

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN the following Public Hearing will be held by the Waukesha County Board of Adjustment on Wednesday, May 13, 2026, at 6:00 p.m., in Room AC 255/259 of the Waukesha County Administration Center, 515 W. Moreland Blvd., Waukesha, Wisconsin, 53188, to consider the following request:

BA237: WILLIAM AND KAREN REDDIN (OWNERS), GREG PERKINS/GMH CONSTRUCTION, LLC (APPLICANT) request a variance from the nonconforming to shore setback provisions for a deck expansion and a special exception from the offset provisions of the Waukesha County Shoreland Protection Ordinance to allow a second floor addition and remodeling to the existing residence. The subject property is described as Lot 5, Florencetta Heights part of the SE ¼ of Section 11, T8N, R18E, Town of Merton (Tax Key No. MRTT 0332.005).

For additional information concerning this public hearing, please contact Emily Goodman of the Waukesha County Department of Parks and Land Use at 262-896-8300 or egoodman@waukeshacounty.gov.

All interested parties will be heard.

WAUKESHA COUNTY BOARD OF ADJUSTMENT
Richard Bayer, Chairman

Legal notice to be published in
the West Now on
Wednesday, April 29, 2026 and
Wednesday, May 6, 2026

Staff reports and meeting materials will be located on the Waukesha County Planning and Zoning Division webpage at [Meeting Information | Waukesha County](#) under Board of Adjustment Meeting Documents, no later than May 11, 2026.

AGENDA – FINAL
WAUKESHA COUNTY BOARD OF ADJUSTMENT

May 13, 2026, 6:00 p.m.

Waukesha County Administration Center, Room AC 255/259
515 W. Moreland Blvd., Waukesha, WI 53188

CALL TO ORDER

ROLL CALL

NOTE: THE AGENDA ITEMS MAY **NOT** NECESSARILY BE TAKEN UP IN THE ORDER LISTED BELOW.

REQUESTS: **BA237: WILLIAM AND KAREN REDDIN (OWNERS), GREG PERKINS/GMH CONSTRUCTION, LLC (APPLICANT)**

Town of Merton
(Shore setback) (Special exception – offset)

SUMMARY OF MEETING: March 11, 2026

OTHER ITEMS REQUIRING BOARD ACTION:

- Election of officers

Following each public hearing portion of the meeting, the WAUKESHA COUNTY BOARD OF ADJUSTMENT will deliberate and make recommendations or decisions on the variances/special exceptions presented. Following the public hearing portion request of BA237, the Town of Merton Board of Adjustment will also deliberate and make recommendations on the variances/special exceptions presented, which may continue in a separate room open to the public. The chairman shall announce to those present the recommendations or decisions made.

The Staff Reports and meeting materials will be located on the Waukesha County Planning and Zoning Division webpage at <https://www.waukeshacounty.gov/landandparks/planning-and-zoning/meeting-information/> no later than May 11, 2026. See Board of Adjustment Meeting Documents heading for May 13, 2026. For questions regarding this agenda, please call (262) 896-8300 or email Emily Goodman at egoodman@waukeshacounty.gov.

**WAUKESHA COUNTY DEPARTMENT OF PARKS AND LAND USE
 APPEAL FOR VARIANCE
 STAFF REPORT**

DATE: May 13, 2026

FILE NO.: BA237

OWNERS: William and Karen Reddin
 16740 Martha Drive
 Brookfield, WI 53005

APPLICANT: Greg Perkins
 GMH Construction Inc.
 W228 N7277 Westmound Drive, Ste. B
 Waukesha, WI 53186

TAX KEY NO.: MRTT 0332.005

LOCATION:
 The subject property is described as Lot 5, Florencetta Heights part of the SE ¼ of Section 11, T8N, R18E, Town of Merton. More specifically, the property is located at W290 N8268 Florencetta Heights with frontage on Lake Keesus.

REQUEST:
 Variance from **Section 3(o)(2)(A) Non-Conforming to Shore Setback** provisions for a deck expansion and a **Special Exception from Section 3(h)(3)(A) Offset** provisions of the Waukesha County Shoreland Protection Ordinance to allow a second floor addition and remodeling to the existing residence.

ZONING CLASSIFICATION: R-3 Residential District

LOT CONFIGURATION: The existing and required average lot width, average lot depth and lot size, riparian frontage and road frontage are shown in the following table.

	Average Lot Width	Average Lot Depth	Lot Size* (sq. ft.)	Road Frontage (Florencetta Heights)	Riparian Frontage (Lake Keesus)
Existing	59 ft. +/-	228 +/-	13,574	59 ft.	59 ft.
Required	120 ft. min.	n/a	20,000 (unsewered)	30 ft. min	100 ft. min.

*Excluding the established 33 ft. wide road right-of-way of Florencetta Heights.

PREVIOUS BOARD OF ADJUSTMENT ACTION ON THE SUBJECT PROPERTY:

BA98:032: On April 22, 1998 the Waukesha County Board of Adjustment approved a variance request from road setback, offset, floor area ratio and a special exception from accessory building size to raze the existing detached garage and construct a new detached garage in the same location.

PENDING ACTIONS:

None.

PROPOSAL AND STAFF ANALYSIS:

The subject property, which is served by septic, is located on the east side of Florencetta Heights, with frontage on Lake Keesus. The property is relatively flat, but slopes steeply down to the lake, dropping approximately 30 ft. between the residence and the lake. The property contains a two-story residence with a detached garage near the road, which follows the pattern of development in this area. There are two nonconforming lakeside decks. Deck #1 is off of the first floor and is 71’ from the shore. Deck #2 is a walkout deck from the basement and is 57’ from the shore, with a portion of the deck extending to the property line. A lakeside staircase provides access to the lake. There is a nonconforming deck at the shore that was installed without permits and has existed for over ten years. The deck is partially within the floodplain and nonconforming to the side yard offset. There is a retaining wall located at the bottom of the stairs within the 75’ shore setback.

The petitioners are proposing to expand the residence vertically to add an additional bedroom and bathroom to the second floor. Interior remodeling is proposed for the whole house and will reconfigure the floor layout. A lateral expansion is proposed towards the road to accommodate a covered entryway at the new point of egress. The petitioners are also proposing to expand the first-floor deck (Deck #1) to accommodate a stairway down to the ground floor deck (Deck #2).

There are no changes proposed to the existing detached garage. The parcel is nonconforming to impervious surface and contains approximately 5,394 SF (39.7%) impervious surface. The Ordinance states that impervious surfaces that existed prior to October 1, 2016 but that do not comply with the impervious surface standards of the Ordinance may remain, but may not be increased. The proposal will increase the amount of impervious surface on the parcel by 186 square feet and the applicants intend to remove concrete around the garage to offset the increase.

The table below summarizes the existing and proposed improvements. A site plan showing existing and proposed improvements is attached as Exhibit A. Building plans showing the proposed improvements are attached as Exhibit B.

	1 st Floor (sq. ft.)	2 nd Floor (sq. ft.)	Decks (sq. ft.)	Beds	Baths
Existing	1,006	900	836	2	2
Proposed	+40	+106	+127	3(+1)	3(+1)

The proposed second story addition requires a special exception and the deck expansion requires a variance from the nonconforming to shore setback provisions of the Waukesha County Shoreland Protection Ordinance as summarized in the following table.

PROVISION	SPO	EXISTING	NON-CONFORMING? 3(o)	PROPOSED	REQUIRED	VARIANCE/ SPECIAL EXCEPTION?
ROAD SETBACK	3 (h) (1) (C)	113.11' (home)	N	107.3' (home)	50'	N
OFFSET (N)	3 (h) (3) (A)	7' (home) 9' (deck #1) .4' (deck #2) 46.7' (deck at shore)	Y – home, deck #1, deck #2	7' (home) no change (deck #1) no change (deck #2) no change (deck at shore)	10' (home) 5' (deck)	Y - SE (home)
OFFSET (S)	3 (h) (3) (A)	19.3' (home) 19.3' (deck #1) 13.5' (deck #2) 0.9' (deck at shore)	Y- deck at shore	19.3' (home) no change (deck #1) no change (deck #2) no change (deck at shore)	10' (home) 5' (deck)	N
TOTAL BUILDING FOOTPRINT	3 (j) (5) (B)	1,006 SF (home) 874 SF (garage)	N	1,046 SF (home) 874 SF (garage)	2,375 maximum (17.5%)	N
ACCESSORY FOOTPRINT	3 (j) 4	874 SF	Y	874 SF (no change)	600 SF max	N
MINIMUM FLOOR AREA	3 (j) (1)	1,006 SF (first floor) 900 SF (second floor)	N	1,046 SF (first floor) 1,006 SF (second floor)	Minimum 850 (1 st floor) 1,100 (total)	N
BLDG HEIGHT	3 (i)	27' (home)	N	34'7" (home)	35'	N
SHORE SETBACK	3 (h) (2)	75.6' (home) 71' (deck #1) 57' (deck #2) 0' - deck at shore	Y- Decks	No change (home) 62.6' (deck #1) No change (deck #2) No change (deck at shore)	75'	Y – deck #1 expansion
FLOODPLAIN SETBACK	3 (h) (2)	0' - Deck at shore	N	No change (deck at shore)	35'	N
IMPERVIOUS SURFACE	3 (t)	5,394 (39.7%)	Y	Increase of 186 SF	No change from 5,394 (39.7%)	N

PETITIONERS' COMMENTS:

The petitioners' comments are attached as Exhibit C.

STAFF RECOMMENDATION:

The Planning and Zoning Division staff recommends **approval** of the request for a variance from the non-conforming to shore setback requirements and **approval** a special exception from the offset requirements of the Waukesha County Shoreland Protection Ordinance to allow a second floor addition and remodeling to the existing residence. This recommendation is based upon the analysis of the below tests for a variance and special exception, as described below. We recommend that this approval be subject to the following conditions:

CONDITIONS:

1. Prior to the issuance of a zoning permit, the 158 square foot deck at the shore shall be removed; a walkway surface that is no more than 5' in width may remain for pier access.
2. Prior to the issuance of a zoning permit, the petitioners must submit a site plan to Waukesha County indicating the location and amount of impervious surface to be removed in order to comply with the Impervious Surface standards of the Ordinance.

USE VARIANCE TEST CRITERIA ANALYSIS

State law, case law, and County ordinances require that the petitioner demonstrate that their request meet the following tests for a variance. The below Staff analysis assesses the merits of the subject application relative to the tests:

- 1. Compliance with the ordinance would cause the owner to experience an unnecessary hardship. Unnecessary hardship is proven by demonstrating that strict compliance with the zoning ordinance would leave the property owner with no reasonable use of the property in the absence of a Variance. A property owner bears the burden of proving that the unnecessary hardship is based on conditions unique to the property, rather than considerations personal to the property owner, and that the unnecessary hardship was not created by the property owner.**

The subject property does not conform to the average lot width requirements (59' vs. 120' required). Due to the narrowness of the parcels, the homes along this stretch of Florencetta Heights all follow a similar pattern of development, with detached garages placed near the road and the homes constructed near the middle of the parcel. The proposed deck will be located no closer to the shore than the closest point of the existing deck below it. However, the deck will add slightly more additional bulk within the required shore setback area. Staff feels that the property is unique in having an existing unpermitted deck located immediately at the shoreline. If a portion of the shoreline deck is within the floodplain, it will need to be removed from the floodplain pursuant to state and federal floodplain rules. Staff feels that the impacts of the proposed deck area could largely be negated with the removal of the entirety of the shoreline deck; a walkway to the pier could remain. The proposed encroachment is relatively minor, adding only 127 square feet of deck above the existing deck. The requested relief appears limited in nature and is a minimal encroachment to allow access from the main floor of the residence and upper deck to yard grade.

- 2. The granting of the variance will not adversely affect the general public interest/welfare or be detrimental to nearby properties/improvements or the natural resources in the area. Lack of local opposition does not mean a variance will not harm the public interest.**

As conditioned, the recommended mitigation will offset the impacts of the proposed improvements. The removal of the deck at the shore will decrease the amount of impervious surface near the shoreline, as well as lessen the encroachment in the most sensitive portion of the shore setback area. Shore setback standards exist in part to protect the nearby natural resources and environmentally sensitive shoreland areas from the impacts of development. Shorelands provide critical environmental functions, including water filtration, soil stabilization, and habitat for a wide variety of wildlife. The removal of the deck will bring the parcel further into conformity with the shore setback standards.

SPECIAL EXCEPTION TEST CRITERIA ANALYSIS

The Ordinance defines Special Exception as a request for a minor adjustment to the requirements of the Ordinance only where specifically authorized by the Ordinance, owing to special conditions of the property. The granting of the special exception will not adversely affect the general public interest/welfare or adversely affect adjacent property owners. The request will not be detrimental to nearby properties/improvements or the natural resources in the area. Lack of local opposition does not mean a special exception will not harm the public interest. When reviewing a special exception request from the minimum floor area provisions, the proposed building shall not be of such character or quality as to depreciate the property values of the surrounding area.

The proposed vertical and lateral expansion will encroach no closer to the side lot lines than the existing structure and will meet the overall height requirements. The subject property does not conform to the average lot width requirements (59’ vs 120’ required), making the granting of some relief from the Ordinance appropriate. Further, the proposed expansion will allow the petitioners to add more useable space and is less impactful than redeveloping the lot for a new residence. It is typical in the neighborhood that homes are sub-standard to offset on at least one side of respective residences. Approval of the request would not adversely affect natural resources or the neighboring properties and meets the purpose and intent of the Ordinance.

Respectfully submitted,

Reviewed and approved by:

Emily Goodman

Jason Fruth

Emily Goodman
Senior Land Use Specialist
Phone: 262-896-8300

Jason Fruth
Planning and Zoning Manager

- Exhibits: Exhibit A- Plat of Survey
- Exhibit B – Building Plans
- Exhibit C – Petitioner Comments
- Exhibit D – Impervious Surface Worksheet

EXHIBIT A

Plat of Survey

Property Description: Document No. 4822670

LOT 5, FLORENCETTA HEIGHTS, A SUBDIVISION OF PART OF LOT 2 OF THE SOUTHEAST 1/4 OF SECTION 11, TOWN 8 NORTH, RANGE 18 EAST, IN THE TOWN OF MERTON, COUNTY OF WAUKESHA, STATE OF WISCONSIN.

