



Board of Appeals MEETING AGENDA

February 2, 2023 - 6:00 PM
Council Chambers
3805 S. Casper Dr.

Posted 1/25/2023

AGENDA

1. **CALL TO ORDER, PLEDGE OF ALLEGIANCE**
2. **ROLL CALL; DECLARATION OF QUORUM; PUBLIC NOTICE**
3. **APPROVAL OF MINUTES**
 - A. September 1, 2022 Board of Appeals Meeting Minutes
4. **NEW BUSINESS**
 - A. Petitioner requests to construct a 600 square foot accessory building 6 feet 8 inches from the side property line. The property is zoned R-5 Medium-Density Single Family and requires side yard setback of 10 feet. A side yard setback variance of 3 feet 4 inches is required in order to obtain a building permit.
5. **ADJOURN**

Supplemental Information:

- The meeting agenda and agenda packet are available online at www.NewBerlin.org. The minutes are published online after they are approved at the next regularly scheduled meeting.
- It is possible that action will be taken on any of the items on the agenda and that the agenda may be discussed in any order.
- You may provide comments to the City Clerk via email at CitizenComments@NewBerlin.org. Comments will be forwarded to the Mayor and members of the governing body. Emailed comments are not read during the meeting.
- Any person who has a qualifying disability under the Americans with Disabilities Act that requires that the meeting be accessible, please contact City Clerk Rubina R. Medina at (262) 786-8610 or via email at CityClerk@NewBerlinWI.gov at least 48 hours before the scheduled meeting time. Efforts will be made to accommodate the needs of disabled individuals through appropriate aids and/or services.
- It is also possible that members of and possibly a quorum of other governmental bodies of the municipality 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.



**CITY OF NEW BERLIN
BOARD OF APPEALS - MINUTES
Thursday, September 1, 2022**

Regular Meeting

Council Chambers

6:00 PM

*Please note: Minutes are unofficial until approved by the Board of Appeals at the next regularly scheduled meeting.
All votes were taken via a voice roll call vote.*

CALL MEETING TO ORDER; PLEDGE OF ALLEGIANCE

Chair Goetter called the meeting to order at 6:01PM

ROLL CALL; DECLARATION OF QUORUM; PUBLIC NOTICE

ITEM: Present: Chairman Goetter, Board Members Langer, Oldham, Alternate #1 Willoughby and Alternate #2 Stair

Also Present: Code Compliance Specialist Dan Hogan, Lead Inspector Steve Krentz, Administrative Specialist Megan Roche and Deputy City Clerk Sherri Hanson.

APPROVAL OF MINUTES

ITEM: Approval of the July 7th, 2022 Board of Appeals Minutes

MOTION: **Motion to approve the July 7th , 2022 Board of Appeals Minutes as presented**

VOTE: Motion by: Board Member Stair
Second by: Board Member Willoughby
Motion Passed 5-0

NEW BUSINESS

ITEM: BA-22-2665 Petitioner requests to construct a 384 square foot accessory building 5 feet from the rear lot line and 5 feet from the side lot line. The property is zoned R-3 Suburban Single Family Residential and requires a 50 foot rear yard setback and a 15 foot side yard setback. A rear yard variance of 45 feet and a side yard variance of 10 feet are required in order to obtain a building permit.

Chairman Goetter gave an overview of the appeals process. The staff report and variance request were read into the record. Chairman Goetter then swore in the petitioner Linda Kinjerski.

Petitioner Kinjerski read the request to the board stating when they purchased their home that their 19.3 ft. pickup truck does not fit in their 19 ft. garage. The garage does not have enough room to store their lawnmower, snow blower or gardening tools. The petitioner looked into adding an addition to their residential home, but the home is built on a hill and creates an unsafe environment for other

vehicles to drive up and around if there were to add an addition, along with cutting off access to their back yard. The petitioner is also planning on having their parents move in, one of which would require a ramp to be installed for mobility access. This would make the current two car garage only accessible to the one vehicle which needs full capacity for the ramp to be lowered and raised for access.

The property is shaped at an irregular angle that is very short on the north property line, creating the need for a variance request for the rear lot line and the north lot line. Due to the unique shape of the property, the petitioner is requesting a rear lot line and side lot line variance request.

Chairman Goetter thanked Petitioner Kinjerski and opened up the meeting for questions.

Chairman asked if the petitioner knew about the size of the garage and the pickup truck before purchasing the home.

The petitioner stated when they did the quick measurements of the location before purchase, they did not realize that the vehicle was off by .15 inch as the truck is 19.31 ft. and the garage space is 19.16 ft. It was stated that this was an oversight.

Chairman Goetter asked why the garage could not be moved to the other side of the property.

The petitioner stated that the south side of the house goes out about four feet before it reaches the hill. This hill has a border line of trees that leaned over the neighbors property before they were removed by the petitioner. In order to maintain that area of property, there would be a steep angle without the ability to flatten the hill. This would increase the hazard during inclement weather.

Chairman Goetter read three letters that were in opposition of this variance request submitted by neighbors notified in the area. There was no one in attendance to speak in opposition.

Motion was made to grant the variance request by Board Member Oldham, seconded by Board Member Langer.

Board Member Oldham stated the largest issue is the lot which makes it impractical to build within the setbacks. Board Member Oldham also acknowledged the concerns for the parent with mobility assistance requirements having reasonable access to the garage.

