



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

www.ci.mequon.wi.us

Office of the City Clerk

**BOARD OF APPEALS
Thursday, April 7, 2022
6:00 PM
Christine Nuernberg Hall**

Agenda

- 1) Call to Order, Roll Call
- 2) Approve meeting minutes of March 3, 2022
- 3) Hear evidence concerning; debate, deliberate and decide the request of:

Applicant: Chris D. Paulsen
Owner: Chris D. Paulsen
Appeal: Opportunity will be afforded to all interested in being heard concerning the petition by Chris D. Paulsen requesting a variance from Section 58-239 and Table 58-249 of the City of Mequon Code of Ordinances in order to construct a new unattached garage that exceeds the required side yard offset at 4927 W. Elmdale Road.

- 4) Adjourn

Dated: March 25, 2022

/s/ Kathleen Massey, Chair

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

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



draft

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Office of the City Clerk

BOARD OF APPEALS
Thursday, March 3, 2022
6:00 PM
Christine Nuernberg Hall

Minutes

1) Call to Order, Roll Call

Chairman Massey called the meeting to order at 6:00 PM.

Present:

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

Also Present: City Clerk Caroline Fochs, City Attorney Brain Sajdak, Inspection Supervisor Mike Hadley, press and interested public.

2) Approve meeting minutes of November 4, 2021

Motion to approve the meeting minutes of November 4, 2021.

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

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

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

- a) Applicant: Patricia M. Freymuth
Owners: Rick and Patricia Freymuth
Appeal: Opportunity will be afforded to all interested in being heard concerning the petition by Patricia M. Freymuth requesting a variance from Section 58-247 (a) (b) and Table 58-249 of the City of Mequon Code of Ordinances in order to retain the existing carport that exceeds the required offset and permissible size at 11512 N. Wauwatosa Road.

Attachment: BOA_Draft minutes_03-03-22 (7161 : Board of Appeals minutes of March 3, 2022)

Hearing no objection, Chairman Massey opened the public hearing at 6:03 PM, stated the appeal and the process.

All parties appearing before the Board of Appeals were sworn.

Inspection Supervisor Hadley stated that the City recommended denial because the subject carport of the Freymouth appeal does not have an authorized building permit, it exceeds the 150 feet offset to the east and did not go before the Architectural Review Board, and the appellant has not demonstrated a hardship. The carport has been in place since approximately 2018 and the City was made aware of its existence only after they received a complaint. He further defined a "temporary" structure as being limited to nine months or less, unless approved by planning commission. No temporary use shall be allowed for greater than 18 months. A carport is allowed by code to be a "temporary" use even though it is secured to the ground. If the securing pins were removed the carport would remain flush with the asphalt unless environmental conditions would cause expansion or shrinkage. Mr. Hadley stated that there is a location on the property that the carport could have been approved for if the proper permits had been filed. It would have been a permanent carport.

Ms. Patricia Freymouth stated that the subject carport was installed in 2019 and not 2018. It was installed when their driveway was excavated and replaced. The existing carport replaced a tyvek carport. She misunderstood the code and did not file for a permit. In her mind, this was to be a "temporary" structure until they retired and moved, with no footings. The neighbor has since filed the complaint about the lot line. She is asking for permission to keep it for the short-term (1 or 2 years), until they retire and move. The City-approved location of the carport would interfere with her placement of a garden. If the decision is that the carport must be removed that could take months due to scheduling. Also, a gravel driveway would need to be made to accommodate moving their vehicles further into the only green space of their property.

Attorney Sajdak confirmed that the Board of Appeals does not have the power to grant a temporary variance. Variances run with the land. If the Board decides that the carport must come down then staff would work with the homeowner ensure it happens per an agreed upon schedule.

Motion to close the public hearing at 6:46 PM.

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

AYES: Massey, Flanagan, Larson, Russell, Stern

Board discussion ensued:

- The absence of a building permit for the carport
- No notification to the neighbors of the carport being built
- Built too close to the lot line

- No proven hardship
- There are alternative locations consistent with city ordinances
- The Board cannot give a temporary variance
- Offset is closer than code allows
- How permanent is this type of carport?

Motion to deny the variance and have the appellant work with the City Attorney and City Staff to find a reasonable schedule to take down and/or move the carport per Municipal Code.

RESULT: **Approved by Voice Acclamation [Unanimous]**

MOVED BY: Board Member Massey

SECONDED BY: Board Member Flanagan

AYES: Massey, Flanagan, Larson, Russell

ABSTAIN: Stern

b) Applicant: Kathleen A. Solórzano

Owner: Kathleen A. Solórzano

Appeal: Opportunity will be afforded to all interested in being heard concerning the petition by Kathleen A. Solórzano requesting a variance from Section 58-416 (e) and Table 58-249 of the City of Mequon Code of Ordinances in order to add an addition that exceeds the required offset at 11019 N. Cedarburg Road.

Hearing no objection, Chairman Massey opened the public hearing at 6:54 PM, stated the appeal and the process.

All parties appearing before the Board of Appeals were sworn.

Inspection Supervisor Hadley stated that the subject property is a non-confirming lot and the existing setback does not meet the requirement of 20 feet. Because it is non-conforming the code allows for a further reduction of 75% which would then make the setback requirement 15 feet. The current offset is 13.6 feet. The appellant wants to build a home addition at an angle with a 13.6 to 13.8 feet offset. Discussion on the enactment of this code and Table 58-249 ensued. If the variance is allowed the addition will be 18 inches contrary to code.

Appellant Kathleen Solórzano stated that her neighbors have been informed of the addition and have seen plans. She plans to age in place and looking at the safety of the home and her quality of life as she ages. Consulted contractors have advised her that if she is not granted the variance and has to move the addition there is little flexibility to meet use needs and state plumbing codes. The addition is proposed for the rear and would increase the property value and the City's tax revenue. The fact that the property is non-conforming is a hardship. Ms. Solórzano added that a proposed addition to the north of the home would encounter the same plumbing issues as previously stated. Dan Solórzano also added the proposed addition provides a shorter distance walking for the owner to go from the detached garage to the house. A first floor laundry is planned for the addition to make life easier as she ages.

