



**CITY OF NEW BERLIN
BOARD OF APPEALS MEETING
Thursday, January 6, 2022
6:00 PM
Council Chambers
3805 S. Casper Drive**

AGENDA

CALL MEETING TO ORDER; PLEDGE OF ALLEGIANCE

ROLL CALL; DECLARATION OF QUORUM; PUBLIC NOTICE

APPROVAL OF MINUTES

1. November 4, 2021 Meeting Minutes

NEW BUSINESS

2. BA-21-2658 Petitioner requests to construct a 48 panel solar array 3 feet from the rear property line. The property is zoned R1/R2 Rural Conservation Single-Family Residential District and requires a rear yard setback of 50 feet. A variance of 47 feet is required in order to obtain a building permit.
3. BA-21-2659 Petitioner requests to construct a 1,295 square foot addition 12 feet 9 inches from the front property line. The property is zoned B-2 General Retail Sales and Service District and requires a front yard setback of 40 feet along Howard Ave. A variance of 27 feet 3 inches is required in order to obtain a building permit.

ADJOURN

PLEASE NOTE:

- ✓ 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. It is also possible that members of and possible 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 above in this notice.
- ✓ Also, upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information or to request this service, contact City Clerk Georgia Stanford (262) 786-8610.

STAFF REPORT SUMMARY

Board of Appeals

MEETING DATE: January 6, 2022

PETITIONER: All Energy Solar on Behalf of Owner

CASE NUMBER: BA-21-2658

LOCATION: 3000 S Meadow Creek Ct

REQUEST: Petitioner requests to construct a 48 panel solar array 3 feet from the rear property line. The property is zoned R1/R2 Rural Conservation Single-Family Residential District and requires a rear yard setback of 50 feet. A variance of 47 feet 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 January 6, 2022

All Energy Solar on Behalf of Owner/ Variance Request
3000 S Meadow Creek Ct

DATE: December 22, 2021

APPLICANT / OWNER(S): All Energy Solar/ Chris Denardis

REQUEST/DESCRIPTION OF VARIANCE: Petitioner requests to construct a 48 panel solar array 3 feet from the rear property line. The property is zoned R1/R2 Rural Conservation Single-Family Residential District and requires a rear yard setback of 50 feet. A variance of 47 feet is required in order to obtain a building permit.

DATE OF APPLICATION: Revised Submittal 11/24/2021

SIZE OF PARCEL: 1.38 Acres

CURRENT ZONING: R-1/R-2, Rural Conservation Single Family Residential District

CURRENT LAND USE: Residential

PROPOSED LAND USE: No change

ADJACENT ZONING AND LAND USE:

North Zoning:	R-1/R-2	Land Use:	Rural Conservation Single Family Residential District
South Zoning:	R-1/R-2	Land Use:	Rural Conservation Single Family Residential District
East Zoning:	R-1/R-2	Land Use:	Rural Conservation Single Family Residential District
West Zoning:	R-1/R-2	Land Use:	Rural Conservation 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): Zoning Code Section 275-33B(1), Rural Conservation Single-Family Residential District and Zoning Code Section 275-42G Solar Energy Conversion Systems

PROPOSED ARCHITECTURE: 48 Solar Panel Array

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
- Onsite System Required: Yes

PREVIOUS BOARD OF APPEALS ACTION: Request tabled at Nov 4, 2021 meeting.

CONSISTANCY WITH PREVIOUS ACTION: N/A

FINDINGS:

1. Table 275-33-2 of the Zoning Code requires a 50 foot rear yard setback in the R-1/R-2 District.
2. This application was tabled at the November 4th, 2021 meeting by the board to allow the applicant to provide more information.
3. Since the last meeting the applicant has provided a detailed solar analysis, identified the location of trees, and septic tanks on the plans. Applicant has submitted neighbor signatures. See attached.
4. Zoning Code Section 275-42G(6) regulates Solar energy conversion systems:
 - (a) Solar energy conversion systems (including solar collectors attached to the principal structure and solar collectors erected as an accessory structure) may be allowed as an accessory use in all zoning districts.
 - (b) Solar energy conversion systems shall be subject to the following provisions:

[1] Application. Applications for the erection of a solar energy conversion system shall conform to the application and approval procedure for a building permit set forth in § 275-25 of this chapter and the Electrical Code. In addition, the application shall

include a copy of any solar easements obtained from adjacent property owners.

[a] A building permit application submittal for a solar energy conversion system shall require a complete set of plans, including a site plan and any structure details drawn to scale. This plan set will be reviewed to ensure that a solar panel does not negatively impact the public health, safety and welfare.

[2] Construction. Solar energy conversion systems shall be constructed and installed in conformance with all applicable state and local building and zoning codes.

[3] Location and height. Solar energy conversion systems shall meet all setback and yard requirements for the district in which they are located. Solar energy conversion systems shall conform to all height requirements of this chapter.

Attachments:

Applicant Letter

Location Map

Board of Appeals Application

Mailing Labels Map

Site Survey

Building plans

Neighbor signatures

Solar analysis



City of New Berlin Department of Community Development
 3805 S. Casper Drive, New Berlin, WI 53151
 Phone (262) 797-2445 / Fax (262) 780-4612 / www.newberlin.org/dcd



Board of Appeals

Applicant / Contact

Name Danielle DeMarre
 Address 1264 Energy Lane
 City, State, Zip St. Paul, MN 55108
 Phone 651-313-8372
 E-Mail danielle.demarre@allenergysolar.com
 Current Zoning R-1/R-2

Agent

Name All Energy Solar
 Address 1264 Energy Lane
 City, State, Zip St. Paul, MN 55108
 Phone 800-620-3370
 Email info@allenergysolar.com
 Property Owner's Address 3000 MEADOW CREEK CT
 Property Owner CHRIS DENARDIS

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 - -

Board of Appeals Application Form
Page 2

Fees:

Base Fee From Above	\$ 200
Filling Fee	\$ 50.00
Total	\$ 250

* 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'.

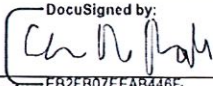
³ All architectural plans at a scale no smaller than 1/8" = 1'

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.

DocuSigned by:

Signature 

Date: 9/17/2021

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: _____ Date: _____

Board of Appeals Date: _____

Total Fee: _____

File Number: _____



Make Checks Payable To:
CITY OF NEW BERLIN

Revised & Final Survey
#17-07
3000 meadow Creek

Services Offered

Commercial Site Development
Subdivision Design and Plotting
Planning and Plan Review
Streets and Highway Design
Drainage Studies
Water Distribution Systems
Sewer Collection Systems
Construction Surveying and Stake-out
Services
Structures



5417 North 118th Court
(414) 616-4880

McClure
Engineering Associates, Inc.
Milwaukee, Wisconsin 53225
FAX (414) 616-4885

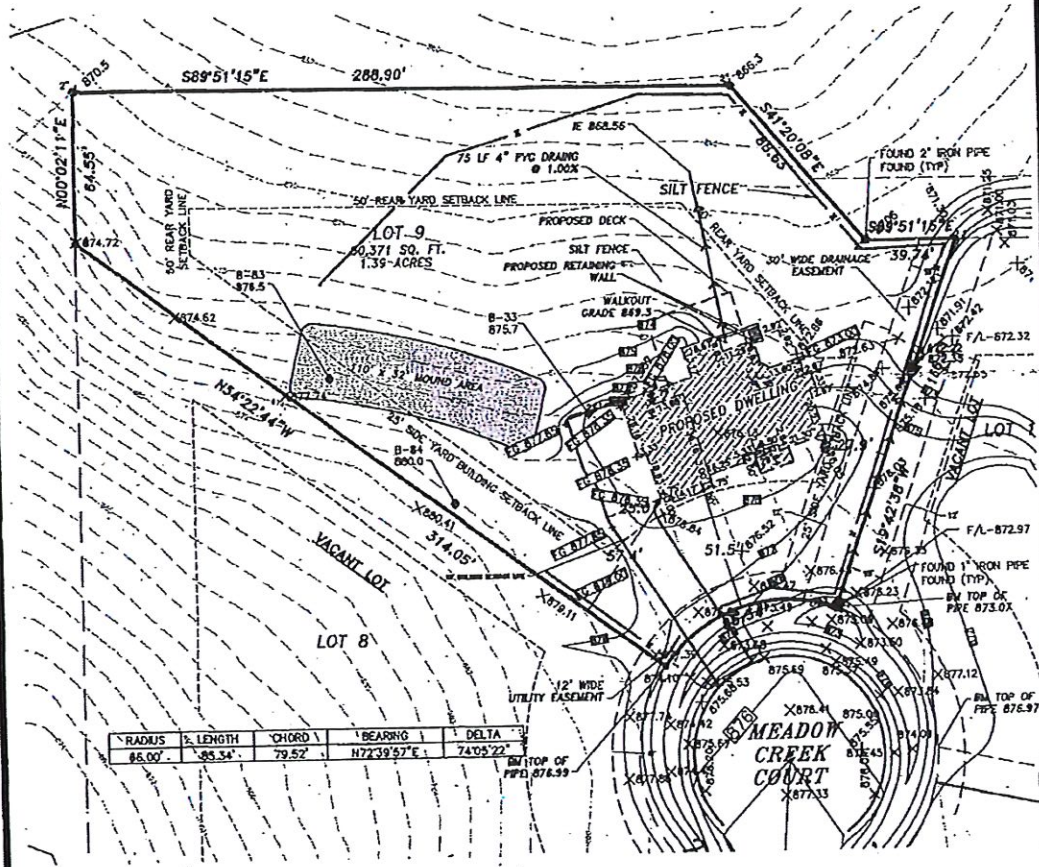
PROJECT NO: 08-13-07-136
DRAWING: 07136B2.DWG

PLAT OF SURVEY

PREPARED FOR: MARK E. CARSTENSEN CONSTRUCTION COMPANY

LEGAL DESCRIPTION

LOT 9, THE SANCTUARY AT POPLAR CREEK, BEING A SUBDIVISION OF LANDS IN THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 9 AND PART OF THE NORTHWEST 1/4 AND PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 16, TOWN 6 NORTH, RANGE 20 EAST, CITY OF NEW BERLIN, WAUKESHA COUNTY, WISCONSIN.



RADIUS	CHORD	BEARING	DELTA
86.00'	79.52'	N72°39'57\"E	74°05'22\"

Garage Slab Elevation. - 878.35
Top of Foundation Elevation. - 878.68
Finished Grade Elevation. - 878.00
Basement Floor Elevation - 869.81

STATE OF WISCONSIN
MILWAUKEE COUNTY



I hereby certify that I have surveyed the above described property and the above map is a true representation thereof and shows the size and location of the property, its exterior boundaries, the location of all visible structures and dimensions of all principal buildings thereon, boundary fences, apparent easements, roadway and visible encroachments, if any.

This survey is made for the present owners of the property, and also those who purchase, mortgage, or guarantee, the title thereto within (1) year from date hereof.

Dated at MILWAUKEE, this 30th day of APRIL, 20 07

Recertified

Surveyor

DRAWN BY: MDN
CHECKED BY:

Revised & Final Survey
#17-07
3000 meadow Creek

Services Offered

Commercial Site Development
Subdivision Design and Platting
Planning and Plan Review
Streets and Highway Design
Drainage Studies
Water Distribution Systems
Sewer Collection Systems
Construction Surveying and Stake-out
Services
Structures



5417 North 118th Court
(414) 616-4880

McClure
Engineering Associates, Inc.

Milwaukee, Wisconsin 53225
FAX (414) 616-4885

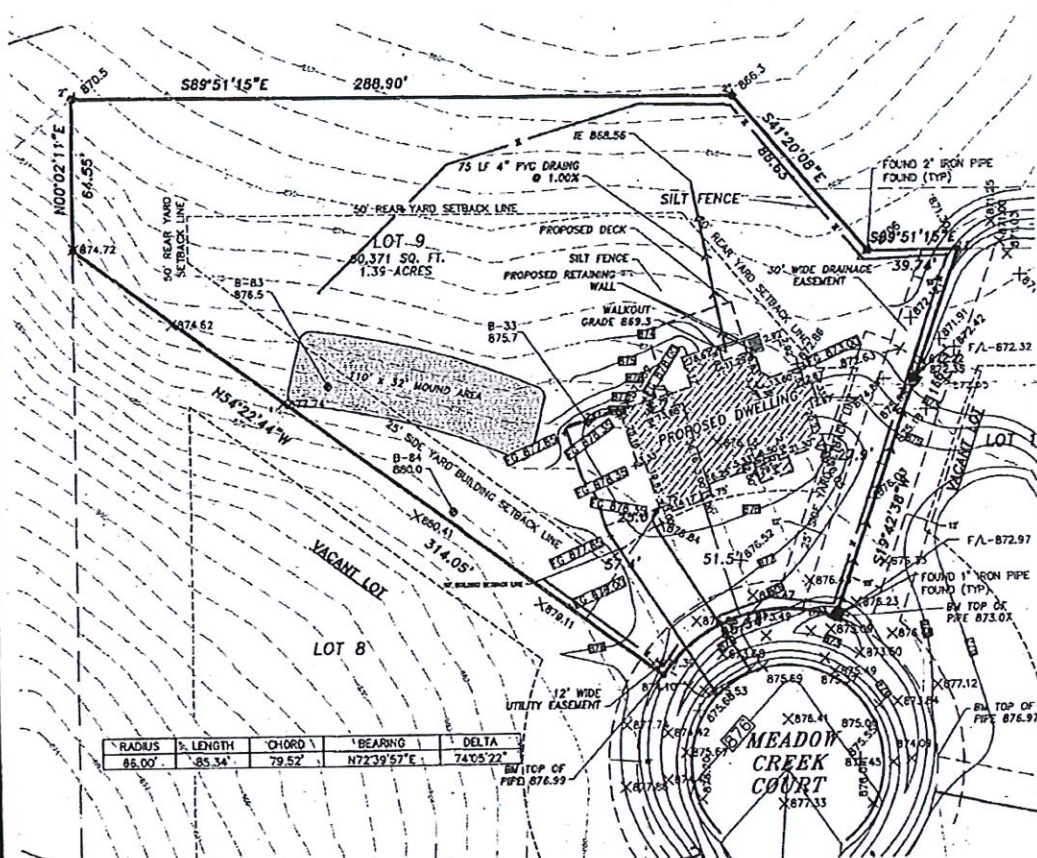
PROJECT NO: 08-13-07-136
DRAWING: 07136B2.DWG

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Garage Slab Elevation. - 878.35
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STATE OF WISCONSIN)
MILWAUKEE COUNTY)

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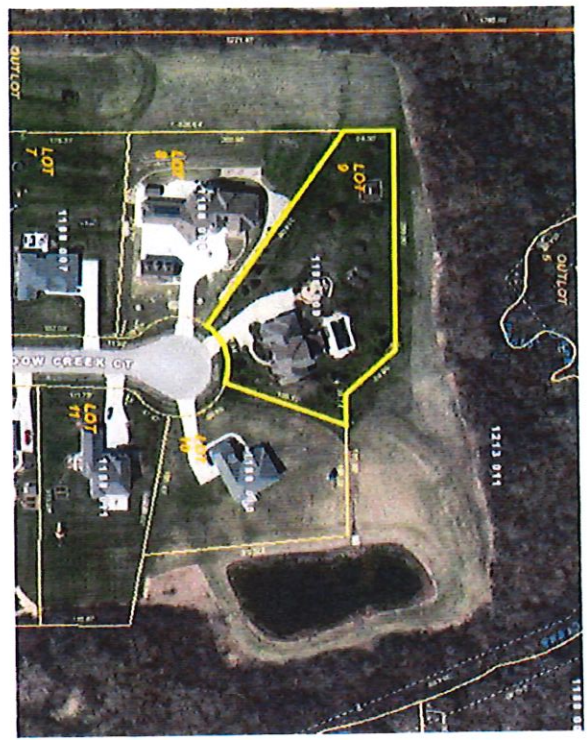
This survey is made for the present owners of the property, and also those who purchase, mortgage, or guarantee, the title thereto within (1) year from date hereof.

