

BOARD OF APPEALS AGENDA
October 23, 2025* 5:30 PM *Court Room

13600 Juneau Boulevard
Elm Grove, WI 53122

Zoom Link: <https://us02web.zoom.us/j/83967035117?pwd=OoSboMvVohTHrhHsbGXqNE0eRYOgg5.1>

Meeting ID: 839 6703 5117 **Passcode:** 185982

1. Call to Order

2. Roll Call

3. Approval of Minutes

A. Review and act on the August 28, 2025, Board of Appeals Minutes

Documents:

2025-08-28 BOA DRAFT Minutes.pdf

4. Confirmation of Compliance with Open Meetings Law and Public Notices Requirements

A. 1900 Highland Dr

Documents:

2025.10.23 Notice of Public Hearing 1900 Highland.pdf
AFFIDAVIT OF POSTING 2025 Board of Appeals.pdf
1900 Highland Notice Mailing Affidavit.pdf

5. Public Hearing

A. Public Hearing #1: 1900 Highland Dr

Topic: Appeal to grant a variance request to allow for an accessory structure with a height above 10 feet and without a permanent concrete foundation

Location: 1900 Highland Drive

Applicant: Geoffrey and Macee Wilber

Matter: An appeal to grant a variance request from §335-88D(8)(c)(1) and §335-88D(8)(c)(4)(b) to allow for an accessory structure with a height above 10 feet and without a permanent concrete foundation for the property located at 1900 Highland Drive.

B. Discussion and possible action a variance request from §335-88D(8)(c)[1] and §335-88D(8)(c)[4][b] to allow for an accessory structure with a height above 10 feet and without a permanent concrete foundation for the property located at 1900 Highland Drive.

Documents:

20251023_BOA Memo.pdf

1900 Highland_Variance Application_Redacted.pdf

1900 Highland_Variance Cover Letter.pdf

1900 Highland_Shed Structure Plans.pdf

1900 Highland_PoS.pdf

6. Adjourn

Any person who has a qualifying disability as defined by the Americans with Disabilities Act who requires that the meeting or materials for the meeting has to be in an accessible location or format must contact the Village Clerk at 262-782-6700 or 13600 Juneau Boulevard by 3:00 PM Friday prior to the meeting so that any necessary arrangements can be made to accommodate your request.

NOTICE: It is possible that members of, and possibly a quorum of, other governmental bodies of the Village 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 in the above notice.



BOARD OF APPEALS DRAFT MINUTES
August 28, 2025* 4:30 PM *Court Room

13600 Juneau Boulevard
Elm Grove, WI 53122

8/28/2025 - Minutes

1. Call to Order

Chairman Ripp called the Board of Appeals meeting to order at 4.32pm

2. Roll Call

Present (5): Jess Ripp, Douglas Jacobson, Jessica Bellows, Eric Peter, and Michal Van Kleunen (alt)

Absent (2): Aaron Duch and Dick Schaefer (alt)

Also Present: Village Manager Harrigan, Attorney de la Mora, and Village Clerk Turner

A. Board of Appeals Memo

3. Pledge of Allegiance

4. Approval of Agenda

Motion by Jacobson, seconded by Peter, to approve the agenda as presented.

Aye (5): Jess Ripp, Douglas Jacobson, Jessica Bellows, Eric Peter, and Michal Van Kleunen (alt)

Motion Passed.

5. Approval of Minutes

A. Review and act on the May 16, 2024, Board of Appeals Draft Minutes

Motion by Jacobson, seconded by Bellows to approve the minutes of May 16th 2024 as presented.

Aye (5): Jess Ripp, Douglas Jacobson, Jessica Bellows, Eric Peter, and Michal Van Kleunen (alt)

Motion Passed.

6. Confirmation of Compliance with Open Meetings Law and Public Notices Requirements**A. 560 Rosedale Drive****B. 1610 Fairhaven Blvd****7. Public Hearing****A. Public Hearing #1: 560 Rosedale Dr**

Motion by Peters, seconded by Jacobson to open the public hearing.

Aye (5): Jess Ripp, Douglas Jacobson, Jessica Bellows, Eric Peter, and Michal Van Kleunen (alt)

Motion Passed.

The Board of appeals heard the sworn testimony of:

Aaron Skirrow, Skirrow Design Build, 245 N Columbia Blvd, Brookfield

***Skirrow** recapped the plans and design of the property and the request of the client to have a mid-century modern home. The hardship is the overhang that is already into the set back to Bluemound Road.*

***Chairman Ripp** asked for clarification of the location on the property of the engawa.*

***Skirrow** confirmed it is just the edge that is listed as the proposed engawa. The edge of this is at the setback of 46.93'*

***Peter** asked if there was a railing to the engawa. **Skirrow** confirmed there is no railing.*

***Chairman Ripp** asked if the set-back is measured to the base of the house or edge of over-hang.*

***Skirrow** confirmed it is to the edge of engawa. Overhang projects further out.*

***Peter** said he had no issues with the request.*

***Jacobson** asked when the house was built. **Skirrow** confirmed it was built in 1955.*

***Jacobson** asked if there had been any issues with the building permit previously with the fact the overhang was encroaching of the set back. **Skirrow** and **Village Manager Harrigan** stated there was no information on this.*

Van Klunen asked if Bluemound Road set back was noted 10-15 years ago.

Village Manager Harrigan stated for the last 30-40 years the setback has been 50'

Attorney de la Mora asked if there was another purpose for the engawa besides matching the style of home.

Skirrow said it is access for the front of the house and flow around the property. The layout is strange with the front facing Bluemound.

Bellows asked if the path is the only access around the house.

Van Klunen asked if it provides any other functional purpose.

Skirrow said there was not a functional purpose but will take care to pitch away from the foundation.

Chairman Ripp asked if the material was wooden slats. **Skirrow** confirmed it is joists and 2x6 western red cedar.

Jacobson asked if the permit was denied by the Building Board based on set back.

Village Manager Harrigan stated it was approved at Building Board based on the approval of Board of Appeals and the September 3rd Plan Commission.

Village Manager Harrigan read the zoning administrators memo into record.

Chairman Ripp noted that it was non-conforming property.

Village Manager Harrigan stated that the side and front are non-conforming. The Plan Commission will be considering the non-conforming special exception.

Jacobson asked if the proposed pergola was part of the discussion.

Motion by Jacobson, Seconded by Van Klunen to close the public hearing.

Aye (5): Jess Ripp, Douglas Jacobson, Jessica Bellows, Eric Peter, and Michal Van Kleunen (alt)

Motion Passed.

B. Discussion and possible action on a variance request from §335-19F(1) to allow for an engawa with a street right-of-way setback of 46.93 feet from Bluemound Road for the property located at 560 Rosedale Drive

Bellows and **Peter** stated the hardship is walking through the lawn and not on a path. Architecturally this unifies the whole property.

Chairman Ripp stated the decisions must be made on what was presented in the application. He said he did not see any harm to public interest issues. Currently the property is non-conforming on the other side and not increasing the set back now.

Jacobson said the non-conforming issues are already there and this is not any worse.

Motion by Jacobson, seconded by Peter to grant the variance request due to following reasons:

1. **The structure is currently non-conforming as built before the Village was a Village, therefore, not necessarily a self-induced hardship**
2. **The request is not any worse of a setback than the current overhang of the roof.**
3. **The request enhances access to the property.**

Discussion:

Peter asked if the over-hang is within the set back.

Village Manager Harrigan stated Village ordinance allows for architectural features to encroach into the set back by up to 2' but the set-back for the 50' is measured to the foundation of the property.

Chairman Ripp said that it was indicated the current roof overhang is extending anywhere from 3' to 5'

Van Klunen asked if the engawa enhanced the access to the property.

Aye (5): Jess Ripp, Douglas Jacobson, Jessica Bellows, Eric Peter, and Michal Van Kleunen (alt)

Motion Passed.

C. Public Hearing #2: 1610 Fairhaven Blvd

Motion by Jacobson, seconded by Van Klunen to open the public hearing.

Aye (5): Jess Ripp, Douglas Jacobson, Jessica Bellows, Eric Peter, and Michal Van Kleunen (alt)

Motion Passed.

The Board of Appeals heard sworn testimony from:

Russell Lafrombois, 229 E Wisconsin Ave, Milwaukee

Lafrombois summarized the application to add a sunroom in place of the patio. Currently 713 sq ft over on impervious surface area.

Chairman Ripp asked if the request was to build on the impervious surface area already in place.

Lafrombois stated yes, the amount is the same. To connect the areas over the different grades the walkways are needed. Relatives needed assistance to get around the property.

Chairman Ripp asked when the walkways were installed. The homeowner confirmed these were installed in 2004.

Village Manager Harrigan said there was no variance granted in 1996 for the pool install and no impervious surface calculations then either. He does not have dates or permits for the installation of the sidewalks.

Chairman Ripp asked Attorney de la Mora when the MMSD impervious surface requirements were put in place.

Attorney de la Mora stated it was approx. 2002.

Jacobson asked when did the village put in the limitations on impervious surfaces.

Attorney de la Mora stated he was not sure of the date but there was a major lawsuit MMSD brought against local municipalities that contributed the sewer. The result included the Village of Elm Grove. Local Municipalities had to enforce various restrictions on impervious surface area. The village paid a substantial amount to settle the case and has followed through in enforcing the restrictions.

Jacobson asked for the approx. date for the concrete parking slab. The homeowner confirmed this was 2004.

Van Klunen asked if the requested porch is screened. **Lafrombois** confirmed it is.

Van Klunen asked when did the property exceed the impervious surface area. **Lafrombois** said the top sidewalk and sidewalk to the bottom from the front door to back have been in place since 2004.