Motion to close the public hearing at 7:22 PM.

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

AYES: Massey, Flanagan, Larson, Russell, Stern

Board discussion ensued:

- The variance is 18 inches.
- Unsure if the desired plumbing can be accomplished or not.
- The costs to shift the addition 18 inches would be considerable.
- Property use has been non-conforming use since 1937.
- Neighbors have been consulted and support the plans.
- The addition would not make the structure more non-conforming.
- This is a practical difficulty or a hardship in the spirit of the code.

Motion to grant the variance in order to add the home addition that exceeds the required 15-foot offset.

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

AYES: Massey, Flanagan, Larson, Russell, Stern

4) Adjourn

Motion to adjourn at 7:28 PM.

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

AYES: Massey, Flanagan, Larson, Russell, Stern

Respectfully Submitted,
Kathy Andrykowski
Deputy Clerk

BOARD OF APPEALS VARIANCE APPLICATION

CITY OF MEQUON, WISCONSIN

Applicant: Chris D. Paulsen Address: 4927 W. Elmdale Rd
 City/zip: Mequon 53092

Owner: Chris D. Paulsen Address: 4927 W. Elmdale Rd
 City/zip: Mequon, 53092

Contact Person/Name: Chris D. Paulsen

Phone Number: (760) 484-2413 Email: chrispaulsen@aol.com

TO THE BOARD OF APPEALS:

The above hereby requests a variance to City of Mequon Code Sec. #: 58-239, Table 58-249, R4 Column regarding:

4927 W. Elmdale Road, Mequon, WI, 53092

(street address or legal description)

in order to: Construct a new unattached garage to replace an obsolete garage structure currently at a 1' 8" set back from the
western property line (of Lot 24, SE 1/4 of Section 35, Township 9, Range 21 East, City of Mequon).

Request a variance to allow the new garage to be built at a 10' property setback.

Please see enclosed letter describing the practical difficulties with a 20' setback.

APPLICANT MUST PROVIDE:

Application form
 \$215 filing fee

1 copy each of the following documents

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

FOR OFFICE USE ONLY

Receiving Officer: <u>Carolyn Ink</u>	Received Date: <u>3/15/22</u>
Parcel #: <u>R-4 140 710 024 000</u>	Hearing Date: <u>4/7/22</u>
Zoning District: <u>R-4</u>	Receipt #: <u>003519-0054</u>
Alderman & District #: <u>District 4, Ald. Hansher</u>	Published: <u>03-24-22</u>

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



11333 N. Cedarburg Rd 60W
Mequon, WI 53092-1930
Phone (262) 236-2924
Fax (262) 242-9666

www.ci.mequon.wi.us

INSPECTION DIVISION

March 7, 2022

Mr. Chris Paulsen
4927 W Elmdale Rd
Mequon, WI 53097

Mr. ~~Hammond~~, ~~PAULSEN~~,

The detached garage application that you submitted for 4927 W Elmdale Rd, Mequon, WI is denied and does not comply with the city ordinances for the following reason(s):

Section 58-239

Table 58-249 R-4 Column states a side yard offset of 20 feet is required.

Current Offset: 1'8"

New Proposed Offset: 10'

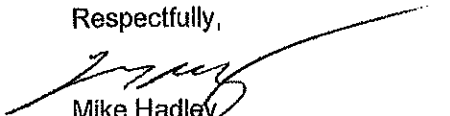
Sec. 58-41. - Board of appeals.

(c) Appeals.

(1) Except as to appeals from the architectural board, which shall be brought within seven working days from the date of the architectural board determination appealed from, appeals to the board may be taken by any person aggrieved or by any officer, department, board or bureau of the city affected by any decision of an administrative officer or body within 30 days of the decision of such officer or body, by filing with the city clerk a notice of appeal on the prescribed form specifying the grounds of the appeal, and by paying the prescribed fee. The officer from whom the appeal is taken shall transmit to the board all the papers constituting the record upon which the action appealed from was taken.

(2) Any person or persons aggrieved by a decision of the board, any taxpayer, or any officer, department, board, or bureau of the city may appeal a decision of the board within 30 days after the filing of the decision in the office of the city clerk in the manner provided in Wis. Stats., § 62.23(7)(e).

Respectfully,


Mike Hadley
Building Inspection's Supervisor

G:\Inspections\Letterhead\blank letterhead

ENCLOSURE 1

Attachment: Paulsen BOA appeal 04-07-22 (7173 : Chris D. Paulsen BOA appeal packet 04-07-22)

Paulsen, Chris D
4927 W. Elmdale Rd, Mequon 53092
Board of Appeals Variance Application

March 11, 2022

To the Board of Appeals, Mequon, Wisconsin:

The purpose of this letter is to request a variance to 58-239, Table 58-249, R4 Column, which requires a 20 foot property setback for residential structures zoned as R-4. The owners are replacing a dilapidated unattached garage (22.3 X 26.9 ft) and will replace it with a new, larger garage (24 x 36 ft). The owners wish to construct the garage using a 10 foot set back to the western property line instead of 20 feet. The current garage setback is 1' 8".

