

**City of Oconomowoc  
Zoning Board of Appeals**

**Monday, July 20, 2020 @ 6:00 PM**

**@ City Hall Council Chambers**

NOTICE: If a person with a disability requires that the meeting be accessible or that materials at the meeting be in an accessible format, call Diane Coenen, City Clerk, at least 48 hours prior to the meeting at 262-569-2186 to request adequate accommodations.

**Meeting Agenda**

1. Call to order and confirmation of appropriate meeting notice.
2. Nominate / act on Chairperson pro tem.
3. Approve Meeting Minutes of June 3, 2020.
4. **Public Hearing – 6:00 PM:** The purpose of the hearing is to hear public comment on application filed by Jill Riley for a variance at 1286 Lily Road, from Section 17.111(8) Swimming Pool Standards, Sub-section (b) that requires pools to be located a minimum of ten (10) feet from any lot line or building. The proposed pool would be 5.5' from the north lot line and 5.5' from the house. A variance of 4.5' is required to allow the pool to be located with the required setbacks from the property line and the house.
  - A. Swear in those wishing to speak.
  - B. Zoning Administrator comments / presentation.
  - C. Applicant comments / presentation.
  - D. Citizen comments.
  - E. Close Public Hearing.
5. Consider/act on the application request of Jill Riley for a variance of 4.5' that would allow a pool to be located 5.5' from the north lot line and 5.5' from the existing house located at 1286 Lily Road.
6. Adjourn.



\_\_\_\_\_  
Diane Coenen, City Clerk  
City of Oconomowoc

Members of other city governmental bodies (board, commissions, committees, council, etc.) may attend the above-noticed meeting of the Zoning Board of Appeals in order to gather information. The only action to be taken at the above-noticed meeting will be action by the Zoning Board of Appeals.

All Zoning Board Members please notify the City Clerk's Office at 569-2186 if you are unable to attend.

**City of Oconomowoc  
Zoning Board of Appeals Minutes – June 3, 2020**

The Deputy Clerk called the meeting to order at 6:00 pm and confirmed that appropriate notice was given.

**Members Present:** Mark Gempeler, Kyle Driscoll, Ken Brotheridge and Bob Morgan  
**Members Excused:** Jake Nicholson  
**Staff Present:** Jason Gallo and Tina Wallace

**2. Nominate/act on Chairperson pro tem:** Motion by Driscoll to nominate Board Member Kenneth Brotheridge as Chairperson pro-tem; second by Morgan. Motion carried 4-0.

**3. Approve Minutes of May 14, 2019:** Motion by Driscoll to approve the May 14, 2019 minutes; second by Gempeler. Motion carried 4-0.

**4. Reynen Public Hearing – 6:01 PM:** The purpose of the hearing is to hear public comment on the variance application filed by Chad Reynen (property owner) for the property located at 833 W. LaBelle Avenue. The owner is requesting a variance from Section 17.202 – Residential Intensity and Bulk Requirements within the City Zoning Code, specifically the front yard setback in the Traditional Residential Zoning District, which does not allow structures within 20' of the front or street side property line. A variance of 7'6" is required to allow an addition to the existing dwelling to be constructed 12'6" from the street side property line.

Brotheridge opened the public hearing at 6:01 pm and swore in the property owner, Chad Reynen, David Nason and Jason Gallo, City Planner. Gallo gave a power point presentation on the applicant's variance request. He stated this is for an area variance. They are asking for a waiver of an ordinance from Section 17.202 Residential Intensity and Bulk Requirements for the property at 833 W. LaBelle Avenue. This is regarding a building addition to the existing home. The City allows 20' setback from the street or the front property lines. The applicant would like to encroach 7.6' into that setback. The dwelling's front door does not abut a street but faces a vacated right-of-way that was to be used for LaBelle Avenue. The only street frontage for this dwelling is on Chestnut Street. The current dwelling address is for LaBelle Avenue. Gallo gave a brief history of the property. The property has an approximate 150-year old oak tree with steep slopes in the rear yard. No neighbors voiced concerns. Gallo stated in order for the Zoning Board of Appeals to grant a variance there is a three-part test. The applicant has the burden of proof to demonstrate that all three criteria defined in the state statute requirements are met: 1) is unique physical property limitations are existing; 2) no harm to public interests; and 3) unnecessary burden on the owner if it's not granted. Planning Staff finds the property contains unique physical property limitations, no harm to public interest and there is unnecessary burden placed on the applicant. Gallo concluded the Board has 5 alternatives to granting a variance: approve the request as submitted, deny request, approve the request in part, approve the request with conditions as determined, or postpone action. The Board should consider have they exhausted all other means; would a text amendment be a better solution and will granting this various set a precedent. The Board should consider the application, evidence during the public hearing, staff report, photos, letters and emails. Planning Staff recommends approval of the variance at 833 LaBelle Avenue with the conditions that it cannot encroach any closer to the existing home and the address of 833 LaBelle Avenue should be displayed on the house or property for emergency vehicle way finding.