Board Member Langer stated he saw no issue with the 45 ft. variance for the rear lot line due to the property's odd shape. Board Member Langer noted he was concerned with the side lot requiring a 15 ft. variance and they were looking for a 10 ft. allowance, leaving only a 5 ft. distance from the edge of the garage to the next lot.

Chairman Goetter noted the hardship of this property is the odd shape of the lot.

Board Member Oldham asked for clarification on the side lot allowance with the 5 ft. variance.

Code Compliance Specialist Dan Hogan stated that there would need to be a firewall that would be installed in the garage that faces the property line, but technically could be built closer and still be within code.

MOTION: **Motion to approve the variance request.**

VOTE: Motion by: Board Member Oldham
 Second by: Board Member Langer
 Motion Passed 5-0

ITEM: BA-22-2666 Petitioner requests to construct a 1,440 square foot accessory building in addition to an existing 571 square foot accessory building. The property is zoned R-5 Medium-Density Single Family Residential and requires a maximum accessory square footage of 840 square feet combined between 2 accessory structures. A square footage variance of 1,171square feet is required in order to obtain a building permit.

Chairman Goetter gave an overview of the appeals process. The staff report and variance request were read into the record. Chair Goetter then swore in the petitioner Sarah Tyrell.

Petitioner Tyrell read the request to the board stating their house is a 689 square foot 1 bedroom ranch with a 571 square foot detached garage. The property has unique limitations which prevents them from attaching a garage to their home. There is a sanitary easement that runs between the home and the detached garage and nothing can be built over the easement. The house sits on the north property line and the west and south sides of the home are located in a flood plain; therefore, they are not able to build an attached garage in those areas either.

Due to these same unique property limitations the petitioner is not able to expand their homes footprint.

The request is to build a 2nd detached garage to improve storage needs. It would be used as a residential garage, workshop and shed. There is no intent to build an upper floor in the garage.

The property is located on a dead end out of view from the interstate, W. College Avenue and neighboring properties. The addition would be surrounded by heavily treed areas on the north and east sides and located in a secluded area behind their house.

The Petition provided signatures from 18 surrounding neighbors who support the variance. A total of 49 nearby property owners were notified of the Appeal. There was not one in attendance to speak against the petition.

Chairman Goetter thanked Petitioner Tyrell and opened up the meeting for questions.

Board Member Oldham asked what was going to be put in the garage as the variance request is twice the square footage of their residential home.

The petitioner stated they have a pick-up truck, a personal vehicle, two work vehicles, a boat, a camper, a UTV, and a project car that are sitting outside currently, creating an eye-sore. They would like to put these vehicles inside the garage. There will also be a small work space in the garage area for tools.

Board Member Willoughby asked if this petition was for the same location as the previous request.

The petitioner stated, yes. The changes made for this petition was removing the request for a height variance.

Chairman Goetter asked Code Compliance Specialist Dan Hogan about the four comparable garages that the petitioner had attached to the petition and if variances had been granted in the past for these properties.

Code Compliance Specialist, Dan Hogan, stated that comparable #1 has a building permit from 1963 for a main building and may have been commercial at one point. He stated it can be speculated that the area was re-zoned to residential and if the building was ever torn down. It would not be able to be considered commercial, but as an illegal nonconforming building. For comparable #2, the home was built in 1836 and may have been the original farmstead for that area and the accessory building was utilized as a barn. If the barn would be torn down, it would not be allowed to be rebuilt to the original size, it would need to follow all of the current restrictions. The barn would be non-conforming. Comparable #3, they did receive a variance in 1989 for the setback. There was no note of the two detached structures being an issue within the code. Comparable #4 is an attached 3,600 sq. ft. residential garage. As long as the set back is met, there are no restrictions for an attached garage.

Motion made by Board Member Langer to approve the variance, seconded by Board Member Stair.

Board Member Langer commented on the petitioner coming back and adjusting their petition to address the previous concerns the Board had with the original petition. Board Member Langer also pointed out that there is no opposition from neighbors who were notified and had 18 signatures of support. He also stated, under the circumstances, he believes this property meets the definition of a hardship given now the property is laid out.

Chairman Goetter stated, given the definition in the handbook, he would qualify this as a self-imposed hardship. The concern being, if the petitioner were to obtain another vehicle or item needing storage, there would be a need for additional square footage for those items while the size variance is already beyond what the code would normally allow.

Board Member Stair stated if petitioner were able to attach the garage to the existing house, they would. And then there would be no need to request permission on the variance size and that it could be as large as they wanted. Due to the floodplain and the easement however, they are unable to do so and need to request this variance. Board Member Stair stated in his opinion this would be considered a hardship.

MOTION: Motion to approve the variance request

VOTE: Motion by: Board Member Langer
Second by: Board Member Stair
Motion Passed 4-1 with Chairman Goetter opposing.

ADJOURN Motion to Adjourn at 7:04 PM

VOTE: Motion by: Board Member Stair
Seconded by: Board Member Oldham
Motion Passed 5-0.

Respectfully Submitted,

*Sherri L Hanson
Deputy City Clerk*

STAFF REPORT SUMMARY

Board of Appeals

MEETING DATE: February 2nd, 2023

PETITIONER: Joe Bales

CASE NUMBER: BA-23-2667

LOCATION: 13011 W Graham Street

REQUEST: Petitioner requests to construct a 600 square foot accessory building 6 feet 8 inches from the side property line. The property is zoned R-5 Medium-Density Single Family and requires side yard setback of 10 feet. A side yard setback variance of 3 feet 4 inches is required in order to obtain a building permit.