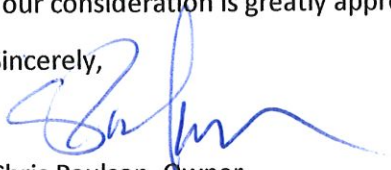
The reason for the variance request is outlined below:

The 20' offset requirement presents several practical difficulties to the construction of the new garage:

- 1) Due to the current location of the driveway relative to the main house, the 20' offset would make turning and aligning vehicles, relative to the new garage, more difficult. Currently the garage enjoys a relatively straight ingress and egress to the main road. However, if the garage is moved to a 20-foot setback then larger vehicles (for example, our full-size pickup) will have great difficulty negotiating the tight turning radii of the S-curve required to align to, or egress from, the garage bays. This effectively reduces the value and utility of new garage.
- 2) A 20-foot offset would put the new garage structure very nearly on top of an existing stone patio (see attached illustration) and would certainly inhibit access to the equipment door (on the east side) where motorized yard, snow and other equipment will be stored.
- 3) Having a garage within arms distance of the patio's edge would be terrible for the homeowners and unsightly for the neighborhood. It would also be detrimental to property values.
- 4) If the property is put on the market at some point in the future, potential buyers could see the issues presented in items 1) through 3) as a real detriment to purchase and dissuade buyers from purchase. The result would be a devaluation of the property instead of increasing it.
- 5) In 2021, we (the owners) added a Four-Seasons Room to the eastern side of the frame house with windows on 270 degrees. The windows enhanced the enjoyment of the beauty of the front and back yards. Constructing a garage to the 20' foot offset would dramatically affect the sightlines and the aesthetics of the property.
- 6) Other comments: The existing garage structure was built with a 1' 8" set back to the western property line and is currently obsolete. Building the garage at a 10' offset will also enhance our neighbor's enjoyment by providing better visual appeal on his side of his property.

Your consideration is greatly appreciated.

Sincerely,



Chris Paulsen, Owner

Enclosure 2

Attachment: Paulsen BOA appeal 04-07-22 (7173 : Chris D. Paulsen BOA appeal packet 04-07-22)

PLAT NO. LS-4728-20
FIELD CREW: E.A.J.
DRAWN BY: J.M.B.



NORTH SHORE ENGINEERS
Consulting Engineers
11433 N. Port Washington Rd.,
(262) 241-9400 • FAX
www.northshore

PLAT OF SURVEY

Prepared For: Christian & Sylvia Paulsen/4927 W. Elmdale Rd., Mequon, WI

Property Description: Lot 24, in "LITTLE FARMS SUBDIVISION", a subdivision of part of the Southeast 1/4 of North, Range 21 East, in the City of Mequon, County of Ozaukee and State of Wisconsin

Said parcel containing 39,815 sq. ft./0.914 acres of land more or less.

CURVE DATA

(CALCULATED)

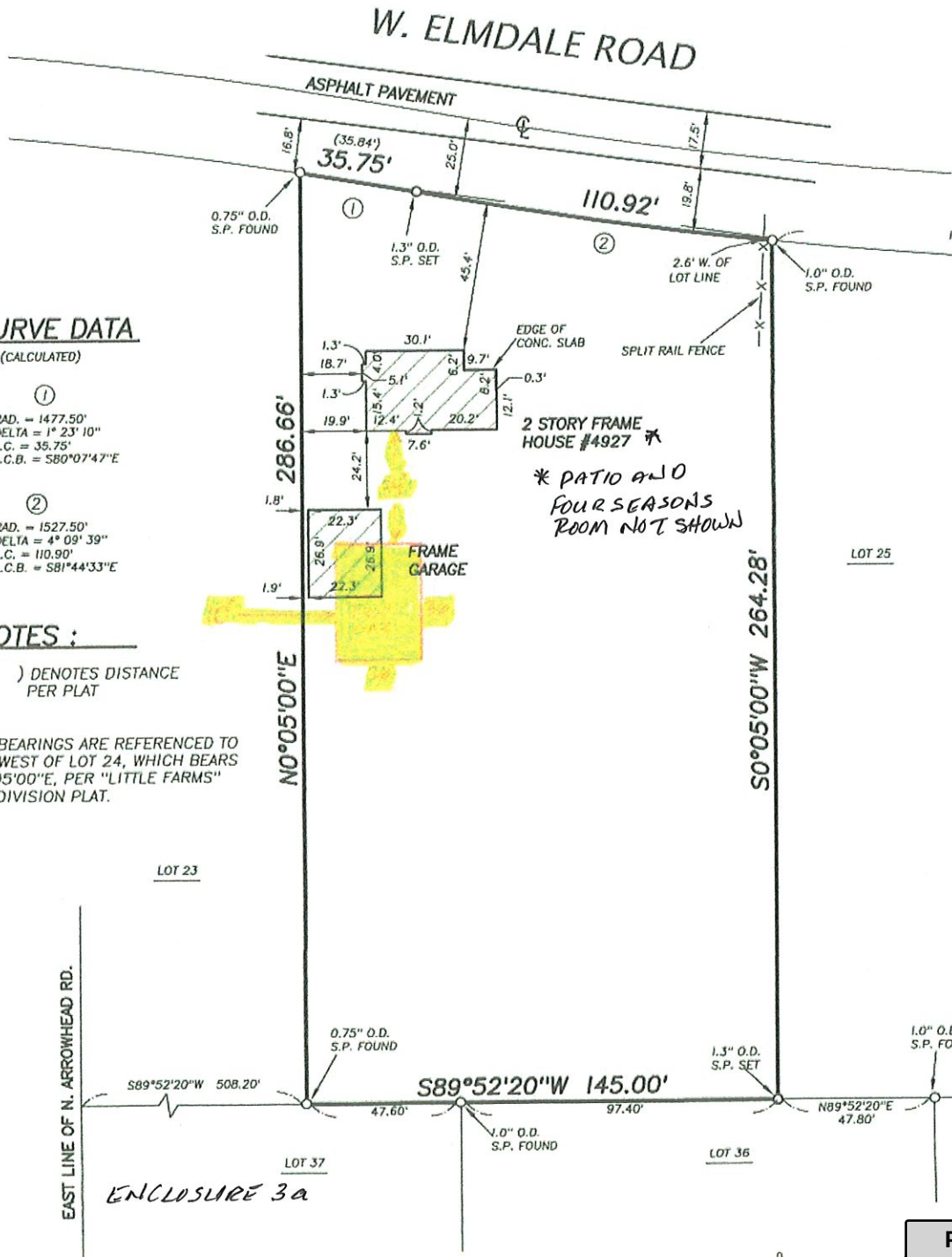
①
RAD. = 1477.50'
DELTA = 1° 23' 10"
L.C. = 35.75'
L.C.B. = S80°07'47"E