Chairman Ripp asked when was shed put in. **Lafrombois** confirmed that has been in place since they brought the property.

Van Klunen asked if the homeowners need the parking area or the shed. Homeowners stated they do not but that would not reduce the amount enough.

Van Klunen asked what they perceive their hardship to be. **Lafrombois** stated it is not being able to circumvent the site correctly.

Village Manager Harrigan noted this has not come before building board yet based on the non-conforming property.

Van Klunen stated this appears as a 20 year after the fact variance request.

Village Manager Harrigan stated the provision in the ordinance 335-12 (C)(1) allows an extra 3% of permeable surface area.

Lafrombois said he looked at updating the impervious surface with permeable materials. In the winter the permeable pavers and permeable asphalt is a problem as these are meant to be safe passageways and those materials do not allow for that.

Bellows asked if there are steps across the multiple grades. **Lafrombois** said there are slopes on the north side and stairs on the south side steps.

Attorney de la Mora asked for the function of the irregular shaped slab next to the area being proposed and how the porch will be accessed. **Lafrombois** stated is accessed from the glass doors of the living room and side walk. The irregular shape is retaining walls due to topography.

Village Manager Harrigan asked if it has been verified there are frost footings under the patio. **Lafrombois** confirmed it has been.

Peter asked when pathways went in is there a record. **Village Manager Harrigan** said in 2003 and 2004 building permits were not required for the pathways as hardscapes.

Van Klunen asked if they are wanting to build on the 713 sq ft.

Village Manager Harrigan said the patio is 200 sq ft that would be improved. By approving this they would still be over the allowance.

Motion by Bellows, seconded by Jacobson, to close the public hearing.

Aye (5): Jess Ripp, Douglas Jacobson, Jessica Bellows, Eric Peter, and Michal Van Kleunen (alt)

Motion Passed.

D. Discussion and possible action on a variance request from §335-19H to allow for the property located at 1610 Fairhaven Blvd to exceed the maximum impervious surfacing percentage allowed within the Rs-3 Single-Family Residential District

Chairman Ripp stated a lot of the variance requests that come before the Board of Appeals relate to a pre-existing non-conforming property, were in place before MMSD regulations were in place, or are due to Statutory language. The issue here is that the property is non-conforming and by approving the request this would be retroactively approving the previous changes to the impervious surface area.

Jacobson said the homeowners are experiencing a hardship that they cannot increase the value of the property. They are not making the non-conforming status worse. The Village is a little fuzzy on enforcement in 2004.

Chairman Ripp stated that if they were adding a new area, it would be an issue but at this point, they would still have this impervious surface area if this request was denied.

Van Klunen said he is not concerned that the property is non-compliant but requesting to obtaining the Villages approval to be in excess of the threshold is not a necessity and is not unique to the property. There are areas that could be changed on the property to reduce impervious surface area. There are no hardships demonstrated by the owner.

Chairman Ripp said if the Board enables this, then are they encouraging bad behavior.

Van Klunen said the intent is to help MMSD and not in favor of granting the request. To help make this work can the homeowner remove some areas and come up with permeable ideas.

Bellows and Chairman Ripp asked what would make the math work on removal or replacing the some of the impervious surface area.

Village Manager Harrigan said the property is over by 713 sq ft. The shed is 116 sq ft, parking area is 270 sq ft and requested addition is 199 sq ft.

Van Klunen noted some removal of areas would make the property less non-compliant.

Attorney de la Mora stated that changes in standards are common occurrences. This touches on public safety and the recent storms have shown issues where MMSD have struggled with surface and waste water. The matter does impact the community. Example would be ADA regulations do change laws overtime that require modification of a property.

Jacobson asked if in 2004 a permit was required by the Village to put in ground level sidewalks, patio and pool decks.

Village Manager Harrigan said yes for pool decks and doesn't believe the deck mirrors the application. For other hardscape installations he does not believe there was a requirement for a permit. Impervious surface area is not reflected on the permit applications.

Jacobson stated a lot was done in 2004 and as it seems it was not a requirement to calculate the impervious surface area.

Chairman Ripp reiterated that approving this variance the board is approving the full 700 sq ft allowance with this vote.

Jacobson said if the homeowners were asking for additional square feet, then it would be worse.

Bellows said she would like to get the property to conform but this already exists and doesn't believe it harms the public.

Jacobson recalled a previous request of a homeowner who installed a driveway that exceeded the impervious surface area which was requesting approval after the fact. However, in that case the exceeding of the threshold was an intentional act.

Motion by Jacobson, seconded by Bellows, to grant the variance due to the following reasons:

1. ***There was no evidence of self-induced hardship***
2. ***The property is non-conforming***
3. ***The homeowners did not intentionally exceed the impervious surface area.***

Discussion:

Van Klunen asked if the board would be open to an option to remove or reduce the impervious area and by the addition size.

Peter stated that to put in conditions is not under the prevue of the board.

Village Manager Harrigan said that it does fall under the Board of Appeals to grant a variance with conditions if necessary.

Jacobson stated the impervious surface area was exceeded over 20 years ago and was not a requirement at that time. Based on this he did not wish to change the motion.

Chairman Ripp said this was a requirement but permits were on the honor system.

Aye: (3) Doug Jacobson, Jessica Bellows, and Eric Peter

Nay: (2) Jess Ripp and Michael Van Klunen (alt)

Motion Passed.

8. Adjourn

Motion by Jacobson, seconded by Bellows, to adjourn the Board of Appeals meeting at 5.34pm

Aye (5): Jess Ripp, Douglas Jacobson, Jessica Bellows, Eric Peter, and Michal Van Kleunen (alt)

Motion Passed.

Minutes respectfully submitted by: Crystal Turner, Village Clerk

Approved on:

**NOTICE OF PUBLIC HEARING
BOARD OF APPEALS
VILLAGE OF ELM GROVE**

WHEREAS, pursuant to Article IX of the Village of Elm Grove Ordinances (§335-66 to §335-74), a petition has been filed by an aggrieved party regarding Village Ordinance regulations in the Village of Elm Grove, Waukesha County, Wisconsin;

WHEREAS, matters of public interest are involved,

NOW THEREFORE, PLEASE TAKE NOTICE, that there will be a Public Hearing before the Board of Appeals of the Village of Elm Grove in the Park View Room of Village Hall located at 13600 Juneau Boulevard on Thursday, October 23rd 2025 at 5:30 p.m. to consider the following petition:

A variance request from §335-88D(8)(c)[1] and §335-88D(8)(c)[4][b] to allow for an accessory structure with a height above 10 feet and without a permanent concrete foundation for the property located at 1900 Highland Drive.

The foregoing petition is on file in the office of the Village Clerk and is available for inspection.

Dated at Elm Grove, Wisconsin this 24th day of September, 2025

Crystal Turner, Village Clerk/Deputy Clerk

Posted Locations: Village Hall, 13600 Juneau Blvd., Village Website
Posted Date: September 24, 2025

**AFFIDAVIT OF POSTING
VILLAGE OF ELM GROVE**

STATE OF WISCONSIN)
WAUKESHA COUNTY)
VILLAGE OF ELM GROVE)

I, Crystal Turner, duly sworn on oath, certify that I am the appointed Village Clerk of the Village of Elm Grove and that I have personally posted or caused to be posted the following notice:

2025 Board of Appeals Public Hearing Notice for October 23, 2025 relating to the request for the property at 1900 Highland Dr

On the Village Hall – Posting board – front door 13600 Juneau Blvd, Library Bulletin Board, Post Office Bulletin Board and Village of Elm Grove website: elmgrovetwi.org.

On this 28th day of September, 2025.

Crystal Turner

Crystal Turner Village Clerk

**AFFIDAVIT OF POSTING
VILLAGE OF ELM GROVE**

STATE OF WISCONSIN)
WAUKESHA COUNTY)
VILLAGE OF ELM GROVE)

I, Eliza Hanson, duly sworn on oath, certify that I am the Administrative Assistant of the Village of Elm Grove and that I have personally mailed the following notice to adjacent neighbors:

2025 Board of Appeals Public Hearing Notice for October 23, 2025

On this 1st day of October, 2025.

Eliza Hanson

Eliza Hanson Administrative Assistant

Memo



To: Board of Appeals
From: Ethan Sowl, Assistant Village Manager/Zoning & Planning Administrator
Date: September 23, 2025
Re: Review of Agenda Items for Thursday, October 23, 2025

Public Hearing 1. Discussion and possible action a variance request from §335-88D(8)(c)[1] and §335-88D(8)(c)[4][b] to allow for an accessory structure with a height above 10 feet and without a permanent concrete foundation for the property located at 1900 Highland Drive.

Geoffrey and Macee Wilber, the property owners at 1900 Highland Drive, are requesting a variance from the requirements for accessory structures to allow for the continued use of the nonconforming 144 square foot shed located in their street yard.

The existing shed was constructed during the summer of 2023 without a building permit and approval from the Building Board. The owners are aware that approval of the variance application would still require retroactive approval from the Building Board and that all building permit fees would be doubled due to construction without a permit.

§335-88D(8)(c)[1] outlines the following requirement for accessory structures:

An accessory structure with a solid roof that is not attached to the principal structure located on a property shall not exceed 10 feet in height and shall not exceed 150 square feet in area.

The existing shed is 11 ½ feet tall.

§335-88D(8)(c)[4][b] outlines the following requirement for accessory structures in the nature of yard maintenance buildings (sheds):

All such structures shall be anchored to a permanent concrete foundation.

The existing shed is not anchored to a permanent concrete foundation.

