Published 2/22/2022

CITY OF NEW BERLIN
BOARD OF APPEALS MEETING
Thursday, March 3, 2022
6:00 PM
New Berlin City Hall 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. February 3, 2022 Board of Appeals Minutes

NEW BUSINESS

2. BA-22-2662 PDI Architectural on Behalf of New Berlin Animal Hospital, 3840 S. Moorland Road. Petitioner requests to construct a 1,140 square foot addition 18 feet 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 22 feet is required in order to obtain a building permit

3. BA-22-2663 Petitioner Richard Zimmer, 14601 W. Oklahoma Ave. New Berlin, requests to construct a 256 sq foot addition 16 feet from the rear property line. The property is zoned R-5 Medium-Density Single Family Residential District and requires a rear yard setback of 25 feet where the lot fronts an open drainage ditch. A variance of 9 feet 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.

CITY OF NEW BERLIN
BOARD OF APPEALS - MINUTES
Thursday, February 3, 2022

Council Chambers **6:00 PM**
3805 S. Casper Drive, New Berlin, WI, 53151

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 6:00PM

ROLL CALL; DECLARATION OF QUORUM; PUBLIC NOTICE

Present were: Chairman Goetter, Board Members Klappa, Oldham, Schulpius, and Alternate # 1 Willoughby.

Also present: Code Compliance Specialist Dan Hogan, Lead Inspector Steve Krentz, Deputy City Clerk, Sherri Hanson and Alternate Board Member #2 Stair

Excused: Board Member Langer

APPROVAL OF MINUTES

January 6, 2022 Meeting Minutes

MOTION: Motion to approve the January 6, 2022 Board of Appeals Minutes

VOTE: Motion by: Board Member Oldham
Second by: Board Member Schulpius
Motion passed 5-0.

NEW BUSINESS

ITEM: **BA-22-2660 Petitioner requests to construct a 225 square foot addition 17 feet from the rear property line. The property is zoned R-5 Medium-Density Single-Family Residential District and requires a rear yard setback of 35 feet when the lot fronts a street with a curb and gutter. A variance of 18 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. Chairman Goetter then swore in the petitioner, Robert Dickinson, on behalf of Champion Windows who resides at 2305 S. Ronke Ln.

Petitioner Dickinson provided a brief description of his roots with the City. In 2003 he and his wife purchased the residence at 2003 Ronke Ln and since that time he has spent thousands of hours and thousands of dollars on renovations, landscaping and improvements to maintain a standard that the homes in their cul-de-sac share.

Petitioner Dickinson is looking for the City to allow him to build a sunroom within the existing footprint of their patio and furthermore to allow them to be able to use the legal description for their property that is used for taxes as the perimeter for calculating

setbacks. His immediate desire is to build a sunroom but he would like to see if he can use this time to actually clarify what his property lines are. He presented a map with the property description from the city. The City granted a variance for the patio in 1992.

He brought with him his wife, Alderman Maxey his Alderperson, neighbor David Kogut and staff from Champion Windows

Petitioner Dickinson provided a copy of his hardship letter with the actual survey of his property which had been signed by his adjacent neighbors in agreement that they support him.

Chair Goetter said that the Board is there to decide whether or not to grant him a variance. He stated he doesn't believe they have any authority to rule on his property line. He suggested that petitioner Dickinson may have to take that up with the City Attorney.

Board Member Klappa stated that Parcel 2 was not part of the original survey and asked when it was added.

Petitioner Dickinson said the best he can tell is around 1992, right about the time when he discovered a letter from the City Attorney apologizing for not issuing a complete Deed for 5 years.

Chair Goetter said to put the Quit Claim Deed issue aside and that he was looking for a setback from the second parcel to his property. Assuming that the second parcel is his property, he asked what the setback was from the North end of the second parcel to the corner of the proposed sunroom.

Petitioner Dickinson said 37 feet.

Chair Goetter replied that if we, as a board, were satisfied that their property includes the 20 foot and the setback is 35 feet than they really wouldn't need a variance at all.

Petitioner Dickinson replied that's correct.

Chair Goetter than asked Dan Hogan to explain why the City was requiring a variance application.

Dan Hogan replied that in 1999 when the subdivision to the north was developed, there was a strip of land for future Lincoln Ave. What happened is the City decided they didn't need it so they deeded it to the neighbors to the south which is why he has that 20 feet. That 20 feet is his, however they can't combine the 2 parcels without replatting both subdivisions. He said they would have to get every person in his subdivision to say yes and then they would have to go back to the State to replat it. Petitioner Dickinson is correct that is his property, but he technically has 2 parcels, parcel 1 and parcel 2. The survey shows that so he can't use that 20 feet for his setback, it has to be to parcel 1 which is why the setback is based on parcel 1.

Chair Goetter said it would be quite a bit of an expense to replat this and asked if we were to go about the exercise of replatting who pays for the cost of that.

Dan Hogan said the applicant would have to pay for it and it would be a monumental task. It wouldn't just be his subdivision it would also be the subdivision to the North, so you're talking about 100's of lots. Petitioner Dickinson is not the only one with this situation. His neighbors could run into the same problem. This is an extremely unique situation

Chair Goetter than asked if anyone else had any questions. With no questions, he asked if there was anyone else there to speak in favor of the variance.

David Kogut of 2300 S. Ronke Ln. stated he was instrumental in moving the Lincoln Ave

Sanctuary Complex from the Northeast Corner to where it is currently today. He was shocked to hear that the additional 20 feet was a separate lot and wouldn't have known it if he wasn't in attendance tonight. He was never informed that there were two separate parcels and was just told it would be added to his property. He went on to say he has no problem with the Dickinson's adding a sunroom. He said he doesn't understand why they were even there tonight.

Chair Goetter than asked if anyone else was there to speak in favor or against. Seeing none the meeting moved to close session.

Motion by Board Member Oldham to Approve the Variance, seconded by Board Member Schulpius

Board Member Schulpius stated for clarification so we are clear the motion is for the setback on parcel 1.

Board Member Oldham said the petitioner is caught between a rock and hard place and part of the problem is caused by the City. There was a setback in 1992 and if we used the lot line of the property (not the parcel) we wouldn't even be here.

Board Member Schulpius said he had the same sentiments.

Chair Goetter said the property had received a variance for a deck already and now it's just a matter of putting on a roof and siding. He said he doesn't see it as a big deal other than the technicality of the 20 feet parcel makes a variance necessary.

MOTION: **Motion to Approve the Variance**

VOTE: Motion by: Board Member Oldham
Second by: Board Member Schulpius
Motion passed 5-0.

ITEM: **BA-22-2661 Petitioner requests to construct a 498 square foot addition 4 feet from the east side property line. The property is zoned I-1 institutional District and requires a side yard setback of 50 feet. A variance of 46 feet is required in order to obtain a building permit.**

BA-22-2661 Petitioner Maria Koerner, 17990 W. Cleveland Ave. Petitioner requests to construct a 498 square foot addition 4 feet from the east side property line. The property is zoned I-1 institutional District and requires a side yard setback of 50 feet. A variance of 46 feet is required in order to obtain a building permit.

Chair Goetter presented the second case and swore in Petitioner Ken Moutvic who works for We Energies out of the Pewaukee Office located at 2425 Busse Rd. Pewaukee,

Petitioner Moutvic explained the nature of the appeal is to get a variance to add an addition to the existing southeast building on the property to enclose and relocate the existing odorant tank that is currently located outside, north of the northwest building. They would like to bring the odorant system up to todays codes which require a containment area. The building would be a 14.4 feet by 34 feet addition on the east side of the current building. The addition will be matched to the existing brick and a new roof will be added to match the building to the west. It will be the same elevation and the roof pitch will be the same so it will look nicer from the street. By enclosing the odorant tank any residual smell from the tank will be mitigated by putting it inside the building. The entire project cost is $2,000,000. Existing gas pipelines and underground pipes prevent putting the addition on the west side of the building.

Board Member Willoughby asked who the owner of the parcel is.

Petitioner Moutvic said Trans Canada, TC Energy out of Houston. We Energies has easement and a right of use agreement with them. They are in the process of getting a facility agreement that their lawyers will agree to. Construction rights will not be granted until all agreements are signed. Time of construction is scheduled beginning in May and extending through summer.

Board member Willoughby asked to clarify if ANR pipeline is part of We Energies. Petitioner Moutvic said no that is TC Energy, ANR is a subsidiary pipeline owned by TC Energy.

Chair Goetter asked if Maria Koerner was with TC Energy. Petitioner Moutvic said she is with WE Energies, she is the property management person who handles all the paperwork.

Board Member Schulpius asked if they looked at the southeast building and if they can put the addition straight out to the back or the north versus putting it to the side. Petitioner Moutvic said there is two concerns with that. One is most of the gas facilities are going in that location that are there now, which are right to the north of that building.

Board Member Schulpius than asked if the tank could be enclosed in the existing location. Petitioner Moutvic said the existing pipeline and equipment is old and is 50 year old technology. Today with the injection pump systems it is best to pump straight out of the bulk tank down into the pipe, so it is best to site the tank directly over the regulators.The existing spot is 150 feet away and we have issues if we try to pump it that far. We've had concerns over the last 30 years with the current system being so far away.

Chair Goetter followed up with stating right now the tank is sitting outside and north of the larger building, correct? Petitioner Moutvic said it's the smaller building where they have their scada system and electronics. The larger building is ANR Trans Canada. He then showed on the map where the tank was located.

Chair Goetter said he understands that this location is a more efficient way of getting the odorant into the pipeline. Petitioner Moutvic said that was correct. WE Engergies buys gas from the Interstate pipeline and this particullar station feeds the greater Milwaukee and Waukesha Counties. This is one of the top 3 outputs for WE Energies designed to serve 3 to 4 million people.

Chair Goetter replied so you are piping the odorant many miles to the outreaches of Milwaukee and Waukesha. Considering the area you are serving and the miles of piping why can't you move the addition to the north and not even need a variance?

Petitioner Moutvic said it is not a good option because an addition there would be encroaching on ANR's scada building which has a lot of electrical condiut that goes into that big building that they own. Directly northwest is all of ANR's facilities. They have a 30 inch and a 24 inch pipeline west of all the buildings and we can't go there because that is their area.

Chair Goetter than asked what would happen if we didn't grant this variance. Petitioner Moutvic said they would leave the tank where it is.

Chair Goetter than asked what the downside of leaving the tank where it is. Petitioner Moutvic said it's not ideal to have an injection type system at the current location and try to push the odorant of liquid that far. The current system uses a mechanical pump. The new system is an injection pump which is a lot more efficient. Mechanical pumps fail, seals fail and then you get odorant and we don't want that because people would complain about the odor from the leak.

Board Member Oldhan asked to explain why they can't just enclose the existing tank.

Petitioner Moutvic said it's the distance to the pipe that is the concern. If the underground pipe leaked, the environmental issues would require the removal of a lot of soil to figure out where the leak is. We design the piping, made with stainless steel, to go straight down into the pipeline so there is no risk of leakage below ground.

Chair Goetter than asked if anyone wished to speak in favor or against the variance. Seeing none the hearing was closed and the meeting went into closed session.

Motion by Board Member Klappa to approve the variance, seconded by Chair Goetter.

Board Member Klappa said he felt the reasons are more than adequate being that the facility is as old as it is and the explanation made about the reasoning to do it. If something does go wrong where it is located now it seems to be quite a catastrophe.We wouldn't want to risk something happening at the location where it is now.

Chair Goetter agreed with Board Member Klappa that the choice of not doing it would be foolish. Notice was provided to the property owners to the east and the Board has not received any communication from them objecting.

Petitioner Moutvic said he is willing to reach out to the neighboring church to ask if there is any aesthetic issues. They will be happy to add a couple trees.

MOTION: **Motion to Approve the Variance**

VOTE: Motion by: Board Member Klappa
Second by: Board Member Goetter
Motion passed 5-0.

ADJOURN Motion to Adjourn at 6:53PM

VOTE: Motion by: Board Member Schulpius
Second by: Board Member Oldham
Motion passed 5-0.

Respectfully submitted,

Sherri L Hanson
Deputy City Clerk/Election Specialist

City of New Berlin ▪ 3805 S. Casper Drive ▪ New Berlin, Wisconsin 53151-0921 ▪ (262)786-8610 ▪ www.newberlin.org

ITEM INFORMATION COVER SHEET

ISSUE:

Petitioner requests to construct a 1,140 square foot addition 18 feet 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 22 feet is required in order to obtain a building permit

ATTACHMENTS:

1. BA-22-2662 3840 S MOORLAND ROAD STAFF REPORT AND DOCUMENTATION

DEPARTMENT:

INSPECTIONS DEPARTMENT

STAFF REPORT
SUMMARY

Board of Appeals

MEETING DATE:	**March 3, 2022**
PETITIONER:	**PDI Architecture on Behalf of the New Berlin Animal Hospital**
CASE NUMBER:	**BA-22-2662**
LOCATION:	**3840 S Moorland Rd**
REQUEST:	**Petitioner requests to construct a 1,140 square foot addition 18 feet 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 22 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 March 3, 2022

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

DATE: February 2, 2022

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

REQUEST/DESCRIPTION OF VARIANCE: Petitioner requests to construct a 1,140 square foot addition 18 feet 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 22 feet is required in order to obtain a building permit.

DATE OF APPLICATION: January 26, 2022

SIZE OF PARCEL: .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: 1,140 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. The property has two frontages on Moorland Rd and Howard Ave.