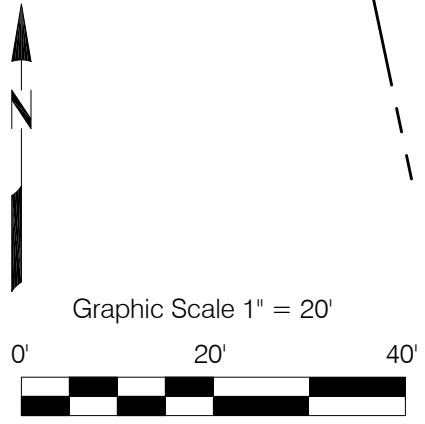
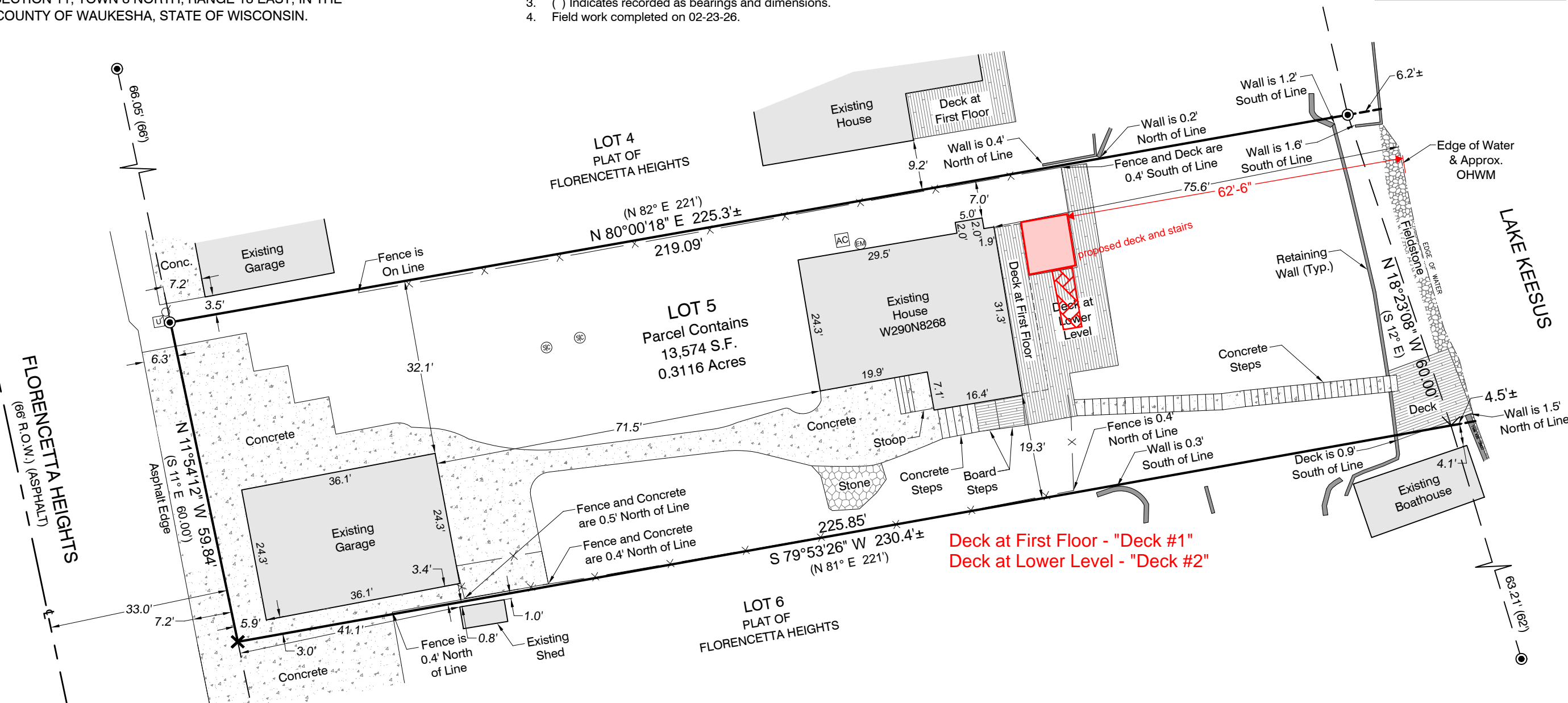
NOTES:

1. A title commitment has not been provided and this parcel may be subject to, or benefit from, easements or agreements, written or otherwise, not shown hereon.
2. Outside diameter measured on all monuments. Set monuments are 1.50Lbs/Lineal Foot.
3. () Indicates recorded as bearings and dimensions.
4. Field work completed on 02-23-26.

RECEIVED 04/13/2026
DEPT PARKS & LAND USE

LAND SURVEYS INC.

21005 Watertown Rd. Suite A2
Waukesha, WI 53186 (262) 312-1034
landsurveysinc.com



LEGEND

- ⊙ Monument Found as Noted
- ⊗ Chiseled Cross Found
- ∠ Angle Iron Found
- Ⓜ Electric Meter
- Ⓜ AC Air Conditioner
- Ⓜ Septic Cover
- Ⓜ Utility Pedestals
- Ⓜ Power Pole
- X — Chain Link Fence

REVISIONS
04-01-26 added OHWM label

PREPARED FOR:
GMH Construction
W228N727 Westmound Drive Suite B
Waukesha, Wisconsin 53186
JOB SITE AND OWNERS:
William and Karen Reddin
W290N8268 Florencetta Heights
Hartland, Wisconsin 53029

BEARINGS ARE REFERENCED TO
WI STATE PLANE COORD. SYS.
SOUTH ZONE NAD 83 (2011)
EAST LINE OF FLORENCETTA HEIGHTS
BEARS N 11° 54' 12" W (S 12° E)

Drawn By: BD/JC Job# 26062
Sheet 01 of 01

SURVEYOR'S CERTIFICATE

I hereby certify that we surveyed the property described above and that the map is a true representation thereof and shows the size and location of the property, its exterior boundaries. Said survey meets the minimum standards for property surveys of the Wisconsin Administrative Code (A-E7) and the map hereon is correct to the best of my knowledge and belief. This Survey is solely for the use of the present owners of the property at the date below.

WISCONSIN

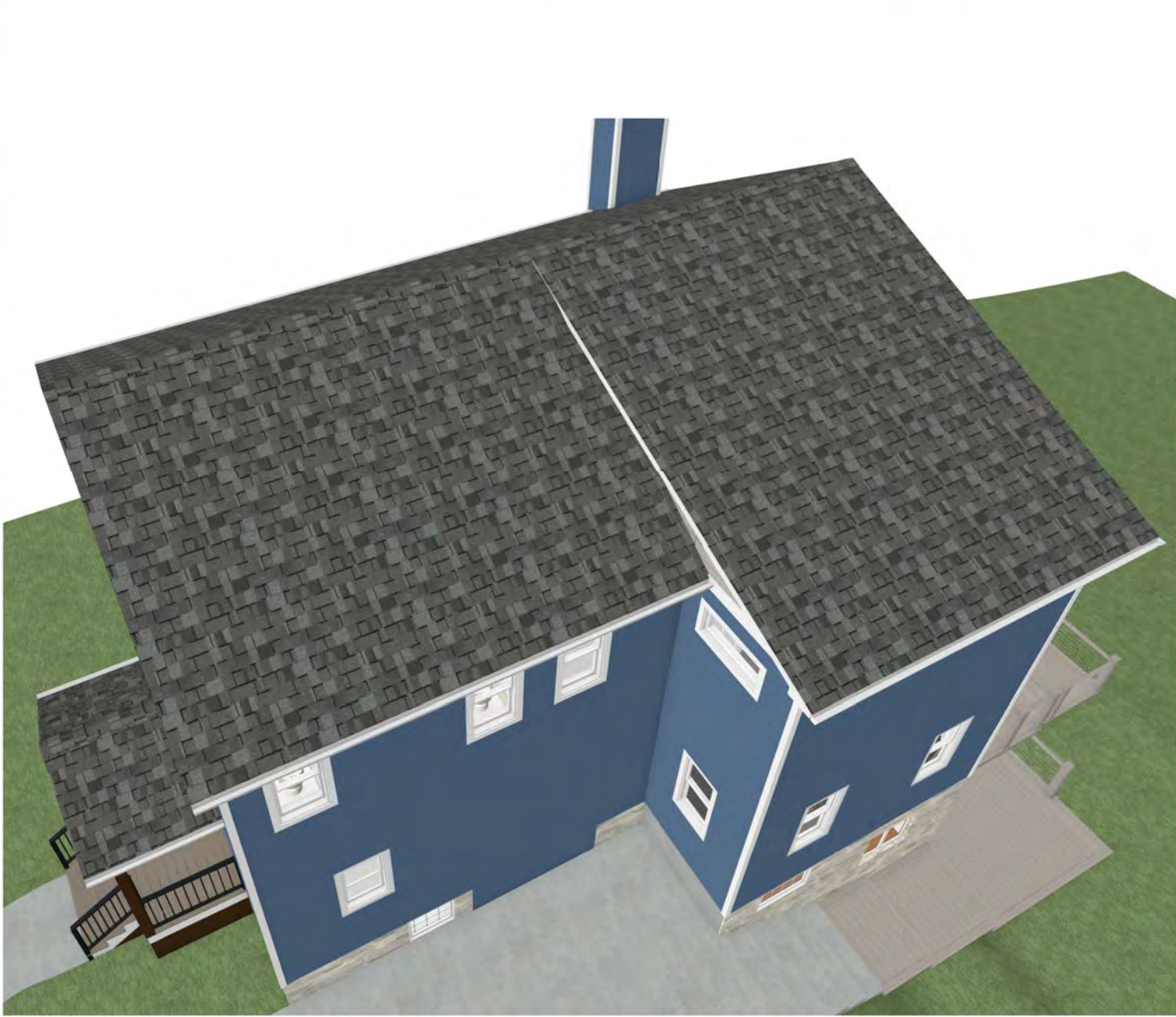
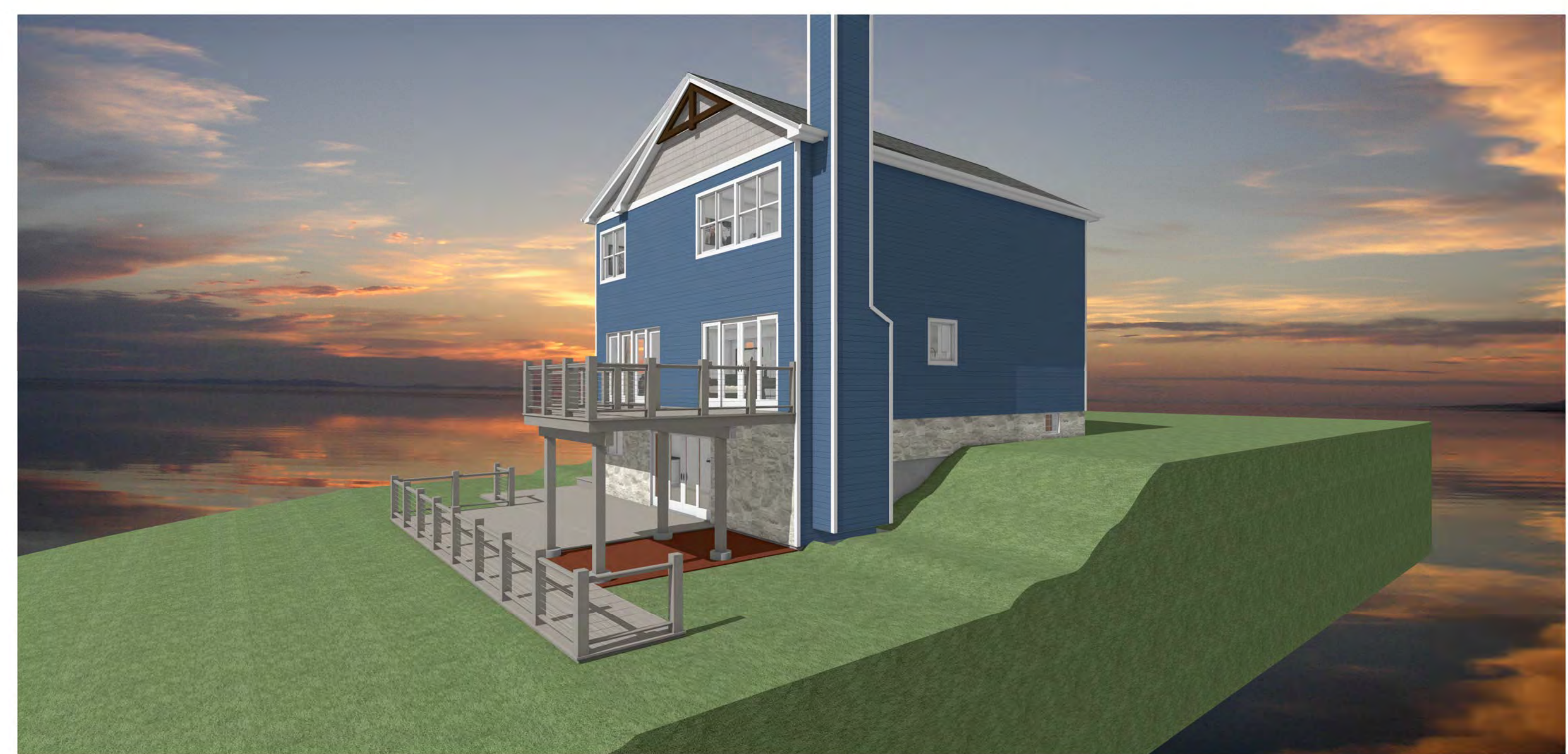
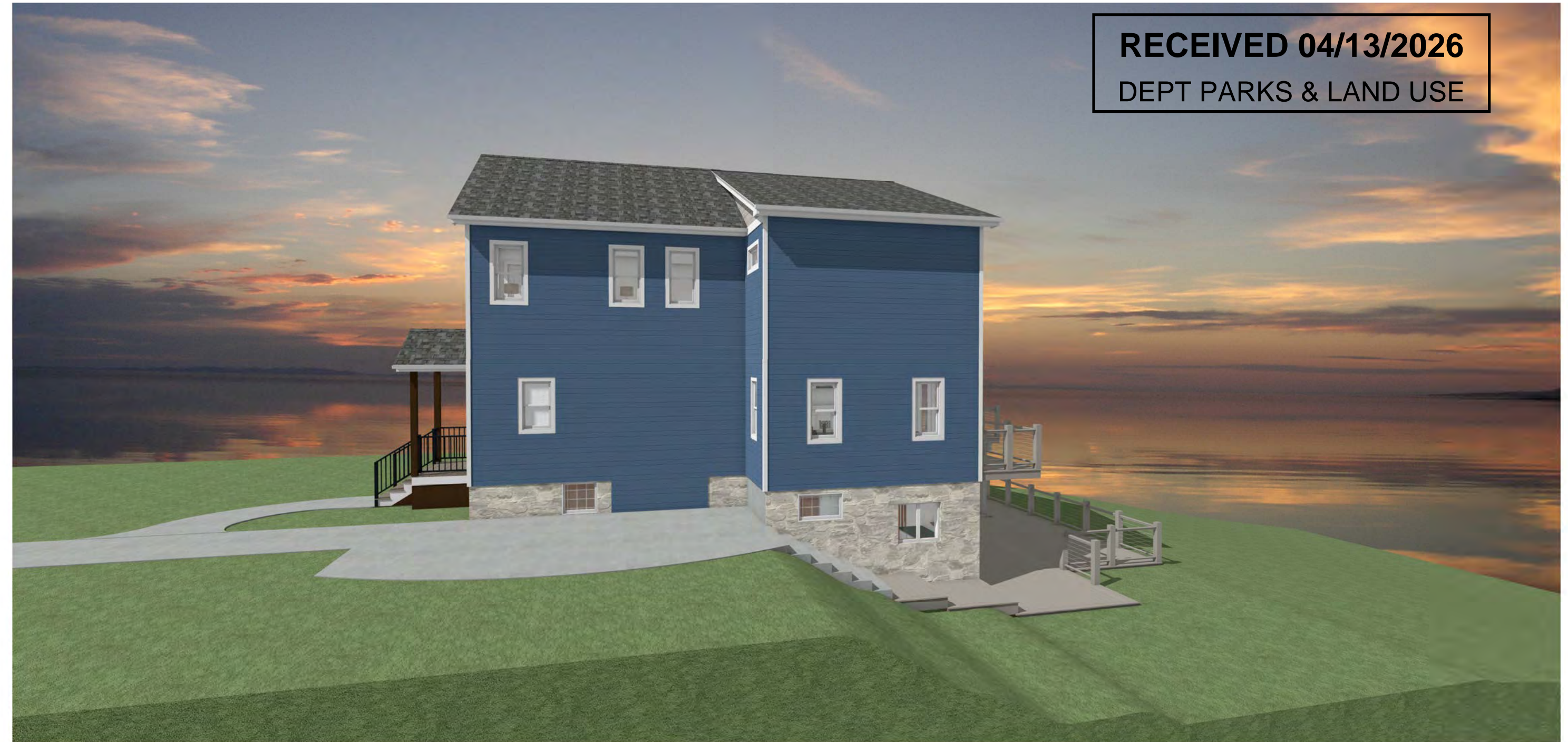
★ PHILLIP J. LANDRY S-3176 BROOKFIELD WI ★