Chad Reynen stated one of the reasons LaBelle Avenue is vacated is the City deemed it unimproved and not necessary for public travel. The front door is their man concern. The tree in the back is a Burr Oak and is over 13 ft. round and old. They are encroaching a little to the north. He submitted a letter of support from the neighbors. Also, they will keep the address on the garage.

David Nason, 902 W. Wisconsin Avenue, spoke in support of the project.

No additional public comments were received. The public hearing closed at 6:32 pm.

**5. Consider/act on the request of Chad Reynen for a variance from Section 17.202 allowing a building addition to encroach 7'6" into the street side setback at 833 W. LaBelle Avenue:**

Board was in agreement with staff findings.

Motion by Driscoll to approve the variance as it was provided for the following reasons with two conditions that the full address is displayed on the house or garage and that the home cannot encroach closer to the road than the existing home: 1) The property contains unique physical limitations due to the mature tree in the backyard and the topography of that and not allowing to build in the rear; 2) No harm to the public interest: A) The addition will not be any closer than the front street; B) There was no calls or emails received in opposition to this plan; and C) The letters of support by the neighbor, as well as the Alderman; and 3) There is an unnecessary burden given that the front door is not on the street and the new front door will allow for a much safer access to the property in times of emergency; second by Gempeler. Motion carried 4-0.

No further discussion or action was taken.

**6. Jeffers Public Hearing – 6:38 PM:** The purpose of the hearing is to hear public comment on the variance application filed by Robert Jeffers (property owner) for the property located at 515 Greenland Avenue, City of Oconomowoc. The owners are requesting a variance from Section 17.202 – Residential Intensity and Bulk Requirements within the City Zoning Code, specifically the side yard setback in the Traditional Residential Zoning District, which does not allow structures, such as dwellings, within 7' of the side property line. The full variance of 7' is required to allow an addition to the existing dwelling to be constructed one-foot from the side lot line with an overhang of 1' leaving a total of one-inch from the side property line.

Brotheridge opened the public hearing at 6:38 pm and swore in the property owner, Robert Jeffers and Jason Gallo, City Planner. Gallo gave a power point presentation on the applicant's variance request. He stated this is for an area variance. They are asking for a waiver of an ordinance from Section 17.202 Residential Intensity and Bulk Requirements for the property at 515 Greenland Avenue. This is regarding a building addition encroachment. The City allows 7' from the side lot line of the property. The applicant is requesting to do an addition that will fully encroach into the 7' setback. They will leave 1" from the side lot line. Gallo gave a brief history of the property. The property owner removed 2,000 sf of concrete, which was the driveway on the lake side of the dwelling. They would like to add on to the house with a garage. No neighbors voiced concerns. A letter of support was submitted from the property owner from the lot adjacent to the proposed addition. Gallo stated in order for the Zoning Board of Appeals to grant a variance there is a three-part test. The applicant has the burden of proof to demonstrate that all three criteria defined in the state statute requirements are met: 1) is unique physical property limitations are existing; 2) no harm to public interests; and 3) unnecessary burden on the owner if it's not granted. Planning Staff finds the property contains unique physical property limitations, no harm to public interest and there is unnecessary burden placed on the applicant. Gallo concluded the Board has 5 alternatives to granting a variance: approve the request as submitted, deny request, approve the request in part, approve the request with conditions as determined, or postpone action. The Board should consider have they exhausted all other means; would a text amendment be a better solution and will granting this various set a precedent. The Board should consider the application, evidence during the public hearing, staff report, photos, letters and emails. Planning Staff recommends approval of the variance at 515 Greenland Avenue.

Robert Jeffers stated he has owned the property for 14 months. One of the concerns was the garage. There was 2,000 sq. ft. of concrete draining run-off right to the lake and the garage was built for Model T cars. The removal of the concrete will greatly benefit the lake. Now they are stuck with no garage. The north neighbors are in favor of the property. There is 60 ft. between the homes.

No additional public comments were received. The public hearing closed at 6:58 pm.

**7. Consider/act on the request of Robert Jeffers for a variance from Section 17.202 allowing a dwelling to encroach 7' into side yard setback at 515 Greenland Avenue:**

Board was in agreement with staff findings.