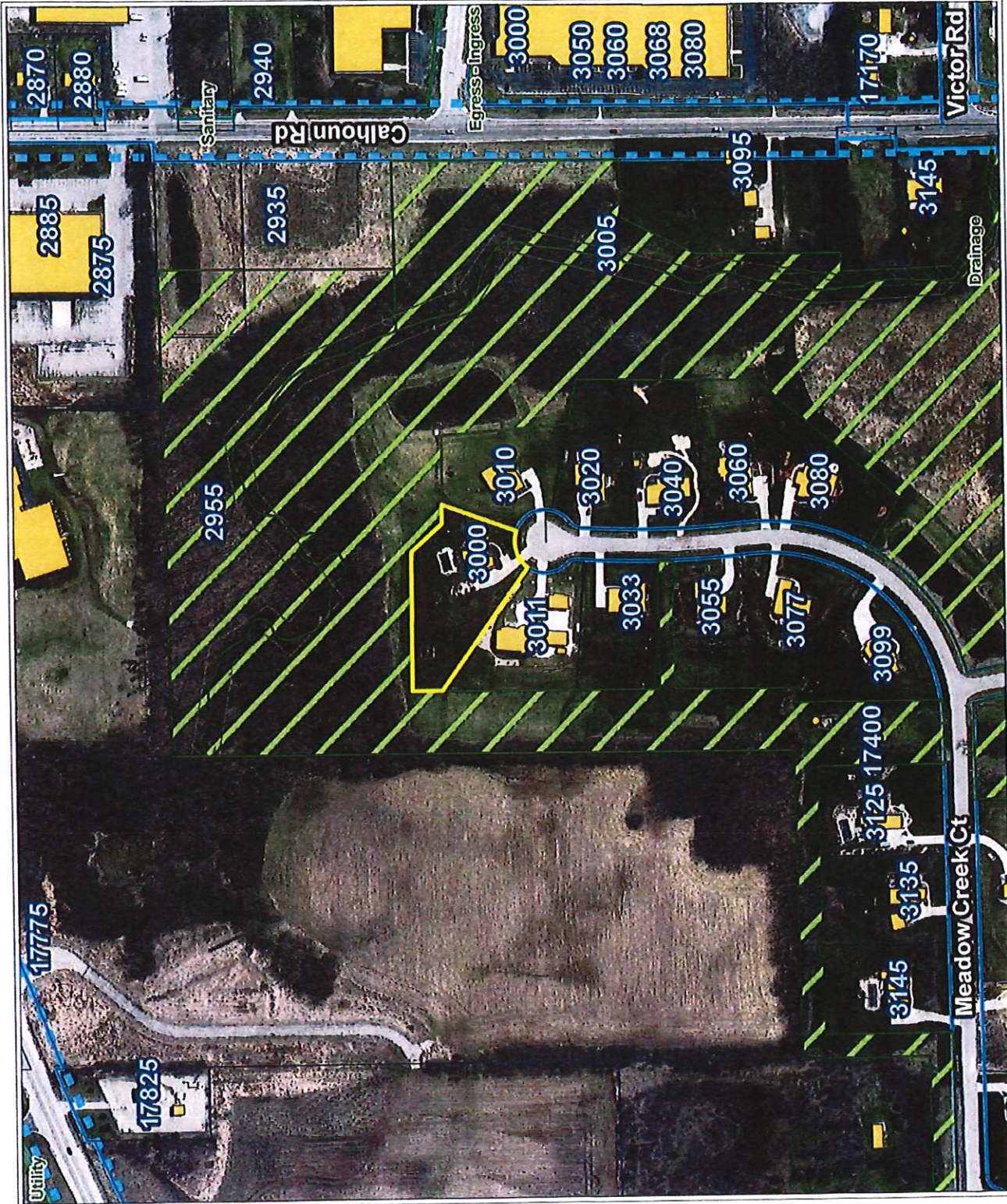
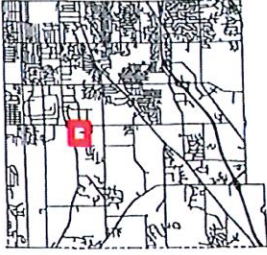
Dated at MILWAUKEE, this 30th day of APRIL, 20 07

Recertified _____
Surveyor



DRAWN BY: MDN
CHECKED BY: _____





Legend

- Parcels
- Road Right-of-Way
- Road ROW Ultimate



1188013

AARON KNIEF
3060 S MEADOW CREEK CT
NEW BERLIN WI 53146

1188020001

ANDERSON INVESTMENT HOLDINGS 293
1121 CARRINGTON AVE
SOUTH MILWAUKEE WI 53172

1188011

ASHISH PATEL
3020 S MEADOW CREEK CT
NEW BERLIN WI 53146

1188009

CHRISTOPHER P. DENARDIS
3000 S MEADOW CREEK CT
NEW BERLIN WI 53146

1188008

DEAN M. MAGNER
3011 S MEADOW CREEK CT
NEW BERLIN WI 53151

1188012

GREGORY L. POLMATIER
3040 S MEADOW CREEK CT
NEW BERLIN WI 53151

1213014

JANE B. STYZA
3080 S MEADOW CREEK CT
NEW BERLIN WI 53146

1188010

JOE STAGNARO
3010 S MEADOW CREEK CT
NEW BERLIN WI 53146

1188007

MATTHEW R. MAGILL
3033 S MEADOW CREEK CT
NEW BERLIN WI 53151

1188986

NEW BERLIN PUBLIC SCHOOL
4333 S SUNNYSLOPE RD
NEW BERLIN WI 53151

1213005

PAUL D. HARTWIG
3077 S MEADOW CREEK CT
NEW BERLIN WI 53146

1188004

POPLAR CREEK DEVELOPMENT LLC H/O
3000 MEADOW CREEK CT
NEW BERLIN WI 53146

1188005001

POPLAR CREEK DEVELOPMENT LLC H/O
3000 MEADOW CREEK CT
NEW BERLIN WI 53146

1213011

POPLAR CREEK DEVELOPMENT LLC H/O
3000 MEADOW CREEK CT
NEW BERLIN WI 53146

1188991001

SAINTS CONSTANTINE & HELEN GREEK
2160 WAUWATOSA AVE
WAUWATOSA WI 53213

1213004

SCOTT PELTON
3099 S MEADOW CREEK CT
NEW BERLIN WI 53146

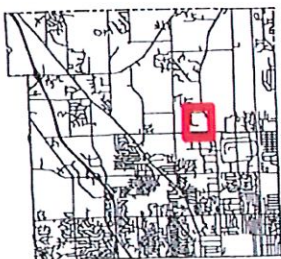
1188005002

WAUKESHA COUNTY
515 W MORELAND BLVD AC120
WAUKESHA WI 53188

1188006

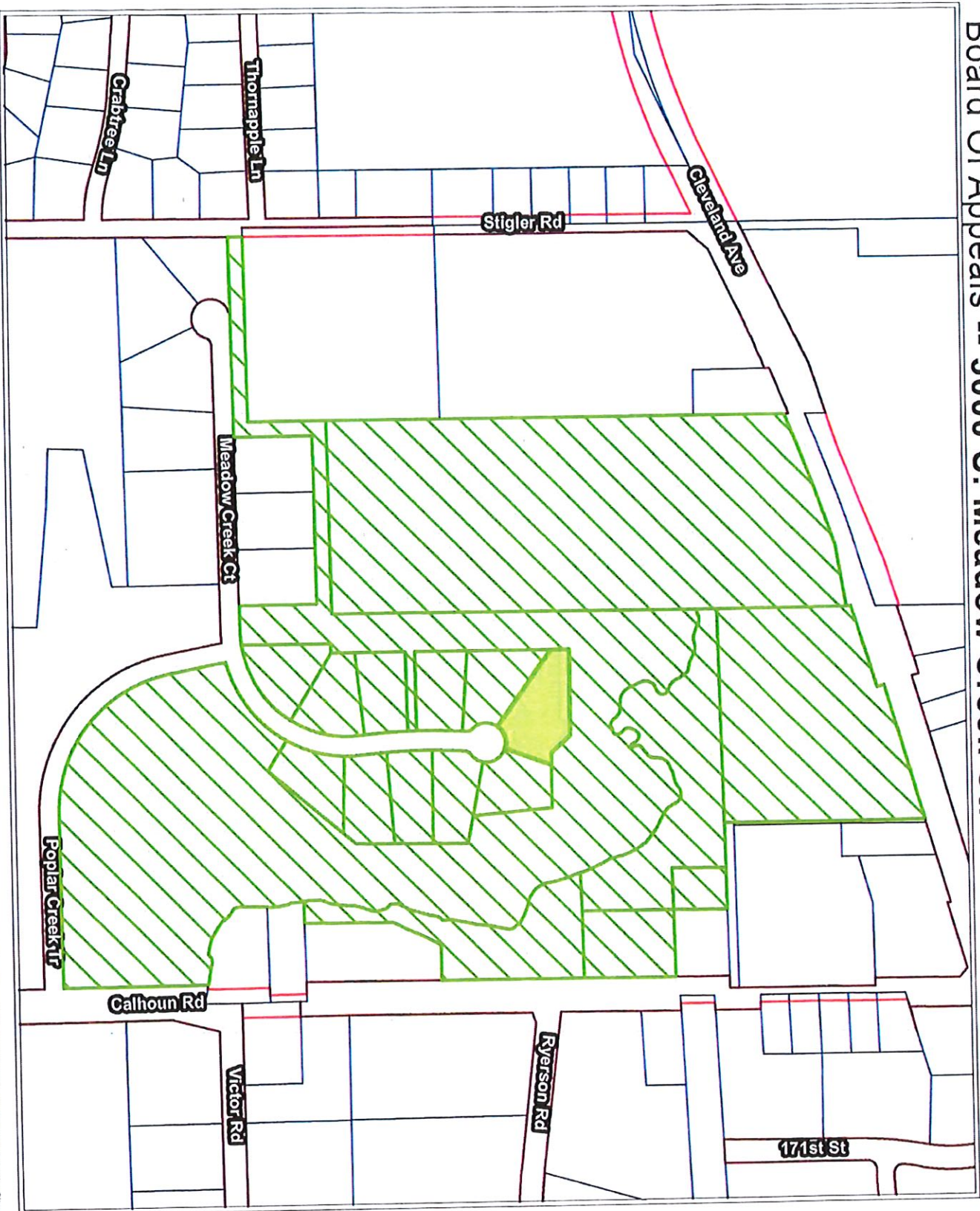
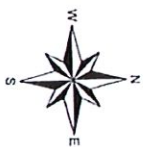
WILLIAM R. POTTER
3055 S MEADOW CREEK CT
NEW BERLIN WI 53146

Overview Map



☐ 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.

[illegible]

City of New Berlin
Department of Community Development
3805 S. Casper Drive
New Berlin, WI 53151

November 23, 2021

Chairman Goetter and Board of Appeals Members:

Below please find the explanations as to why the variance is validated. As a reminder, the ordinance requires a 50 foot rear setback and we are requesting 3 feet of setback, for a variance of 47 feet. We have elaborated on the items below and have attached additional documentation and photos explaining how we determined the site needed a 3' setback.

1. The proposed variance is consistent with the City of New Berlin's Comprehensive Plan.

The 2030 Comprehensive Plan includes an initiative to "Encourage Energy and Resource Conservation" and the city has been named a Tree City USA by the National Arbor Day Foundation for almost 20 years! The variance request is consistent with the Comprehensive Plan's goals and City's commitment to tree preservation.

2. The proposed variance is in harmony with the general purpose and intent of this ordinance.

Solar is a permitted accessory use in all zoning districts. The ordinance states that solar must meet the setback and yard requirements for the district they are located in. The proposed variance will meet the requirements of the ordinance outside of setbacks, including the height, construction, application for building permit in addition to meeting all state and local codes.

5. The granting of the variance will not alter the essential character of the neighborhood in which the parcel of land is located.

If the homeowner chose to follow the ordinance, as written, and install this ground mounted solar array within the setbacks, it would alter the character of the neighborhood. By granting this variance, the Board of Appeals would be helping maintain the character of the neighborhood. It's clear that every homeowner within this development, even those not contacted by the Public Notice agree to this statement.

6. The property owner proposes to use the property in a reasonable manner not permitted by this ordinance.

The ordinance allows for ground mounted solar arrays, as long as they are within the required setbacks associated with that zoning district. Approving this variance would be a reasonable decision based on the evidence supplied around sun access, available space, aesthetics and the unilateral agreement from the neighborhood Home Owners Association.

7. The requested variance is the minimum action required to eliminate the practical difficulty.

A 47' variance is not an everyday occurrence. In order to truly argue our case, we would need to have sufficient evidence that the requested variance is the minimum action required. After carefully examining the property for all available locations suitable to fit this sized solar array, this location was clearly the best fit. Any other location, due to shade or neighborhood character, would have resulted in a larger solar system needing to be installed or a potential neighborhood disturbance.

The landowner met with every homeowner in their development (even those not contacted through the Public Notice) in order to share with them, what was determined to be, the least impactful location of the ground mounted system. The homeowners in the development agreed and signed a document stating such.

8. The variance does not involve a use that is not allowed within the respective zoning district.

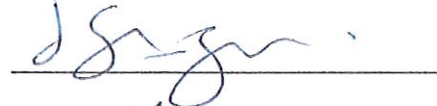
Solar energy systems are allowed as a permitted accessory use in all zoning districts.

I approve of Christopher DeNardis, my neighbor at 3000 MEADOW CREEK CT, to install a ground mount solar array on his property within the rear setbacks.

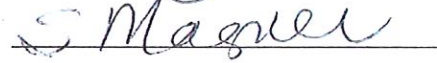
Address:

Homeowner's signature:

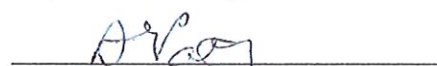
3010 Meadow Creek Ct



3011 Meadow Creek Ct



3020 Meadow Creek Ct



3033 Meadow Creek Ct



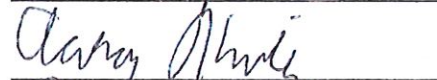
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3055 Meadow Creek Ct



3060 Meadow Creek Ct



3077 Meadow Creek Ct



3080 Meadow Creek Ct



3099 Meadow Creek Ct



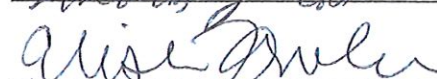
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3135 Meadow Creek Ct



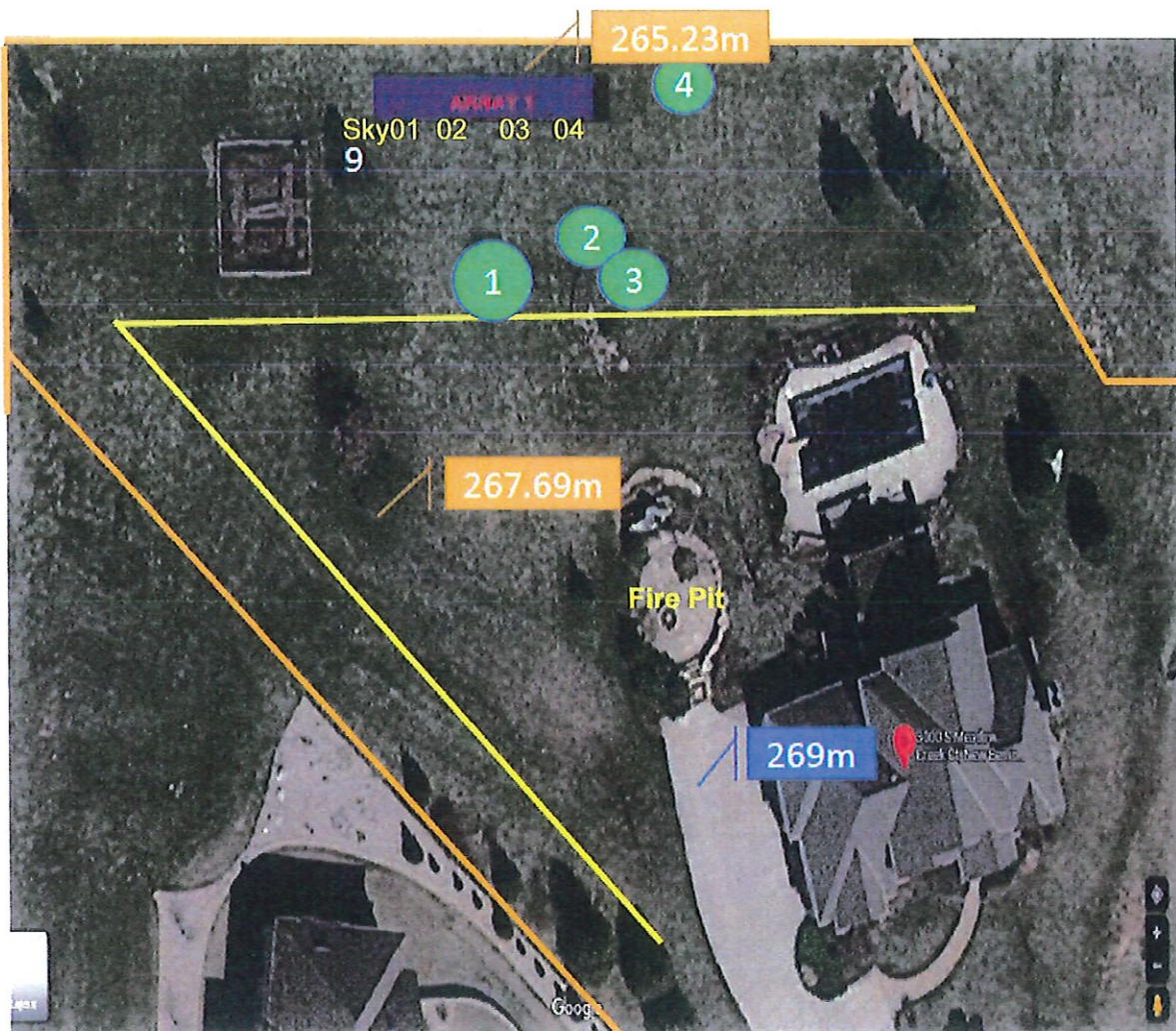
3145 Meadow Creek Ct



Attached please find all the locations that were carefully analyzed. Option 1 continues to remain the best location for the proposed project.

Option 1 - The original location proposed with this variance

- *Location* - 3' from the rear property line (47' variance). This location provides minimal visual impact to neighbors and has been approved by all neighbors and verified in the attached signature list.
- *Elevation* - The elevation at the house is 269m while the elevation at this location is 265.13m, which is 12.5 ft difference
- *Space* - There are no obstructions at this location including but not limited to - Trees, septic mound and underground lines
- *Sun Access* - This location provides 97% sun access annually to the array. Tree number 9 will cast some shadowing over the winter months, but minimally as the sun access remains between 90-95% between November to March.