DETAILS IN ATTACHED STAFF REPORT

**CITY OF NEW BERLIN
DEPARTMENT OF COMMUNITY DEVELOPMENT
BOARD OF ZONING APPEALS STAFF REPORT
Meeting of February 2nd, 2023**

**Joe Bales/ Variance Request
13011 W Graham Street**

DATE: January 20th, 2023

APPLICANT / OWNER(S): Joe Bales

REQUEST/DESCRIPTION OF VARIANCE: Petitioner requests to construct a 600 square foot accessory building 6 feet 8 inches from the side property line. The property is zoned R-5 Medium-Density Single Family and requires side yard setback of 10 feet. A side yard setback variance of 3 feet 4 inches is required in order to obtain a building permit.

DATE OF APPLICATION: December 28th, 2022

SIZE OF PARCEL: .31 Acres

CURRENT ZONING: R-5 Medium-Density Single Family Residential District

CURRENT LAND USE: Residential

PROPOSED LAND USE: No change

ADJACENT ZONING AND LAND USE:

North Zoning:	R-5 Land Use:	Medium-Density Single Family Residential District
South Zoning:	P-1 Land Use:	Park and Recreation District
East Zoning:	R-5 Land Use:	Medium-Density Single Family Residential District
West Zoning:	R-5 Land Use:	Medium-Density Single Family Residential District

CONFORMANCE WITH COMPREHENSIVE PLAN AND MUNICIPAL CODE: Current use of property conforms to the Comprehensive Plan and Municipal Code.

ZONING CODE (CHAPTER 275): N/A

PROPOSED ARCHITECTURE: 600 Square Foot Detached Garage

UNIQUE SITE CHARACTERISTICS:

Environmental Corridor: No
Wetland on Property: No
Conservancy Districts (C-1, C-2): No
NRCS Map Classification: N/A
Floodplain: No
Topography / Geologic: flat

NATURAL RESOURCES PROTECTION:

- Limits of Disturbance (LOD): N/A
- Wildlife Habitat Protection: N/A
- Wildlife Management Plan: N/A

ENVIRONMENTAL IMPACT: No impact to the local environment anticipated.

STORMWATER MANAGEMENT / DRAINAGE PLAN: Applicant is required to adhere to all City of New Berlin Codes, Ordinances and Plans regarding storm water conveyance and maintenance as identified by the Department of Community Development.

SANITARY SEWER PROVISION:

- Within Current Sewer Service Area: No
- Basin Capacity Available: N/A
- Basin Balance (If known): N/A
- Adequate Linkage: N/A

PREVIOUS BOARD OF APPEALS ACTION: N/A

CONSISTANCY WITH PREVIOUS ACTION: N/A

FINDINGS:

1. Table 275-33-2 of the Zoning Code requires a side yard setback of 10 feet in the R-5 Zoning District.
2. Project requires a Building Permit.
3. Property is adjacent to the New Berlin Hills Golf Course
4. Rear yard setback is 50 feet. The setback for this new structure is 50 feet.

Attachments:

Applicant Letter
Location Map
Board of Appeals Application
Mailing Labels Map
Site Survey
Building plans



Board of Appeals

Applicant / Contact

Name Joe Bales
Address 13011 W. Graham St
City, State, Zip New Berlin WI 53151
Phone 262 510 8902
E-Mail jbales@214@gmail.com
Current Zoning RS

Agent

Name _____
Address _____
City, State, Zip _____
Phone _____
Email _____
Property Owner's Address _____
Property Owner _____

NOTE: Should the Board of Appeals approve your variance, you will also need to obtain the appropriate zoning and/or building permits. A Board of Appeals approval does not grant final approval for your respective use or construction project. It is the property owner's responsibility to ensure that the appropriate permits have been received prior to the commencement of any construction and/or occupancy.

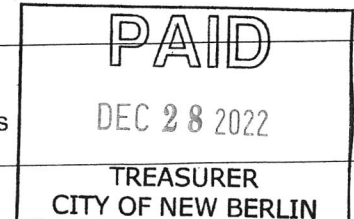
INSTRUCTIONS

All petitions must be accompanied by a survey showing the existence of the present use and the change required. Scaled drawings may be substituted for surveys. However, the Board may request a certified survey at the time of the hearing. Photographs and blueprints of proposed construction are helpful. A \$50.00 filing fee plus a \$200.00 administrative fee must be paid at the time the petition is filed for setback, square footage, height and floodplain variance. A \$500.00 administrative fee plus a \$50.00 filing fee is required for Plan Commission appeal.

Petitions must be received on or before 4:30 pm of the required due date in order for the petition to be scheduled for review by the board on first Thursday of the following month. Meetings are normally held at 6pm

At the hearing, proper documentation will be reviewed. Petitioner, or agent, will speak first along with those who favor the petition. Those who oppose the petition will be given the opportunity to speak after the affirmative case has been argued. All argument should be relevant to the appeal presented. The Board may, at its discretion, limit debate and place witnesses under oath.