Motion by Driscoll to approve the variance as it was provided for the following reasons with one condition that they work with the neighbors to replace any trees that are moved or removed: 1) The property contains unique physical limitations: A) The existing garage is not up to today's standards; and B) Landscaping and the utility lines making this the best area; 2) No harm to the public interest: A) The neighbors are in support; and B) There was no calls or emails received in opposition to this plan; and 3) There is an unnecessary burden given that if they were to construct on the other side they would have to move the electrical and gas lines, mature trees, landscaping and asphalt and the second option would impede your neighbors view to the lake; second by Gempeler. Motion carried 4-0.

No further discussion or action was taken.

**8. Frederick Public Hearing – 7:02:** The purpose of the hearing is to hear public comment on the variance application filed by Dean Frederick (property owner) for the property located at 622 Anne Street, City of Oconomowoc. The owner is requesting a variance from Section 17.202 – Residential Intensity and Bulk Requirements within the City Zoning Code, specifically the side yard setback in the Traditional Residential Zoning District, which does not allow detached accessory structures, such as garages, within 3' of the side property line. A variance of 2' is required to allow the detached accessory building to be reconstructed one-foot from the side lot line.

Brotheridge opened the public hearing at 7:02 pm and swore in the property owner, Dean Frederick and Jason Gallo, City Planner. Gallo gave a power point presentation on the applicant's variance request. He stated this is for an area variance. They are asking for a waiver of an ordinance from Section 17.202 Residential Intensity and Bulk Requirements for the property at 622 E. Anne Street. The request is to tear down the existing garage that is 1' from the side yard and rebuild it. He would need a 2' variance. The proposed garage is slightly larger as it is an additional 3 ft. in length. Gallo gave a brief history of the property. No neighbors voiced concerns. Letters of support were submitted from the property owners most affected by this variance. Gallo stated in order for the Zoning Board of Appeals to grant a variance there is a three-part test. The applicant has the burden of proof to demonstrate that all three criteria defined in the state statute requirements are met: 1) is unique physical property limitations are existing; 2) no harm to public interests; and 3) unnecessary burden on the owner if it's not granted. Planning Staff finds the property contains unique physical property limitations, no harm to public interest and there is unnecessary burden placed on the applicant. Gallo concluded the Board has 5 alternatives to granting a variance: approve the request as submitted, deny request, approve the request in part, approve the request with conditions as determined, or postpone action. The Board should consider have they exhausted all other means; would a text amendment be a better solution and will granting this various set a precedent. The Board should consider the application, evidence during the public hearing, staff report, photos, letters and emails. Planning Staff recommends approval of the variance at 622 E/ Anne Street. Dean Frederick stated the application stands for itself.

No additional public comments were received. The public hearing closed at 7:17 pm.

**9. Consider/act on the request of Dean Frederick for a variance from Section 17.202 allowing a detached garage to be reconstructed one foot from the side yard setback at 622 Anne Street:**

Board was in agreement with staff findings.

Motion by Driscoll to approve the variance as it was provided with no conditions for the following reasons: 1) the property contains unique physical limitations: A) Given the shape of the lot; and B) The existing support for the roof structure cannot be moved; 2) No harm to the public interest: A) The neighbors are in support; and B) the garage will not be moved over any further than it already is to the property line; and 3) There is an unnecessary burden given that if the variance was not approved given the condition of the existing garage it would likely have to come down and there wouldn't be a garage on the property; second by Morgan. Motion carried 4-0.

No further discussion or action was taken.

Motion by Gempeler to adjourn the meeting of the Zoning Board of Appeals; second by Morgan. Motion carried 4-0. The meeting adjourned at 7:19 pm.