Additionally, the shed is located within the street right-of-way setback of 50 feet (5'); however, the owners have obtained signatures from all abutting property owners where the shed is visible at any time of the year (§335-88D(8)(c)[4]).

Please review the enclosed shed narrative, structure plans, and site plan provided by the owners.

**VILLAGE OF ELM GROVE
APPEAL/APPLICATION TO BOARD OF APPEALS**

APPLICANT INFORMATION

Applicant Name: Geoffrey D. Wilber
Applicant Address: 1900 Highland Dr.
Applicant Phone Number: [REDACTED] Applicant Email: [REDACTED]

SUBJECT PROPERTY INFORMATION

Subject Property Address: 1900 Highland Dr.
Legal Description: PT NE1/4 SEC 23 T7N R20E COM N1/4 COR S 1571.8 FT THE BGN S 220.20 FT N8 9°55'E 237 FT N 209.50 FT N87°30'W 237.38 FT TO BGN EX WLY 50 FT FOR HY 0.92 AC DOC # 3510182 ,Village of Elm Grove, Waukesha County
Lot Area and Dimensions: _____ sq. ft., _____ ft. X _____ ft.
Zoning District: _____
Current Use: Residential Single-Family Home

PROPERTY HISTORY

Name and disposition of any prior petition for appeal, variance, or conditional use (if any):
N/A

Description of all nonconforming structures and uses on the property (if any):
Accessory Structure (Shed) is approx 11 ft in height (at highest point) and sits on a crushed rock base instead of a concrete slab

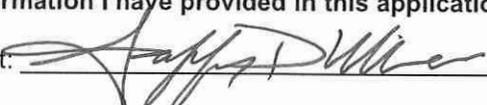
TYPE OF APPEAL (Check the type of administrative decision that is being appealed)

- Zoning District Boundary Dispute
- Ordinance Interpretation
- Board, Committee, or Commission Decision
- Administrative Decision, Measurement, or Order
- Variance Request (see "Findings Required to Grant a Variance")

Please provide the following information as required by Article IX Board of Appeals:

- o Names and address of the appellant or applicant and all abutting and opposite property owners of record
- o Plat of Survey prepared by a land surveyor registered in the State of Wisconsin, or other map drawn to scale and approved by the Zoning Administrator which shows all of the information required under §335-84 of this chapter for a building permit
- o Any additional information required by the Zoning Administrator, Board of Appeals, or Village Plan Commission
- o \$250.00 variance/appeal fee as required by the Village Fee Schedule

I certify that the information I have provided in this application is true and accurate.

Signature of Applicant:  Date: 9/15/25

FOR INTERNAL OFFICE USE ONLY:

Received by: _____ Date: _____
Fee Paid: _____ YES _____ NO

Neighbor Signatures for Shed built on 1900 Highland Dr.

I am aware of the shed built by Geoff Wilber on the southwest corner of his lot during the summer of 2023. Mr. Wilber has informed me the shed was built without obtaining the proper permission of the Building Committee. I consent to Mr. Wilber being allowed to keep his shed as it is currently constructed and at its current location on his lot.

Address:

Name & Signature of Home Owner:

14825 Jolenta Ln.

Amy Bergman Amy Bergman

14820 Jolenta Ln.

ON VACATION

14750 Ridgemoor Dr.

14755 Ridgemoor Dr.

Kathleen M. Muldoon's

14775 Ridgemoor Dr.

William Lundin

14535 Club Dr.

Lindy Desjardais

14620 Club Dr.

⁴⁵⁰
~~14625~~ Club Dr.

Patricia Schneider

~~14600~~ Club Dr.

CHRISTINE BROOKER

14750 Club Dr.

1145 Highland Dr.

Michael Wynn
Tom & Bob - Westgates

1500 Highland Dr.

1515 Highland Dr.

Bob & Dawn Christensen

1655 Highland Dr.

see below:

1675 Highland Dr.

Kathleen & Robert Huck

1680 Berkshire Dr.

Vince + Lori Russo

1655 Sunset Dr.

Brian & Shemi Kelsey

2075 Elm Tree Ct.

Rusty Zosel

2105 Elm Tree Ct.

Reezy Frank DSK

~~14205~~ Hillside Rd.

Ji Kim Lewin

14215

1655 Highland Dr.

A Martinez

Village of Elm Grove
Board of Appeals
13600 Juneau Boulevard
Elm Grove, WI 53122

Re: 1900 Highland Dr Shed Variance Request

Dear Board Members,

My wife and I respectfully submit this application for a retroactive variance for the previously constructed shed built on the Southwest corner of my property on 1900 Highland Dr. I personally constructed this shed during the summer of 2023. At the time of its construction, my research led me to believe no permit was required due to its size. I also believed I had met all setback requirements as it is 40 feet from my nearest neighbor's lot line and approximately 55 feet from the nearest roadway.

I received a letter from Ethan Sowl, on behalf of the Village, alerting me to the error of my research, in that I did need to obtain a permit from the Village for the shed and that the location of my shed was subject to the right of way setback, not just a setback from the roadway. In the process of submitting the application for a permit, it was determined the shed was taller than the 10 feet limit and was not built on a concrete slab foundation, as required by the Elm Grove Code of Ordinances. As such, I submit this application, post-construction of the shed, requesting variances to allow the shed to stand as constructed.

Variance Regarding Height of the Shed

The shed on my property is a 12x12 ft square timber-constructed slant-roof shed. The body of the shed is 8 feet tall at the rear, 10 feet tall at the opening/front. However, the roof extends beyond the front of the shed to provide shelter. The roof slants to a height of approximately 11 ½ feet at its highest point. I have included with this letter, a copy of the plans I used to build the shed. I have also included pictures of the completed shed with measurements. All construction was done by me personally.

One change to the plans was substituting 2x6 boards for the roof joists instead of the 2x4's suggested in the plan. As you can see from the photos, I also changed the plans for the front of the shed to include 3 smaller windows for better lighting and aesthetics. I also added the longer extension to the front roofline for better aesthetics and protection from rain/snow.

The installed garage door is a custom-cut, self-contained roll up door ordered directly from Trac-Rite Door, Inc. in Madison, WI.

The color scheme of the shed matches that of our main house. The siding of the shed is a combination of T1-11 siding sheets and ½ inch plywood boards. The plywood was used on the top portions of the shed to give an appearance of natural wood – to mirror the similar wood accented portions of the main house.

The shed was primed and painted with 2 coats of exterior paint (same paint as used on the main house). The wood portions were covered in deck stain (same stain as used on the main house). The shingles are the same shingles that are found on the main house.

The main portion of the shed is 12x12x8-10ft. The only portion taller than the required 10 feet height limit is the elongated roof. I respectfully request this portion of the roof be granted a variance to remain above the 10-foot height limit.

Variance Regarding Lack of Concrete Slab

The land where the shed is constructed slopes, falling away from the road into the nearby creek. The grade creates an approximate 10-12 inch drop from the west side of the shed to the east side. With heavy rains, this area has a lot of run-off from the road to the creek. I decided, for this reason, to use a foundation of framed-in, compacted, crushed granite stone. The stone base was laid over a weed barrier and compacted with Vibrating Plate Compactor rented from Home Depot.

The compacted stone allows for better drainage, while providing a permanent, stable foundation for the shed. The shed is also anchored to a ground anchor set in the center of the crushed rock foundation.

The recent flooding from the "1000-year flood" resulted in significant damage and runoff to multiple areas of my property, including washing away most of the 8"x8" railroad ties used to line the walkways in the area surrounding the shed. Those ties individually weigh more than 100 lbs. The crushed stone foundation was completely undisturbed by the flood.

My concern for putting in a concrete slab was that eventually the slant of the land and corresponding water flow would eventually wash out or erode the earth under the slab creating bigger issues down the road. I researched the pro's and con's for both and found the crushed stone foundation was the better option for this location. For this reason, I respectfully request a variance be granted to allow the crushed stone foundation to remain in place.

Neighbor Signatures for Setback Variance

I have included signatures of my neighbors in the properties most directly adjoining my property. Those properties are as follows:

14825 Jolenta Ln – Erik & Amy Bergman
14755 Ridgemoor Dr. – Tom & Katie Muldoon
14775 Ridgemoor Dr. – Bill & Christina Lundin
14750 Club Dr. – Craig & Jessica Schutta

I have also included signatures of other property owners who live on Ridgemoor Dr., Club Dr., Elm Tree Ct., Highland Dr. and other nearby streets. These neighbors consist of those who would most frequently have occasion to view my shed at its current location.

The area where the shed was constructed was previously an area overgrown by large weeds, invasive blackberry bushes and wildflowers. The only use for this area, previously, was as a place where I would blow the leaves in the fall and park my 8-foot trailer throughout the year.

The purpose of constructing the shed was primarily for two reasons. The first reason was to add an aesthetically pleasing tie-in structure to the main house, thereby providing a purpose for, and cleaning up a previously unused portion of our property. The second reason was to have a place where I could park my trailer to keep it out of the elements and to hide it so it was not just parked in the weeds at the edge of the property. The shed also houses 2 kayaks and yard maintenance tools.

The shed is currently largely hidden from passing vehicles traveling on either Highland or Club Drives. There are trees providing cover from both streets. It should be noted that several of my neighbors who signed the sheet had no idea I even had a shed on my property, due to the cover provided by the trees and the neutral color of the paint.

Aesthetics of the Shed and Surrounding Landscaping

The main goal in building the shed was to build something that tied into our main house in an aesthetically pleasing way. It was a matter of pride for me to, specifically, as I cut every board, screwed every screw and laid every shingle of the shed.