②
RAD. = 1527.50'
DELTA = 4° 09' 39"
L.C. = 110.90'
L.C.B. = S81°44'33"E

NOTES:

1. () DENOTES DISTANCE PER PLAT

2. ALL BEARINGS ARE REFERENCED TO THE WEST OF LOT 24, WHICH BEARS N0°05'00"E, PER "LITTLE FARMS" SUBDIVISION PLAT.



PLAT NO. LS-4728-20FIELD CREW: E.A.J.DRAWN BY: J.M.B.**NSE****NORTH SHORE I****Consulting Engineer**

11433 N. Port Washington F

(262) 241-9400 •

www.northsho

PLAT OF SURVEYPrepared For: Christian & Sylvia Paulsen/4927 W. Elmdale Rd., Mequon, WI

Property Description: Lot 24, in "LITTLE FARMS SUBDIVISION", a subdivision of part of the Southeast 1/4 North, Range 21 East, in the City of Mequon, County of Ozaukee and State of Wisconsin

Said parcel containing 39,815 sq. ft./0.914 acres of land more or less.

CURVE DATA

(CALCULATED)

①

RAD. = 1477.50'
 DELTA = 1° 23' 10"
 L.C. = 35.75'
 L.C.B. = S80°07'47"E

②

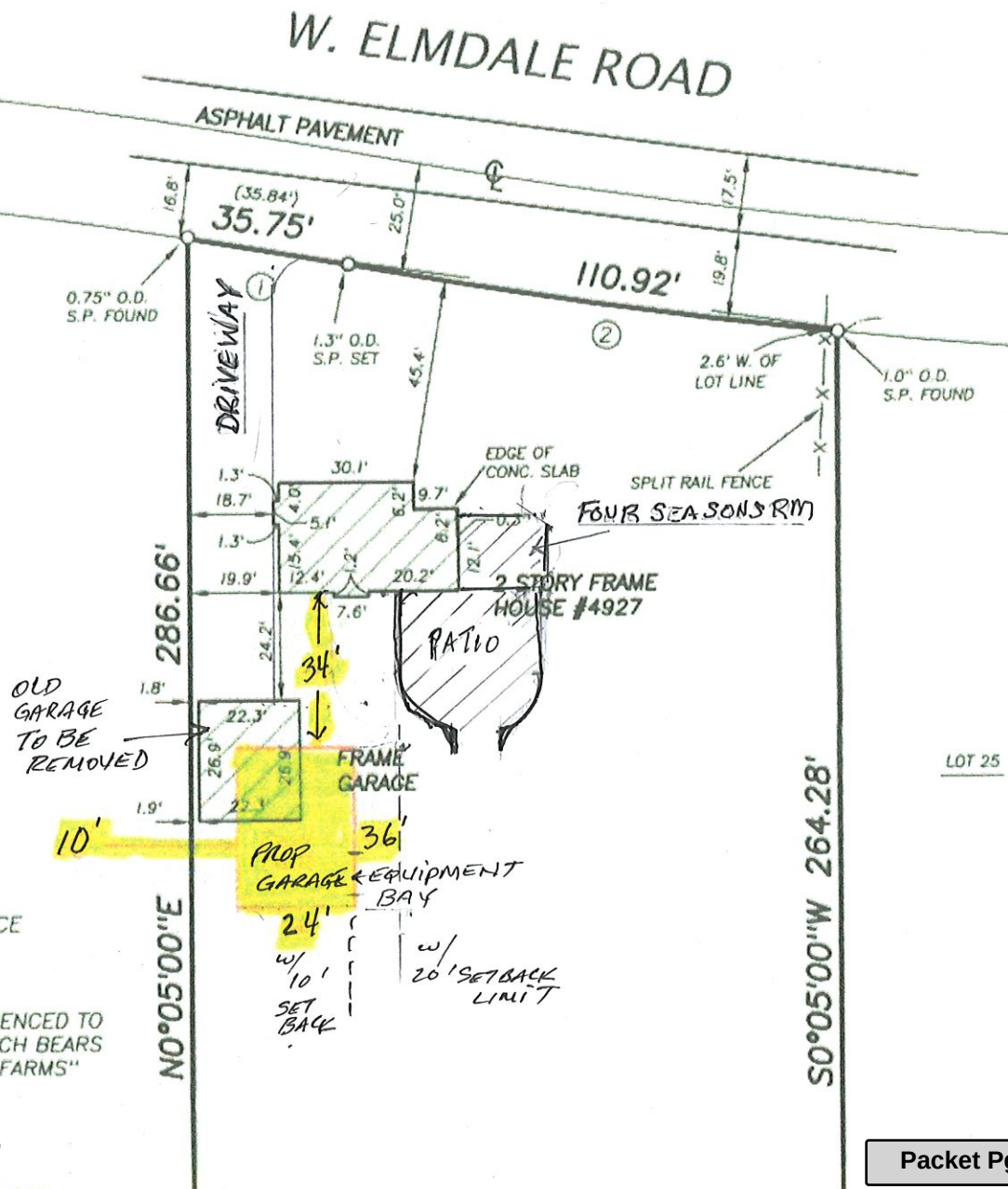
RAD. = 1527.50'
 DELTA = 4° 09' 39"
 L.C. = 110.92'
 L.C.B. = S81°44'33"E