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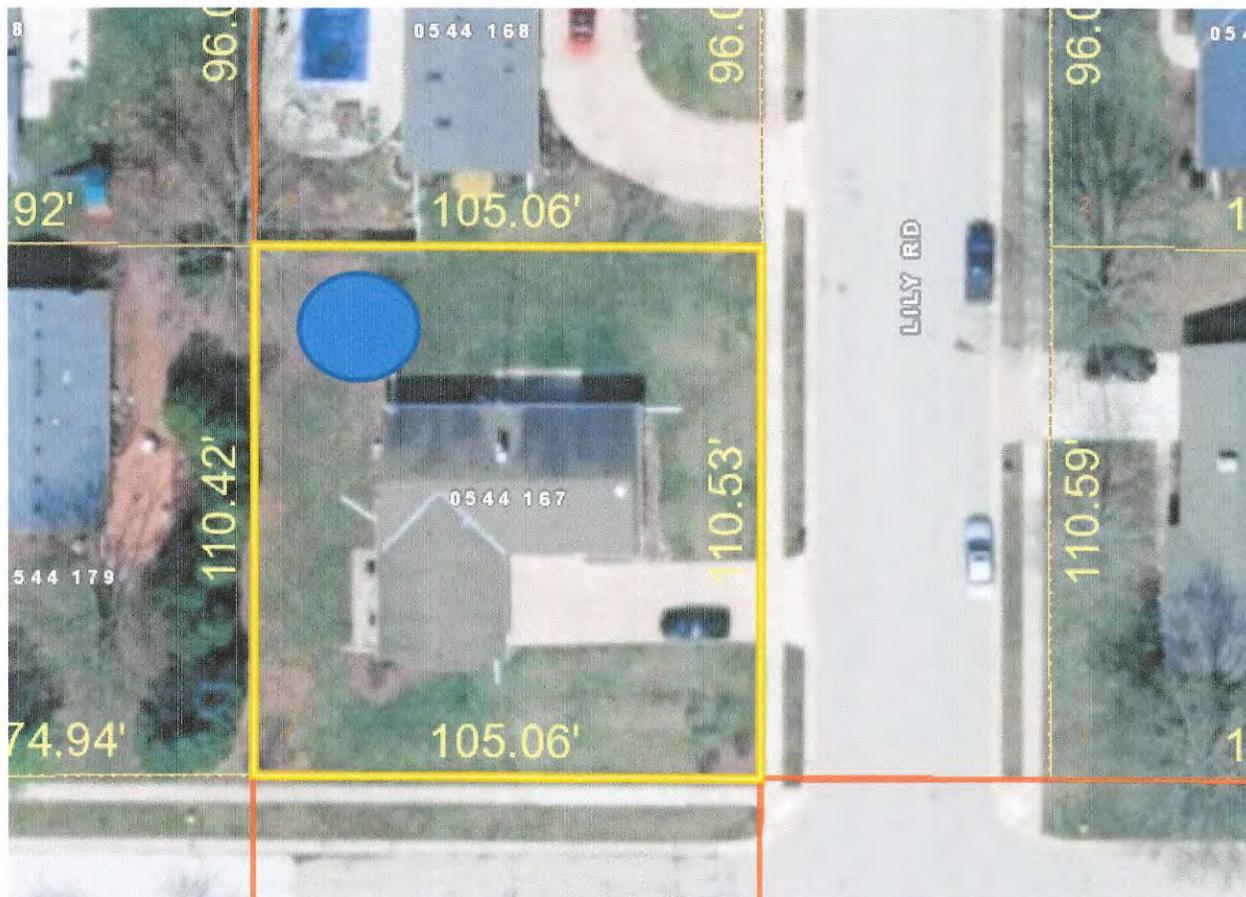
Tina Wallace, Deputy City Clerk



**Request:**

The request is to construct an above-ground 24' round pool within the required to the pool setbacks at 1286 Lily Road. Per the zoning code requirements, Section 17.111(8)(b) all swimming pools shall be at least ten feet from any lot line or building.

Below is an aerial photo of the property with the proposed location of the pool shown as a blue circle.



Based on this photo, it can be seen the that:

- the subject property is a corner lot,
- the neighboring property to the north has an in-ground pool,
- the pool will be pushed as far from either of the streets as possible,
- the pool will comply with the 10' required setback from the west lot line (Utility easement exists)
- when placing the pool 10' from the west side, leaves 5.5' from the northern lot line and 5.5' from the house.

**Current Fencing:**

The property rear and side yards are fenced with a 6' tall board-on-board fencing. The proposed pool will be completely within a 6' fenced area.



**Front Yard – Along Lily Road**



**Side Yard – Along Heather Circle**



**Rear Yard Fence – Looking to the North**



**Rear Yard – With Pool Layout (approximate)**

## **Type of Variance:**

The applicant is requesting an area variance, not a use variance. An area variance is intended to provide an increment of relief (normally small) from a dimensional restriction such as building height, width, area, setback, etc. To grant a variance, the Board of Zoning Appeals must determine if the request meets each of the three (3) statutory variance criteria (standards/tests) as provided below.

### **1 Unique Physical Property Limitations Standard:**

The first test/standard deals with uniqueness to the property that other nearby properties may not have. The UW-Extension defines unique property limitations as follows: “Steep slopes or wetlands must prevent compliance with the ordinance. The circumstances of an applicant, such as a growing family, elderly parents, or a desire for a larger garage, are not legitimate factors in deciding variances.”