I also transplanted hostas to line the driveway in front of the shed and ferns on the western side of the shed. I built firewood containers for the west side of the shed to break-up the large blank canvas of the west side of the shed. During the holidays, I hang a wreath on the shed, as well (to tie-in to the tree I decorate in the middle of the adjacent circle driveway). All efforts to build a high-quality, aesthetically pleasing shed were taken.

The purpose of the Elm Grove Code of Ordinances is to ensure a high aesthetic standard is met for any construction done within the Village. I have been through the process on two previous occasions for a partial home renovation and re-construction of a garage that was lost in a fire in the fall of 2013 and a smaller home renovation that was completed in the spring of 2024.

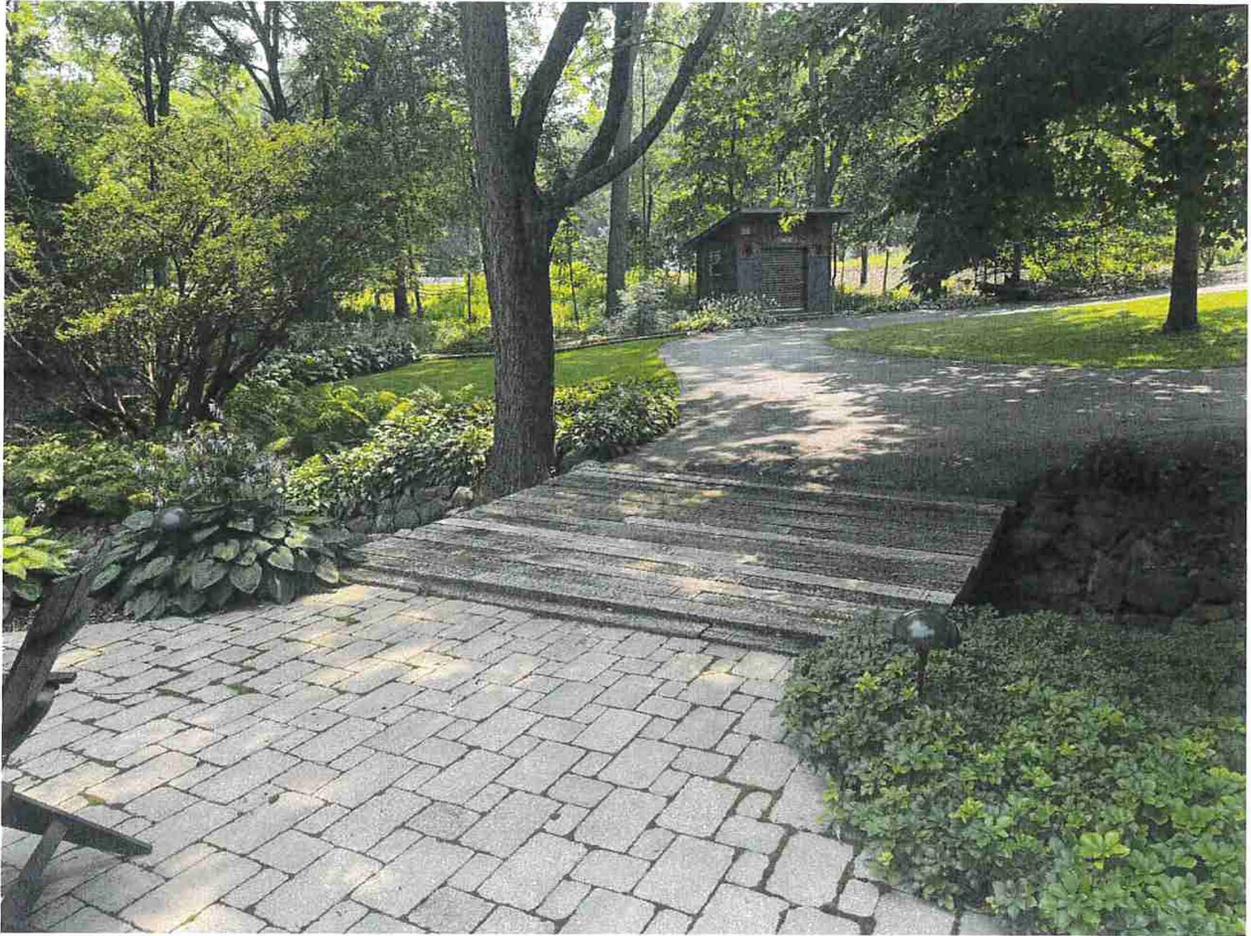
My failure to request a permit for this shed was not done as a willful attempt to circumvent the permit process or attempt to build something that fell outside of the standards set by the Village. I believe the attached photos show that a high-quality, aesthetically pleasing shed was built. Those driving by my property will notice a well-constructed shed in an area that was once an overgrown, weedy area where my uncovered trailer was parked.

For these reasons, I respectfully request the Board retroactively approve my request for a variance for the extended height of my shed roof and the use of the crushed granite stone base as the foundation.

I look forward to fielding any questions at the upcoming meeting.