View from the Road

Fire Pit Area

Solar Access and Shade Report

11/17/2021

For:

Denardis (Front of Array)

By:

Wayne Abbott
5 Marsh Ct
Madison, WI 53718

Measurements made by Solmetric SunEye™ -- www.solmetric.com

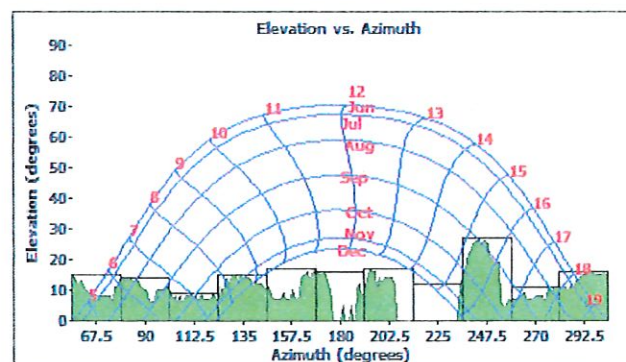
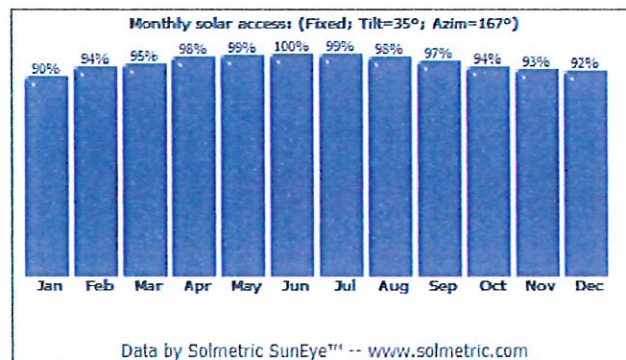
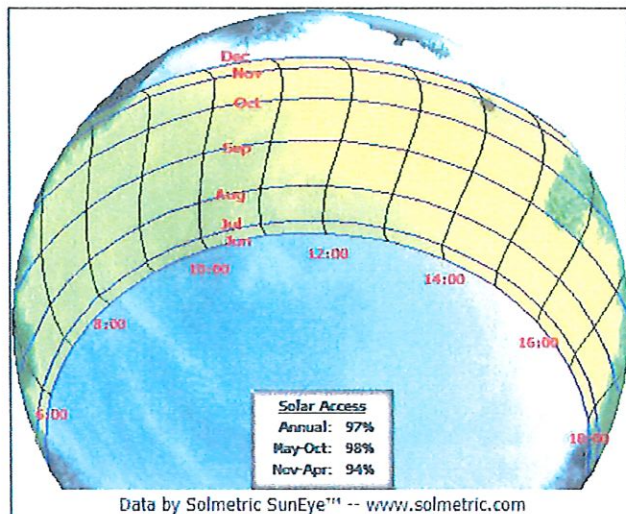


Sky01 -- 11/16/2021 14:52 -- (no skyline note)

Panel Orientation: Tilt=35° -- Azimuth=167° -- Skyline Heading=179°

Solar Access: Annual: 97% -- Summer (May-Oct): 98% -- Winter (Nov-Apr): 94%

TSRF: 96% -- TOF: 99%

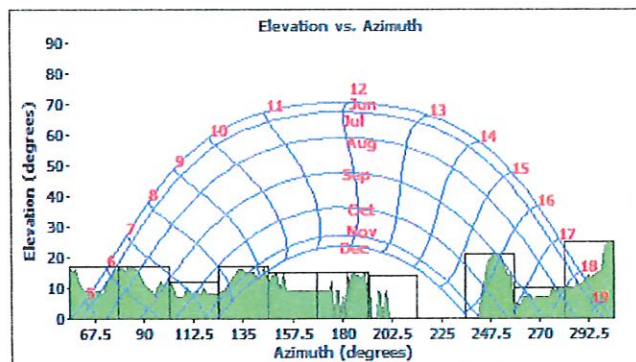
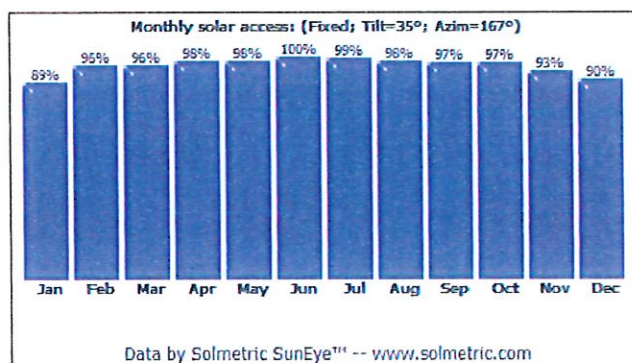
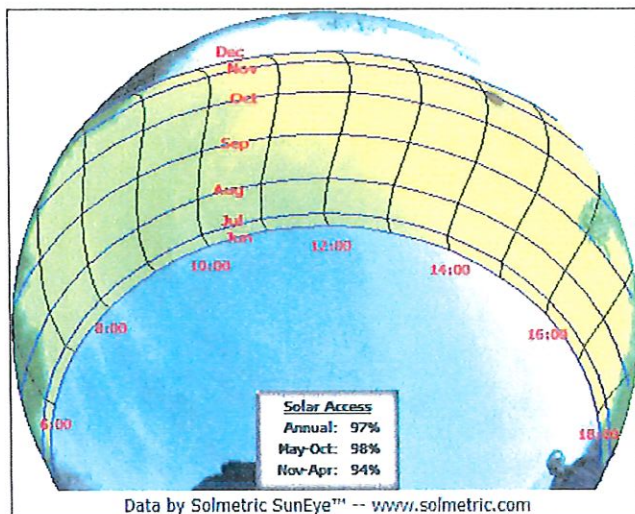


Sky03 -- 11/16/2021 14:54 -- (no skyline note)

Panel Orientation: Tilt=35° -- Azimuth=167° -- Skyline Heading=180°

Solar Access: Annual: 97% -- Summer (May-Oct): 98% -- Winter (Nov-Apr): 94%

TSRF: 96% -- TOF: 99%





Caution: Photovoltaic system performance predictions calculated by PVWatts[®] include many inherent assumptions and uncertainties and do not reflect variations between PV technologies nor site-specific characteristics except as represented by PVWatts[®] inputs. For example, PV modules with better performance are not differentiated within PVWatts[®] from lesser performing modules. Both NREL and private companies provide more sophisticated PV modeling tools (such as the System Advisor Model at <https://sam.nrel.gov>) that allow for more precise and complex modeling of PV systems.

The expected range is based on 30 years of actual weather data at the given location and is intended to provide an indication of the variation you might see. For more information, please refer to this NREL report: The Error Report.

Disclaimer: The PVWatts[®] Model ("Model") is provided by the National Renewable Energy Laboratory ("NREL"), which is operated by the Alliance for Sustainable Energy, LLC ("Alliance") for the U.S. Department Of Energy ("DOE") and may be used for any purpose whatsoever.

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The energy output range is based on analysis of 30 years of historical weather data for nearby, and is intended to provide an indication of the possible interannual variability in generation for a Fixed (open rack) PV system at this location.

RESULTS

24,386 kWh/Year*

System output may range from 23,011 to 25,537 kWh per year near this location.

Month	Solar Radiation (kWh / m ² / day)	AC Energy (kWh)	Value (\$)
January	3.00	1,449	202
February	3.82	1,638	229
March	4.97	2,226	310
April	5.47	2,326	324
May	5.56	2,410	336
June	6.15	2,482	346
July	6.40	2,574	359
August	5.87	2,426	338
September	5.58	2,272	317
October	4.18	1,831	255
November	3.21	1,452	203
December	2.74	1,300	181
Annual	4.75	24,386	\$ 3,400

Location and Station Identification

Requested Location	3000 MEADOW CREEK CT NEW BERLIN WI 53151
Weather Data Source	Lat, Lon: 42.89, -88.02 0.7 mi
Latitude	42.89° N
Longitude	88.02° W

PV System Specifications (Residential)

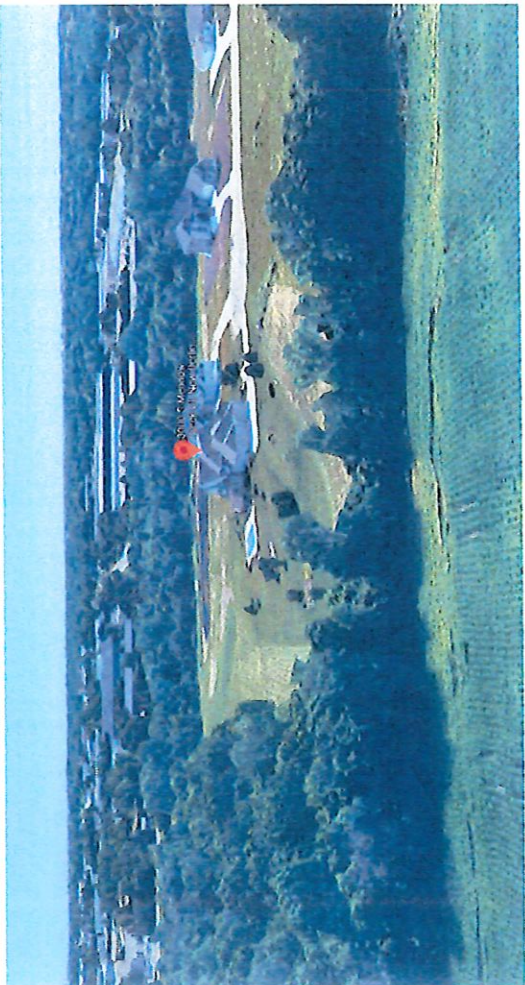
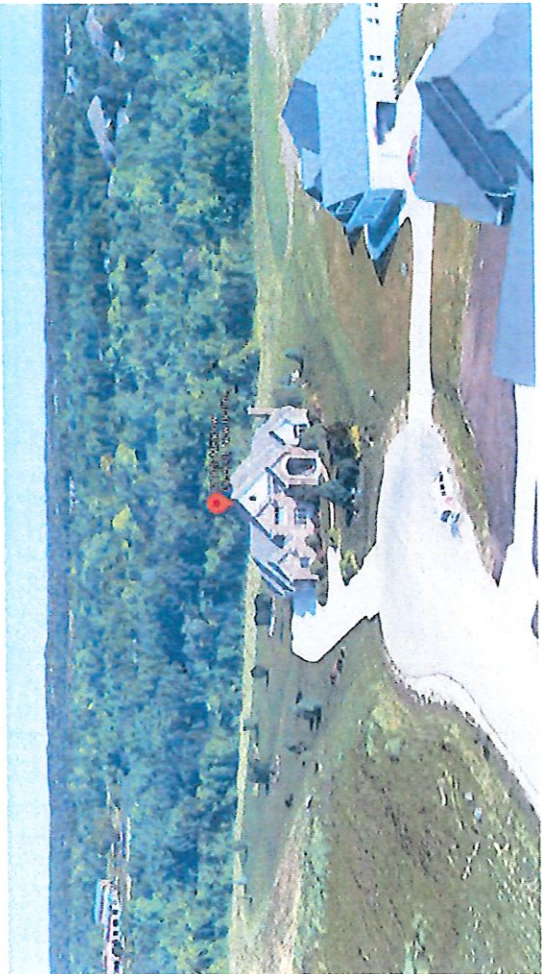
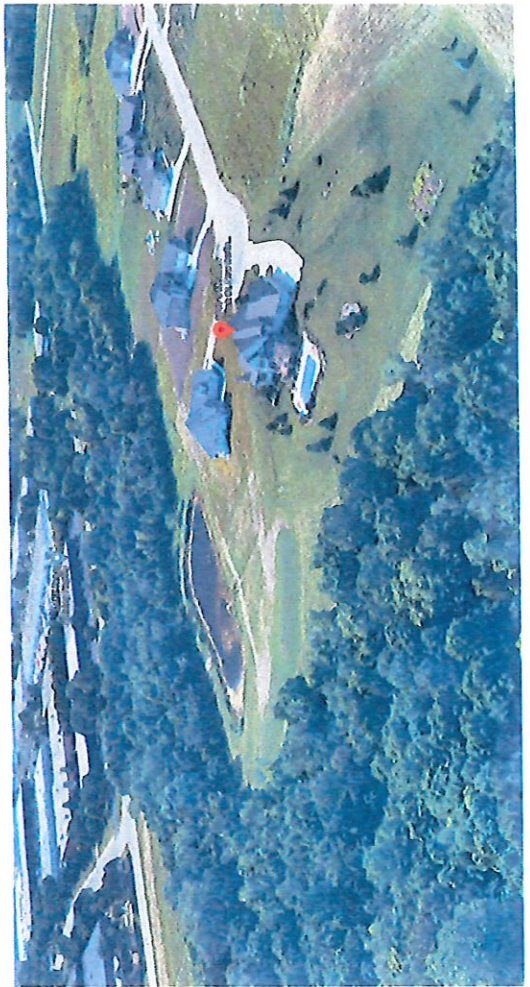
DC System Size	17.76 kW
Module Type	Standard
Array Type	Fixed (open rack)
Array Tilt	35°
Array Azimuth	167°
System Losses	14.08%
Inverter Efficiency	96%
DC to AC Size Ratio	1.2

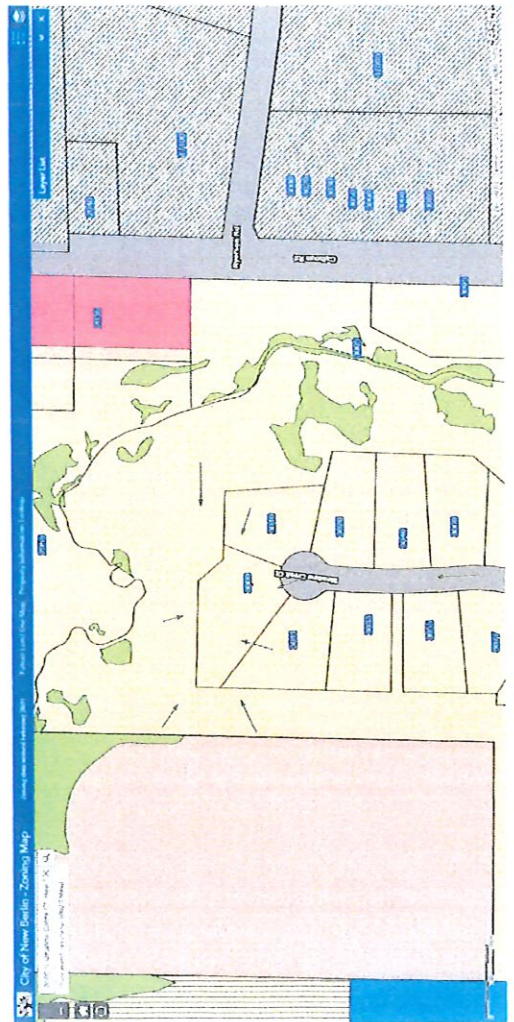
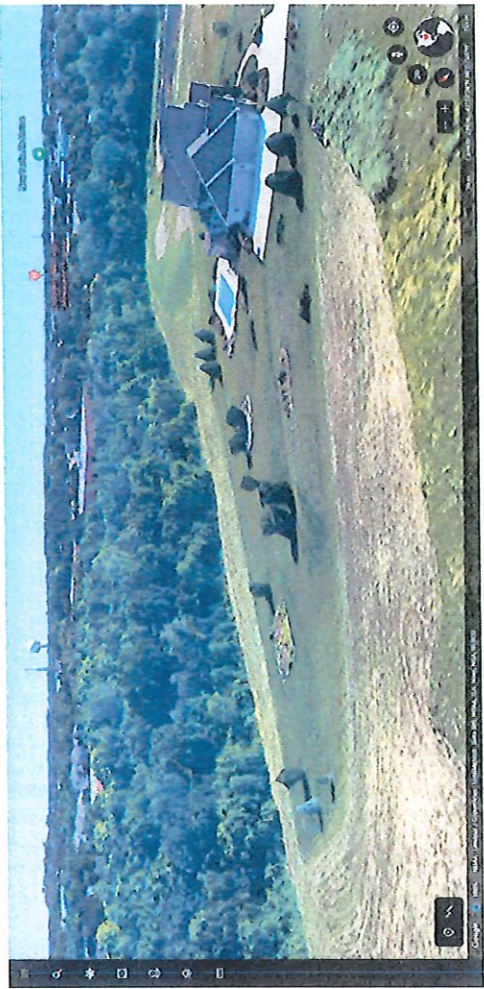
Economics

Average Retail Electricity Rate	0.140 \$/kWh
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Performance Metrics

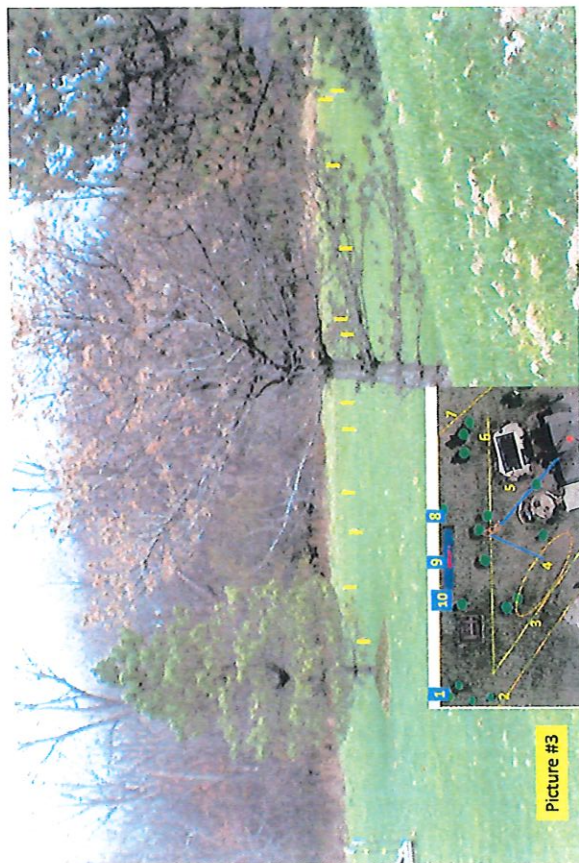
Capacity Factor	15.7%
-----------------	-------