LAND SURVEYOR

Dated this 25th Day of March, 2026:
Phillip J. Landry S-3176

EXHIBIT B

THESE DRAWINGS ARE THE PROPRIETARY WORK PRODUCT AND PROPERTY OF GMH CONSTRUCTION INC. DEVELOPED FOR THE EXCLUSIVE USE OF GMH CONSTRUCTION INC. USE OF THESE DRAWINGS AND CONCEPTS CONTAINED THEREIN WITHOUT THE WRITTEN PERMISSION OF GMH CONSTRUCTION INC. IS PROHIBITED AND MAY SUBJECT YOU TO A CLAIM FOR DAMAGES UNDER COPYRIGHT LAWS.



DESIGN & DRAWING BY:
CHRIS EIDER
 ARCHITECTURE & INTERIOR DESIGN
 CHRIS EIDER ARCHITECTURE & INTERIOR DESIGN

PROJECT DESCRIPTION:
**2ND STORY ADDITION
 WHOLE HOUSE REMODEL
 NEW DECK EXTENSION**

OWNER(S):
**BILL & KAREN REDDIN
 12290 N4749 BIVAN RD.
 HARTLAND, MI 49029**

DESIGNED BY:
NARI
 NATIONAL ASSOCIATION OF
 REMODELING CONTRACTORS
 MEMBER

GMH CONSTRUCTION
 DESIGN • BUILD • REMODEL

GMH CONSTRUCTION
 INC.
 12249 N4749 BIVAN RD., FARMALUKEE, MI 49072
 262-646-6151

DATE:
 2/16/2026

SCALE:

SHEET:
A-1

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DESIGN & DRAWING BY:
CHRIS EDNER
ARCHITECT & INTERIOR DESIGNER
CHRIS EDNER ARCHITECTURE

PROJECT DESCRIPTION:
**2ND STORY ADDITION
WHOLE HOUSE REMODEL
NEW DECK EXTENSION**

OWNER(S):
**BILL & KAREN REDDIN
14245 N. LAURENCE HEIGHTS
MARTLAND, MI 49024**

MEMBER OF:
NARI
NATIONAL ASSOCIATION OF
REMODELING CONTRACTORS
MEMBER

GMH CONSTRUCTION
DESIGN • BUILD • REMODEL

**GMH CONSTRUCTION
INC.**
14245 N4749 BIVAN RD., FENAIKUEE, MI 49072
262-646-6151

DATE:
2/16/2026
SCALE:
SHEET:
A-2



DESIGN & DRAWING BY:
CHRIS EIDER
 ARCHITECT & INTERIOR DESIGNER
 CHRIS EIDER LLC (www.chriseider.com)

PROJECT DESCRIPTION:
**2ND STORY ADDITION
 WHOLE HOUSE REMODEL
 NEW DECK EXTENSION**

OWNER(S):
**BILL & KAREN REDDIN
 12240 N84TH LAUREL CREEK HEIGHTS
 HARTLAND, WI 53029**

MEMBER OF THE
NARI
 NATIONAL ASSOCIATION OF
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 MEMBER

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GMH CONSTRUCTION
 INC.
 12445 N4749 SWAN RD., PEMAUNEE, WI 53072
 262-646-6151

DATE:
 2/16/2026

SCALE:

SHEET:
A-3

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DESIGN & DRAWING BY:
CHRIS EGMER
 CHRS EGMER INC. (202) 466-5151

PROJECT DESCRIPTION:
**2ND STORY ADDITION
 WHOLE HOUSE REMODEL
 NEW DECK EXTENSION**

OWNER(S):
**BILL & KAREN REDDIN
 1420 N. 2200 LANE
 HARTLAND, MI. 53024**

MEMBER OF THE
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NATIONAL ASSOCIATION OF
 REMODELING CONTRACTORS

GMH CONSTRUCTION
DESIGN • BUILD • REMODEL

**GMH CONSTRUCTION
 INC.**
 1445 N4749 BIVAN RD., FENEAUKEE, MI. 53072
 202-646-5151

DATE:
 2/16/2026

SCALE:
 1/8" = 1'-0"

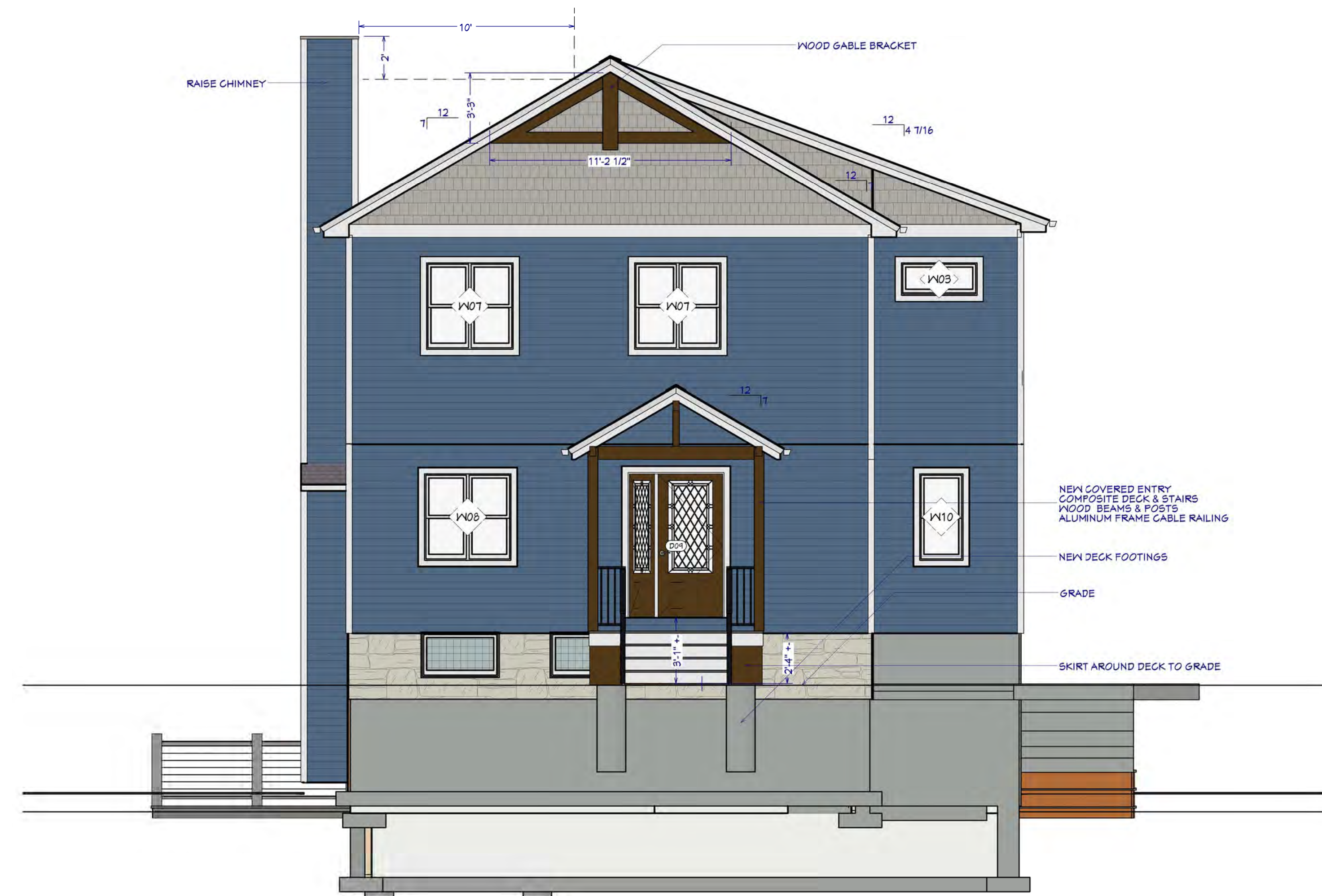
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A-4



EXISTING WEST ELEVATION #1
1/4" = 1'-0"



EXISTING EAST ELEVATION #2
1/4" = 1'-0"



PROPOSED WEST ELEVATION #1
1/4" = 1'-0"



PROPOSED EAST ELEVATION #2
1/4" = 1'-0"

DESIGN & DRAWING BY:
CHRIS EGENER
ARCHITECT & INTERIOR DESIGNER
CHRIS EGENER LLC, 1001 W. WISCONSIN ST., MILWAUKEE, WI 53233