Planning staff finds the property contains unique physical property limitations. Staff is going to bend the rules a bit and see if the Zoning Board of Appeals agrees. The property itself is not “unique”, but the “situation” that the applicant finds herself is unique. There is currently a shortage of above ground swimming pools. Per her reputable swimming pool installer, this 24’ round pool is the only size available. An email was submitted from Rene Huston, president of Patio Pleasures documenting this as unforeseen challenge in the swimming pool industry.

The reason for the shortage of pools is due to the COVID-19 pandemic that the Country is currently experiencing. Most public pools, indoor health clubs and public beaches are closed, and people are asked to shelter-in-place. In order to swim, one must have access to a private pool. Due to the massive shortage of pools, the current status of pools becomes a unique problem, as there has never been a shortage like this before. If the applicant was able to find a smaller pool that met the required setbacks, she would have rather complied with the pool ordinances.

### **2 No Harm to Public Interests Standard:**

The UW-Extension defines no harm to public interest as follows: “A variance may not be granted which results in harm to public interests. Public interests can be determined from the general purposes of an ordinance as well as the purposes for a specific ordinance provision. Analyze short-term, long-term, and cumulative impacts of variance requests on the neighbors, community and statewide public interest.”

Planning Staff finds the proposed variance does not harm the public interest. The applicant submitted letters of no objection from the property owners to the directly west and kitty-corner to the northwest. The neighbor impacted the most, to the north was not asked to sign the letter of non-objection. There is a 6’ tall fence on both sides of the property line to the north (double fencing) and the north property already has an inground pool. The applicant is providing a 5.5’ from the north property line and 5.5’ from the house, splitting the setback distances while maintaining a required setback from the easement to the west. The pool will be located in a completely fenced yard.



Photo of the neighboring property to the north - 6' solid fence.

- 3** **Unnecessary Burden Standard:** Planning Staff finds an unnecessary burden is placed on the applicant if the variance were denied. In most cases this is the hardest test to meet. In this case, staff feels the applicant meets this standard with a sound answer. The applicant needs the pool to conduct her multiple types of therapy. Due to a severe car crash, the applicant is required to do therapy that can be done in water. There is limited access to her needed therapeutic treatments. Having the pool on her property would benefit her health and well-being. The primary use of the proposed pool is a therapy pool, not a social pool.

**Easements:**

There is a utility easement along the west lot line that contains underground primary. The existing lines in this easement must remain. The applicant has agreed to keep the pool and any permanent pool accessories outside of the 10' easement. There are also electric lines running diagonal from the pedestal in the NW corner of the lot to the house. The owner has agreed to pay for the removal of the existing lines and laying of new lines along the west property line. A drawing was provided from the Electric Utility for what work would need to be done if the pool is allowed to be installed. Based on the two conditions to keep the pool out of the easement and pay for the relocation costs, the City Electric Utility has no objection to the proposed variance.

**Recent Property Improvements:**

The applicant has pride in the ownership of her house. The site visit on July 6, 2020 revealed a new roof, exterior façade improvements, exterior painting and recently installed concrete patios. The applicant wants this to be her forever home.

**Alternatives:**

When reviewing variances, the City Zoning Board of Appeals should look at all potential alternatives prior to acting on the variance.

1. Deny the request as submitted. Ask that any future pool conform to the 10' setback.
2. Approve the request with no conditions. Allow pool to be installed as submitted.
3. Approve the request with conditions. Require the pool to maintain 10' from west side and house, have applicant pay all electric relocation costs, require a pool permit, and have any filters or pumps 20' from property line.
4. Postpone the request to get more information.

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**Staff Reasoning / Recommendation:**

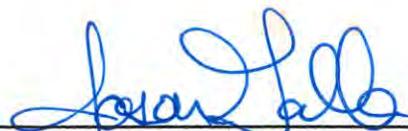
Staff feels the application meeting the standards for granting a variance. In this case, all three tests when joined together build the case for granting. The pool is needed for therapy purposes, there is a shortage of pools, the proposed pool size is all that is available, and there is existing double fencing to the neighbor's lot line. Once all three items are blended together, staff feels the medical condition with the uniqueness of the pool shortage becomes grounds for granting the variance.

1. The property meets the uniqueness and physical limitations by a pool shortage brought on by COVID-19 and shelter-at-place orders.
2. There is no harm to the public interest since the adjacent owners agree and there is double fencing to the property to the north.
3. The owner would have a burden without the variance as they would not be able to complete the required therapeutic treatments.