Application Type (Time frame)*	Fees	Required Plans/Information (Failure to submit all required plans will result in rejection of the application.)
☒ Setback/Size Variance	\$200+ \$50 Filing Fee	☐ Nature of Appeal – 8 copies ☐ Hardship Argument – 8 copies ☐ Scaled Drawing/ Survey – 8 copies ☐ Photos – 8 copies
☐ Flood Plain	\$200+ \$50 Filing Fee	☐ Nature of Appeal – 8 copies ☐ Hardship Argument – 8 copies ☐ Scaled Drawing/ Survey – 8 copies ☐ Photos – 8 copies
☐ Plan Commission	\$500+ \$50 Filing Fee	☐ Nature of Appeal – 8 copies ☐ Hardship Argument – 8 copies



-- CONTINUED ON PAGE 2 --

Fees:

Base Fee From Above	\$ <u>200</u>
Filling Fee	\$ <u>50.00</u>
Total	\$ <u>250.⁰⁰</u>

* Only if all required materials are submitted and satisfactory.

¹ Other plans and information may be required by staff upon further review of the project.

² Drawn to a scale no greater than 1"=100'.

³ All architectural plans at a scale no smaller than 1/8" = 1'

⁴ Colored building elevation, architectural rendering, or photos suitable for public presentation to fit on a single 8½" x 11" or 11" x 17" sheet.

No refunds for denied applications

By the execution of this application, applicant hereby authorizes the City of New Berlin or its agents to enter upon the property during the hours of 7:00 A.M. to 7:00 P.M. daily for the purpose of inspection. Applicant grants this authorization to enter to the City of New Berlin or its agents even if applicant has posted this land against trespassing pursuant to Section 943.13 Wis. Stats.

Signature MPNC B

Date: 12 12-22

Only the property owner or property manager may sign, or letter/email of authorization required. The final responsible party is the property owner.

Please do not write below this line

Accepted by: Dan A Date: 12/28/22
 Board of Appeals Date: Feb 4 2023
 Total Fee: \$250
 File Number: 2202796



**Make Checks Payable To:
CITY OF NEW BERLIN**

Appeal for variance 13011 W Graham St.

The request for variance is to construct a new garage with the existing set back of 6' 8"

Property is zoned as a R5 which has a 10' set back from the side of the property requirement. I am requesting a 6'8" set back from the side of the property. A deviation of 3' 4"

Request for variance 13011 W. Graham St New Berlin

Zoned R5 side of lot standard 10'

Current structure is 6 feet 8 inches from the lot line.

Variance request is to place the new structure the same distance from the west lot line.

This is a deviation of 3' 4"

The current structure (garage) was erected in the early 1950's. The structure is 16' wide (east west) by 22' long (north south) with the overhead garage door on the north side facing Graham St. the original structure has failed. Due to snow load (insurance inspection) the spancrete floor collapsed.

The lot is almost at the crest of the hill the roadbed is at 100.47 the floor of the garage is 96.86. From the northwest corner of the lot to the southeast corner of the current structure there is a significant drop in elevation. There is a cement 12" wide retaining wall that runs along the house and stops at the current garage. The house is located 15' from the west lot line and the driveway is between the lot line and the house. Moving the new structure in to 10 feet would reduce the driveway to make it very difficult to gain access to the garage. Due to its proximity to the house. Changing the driveway would lead to the need to erect a retaining wall to support the driveway leading to the garage so it will not affect the lot to the west

My goal is to build a slightly larger garage that still stays in scale with my home and the neighborhood.

Thank you for your time

Joe Bales

House and garage from road (NW corner)