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

1212997001
15600 NATIONAL AVENUE, LLC
241 N BROADWAY #501
MILWAUKEE WI 53202

1212995
15700 W NATIONAL AVE, LLC
241 N BROADWAY STE 501
MILWAUKEE WI 53202

1212990001
ASSOCIATED BANK NA
433 MAIN ST MS 8227
GREEN BAY WI 54301

1207984001
B & E LEGACY, LLC
S75 W17715 HARBOR CIR
MUSKEGO WI 53150

1207962
BFD PROPERTIES, LLC
PO BOX 285
GREENDALE WI 53129

1207956
BRE RETAIL RESIDUAL OWNER 5, LLC
RYAN LLC TAX COMPLIANCE
FT LAUDERDALE FL 33694

1207960
BRE RETAIL RESIDUAL OWNER 5, LLC
RYAN LLC TAX COMPLIANCE
FT LAUDERDALE FL 33694

1207964
BRE RETAIL RESIDUAL OWNER 5, LLC
RYAN LLC TAX COMPLIANCE
FT LAUDERDALE FL 33694

1242074
BRUCE W. EVANS
3929 S CAMROSE AVE
NEW BERLIN WI 53151

1212068
CAMPFIRE PROPERTIES, LLC
12201 W VIRGINIA CIR #8
FRANKLIN WI 53132

1207984003
D & L HERMANN PROPERTIES, LLC
W334 S5310 RED FOX WAY
NORTH PRAIRIE WI 53153

1242003
DANIEL DIGIACOMO
15550 W MARK DR
NEW BERLIN WI 53151

1242009
DAVID C. OLSON
15370 W MARK DR
NEW BERLIN WI 53151

1242115
DAVID E. WAYER
3932 S CAMROSE AVE
NEW BERLIN WI 53151

1237027001
DEAN R. KAPP
15616 W MARK DR
NEW BERLIN WI 53151

1207957
EDUCATORS CREDIT UNION-HOWARD A'
1326 WILLOW RD
MOUNT PLEASANT WI 53177

1212988001
EXCHANGERIGHT NET LEASED PORTFO
PO BOX 1159
DEERFIELD IL 60015

1242008
FRANK J. MELZL
15400 W MARK DR
NEW BERLIN WI 53151

1242001
GARY C. ENGEL
15590 W MARK DR
NEW BERLIN WI 53151

1212070
GLENDALE FREEZE, LLC
PO BOX 752
ARLINGTON HEIGHTS IL 60006

1242004
GREGG M. ABEL
15520 W MARK DR
NEW BERLIN WI 53151

1212983001
HOMESTEAD ROAD WI, LLC
4820 MINNETONKA BLVD
MINNEAPOLIS MN 55416

1242117
JAMES M. WALKER
3935 S ADELL AVE
NEW BERLIN WI 53151

1207961
JOHN KURTZ, LLC
3830 S MOORLAND RD
NEW BERLIN WI 53151

1242010
JOHN L. KOWALSKI
15340 W MARK DR
NEW BERLIN WI 53151

1242005
JONATHAN H. ALLERHEILIGEN
15490 W MARK DR
NEW BERLIN WI 53151

1242006
JOSHUA D. ZAHARIAS
15460 W MARK DR
NEW BERLIN WI 53151

1237027
KENNETH P. DOBERFUHL
15610 W MARK DR
NEW BERLIN WI 53151

1242078
LEE M. CHIROFF
2500 S BROOKSIDE PKWY
NEW BERLIN WI 53151

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

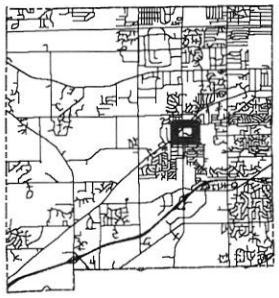
UNITED STATES POSTAL SERVICE FACIL
222 S RIVERSIDE PLAZA SUTIE 20
CHICAGO IL 60606

1242002

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

Board of Appeals -- 3840 S. Moorland Rd.

Overview Map



Churchview Dr
158th St
157th St
Churchview Dr
National Ave
National Ave
159th St
Howard Ave
Fremont Ln
Moorland Rd
Mark Dr
Adell Ave
Camrose Ave

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.

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City of New Berlin
Community Development

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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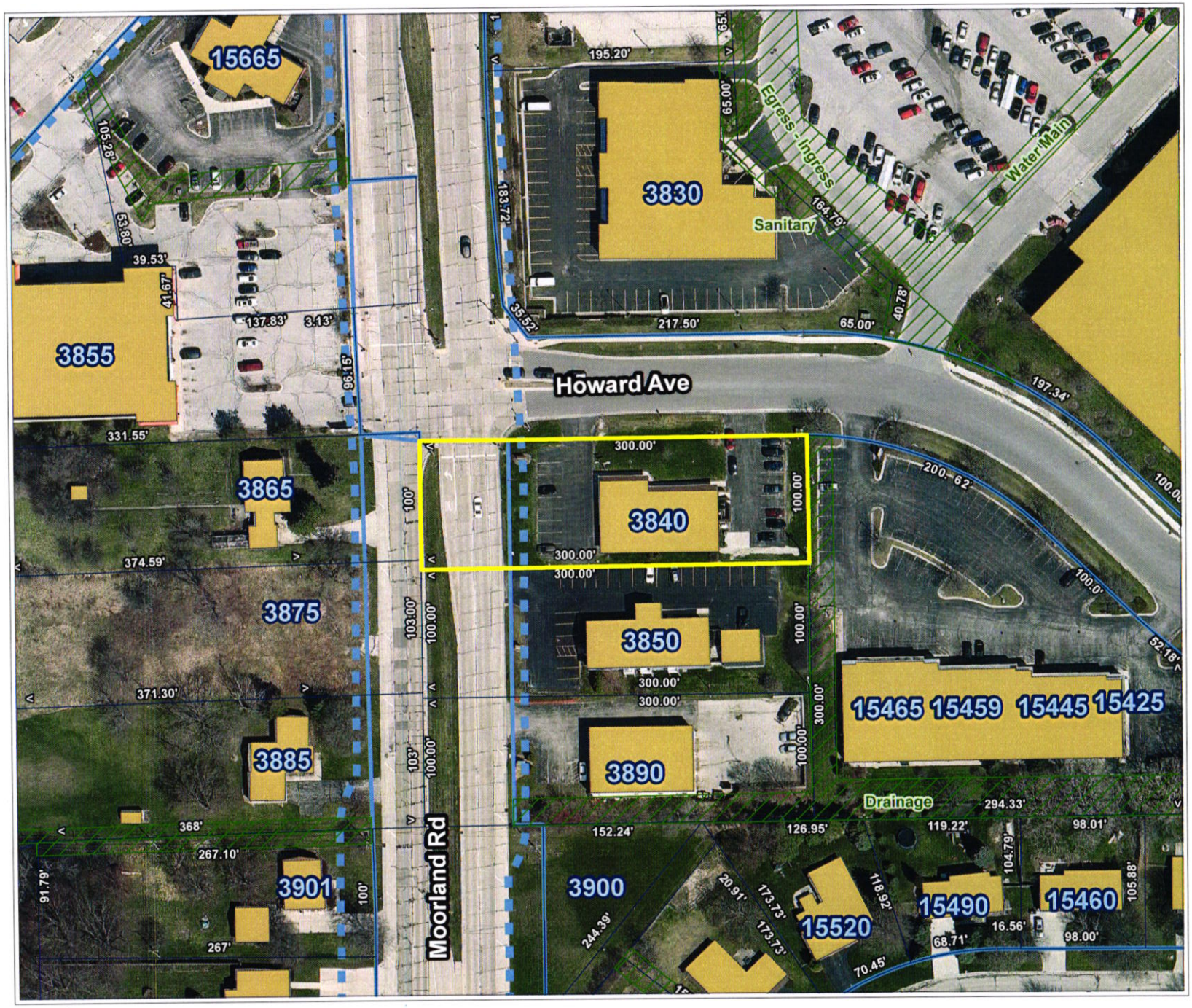
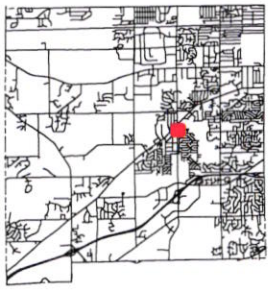
G:\Projects\Requests\BOA\3840 S. Moorland Rd\BOA_3840_S_Moorland.mxd



Overview Map



Legend

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

N
W E
S

0 55 110 Feet

1 in = 109 ft

City of New Berlin
Community Development

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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Map Printed: 2/21/2022 10:51:58 AM

City of New Berlin

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

EQUAL HOUSING OPPORTUNITY

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 - -

Fees:

Base Fee From Above	$ _____
Filling Fee	$ 50.00
Total	$ _____

* 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 _____ Date: 1/19/22

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: _____ Date: _____
Board of Appeals Date: _____
Total Fee: _____
File Number: _____

Make Checks Payable To:
CITY OF NEW BERLIN

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 20 feet for the building / 18 feet for the overhang to accommodate an 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 1,140 square foot addition, the New Berlin Animal Hospital will still have sufficient parking to meet zoning (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 West Elevation – Facing Moorland Rd.

Existing East Elevation

Existing North Elevation - Front Entry

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

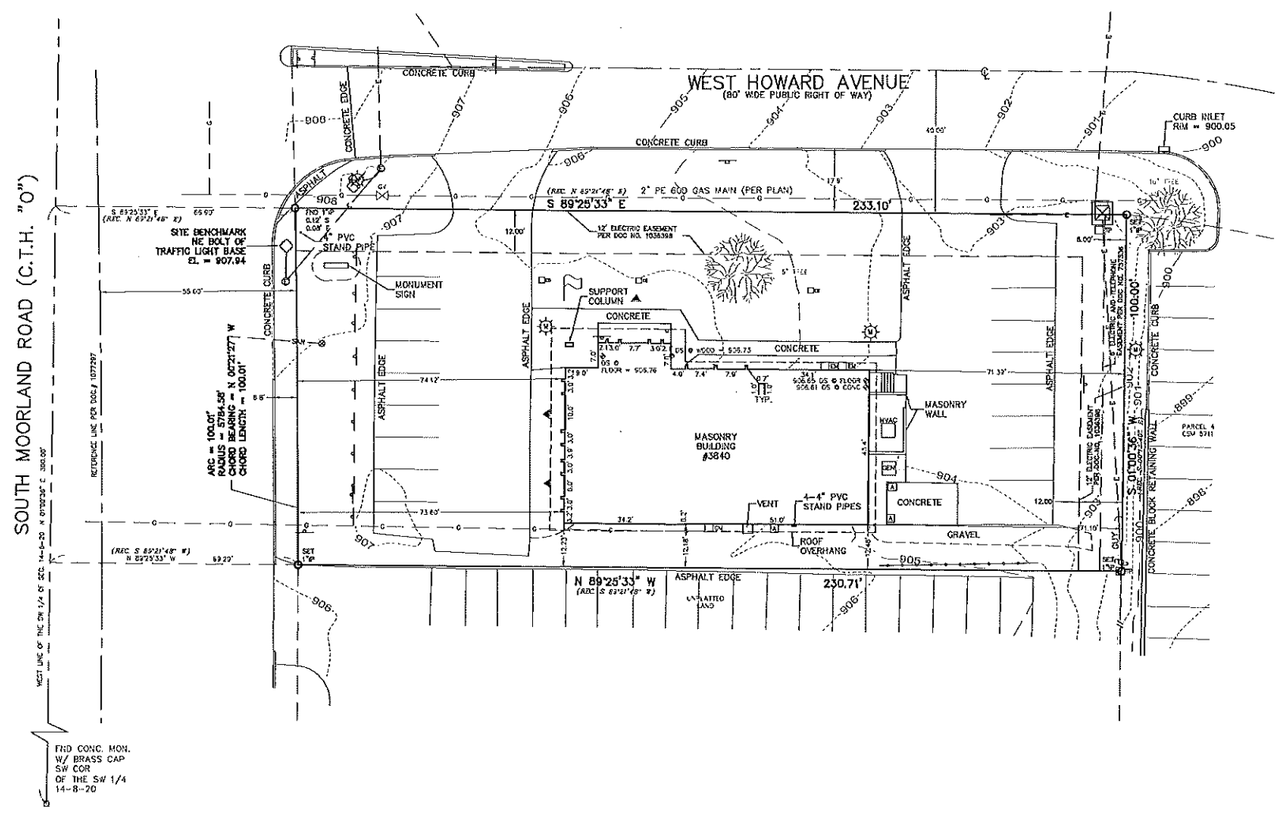
CJ engineering
civil design and consulting
9205 W. Center Street
Suite 214
Milwaukee, WI 53222
PH. (414) 443-1312
FAX (414) 443-1317
www.cj-engineering.com

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

LEGAL DESCRIPTION:

ALL THAT PART OF THE SOUTHWEST ¼ OF THE SOUTHWEST ¼ 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 ¼ SECTION; THENCE NORTH 00° 12' 40" WEST ALONG THE WEST LINE OF SAID ¼ 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 ¼ SECTION, 100.00 FEET; THENCE NORTH 89° 21' 48" EAST AND PARALLEL TO THE SOUTH LINE OF SAID ¼ SECTION, 300.00 FEET; THENCE SOUTH 00° 12' 40" EAST AND PARALLEL TO THE WEST LINE OF SAID ¼ SECTION 100.00 FEET; THENCE SOUTH 89° 21' 48" WEST AND PARALLEL TO THE SOUTH LINE OF SAID ¼ 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



NOTES

1. SUBJECT PROPERTY ZONED: B-2 GENERAL RETAIL SALES & SERVICE.

2. 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

3. LEGAL DESCRIPTION BASED ON LETTER REPORT FROM KNIGHT BARRY TITLE GROUP..

4. 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.

5. 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.

6. PROJECT BENCHMARK -- FOUND CONCRETE MONUMENT AT THE SW CORNER OF THE SW 1/4 OF SEC 14-6-20 WITH AN ELEVATION OF 903.14.

7. SITE BENCHMARK -- NORTHEAST CORNER OF TRAFFIC LIGHT BASE AS SHOWN HEREON, EL. = 907.94

8. 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 (WSCORS & GEORD 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
E	BURIED ELECTRIC LINE	TELEPHONE PEDESTAL	CATCH BASIN
FO	BURIED FIBER OPTIC LINE	TV PEDESTAL	OUTER INLET
//	OVERHEAD UTILITY LINES	GAS METER	METAL LIGHT POLE
CATV	BURIED CABLE TELEVISION LINES	AIR CONDITIONER	CONCRETE LIGHT POLE
COMB	COMBINATION SEWER	UTILITY POLE	WOOD LIGHT POLE
	WOOD FENCE	WOOD SIGN	MAIL BOX
	METAL FENCE	METAL SIGN	FIBER OPTIC MARKER
	EDGE OF TREES AND BRUSH	FLAG POLE	GUY WIRE
591.32 DS	DOOR SILL ELEVATION	BOLLARD	
	FIRE DEPARTMENT CONNECTION	BOLLARD LIGHT	
		YARD LIGHT	
		TRAFFIC LIGHT	

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

WISCONSIN
MICHAEL J. BERRY
S-2545
BROOKFIELD, WI
LAND SURVEYOR

GRAPHIC SCALE
20 0 10 20 40
(IN FEET)
1 INCH = 20 FT.