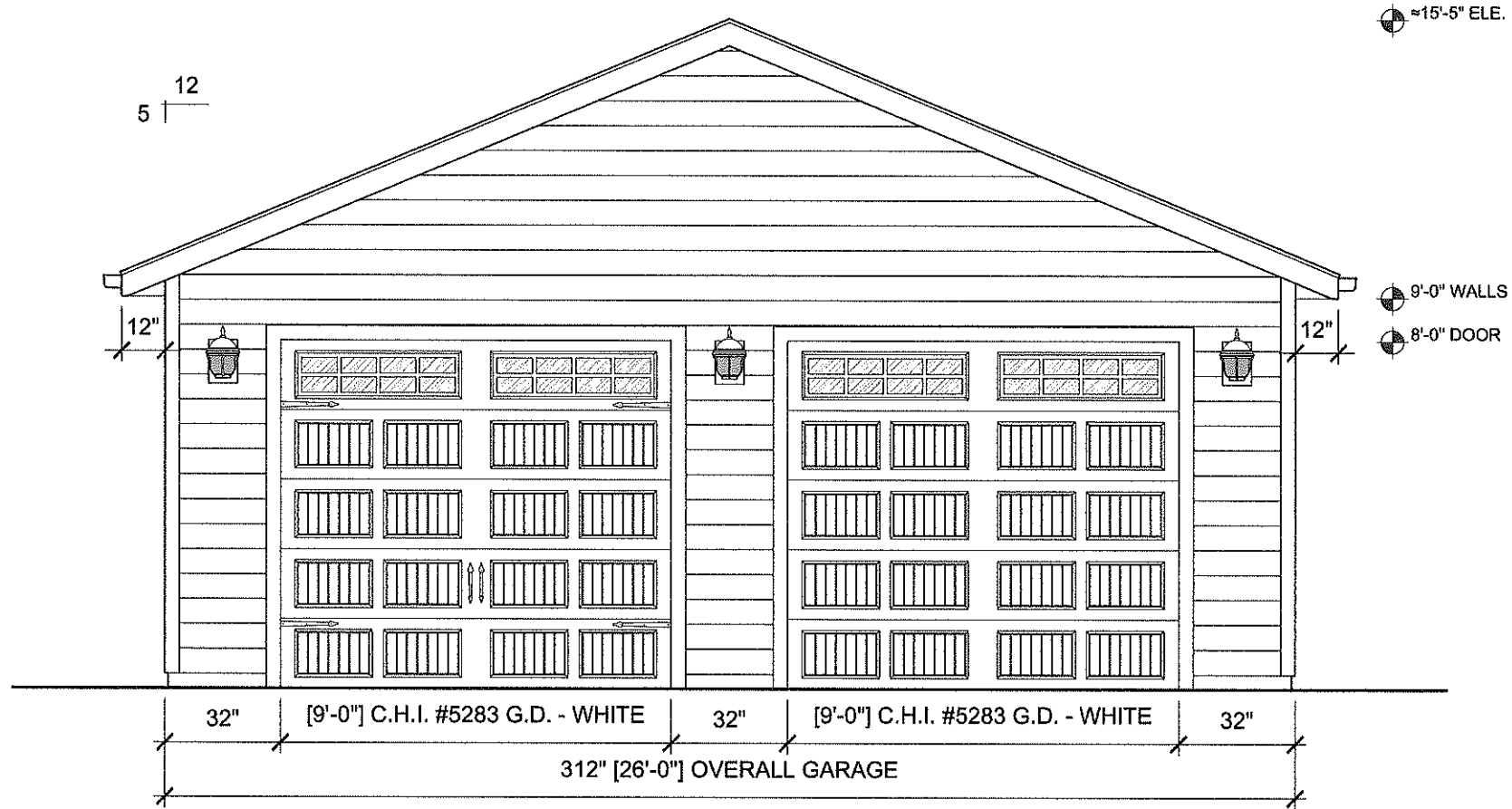
NOTES:

1. () DENOTES DISTANCE PER PLAT

2. ALL BEARINGS ARE REFERENCED TO THE WEST OF LOT 24, WHICH BEARS N0°05'00"E, PER "LITTLE FARMS" SUBDIVISION PLAT.

ENCLOSURE 3b



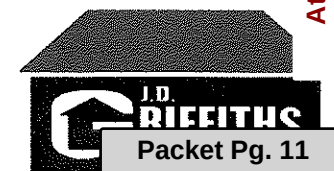


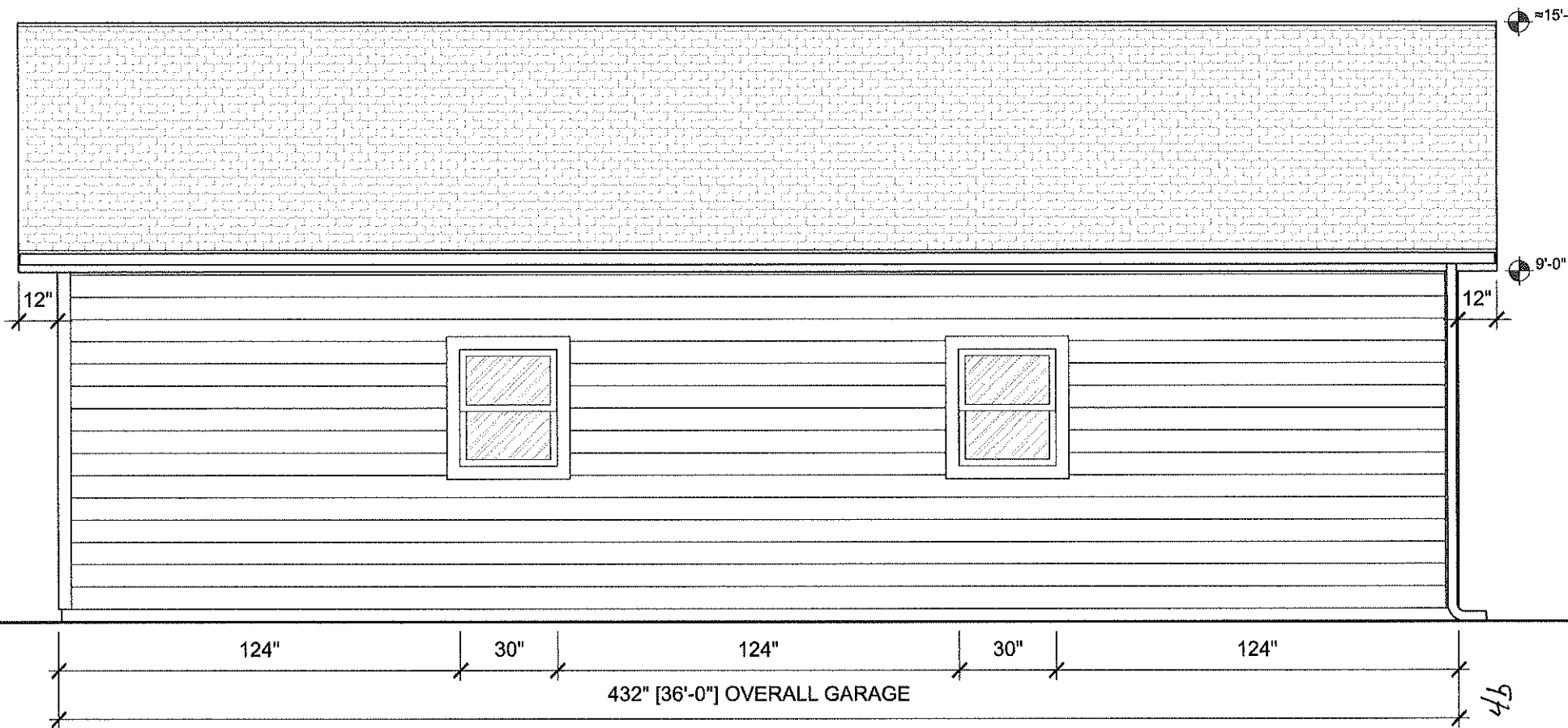
ENCLOSURE 4a

Attachment: Paulsen BOA appeal 04-07-22 (7173 : Chris D. Paulsen BOA appeal packet 04-07-22)