1

Backyard east side of garage and deck



2

West lot line fence and east side of garage
variance request



3

Eastside of garage retaining wall and stair well



4

Edge of house alignment with current garage retaining wall along house

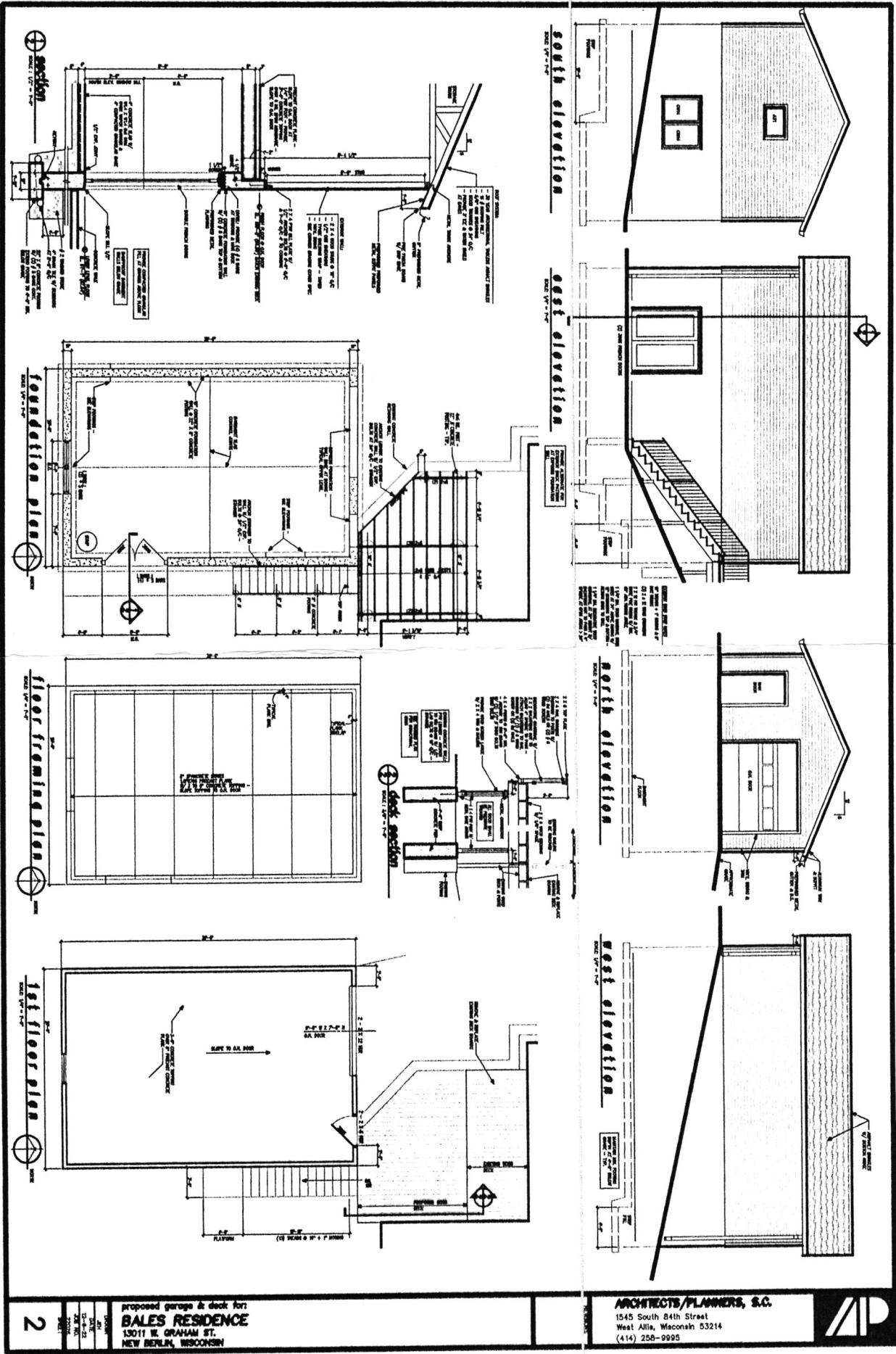


5

Slope of driveway



6

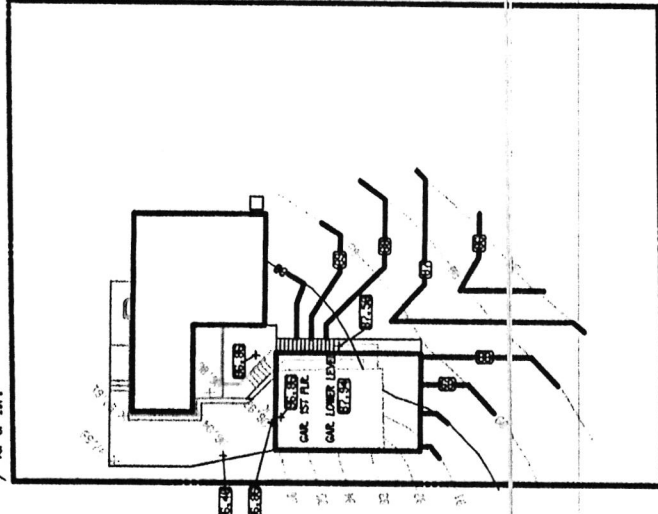


PROPOSED GARAGE & DECK FOR:
BALES RESIDENCE
NEW BERLIN, WISCONSIN

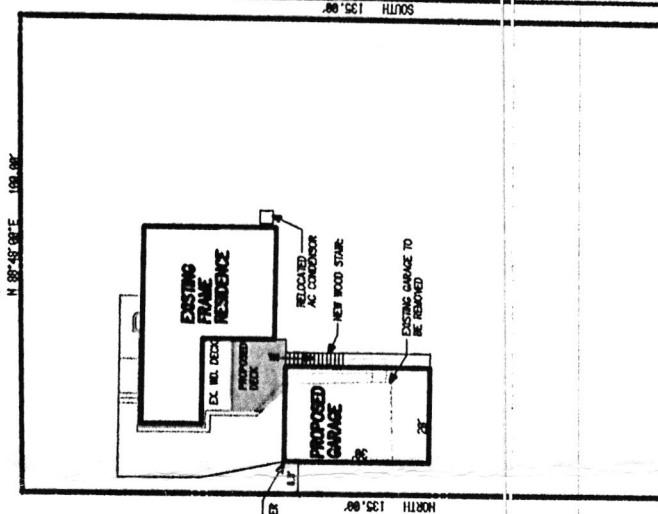
- GENERAL NOTES**
- ALL CONSTRUCTION SHALL BE PERFORMED IN STRICT ACCORDANCE WITH THE WISCONSIN UNIFORM DWELLING CODE AND LOCAL ORDINANCES.
 - ELECTRICAL WORK IS NOT INCLUDED IN THIS SET
 - ALL CONTRACTORS SHALL INSPECT THE JOB SITE AND VERIFY ALL DATA PERTAINING TO THE BUILDING AND THEIR RELATION TO THE WORK PRIOR TO THE START OF CONSTRUCTION.
 - VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS ON THE JOB PRIOR TO COMMENCING CONSTRUCTION. NOTIFY THE ARCHITECT OF ANY DISCREPANCIES IMMEDIATELY.
 - ALL ADJACENT PROPERTY AND AREAS SHALL BE PROTECTED AND IF DAMAGED, SHALL BE RETURNED TO ITS ORIGINAL CONDITION OR BETTER TO THE SATISFACTION OF THE OWNER.
 - ALL FOOTINGS SHALL REST ON FIRM UNDISTURBED SOIL WITHOUT ORGANIC FILL ON CRUSHED ROCK OR SAND AND GRAVEL WITH A MAXIMUM OF SIX FINE SIEVE MATERIAL PER LINEAL FOOT. COMPACT TO A MINIMUM OF 95% OF THE MAXIMUM DENSITY BY THE MOORE PROCTOR COMPACTION TEST, ASTM D-1557.
 - ALL WOOD IN CONTACT WITH MASONRY SHALL BE PRESSURE TREATED.
 - WOOD TRUSSES SHALL BE FABRICATED WITH TRUSS CONNECTORS IN ACCORDANCE WITH THE LATEST ISSUE OF TRUSS PLATE INSTITUTE BROCHURE ON DESIGN SPECIFICATIONS FOR LIGHT METAL CONNECTED WOOD TRUSSES AND MODIFIED TO CONFORM WITH THE STATE OF WISCONSIN DLLLR REQUIREMENTS. HANGERS SHALL BE USED AT ALL TRUSS AND TRUSS GROSS CONNECTIONS AND ELSEWHERE WHEN REQUIRED BY THE MANUFACTURER'S DESIGN.