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

PLOT DATE: 1/20/2022

APPLICABLE CODES
BUILDING CODE: WIS. COMM. BUILDING CODE 2015 (IBC-2015)
ZONING CODE: CITY OF NEW BERLIN

SITE CRITERIA
ZONING DESTINATION: B-2 (GENERAL RETAIL SALES & SERVICE)

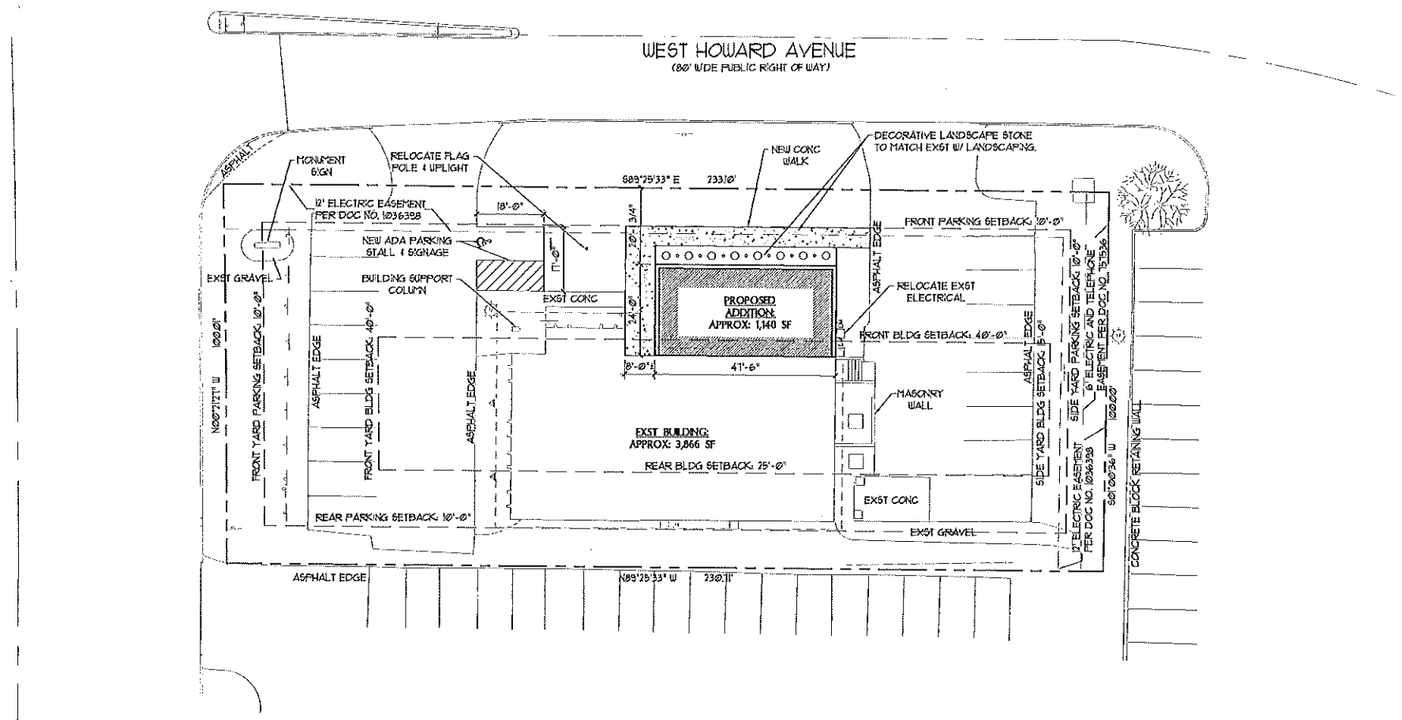
ZONING CRITERIA

OVERALL LOT AREA:	23,116 SF. / 0.53 ACRES	
EXISTING BUILDING:	3,866 SF	16.68%
PROPOSED BUILDING ADDITION:	1,140 SF	4.92%
TOTAL BUILDING FOOTPRINT: 60% PERMITTED	5,006 SF	21.60%
PROPOSED ASPHALT/CONC. PAVING & GRAVEL (PARKING / DRIVE ISLES)	8,625 SF	37.18%
PROPOSED CONC. PATIO & WALKS:	955 SF	4.12%
TOTAL IMPERVIOUS: 75% PERMITTED	14,586 SF	62.85%
TOTAL GREENSPACE:	8,610 SF	

BUILDING SETBACKS	REQUIRED	ACTUAL
FRONT YARD (NORTH): NEW	40'-0"	70'-1 3/4"±
FRONT YARD (WEST): EXISTING	40'-0"	74'-7 1/4"± EXST
SIDE YARD (EAST): EXISTING	15'-0"	71'-1 3/8"± EXST
REAR YARD (SOUTH): EXISTING	25'-0"	12'-2 3/4"± EXST

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 (VETERNARY CLINIC) 5,161 SF / 400 SF/PER = 12.9 STALLS TOTAL REQUIRED = 13 STALLS TOTAL PROVIDED = 19



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

NOTES 2

1

FILE NAME: P:_PROJECTS\CAREVET_NEWBERLINANIMALHOSPITAL-ADDITION\SP01_CAREVET.DWG

FULL SIZE PRINT = 24" x 36" SHEET

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REV. #	REV. DATE	DESCRIPTION	REV. BY:
	01.20.22	NEW BERLIN - BOARD OF APPEALS	BJK

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:
SITE PLAN

THIS BOX IS 1/2" x 1/2"

Date: 01/20/22
Scale:
Drawn: BJK
Job: -
Sheet:
SP1.1

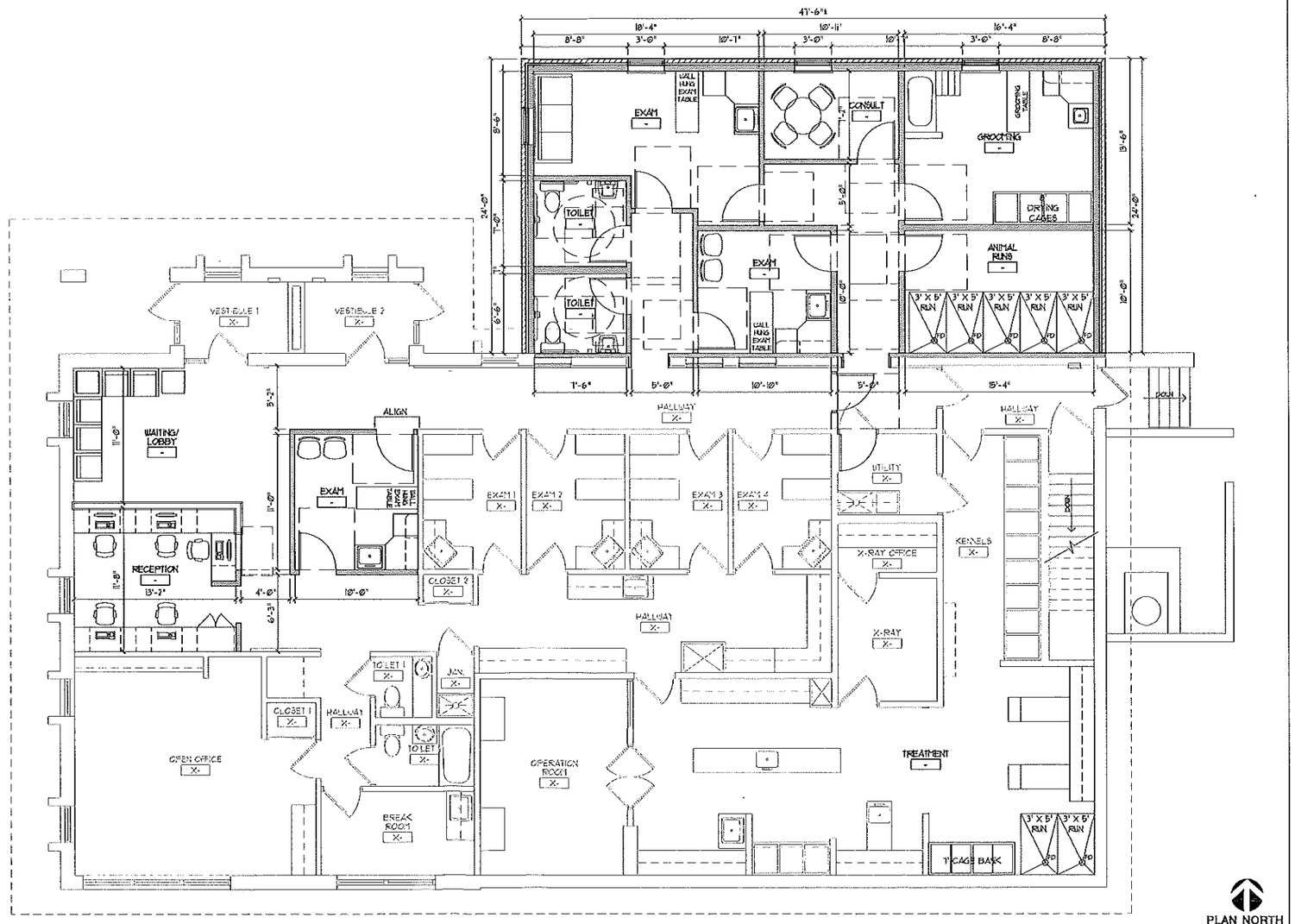
NOT FOR CONSTRUCTION

- PRELIMINARY -
FOR ESTIMATING AND REVIEW ONLY

PLOT DATE: 1/20/2022

FLOOR PLAN NOTE:
- FLOOR PLAN IS PRELIMINARY IN NATURE, IT WAS PREPARED TO PORTRAY 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, RAMPS, 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.

NOT USED | 3



FLOOR PLAN NOTES | 2

PROPOSED FLOOR PLAN - ADDITION | 1
SCALE: 1/4" = 1'-0"

FILE NAME: P:_PROJECTS\CAREVET_NEWBERLIN\ANIMALHOSPITAL-ADDITION\A101_CAREVET.DWG

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REV. #	REV. DATE	DESCRIPTION	REV. BY:
	01/20/22	NEW BERLIN - BOARD OF APPEALS	BJK

PERSPECTIVE DESIGN, INC.
11525 W. North Avenue
Wauwatosa, WI 53226
Tel (414) 302-1750 Fax (414) 302-1751

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

Drawing Title:
PROPOSED FLOOR PLAN ADDITION

THIS BOX IS 1/2 x 1/2

Date: 01/20/22
Scale: NOTED
Drawn: BJK
Job: -
Sheet: A1.1

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- PRELIMINARY -
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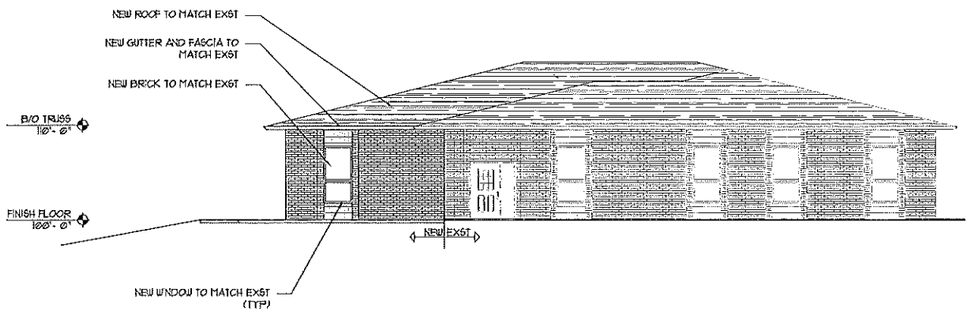
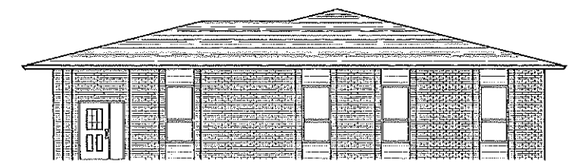
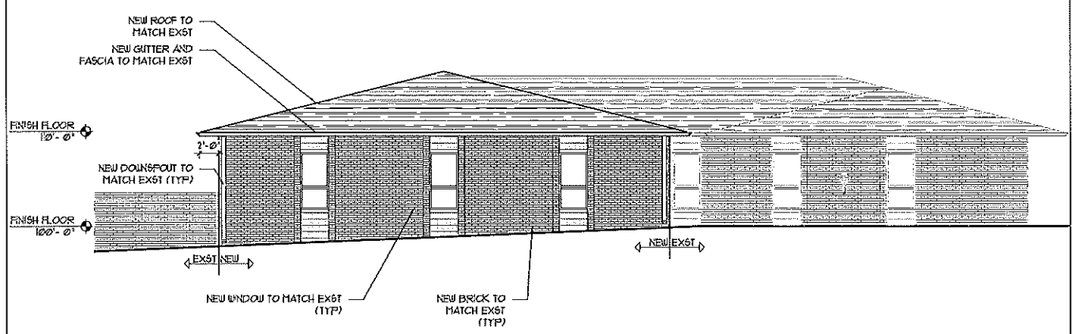


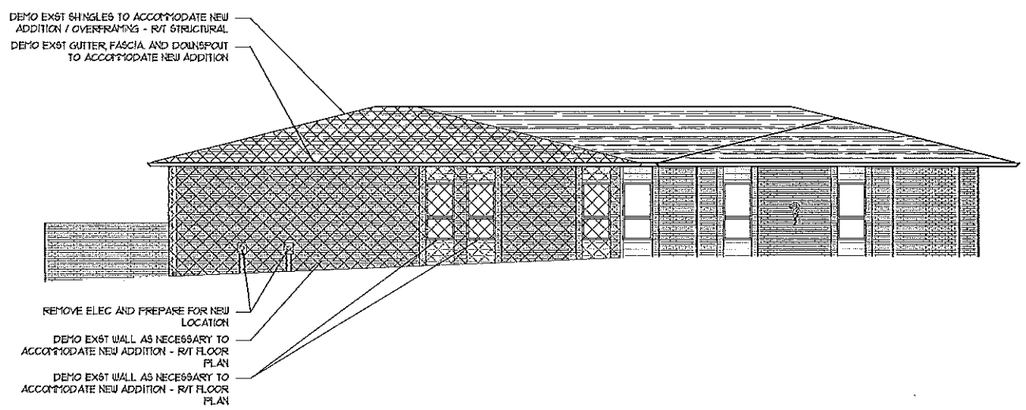
NEW WEST ELEVATION 6
SCALE: 1/8" = 1'-0"



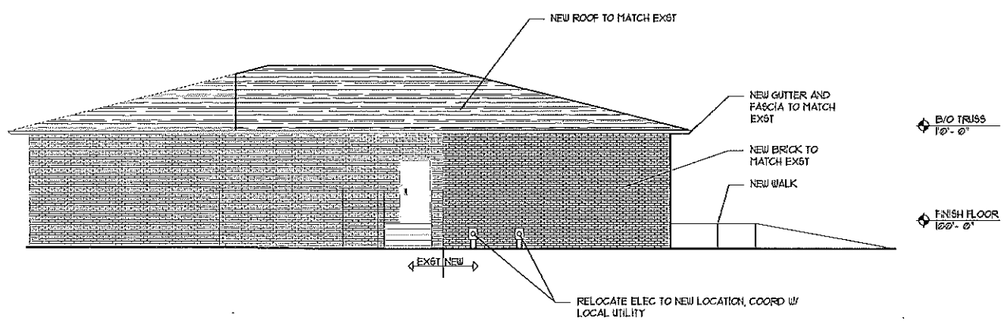
EXISTING WEST ELEVATION 5
SCALE: 1/8" = 1'-0"



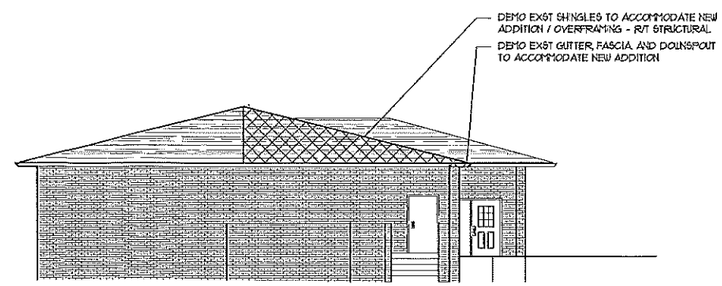
NEW NORTH ELEVATION 4
SCALE: 1/8" = 1'-0"



EXISTING NORTH ELEVATION 3
SCALE: 1/8" = 1'-0"



NEW EAST ELEVATION 2
SCALE: 1/8" = 1'-0"



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

FULL SIZE PRINT = 24" x 36" SHEET

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REV. #	REV. DATE	DESCRIPTION	REV. BY:
	012022	NEW BERLIN - BOARD OF APPEALS	BJK

Building Addition for:

Project:

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

1118 BOX 18 ½" x ½"

Date: 01/20/22

Scale: NOTED

Drawn: BJK

Job: -

Sheet:

A2.1

NOT FOR CONSTRUCTION

- PRELIMINARY -
FOR ESTIMATING AND REVIEW ONLY

PLOT DATE: 1/20/2022

FILE NAME: P:_PROJECTS\CAREVET_NEWBERLINANIMALHOSPITAL-ADDITION\A201_CAREVET.DWG

City of New Berlin ▪ 3805 S. Casper Drive ▪ New Berlin, Wisconsin 53151-0921 ▪ (262)786-8610 ▪ www.newberlin.org

ITEM INFORMATION COVER SHEET

ISSUE:

Petitioner requests to construct a 256 sq foot addition 16 feet from the rear property line. The property is zoned R-5 Medium-Density Single Family Residential District and requires a rear yard setback of 25 feet where the lot fronts an open drainage ditch. A variance of 9 feet is required in order to obtain a building permit.