PROJECT DESCRIPTION:
**2ND STORY ADDITION
WHOLE HOUSE REMODEL
NEW DECK EXTENSION**

OWNER(S):
**BILL & KAREN REDDIN
1290 N. LAUREL CREEK HEIGHTS
MARTLAND, MI 53024**

GMH CONSTRUCTION INC. MEMBER
NARI
NATIONAL ASSOCIATION OF
REMODELING CONTRACTORS
MEMBER

GMH CONSTRUCTION
DESIGN • BUILD • REMODEL

GMH CONSTRUCTION
INC.
1245 N. 74th ST., PEBLAWKE, MI 53072
262-666-5151

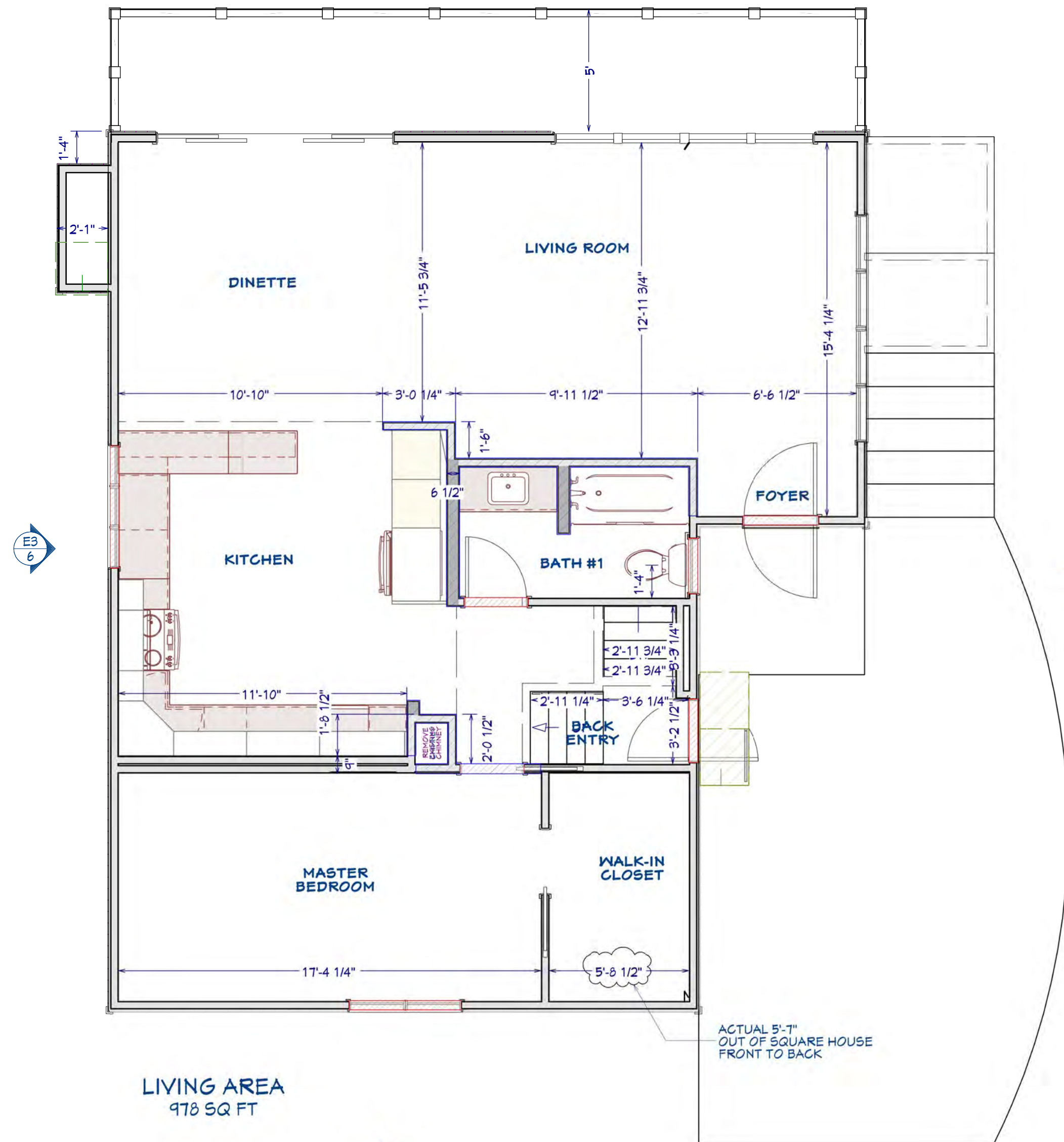
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2/16/2026

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1/4" = 1'-0"

SHEET:
A-5

NOTE SCHEDULE	
①	NOTE: (2) SHOWER HEADS
②	DEMO ALL KITCHEN CABINETS
③	DEMO BATH - CORRECT UNEVEN FLOOR AS POSSIBLE
④	REMOVE POST - REPLACE CARPET ON STAIRS - CARPET LANDING
⑤	MAY NEED TO CHANGE HEADER TO SUPPORT FLOOR BEAM ABOVE
⑥	PAD WALL AS NECESSARY TO ALIGN WITH NEW 2X6 WALL ABOVE
⑦	REPLACE ALL INTERIOR DOOR & WINDOW CASING WITH 3/4" FLAT STOCK CASING - PAINTED WHITE
⑧	REPLACE ALL EXISTING BASE MOLDING WITH 4 1/4" FLAT STOCK BASE - PAINTED WHITE
⑨	PAINT INTERIOR OF EXISTING WINDOWS AND EXTERIOR DOORS WHITE
⑩	NEW CLOSET - SLOPED CEILING FROM STAIRS
⑪	2 SHELVES BELOW SLOPED AREA
⑫	(5) SHELVES ON 2 BACK WALLS

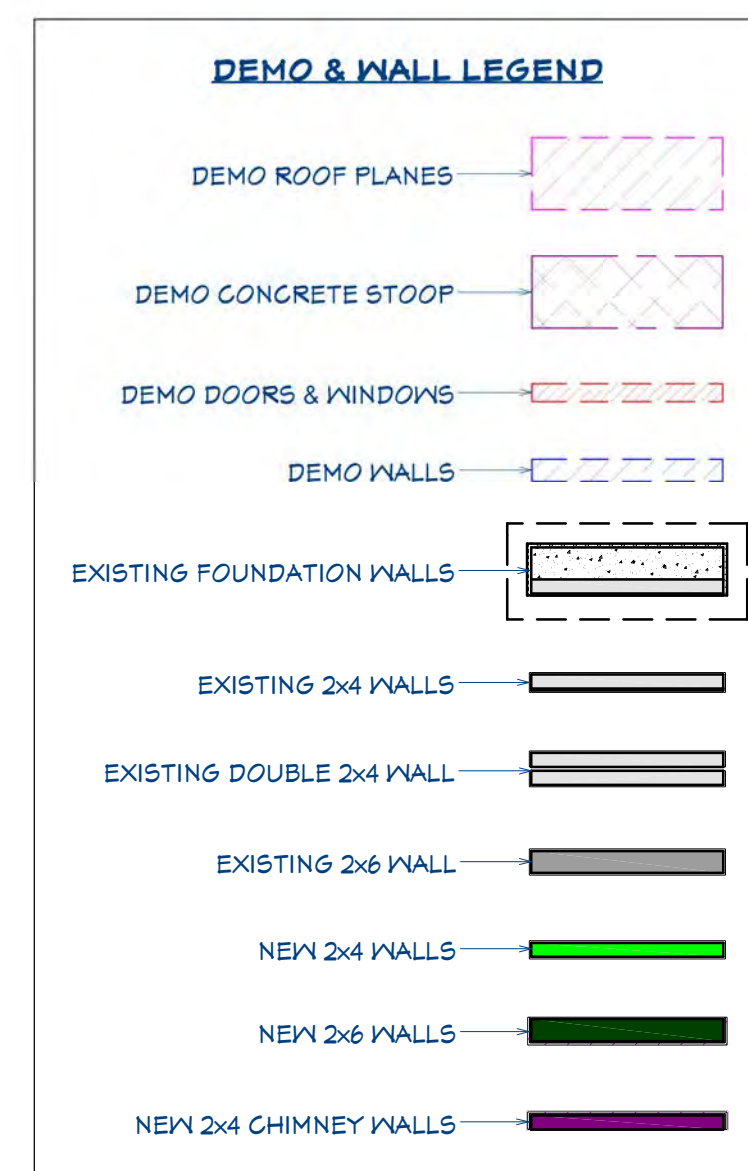
Deck #1



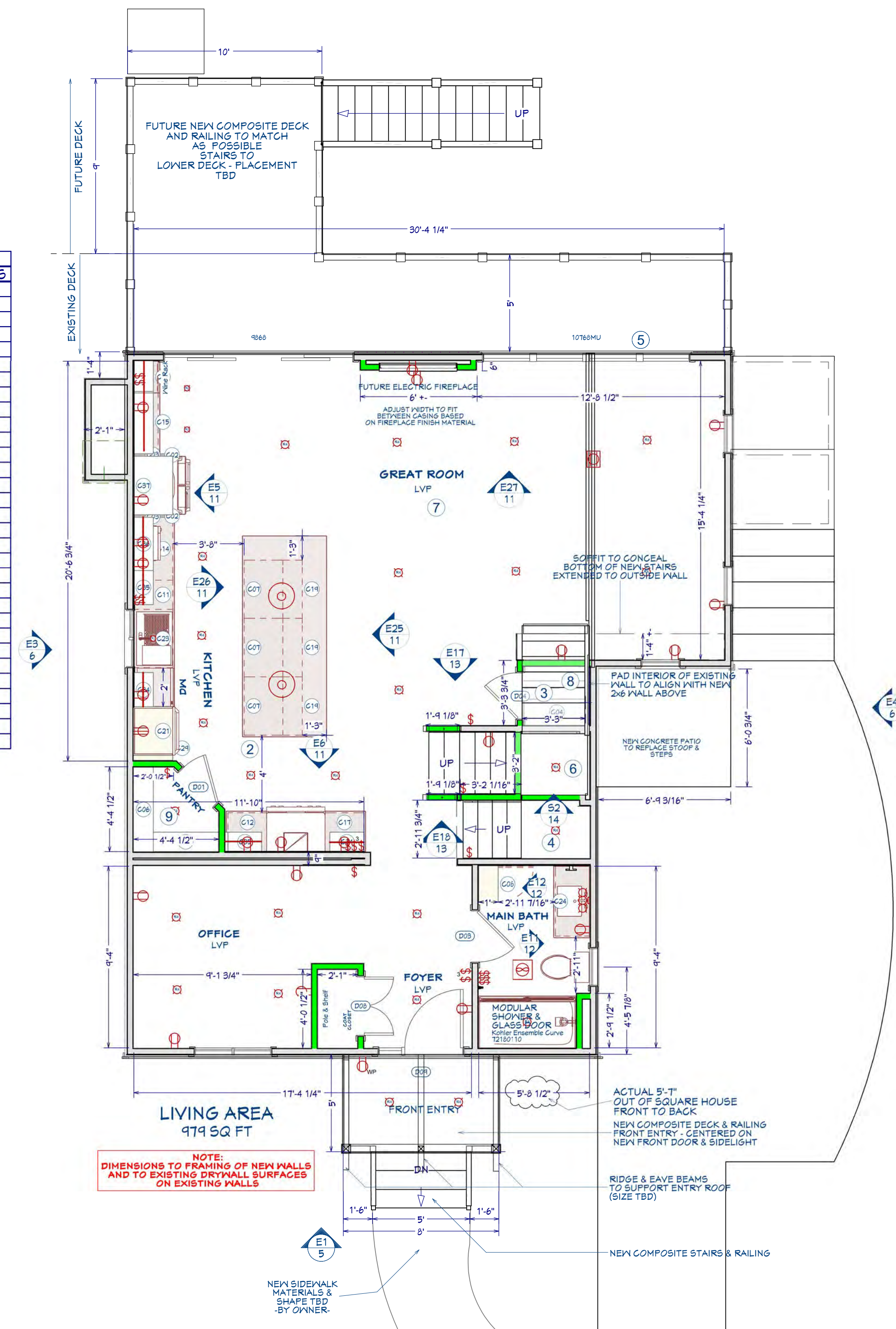
EXISTING 1ST FLOOR PLAN VIEW
1/4" = 1'-0"

DOOR SCHEDULE								
NUMBER	LABEL	QTY	FLOOR	SIZE	WIDTH	HEIGHT	DESCRIPTION	COMMENTS
D01	2668	1	2	2668 R IN	30"	80"	HINGED-160 INTERIOR	
D02	2868	1	2	2868 L	32"	80"	SHOWER-GLASS SLAB	
D03	2868	1	1	2868 L IN	31 1/2"	80"	HINGED-6801 CRAFTSMAN ONE LITE II	
D04	2468	1	1	2468 L IN	28 1/4"	80"	HINGED-6801 CRAFTSMAN ONE LITE II	
D05	2868	2	2	2868 L	32"	80"	POCKET-6801 CRAFTSMAN ONE LITE II	
D06	2868	2	2	2868 L IN	32"	80"	HINGED-6801 CRAFTSMAN ONE LITE II	
D07	2868	3	2	2868 R IN	32"	80"	HINGED-6801 CRAFTSMAN ONE LITE II	
D08	3068	1	1	3068 L/R IN	36"	80"	DOUBLE HINGED-6175 CRAFTSMAN ONE LITE	
D09	D09-4468	1	1	4468	52"	80"	MULLED UNIT-HL	
D10	51168	1	2	51168 R IN	71"	80"	SLIDER-6801 CRAFTSMAN ONE LITE II	

CABINET SCHEDULE (CLOSET ORGANIZERS NOT INCLUDED)									
NUMBER	LABEL	QTY	FLOOR	WIDTH	DEPTH	HEIGHT	DESCRIPTION	COMMENTS	
C01	B24R	1	2	24"	24"	36"	BASE CABINET		
C02		2	1	3/4"	1 1/2"	43"	PARTITION		
C03		2	1	3/4"	23 1/4"	43"	PARTITION		
C04		3	1	40 3/4"	16"	3/4"	SHelf		
C05		5	1	40"	12"	3/4"	SHelf		
C06		5	1	52"	12"	3/4"	SHelf		
C07	3DB36	3	1	36"	24"	36"	BASE CABINET		
C08	U221290R	1	1	22"	12"	40"	UTILITY CABINET		
C09	B2015	1	1	14 5/8"	15"	36"	BASE CABINET		
C10	B24L	1	2	24"	24"	36"	BASE CABINET		
C11	2DB18	1	1	18"	24"	36"	BASE CABINET		
C12	3DB24	1	1	24"	24"	36"	BASE CABINET		
C14	3DB39	1	1	39"	24"	36"	BASE CABINET		
C15	B3615XL	1	1	36"	15"	36"	BASE CABINET		
C16	U241293L	1	2	24"	12"	43"	UTILITY CABINET		
C17	B24L	1	1	24"	24"	36"	BASE CABINET		
C19	B3612	3	1	36"	12"	36"	BASE CABINET		
C21	OTC302493	1	1	30"	24"	43"	UTILITY CABINET		
C22	RB36	1	1	36"	24"	36"	BASE CABINET		
C23	SB36	1	1	36"	24"	36"	BASE CABINET		
C24	SB4321L	1	1	43"	21"	36"	BASE CABINET		
C25	SB5121	1	2	51"	21"	36"	BASE CABINET		
C26	SB512140	1	2	51"	39 1/2"	36"	BASE CABINET		
C27	U382193	1	2	37 1/2"	21"	43"	UTILITY CABINET		
C28	U182494R	1	2	18"	24"	44"	UTILITY CABINET		
C29	UF32493	1	1	3"	24"	43"	FILLER		
C30		1	2	12"	4"	3/8"	SHelf		
C34	W2139L	2	1	21"	12"	39"	WALL CABINET		
C35	W2139R	2	1	21"	12"	39"	WALL CABINET		
C36	W3339	1	1	33"	12"	39"	WALL CABINET		
C37	W362124	1	1	36"	24"	21"	WALL CABINET		