*Staff feels the proposed variance to allow the pool to encroach 4.5' into the side setback and house setback (maintaining 5.5') meets the **statutory** requirements for granting a variance. Planning staff recommends **approval** of the variance request, per Number 3 above – Approve with conditions.*

1. Pool and any permanent pool accessories shall be located outside of the 10' easement along the west property line.
2. The owner shall pay for the removal of the existing electric lines and the laying of new lines along the west property line.
3. Applicant shall apply for a pool permit.
4. No pool filters or pumps shall be within 20' of the side lot lines.

**Submitted by:**



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Jason Gallo, AICP  
City Planner/Zoning Administrator



Relocate Single Phase Electric Service  
Project Location:  
1286 Lily Road  
Oconomowoc, WI 53066

Revisions	
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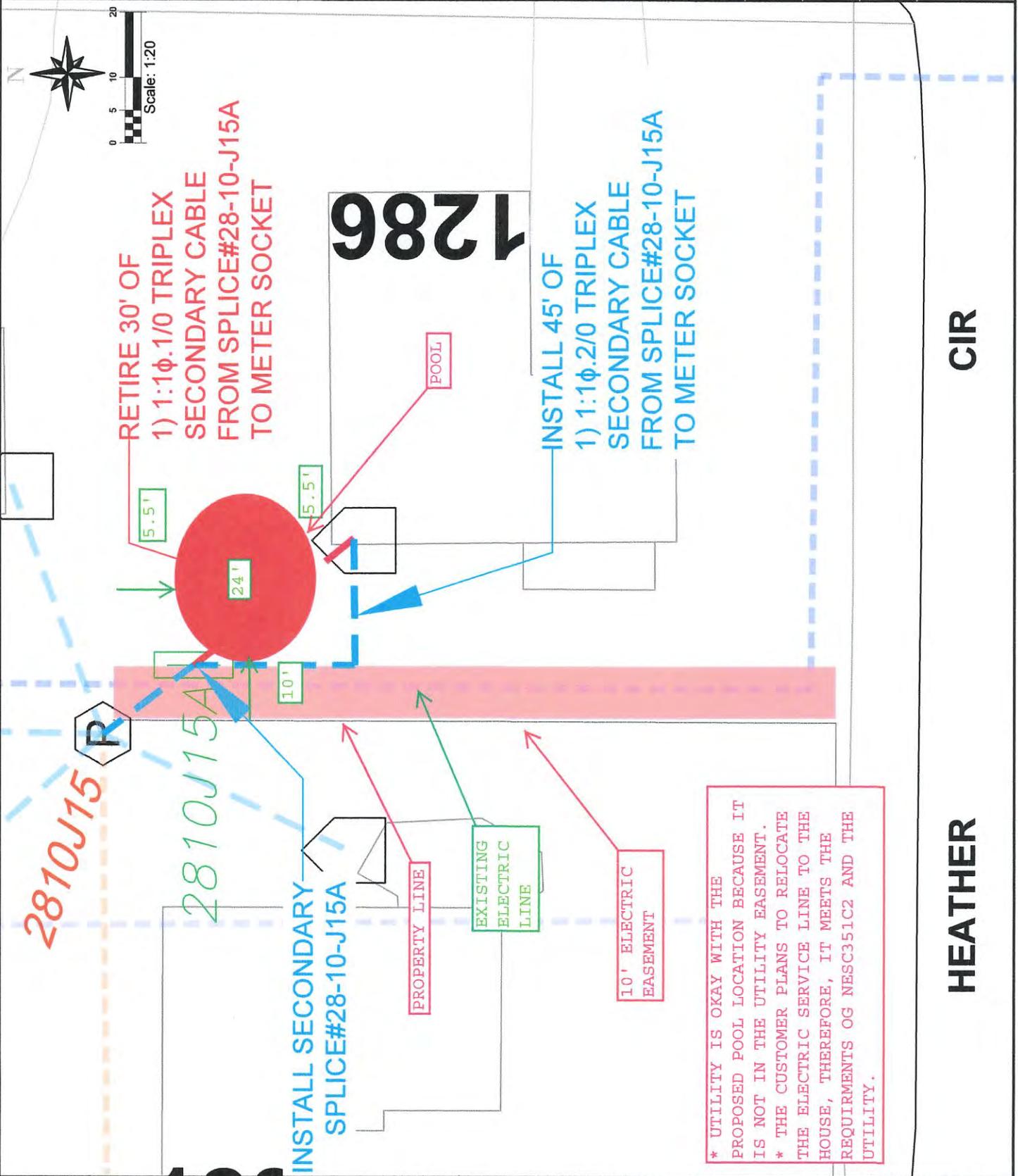
Project#: 320  
Estimate#: 2020-34