ATTACHMENTS:

1. BA-22-2663 14601 W Oklahoma Ave Staff Report

DEPARTMENT:

INSPECTIONS

STAFF REPORT
SUMMARY

Board of Appeals

MEETING DATE:	**March 3, 2022**
PETITIONER:	**Richard Zimmer**
CASE NUMBER:	**BA-22-2663**
LOCATION:	**14601 W Oklahoma Ave**
REQUEST:	**Petitioner requests to construct a 256 sq foot addition 16 feet from the rear property line. The property is zoned R-5 Medium-Density Single Family Residential District and requires a rear yard setback of 25 feet where the lot fronts an open drainage ditch. A variance of 9 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 March 3, 2022

Richard Zimmer/ Variance Request
14601 W Oklahoma Ave

DATE: February 21, 2022

APPLICANT / OWNER(S): Richard Zimmer

REQUEST/DESCRIPTION OF VARIANCE: Petitioner requests to construct a 256 sq foot addition 16 feet from the rear property line. The property is zoned R-5 Medium-Density Single Family Residential District and requires a rear yard setback of 25 feet where the lot fronts an open drainage ditch. A variance of 9 feet is required in order to obtain a building permit.

DATE OF APPLICATION: January 26, 2022

SIZE OF PARCEL: .48 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:	R-5 Land Use:	Medium-Density Single Family Residential 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: 1,140 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

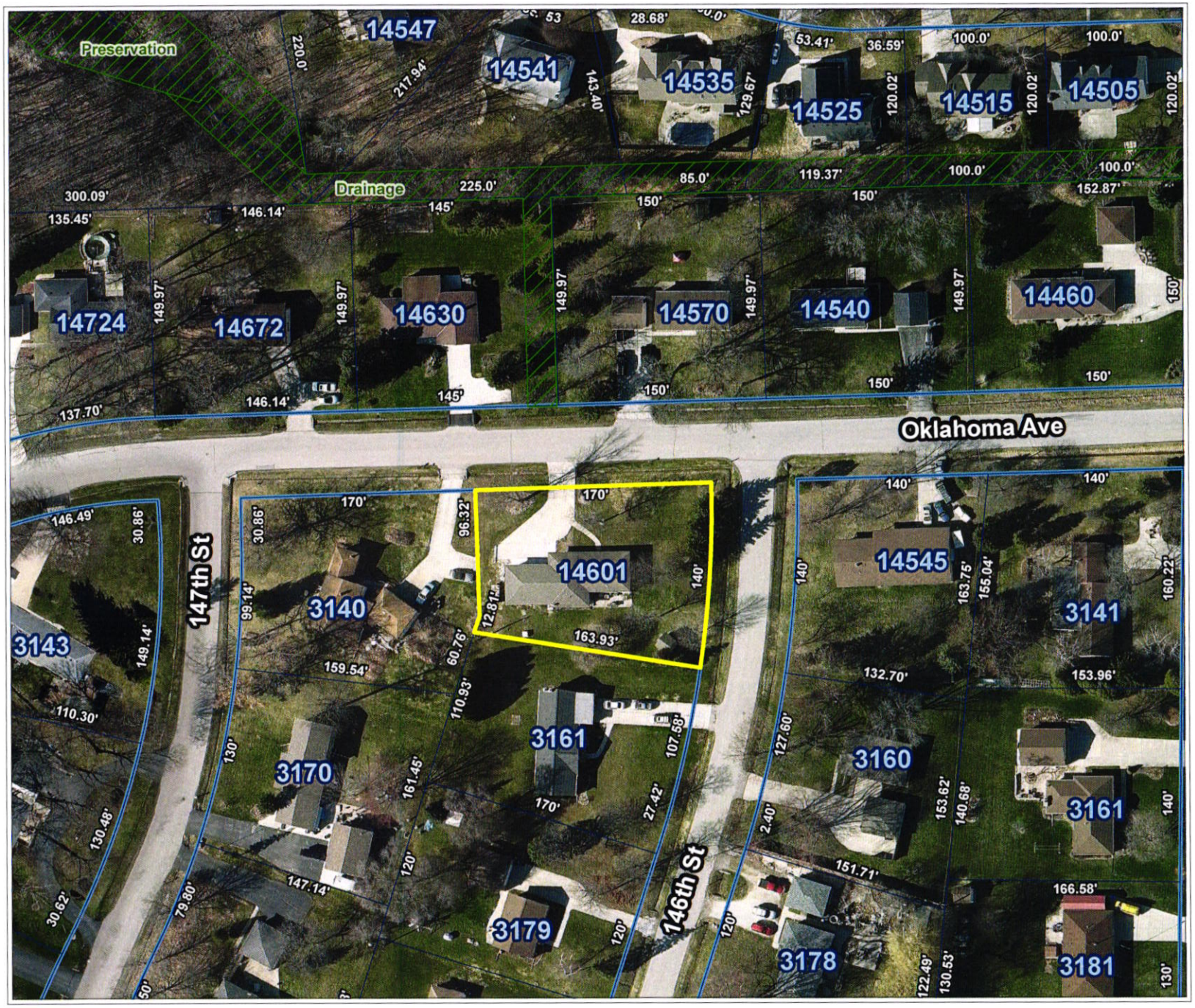
PREVIOUS BOARD OF APPEALS ACTION: N/A

CONSISTANCY WITH PREVIOUS ACTION: N/A

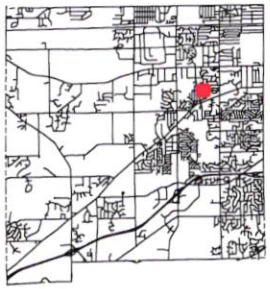
FINDINGS:

1. Table 275-33-2 of the Zoning Code requires a rear yard setback of 25 feet where the lot fronts an open drainage ditch

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



Overview Map



Legend

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

N W E S

0 50 100 Feet

1 in = 102 ft

City of New Berlin
Community Development

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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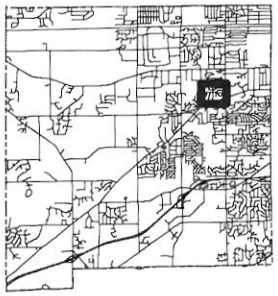
Map Printed: 2/21/2022 10:53:30 AM

BOA -- 14601 W. Oklahoma Ave

Overview Map



Maylore Ct
Maylore Dr
Fieldpointe Ct
145th Ct
Sandra Ln
Fleetwood Ln
Fieldpointe Dr
Waters Edge Tr
Oklahoma Ave
Waters Way
Sunny Slope Rd
Waterford Ct
Waterford Square Dr
146th St
145th St
Regal Dr
National Ave
Glen Park Rd
Glen Park Ct
147th St
Janice Pl

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.

N
W E
S

0 200 400 Ft

City of New Berlin
Community Development

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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G:\Projects\Requests\BOA\14601 W Oklahoma Ave\14601 W Okla Ave.mxd