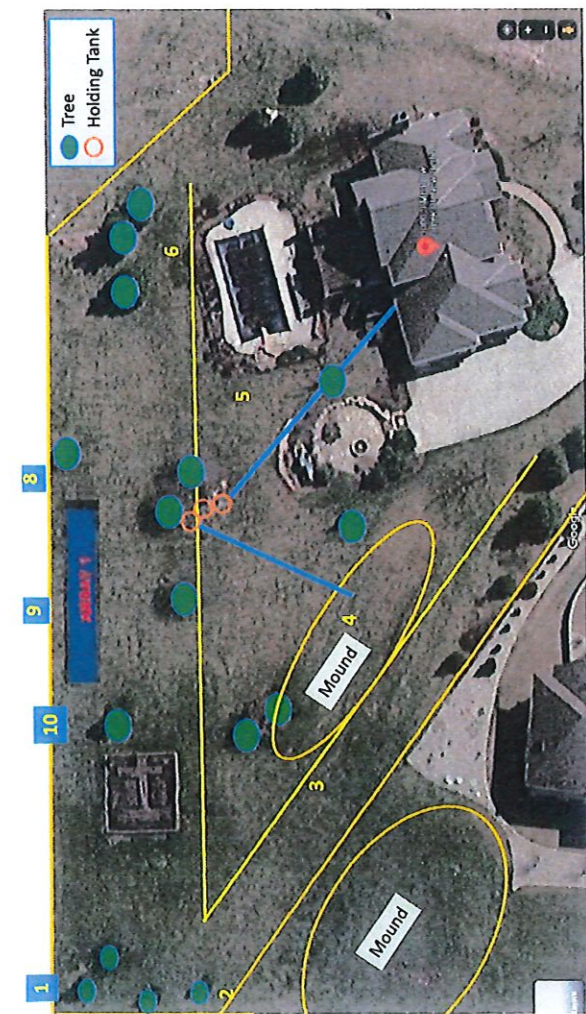




Picture #2

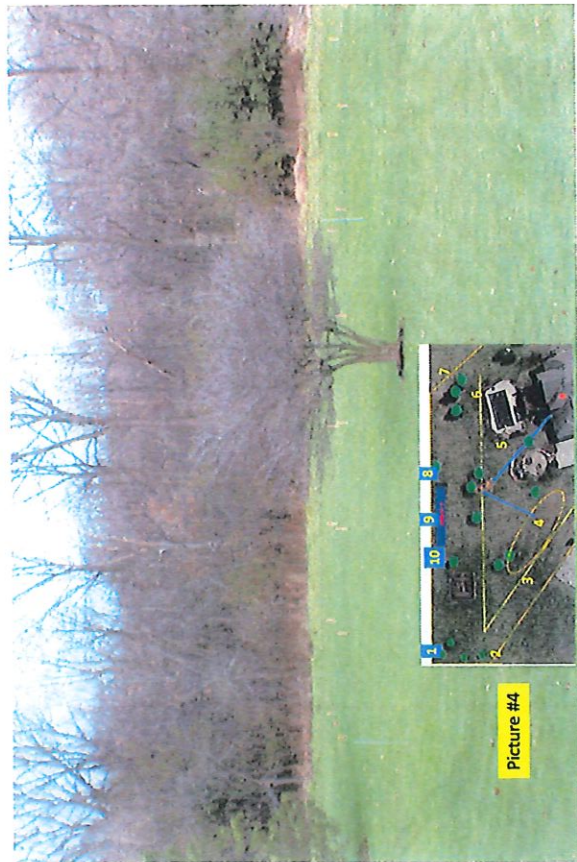


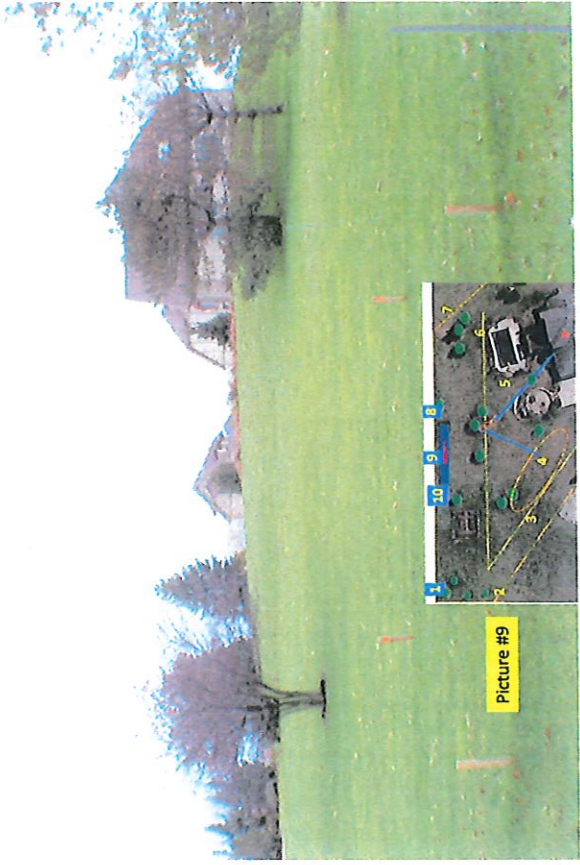
Picture #3



Picture #1







Picture #9



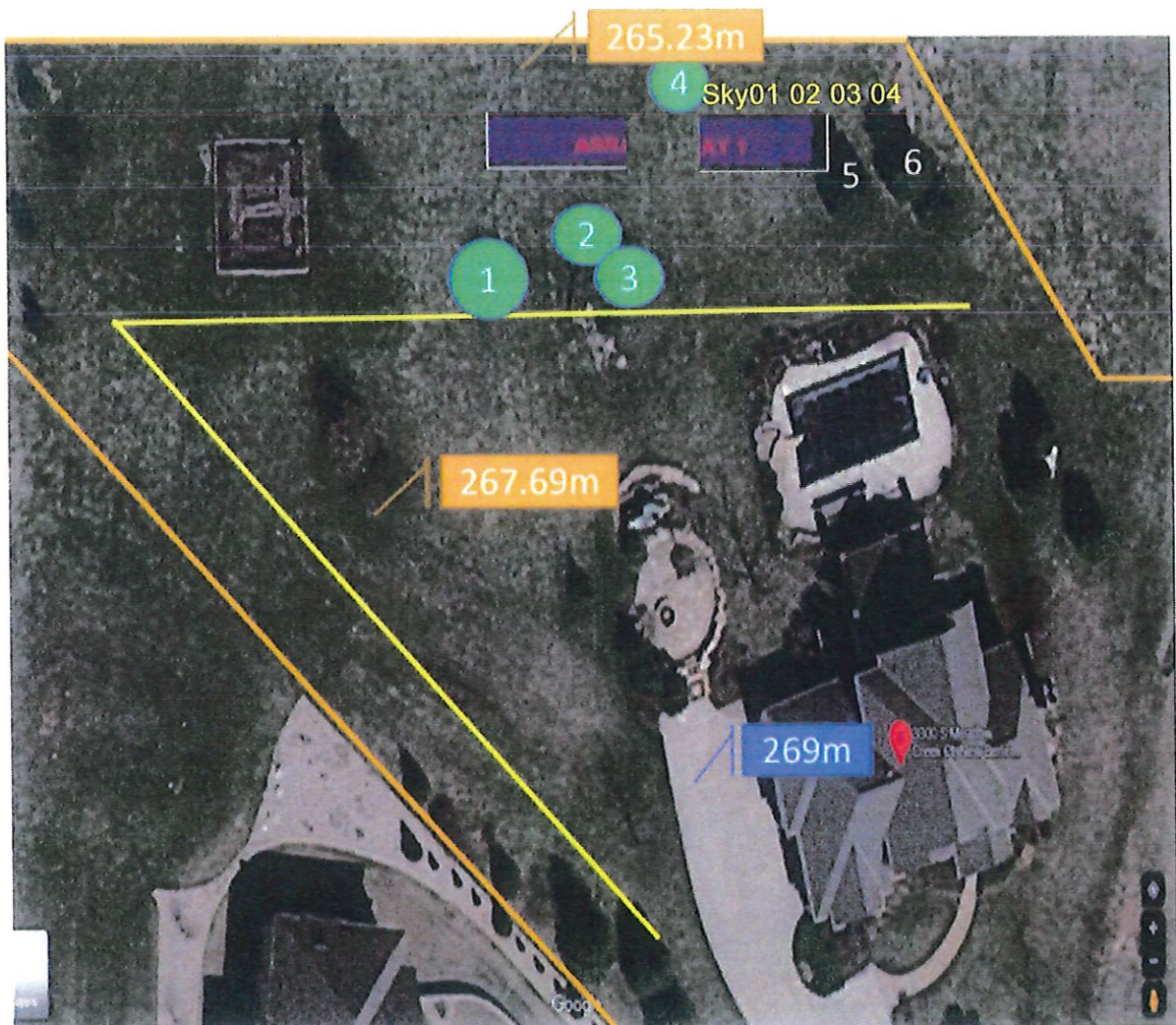
Picture #8



Picture #10

Option 2 - Moved to the east

- *Location* - 19' from the rear property line (21" variance) and moved east from original location.
- *Elevation* - The elevation remains about the same as Option 1.
- *Space* - There are no obstructions at this location however trees would need to be removed for adequate access to sunlight.
- *Sun Access* - This location has a significant decrease in sun access compared to Option 1 as trees number 2, 3, 5 and 6 will cast shadows on the array. This location would offer 78% access to sunlight which is a 19% decrease compared to Option 1. This significant decrease would require that the homeowner add an additional 12 solar panels (for a total of 60) to the size of the system to allow them to have the same amount of solar production as the 48 panel in Option 1. Please see attached PV Watts reports from the National Renewable Energy Laboratory.





Solar Access and Shade Report

11/17/2021

For:

Denardis (East of Array)

By:

Wayne Abbott
5 Marsh Ct
Madison, WI 53718

Measurements made by Solmetric SunEye™ -- www.solmetric.com

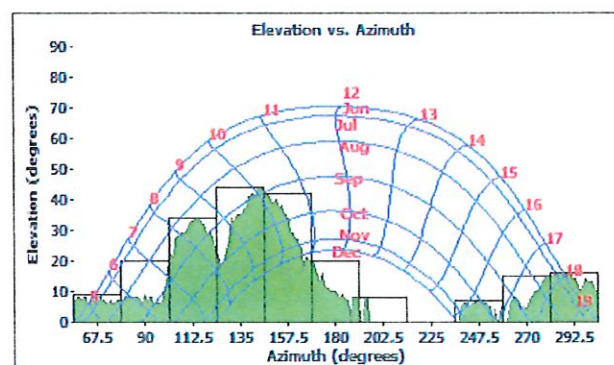
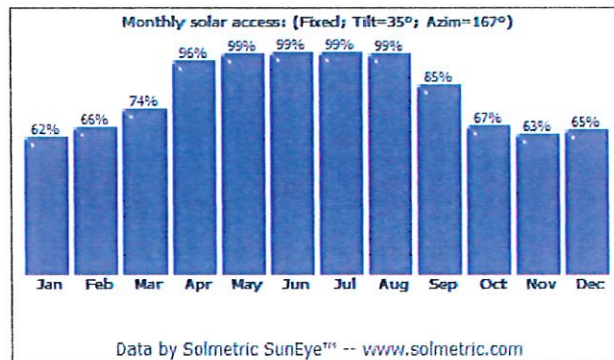
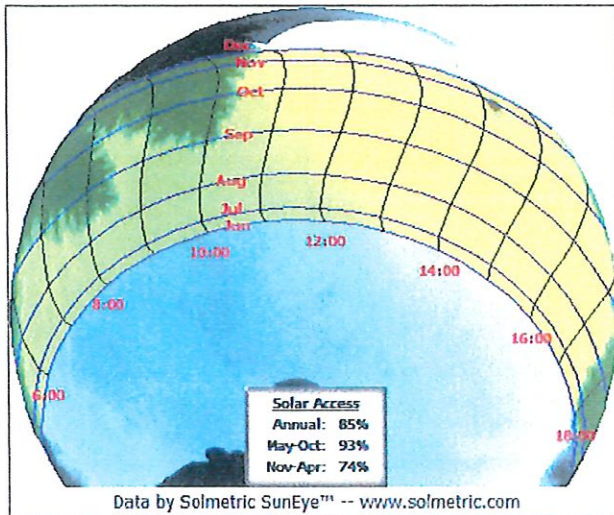


Sky01 -- 11/16/2021 14:58 -- (no skyline note)

Panel Orientation: Tilt=35° -- Azimuth=167° -- Skyline Heading=177°

Solar Access: Annual: 85% -- Summer (May-Oct): 93% -- Winter (Nov-Apr): 74%

TSRF: 85% -- TOF: 99%

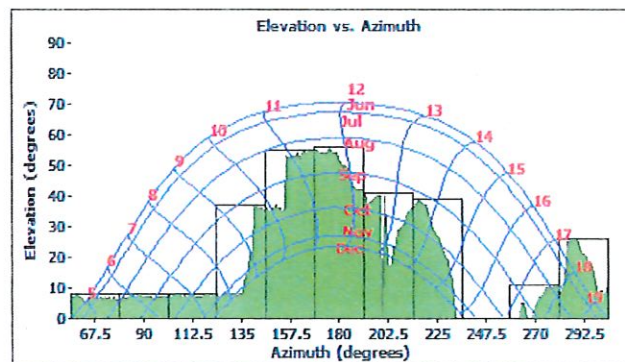
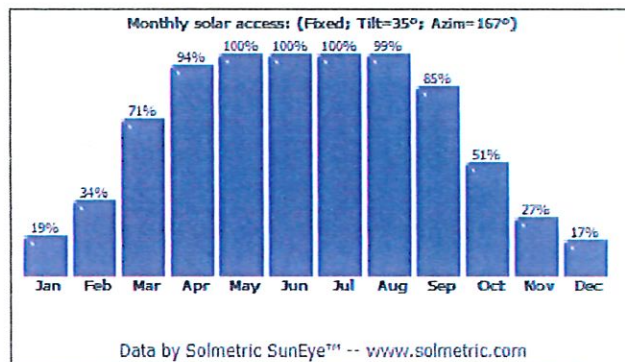
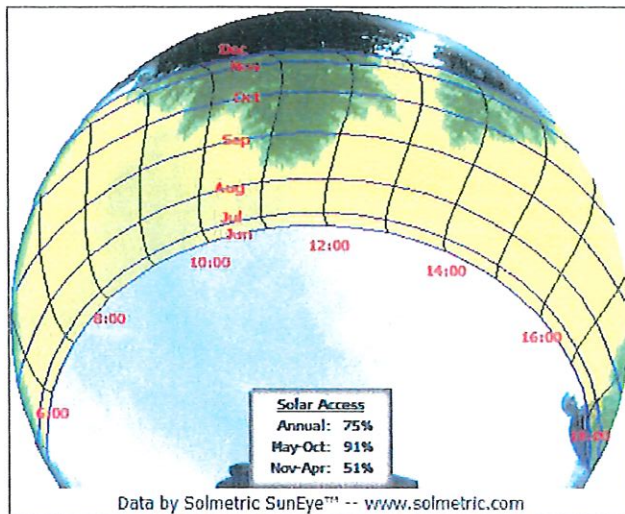


Sky03 -- 11/16/2021 15:00 -- (no skyline note)

Panel Orientation: Tilt=35° -- Azimuth=167° -- **Skyline Heading=179°**

Solar Access: Annual: 75% -- Summer (May-Oct): 91% -- Winter (Nov-Apr): 51%

TSRF: 75% -- TOF: 99%





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The expected range is based on 30 years of actual weather data at the given location and is intended to provide an indication of the variation you might see. For more information, please refer to this NREL report: The Error Report.

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The energy output range is based on analysis of 30 years of historical weather data for nearby, and is intended to provide an indication of the possible interannual variability in generation for a Fixed (open rack) PV system at this location.

RESULTS

19,599 kWh/Year*

System output may range from 18,494 to 20,525 kWh per year near this location.