CHRIS PAULSEN RESIDENCE

ELEVATION	DATE: 02.24.2022
SCALE: 1/4" = 1'-0"	PAGE: 2 OF 6





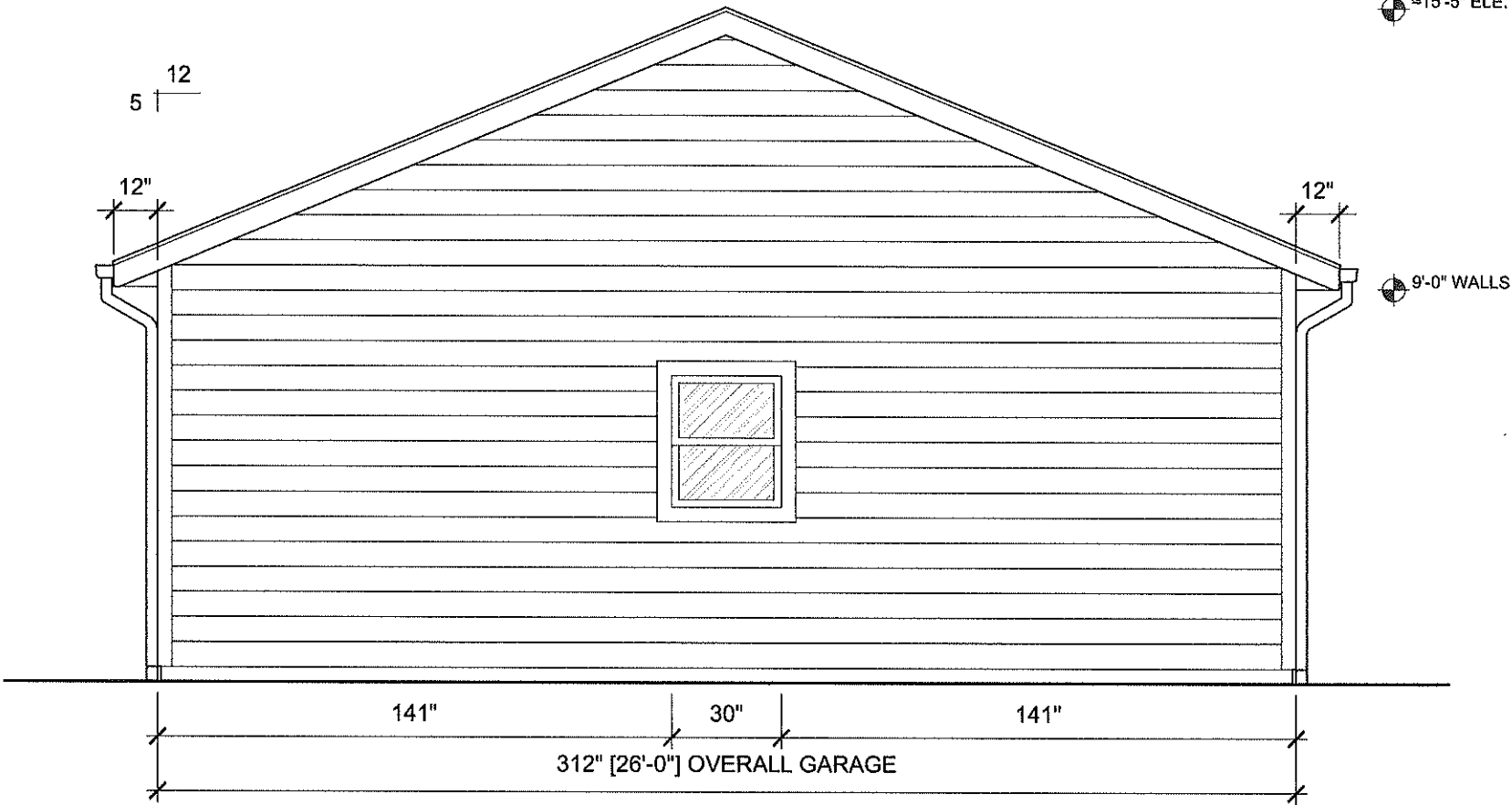
ENCLOSURE 4b

CHRIS PAULSEN RESIDENCE

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

DATE: 02.24.2022
PAGE: 3 OF 6

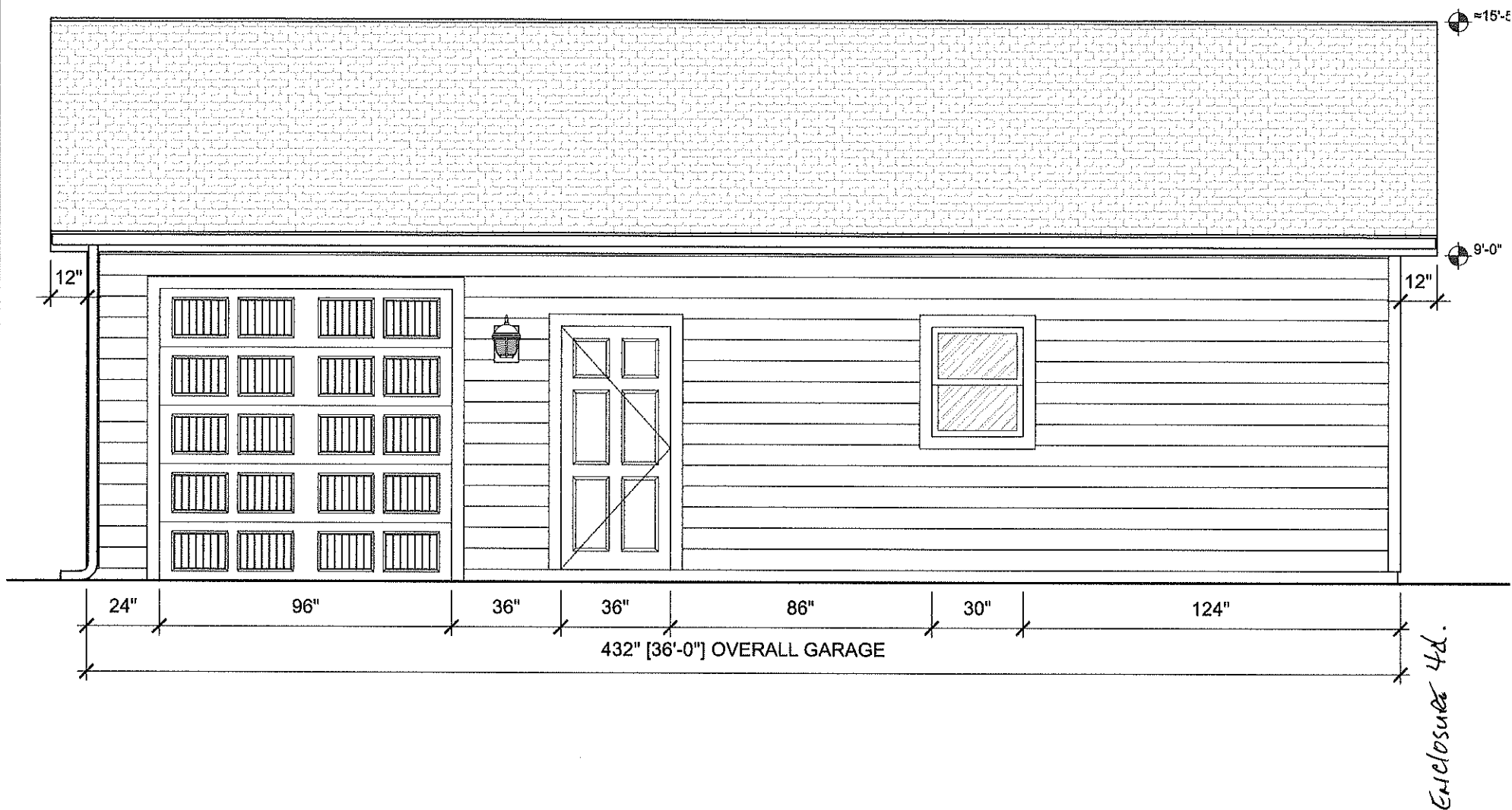




ENCLOSURE 40

CHRIS PAULSEN RESIDENCE

ELEVATION	DATE: 02.24.2022
SCALE: 1/4" = 1'-0"	PAGE: 4 OF 6



CHRIS PAULSEN RESIDENCE

ELEVATION

DATE: 02.24.2022

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

PAGE: 5 OF 6





11333 N. Cedarburg Road
Mequon, WI 53092-1930
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Office of Community Development

TO: Board of Appeals
FROM: Mike Hadley
DATE: April 7, 2022
SUBJECT: A Request to Approve a Variance to the Side Yard Offset from 20 feet to 10 feet to Allow a New Detached Garage Located at 4927 W. Elmdale Road

Background: The appellant is requesting a side yard offset variance to build a detached garage within the allowed side offset.

Variance: The appellant is requesting a side yard offset variance to Section 58-239 R-4 single family suburban residential district.

Per Table 58-249 Technical requirements of residential districts, the R-4 zoning district requires the following (see R-4 column of Exhibit A):

Required side yard offset:	20 feet
Current offset:	1.8 feet
Proposed offset by variance:	10 feet

The application states that the owners are replacing a dilapidated detached garage with a new larger garage. The appellant claims that it is not realistic to meet the required 20-foot offset since it would make the turning and aligning of vehicles relative to the new garage more difficult. The appellant also states it would block views of the backyard from the new patio and four seasons sunroom if the garage was placed further into the middle of the property.

Analysis:

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

The existing garage in its current location complies with the code. Since the appellant wants a larger garage, the new structure is required to comply with the current offset requirements which is the 20-foot offset as highlighted in Exhibit A.

Based on staff's analysis the appellant does not state a hardship and could offset the new garage to meet the required 20-foot offset. Staff believes it is reasonable to seek replacement of the existing, dilapidated garage and it is reasonable to build a 2-car garage. It is however feasible to shift the proposed garage location to the east, to meet the required offset, and shift it south to add distance between the home and garage for vehicular access and appropriate maneuverability. The compliant garage location would not require any change to the proposed garage's design.