1205043
ADAM COUILLARD
3253 S 145 ST
NEW BERLIN WI 53151

1205361
ALEX S. JANIKOWSKI
2400 W COUNTY LINE RD
MEQUON WI 53092

1205036
ALEXANDER MACIAS
3140 S 145 ST
NEW BERLIN WI 53151

1205340
ALICE R. PETERSON
14243 W WATERS EDGE TRL
NEW BERLIN WI 53151

1205070
ANDREW D. ZAHN
3170 S 147 ST
NEW BERLIN WI 53151

1205316
ANDREW J. KUKEC
14056 W WATERS EDGE TRL
NEW BERLIN WI 53151

1196186
ANDREW P. WEISS
14725 W FLEETWOOD LN
NEW BERLIN WI 53151

1205273
ANNETTE W. TAN
3142 S WATERFORD CT
NEW BERLIN WI 53151

1205006
ANTHONY J. DI MOTTO
14672 W OKLAHOMA AVE
NEW BERLIN WI 53151

1205032
AUSPRUNG TRUST, GLORIA M
3226 S 145 ST
NEW BERLIN WI 53151

1205059
AUTUM L. LEINER
3257 S 146TH ST
NEW BERLIN WI 53151

1205375
BASIA KOWALIK
14135 W WATERS WAY
NEW BERLIN WI 53151

1205328
BEATRICE DUPAR
14272 W WATERS EDGE TRL
NEW BERLIN WI 53151

1205277
BENNETT FAMILY TRUST
14059 W WATERFORD SQUARE DR
NEW BERLIN WI 53151

1205327
BERES, JOSEPH M & ANN M REV TRUST
14260 W WATERS EDGE TR
NEW BERLIN WI 53151

1205015
BERNARD ADVISORS, LLC
3201 S 147 ST
NEW BERLIN WI 53151

1205009
BRUCE A. BETH
14770 W OKLAHOMA AVE
NEW BERLIN WI 53151

1205303
BRUCE A. SCOTT
14291 W WATERFORD SQUARE DR
NEW BERLIN WI 53151

1205322
BRUCE P. MILLER
14152 W WATERS EDGE TRL
NEW BERLIN WI 53131

1205352
CAROL A. CISZEWSKI
14142 W WATERS WAY
NEW BERLIN WI 53151

1205342
CAROL J. PETERS
14215 W WATERS EDGE TRL
NEW BERLIN WI 53151

1205047
CAROLYN A. HELBACK
3246 S 146 ST
NEW BERLIN WI 53151

1205372
CAROLYN C. LARSEN
14179 W WATERS WAY
NEW BERLIN WI 53151

1205350
CAROLYN I KUNTZ LIVING TRUST
14122 W WATERS WAY
NEW BERLIN WI 53151

1205297
CARRIE VANZANT
14241 W WATERFORD SQUARE DR
NEW BERLIN WI 53151

1205256
CHARLES D. PAIGE
3151 S WATERFORD CT
NEW BERLIN WI 53151

1196167
CHRISTOPHER J. RINK
14555 W FIELDPOINTE DR
NEW BERLIN WI 53151

1196159
CHRISTOPHER W. DEHLI
3055 S 145 CT
NEW BERLIN WI 53151

1196138
CLIFFORD W. PAUTZ
14560 W FIELDPOINTE DR
NEW BERLIN WI 53151

1205055
CORY J. HAGEDORN
3179 S 146 ST
NEW BERLIN WI 53151

1205363
DANIEL JOSEPH CIAMPA
14281 W WATERS WAY
NEW BERLIN WI 53151

1196122
DANIEL KNUESE
14445 W FIELDPOINTE DR
NEW BERLIN WI 53151

1196165
DAVID C. JOHNSON
14541 W FIELDPOINTE CT
NEW BERLIN WI 53151

1205291
DAVID H. PORCARO
14286 W WATERFORD SQUARE DR
NEW BERLIN WI 53151

1205314
DAVID J. NEDELCOFF
14040 W WATERS EDGE TRL
NEW BERLIN WI 53151

1205276
DAVID J. SCROBEL
14045 W WATERFORD SQUARE DR
NEW BERLIN WI 53151

1196166
DAVID L & DIANNE M WICKSTROM
14547 W FIELDPOINTE
NEW BERLIN WI 53151

1205049
DAVID OLSON
3200 S 146TH ST
NEW BERLIN WI 53151

1205306
DAVID ROHRSCHNEIDER
14311 W WATERFORD SQUARE DR
NEW BERLIN WI 53151

1205318
DEAN A. RUHLE
14072 W WATERS EDGE TRL
NEW BERLIN WI 53151

1205312
DEBRA SCHMIDT
14024 WATERS EDGE TRL
NEW BERLIN WI 53151

1205377
DENNIS E. EICK
14127 W WATERS WAY
NEW BERLIN WI 53151

1205338
DIANNE RICE
14271 W WATERS EDGE TRL
NEW BERLIN WI 53151

1205359
DON W. WILSON
14242 W WATERS WAY
NEW BERLIN WI 53151

1205014
DONALD CIRILLO
3189 S 147 ST
NEW BERLIN WI 53151

1205284
DONALD L. EVANS
14184 W WATERFORD SQUARE DR
NEW BERLIN WI 53151

1196137
DONALD P. DUNBAR
14550 W FIELDPOINTE DR
NEW BERLIN WI 53151

1205269
DONN T. GURSKE
3170 WATERFORD CT
NEW BERLIN WI 53151

1205357
DONNA THOMPSON
14214 W WATERS WAY
NEW BERLIN WI 53151

1205366
DRAGICEVIC JOINT REVOCABLE TRUST
14257 W WATERS WAY
NEW BERLIN WI 53151

1205280
DUANE MISIEWICZ
14128 W WATERFORD SQUARE DR
NEW BERLIN WI 53151

1205296
DUFF REVOCABLE TRUST, MARLYN J
14233 W WATERFORD SQUARE DR
NEW BERLIN WI 53151

1205290
ELIZABETH A. MAKOWSKI
14272 W WATERFORD SQUARE DR
NEW BERLIN WI 53151

1205057
ERIC K. ZIMMER
3227 S 146 ST
NEW BERLIN WI 53151

1205374
FELICE L. THOMAS
14163 WATERS WAY
NEW BERLIN WI 53151

1205001
FRANCIS J. WILHELM
14410 W OKLAHOMA AVE
NEW BERLIN WI 53151

1205272
FRANK H. ZHU
3148 S WATERFORD CT
NEW BERLIN WI 53151

1205008
FRANKLIN J. ZINDRARS
14750 W OKLAHOMA AVE
NEW BERLIN WI 53151

1196099
GANESH SHRESTHA
14400 W FIELDPOINTE DR
NEW BERLIN WI 53151

1205267
GEBHARD LIVING TRUST, MARILYN F
3180 S WATERFORD CT
NEW BERLIN WI 53151

1205320
GENE J. BAIETTO
14124 W WATERS EDGE TRL
NEW BERLIN WI 53151

1196187
GEORGE E. MOORE
14735 W FLEETWOOD LN
NEW BERLIN WI 53151

1205349
GINA G. ABBE
14112 W WATERS WAY
NEW BERLIN WI 53151

1205347
GREGORY H. ZALEWSKI
14029 W WATERS EDGE TRL
NEW BERLIN WI 53151

1205339
GROESCHL LIVING TRUST
14257 W WATERS EDGE TRL
NEW BERLIN WI 53151

1205300
GUSTAVO A. GUEVARA
14265 W WATERFORD SQUARE DR
NEW BERLIN WI 53151

1205013
HANS G. MALBE
3179 S 147 ST
NEW BERLIN WI 53151

1205005
HARVEY E. VOLLRIEDE
14630 W OKLAHOMA AVE
NEW BERLIN WI 53151

1205275
HEDDING, ROGER A & KATHLEEN R REV
14031 W WATERFORD SQUARE DR
NEW BERLIN WI 53151

1205282
HOLZHAUER, BARBARA G REV TRUST
14156 W WATERFORD SQUARE DR
NEW BERLIN WI 53151

1205299
IRENEUSZ GOTTFRYDZIAK
14257 W WATEFORD SQUARE DR
NEW BERLIN WI 53151

1205007
JACK B. WELTER
14724 W OKLAHOMA AVE
NEW BERLIN WI 53151

1205351
JACK M. PLEMONS
14132 W WATERS WAY
NEW BERLIN WI 53151

1196161
JAMES B. RYOU
14505 W FIELDPOINTE DR
NEW BERLIN WI 53151

1205071
JAMES F. WANICEK
3140 S 147 ST
NEW BERLIN WI 53151

1205324
JAMES J. COONS
14180 W WATERS EDGE TRL
NEW BERLIN WI 53151

1205034
JAMES J. KESER
3180 S 145 ST
NEW BERLIN WI 53151

1205257
JAMES M. MARO
3155 S WATERFORD CT
NEW BERLIN WI 53151

1205052
JAMES R. BIRKENEDER
14545 W OKLAHOMA AVE
NEW BERLIN WI 53151

1205330
JAMES SUSLER
14318 W WATERS EDGE TRL
NEW BERLIN WI 53151

1205040
JEFF ANDERSON
125 N 70TH ST
MILWAUKEE WI 53213

1205285
JEFFREY E. DOSS
14198 W WATERFORD SQUARE DR
NEW BERLIN WI 53151

1205035
JEFFREY J. BOTIC
3160 S 145 ST
NEW BERLIN WI 53151

1196136
JENNIFER W. DIETIMEIER
14540 W FIELDPOINTE DR
NEW BERLIN WI 53151

1205281
JOAN M. CHICONAS
14142 W WATERFORD SQUARE DR
NEW BERLIN WI 53151

1196100
JOHN A. LUPO
3070 S 145 ST
NEW BERLIN WI 53151

1205341
JOHN A. WEICKELT
14229 W WATERS EDGE TRL
NEW BERLIN WI 53151

1205051
JOHN B. FRATRICK
3160 S 146 ST
NEW BERLIN WI 53151

1205261
JOHN D. BLAGUSKI
3173 S WATERFORD CT
NEW BERLIN WI 53151

1196164
JOHN KROHN
14535 W FIELDPOINTE DR
NEW BERLIN WI 53151

1205283
JOHN KUBOWICZ
14170 W WATERFORD SQUARE DR
NEW BERLIN WI 53151

1196120
JOHN SPETH-MIKOLAJCZ MIKOLAJCZAK
14385 W FIELDPOINTE DR
NEW BERLIN WI 53151

1196163
JOHN W. KUHNZ
14525 W FIELDPOINTE DR
NEW BERLIN WI 53151

1205038
JOSEPH B. HARKER
3161 S 145 ST
NEW BERLIN WI 53151

1196168
JOSEPH JAMES LENNART
14565 W FIELDPOINTE DR
NEW BERLIN WI 53151

1205002
JOSEPH RODRIGUEZ
14460 W OKLAHOMA AVE
NEW BERLIN WI 53151

1205069
JOSEPH VERTZ
3186 S 147 ST
NEW BERLIN WI 53151

1205378
JUDITH M. MEIER
14123 W WATERS WAY
NEW BERLIN WI 53151

1205313
JUDITH R. FINNEGAN
14032 W WATERS EDGE TRL
NEW BERLIN WI 53151

1205376
JUDY A. BARCZAK
14131 W WATERS WAY
NEW BERLIN WI 53151

1205370
JULIA E. MILLER
14215 WATERS WAY
NEW BERLIN WI 53151

1205991001
JUSTIN J. WEBER
3246 S 145 ST
NEW BERLIN WI 53151

1205293
KATHLEEN SINGLEY
14209 W WATERFORD SQUARE DR
NEW BERLIN WI 53151

1205353
KELLY G. SMITH
14152 W WATERS WAY
NEW BERLIN WI 53151

1205037
KENNETH JORDAN ROUSE
W1161 FIELDCRESS CT
IXONIA WI 53036

1196162
KENT M. HINEK
14515 W FIELDPOINTE DR
NEW BERLIN WI 53151

1205288
KIM S. COLLIS
14244 W WATERFORD SQUARE DR
NEW BERLIN WI 53151

1205358
KING, GERALD J & KAREN M FAMILY TRU
14228 W WATERS WAY
NEW BERLIN WI 53151

1205259
KIRCHNER FAMILY TRUST, V & S
3163 S WATERFORD CT
NEW BERLIN WI 53151

1205367
KLUKAS REVOCABLE LIVING TRUST
14227 W WATERS WAY
NEW BERLIN WI 53151

1205331
KORDUCKI, STANLEY A & MARY A TRUST
14326 W WATERS EDGE TRL
NEW BERLIN WI 53151

1205287
KUMAR AMODH YADAV
14230 W WATERFORD SQUARE DR
NEW BERLIN WI 53151

1205309
LEE W. GLAWE
14370 W WATERFORD SQUARE DR
NEW BERLIN WI 53151

1196121
LYLE L. STELLER
14415 W FIELDPOINTE DR
NEW BERLIN WI 53151

1205323
LYNN M. POWERS
14166 W WATERS EDGE TRL
NEW BERLIN WI 53151

1205278
MAGGIE SMITH
14073 W WATERFORD SQUARE DR
NEW BERLIN WI 53151

1205048
MARC J. SUPUTO
3226 S 146 ST
NEW BERLIN WI 53151

1205003
MARCIE M. MOLLESON
14540 W OKLAHOMA AVE
NEW BERLIN WI 53151

1205301
MARY BETH FELDER
14273 W WATERFORD SQUARE DR
NEW BERLIN WI 53151

1205335
MATTHEW W. QUINN
14347 W WATERS EDGE TRL
NEW BERLIN WI 53151

1205262
MDH TRUST
3175 S WATERFORD CT
NEW BERLIN WI 53151

1206159
MERRILL REV LIVING TRUST DTD 4/26/20
3250 S REGAL DR
NEW BERLIN WI 53151

1205265
MEYER TRUST, KAYE A
3187 S WATERFORD CT
NEW BERLIN WI 53151

1205365
MICHAEL J. TATALOVICH
14265 W WATERS WAY
NEW BERLIN WI 53151

1205307
MICHAEL JOHN ANGELI
14319 W WATERFORD SQUARE DR
NEW BERLIN WI 53151

1196183
MICHAEL P. RYAN
14730 W FLEETWOOD LN
NEW BERLIN WI 53151

1205295
MICHAEL S. GILLILAN
9311 MARBLE STONE DR
NAPLES FL 34129

1205004
MICHAEL TEVICH
14570 W OKLAHOMA AVE
NEW BERLIN WI 53151

1205017
MOLLY A. HARTMAN
3265 S 147 ST
NEW BERLIN WI 53151

1205337
NANCY J. CIMLER
14285 W WATERS EDGE TRL
NEW BERLIN WI 53151

1205286
NANCY R. BUSATERI
14216 W WATERFORD SQUARE DR
NEW BERLIN WI 53151

1205255
NORMAN C. KNIEF
20931 RIVERS FORD
ESTERO FL 33928

1205308
O'BRIEN LIVING TRUST DTD 9/10/1991
14356 W WATERFORD SQUARE DR
NEW BERLIN WI 53151

1205371
PAMELA S. DORNA
14187 W WATERS WAY
NEW BERLIN WI 53151

1205354
PATRICIA A. ANDRADE
14162 W WATERS WAY
NEW BERLIN WI 53151

1205348
PATTI ROUMAN
14021 W WATERS EDGE TRL
NEW BERLIN WI 53151

1205332
PAUL F. GOHDE
14332 W WATERS EDGE TRL
NEW BERLIN WI 53151

1205292
PAUL L. CUCUNATO
14201 W WATERFORD SQUARE DR
NEW BERLIN WI 53151

1205066
PERRA TRUST, CHERYL L
3260 S 147 ST
NEW BERLIN WI 53151

1205325
PETER J. LONG
14194 W WATERS EDGE TRL
NEW BERLIN WI 53151

1205058
PHILLIP G. RETTIG
3245 S 146 ST
NEW BERLIN WI 53151

1205329
POPPE, NANCY IRR TRUST DTD 03/14/20
14310 W WATERS EDGE TRL
NEW BERLIN WI 53151

1205345
RADOWSKI, STEVEN & MARYANN REV TF
14129 W WATERS EDGE TRL
NEW BERLIN WI 53151

1205336
RADTKE, SUE LIVING TRUST
14343 W WATERS EDGE TRL
NEW BERLIN WI 53151

1196160
REBECCA L. BECKER
3065 S 145 CT
NEW BERLIN WI 53151

1205344
RETTIG REV LIVING TRUST DTD MAY 9 2
14143 W WATERS EDGE TRL
NEW BERLIN WI 53151

1205294
RICHARD A. SCHANK
14217 W WATERFORD SQUARE DR
NEW BERLIN WI 53151

1205039
RICHARD A. SPIESS
3181 S 145 ST
NEW BERLIN WI 53151

1205053
RICHARD JAMES ZIMMER
14601 W OKLAHOMA AVE
NEW BERLIN WI 53151

1205056
RICHARD L. MILLER
3201 S 146 ST
NEW BERLIN WI 53151

1205355
RICHARD P. HENNING
14172 W WATERS WAY
NEW BERLIN WI 53151

1205279
RICHARD P. PEDRIANA
14087 W WATERFORD SQUARE DR
NEW BERLIN WI 53151

1205356
RICHARD S. WELTCHEFF
14182 W WATERS WAY
NEW BERLIN WI 53151

1205289
RIECK LIFE ESTATE, DONALD & JACQUEI
14258 W WATERFORD SQUARE DR
NEW BERLIN WI 53151

1205360
RIVERS TRUST, MICHAEL & MARY
14256 W WATERS WAY
NEW BERLIN WI 53151

1205068
ROBERT AND NICOLE BOINSKI
3200 S 147TH ST
NEW BERLIN WI 53151

1205054
ROBERT BLACK
3161 S 146 ST
NEW BERLIN WI 53151

1205050
ROBERT E. BIRMINGHAM
3178 S 146TH ST
NEW BERLIN WI 53151

1205302
ROBERT E. FISCHER
14285 W WATERFORD SQUARE DR
NEW BERLIN WI 53151

1205369
ROBERT E. MOORE
14219 W WATERS WAY
NEW BERLIN WI 53151

1196135
ROBERT J. VERBOS
14520 W FIELDPOINTE DR
NEW BERLIN WI 53151

1205321
ROBERT P. SCHMECHEL
14138 W WATERS EDGE TRL
NEW BERLIN WI 53151

1205311
ROBERT P. WHITE
14016 W WATERS EDGE TRL
NEW BERLIN WI 53151

1205271
ROBERT S. YELLE
3160 S WATERFORD CT
NEW BERLIN WI 53151

1205317
ROBERT W. WYLIE
14064 W WATERS EDGE TRL
NEW BERLIN WI 53151

1205016
ROGER H. WILDE
3253 S 147 ST
NEW BERLIN WI 53151

1205042
RONALD DE HARDE
3245 S 145 ST
NEW BERLIN WI 53151

1205326
RONALD E. MEYER
14248 W WATERS EDGE TRL
NEW BERLIN WI 53151

1196098
RYAN CARPENTER
14360 W FIELDPOINTE DR
NEW BERLIN WI 53151

1205254
SALLY HABANEK
3143 S WATERFORD CT
NEW BERLIN WI 53151

1205041
SAMUEL B. REYNOLDS
3227 S 145TH ST
NEW BERLIN WI 53151

1205343
SANDRA M MALM REV TRUST
10101 N ARABIAN TRL UNIT 1065
SCOTTSDALE AZ 85258

1205011
SARAH ZAKULA
14761 W OKLAHOMA AVE
NEW BERLIN WI 53151

1205270
SCHMIDT TRUST, PATRICIA
3164 S WATERFORD CT
NEW BERLIN WI 53151

1205258
SCHUMANN, THOMAS M & EILEEN J TRUS
3159 S WATERFORD CT
NEW BERLIN WI 53151

1205263
SCOTT R. HANSEN
3179 S WATERFORD CT
NEW BERLIN WI 53151

1205033
SHAY W. TANNERT
3200 S 145 ST
NEW BERLIN WI 53151

1205319
SHIRLEY C. RINALDI
14080 W WATERS EDGE TRL
NEW BERLIN WI 53151

1205260
SIDNEY L. SOINEY
3167 S WATERFORD CT
NEW BERLIN WI 53151

1205298
SPERL FAMILY REV TRUST DTD 5/6/2010
14249 W WATERFORD SQUARE DR
NEW BERLIN WI 53151

1196185

STACIA L. PEIFFER
14705 W FLEETWOOD LN
NEW BERLIN WI 53151

1205364

STEPHEN R. PEAKE
14273 W WATERS WAY
NEW BERLIN WI 53151

1196158

STEVEN THALMAN
3045 S 145 CT
NEW BERLIN WI 53151

1205067

STOCK LIVING TRUST, MATTHEW W
3246 S 147 ST
NEW BERLIN WI 53151

1205305

SURESH R. SUNDERESAN
5701 GOLDEN EAGLE CT
BROOKFIELD WI 53045

1205304

SUSAN DROSEN
14297 W WATERFORD SQUARE DR
NEW BERLIN WI 53151

1205264

TELESFORE WYSOCKI
3183 WATERFORD CT
NEW BERLIN WI 53151

1205334

THE BONGIOVANNI FAMILY TRUST
14348 W WATERS EDGE TRL
NEW BERLIN WI 53151

1205333

THE DONALD AND BARBARA PERKET
14340 W WATERS EDGE TRL
NEW BERLIN WI 53151

1196184

THE WILLIAM M HOEG REVOCABLE TRUS
14700 W FLEETWOOD LN
NEW BERLIN WI 53151

1205346

THOMAS K. VANDERHOEF
14037 W WATERS EDGE TRL
NEW BERLIN WI 53151

1205268

THOMAS L. MICHALS
3174 S WATERFORD CT
NEW BERLIN WI 53151

1205373

THOMAS R. SASS II
14171 W WATERS WAY
NEW BERLIN WI 53151

1205012

TIMOTHY F. CALHOUN
3143 S 147 ST
NEW BERLIN WI 53151

1205274

TIMOTHY M. ELLIS
14017 W WATERFORD SQUARE DR
NEW BERLIN WI 53151

1205310

TOBIE D. SIZEMORE
14384 W WATERFORD SQUARE DR
NEW BERLIN WI 53151

1196134

TOBY SHAW
14500 W FIELDPOINTE DR
NEW BERLIN WI 53151

1205315

VIKRAM KHATRI
14048 W WATERS EDGE TRL
NEW BERLIN WI 53151

1205266

WALTER W. SCHNEIDER
3184 S WATERFORD CT
NEW BERLIN WI 53151

1205368

WEIHONG JIN
14223 W WATERS WAY
NEW BERLIN WI 53151

1205010

WILLIAM H. VAN ZILE
14775 W OKLAHOMA AVE
NEW BERLIN WI 53151

1205362

YING ZHAO
14284 W WATERS WAY
NEW BERLIN WI 53151

Dear Board,

Please let us introduce ourselves. My name is Paula Zimmer and my husband is Rich Zimmer. My husband and I moved to 14601 W Oklahoma Avenue in fall 2021. I do accounting work and have been working from home since March 2021 but should be returning part-time to the office soon. Rich is a covid long hauler, which is why we recently moved to a ranch home in New Berlin. Rich has been deemed disabled by the social security administration this fall due to covid and can no longer continue running his full time remodeling business but needs to keep busy. Therefore, he would like to build an 8 foot extension on the back of our existing attached garage to be used as a workshop. The addition will cut down on noise since Rich will be using saws and other equipment inside the garage instead of on the driveway.