Month	Solar Radiation (kWh / m ² / day)	AC Energy (kWh)	Value (\$)
January	3.00	1,164	162
February	3.82	1,330	186
March	4.97	1,792	250
April	5.47	1,872	261
May	5.56	1,935	270
June	6.15	1,992	278
July	6.40	2,066	288
August	5.87	1,947	272
September	5.58	1,824	254
October	4.18	1,470	205
November	3.21	1,165	163
December	2.74	1,043	145
Annual	4.75	19,600	\$ 2,734

Location and Station Identification

Requested Location	3000 MEADOW CREEK CT NEW BERLIN WI 53151
Weather Data Source	Lat, Lon: 42.89, -88.02 0.7 mi
Latitude	42.89° N
Longitude	88.02° W

PV System Specifications (Residential)

DC System Size	17.76 kW
Module Type	Standard
Array Type	Fixed (open rack)
Array Tilt	35°
Array Azimuth	167°
System Losses	30.91%
Inverter Efficiency	96%
DC to AC Size Ratio	1.2

48 Panels

Economics

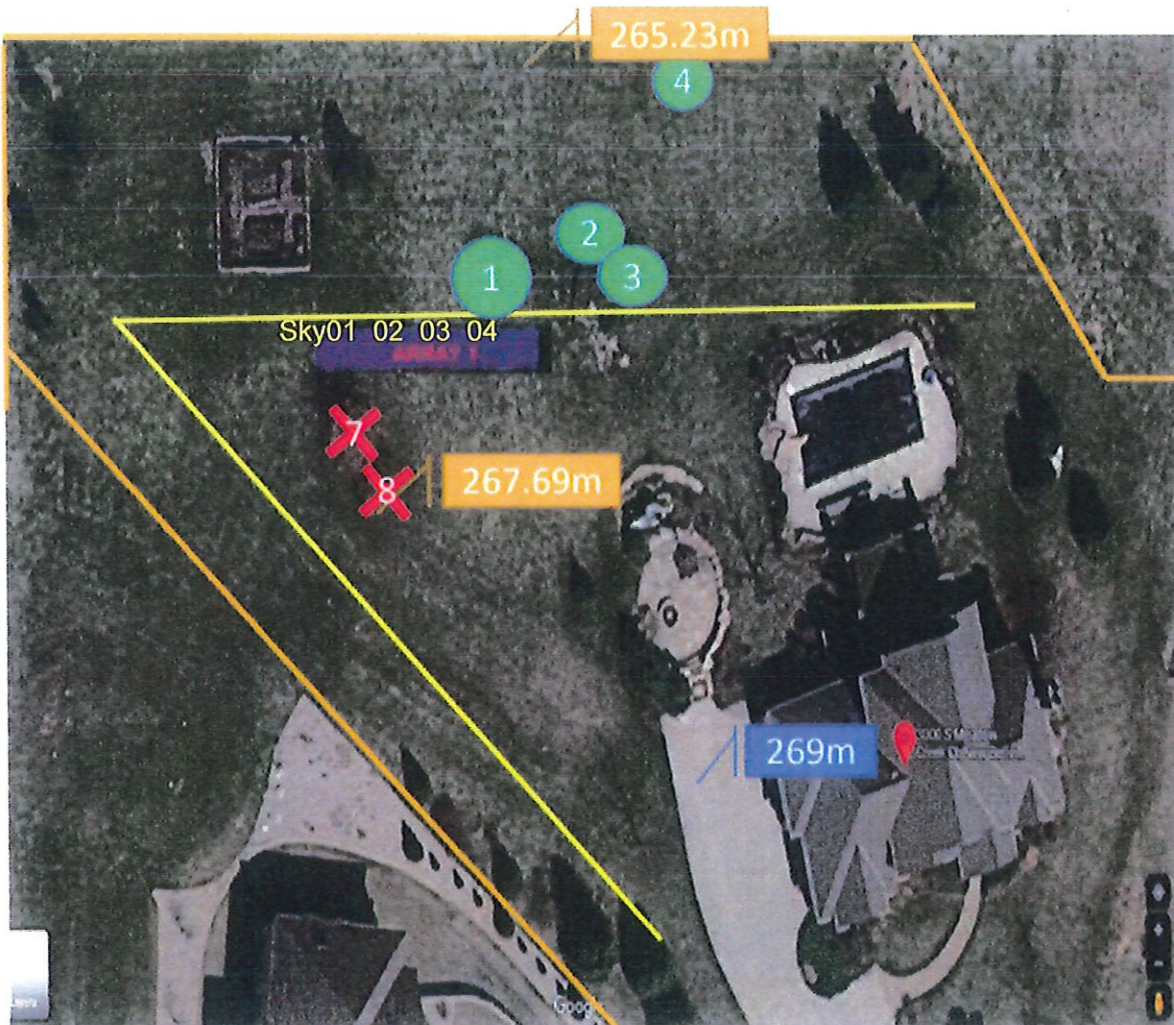
Average Retail Electricity Rate	0.140 \$/kWh
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Performance Metrics

Capacity Factor	12.6%
-----------------	-------

Option 3 - Within required setbacks

- *Location* - Just over 50' from the rear property line, within required setbacks, therefore no variance approval would be needed. This location, due the triangular shape of the property will be highly visible from the southwest neighbor. That neighbor has specifically asked that the array not be placed in this location as they would be able to see it from their windows.
- *Elevation* - The elevation remains about the same as Option 1.
- *Space* - The location is in close proximity to the Septic mound. There are no obstructions at this location however trees would need to be removed for adequate access to sunlight.
- *Sun Access* - This location has a significant decrease in sun access compared to Option 1 as trees number 7 and 8 will cast shadows on the array. This location would offer 73% access to sunlight which is a 24% decrease compared to Option 1. This significant decrease would require that the homeowner add an additional 16 solar panels (for a total of 64) to the size of the system to allow them to have the same amount of solar production as the 48 panel in Option 1. Please see attached PV Watts reports from the National Renewable Energy Laboratory.





Picture #3



Solar Access and Shade Report

11/17/2021

For:

Denardis (South & Slight West of Array) Front of garden bed

By:

Wayne Abbott
5 Marsh Ct
Madison, WI 53718

Measurements made by Solmetric SunEye™ -- www.solmetric.com

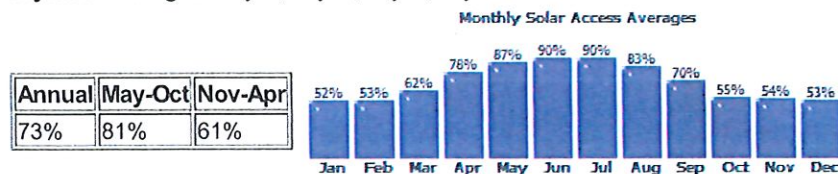


Session Properties

Name	D3
Creation Date	11/16/2021 15:04
Note	(none)
Location	43.0°N, 88.1°W Mag Dec: 4.3°W Time Zone: GMT-06:00

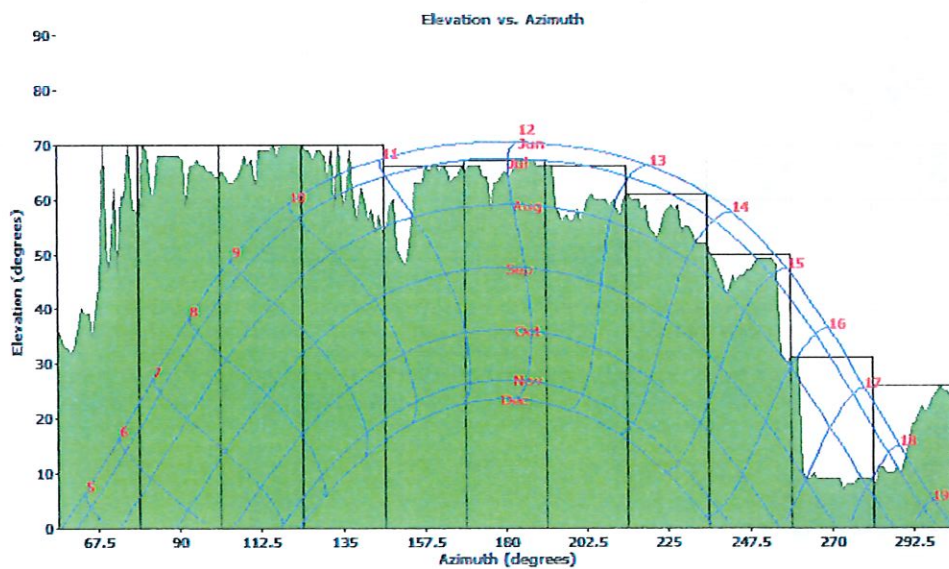
Solar access averages of 4 skylines in this session

Skylines Averaged: Sky01, Sky02, Sky03, Sky04



TSRF averages of 4 skylines in this session: 72%

Session Elevation vs. Azimuth



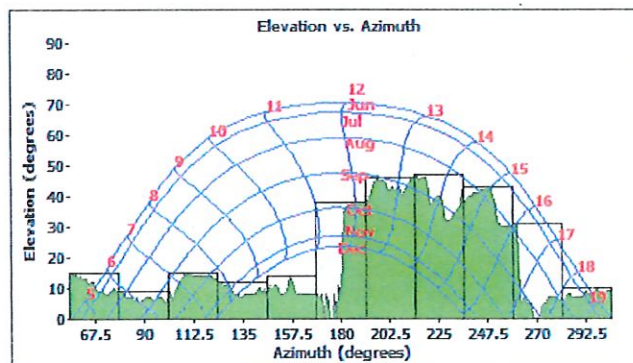
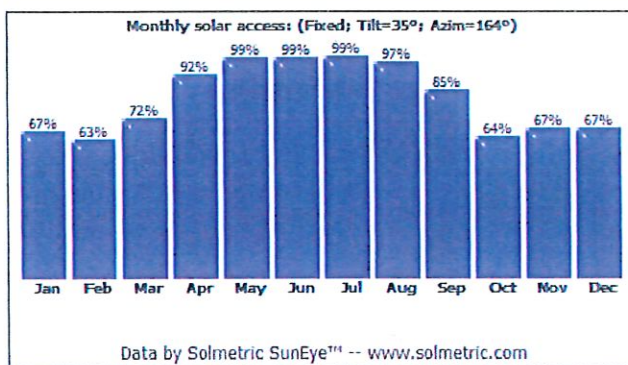
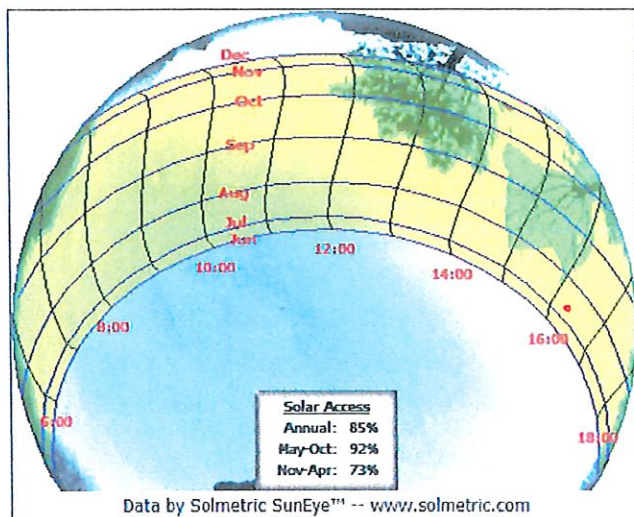
Azimuth Center	Maximum Elevation	Azimuth Center	Maximum Elevation
67.5°	70°	225.0°	61°
90.0°	70°	247.5°	50°
112.5°	70°	270.0°	31°
135.0°	70°	292.5°	26°
157.5°	66°		
180.0°	67°		
202.5°	66°		

Sky03 -- 11/16/2021 15:07 -- (no skyline note)

Panel Orientation: Tilt=35° -- Azimuth=164° -- Skyline Heading=179°

Solar Access: Annual: 85% -- Summer (May-Oct): 92% -- Winter (Nov-Apr): 73%

TSRF: 84% -- TOF: 99%





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The energy output range is based on analysis of 30 years of historical weather data for nearby, and is intended to provide an indication of the possible interannual variability in generation for a Fixed (open rack) PV system at this location.

RESULTS

18,328 kWh/Year*

System output may range from 17,294 to 19,193 kWh per year near this location.

Month	Solar Radiation (kWh / m ² / day)	AC Energy (kWh)	Value (\$)
January	3.00	1,088	152
February	3.82	1,244	174
March	4.97	1,676	234
April	5.47	1,750	244
May	5.56	1,810	252
June	6.15	1,863	260
July	6.40	1,932	270
August	5.87	1,821	254
September	5.58	1,706	238
October	4.18	1,374	192
November	3.21	1,089	152
December	2.74	975	136
Annual	4.75	18,328	\$ 2,558

Location and Station Identification

Requested Location	3000 MEADOW CREEK CT NEW BERLIN WI 53151
Weather Data Source	Lat, Lon: 42.89, -88.02 0.7 mi
Latitude	42.89° N
Longitude	88.02° W

PV System Specifications (Residential)

DC System Size	17.76 kW
Module Type	Standard
Array Type	Fixed (open rack)
Array Tilt	35°
Array Azimuth	167°
System Losses	35.34%
Inverter Efficiency	96%
DC to AC Size Ratio	1.2

48 Panels

Economics

Average Retail Electricity Rate	0.140 \$/kWh
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Performance Metrics

Capacity Factor	11.8%
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The energy output range is based on analysis of 30 years of historical weather data for nearby, and is intended to provide an indication of the possible interannual variability in generation for a Fixed (open rack) PV system at this location.

RESULTS

24,438 kWh/Year*

System output may range from 23,059 to 25,591 kWh per year near this location.

Month	Solar Radiation (kWh / m ² / day)	AC Energy (kWh)	Value (\$)
January	3.00	1,451	202
February	3.82	1,659	231
March	4.97	2,235	312
April	5.47	2,334	326
May	5.56	2,413	337
June	6.15	2,484	346
July	6.40	2,576	359
August	5.87	2,427	339
September	5.58	2,275	317
October	4.18	1,832	256
November	3.21	1,453	203
December	2.74	1,300	181
Annual	4.75	24,439	\$ 3,409

Location and Station Identification

Requested Location	3000 MEADOW CREEK CT NEW BERLIN WI 53151
Weather Data Source	Lat, Lon: 42.89, -88.02 0.7 mi
Latitude	42.89° N
Longitude	88.02° W

PV System Specifications (Residential)

DC System Size	23.68 kW
Module Type	Standard
Array Type	Fixed (open rack)
Array Tilt	35°
Array Azimuth	167°
System Losses	35.34%
Inverter Efficiency	96%
DC to AC Size Ratio	1.2

64 Panels

Economics

Average Retail Electricity Rate	0.140 \$/kWh
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Performance Metrics

Capacity Factor	11.8%
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Additional alternatives were also considered but ruled out.
Photos of these locations are attached.



STAFF REPORT SUMMARY

Board of Appeals

MEETING DATE: January 6, 2022

PETITIONER: PDI Architecture on behalf of the New Berlin Animal Hospital

CASE NUMBER: BA-21-2659

LOCATION: 3840 S. Moorland Rd

REQUEST: Petitioner requests to construct a 1,295 square foot addition 12 feet 9 inches from the front property line. The property is zoned B-2 General Retail Sales and Service District and requires a front yard setback of 40 feet along Howard Ave. A variance of 27 feet 3 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 January 6, 2022

**PDI Architecture on behalf of the New Berlin Animal Hospital / Variance Request
3840 S. Moorland Rd**

DATE: December 22, 2021

APPLICANT / OWNER(S): PDI Architecture / New Berlin Animal Hospital

REQUEST/DESCRIPTION OF VARIANCE: Petitioner requests to construct a 1,295 square foot addition 12 feet 9 inches from the front property line. The property is zoned B-2 General Retail Sales and Service District and requires a front yard setback of 40 feet along Howard Ave. A variance of 27 feet 3 inches is required in order to obtain a building permit.

DATE OF APPLICATION: November 23, 2021

SIZE OF PARCEL: 0.52 Acres

CURRENT ZONING: B-2, General Retail Sales and Service District

CURRENT LAND USE: Commercial

PROPOSED LAND USE: No change

ADJACENT ZONING AND LAND USE:

North Zoning:	B-1	Land Use:	Shopping Center District
South Zoning:	B-2	Land Use:	General Retail Sales and Service District
East Zoning:	B-1	Land Use:	Shopping Center District
West Zoning:	B-2	Land Use:	General Retail Sales and Service 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: 1,295 Sq Ft Addition

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: Yes
- 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 275-34-2 of the Zoning Code requires a 40 foot rear yard setback in the B-2 District.
2. If a variance is granted by the Board of Appeals, the next steps would be for the application to submit these plans to the Planning Department to update their existing Administrative Use Approval permit # UA-2101011. The original submittal for an addition did not require any variances from the Board of Appeals.