Sincerely,

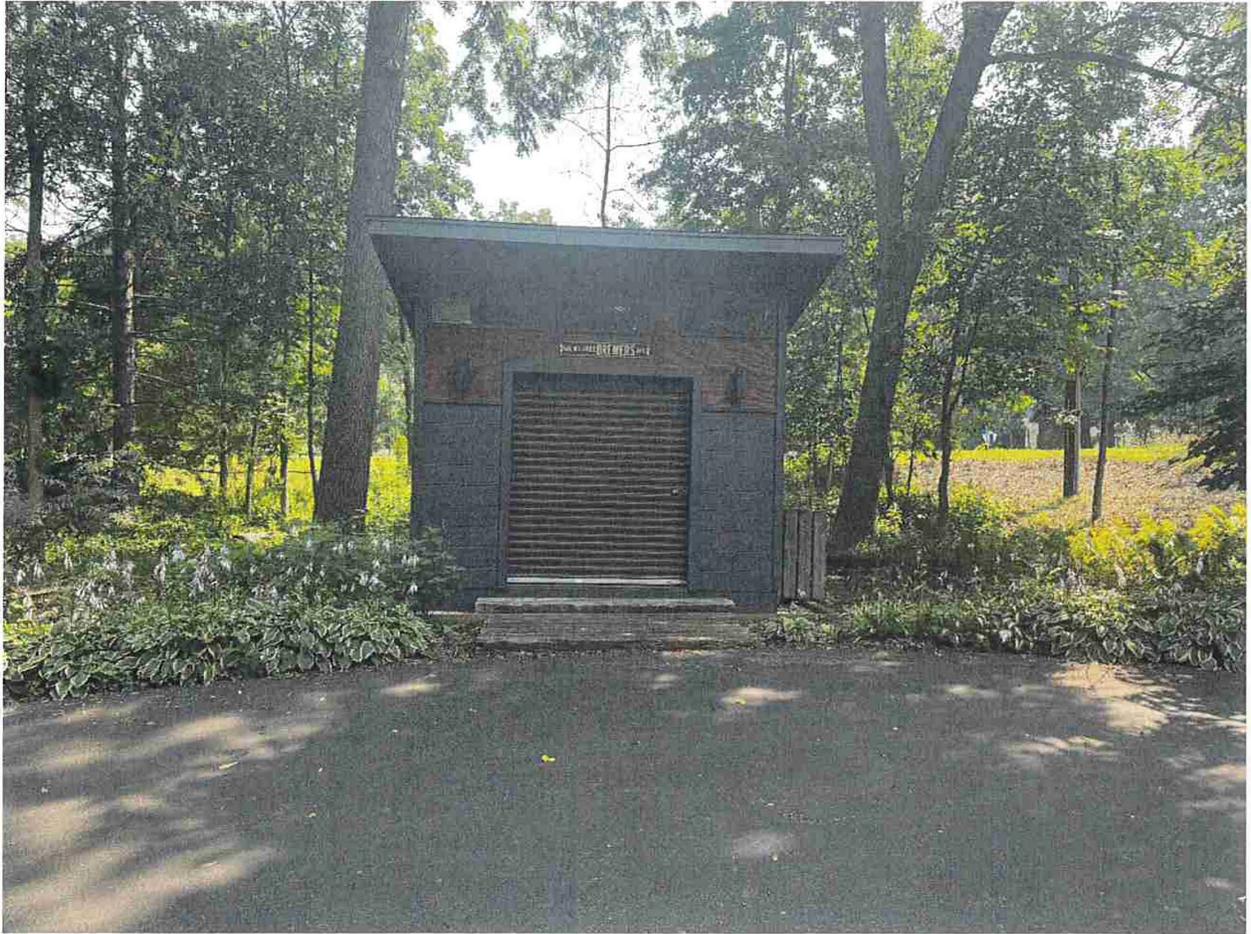
Geoffrey & Macee Wilber



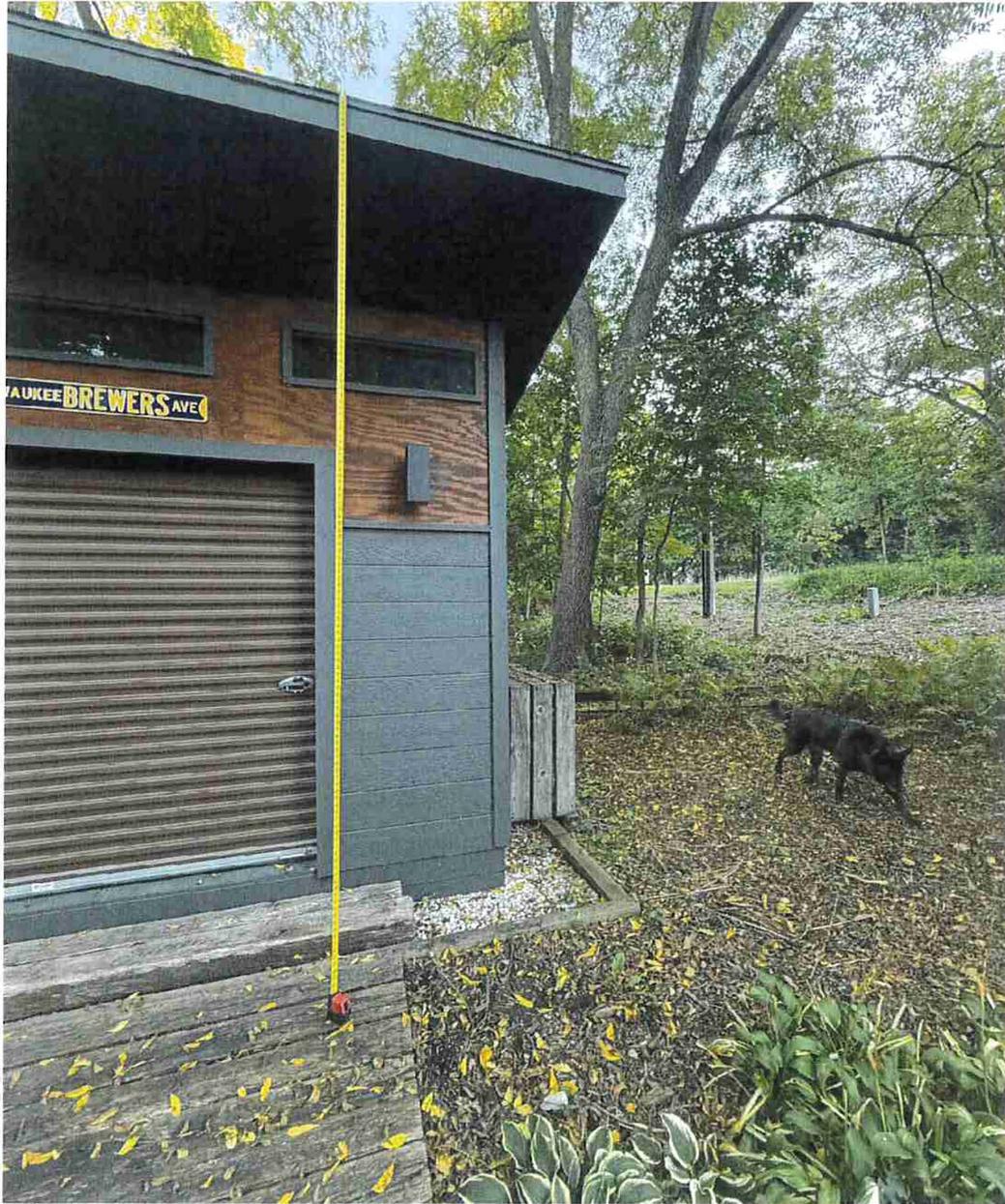




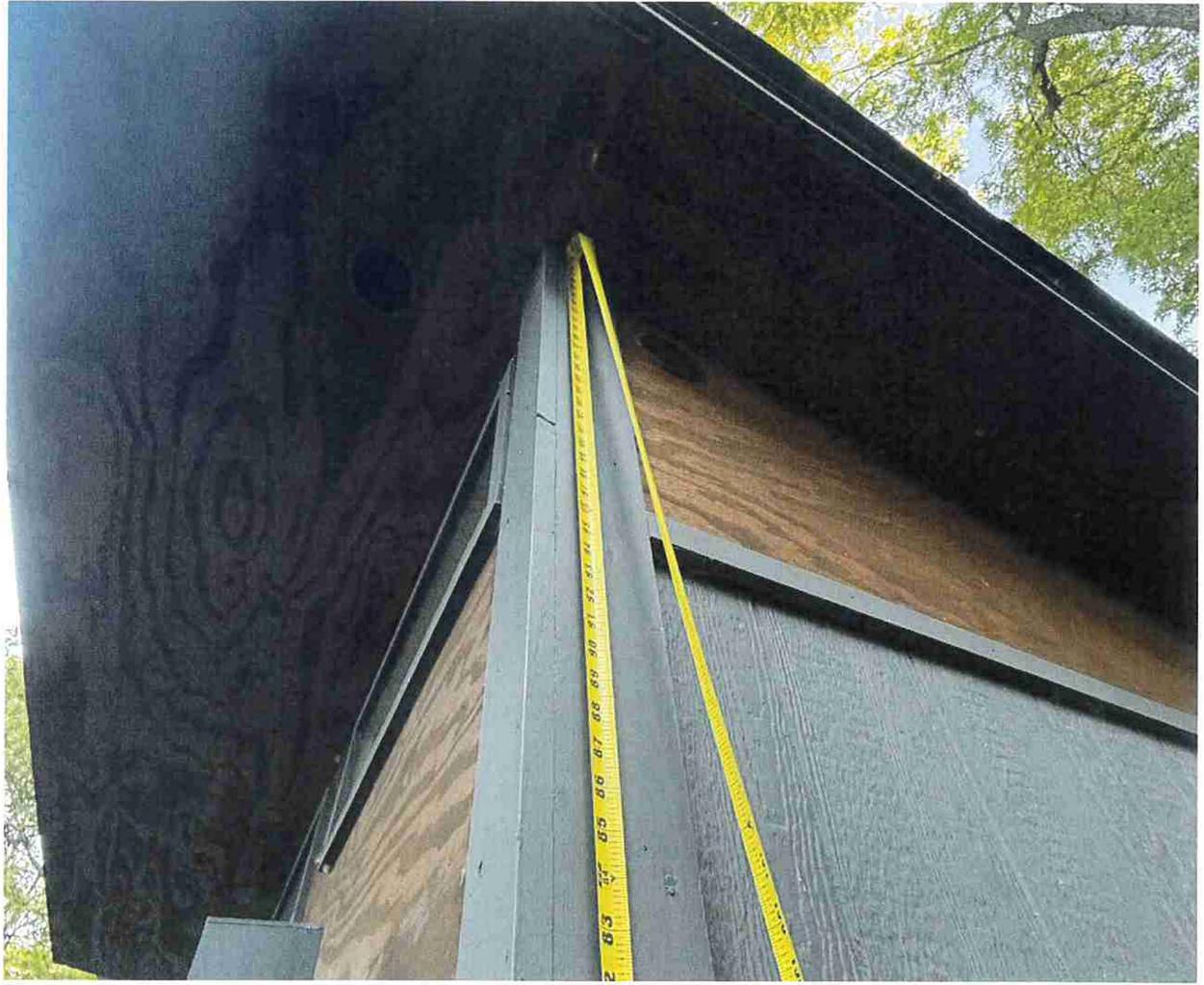














Shed Plans for
1900 Highland Drive
Submitted by
Geoff & Macee Wilber

SHED MATERIALS

5 pieces - 4x4 treated boards – 12'

11 pieces - 2x6 boards – 14'

8 pieces - 2x6 boards – 12' (*2 Treated Boards*)

10 pieces - 2x6 *TREATED* boards – 10'

4 pieces - 2x6 boards – 8'

9 pieces - 3/4" plywood – 4'x8'

5 pieces - 2x4 boards – 12'

16 pieces - 2x4 boards – 10'

28 pieces - 2x4 boards – 8'

10 pieces - T1-11 Siding – 4'x8'

2 pieces - T1-11 siding – 4'x10'

14 - Rafter Ties (4 edge ties)

15 - 90 degree Strong Ties (Flooring)

6 - Steel Tie Plates (Flooring

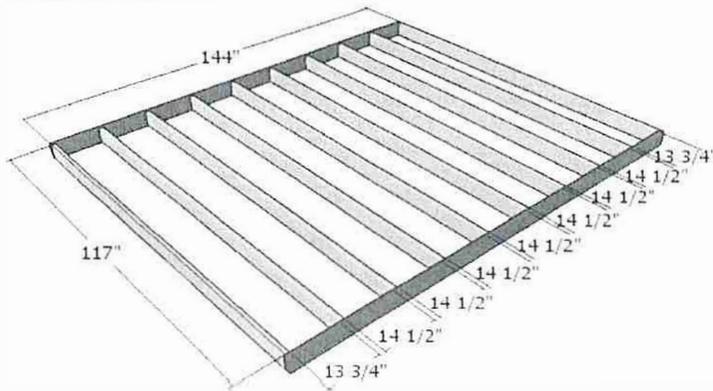
Post Level

Bar Clamps



STEP 1: Building the shed floor

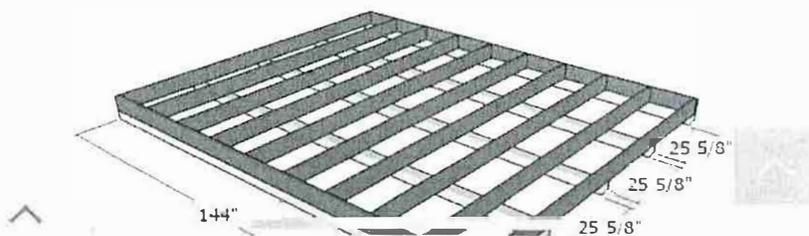
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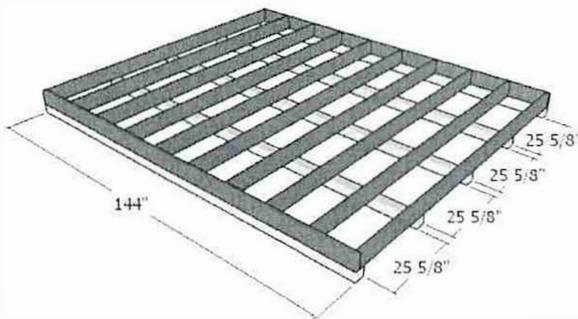


Building the floor frame

The first step of the project is to build the floor frame for the lean to shed. As you can see in the diagram, you need to cut the joists from 2x6 lumber. Lay the components on a level surface and align the edges flush. Drill pilot holes and insert 3 1/2" screws to assemble the frame. Make sure the corners are square. Select the location for the lean to shed and remove the vegetation layer. Spread a 2-3" layer of gravel under the shed floor, so you can protect the floor from moisture.