The present code requires 25 feet of rear setback. We request 16.5 feet of rear setback. A variance of 8.5 feet of rear setback is requested.

The yard is not square and is slightly more narrow at that end (west) of the property. This area of our yard abuts two other yards and will not interfere with the use of their yards at all. To build a separate garage would be impractical due to the location of the existing driveway. We do not see any harm that would come to the public interest if we were allowed to build this extension. From the front, no one will see it since it would be directly behind the existing garage. When looking at our property from 147th Street, the house immediately next to us will block it from the view of others. Also, that house immediately to our west will not see the addition from his house because his garage will block his view. The neighbors directly behind us only has a service door from their garage on that side of their house so we will not be infringing on their views. Our neighbor to the east is across 146th street and on the opposite side of the garage. As show on the map, their house is even with ours so they will not see the garage from their home.

Since we feel that we will not be infringing on the rights or views of our neighbors, we are requesting 17 foot rear setback instead of the 25 foot rear setback. Enclosed is a map of the yard, the survey, the architectural plans and a listing of neighbors that approve of the variance.

Sincerely,

Paula Zimmer

Rich and Paula Zimmer
14601 W Oklahoma Avenue
New Berlin. WI 53151
Rich 414-614-5017
Paula 414-364-0112

2021 - 10 - ZIMMER GARAGE ADDITION

RICHARD & PAULA ZIMMER

14601 W. OKLAHOMA AVE
NEW BERLIN, WI 53151

SECTION A – GENERAL NOTES

1. ANY AND ALL SERVICES RENDERED IN CONNECTION WITH THIS PROJECT, INCLUDING THESE DRAWINGS, ARE SUBJECT TO AND GOVERNED BY THE CORRESPONDING AGREEMENT FOR RESIDENTIAL DESIGN SERVICES EXECUTED BY YOU (THE "CLIENT") AND TK ARCHITECTURAL DESIGN SERVICES, LLC, A WISCONSIN LIMITED LIABILITY COMPANY (THE "FIRM"). THE AGREEMENT SHALL SUPERSEDE ANY AND ALL OTHER DOCUMENTS EXECUTED BY THE CLIENT AND THE FIRM IN CONNECTION WITH THIS PROJECT.

2. AS USED IN THESE DRAWINGS: (A) THE TERMS "APPROVED EQUAL," "EQUAL TO," AND ALL OTHER GENERAL QUALIFYING TERMS ARE REFERENCES TO THE PROFESSIONAL RULING AND JUDGMENT OF THE FIRM; AND (B) ALL DIMENSIONS REPRESENT THE DISTANCE MEASURED FROM CENTERLINE TO CENTERLINE, CENTERLINE TO WALL FACE, OR WALL FACE TO WALL FACE.

3. THE CLIENT AND/OR ITS GENERAL CONTRACTOR(S), SUBCONTRACTOR(S), AND/OR SUB-SUBCONTRACTOR(S) SHALL: (A) VERIFY ALL DIMENSIONS AND CONDITIONS RELATED TO THE PROJECT SITE, AND SHALL IMMEDIATELY NOTIFY THE FIRM OF ANY DISCREPANCIES, ERRORS, OR OMISSIONS THAT MAY AFFECT THE ORDERLY PROGRESS OF THE PROJECT; AND (B) VERIFY THAT ALL MATERIALS PURCHASED IN CONNECTION WITH THE PROJECT, AND INSTALLATIONS THEREOF, ARE IN COMPLIANCE WITH THE LATEST MANUFACTURER'S SPECIFICATIONS AND APPLICABLE LAWS, RULES, AND REGULATIONS.

4. THE CLIENT AND/OR ITS GENERAL CONTRACTOR(S) SHALL BE SOLELY AND EXCLUSIVELY RESPONSIBLE FOR ANY AND ALL CONSTRUCTION PERFORMED IN CONNECTION WITH THE PROJECT, INCLUDING BUT NOT LIMITED TO: (A) COMPLIANCE WITH ALL MINIMUM STANDARDS; AND (B) COMPLIANCE WITH ALL APPLICABLE LAWS, RULES, AND REGULATIONS.

5. THE CLIENT SHALL BEAR ANY AND ALL COSTS, LOSSES, AND EXPENSES ARISING FROM OR RELATED TO THE DISCOVERY OF CONCEALED OR UNKNOWN CONDITIONS EXISTING ON, IN, OR ABOUT THE PROJECT AND/OR THE PROJECT SITE.

6. THESE DRAWINGS MAY CONTAIN ERRORS AND/OR OMISSIONS AND MAY NOT COMPLY ALL APPLICABLE LAWS, RULES, AND REGULATIONS. IN THE EVENT THE CLIENT BECOMES AWARE OF ANY SUCH ERROR, OMISSION, OR INSTANCE OF NONCOMPLIANCE, THE CLIENT SHALL IMMEDIATELY NOTIFY THE FIRM OF THE SAME.

SECTION B—CONSTRUCTION; QUALITY; WORKMANSHIP

1. ALL DRAWINGS AND SPECIFICATIONS PROVIDED BY THE FIRM IN CONNECTION WITH THIS PROJECT ARE COMPLEMENTARY, AND WHAT IS SHOWN ON, REFERRED TO, OR CALLED FOR BY ONE SHALL BE CONSTRUED AS THOUGH SHOWN ON, REFERRED TO, OR CALLED FOR BY ALL.

2. ALL ELECTRICAL, MECHANICAL, AND PLUMBING DRAWINGS PROVIDED BY THE FIRM IN CONNECTION WITH THIS PROJECT ARE SUPPLEMENTARY TO THE ARCHITECTURAL DESIGN DRAWINGS. AND ALL ELECTRICAL, MECHANICAL, AND PLUMBING ASPECTS SHOWN ON THE ARCHITECTURAL DESIGN DRAWINGS ARE FOR GENERAL LOCATION INFORMATION ONLY. THE GENERAL CONTRACTOR(S), SUBCONTRACTOR(S), AND/OR SUB-SUBCONTRACTOR(S) SHALL REVIEW AND CONFIRM THE ACCURACY OF ALL RELEVANT DRAWINGS PRIOR TO COMMENCING WORK, AND, IN THE EVENT OF ANY DISCREPANCY BETWEEN DRAWINGS, SHALL NOTIFY THE FIRM AND REQUEST CLARIFICATION.

3. THE CLIENT AND/OR ITS GENERAL CONTRACTOR(S), SUBCONTRACTOR(S), AND/OR SUB-SUBCONTRACTOR(S) SHALL SUBMIT TO THE FIRM ANY AND ALL REQUESTS FOR INFORMATION AND/OR CLARIFICATION DURING THE BID PHASE, AND, IN THE EVENT ANY SUCH REQUEST IS SUBMITTED TO THE FIRM AFTER THE BID PHASE, THE FIRM WILL FULFILL SUCH REQUEST AS SUPPLEMENTAL INFORMATION WITH NO EXTENSION OF TIME AND/OR MONEY.

4. THE GENERAL CONTRACTOR(S) SHALL FURNISH ALL MATERIALS, LABOR, TOOLS, EQUIPMENT, AND INSURANCE NECESSARY TO MAINTAIN THE ORDERLY PROGRESS OF THE PROJECT IN ACCORDANCE WITH THE DRAWINGS AND ALL OTHER PLANS AND SPECIFICATIONS.

5. THE DRAWINGS AND ANY CONSTRUCTION NOTES ARE SUPPLIED TO ILLUSTRATE THE CLIENT'S DESIGN AND THE GENERAL TYPE OF CONSTRUCTION NECESSARY TO EFFECTUATE SUCH DESIGN, AND ARE INTENDED TO BE UTILIZED IN COORDINATION WITH THE FINEST QUALITY OF CONSTRUCTION, MATERIAL, AND WORKMANSHIP.

6. THE GENERAL CONTRACTOR(S) SHALL, AT ALL TIMES DURING ALL PHASES OF THE PROJECT, MAINTAIN ON THE PROJECT SITE A CURRENT AND COMPLETE COPY OF ALL RELATED DRAWINGS USE BY ALL GENERAL CONTRACTOR(S), SUBCONTRACTOR(S), AND/OR SUB-SUBCONTRACTOR(S).

7. THE GENERAL CONTRACTOR(S) SHALL NOTIFY THE FIRM OF ANY DISCREPANCIES BETWEEN THE DRAWINGS AND ACTUAL CONDITIONS EXISTING IN, ON, OR ABOUT THE PROJECT SITE, AND SHALL REQUEST CLARIFICATION OF THE SAME PRIOR TO PURCHASING ANY MATERIALS OR COMMENCING ANY WORK ON THE PROJECT.

8. THE GENERAL CONTRACTOR(S), SUBCONTRACTOR(S), AND/OR SUB-SUBCONTRACTOR(S) RETAINED IN CONNECTION WITH THIS PROJECT SHALL BE RESPECTIVELY RESPONSIBLE FOR ANY COST OR EXPENSE INCURRED BY ANOTHER PARTY CAUSED BY DEFECTIVE OR UNTIMELY WORK AS A RESULT OF, BUT NOT LIMITED TO, INFERIOR WORKMANSHIP OR MATERIALS, IMPROPER SCHEDULING, AND/OR DELINQUENT ORDERING.

9. THE GENERAL CONTRACTOR(S), SUBCONTRACTOR(S), AND/OR SUB-SUBCONTRACTOR(S) SHALL INSTALL ALL FLASHINGS IN STRICT ACCORDANCE WITH THE FLASHING MANUFACTURER'S PUBLISHED SPECIFICATIONS AND DETAILS, INCLUDING THE AMOUNT OF OVERLAP AND INSTALLATION OF DRIP EDGES, IF REQUIRED.

10. THE GENERAL CONTRACTOR(S), IF NECESSARY, SHALL FURNISH LOAD-BEARING SUPPORT IN WALLS AS MAY BE REQUIRED TO COMPLETE INSTALLATION OF NEW EQUIPMENT.

11. THE CLIENT AND/OR ITS GENERAL CONTRACTOR(S), SUBCONTRACTOR(S), AND/OR SUB-SUBCONTRACTOR(S) SHALL PERMANENTLY IDENTIFY ALL FIRE-RATED WALLS IN ACCORDANCE WITH APPLICABLE LAWS, RULES, AND REGULATIONS.

Sheet List

Sheet Number	Sheet Name	Current Revision Issued	Current Revision Date
A0	Cover	No	
A1	Foundation Plan	No	
A2	First Floor Plan	No	
A3	Roof Plan	No	
A4	Elevations	No	Date 1
A5	Building Sections	No	

WISCONSIN BRIAN J. NORBY E-44200 WAUKESHA WI PROFESSIONAL ENGINEER 10-12-21

NOTES
DO NOT SCALE DRAWINGS. USE WRITTEN DIMENSIONS ONLY. IF CLARIFICATION OR ADDITIONAL DIMENSIONS ARE REQUIRED NOTIFY THE DESIGNER IMMEDIATELY. FOR WRITTEN CLARIFICATION

Revision

Rev. Number	Rev. Description	Rev. Date

ENGINEER

D.N. SQUARED DESIGNS
1530 JEFFERSON AVE
WAUKESHA, WI 53186

STEVEN DOOCY, PE
(507) 259-5045

BRIAN NORBY, PE
(608) 574-6214

CHRISTINA NORBY
(262) 354-5432

10/15/2021 8:17:00 AM

GENERAL CONTRACTOR

DESIGNER

TK

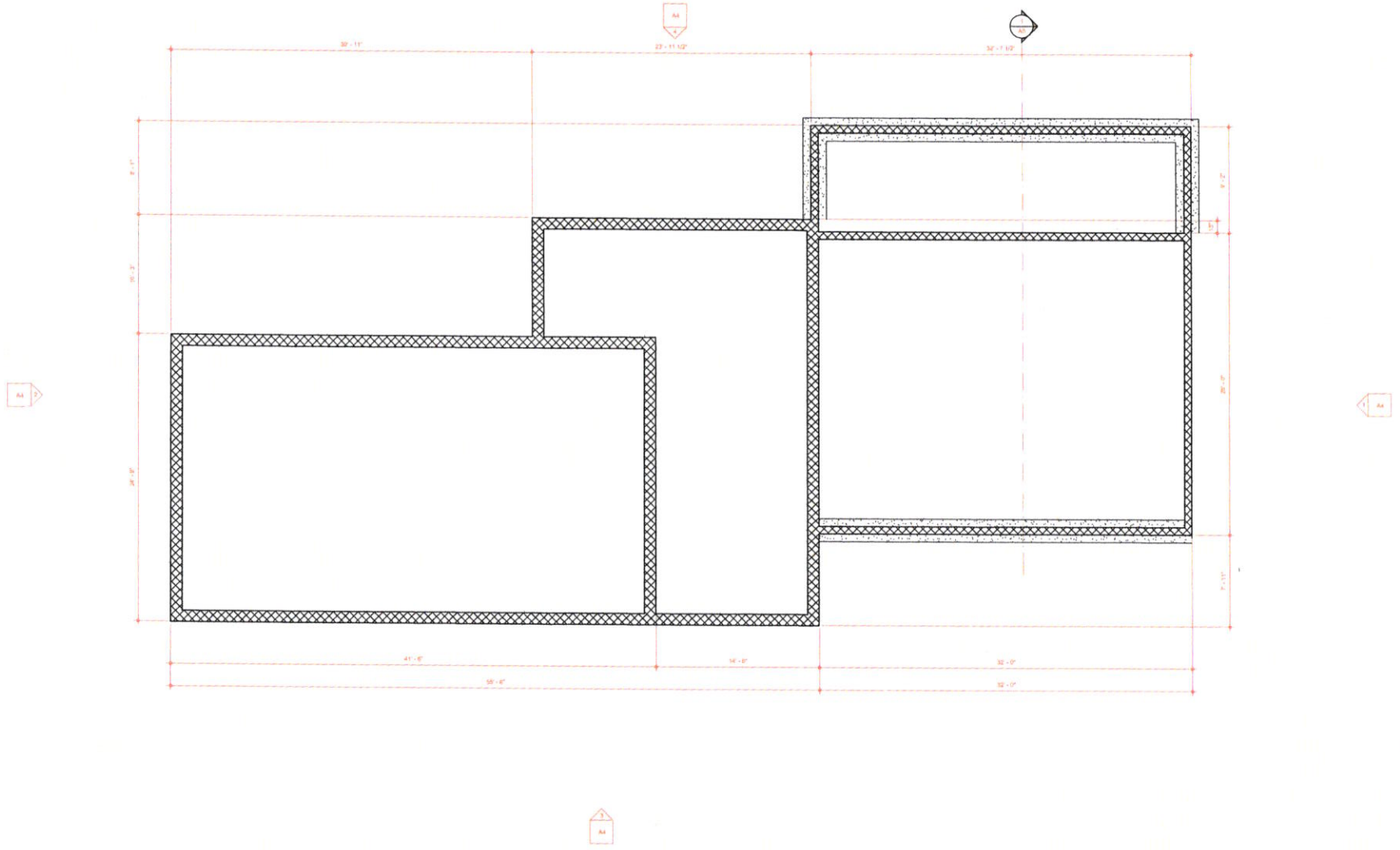
TK ARCHITECTURAL DESIGN SERVICES

TERRY L. SCHUELKE
3855 EAST BARNARD AVE
CUDAHY, WI 53110
(414) 507-3046 PHONE
tschuelke1@gmail.com