Attachment: Paulsen BOA appeal 04-07-22 (7173 : Chris D. Paulsen BOA appeal packet 04-07-22)

Staff believes there are reasonable locations for a code compliant detached structure.

Staff Recommendation:

Staff recommends denial of the side yard variance.

Exhibit A

Sec. 58-249. Technical requirements of residential districts.

(a) *Generally.* Table 58-249 sets forth the technical requirements for each residential zoning district.

Table 58-249	R-1									
	Estate Lot Design	Conservation	R-1B	R-2	R-2B	R-3	R-4	R-5	R-6	RM
Minimum Lot Size	5.0 acres (217,800 sq. ft.)	0.75 acres (32,670 sq. ft.)	2.5 acres (108,900 sq. ft.)	2.0 acres (87,120 sq. ft.)	1.5 acres (65,340 sq. ft.)	1.0 acre (43,560 sq. ft.)	0.75 acres (32,670 sq. ft.)	0.5 acres (21,780 sq. ft.)	1.0 acre (43,560 sq. ft.)	One-bedroom units, 6,000 square feet (i.e., 7.26 units per acre) Two-bedroom units, 7,000 square feet (i.e., 6.2 units per acre) Three-bedroom units, 10,000 square feet (i.e., 4.35 units per acre)
Density	N/A	One dwelling per five acres	N/A	N/A	N/A	N/A	N/A	N/A	Four units per acre	N/A
Minimum Living Area										
Single-family dwelling units	1,800 sq. ft.	1,800 sq. ft.	1,600 sq. ft.	1,800 sq. ft.	1,400 sq. ft.	1,800 sq. ft.	1,600 sq. ft.	1,400 sq. ft.	N/A	N/A
One-bedroom units	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	1,000 sq. ft.	900 sq. ft.
Two-bedroom units	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	1,200 sq. ft.	1,100 sq. ft.
Three-bedroom units	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	1,400 sq. ft.	1,300 sq. ft.
Maximum Building Height*										
Dwelling Height	42 ft.	42 ft.	42 ft.	42 ft.	42 ft.	42 ft.	42 ft.	42 ft.	42 ft.	42 ft.
Accessory Structures	15 ft.	15 ft.	15 ft.	15 ft.	15 ft.	15 ft.	15 ft.	15 ft.	15 ft.	15 ft.
Minimum Average Lot Width and Minimum Average Lot Length	300 ft.	N/A	200 ft.	200 ft.	175 ft.	150 ft.	130 ft.	120 ft.	150 ft.	150 ft.
Minimum Building Setbacks										
Local Streets	100 ft.	See text	50 ft.	75 ft.	50 ft.	50 ft.	50 ft.	50 ft.	50 ft.	50 feet (planning commission may vary to no less than 25 feet)
Expressways—	100 ft.	See text	200 ft.	75 ft.	200 ft.	200 ft.	200 ft.	200 ft.	100 ft.	100 ft.

Freeways										
Primary Arterials	100 ft.	See text	100 ft.	75 ft.	100 ft.	100 ft.	100 ft.	100 ft.	100 ft.	100 ft.
Secondary Arterials	100 ft.	See text	80 ft.	75 ft.	80 ft.	80 ft.	80 ft.	80 ft.	80 ft.	80 ft.
Local Arterials	100 ft.	See text	70 ft.	75 ft.	70 ft.	70 ft.	70 ft.	70 ft.	70 ft.	70 ft.
Minimum Building Offset										
Generally,	30 ft.	30 ft.	25 ft.	30 ft.	25 ft.	20 ft.	20 ft.	20 ft.	20 ft. (side); 35 ft. (rear)	15 ft.
Building or structures housing livestock	50 ft.	50 ft.	50 ft.	50 ft.	50 ft.	50 ft.	50 ft.	N/A	N/A	N/A
Maximum Lot Coverage Percentage	5%	10%	10%	10%	15%	15%	15%	20%	30%	30%

* See section 58-418(d)

(b) *Explanations.* As used in Table 28-248:

(1) Minimum living area shall be 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).

(2) Minimum building setback shall be measured from the ultimate right-of-way line of each public street, road, or highway which abuts the subject property.

(3) Minimum building offset shall be measured from each side and rear lot line other than a lot line subject to a minimum building setback.

(4) Maximum lot coverage percentage shall be the percentage of a property covered by buildings and structures.

(c) *Special maximum lot coverage standards.*

(1) Maximum lot coverage percentage shall not apply to a residential planned unit development unless the common council determines otherwise in the ordinance that creates the planned unit development.

(2) If a property is in the R-1 through R-3 zoning districts and the property is smaller than the minimum lot size for the zoning district in which it is located, the maximum lot coverage percentage shall be the percentage applicable to the zoning district with a minimum lot size smaller than, but closest in size to, the property.

(Ord. No. 2021-1591, § I(Exh. A), 6-8-2021)

Sec. 58-239. - R-4 single-family suburban residential district.

The R-4 district is intended to provide for medium sized lot single-family residential development within the area designated on the land use plan map as "urban service area." The district regulations are designed to accommodate moderately large homes in a manner which efficiently utilizes potential public water and sewerage facilities.

(Ord. No. 2021-1591, § I(Exh. A), 6-8-2021)



Attachment: Paulsen BOA appeal 04-07-22 (7173 : Chris D. Paulsen BOA appeal packet 04-07-22)

Legend			
	Tax Parcel		CSM
	Gap		Cemetery Plat
	Overlap		Condominium Plat
	Historical Parcel Lines		Subdivision Plat
	Assessors Plat		Plat of Survey
			US Highway
			State Highway
			County Road
			Ramp
			Private Road
			Town/Public Road
			Railroad Centerline

Product of the LAND INFORMATION OFFICE

3/16/2022, 1:53:38 PM

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0 0.00375 0.0075 0.015 0.0225 0.03
mi

DISCLAIMER: This map is not a substitute for an actual field survey or



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