Deck #1



PROPOSED 1ST FLOOR PLAN VIEW
1/4" = 1'-0"

WINDOW SCHEDULE									
NUMBER	LABEL	QTY	FLOOR	SIZE	WIDTH	HEIGHT	EGRESS	DESCRIPTION	COMMENTS
W01	2036DH	1	1	2036DH	24"	42"		DOUBLE HUNG	FROSTED/TEMPERED
W02	2040SH	3	2	2040SH	24"	48"		SINGLE HUNG	
W03	3030RS	1	1	3030RS	36"	36"		RIGHT SLIDING	
W04	3616FX	1	2	3616FX	42"	18"		FIXED GLASS	
W05	2040SH	3	1	2040SH	24"	48"		SINGLE HUNG	
W06	W06-4040	2	2	4040	48"	48"		MULLED UNIT-HL	
W07	W07-5046	3	2	5046	60"	54"		MULLED UNIT-HL	
W08	W08-4040	1	1	4040	48"	48"		MULLED UNIT-HL	

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DESIGN & DRAWING BY:
CHRIS EIGNER
ARCHITECTURE & INTERIOR DESIGN

PROJECT DESCRIPTION:
**2ND STORY ADDITION
WHOLE HOUSE REMODEL
NEW DECK EXTENSION**

OWNER(S):
**BILL & KAREN REEDIN
1240 N. BARTLAND, MI. 55024**

GMH CONSTRUCTION INC. MEMBER
GMH CONSTRUCTION
DESIGN • BUILD • REMODEL

DATE:
2/16/2026

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

SHEET:
A-8

GMH CONSTRUCTION INC.
12449 N. 74th AVE. N. W. MINNEAPOLIS, MN 55412
612-646-6151

E2
5

NOTE SCHEDULE	
①	NOTE: (2) SHOWER HEADS
②	DEMO ALL KITCHEN CABINETS
③	DEMO BATH - CORRECT UNEVEN FLOOR AS POSSIBLE
④	REMOVE POST - REPLACE CARPET ON STAIRS - CARPET LANDING
⑤	MAY NEED TO CHANGE HEADER TO SUPPORT FLOOR BEAM ABOVE
⑥	PAD WALL AS NECESSARY TO ALIGN WITH NEW 2X6 WALL ABOVE
⑦	REPLACE ALL INTERIOR DOOR & WINDOW CASING WITH 3 1/4" FLAT STOCK CASING - PAINTED WHITE REPLACE ALL EXISTING BASE MOLDING WITH 4 1/4" FLAT STOCK BASE - PAINTED WHITE PAINT INTERIOR OF EXISTING WINDOWS AND EXTERIOR DOORS WHITE
⑧	NEW CLOSET - SLOPED CEILING FROM STAIRS 2 SHELVES BELOW SLOPED AREA
⑨	(5) SHELVES ON 2 BACK WALLS

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DESIGN & DRAWING BY:
CHRIS EIGNER
ARCHITECT & INTERIOR DESIGNER
CHRIS EIGNER ARCHITECT & INTERIOR DESIGN

PROJECT DESCRIPTION:
**2ND STORY ADDITION
WHOLE HOUSE REMODEL
NEW DECK EXTENSION**

OWNER(S):
**BILL & KAREN REDDIN
1240 NORTON CREEK
HARTLAND, WI. 53024**

GMH CONSTRUCTION
MEMBER
NARI
NATIONAL ASSOCIATION OF REMODELING CONTRACTORS
MEMBER

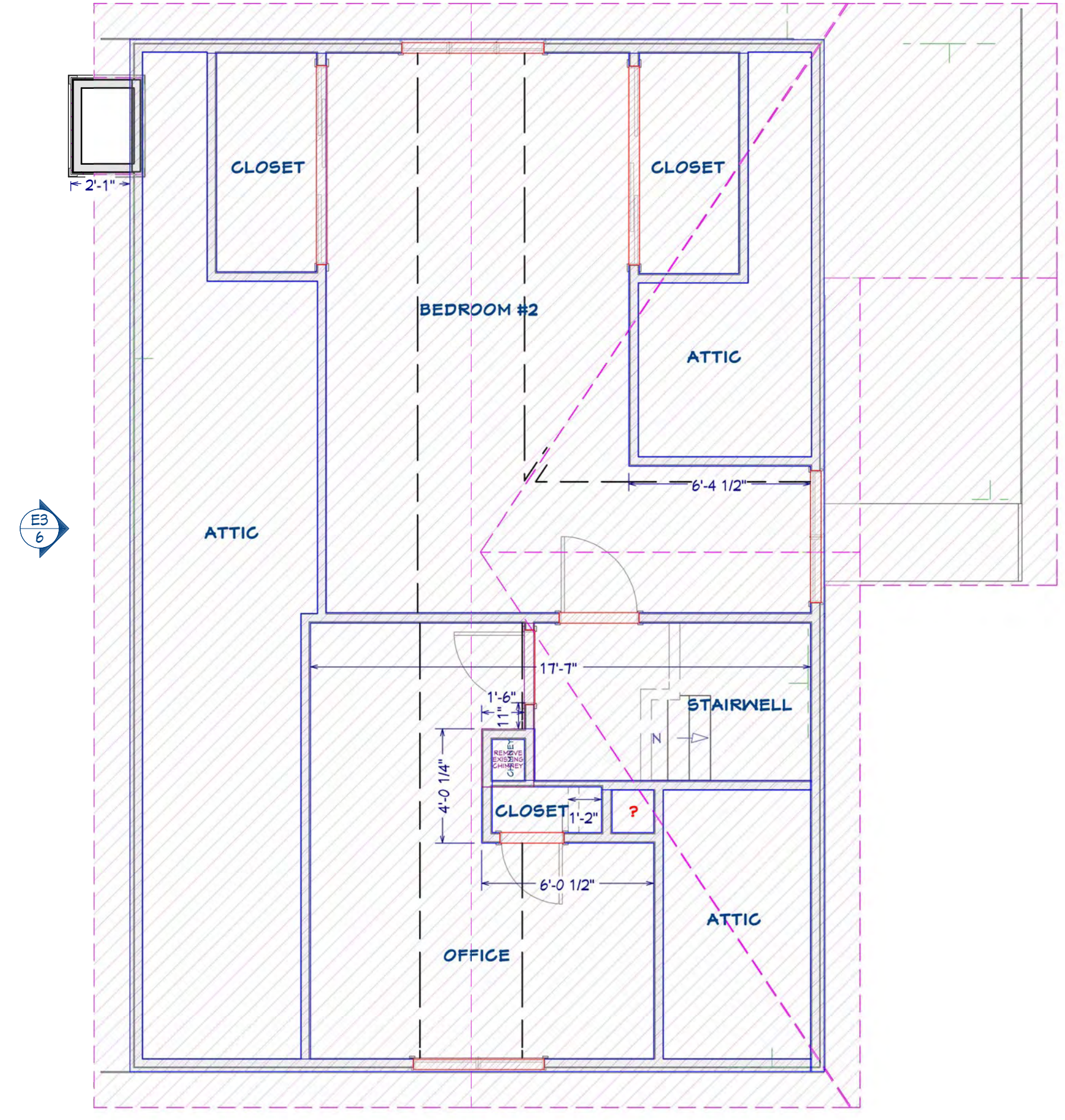
GMH CONSTRUCTION
DESIGN • BUILD • REMODEL

GMH CONSTRUCTION INC.
12445 N4744 SWAN RD., FISH LAKE, WI. 53072
262-646-6151

DATE:
2/16/2026

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

SHEET:
A-9

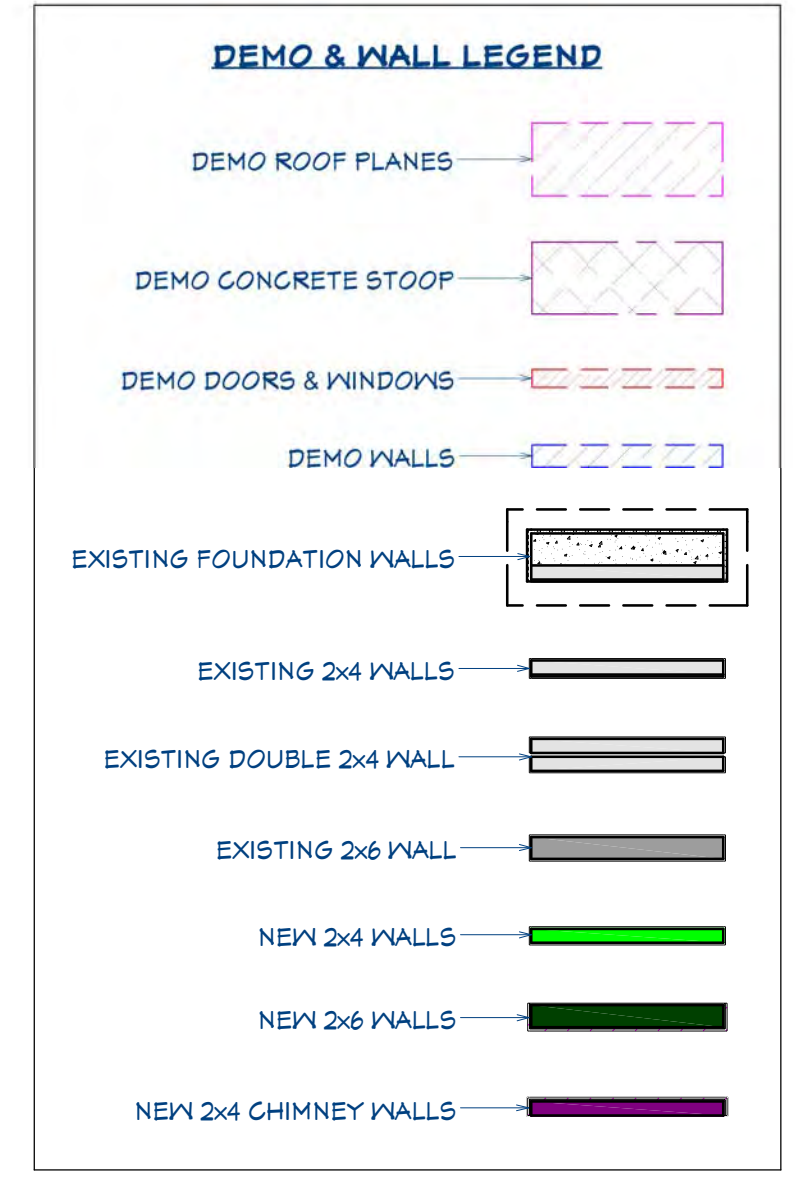


LIVING AREA
529 SQ FT

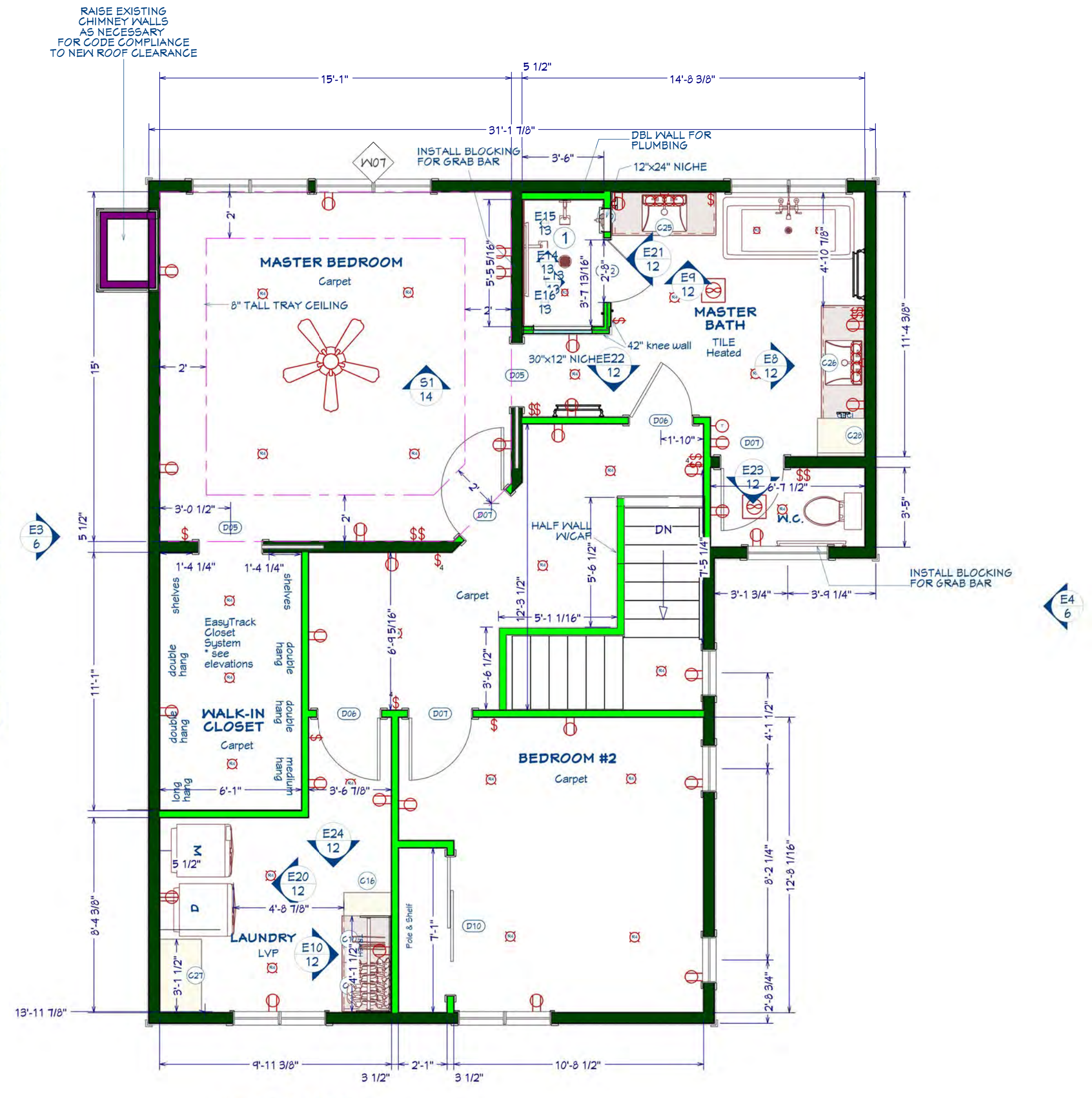
E1
5

EXISTING 2ND FLOOR PLAN VIEW
1/4" = 1'-0"