 - HANGERS SHALL BE PROVIDED BY THE TRUSS MANUFACTURER. PROVIDE METAL CONNECTORS FOR ROOF TRUSS TO WALL CONNECTIONS.
 - TRUSS MANUFACTURER SHALL SUBMIT TRUSS DRAWINGS TO THE ARCHITECT FOR REVIEW. TRUSS MANUFACTURER SHALL SUBMIT DOCUMENTATION, CALCULATIONS, DATA AND ALL FEES TO LOCAL AUTHORITIES FOR APPROVAL.
 - ROOFING COLOR & PATTERN AS SELECTED BY THE OWNER.
 - WINDOW DESIGNATIONS ON THE DRAWINGS REFER TO CLAD PRODUCTS AS MANUFACTURED BY ANDERSEN.
 - ALL HARDWARE TO BE CHOSEN BY THE OWNER. EXTERIOR DOORS TO BE SOLID CORE AS SELECTED BY THE OWNER.
 - ALL MATERIALS, FINISHES AND COLORS SHALL BE AS SELECTED BY THE OWNER.
 - COMPLY WITH THE WALL BRACING REQUIREMENTS PER THE WISCONSIN LDC COMM SECTION 7.12.2. USING 1/2" X 6" LGS STRUCTURAL PANELS OR LET-IN BRACING WITH STUDS 24" O.C. AND 1/2" X 6" LGS. SEE WISCONSIN LDC COMM SECTION 7.12.2.1 FOR MORE DETAILS IN THE APPENDIX AND FIGURE 21.25-6 FOR CORNER DETAILS.
 - FLASHING SHALL BE PROVIDED AT TOP OF EXTERIOR DOOR & WINDOW OPENINGS, AND CORNERS AND CELLS. ROOF SHALL PROTECTED TRIM, AND WHERE DECKS OR STAIRS ATTACH TO A WALL OR FLOOR ASSEMBLY.

ALLOWABLE DESIGN STRESSES & PRESSURES

SOIL PRESSURE (PRESUMED)	P ₁ = 2,000 PSF
CONCRETE (28 DAYS)	F _c = 3,000 PSI
FLATWORK (28 DAYS)	F _c = 4,000 PSI
REINFORCING STEEL (A 615-60)	F _y = 60,000 PSI
FRAMING LUMBER	E = 1,800,000 PSI
PTA SOUTHERN PINE NO. 2	P ₀ = 1,440 PSI
2 x 6	P ₀ = 1,200 PSI
2 x 8	P ₀ = 1,270 PSI
2 x 10	
FLOOR LOADS:	
LIVE LOAD	30 PSF
DEAD LOAD	10 PSF
TOTAL LOAD	40 PSF
ROOF LOADS:	
LIVE LOAD	90 PSF
DEAD LOAD	130 PSF
TOTAL LOAD	210 PSF



grading plan
SCALE: 1" = 20'



site plan
SCALE: 1" = 20'

VICINITY MAP - MILWAUKEE AREA



SHEET INDEX

- 1 COVER SHEET, SITE & GRADING PLAN, VICINITY MAPS, INDEX
- 2 FOUNDATION, FLOOR & FRAMING PLANS, ELEVATIONS, SECTION

SITE & BUILDING DATA

SITE AREA: 13,497 SF. (.30 ACRES)
HOUSE FOOTPRINT: 886 SF.
PROPOSED GARAGE FOOTPRINT: 800 SF.