Attachments:

- Applicant Letter
- Location Map
- Board of Appeals Application
- Mailing Labels Map
- Site Survey
- Building plans
- Neighbor signatures
- Solar analysis



City of New Berlin Department of Community Development
3805 S. Casper Drive, New Berlin, WI 53151
Phone (262) 797-2445 / Fax (262) 780-4612 / www.newberlin.org/dcd



Board of Appeals

Applicant / Contact

Name Brad Kropp
Address 11525 W North Ave
City, State, Zip Wauwatosa, WI, 53226
Phone 4143021780
E-Mail bkropp@pdi-arch.com
Current Zoning _____

Agent

Name Russ Camilleri
Address 8008 Carondelet Ave Suite 101
City, State, Zip St Louis, MO, 63105
Phone 7078439395
Email rcamilleri@carevethealth.com
Property Owner's Address 3840 S Moorland Rd, New Berlin
Property Owner DL Hermann Properties LLC (Dale Hermann)

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 - -

Board of Appeals Application Form
Page 2

Fees:

Base Fee From Above	\$ 200. ⁰⁰
Filing Fee	\$ 50.00
Total	\$ 250. ⁰⁰

* 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 [Signature] Date: 11/23/21
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

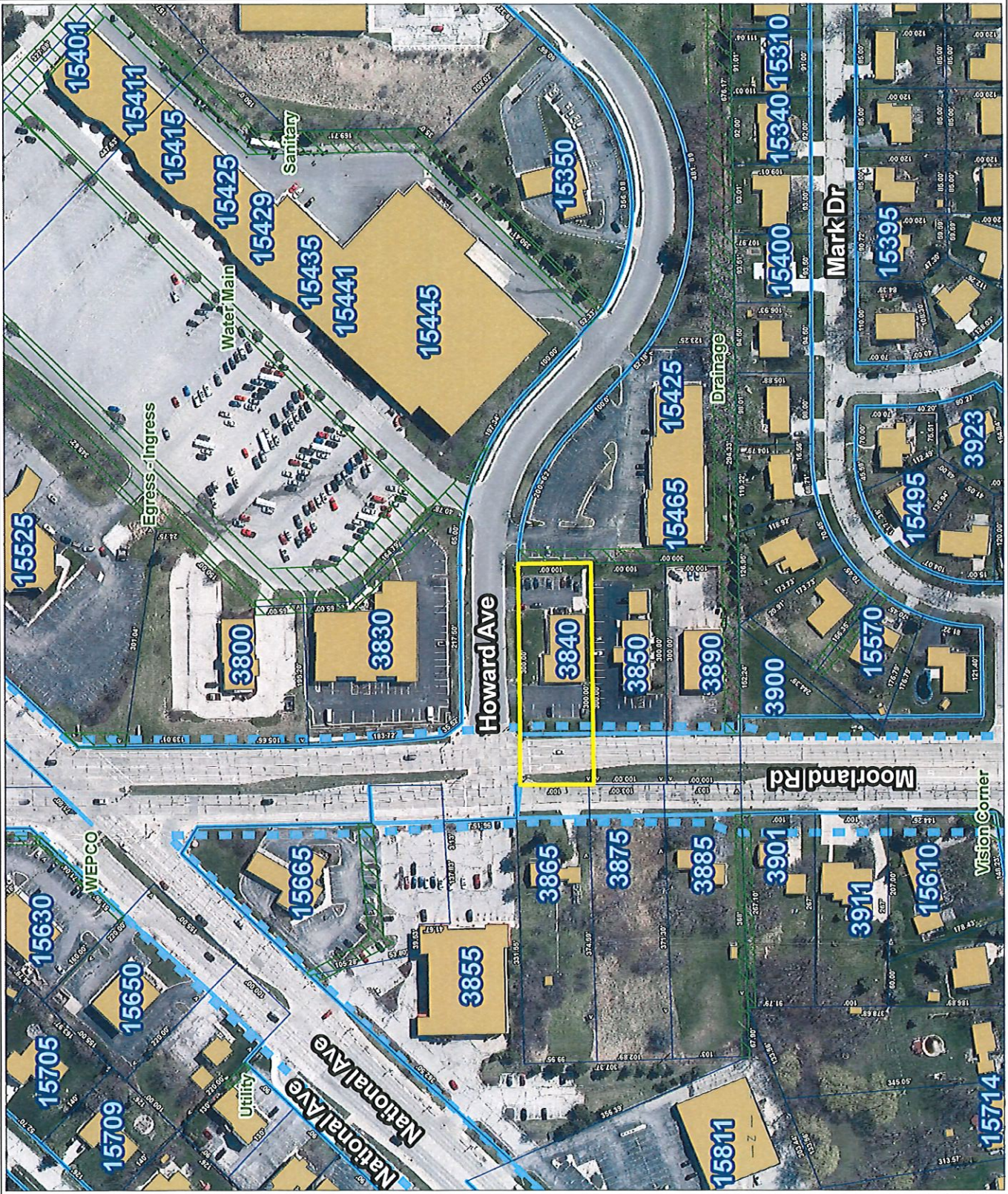
Accepted by: [Signature] Date: 12/1/21
Board of Appeals Date: Jan 6th, 2022
Total Fee: \$ 250
File Number: 2102597



Make Checks Payable To:
CITY OF NEW BERLIN

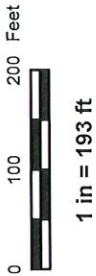
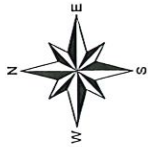
12/08/2021
Receipt #
Clerk
Paid By

Paid: \$ 250.00
: 1710569
: 9740csh2
: PERSPECTIVE DESIGN



Legend

- Parcels
- Road Right-of-Way
- Road ROW Ultimate



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

The information and depictions herein have been produced using data available through photographic means by the City of New Berlin. The information and depictions herein are for informational purposes and the City of New Berlin specifically disclaims accuracy in this reproduction and specifically administers and advises that any and all depiction, measurements, distances depicted herein and as to which specific or precise accuracy is required should be determined by procurement of certified maps, surveys, plat, Flood Insurance Studies, or other official means.

1212997001	15600 NATIONAL AVENUE, LLC 241 N BROADWAY #501 MILWAUKEE WI 53202	1207984003	D & L HERMANN PROPERTIES, LLC W334 S5310 RED FOX WAY NORTH PRAIRIE WI 53153	1242004	GREGG M. ABEL 15520 W MARK DR NEW BERLIN WI 53151
1212995	15700 W NATIONAL AVE, LLC 241 N BROADWAY STE 501 MILWAUKEE WI 53202	1242003	DANIEL DIGIACOMO 15550 W MARK DR NEW BERLIN WI 53151	1212983001	HOMESTEAD ROAD WI, LLC 4820 MINNETONKA BLVD MINNEAPOLIS MN 55416
1212990001	ASSOCIATED BANK NA 433 MAIN ST MS 8227 GREEN BAY WI 54301	1242009	DAVID C. OLSON 15370 W MARK DR NEW BERLIN WI 53151	1242117	JAMES M. WALKER 3935 S ADELL AVE NEW BERLIN WI 53151
1207984001	B & E LEGACY, LLC S75 W17715 HARBOR CIR MUSKEGO WI 53150	1242115	DAVID E. WAYER 3932 S CAMROSE AVE NEW BERLIN WI 53151	1207961	JOHN KURTZ, LLC 3830 S MOORLAND RD NEW BERLIN WI 53151
1207962	BFD PROPERTIES, LLC PO BOX 285 GREENDALE WI 53129	1237027001	DEAN R. KAPP 15616 W MARK DR NEW BERLIN WI 53151	1242010	JOHN L. KOWALSKI 15340 W MARK DR NEW BERLIN WI 53151
1207956	BRE RETAIL RESIDUAL OWNER 5, LLC RYAN LLC TAX COMPLIANCE FT LAUDERDALE FL 33694	1207957	EDUCATORS CREDIT UNION-HOWARD A' 1326 WILLOW RD MOUNT PLEASANT WI 53177	1242005	JONATHAN H. ALLERHEILIGEN 15490 W MARK DR NEW BERLIN WI 53151
1207960	BRE RETAIL RESIDUAL OWNER 5, LLC RYAN LLC TAX COMPLIANCE FT LAUDERDALE FL 33694	1212988001	EXCHANGERIGHT NET LEASED PORTFOI PO BOX 1159 DEERFIELD IL 60015	1242006	JOSHUA D. ZAHARIAS 15460 W MARK DR NEW BERLIN WI 53151
1207964	BRE RETAIL RESIDUAL OWNER 5, LLC RYAN LLC TAX COMPLIANCE FT LAUDERDALE FL 33694	1242008	FRANK J. MELZL 15400 W MARK DR NEW BERLIN WI 53151	1237027	KENNETH P. DOBERFUHL 15610 W MARK DR NEW BERLIN WI 53151
1242074	BRUCE W. EVANS 3929 S CAMROSE AVE NEW BERLIN WI 53151	1242001	GARY C. ENGEL 15590 W MARK DR NEW BERLIN WI 53151	1242078	LEE M. CHIROFF 2500 S BROOKSIDE PKWY NEW BERLIN WI 53151
1212068	CAMPFIRE PROPERTIES, LLC 12201 W VIRGINIA CIR #8 FRANKLIN WI 53132	1212070	GLENDALE FREEZE, LLC PO BOX 752 ARLINGTON HEIGHTS IL 60006	1242007	LEON R. GROB 15430 W MARK DR NEW BERLIN WI 53151

1242075

MARK GILBERT POLLEX
3923 S CAMROSE AVE
NEW BERLIN WI 53151

1242116

MATTHEW S. WAGNER
3926 S CAMROSE AVE
NEW BERLIN WI 53151

1242047

MATTHEW T. WANKE
15495 W MARK DR
NEW BERLIN WI 53151

1212069

MDC REAL ESTATE INVESTMENT, LLC
PO BOX 1658
FOND DU LAC WI 54936

1237028

MOORLAND OFFICE LLC, BY DAVID SCOT
3911 S MOORLAND RD
NEW BERLIN WI 53151

1212984001

MR GOLD, LLC
7913 S SCEPTER DR APT 7
FRANKLIN WI 53132

1212071

NATIONAL AVENUE 15710, LLC
13900 W BROOK HOLLOW CT
NEW BERLIN WI 53151

1212986

NATIONAL INVESTMENTS 15805, LLC
W232 S6820 MILLBROOK CIR E
BIG BEND WI 53103

1207966

ONE MILWAUKEE NA BANC

<nul

1242046

PATRICK H. DUFFY
15465 W MARK DR
NEW BERLIN WI 53151

1237029

RAYMOND GALINSKY
N17 W22602 WATERTOWN RD
WAUKESHA WI 53186

1242048

RODNEY L. BEYER
15515 W MARK DR
NEW BERLIN WI 53151

1242077

RONALD J. BREJCHA
15395 W MARK DR
NEW BERLIN WI 53151

1242049

RONALD T. MANRIQUEZ
3920 S ADELL AVE
NEW BERLIN WI 53151

1237025

SALLY L. CIGANEK
15714 W MARK DR
NEW BERLIN WI 53151

1212996

SLAC-NB PROPERTIES, LLC
36355 E WISCONSIN AVE
OCONOMOWOC WI 53066

1207984004

STEVEN E. GENGLER
2411 9TH AVE
BLOOMER WI 54724

1242076

THOMAS L. KLOSKEY
3920 S CAMROSE AVE
NEW BERLIN WI 53151

1237026

TYSON HUGHES
15620 W MARK DR
NEW BERLIN WI 53151

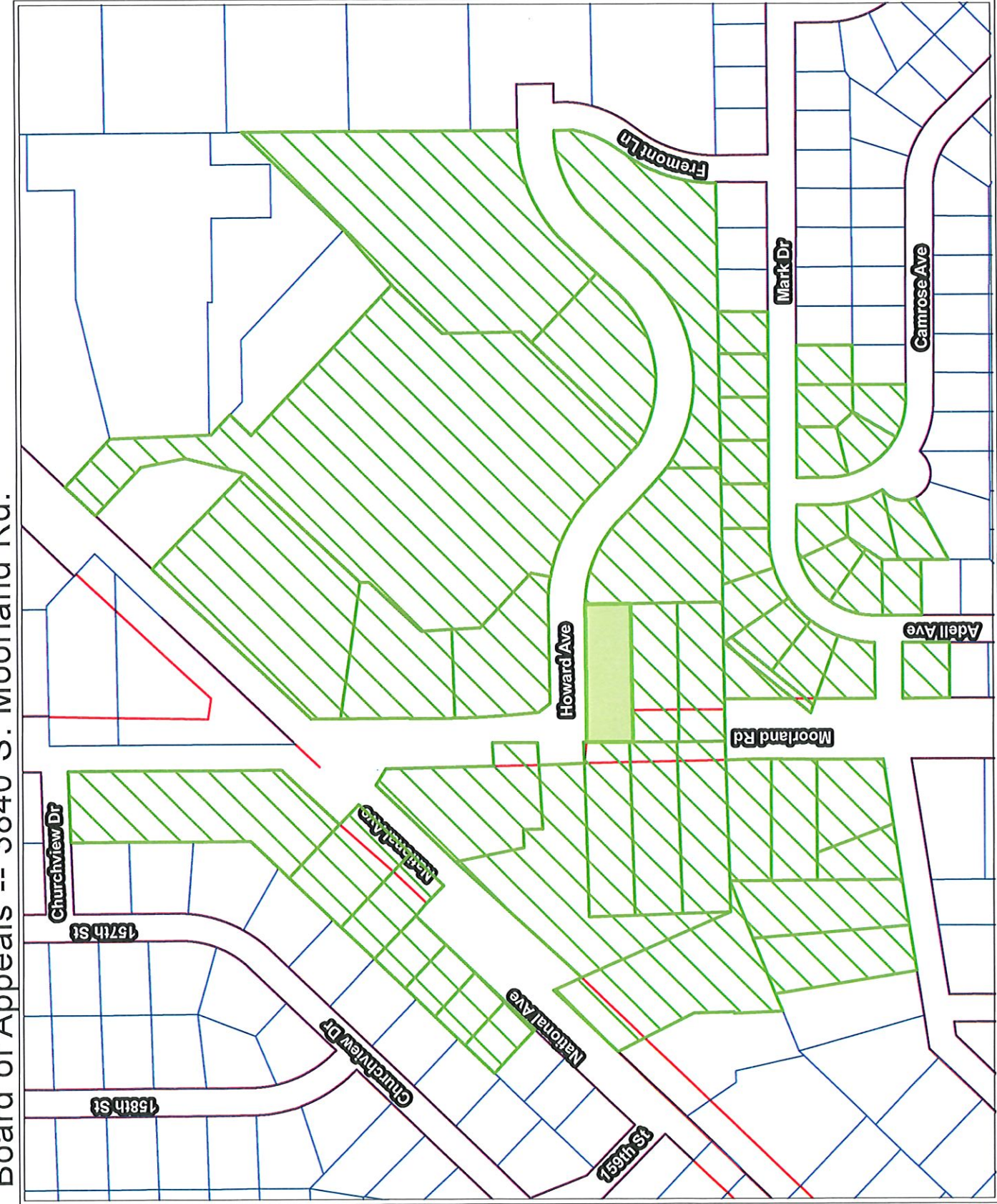
1207963

UNITED STATES POSTAL SERVICE FACIL
222 S RIVERSIDE PLAZA SUTIE 20
CHICAGO IL 60606

1242002

WILLIAM J. REIFENRATH
15570 W MARK DR
NEW BERLIN WI 53151

Board of Appeals -- 3840 S. Moorland Rd.



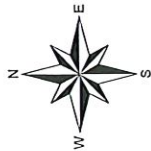
Overview Map



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.



City of New Berlin: Department of Community Development

Nature of Appeal

The current lot located at 3840 S Moorland Rd in New Berlin has a 40-foot front building setback. The nature of our appeal is that we are requesting to reduce this front setback to approximately 12 feet, 9 inches to accommodate a building addition.

Hardship Argument

The New Berlin Animal Hospital was constructed in the late 1970's, in an area that has seen great growth and changes over the years. The increase in business volume due to this growth has been on-going, but the recent phenomenon resulting from increased small animal ownership after the Covid-19 pet ownership boom has driven us to look for ways to increase our operation. As part of any improvements to the existing building, the facility would also need to make accessible improvements to be more accommodating to people with disabilities as required by the building code. Due to the current layout of the building, it is unduly difficult and, in some cases, technically infeasible to devote existing square footage for accessibility improvements to the customer areas (waiting, exam rooms, rest rooms, etc.). Thus, leading us to propose a building addition to address these requirements and needs.

The existing building is situated on a small corner lot that already does not meet the current front yard setback on the secondary street (Howard Avenue), which we are asking to encroach further to accommodate the building addition. The addition allows the hospital to provide the necessary accessible features to the public areas while also gaining some of the additional operational needs of the facility. Additionally, we will be adding a small paved area for one required ADA parking spot that was not part of the existing facility. The combination of accommodating increased business volume while getting the animal hospital up to current standards of ADA compliance is of the utmost importance to ownership. We want to be inclusive to all individuals in the community while gaining the square footage necessary to treat the community's pets in a timely manner.

Lastly, as noted on the site plan data; despite the 1,295 square foot addition, the New Berlin Animal Hospital will still have sufficient parking (18 spaces total although only 13 are required) and will remain under the required impervious land percentage threshold (we will have 63% impervious coverage, while up to 75% of the lot is permitted to be impervious).

Thank you for your consideration, and please let us know if there is any additional information that we can provide.

Sincerely,

Russ Camilleri
Revenue Program Manager
CareVet Health C/O New Berlin Animal Hospital
rcamilleri@carevethealth.com
707.843.9395



Existing North Elevation - Front Entry



Front Facade – Facing Howard Ave (Location of Proposed Addition)



Existing West Elevation – Facing Moorland Rd.