Date:  
06-19-2020

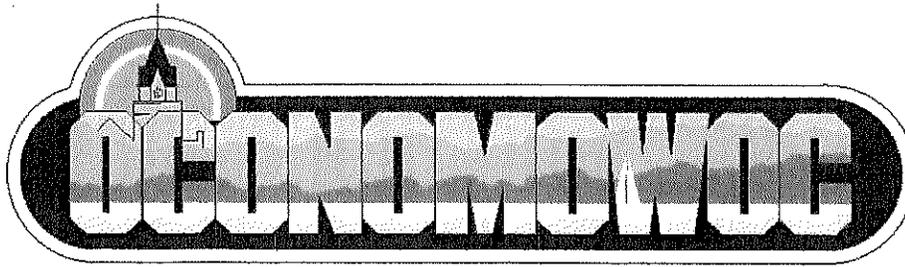
Drafted By:  
DDT

Check By:  
LJC

Sheet No.  
01



\* UTILITY IS OKAY WITH THE PROPOSED POOL LOCATION BECAUSE IT IS NOT IN THE UTILITY EASEMENT.  
 \* THE CUSTOMER PLANS TO RELOCATE THE ELECTRIC SERVICE LINE TO THE HOUSE, THEREFORE, IT MEETS THE REQUIREMENTS OF NES351C2 AND THE UTILITY.



June 30, 2020

Ms. Jill Riley  
1286 Lily Road  
Oconomowoc, WI 53066

**RE: 1286 Lily Road – Request for Pool Permit**

The City of Oconomowoc received your request to build an outdoor, above-ground 24' round swimming pool in the rear yard of the property located at 1286 Lily Road. The permit application for the pool is hereby **denied**; as the pool would encroach within the required setback from the property line, as well as from the existing dwelling.

The subject property is zoned SR – Suburban Residential District. Outdoor pools are allowed as an accessory use in this zoning district, subject to following the standards listed in Section 17.111 of the Zoning Ordinance. Per the Standards, Section 17.111(8)(b) all swimming pools shall be at least ten (10) feet from any lot line or building.

Per the property survey / drawing you provided, you identify that the pool will be constructed 5.5' from the north property line and 5.5' from the existing dwelling. The proposed location for the pool encroaches into the required setback from the house and the north lot line by 4.5' or 4'6". It is suggested that you move the pool to comply with the required dimensional standards or reduce the size of the pool.

An available alternative is to apply for a variance, as this requested encroachment would be considered a dimensional variance (4.5' encroachment). Please be aware that granting variances to allow structures within the required setback area may be challenging for the City. Certain findings must be made in order for the Zoning Board of Appeals to grant. The applicant is to include reasons why the setback encroachment variance shall be granted. Applications to apply for a variance are available on the City's Planning webpage.

If you have any questions or concerns, please feel free to contact the Planning Department at (262) 569-2166.

Sincerely,  
**City of Oconomowoc**

Jason Gallo, AICP  
City Planner / Zoning Administrator

Cc: City Administrator  
Building Inspection  
Property File

# Variance Application

## City of Oconomowoc Zoning Board of Adjustment/Appeals

Date filed: Apr. 18, 2020

\$425.00 fee

	Owner	Applicant
Name	<u>Jill Rivey</u>	<u>Jill Rivey</u>
Address	<u>1286 Lily Rd.</u>	<u>1286 Lily Rd.</u>
Phone	<u>414.202.1150</u>	<u>414.202.1150</u>
E-mail	<u>JRIVEY2171@SBCGLOCAL.NET</u>	<u>"</u>

**Please provide fifteen (15) copies of the following information:**

1. A scaled map of the existing subject property showing all lands for which the variance is proposed, and all other lands within 200 feet of the boundaries of the subject property. All lot dimensions of the subject property, a graphic scale, and a north arrow shall be provided;
2. A map of the generalized location of the subject property in relation to the City as a whole;
3. A written description of the proposed variance; (e.g. encroachment of 3' into a side yard setback)
4. A site plan of the subject property as proposed for development;
5. Written justification for the requested variance consisting of the reasons why the applicant/property owner believes the proposed variance is appropriate;
6. Describe alternatives to your proposal such as other locations, designs, and construction techniques. If you find such alternatives, please explain why you have rejected them;

**Please answer the following questions (Fifteen (15) copies on separate paper):**

1. What exceptional/extraordinary circumstances, special factors or unique property limitations are present which apply only to the property? In what manner do the factors listed prohibit the development of the subject property?
2. Would granting the proposed variance be a substantial detriment to the public interest?
3. Would the granting of the proposed variance result in a substantial or undue adverse impact on the character of the neighborhood, environmental factors, traffic factors, parking, public improvements, public property, or other matters affecting the public health, safety, or general welfare?
4. Have the factors which present the reason for the proposed variance been created by the act of the applicant or previous property owner or their agent?
5. Would compliance with the ordinance unreasonably prevent the owner from using the property for a permitted purpose or would conformity with the ordinance create an unnecessary burden on the property owner?
6. Has the requested variance or any other variances been granted or denied to the property in the past?