CABINET SCHEDULE (CLOSET ORGANIZERS NOT INCLUDED)								
NUMBER	LABEL	QTY	FLOOR	WIDTH	DEPTH	HEIGHT	DESCRIPTION	COMMENTS
C01	B24R	1	2	24"	24"	36"	BASE CABINET	
C02		2	1	3/4"	1 1/2"	43"	FARTITION	
C03		2	1	3/4"	23 1/4"	43"	FARTITION	
C04		3	1	40 3/4"	16"	3/4"	SHELF	
C05		5	1	40"	12"	3/4"	SHELF	
C06		5	1	52"	12"	3/4"	SHELF	
C07	3DB36	3	1	36"	24"	36"	BASE CABINET	
C08	U221290R	1	1	22"	12"	40"	UTILITY CABINET	
C09	B2015	1	1	14 5/8"	15"	36"	BASE CABINET	
C10	B24L	1	2	24"	24"	36"	BASE CABINET	
C11	2DB18	1	1	18"	24"	36"	BASE CABINET	
C12	3DB24	1	1	24"	24"	36"	BASE CABINET	
C14	3DB39	1	1	39"	24"	36"	BASE CABINET	
C15	B3615XL	1	1	36"	15"	36"	BASE CABINET	
C16	U241293L	1	2	24"	12"	43"	UTILITY CABINET	
C17	B24L	1	1	24"	24"	36"	BASE CABINET	
C19	B3612	3	1	36"	12"	36"	BASE CABINET	
C21	OTC302493	1	1	30"	24"	43"	UTILITY CABINET	
C22	RB36	1	1	36"	24"	36"	BASE CABINET	
C23	SB36	1	1	36"	24"	36"	BASE CABINET	
C24	SB4321L	1	1	43"	21"	36"	BASE CABINET	
C25	SB5121	1	2	51"	21"	36"	BASE CABINET	
C26	SB512140	1	2	51"	21"	39 1/2"	BASE CABINET	
C27	U382193	1	2	37 1/2"	21"	43"	UTILITY CABINET	
C28	U182494R	1	2	18"	24"	44"	UTILITY CABINET	
C29	UF32493	1	1	3"	24"	43"	FILLER	
C30		1	2	12"	4"	3/8"	SHELF	
C34	W2139L	2	1	21"	12"	39"	WALL CABINET	
C35	W2139R	2	1	21"	12"	39"	WALL CABINET	
C36	W3339	1	1	33"	12"	39"	WALL CABINET	
C37	W362124	1	1	36"	24"	21"	WALL CABINET	



DOOR SCHEDULE								
NUMBER	LABEL	QTY	FLOOR	SIZE	WIDTH	HEIGHT	DESCRIPTION	COMMENTS
D01	2668	1	1	2668 R IN	30"	80"	HINGED-160 INTERIOR	
D02	2868	1	2	2868 L	32"	80"	SHOWER-GLASS SLAB	
D03	2868	1	1	2868 L IN	31 1/2"	80"	HINGED-6801 CRAFTSMAN ONE LITE II	
D04	2468	1	1	2468 L IN	28 1/4"	80"	HINGED-6801 CRAFTSMAN ONE LITE II	
D05	2868	2	2	2868 L	32"	80"	POCKET-6801 CRAFTSMAN ONE LITE II	
D06	2868	2	2	2868 L IN	32"	80"	HINGED-6801 CRAFTSMAN ONE LITE II	
D07	2868	3	2	2868 R IN	32"	80"	HINGED-6801 CRAFTSMAN ONE LITE II	
D08	3068	1	1	3068 L/R IN	36"	80"	DOUBLE HINGED-6175 CRAFTSMAN ONE LITE	
D09	D09-4468	1	1	4468	52"	80"	MULLED UNIT-HL	
D10	51168	1	2	51168 R IN	71"	80"	SLIDER-6801 CRAFTSMAN ONE LITE II	



LIVING AREA
438 SQ FT

E1
5

PROPOSED 2ND FLOOR PLAN VIEW
1/4" = 1'-0"

DEMO ALL 2ND FLOOR WALLS - ROOFS
DOORS - WINDOWS - INTERIOR CHIMNEY
(SAVE WINDOWS FOR POSSIBLE RE-USE)

NOTE:
DIMENSIONS TO FRAMING OF NEW WALLS
AND TO EXISTING DRYWALL SURFACES
ON EXISTING WALLS

WINDOW SCHEDULE									
NUMBER	LABEL	QTY	FLOOR	SIZE	WIDTH	HEIGHT	EGRESS	DESCRIPTION	COMMENTS
W01	2036DH	1	1	2036DH	24"	42"		DOUBLE HUNG	FROSTED/TEMPERED
W02	2040SH	3	2	2040SH	24"	48"		SINGLE HUNG	
W03	3030RS	1	1	3030RS	36"	36"		RIGHT SLIDING	
W04	3616FX	1	2	3616FX	42"	18"		FIXED GLASS	
W05	2040SH	3	1	2040SH	24"	48"		SINGLE HUNG	
W06	W06-4040	2	2	4040	48"	48"		MULLED UNIT-HL	
W07	W07-5046	3	2	5046	60"	54"		MULLED UNIT-HL	
W08	W08-4040	1	1	4040	48"	48"		MULLED UNIT-HL	

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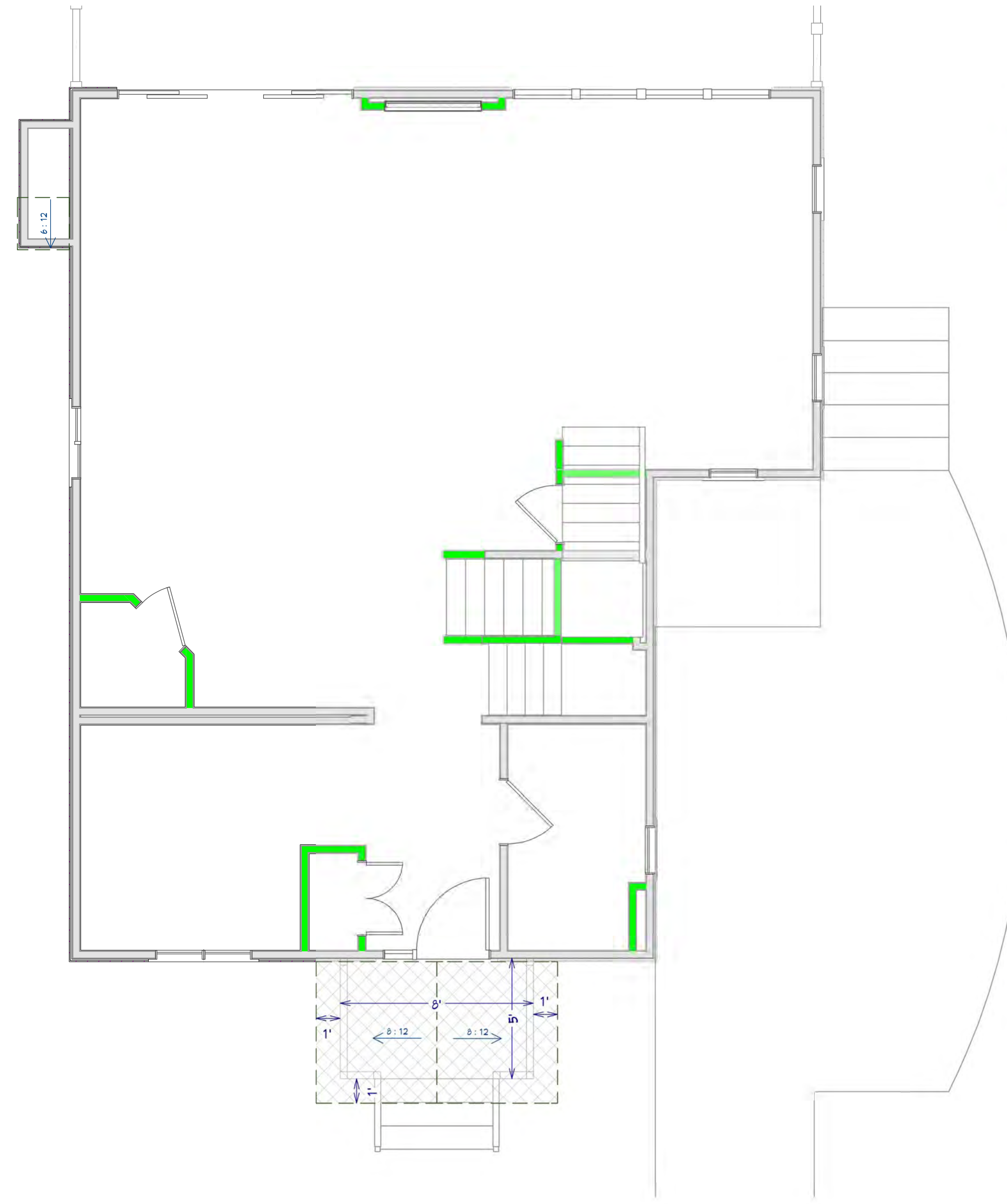
PROJECT DESCRIPTION:
2ND STORY ADDITION
WHOLE HOUSE REMODEL
NEW DECK EXTENSION