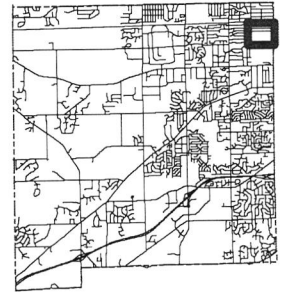
BALES RESIDENCE
13011 W. GRAHAM ST.
NEW BERLIN, WI
Proposed garage & deck for

ARCHITECTS/PLANNERS, S.C.
8414 W. LAPHAM ST.
West Allis, Wisconsin 53214
(414) 258-9995



BOA -- Parcels within 600 Feet of 13011 W. Graham St

Overview Map



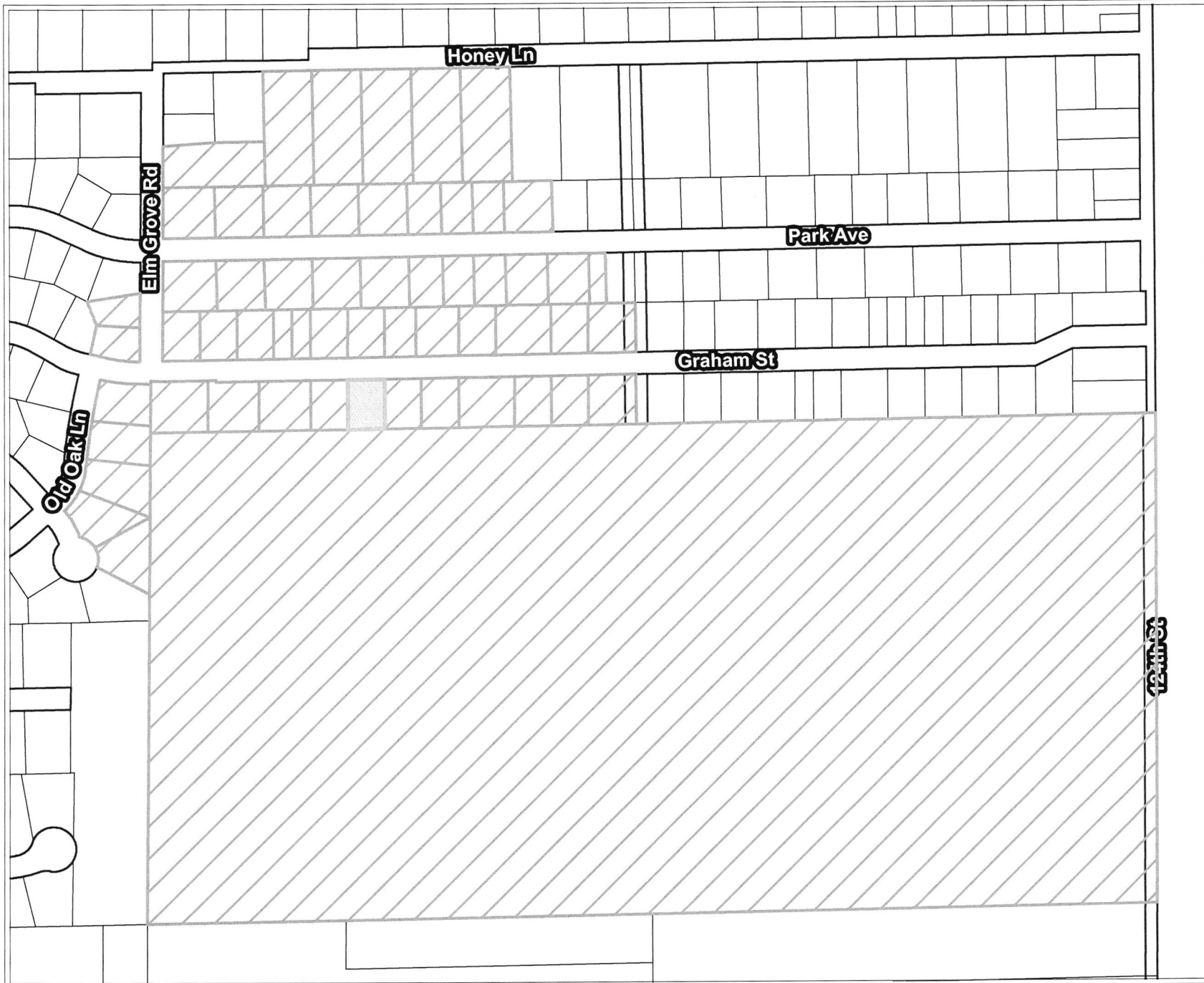
Legend

-  Subject to Action
-  Notified Parcels
-  Other Parcels

Notified parcels (green hash lines) are those properties that fall within a certain distance of a property that is subject to City of New Berlin action.



0 215 430 Ft

City of New Berlin
 Department of Community Development
 3805 S Casper Drive, New Berlin WI 53151
 (262) 797-2445 www.newberlin.org