LOCATION
2021 - 10 - ZIMMER GARAGE ADDITION
RICHARD & PAULA ZIMMER
14601 W. OKLAHOMA AVE
NEW BERLIN, WI 53151

SHEET TITLE
COVER

A0



FOUNDATION
1/4" = 1'-0"

NOTES
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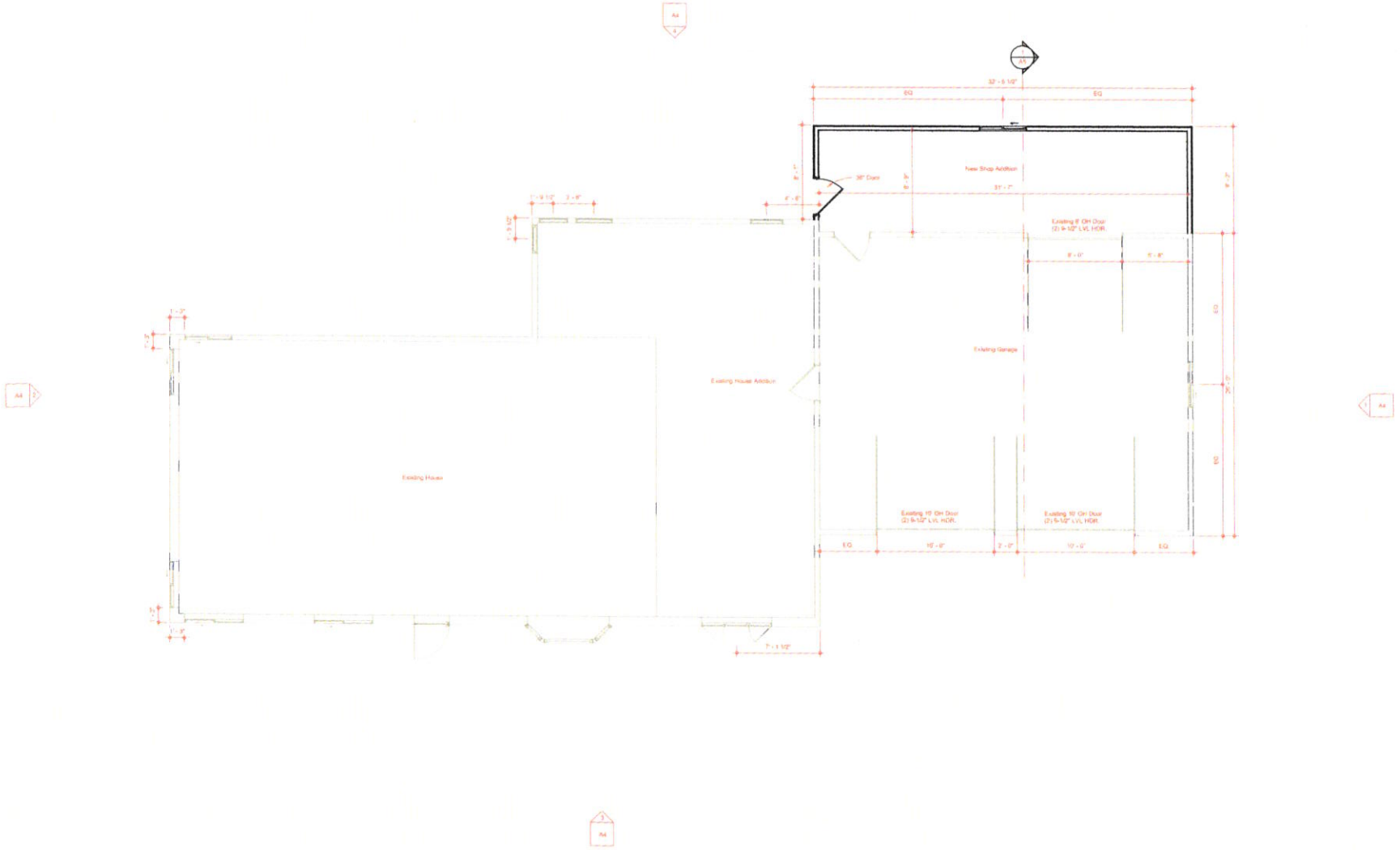
SHEET TITLE

FOUNDATION PLAN

A1



1 FIRST FLOOR
1/4" = 1'-0"

NOTE:
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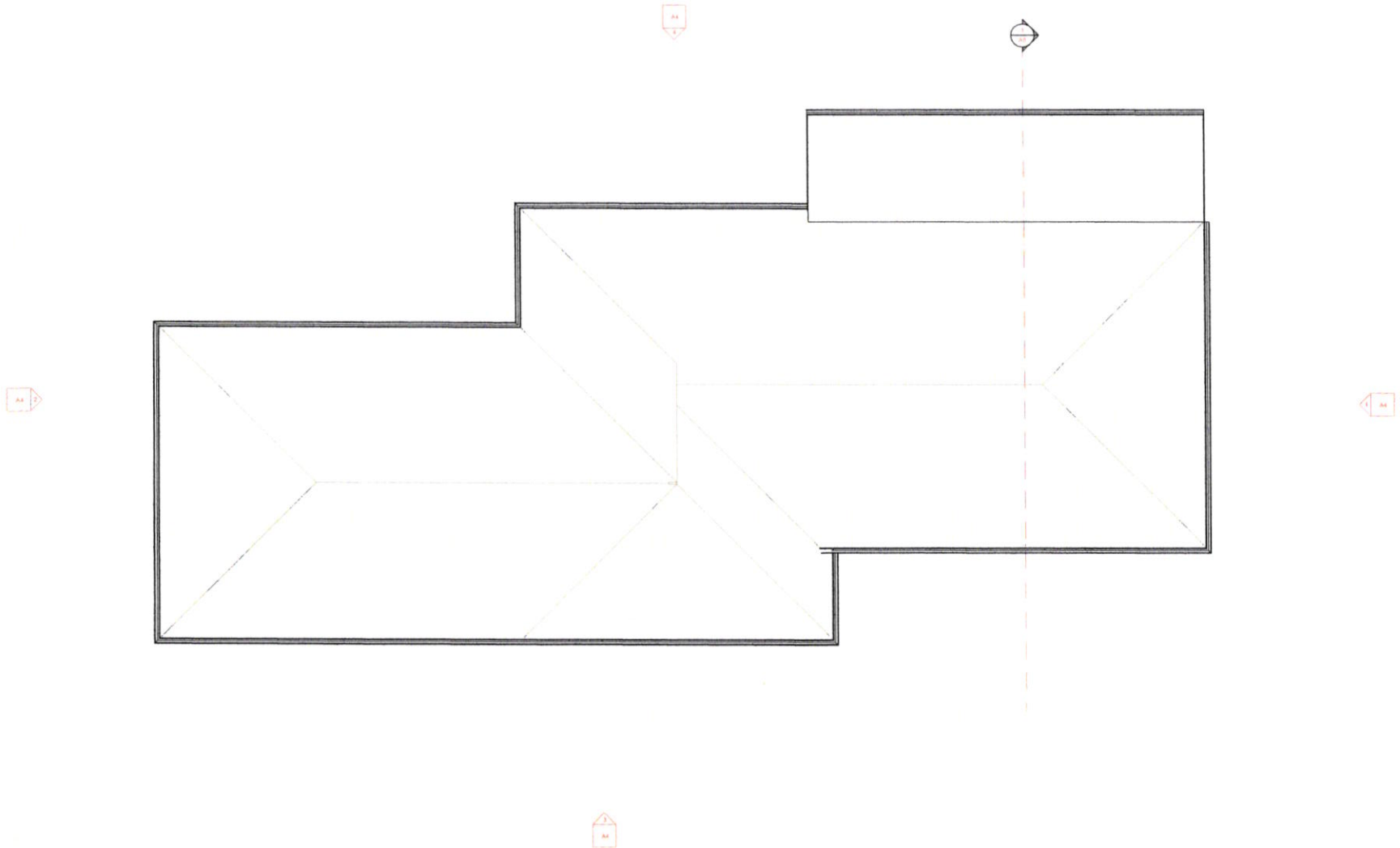
LOCATION

2021 - 10 - ZIMMER GARAGE ADDITION
RICHARD & PAULA ZIMMER
14601 W. OKLAHOMA AVE
NEW BERLIN, WI 53151

SHEET TITLE

FIRST FLOOR PLAN

A2



1 ROOF PLAN
3/4" = 1'-0"

NOTES
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1530 JEFFERSON AVE
WAUKESHA, WI 53186

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10/15/2021 8:17:01 AM

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tschuelke1@gmail.com

LOCATION

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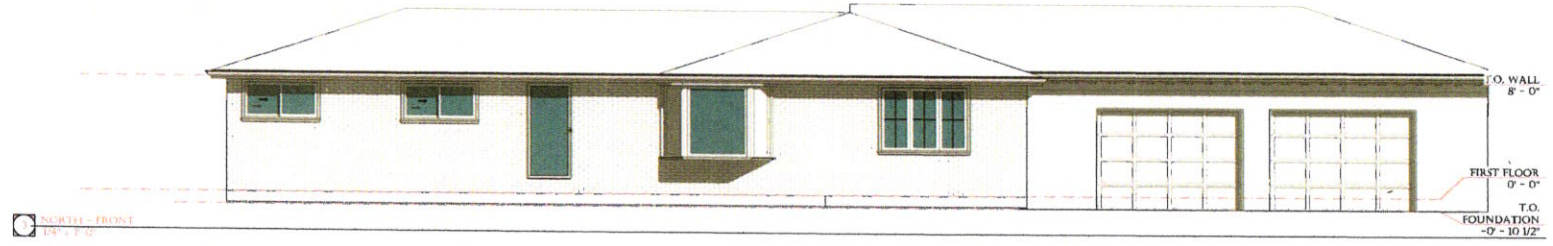
NEW BERLIN, WI 53151

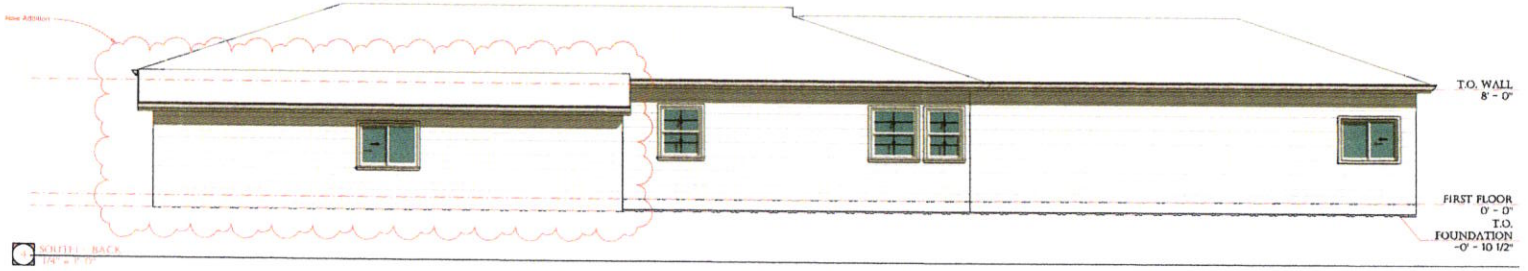
SHEET TITLE

ROOF PLAN

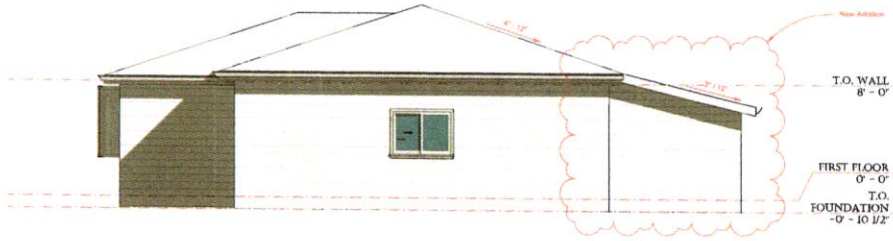
A3



NORTH - FRONT
1/4" = 1'-0"



SOUTH - BACK
1/4" = 1'-0"



WEST - SIDE
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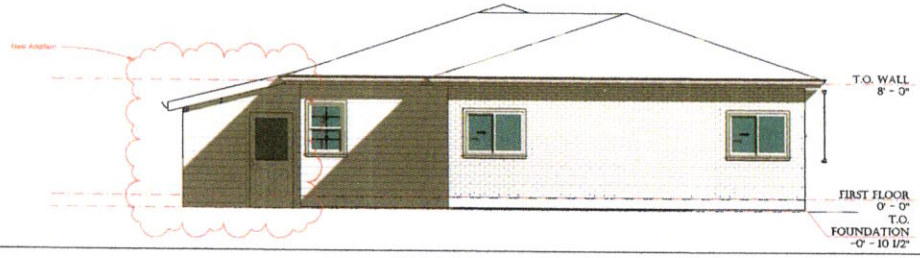

EAST - SIDE
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WAUKESHA, WI 53186

STEVEN DOOCY, PE
(507) 259-5045

BRIAN NORBY, PE
(608) 574-6214

CHRISTINA NORBY
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10/15/2021 8:17:03 AM

GENERAL CONTRACTOR

DESIGNER

TK

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CUDAHY, WI 53110
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tschuelke1@gmail.com