OWNER(S):
BILL & KAREN REDDIN
14240 N8400 FOREST HEIGHTS
HARTLAND, WI 53024

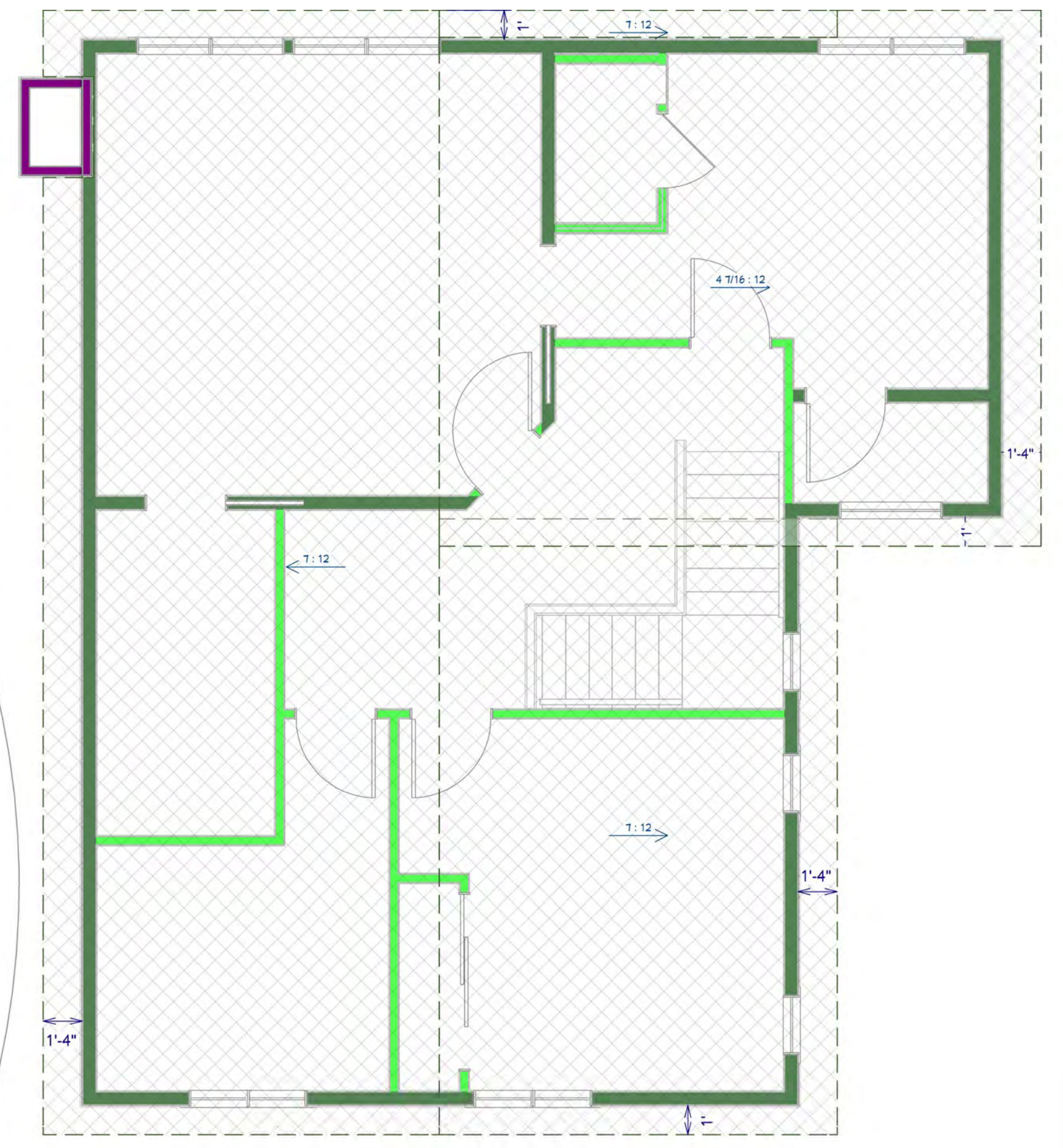


GMH CONSTRUCTION
INC.
14240 N8400 FOREST HEIGHTS
HARTLAND, WI 53024
262-646-6151

DATE:
2/16/2026
SCALE:
AS NOTED
SHEET:
A-11

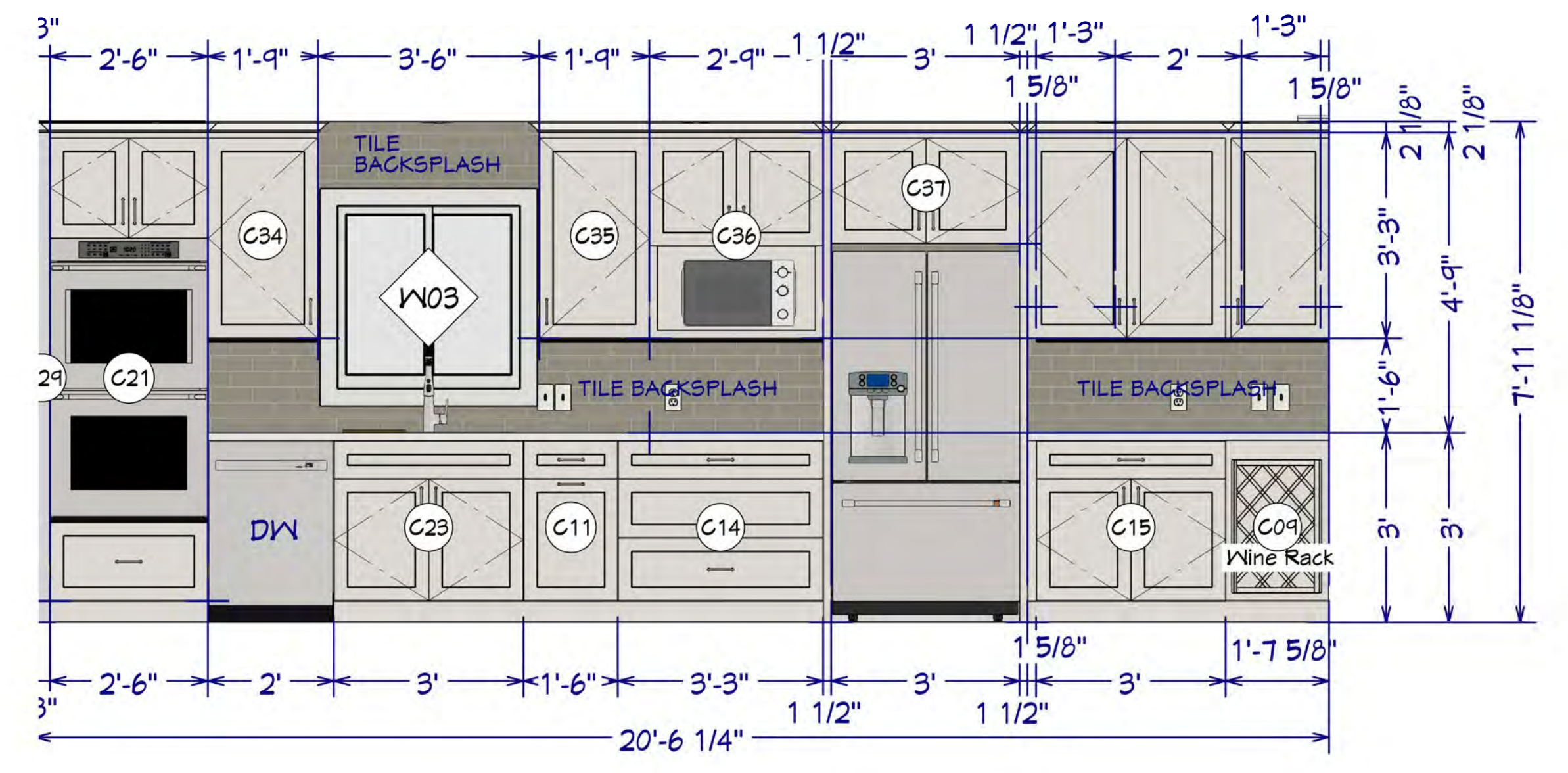


FIRST FLOOR ROOF PLAN VIEW
1/4" = 1'-0"

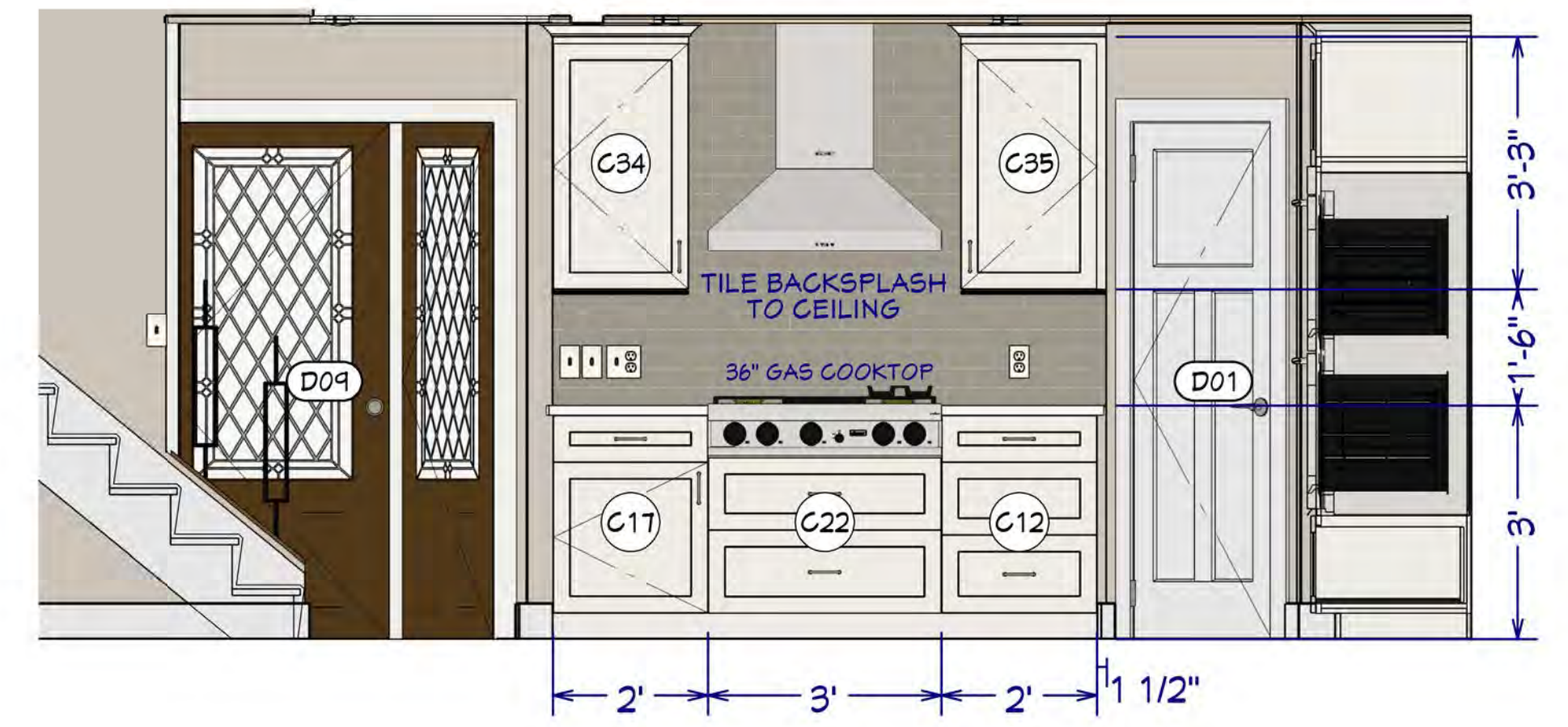


SECOND FLOOR ROOF PLAN VIEW
1/4" = 1'-0"

Roof Plan View



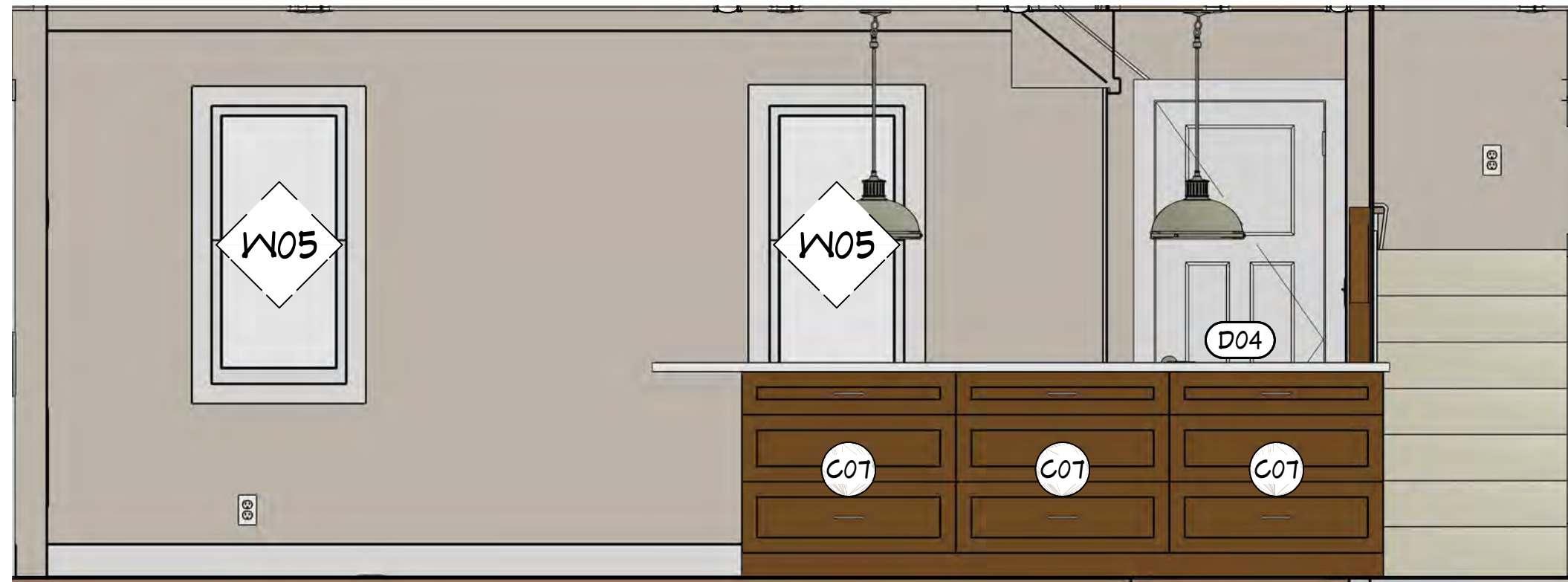
ELEVATION #5
1/2" = 1'-0"



ELEVATION #6
1/2" = 1'-0"



KITCHEN ISLAND BACK ELEVATION
1/2" = 1'-0"