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1156045	ALEXANDER D. GRUBOR 12913 W HONEY LN NEW BERLIN WI 53151	1155105	HELLER, GARY B & KATHRYN T REV TRU 2075 S ELM GROVE RD NEW BERLIN WI 53151	1156080	JEROME J. LA BLANC 13060 W PARK AVE NEW BERLIN WI 53151
1156068	ALLISON GRUBOR 12811 W PARK AVE NEW BERLIN WI 53151	1156074	HOFFMANN, THOMAS A & PATRICIA HOFI 13101 W PARK AVE NEW BERLIN WI 53151	1156128	JOHN R. MC CARTY 12912 W GRAHAM ST NEW BERLIN WI 53151
1156144	ALYSSA M. HAHN 2070 S ELM GROVE RD NEW BERLIN WI 53151	1155239	ISRAEL JIMENEZ 13255 W OLD OAK CT NEW BERLIN WI 53151	1156127	JOSE A. MARTINEZ JR 12908 W GRAHAM ST NEW BERLIN WI 53151
1156122001	BRIAN E. KLUG 12800 W GRAHAM ST NEW BERLIN WI 53151	1155104	JACOB HARR 2055 S ELM GROVE RD NEW BERLIN WI 53151	1156160	JOSEPH C. BALES 13011 W GRAHAM ST NEW BERLIN WI 53151
1156049	BUECHNER, WILLIAM & JANICE REV TRU 13025 W HONEY LN NEW BERLIN WI 53151	1156150	JAMES M. KENNEDY 12901 W GRAHAM ST NEW BERLIN WI 53151	1156071001	JOSEPH G. SCHULTZ SR 12915 W PARK AVE NEW BERLIN WI 53151
1156139	DANIEL J. BALMER 13016 W GRAHAM ST NEW BERLIN WI 53151	1156047	JAMES M. OLLMANN 13007 W HONEY LN NEW BERLIN WI 53151	1156082001	JOSEPH GRUNDLE 12950 W PARK AVE NEW BERLIN WI 53151
1156072	DANIEL R. GLUBKA 13009 W PARK AVE NEW BERLIN WI 53151	1156165	JAMIE L. PARKANSKY 13107 W GRAHAM ST NEW BERLIN WI 53151	1155241	JUDITH A. SCHMIDT 13235 W OLD OAK LN NEW BERLIN WI 53151
1156078	DENNIS A. KOMASSA 13110 W PARK AVE NEW BERLIN WI 53151	1156164	JANE M. GENZEL 123 N MAIN ST LAKE MILLS WI 53551	1156156	KELLI E. GRUNDMANN W330 S8570 ISABELLE DR MUKWONAGO WI 53149
1156071	DONALD D. WESTON 12917 W PARK AVE NEW BERLIN WI 53151	1156083	JEFFREY A SEMROW FAMILY TRUST 12920 W PARK AVE NEW BERLIN WI 53151	1156075	KYLE M. KETOLA 13109 W PARK AVE NEW BERLIN WI 53151
1156048	EMILY MARIE DIXON 13019 W HONEY LN NEW BERLIN WI 53151	1156125	JENNIFER KNA: JENN L. KRAUSS 42820 W GRAHAM ST NEW BERLIN WI 53151	1156069	LEROY H. WY SOCKI 4604 S 109 ST MILWAUKEE WI 53228

1156133	LOIS A. DEGNER 13004 W GRAHAM ST NEW BERLIN	WI 53151	1156162	RANDY G. SMITH 13019 W GRAHAM ST NEW BERLIN	WI 53151	1156082	THOMAS GIGL 13000 W PARK AVE NEW BERLIN	WI 53151
1156143	LOREN S. GLICKSTEIN 13112 W GRAHAM ST NEW BERLIN	WI 53151	1156140	RICHARD A. SPORLEDER 13106 W GRAHAM ST NEW BERLIN	WI 53151	1155242	THOMAS MIKELONIS 13225 W OLD OAK LN NEW BERLIN	WI 53151
1156079	MARCUS J. MOTHS 13100 W PARK AVE NEW BERLIN	WI 53151	1156073	RICHARD BOISVERT 13015 W PARK AVE NEW BERLIN	WI 53151	1156084	TIMOTHY J. WRANGELL 12908 W PARK AVE NEW BERLIN	WI 53151
1156154	MICHAEL E. HAASE 12915 W GRAHAM ST NEW BERLIN	WI 53151	1156081	RICHARD J. BRUENING 13010 W PARK AVE NEW BERLIN	WI 53151	1156070	TRACY R. CHIC 12913 W PARK AVE NEW BERLIN	WI 53151
1156157001	MICHAEL HAASE 13001 W GRAHAM ST NEW BERLIN	WI 53151	1156077	RICKY GUMAN 1960 S ELM GROVE RD NEW BERLIN	WI 53151	1156131	VARUN-CHANDA REDDY 12920 W GRAHAM ST NEW BERLIN	WI 53151
1156046	MICHAEL K. SCHULZ 12923 W HONEY LN NEW BERLIN	WI 53151	1156067	SCOTT KRAUS 12803 W PARK AVE NEW BERLIN	WI 53151			
1156134	PATRICIA ANN SMIGLA 13012 W GRAHAM ST NEW BERLIN	WI 53151	1156052	SCOTT P. GEBOY 1944 S ELM GROVE RD NEW BERLIN	WI 53151			
1155238	PATRICK BAUMAN 13265 W OLD OAK CT NEW BERLIN	WI 53151	1156076	STEVEN ARTHUR BASTHEMER 13125 W PARK AVE NEW BERLIN	WI 53151			
1156995	PETERSON TRUST, JOHN E & LORETTA L 13125 W GRAHAM ST NEW BERLIN	WI 53151	1156148	TABB PATZ 12821 W GRAHAM ST NEW BERLIN	WI 53151			
1156146001	PHIL TOMAS 12811 W GRAHAM ST NEW BERLIN	WI 53151	1155240	TABBERT REVOCABLE TRUST 13245 W OLD OAK LN NEW BERLIN	WI 53151			

6617 West Coldspring Road Greenfield, Wisconsin 53220 (414) 327-4400

Lots 14 and 15 in Block 2, in GRAHAM & BLOMS MAPLEWOODS SUBDIVISION, being a part of the Southeast ¼ of Section 1, Township 6 North, Range 20 East, in the City of New Berlin, Waukesha County, Wisconsin.

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