

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

Petition # \_\_\_\_\_ Date Filed \_\_\_\_\_ \$ \_\_\_\_\_ fee paid

Name: John & HELEN SHIELY

Address: 15275 RED FOX LANE

Phone: 414-839-1200

Legal Description: NW 1/4, NW 1/4, S 26, T 7N, R 20E, Village of Elm Grove, Waukesha County.

Lot area and dimensions: 20,023 sq. ft., SEE PLAT x \_\_\_\_\_ ft.

Zoning District: \_\_\_\_\_

Current Use: RESIDENTIAL

Nature and disposition of any prior petition for appeal, variance or conditional use:  
NONE

Description of all nonconforming structures and uses on the property:  
HOME AND HARDSCAPING EXCEED 70% MAXIMUM ALLOWABLE IMPERVIOUS SURFACE FOR LOT. SEE ATTACHED DETAILED DESCRIPTION/ NARRATIVE

**Reason for Appeal** Check the type of administrative decision appealed.

- Zoning district boundary dispute.
- Ordinance interpretation.
- Board, Committee, or Commission decision.
- Administrative decision, measurement, or order in dispute.
- Request for a variance.

Please attach the information below as required by Article IX Board of Appeals.

- ~~Name and address of the appellant or applicant and all abutting and opposite property owners of record.~~
- ~~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, showing all of the information required under § 335-84 of this chapter for a building permit.~~
- ~~Additional information required by the Zoning Administrator, the Board of Appeals or the Village Plan Commission.~~

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

Signed: [Signature] Date: 12/29/22  
Petitioner

Remit to: Thomas Harrigan, Zoning and Planning Administrator, Village Hall, 13600 Juneau Boulevard, Elm Grove, WI 53122.

**RECEIVED**  
JAN 04 2023  
VILLAGE OF ELM GROVE

## Variance Requests for 15275 Red Fox Lane

- Variance request to expand house footprint (front entry) by 78 square feet
- Variance request to alter landscaping

### Owner/Applicants:

John and Helen Shiely (owners)

Rob Miller Homes (applicant)

Bret Achtenhagen's Seasonal Services (applicant)

### Variance Request Description:

This past year John and Helen Shiely (long time residents of Elm Grove) purchased this property with the idea of making some simple improvements to freshen up their new home and landscaping. What they didn't know, however, is that in order to make **ANY** of these alterations they would need a variance from the Village.

Currently the total impervious surface on the lot is 40.03% (*It should be noted that this house was built in the late 1980's/early 1990's, long before current impervious surface standards were put in place*). The current standard maximum allowable impervious surface coverage for this property per code is 30%. In terms of square footage, this difference equates to 2,009.1 square feet. Based on this differential, it is simply impossible to get this lot into compliance and still have it be functional and aesthetically pleasing.

The proposed changes/alterations are quite minor. Additionally, the result of the changes will yield a net reduction in impervious surface of 748 square feet (3.73%). Specifically, the changes include:

- Renovating/expanding the front house entryway by 78 square feet
- Remove "circle" portion of the existing driveway and replace it with a significantly smaller, straightforward front walkway and lawn
- Remove existing deck adjacent to the garage and replace it with pavers to match current patio (in exact same footprint)
- Extend current patio to connect to new patio doors

In conclusion, what is being proposed for this house/landscape is small in scale **AND** will reduce overall hard surface on the lot. The alterations will enhance the neighborhood and make the property more functional for the new homeowners.