I certify that the information I have provided in this application and attached documents are true and accurate.

Property Owner Signature:  Date: Apr. 18, 2020

Applicant Signature:  Date: Apr. 18, 2020

174 E. Wisconsin Avenue · P. O. Box 27 · Oconomowoc, Wisconsin 53066  
262-569-2166 · www.oconomowoc-wi.gov

Thursday June 18<sup>th</sup> 2020

City of Oconomowoc Variance Application

Jill Riley

1286 Lily Rd., Oconomowoc, WI 53066

414-202-1150

I am requesting a variance for the installation of a pool at my residential property, located at 1286 Lily Rd. in the city of Oconomowoc. I was in a major car accident a little over three years ago and I have been left with injuries that require physical therapy. I was traveling with my two children through an intersection on a green light, when another driver disregarded his red stop light and struck our vehicle commonly known as a t-bone collision. This collision then caused me to strike a stop and go light pole, when then crashed down on top of our vehicle, breaking out the glass. We are all lucky to be alive after that type of a horrific crash. I have been left with multiple injuries as a result of that, requiring multiple different types of therapy. I do have medical documentation that I can and will provide to support this. To ensure that I'm not voluntarily waiving any of my rights under HIPPA laws, I'm not attaching them to this document. However, I could supply them in support as a type of in-camera inspection, so my rights stay protected.

We are currently living in a very unique and unprecedented time due to a world pandemic of the Covid-19 virus. This has greatly impacted my ability to receive necessary therapies for my health and well-being. This is including, but not limited to, formal government stay-at-home orders, the closing of businesses and public pools and limited access to needed therapeutic treatments. Having a pool installed at my property would greatly benefit my health and well-being moving forward in life.

There is also a unique situation going on with pool suppliers and for the first time, an actual pool shortage. I was able to secure a 24' round above ground pool from Pool Pleasures in Sun Prairie. This was one of only two pools that they had left available. It is a bit outside of the setbacks within my yard. Please see email from the Pool Pleasures business attached, documenting this additional crisis.

There is an easement in my backyard that the utilities department has come out to visually inspect. I am willing to pay to have services moved in order for this pool to be constructed and that is costly as well, however, this is how much I need this.

I already have a fenced in yard, so this doesn't create any impact to my neighbors.

Since I have owned this property, I have done many improvements. I have installed all new windows, except the front bay windows. All new doors, interior remodeling, a new gas fireplace, two new concrete patios and just this past week a brand new roof, gutters and exterior finishes. Unfortunately, I don't have the additional funds to move at this time and my kids and I really love our home. I am a responsible home owner and would greatly appreciate any consideration given in this circumstance I'm faced with.





**From:** Rene Huston <rene@patio-pleasures.com>  
**To:** "jriley2171@sbcglobal.net" <jriley2171@sbcglobal.net>  
**Sent:** Monday, June 15, 2020, 2:37:26 PM CDT  
**Subject:** Swimming Pool Shortage

RE: Swimming Pool Shortage

To whom it may concern,

2020 has presented an unforeseen challenge within the swimming pool industry. Above ground swimming pools became limited supply. The demands far exceed the supply and availability.

Limited options are available to consumers who are looking to enhance their "shelter at home" space.

We were able to acquire a 24' round pool for Jill Riley. Unfortunately, no other sizes were available.

Rene

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**Rene Huston** | President  
Sun Prairie: 608.825.6200 | Madison: 608.288.8220 | [www.patio-pleasures.com](http://www.patio-pleasures.com)



Thursday, June 18<sup>th</sup> 2020

Jill Riley  
1286 Lily Rd.  
Oconomowoc, WI 53066

I am requesting a variance for the installation of a pool on my property that would encroach upon the setbacks set forth within my fenced in backyard.

By signing below, we, as a neighbor of Jill Riley, understand and do not object to the pool and support the variance.

Matt Laube 1281 heather circle  
Oconomowoc WI 53066

6/18/20

Reid Schneider 1285 heather circle  
Oconomowoc WI 53066

6/18/2020

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