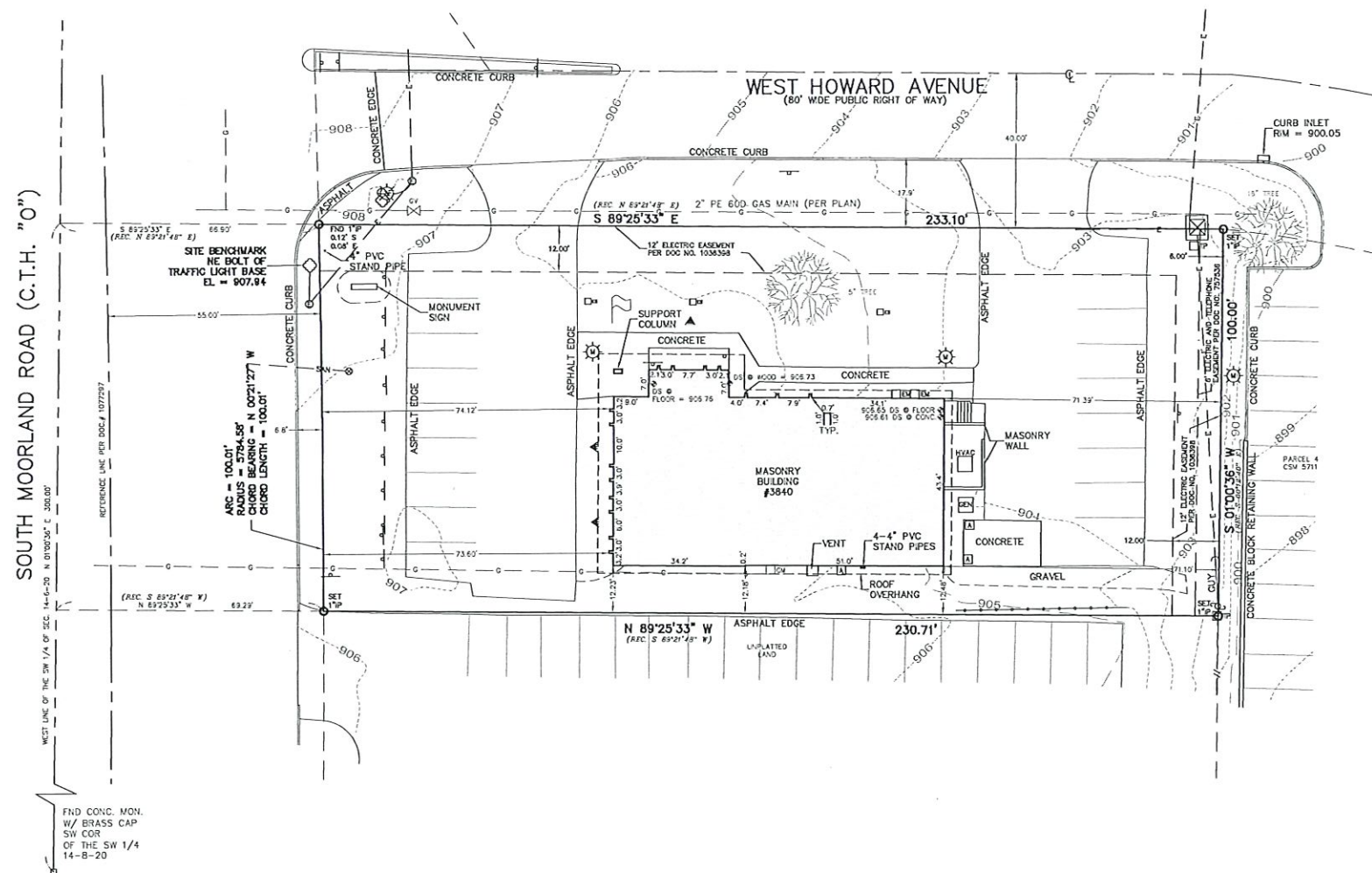


Existing East Elevation

LEGAL DESCRIPTION:

ALL THAT PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 14, TOWNSHIP 6 NORTH, RANGE 20 EAST, IN THE CITY OF NEW BERLIN, WAUKESHA COUNTY, WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID 1/4 SECTION; THENCE NORTH 00° 12' 40" WEST ALONG THE WEST LINE OF SAID 1/4 SECTION, 200.00 FEET TO THE PLACE OF BEGINNING OF LANDS HEREIN DESCRIBED; THENCE CONTINUING NORTH 00° 12' 40" WEST ALONG THE WEST LINE OF SAID 1/4 SECTION, 100.00 FEET; THENCE NORTH 89° 21' 48" EAST AND PARALLEL TO THE SOUTH LINE OF SAID 1/4 SECTION, 300.00 FEET; THENCE SOUTH 00° 12' 40" EAST AND PARALLEL TO THE WEST LINE OF SAID 1/4 SECTION 100.00 FEET; THENCE SOUTH 89° 21' 48" WEST AND PARALLEL TO THE SOUTH LINE OF SAID 1/4 SECTION, 300.00 FEET TO THE PLACE OF BEGINNING; RESERVING THE WESTERLY 50.00 FEET FOR ROADWAY PURPOSES, EXCEPTING THEREFROM THOSE LANDS CONVEYED TO WAUKESHA COUNTY, IN DOCUMENT RECORDED DECEMBER 27, 1978, IN REEL 339, IMAGE 473, AS DOCUMENT NO. 1077297.

CONTAINING: 23,176 SQ.FT. 0.53 ACRES



CJ
engineering
civil design and consulting
9205 W. Center Street
Suite 214
Milwaukee, WI 53222
PH: (414) 443-1312
FAX: (414) 443-1317
www.cj-engineering.com

CSE
CAPITOL SURVEY ENTERPRISES
220 REGENCY CT. STE. 210
BROOKFIELD, WI 53045
PH: (262) 786-6600
FAX: (414) 786-6608
WWW.CAPITOLSURVEY.COM

NOTES

- SUBJECT PROPERTY ZONED: B-2 GENERAL RETAIL SALES & SERVICE.
- SETBACKS BASED ON CITY OF NEW BERLIN OF WAUKESHA COUNTY ZONING CODE AND ARE AS FOLLOWS:
FRONT - 40 FEET
SIDE - 25 FEET
REAR - 25 FEET
- LEGAL DESCRIPTION BASED ON LETTER REPORT FROM KNIGHT BARRY TITLE GROUP.
- THE UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, ON INFORMATION FURNISHED BY THE UTILITY COMPANIES, DIGGERS HOTLINE AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.
- SUBJECT PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION X: AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN PER INFORMATION FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP NO. 55133C0351G, WITH A DATE OF IDENTIFICATION OF 11/05/2014, IN COMMUNITY NO. 550487, CITY OF NEW BERLIN, WHICH IS THE COMMUNITY IN WHICH THE SUBJECT PROPERTY IS SITUATED.
- PROJECT BENCHMARK - FOUND CONCRETE MONUMENT AT THE SW CORNER OF THE SW 1/4 OF SEC 14-B-20 WITH AN ELEVATION OF 903.14.
- SITE BENCHMARK - NORTHEAST CORNER OF TRAFFIC LIGHT BASE AS SHOWN HEREON, EL. = 907.94
- SURVEY DATUM: COORDINATES ARE BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM (WCCS), WAUKESHA COUNTY, NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT (NAD83(2011)), NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88(2012)), USING THE WISCONSIN CONTINUALLY OPERATING REFERENCE STATIONS (WISCONSIN & GEOID 12A).

www.DiggersHotline.com
DIGGERS HOTLINE
DIAL 811 OR (800) 242-8511

LEGEND

— SAN —	SANITARY SEWER	⊠	ELECTRIC TRANSFORMER	⋈	HYDRANT
— ST —	STORM SEWER	□	ELECTRIC METER	⋈	WATER VALVE
— W —	WATER MAIN	□	ELECTRIC PEDESTAL	⋈	GAS VALVE
— G —	BURIED GAS LINE	□	ELECTRIC BOX AT GRADE	⋈	MANHOLE
— TEL —	BURIED TELEPHONE LINE	□	TELEPHONE BOX AT GRADE	⋈	STORM MANHOLE
— TEL —	BURIED TELEPHONE LINE	□	TELEPHONE PEDESTAL	⋈	CATCH BASIN
— E —	BURIED ELECTRIC LINE	□	TV PEDESTAL	⋈	CURB INLET
— FD —	BURIED FIBER OPTIC LINE	□	GAS METER	⋈	UTILITY POLE
— // —	OVERHEAD UTILITY LINES	⊠	AIR CONDITIONER	⋈	WOOD SIGN
— CATV —	BURIED CABLE TELEVISION LINES	⊠	UTILITY POLE	⋈	METAL SIGN
— COB —	COORDINATION SEWER	⊠	WOOD SIGN	⋈	CONCRETE LIGHT POLE
— W —	WOOD FENCE	⊠	FLAS POLE	⋈	WOOD LIGHT POLE
— M —	METAL FENCE	⊠	BOLLARD	⋈	METAL BOX
— E —	EDGE OF TREES AND BUSH	⊠	BOLLARD LIGHT	⋈	FIBER OPTIC MARKER
— D —	DOOR SILL ELEVATION	⊠	YARD LIGHT	⋈	GUY WIRE
— F —	FIRE DEPARTMENT CONNECTION	⊠	TRAFFIC LIGHT		

The legend contains 30 symbols arranged in two columns. The left column includes symbols for various types of sewer and water lines (solid, buried, fiber optic, overhead), cable television lines, coordination sewers, fences (wood, metal), edges of trees and bushes, door sill elevations, and fire department connections. The right column includes symbols for electrical components (transformer, meter, pedestal, box at grade, telephone box at grade, telephone pedestal, TV pedestal, gas meter, air conditioner, utility pole, wood sign, metal sign, flas pole, bollard, bollard light, yard light, traffic light) and structural/landscape elements (hydrant, water valve, gas valve, manhole, storm manhole, catch basin, curb inlet, concrete light pole, wood light pole, metal box, fiber optic marker, and guy wire).

PLAT OF SURVEY W/TOPOGRAPHY
FOR

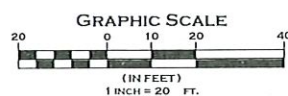
NEW BERLIN ANIMAL HOSPITAL
3840 S MOORLAND RD.
NEW BERLIN, WI

DRAWN BY:	RAP	DATE:	05/03/2021
CHECKED BY:	NJF	DRAWING NO.	P-0
CSE Job No.:	21-036	SHEET	1 OF 1

I CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY, AND THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY, ITS EXTERIOR BOUNDARIES, THE LOCATION AND DIMENSIONS OF ALL VISIBLE STRUCTURES THEREON, BOUNDARY FENCES, APPARENT EASEMENTS AND ROADWAYS AND VISIBLE ENCROACHMENTS, IF ANY. THIS SURVEY IS MADE FOR THE EXCLUSIVE USE OF THE PRESENT PROPERTY, AND ALSO THOSE WHO PURCHASE, MORTGAGE, OR GUARANTEE THE TITLE THERETO, WITHIN ONE (1) YEAR FROM DATE THEREOF.

MAY 3, 2021
DATE

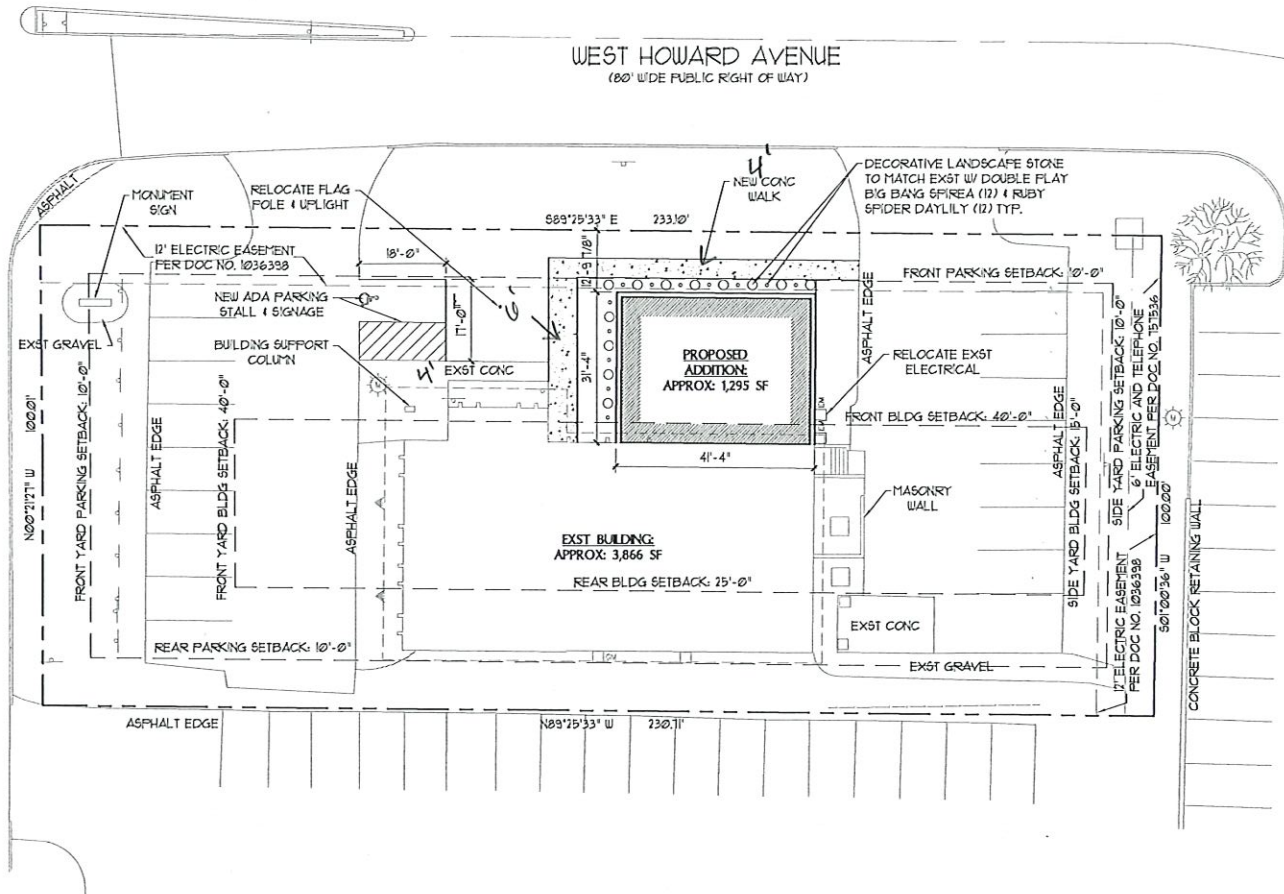
MICHAEL J. BERRY, R.L.S.
REGISTERED LAND SURVEYOR S-2545



APPLICABLE CODES		
BUILDING CODE:	UIS, COMM. BUILDING CODE 2015 (IBC-2015)	
ZONING CODE:	CITY OF NEW BERLIN	
SITE CRITERIA		
ZONING DESTINATION:	B-2 (GENERAL RETAIL SALES & SERVICE)	
ZONING CRITERIA		
OVERALL LOT AREA:	23,716 SF. / 0.53 ACRES	
EXISTING BUILDING:	3,866 SF	16.68%
PROPOSED BUILDING ADDITION:	1,295 SF	5.55%
TOTAL BUILDING FOOTPRINT: 60% PERMITTED	5,161 SF	22.23%
PROPOSED ASPHALT/CONC. PAVING & GRAVEL (PARKING / DRIVE ISLES):	8,625 SF	37.13%
PROPOSED CONC. PATIO & WALKS:	861 SF	3.71%
TOTAL IMPERVIOUS: 75% PERMITTED	14,621 SF	63.1%
TOTAL GREENSPACE:	8,549 SF	
BUILDING SETBACKS		
	REQUIRED	ACTUAL
FRONT YARD (NORTH): NEW	40'-0"	12'-9 1/8"
FRONT YARD (WEST): EXISTING	40'-0"	14'-1 5/8"
SIDE YARD (EAST): EXISTING	15'-0"	11'-1 3/8"
REAR YARD (SOUTH): EXISTING	25'-0"	12'-2 3/4"
PARKING		
STALL SIZE:	9'-0" x 18'-0"	
ACCESS DRIVE WIDTH:	24'-0"	
PROPOSED SITE PARKING:	18 EXISTING + 1 NEW ADA STALLS	
TOTAL PARKING REQ.	1 STALL PER 400 SF FLOOR AREA (VETERINARY CLINIC)	
	5,161 SF / 400 SF PER = 12.9 STALLS	
	TOTAL REQUIRED = 13 STALLS	
	TOTAL PROVIDED = 19	

NOTES 2

SOUTH MOORLAND ROAD (C.T.H. "D")



PLAN NORTH
SITE PLAN
SCALE: 1" = 20'-0"

FULL SIZE PRINT = 24" x 36" SHEET

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Project:		Building Addition for:	
New Berlin Animal Hospital		New Berlin - BOARD OF APPEALS	
3840 S Moorland Rd		NEW BERLIN - BOARD OF APPEALS	
New Berlin, WI 53151		NEW BERLIN - BOARD OF APPEALS	
PERSPECTIVE DESIGN, INC.		REV. #	
11523 W. North Avenue		REV. DATE	
Wauwatosa, WI 53226		DESCRIPTION	
Tel (414) 302-1780 Fax (414) 302-1781		NEW BERLIN - BOARD OF APPEALS	
Drawing Title:		REV. BY:	
SITE PLAN		BJK	
Date:		11-24-21	
Scale:			
Drawn:		MJ	
Job:			
Sheet:			
SP1.1			

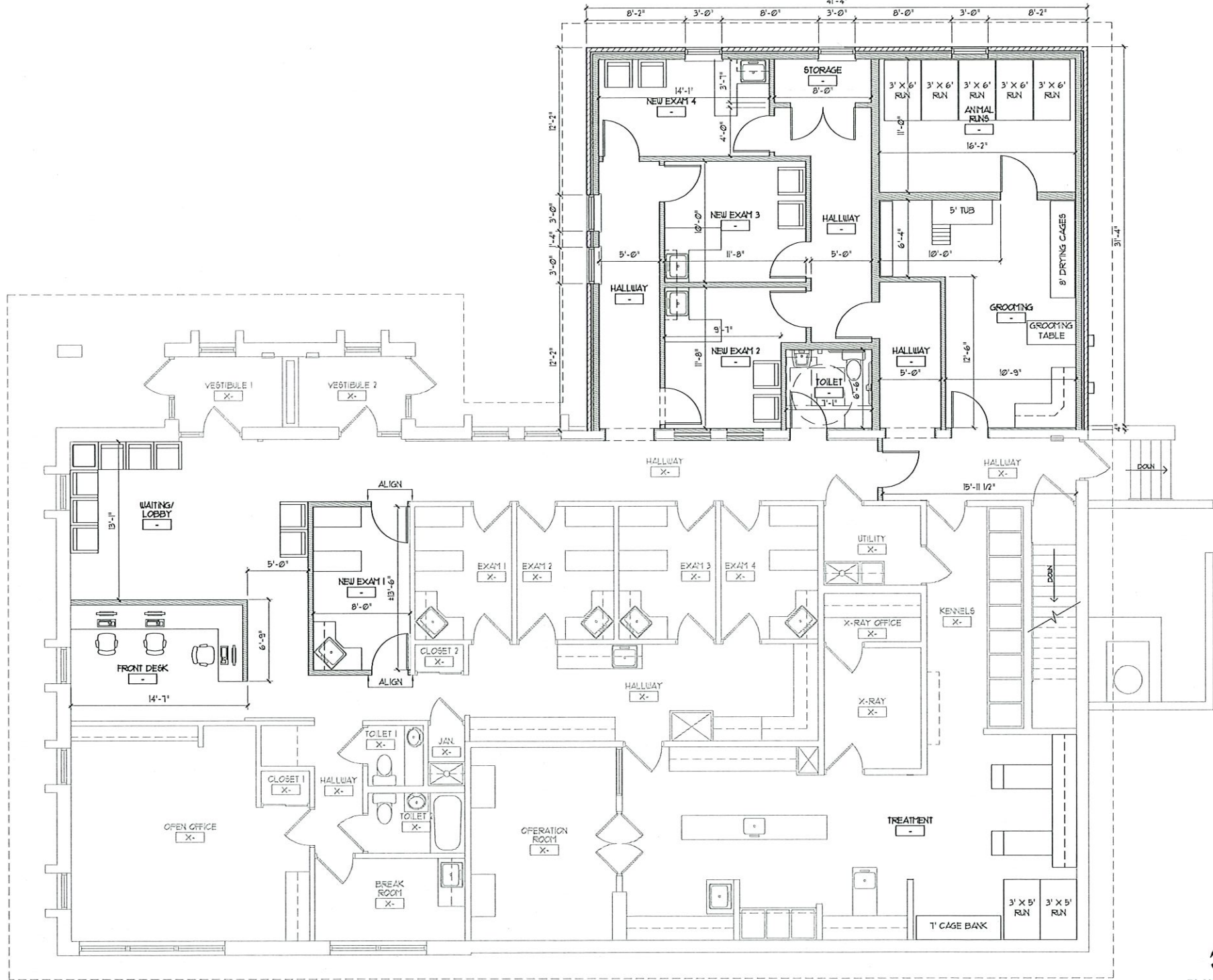
- PRELIMINARY -
FOR ESTIMATING AND REVIEW ONLY