LOCATION

2021 - 10 - ZIMMER GARAGE ADDITION
RICHARD & PAULA ZIMMER
14601 W. OKLAHOMA AVE
NEW BERLIN, WI 53151

SHEET TITLE

ELEVATIONS

A4

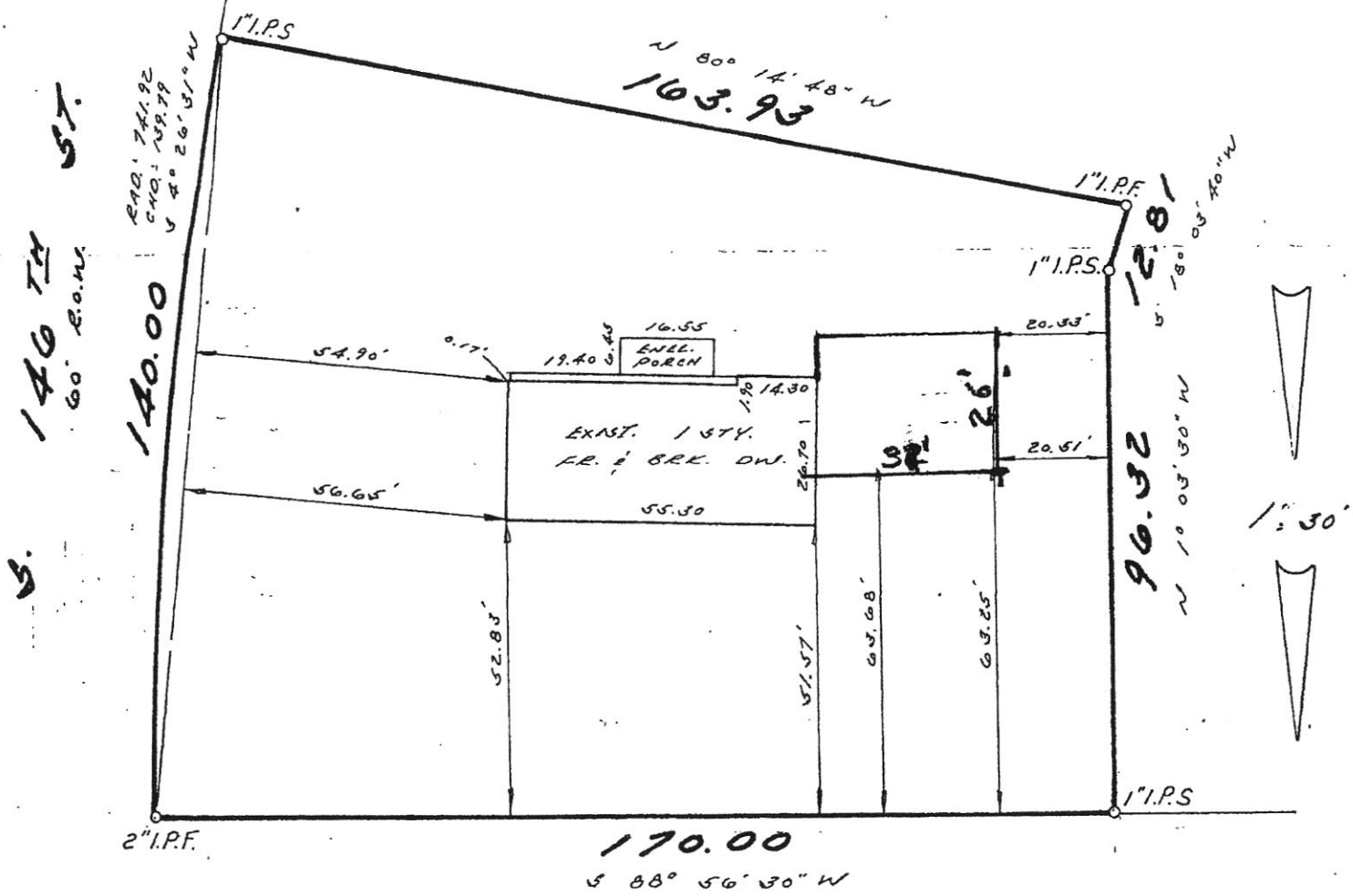
LEGAL DESCRIPTION: Lot 1 in Block 7 in MERCURY MEADOWS, being a subdivision of a part of the Northwest 1/4 and Southwest 1/4 of the Northeast 1/4 of Section 14, Town 6 North, Range 20 East, in the Town of New Berlin, Waukesha County, Wisconsin.

May 7, 1987 Survey No. 70972

Set Pipe in Lot Corners 5/11/89

WISCONSIN WAYNE D. MICKELSON S-1349 WAUKESHA, WI LAND SURVEYOR

Proposed



W. OKLAHOMA AVE.
(60' R.O.W.)

METROPOLITAN SURVEY SERVICE, INC.
REGISTERED LAND SURVEYORS
9415 W. FOREST HOME AVE., SUITE 107 HALES CORNERS, WI 53130
529-5380

I HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT 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 AND ROADWAYS AND VISIBLE ENCROACHMENTS, IF ANY.

I approve of my neighbors, Rich and Paula Zimmer at 14601 W Oklahoma Avenue, request to build an extension onto their garage within the rear setback.

3140 S. 147th Street _____

3170 S. 147th Street _____

3161 S. 146th Street _____

14570 W. Oklahoma Ave Heather Jewich

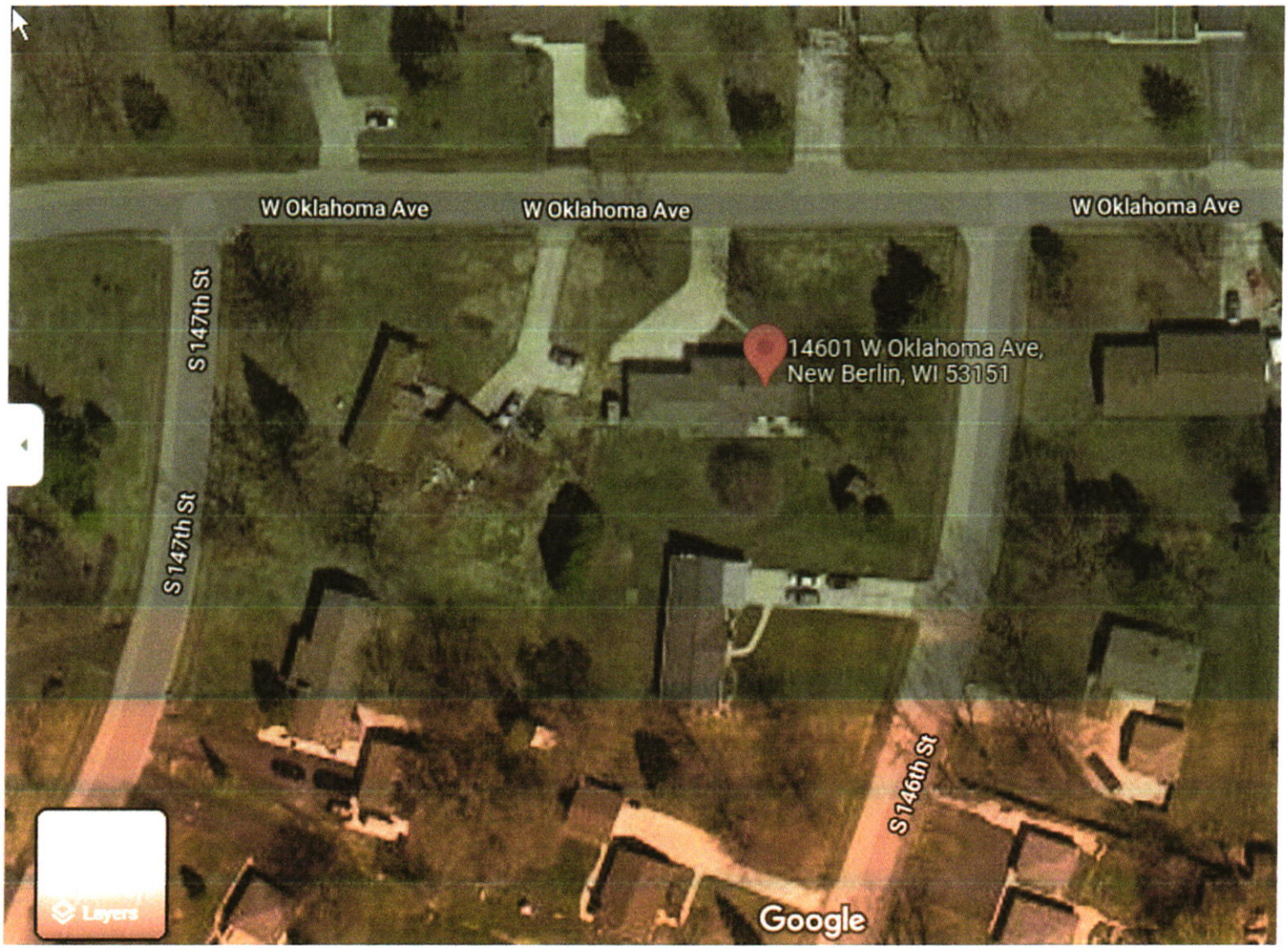
I approve of my neighbors, Rich and Paula Zimmer at 14601 W Oklahoma Avenue, request to build an extension onto their garage within the rear setback.

3140 S. 147th Street James F. Warricek

3170 S. 147th Street

3161 S. 146th Street Robt Black

14570 W. Oklahoma Ave


W Oklahoma Ave
W Oklahoma Ave
W Oklahoma Ave
S 147th St
S 147th St
14601 W Oklahoma Ave,
New Berlin, WI 53151
S 146th St
Layers
Google

City of New Berlin

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

EQUAL HOUSING OPPORTUNITY

Board of Appeals

Applicant / Contact

Name Richard Zimmer
Address 14601 W. Oklahoma Ave
City, State, Zip New Berlin, WI 53151
Phone 414 614 5017
E-Mail RZimmer3943@gmail.com
Current Zoning _____

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 > one page ☑ Scaled Drawing/ Survey – 8 copies ✓ neighbors approv ☑ 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 - -

Great Midwest - Greendale
Earl D. & Sharon J. Schumacher

PLAT OF SURVEY

LOCATION: 14601 West Oklahoma Avenue, New Berlin, Wisconsin

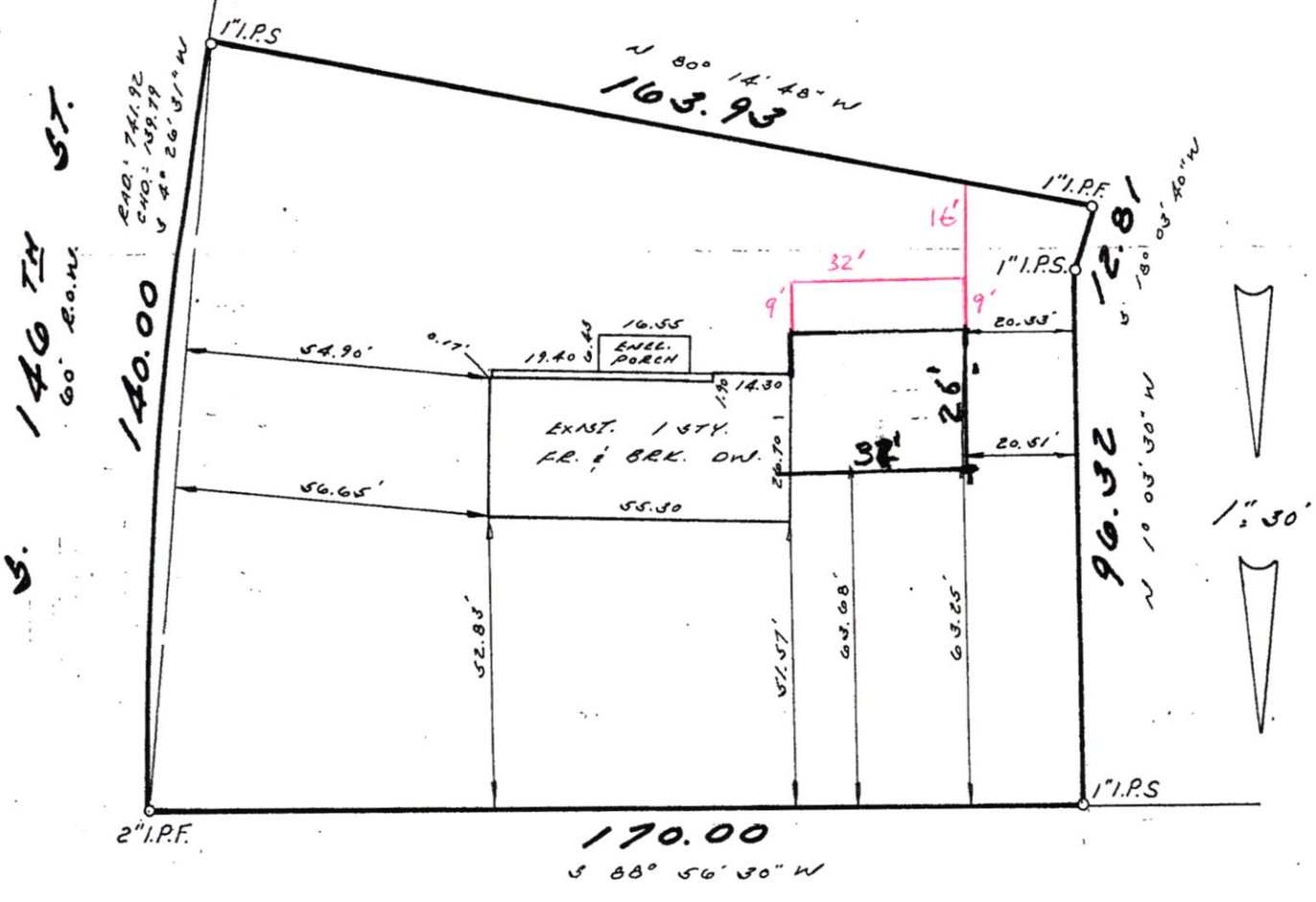
LEGAL DESCRIPTION: Lot 1 in Block 7 in MERCURY MEADOWS, being a Subdivision of a part of the Northwest 1/4 and Southwest 1/4 of the Northeast 1/4 of Section 14, Town 6 North, Range 20 East, in the Town of New Berlin, Waukesha County, Wisconsin.

May 7, 1987 Survey No. 70972

Set Pipe in Lot Corners 5/11/89

WISCONSIN WAYNE D. MICKELSON S-1349 BROOKFIELD, WI LAND SURVEYOR

Proposed



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REGISTERED LAND SURVEYORS
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THIS SURVEY IS MADE FOR THE EXCLUSIVE USE OF THE PRESENT OWNERS OF THE PROPERTY, AND ALSO THOSE WHO PURCHASE, MORTGAGE, OR GUARANTEE THE TITLE THERETO WITHIN ONE (1) YEAR FROM DATE HEREOF.

SIGNED Wayne D. Mickelson

Wayne D. Mickelson
Registered Land Surveyor S-1349

Mortgage Inspection
Monumentation has been waived in accordance with A-E 8.01 (b) of the Wisconsin Administrative Code