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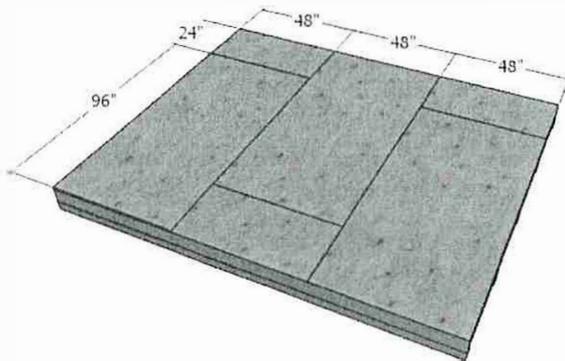


Fitting the skids

Next, lay the 4x4 skids under the floor frame and lock them together with rafter ties. The skids will lift the floor frame from the ground to protect the components from moisture.

You can use 6x6 skids if you want to lift the floor frame more inches. Use pressure treated lumber for the floor frame, as the boards will be exposed to moisture.

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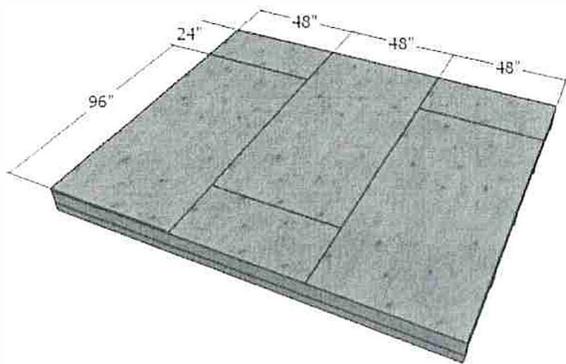
Fitting the floor sheets

^ 3/4" tongue and groove plywood sheets to the floor



inches. Use pressure treated lumber for the floor frame, as the boards will be exposed to moisture.

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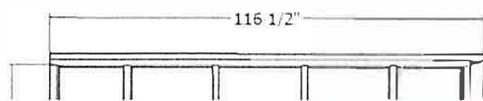


Fitting the floor sheets

Fit the 3/4" tongue and groove plywood sheets to the floor frame and align the edges flush. Leave no gaps between the sheets and secure them into place, every 8" along the joists, using 1 5/8 screws. Invest in pressure treated plywood.

STEP 2: Building the shed frame

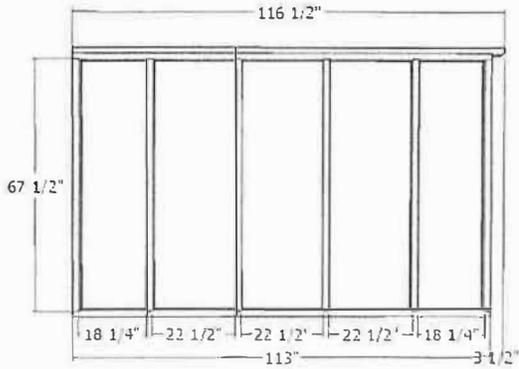
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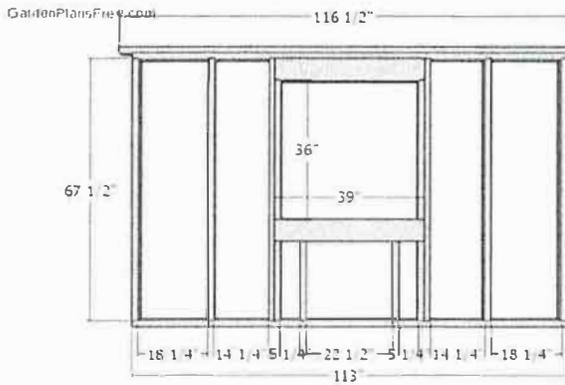
STEP 2: Building the shed frame

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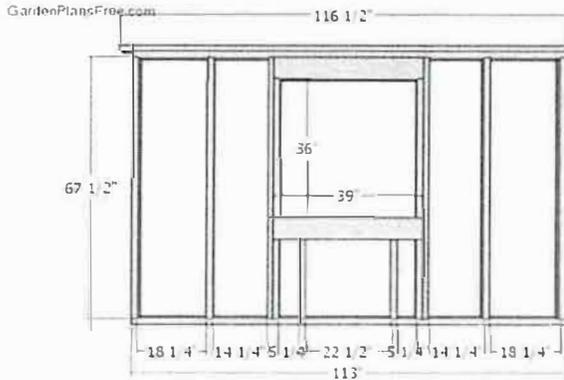
Side wall frame

The next step of the project is to build the plain side wall frame. Cut the components at the right dimensions and drill pilot holes through the plates. Insert 3 1/2" screws to lock the plates to the studs. Make sure the corners are square.



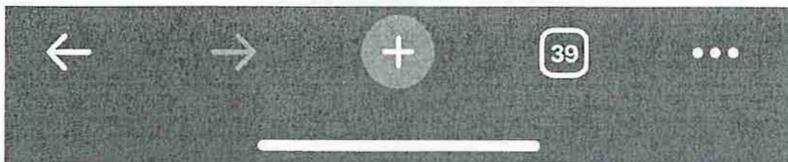
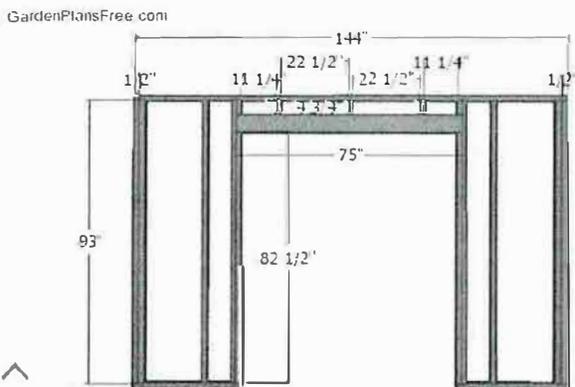
Side-wall-with-window





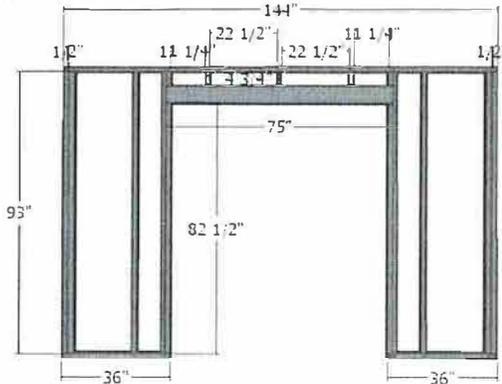
Sides wall with window

Use 2x4 lumber for the other side wall. Frame a 3'x3' window so you can have enough light inside the shed. If you want just storage space, you can skip this step and build this wall identical with the opposite one. Notice the double 2x6 header and the jack studs.





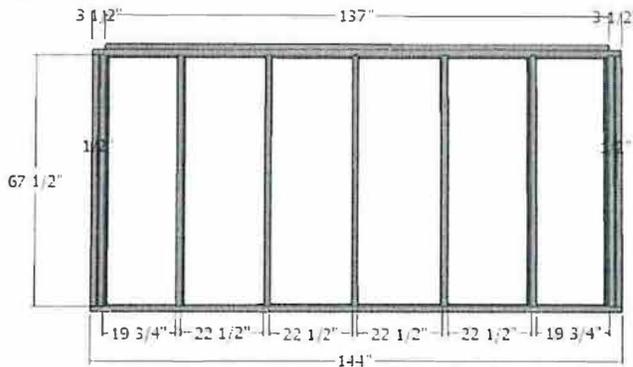
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Front wall frame

Frame the front wall for the 10x12 shed using 2x4s. Place the studs every 24" on center and frame a 6' opening for double doors. Use 2x6 lumber for the double header. Drill pilot holes through the plates and insert 3 1/2" screws into the studs.

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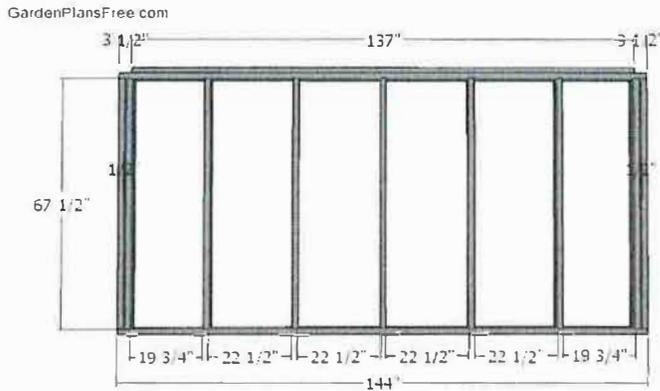


Back wall frame

Build the back wall for the lean to shed, using the same



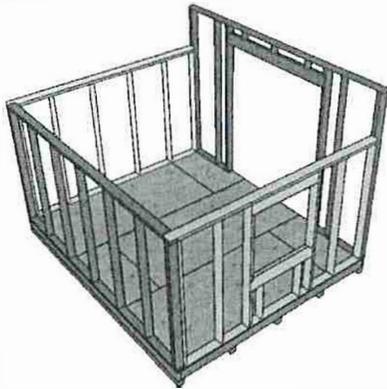
was described above



Back wall frame

Build the back wall for the lean to shed, using the same techniques described above.