NOT FOR CONSTRUCTION

FLOOR PLAN NOTE:
- FLOOR PLAN IS PRELIMINARY IN NATURE, IT WAS PREPARED TO FORTRAY THE SCOPE OF WORK, NO EXTENSIVE BUILDING CODE RESEARCH WAS PREPARED.
- THE BUILDING CODE AND THE AMERICAN WITH DISABILITIES ACT (ADA) REQUIRE THAT BUILDINGS AND ALTERATIONS BE DESIGNED AND CONSTRUCTED IN SUCH A MANNER THAT THE FACILITY IS READILY ACCESSIBLE TO AND USABLE BY INDIVIDUALS WITH DISABILITIES.
- IN ADDITION, ALTERATIONS TO EXISTING BUILDINGS REQUIRE UPGRADES THAT EQUAL A MINIMUM OF 20% OF THE PROJECT BUDGET FOR ACCESSIBILITY UPGRADES (PARKING LOT, ENTRANCES, RAFTERS, DOORS, TOILET ROOMS, DRINKING FOUNTAINS, ETC) TO THE SITE & BUILDING. IT IS IMPORTANT FOR THE OWNER, TENANT AND CONTRACTOR TO BUDGET FOR THESE UPGRADES ABOVE AND BEYOND THE PROJECT SCOPE OF WORK.

FLOOR PLAN NOTES

2



PROPOSED FLOOR PLAN - ADDITION

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

1

NOT USED

3

FULL SIZE PRINT = 24" x 36" SHEET

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Drawing Title:
PROPOSED
FLOOR
PLAN
ADDITION

Date: 11/24/21
Scale: NOTED
Drawn: MJ
Job: -

Sheet:

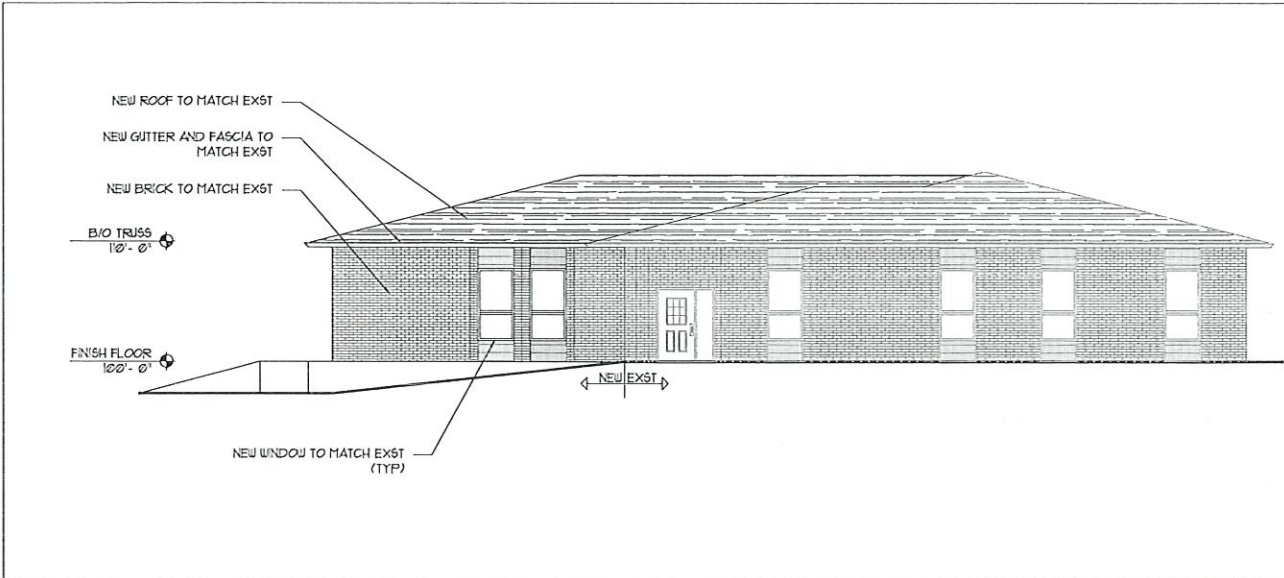
A1.1

Building Addition for:
New Berlin Animal Hospital
3840 S Moorland Rd
New Berlin, WI 53151

REV. #	REV. DATE	DESCRIPTION	REV. BY
1	11-24-21	NEW BERLIN - BOARD OF APPEALS	BJK

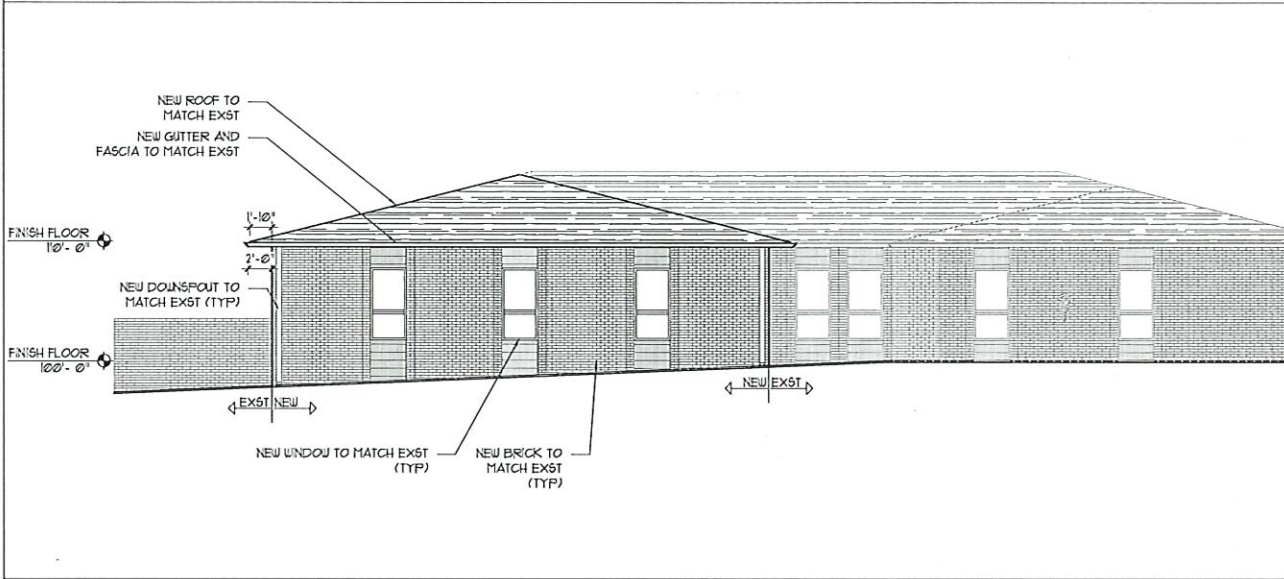
- PRELIMINARY -
FOR ESTIMATING AND REVIEW ONLY

NOT FOR CONSTRUCTION



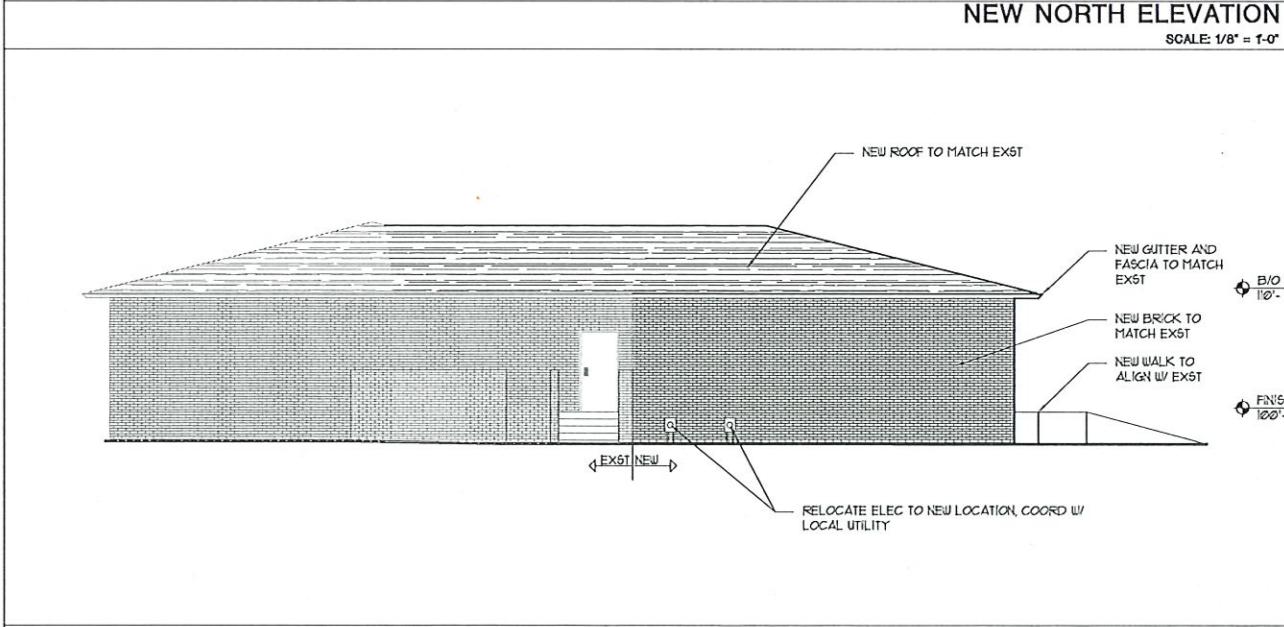
NEW WEST ELEVATION
SCALE: 1/8" = 1'-0"

6



NEW NORTH ELEVATION
SCALE: 1/8" = 1'-0"

4



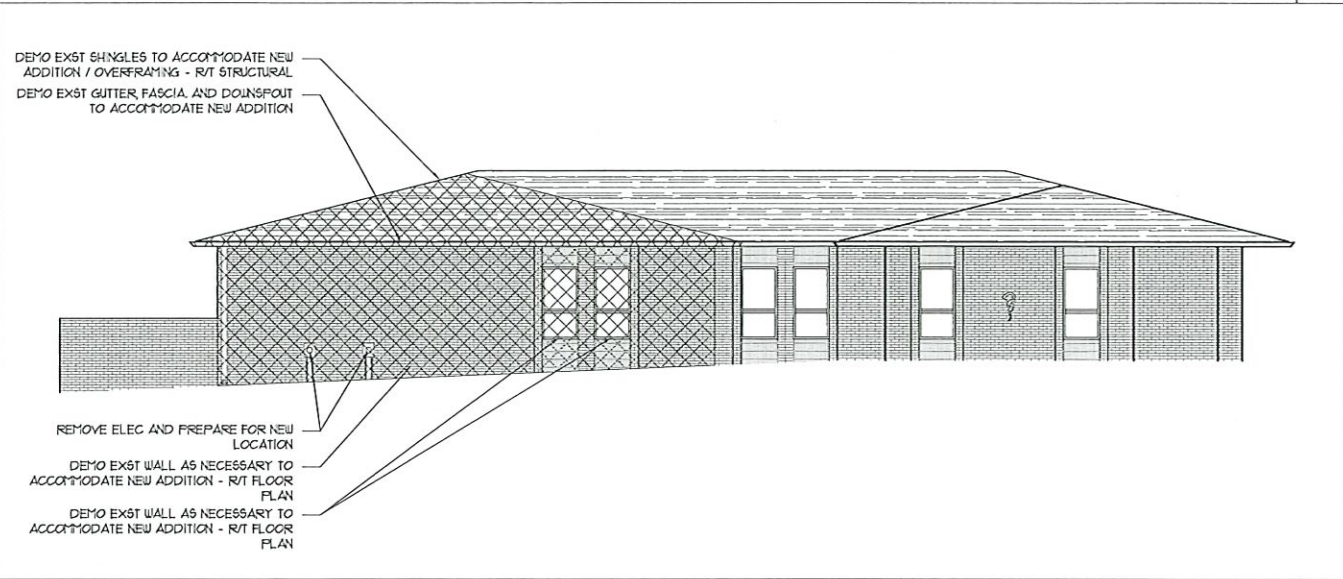
NEW EAST ELEVATION
SCALE: 1/8" = 1'-0"

2



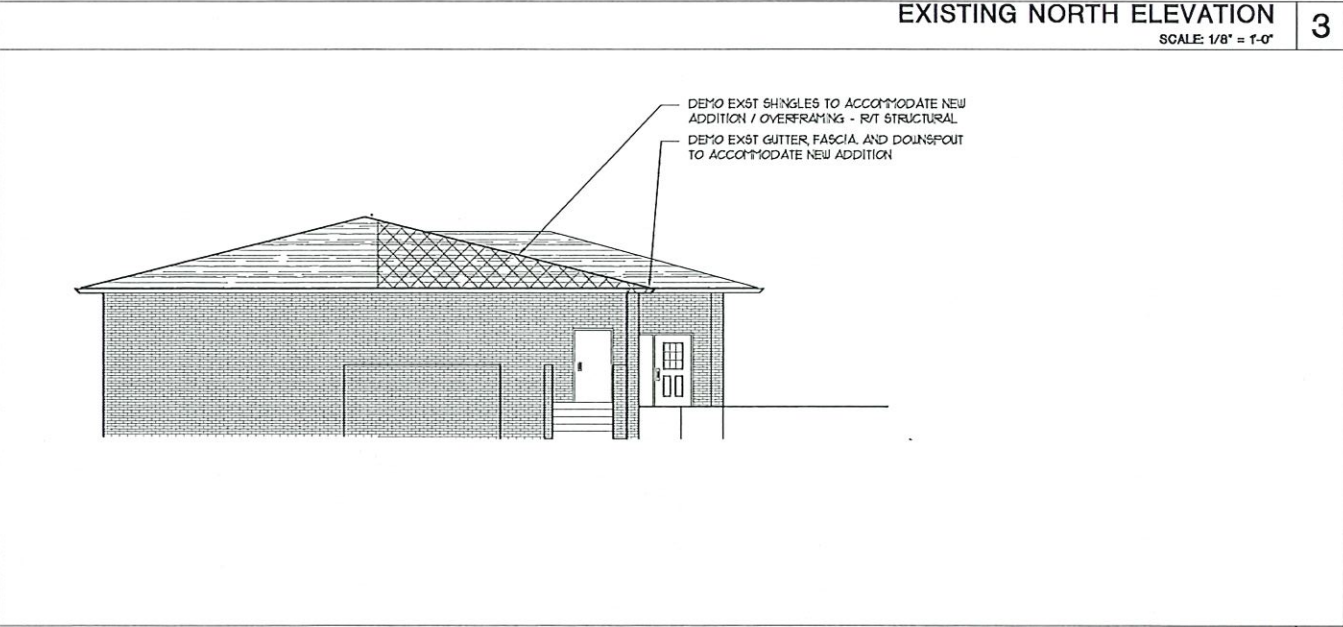
EXISTING WEST ELEVATION
SCALE: 1/8" = 1'-0"

5



EXISTING NORTH ELEVATION
SCALE: 1/8" = 1'-0"

3



EXISTING EAST ELEVATION
SCALE: 1/8" = 1'-0"

1

FULL SIZE PRINT = 24" x 36" SHEET

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REV. #	REV. DATE	DESCRIPTION	REV. BY:
1	11-24-21	NEW BERLIN - BOARD OF APPEALS	BJK
2			
3			
4			
5			
6			
7			
8			
9			
10			

Project:

Building Addition for:

New Berlin Animal Hospital

3840 S Moorland Rd

New Berlin, WI 53151

PERSPECTIVE
DESIGN, INC.

11525 W. North Avenue
Wauwatosa, WI 53226
Tel (414) 302-1780 Fax (414) 302-1781

Drawing Title:

NEW AND
EXISTING
ELEVATIONS

Date:

11/24/21

Scale:

NOTED

Drawn:

MJ

Job:

Sheet:

A2.1

- PRELIMINARY -
FOR ESTIMATING AND REVIEW ONLY

NOT FOR CONSTRUCTION