOUTHEAST ¼ OF SECTION 8, TOWNSHIP 7 NORTH, RANGE 19 EAST, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF LOT 3, SAID BLOCK 2; THENCE N43°00'00"E ALONG THE EASTERLY LINE OF SAID LOT 3, 50.00' TO THE NORTHEASTERLY CORNER OF SAID LOT 3; THENCE S47°32'00"E PARALLEL WITH MAPLE AVENUE, 175.25' TO A FOUND IRON PIPE; THENCE S43°00'00"W, 50.00' TO A FOUND IRON PIPE; THENCE N47°32'00"W PARALLEL WITH MAPLE AVENUE, 175.25' TO A FOUND IRON ROD MARKING THE POINT OF COMMENCEMENT.

SUBJECT TO A RIGHT OF WAY OVER, UPON AND ALONG THE NORTHWESTERLY 30' OF SAID DESCRIBED TRACT.  
 ALSO A RIGHT OF WAY OVER A STRIP OF LAND 30' IN WIDTH EASTERLY AND ADJOINING LOTS 1 AND 2 IN SAID BLOCK 2.  
 ALSO A RIGHT OF WAY OVER A STRIP OF LAND 30' IN WIDTH EASTERLY AND ADJOINING LOT 4 IN SAID BLOCK 2 AND ALONG A STRIP OF LAND 15' IN WIDTH ALONG THE SOUTHWESTERLY BOUNDARY OF SAID SUBDIVISION FROM PROSPECT AVENUE TO SAID RIGHT OF WAY ADJOINING LOT 4. (RECORDED UNDER DOCUMENT No. 4454003 WAUKESHA REGISTER OF DEEDS OFFICE)

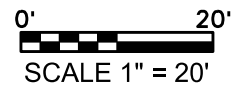
## LEGEND:

- (100.00') RECORDED DISTANCE
- 100.00' MEASURED DISTANCE
- 1" FOUND IRON PIPE, UNLESS NOTED
- ⊙ ¾" x 18" IRON PIPE SET, 1.13 lbs./L.F.
- ⚠ WELL
- ⊙ ST
- ⊙ M
- ⊙ LIGHT POLE
- ⊙ E
- ⊙ E
- ⊙ T
- ⊙ T

PROPOSED ELEVATIONS	
YARD GRADE	884.00
REAR YARD GRADE	892.00
GARAGE FLOOR AT GAR. DOOR	884.00
GARAGE FLOOR AT HOUSE	884.33
FOUNDATION HEIGHT	8.00
BASEMENT FLOOR EL	884.92
TOP FOOTING EL	884.67
TOP FOUNDATION	892.67
DRIVEWAY LENGTH TO WALK	38.17
ELEV AT BACK OF CURB	881.00
DRIVEWAY SLOPE TO BACK CURB	7.86%



NOTES:  
 THIS PARCEL IS SUBJECT TO ALL AND ANY RESTRICTIONS, EASEMENTS AND NOTES SHOWN ON THE FINAL PLAT OF D.M. FLANAGAN'S SUBDIVISION RECORDED AT THE WAUKESHA COUNTY REGISTER OF DEEDS.  
 EXPOSE SANITARY LATERAL PRIOR TO CONSTRUCTION TO VERIFY GRAVITY FLOW TO BASEMENT.  
 PROPOSED GRADES TO BE APPROVED BY BUILDER AND OWNER. CONTRACTOR TO VERIFY ALL PROPOSED GRADES AND WALL HEIGHTS PRIOR TO EXCAVATION.



THIS SURVEY IS MADE FOR THE USE OF THE PRESENT OWNERS OF THE PROPERTY, AND ALSO THOSE WHO PURCHASE, MORTGAGE OR GUARANTEE TITLE TO WITHIN ONE (1) YEAR FROM DATE HERETO.  
 I, MICHAEL A. GREESON P.L.S. #2770, HEREBY CERTIFY THAT THIS SURVEY WAS MADE IN ACCORDANCE WITH THE MINIMUM STANDARDS FOR PROPERTY SURVEYS (CHAPTER A-E 7) FOR THE STATE OF WISCONSIN AND HAS BEEN PREPARED UNDER MY DIRECTION AND CONTROL AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

SURVEY MADE FOR:  
 DONALD J KRENZIE  
 MONICA B KRENZIE  
 1201 S 101ST ST  
 WEST ALLIS, WI 53214

DATE	ITEM
12/29/2023	PLAT OF SURVEY AND SITE MAP
01/11/2024	REV. FRONT SETBACK



FILE NAME: 2023-171 KRENZIE SURVEY SPRING ST PEWAUKEE.DGN

Subject: Request for Variance Approval - Property Size Adjustment

Dear Neighbors,

I wanted to reach out to you regarding a matter concerning our property at 516 Spring Street and seek your input on a variance request.

As you may be aware, we are in the beginning stages of building a single-family home that involves a variance for a minimum square foot of 1,000 for the first floor. When the house is completed, it will overall be over 2,200 square feet, 4 bedrooms and 4 bathrooms with an attached garage.

Before proceeding with the formal application for the variance. Your opinion is important to us, I understand that changes to the neighborhood can be a sensitive topic, and I want to assure you that maintaining neighborhood integrity and consistency is a top priority.

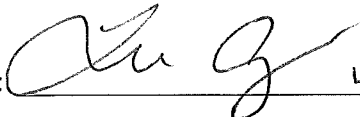
Thank you for taking the time to read this letter, and we look forward to contributing positively to the overall atmosphere of our neighborhood.

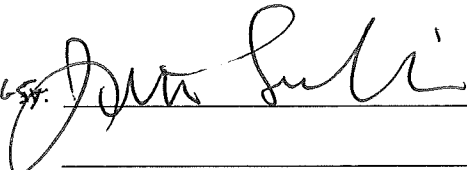
Best regards,

Don and Monica Krenzien

414-469-7255

511 PARK AV: 2 ATTEMPTS, NO RESPONSE

524 Spring St:  LUKE A. KOPP

512 Spring St: 

516 Park Av: 

522 Park Av: 2 ATTEMPTS, NO RESPONSE