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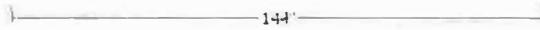


Assembling the frame of the shed

Fit the wall frames to the floor and plumb them with a spirit level. Drill pilot holes through the bottom plates and insert 3 1/2" screws into the floor. Lock the adjacent walls together



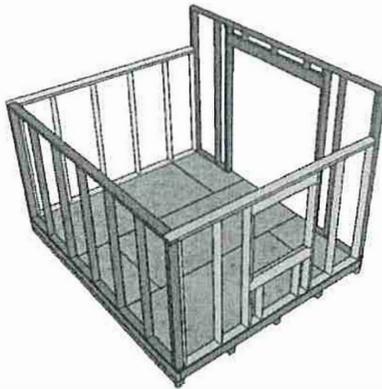
1/2" screws. Make sure the corners are square.



Back wall frame

Build the back wall for the lean to shed, using the same techniques described above.

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Assembling the frame of the shed

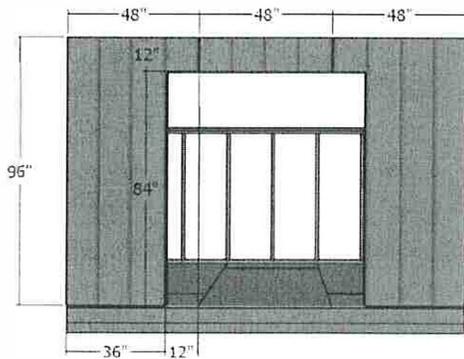
Fit the wall frames to the floor and plumb them with a spirit level. Drill pilot holes through the bottom plates and insert 3 1/2" screws into the floor. Lock the adjacent walls together with 3 1/2" screws. Make sure the corners are square.





STEP 3: Attaching the shed siding

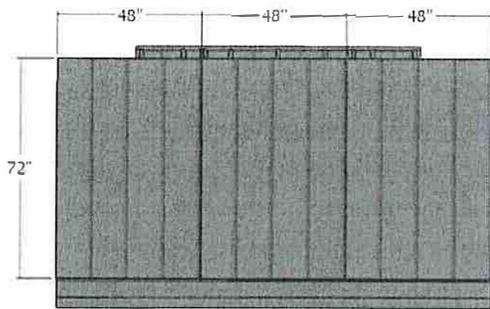
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Front wall siding sheets

Attach the 5/8" T1-11 siding sheets to the front of the storage shed. Cut the sheets as shown in the plans and then secure them to the frame with 6d nails, every 8" along the framing. Leave no gaps between the sheets and align them flush with the framing.

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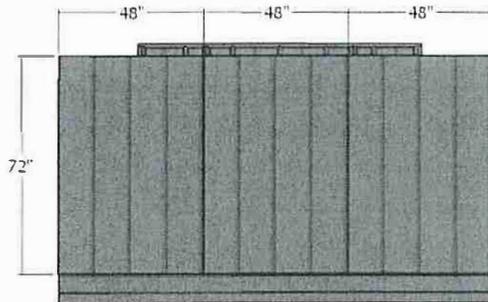
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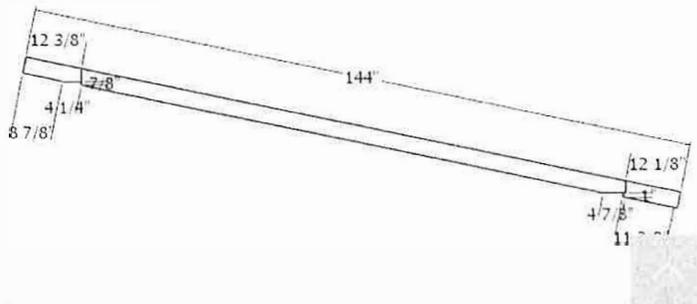


Back wall siding sheets

Attach the T1-11 siding sheets to the back of the shed frame. Align the edges flush and insert 6d nails to secure the sheets, every 8" along the framing. Leave no gaps between the sheets for a professional result.

STEP 4: Building the lean to shed roof

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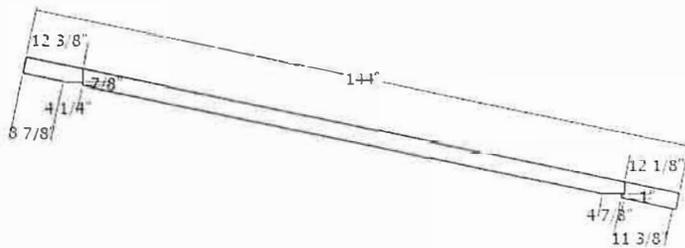
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STEP 4: Building the lean to shed roof

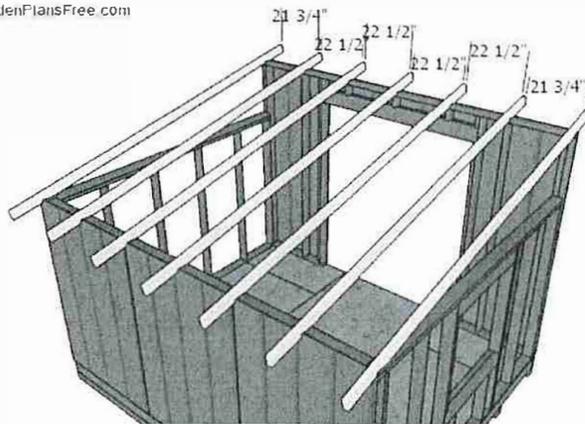
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Building the rafters

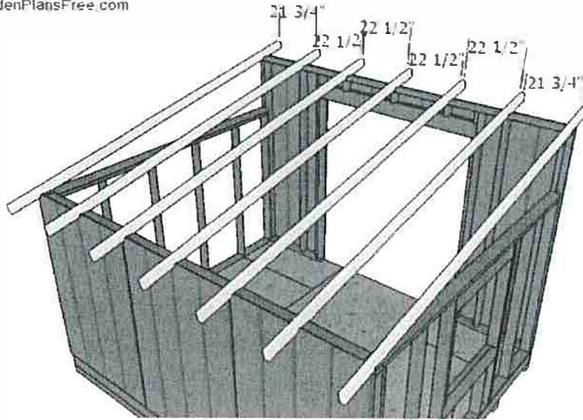
Next, you need to build the rafters from 2×4 lumber. You can use 2×6 beams if you live in an area with heavy precipitations. Mark the cut lines on the beams and then get the job done with circular saw.

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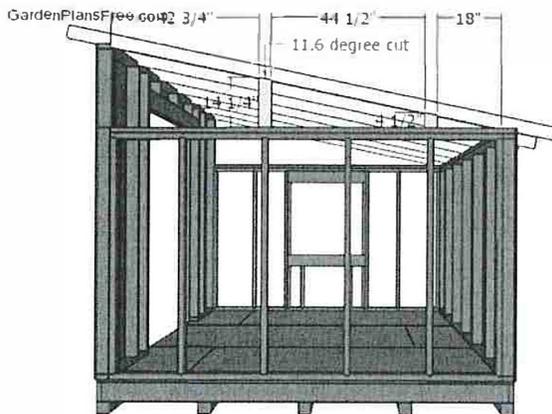


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Fitting the rafters

Fit the rafters to the top of the shed and place them every 24" on center. Place the rafters every 16" on center if you live in an area with heavy precipitations. Secure the rafters to the top plates with ties.



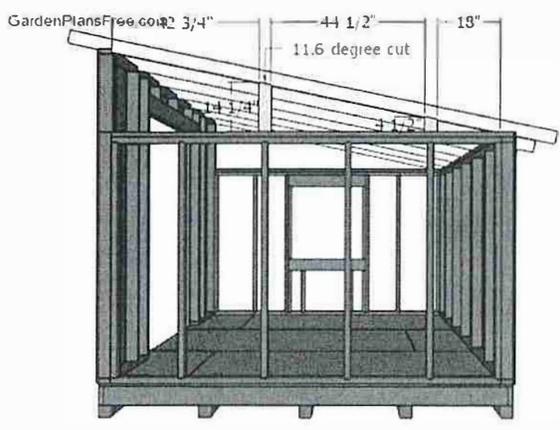
Side roof supports

Use 2x4 lumber for the side roof supports. Make the angle



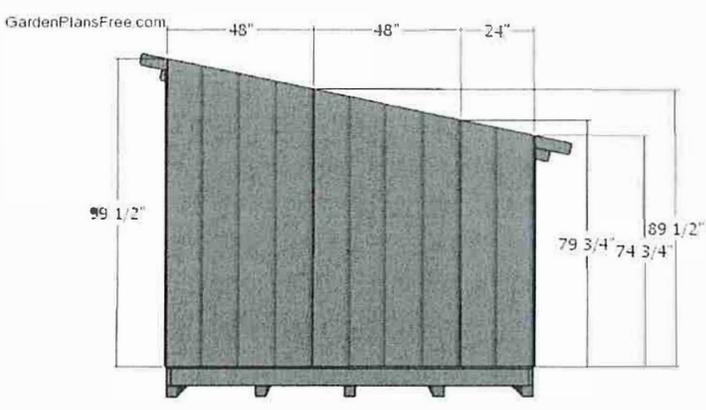
the top of the supports with a miter saw. Fit the





Side roof supports

Use 2x4 lumber for the side roof supports. Make the angle cuts to the top of the supports with a miter saw. Fit the supports to the shed and drill pocket holes at both ends. Insert 2 1/2" screws to secure them into place tightly.