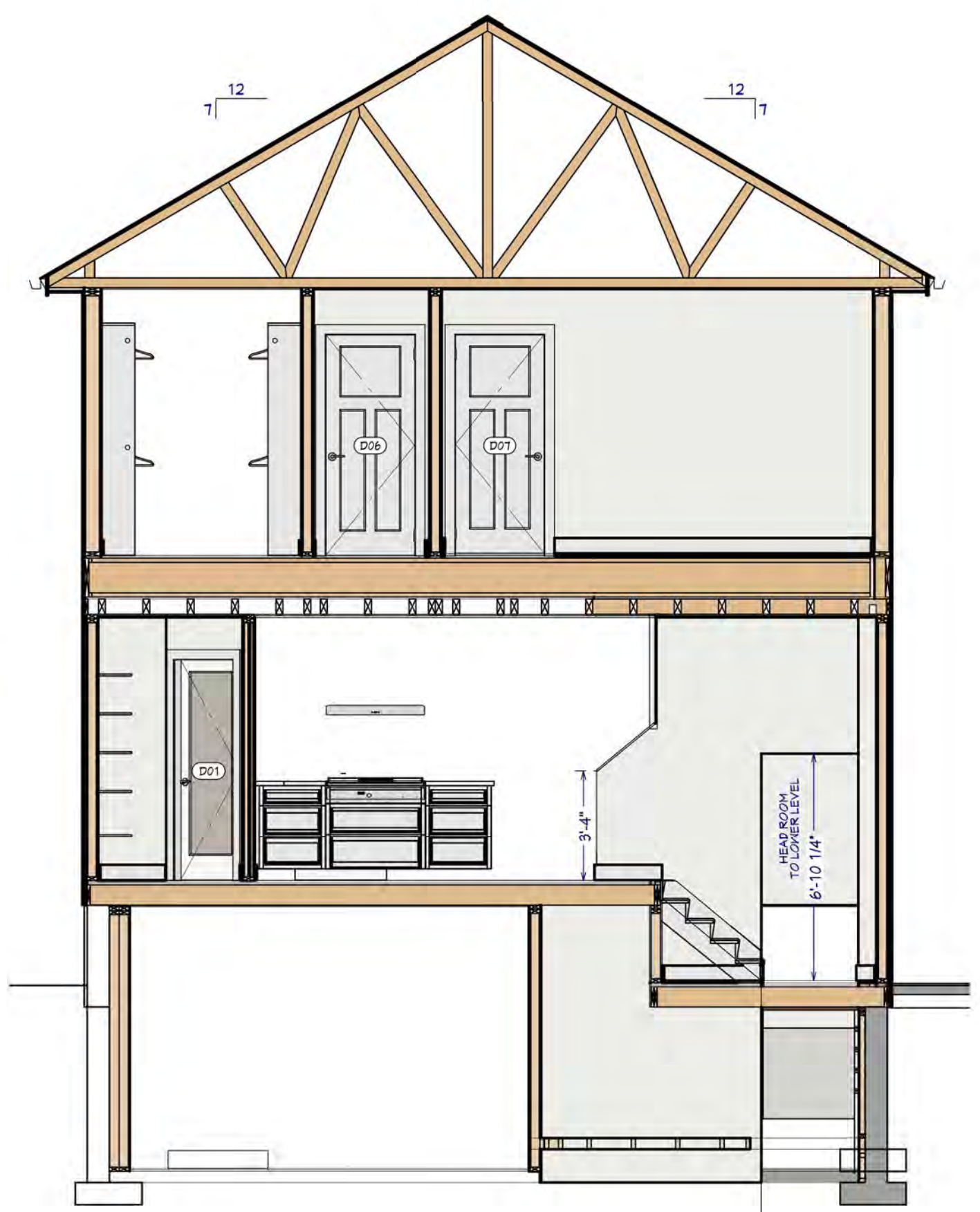
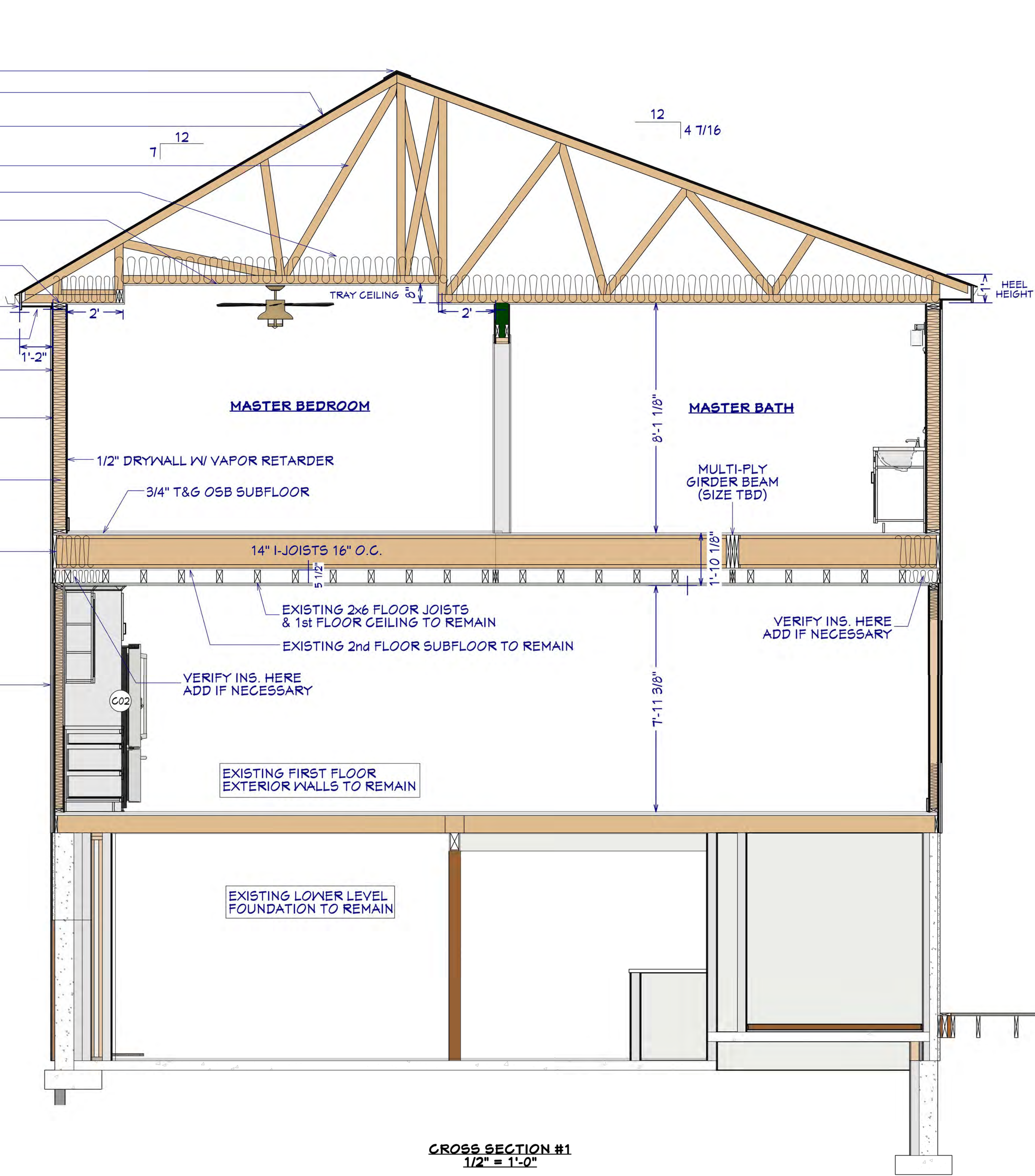


KITCHEN ISLAND FRONT ELEVATION
1/2" = 1'-0"



FIREPLACE WALL ELEVATION
1/2" = 1'-0"

- CONTINUOUS RIDGE VENT
- DIMENSIONAL ASPHALT SHINGLES
- 1/2" OSB SHEATHING & SYNTHETIC UNDERLAYMENT
- TYPICAL TRUSSES 24" O.C.
- R-50 BLOWN INS. WITH AIR CHUTES
- 1/2" DRYWALL W/VAPOR RETARDER
- HURRICANE CLIPS OR EQUIVALENT FASTENERS
- COMPOSITE OR ALUM FASCIA
- ALUM. GUTTERS & VENTED SOFFITS
- LP SMART SIDING W/ HOUSE WRAP
- 7/16" OSB SHEATHING - USE UDC CONTINUOUS SHEATHING NAILING PATTERN FOR SHEAR WALL COMPLIANCE (SEE ATTACHED CHART)



CROSS SECTION #2
1/4" = 1'-0"

CROSS SECTION #1
1/2" = 1'-0"

Published under s. 33.03, Wis. Stats., by the Legislative Reference Bureau.
SAFETY AND PROFESSIONAL SERVICES **SPS 321.25**

Table 321.25-G
BRACING REQUIREMENTS

Material	Minimum Braced Member Thickness or Size	Minimum Nailed Wall Height*	Minimum Nailed Wall Panel Width or Brace Angle	Connection Criteria	Minimum Fasteners	Maximum Spacing
1x4	1x4 wood brace (or approved metal brace installed per manufacturer instructions)	8'	45° angle and maximum 18" w.c. nail spacing	2-6d common nails or 3-6d box nails @ 24" max. o.c. (11.13" diameter)	Per stud and top and bottom plates	
2x6	2x6 wood brace (or approved metal brace installed per manufacturer instructions)	10'	45° angle and maximum 18" w.c. nail spacing	2-6d common nails or 3-6d box nails @ 24" max. o.c. (11.13" diameter) or 2-1 1/2" x 6" lag bolts @ 48" max. o.c.	Per stud and top and bottom plates	
WSP	3/4" for maximum 10' w.c. nail spacing; 7/8" for maximum 12' w.c. nail spacing	10'	45° angle and maximum 18" w.c. nail spacing	6d common nail or 6d box nail @ 24" max. o.c. (11.13" diameter) or 2-1 1/2" x 6" lag bolts @ 48" max. o.c.	3" edges, 12" field (nails)	
SFB	Structural Ply-form sheathing	10'	45° angle and maximum 18" w.c. nail spacing	1 1/2" long x 0.130" diameter galvanized steel nails or 1 1/2" x 6" lag bolts @ 48" max. o.c.	3" edges, 36" field	
CB	Chipboard board (installed on both sides of wall)	10'	45° angle and maximum 18" w.c. nail spacing	5d common nails, or 6d screws	3" edges, 7" field (including top and bottom plates)	
CS-WSP	3/4" for maximum 10' w.c. nail spacing; 7/8" for maximum 12' w.c. nail spacing	12'	Refer to Table 321.25-H	Same as WSP	Same as WSP	
CS-SFB	3/4" for maximum 10' w.c. nail spacing; 7/8" for maximum 12' w.c. nail spacing	12'	Refer to Table 321.25-H	Same as SFB	Same as SFB	

Table 321.25-H
MINIMUM WIDTHS OF CS-WSP AND CS-SFB BRACED WALL PANELS

Maximum Spacing Height Adjacent to Braced Wall Panel	8" Edg. Wall	9" Edg. Wall	10" Edg. Wall	12" Edg. Wall
10'	24"	24"	24"	24"
12'	24"	24"	24"	24"

*Nailing shall extend from the top of the sheathing to the bottom of the bottom plate and may be multiple sheets. All joints shall be blocked.
*Nails are provided for walls supporting roof and live floors. Two 1/8" holes (minimum 4" apart) from bottom shall be provided to be substituted for each 45° angle LBR brace.
*Each braced panel may contain no more than one hole, having a maximum diameter of no more than ten percent of the least dimension of the panel, and centered to the middle plane of the panel.
*Nails shall be spaced at 12" on center.

EXHIBIT C

Complete this Section for **AREA VARIANCE** requests only.

An **Area Variance** is a modification to a dimensional, physical, or locational requirement such as the setback, frontage, height, bulk, or density restriction for a structure. The request must be justified by the applicant using **ALL** of the following criteria in accordance with *Section 59.694, Wis. Stats.*, and the Waukesha County Shoreland & Floodland Protection Ordinance/Zoning Code. The applicant is responsible for justifying each variance type requested (i.e. offset and shore setback). **Attach additional sheets if necessary.**

- 1. Compliance with the ordinance would cause the owner to experience an unnecessary hardship.** Unnecessary hardship is proven by demonstrating that strict compliance with a zoning ordinance would unreasonably prevent the property owner from using the property owner's property for a permitted purpose or would render conformity with the zoning ordinance unnecessarily burdensome. A property owner bears the burden of proving that the unnecessary hardship is based on special conditions unique to the property, rather than considerations personal to the property owner, and that the unnecessary hardship was not created by the property owner. Hardships should not be financial or economic in nature. Variances are intended to provide only the minimum amount of relief necessary, and the purposes of the Ordinance shall be observed.

The proposed deck construction on the main floor, which would include a stair not currently shown on the drawing, will provide a vital second point of safe egress that does not currently exist on the main floor. We think this addresses the hardship component of the variance standard.

- 2. The granting of the variance will not adversely affect the general public interest/welfare or be detrimental to nearby properties/improvements or the natural resources in the area.** Lack of local opposition does not mean a variance will not harm the public interest.

The new extension will remain entirely within the footprint of the existing deck area below and therefore does not put the upper extension any closer to the water than the current lower deck is already. Therefore, the deck extension proposal does not offend the interests protected by the restriction on how close a property can be to the water.

Other areas of existing concrete surface will be removed totaling approximately 145 sq feet of new penetrable surface area. Areas to be removed - existing concrete stoop and dog run. This will have a positive environmental impact.

Complete this Section for **SPECIAL EXCEPTION** requests only.

A **Special Exception** is a minor adjustment to the requirements of the Ordinance, where specifically authorized, and is justified by special conditions of the property. A request must be justified by the applicant using the following criteria. **Attach additional sheets if necessary.**

- 1. The granting of the special exception will not adversely affect the general public interest/welfare or adversely affect adjacent property owners. The request will not be detrimental to nearby properties/improvements or the natural resources in the area.** Lack of local opposition does not mean a special exception will not harm the public interest. When reviewing a special exception request from the minimum floor area provisions, the proposed building shall not be of such character or quality as to depreciate the property values of the surrounding area.

The vertical expansion will stay within the existing foot print (with the exception of a modest expansion on the road-side of the home for a covered entry). This not have adverse effects. The expansion will stay under the 35' height limit and it will stay outside of the lake setback requirements. Thus, the requested plans will not be detrimental to adjacent property owners. The expansion will bring the home up to date with minimum square footage requirements. The existing square footage is 1,508. The new proposed total square footage is 1,917. Thus the size will help improve property values in the area.

EXHIBIT D

IMPERVIOUS SURFACE PERMITTING WORKSHEET AND APPLICATION

Calculation of Impervious Surface (IS)

Attach a scaled Plat of Survey or a scaled Site Plan identifying all existing and proposed IS, including the type. All other features required on a Plat of Survey or a Site Plan for an *Application for a Zoning Permit* shall also be included (see *Zoning Permit Submittal Form and Checklist*).

Complete the following table (Note: Exclude decks, patios, etc. that are directly below other impervious surfaces)

Type of Impervious Surface	Existing Square Footage	Post-Project Total Sq. Ft. (complete below prior to project)
INCLUDE ENTIRE OVERHANG AREA FOR ALL BUILDINGS		
1. Dwelling, include overhangs	1155	1214 (+59, front porch)
2. Attached Garage, include overhangs		
3. Accessory building # 1, include overhangs (e.g., detached garage, shed, barn, boathouse, pole building, etc.) <small>detached garage (assuming 2' overhangs)</small>	1176	1176
4. Accessory building # 2, include overhangs		
5. Sum of additional accessory buildings (if more than two exist), include overhangs		
6. Deck(s)	deck #1 (1st floor) - over existing deck	deck #1 (1st floor) - 127
7. Patio(s)	deck #2 (ground floor) - 509	deck #2 (ground floor) - 509
8. Retaining walls (one sq. ft. per lineal ft.)	55	55
9. Driveways (incl. paved, concrete, gravel and compacted areas)	2116	2116
10. Sidewalks (incl. paved, concrete, gravel and compacted areas)	board steps - 50 walkway to shore - 175	board steps - 50 walkway to shore - 175
11. Miscellaneous impervious surfaces	158 - deck at shore	158 - deck at shore
12. Total Impervious Surface Area (total of lines 1 through 11)	5394	5580

39.7%

Lot Size (excluding the established road right-of-way)	13,574	sq. ft.
Total % of Impervious Surface (IS) taken from above table	5580	sq. ft. / 13,574 lot size x 100 = 41.1 %
Total % Treated Impervious Surface (TIS), if applicable		sq. ft. / lot size x 100 = %
Total % Impervious Surface (minus TIS)		sq. ft. / lot size x 100 = %

I, the owner, understand that I need to obtain an Access Permit for any newly proposed accesses to the property that directly abut a public road.

I, the owner, acknowledge responsibility for the accuracy of the information provided. Inaccuracies may result in an ordinance violation.

Signature (owner) _____ Date _____

Application (approved) (denied) by Zoning Administrator _____ Date _____