Side siding sheets

Fit the T1-11 siding sheets to the sides of the shed. Align them with attention and insert 6d nails to lock them to the frame.



9:18

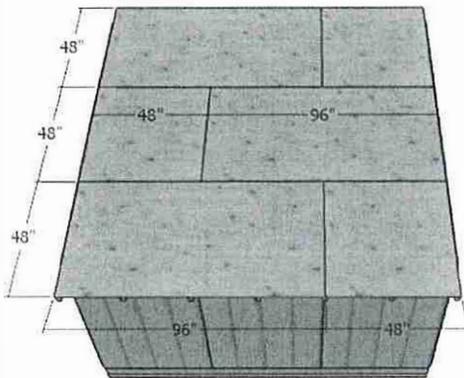
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Fit the T1-11 siding sheets to the sides of the shed. Align the edges with attention and insert 6d nails to lock them to the framing, every 8".

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Fitting the roof sheets

Attach the 3/4" plywood sheets to the roof of the shed. Start laying the sheets from the bottom up. Leave no gaps between the sheets and insert 1 5/8" screws, every 8" along the rafters.



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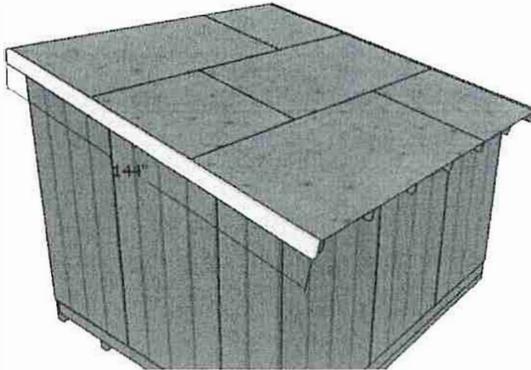
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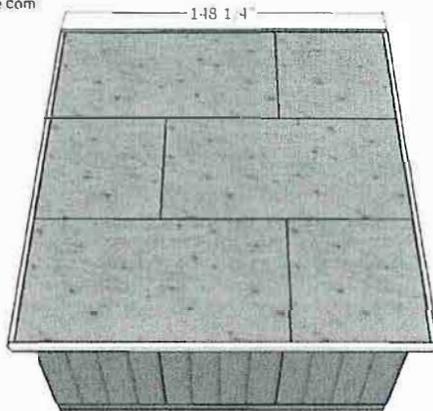
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Side roof trims

Fit the 2x6 trims to the sides of the shed. Align the edges with attention and insert 3 1/2" screws to lock them into place tightly.

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Front and back roof trims

Fit the 1x6 trims to the front and back roof of the shed. Use 3 1/2" screws to secure the trims into place.



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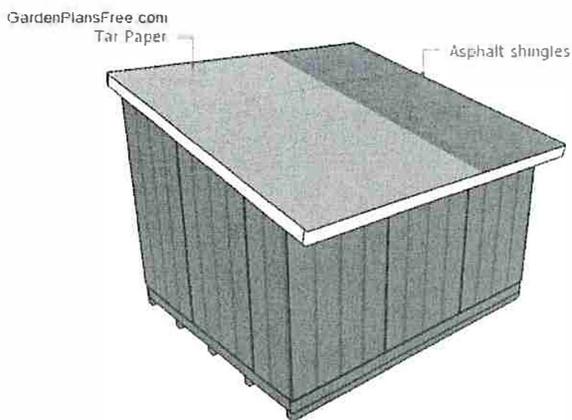
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8 STEPS TO BUILD A GARDEN SHED

Fit the 1×6 trims to the front and back roof of the shed. Use 3 1/2" screws to secure the trims into place.



Fitting the roofing

In order to waterproof the shed, you have to cover the roofing sheets with felt. Make sure the strips of roofing felt overlap at least 2-3" and staple them to the plywood sheets every 8".

Continue the project by installing the asphalt shingles. Place the starting course at the bottom of the roof, before fitting the rest of the shingles.

PRO TIP: Always read the manufacturer's instructions, before installing the shingles. They provide essential information about the installation of the shingles.



PLAT OF SURVEY

LOCATION: 1900 Highland Drive, Elm Grove, Wisconsin

LEGAL DESCRIPTION:

That part of the Northeast 1/4 of Section 23, Township 7 North, Range 20 East, in the Village of Elm Grove, Waukesha County, Wisconsin, bounded and described as follows: Commencing at said North 1/4 of Section 23; South 1571.80 feet to the place of beginning; thence South 220.20 feet to a point; thence N 89°55' E, 237.00 feet to a point; thence North 209.50 feet to a point; thence N 87°30' W, 237.28 feet to the place of beginning. Reserving the Westerly 50 feet for Highway purposes.

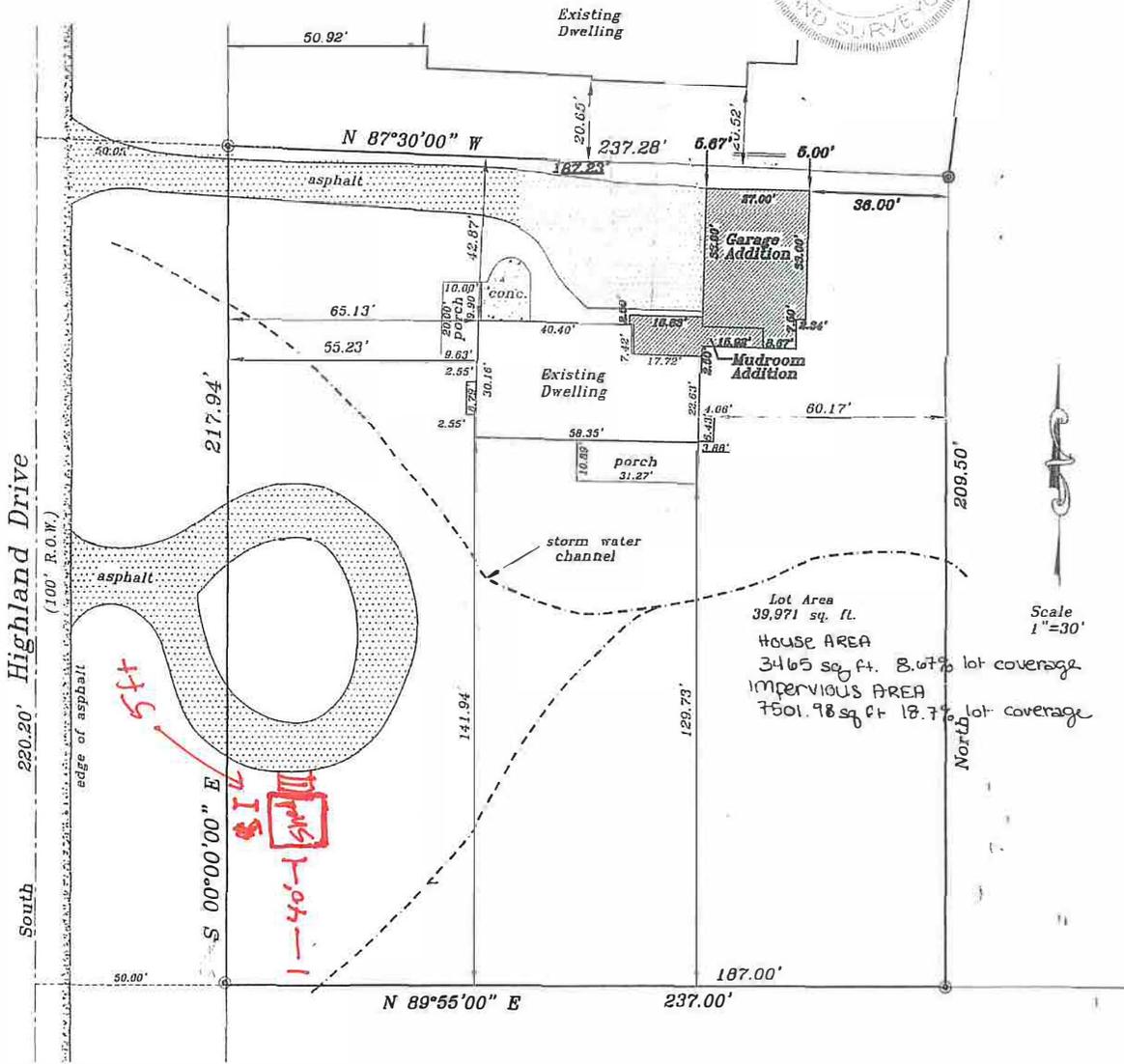
March 14, 2014

RECEIVED

Survey No. 104591

APPROVED
VILLAGE OF ELM GROVE
BUILDING BOARD
DATE 4/4/14 INITIAL CJC

MAY 07 2014
VILLAGE OF
ELM GROVE



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

⊙ — Denotes Iron Pipe Found
○ — Denotes Iron Pipe Set

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

THIS SURVEY IS MADE FOR THE EXCLUSIVE USE OF THE PRESENT OWNERS OF THE PROPERTY, AND ALSO THOSE WHO PURCHASE, MORTGAGE, OR GUARANTEE THE TITLE THERETO WITHIN ONE (1) YEAR FROM THE DATE HEREOF.

SIGNED
Dennis C. Sauer
Registered Land Surveyor S-2421