



**CITY OF NEW BERLIN
BOARD OF APPEALS MEETING
Thursday, September 1, 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. July 7th, 2022 Board of Appeals Minutes

NEW BUSINESS

2. BA-22-2665 Petitioner requests to construct a 384 square foot accessory building 5 feet from the rear lot line and 5 feet from the side lot line. The property is zoned R-3 Suburban Single Family Residential and requires a 50 foot rear yard setback and a 15 foot side yard setback. A rear yard variance of 45 feet and a side yard variance of 10 feet are required in order to obtain a building permit.
3. BA-22-2666 Petitioner requests to construct a 1,440 square foot accessory building in addition to an existing 571 square foot accessory building. The property is zoned R-5 Medium-Density Single Family Residential and requires a maximum accessory square footage of 840 square feet combined between 2 accessory structures. A square footage variance of 1,171 square 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 Rubina R. Medina (262) 786-8610.



**CITY OF NEW BERLIN
BOARD OF APPEALS - MINUTES
Thursday, July 7, 2022**

**Council Chambers
3805 S. Casper Drive, New Berlin, WI, 53151**

6:00 PM

Please note: Minutes are unofficial until approved by the Board of Appeals at the next regularly scheduled meeting.

All votes were taken via a voice roll call vote.

CALL MEETING TO ORDER; PLEDGE OF ALLEGIANCE

Chair Goetter called the meeting to order at 6:00PM

ROLL CALL; DECLARATION OF QUORUM; PUBLIC NOTICE

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

Also present: Code Compliance Specialist Dan Hogan, City Clerk Rubina R. Medina, Deputy City Clerk, Sherri Hanson, Administrative Services Assistant Megan Roche and Alternate Board Member #2 Stair

Excused: Board Member Oldham

APPROVAL OF MINUTES

March 3, 2022 Meeting Minutes

MOTION: Motion to approve the March 3, 2022 Board of Appeals Minutes

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

NEW BUSINESS

ITEM: Petitioner requests to construct a 1,440 square foot accessory building that is '19' 6" tall in addition to an existing 571 square foot accessory building. The property is zoned R-5 Medium-Density Single Family and requires a maximum accessory structure height of 15 feet and a maximum accessory square footage of 840 square feet combined between 2 accessory structures. A height variance of 4'6" and a square footage variance of 1,171 square feet are required in order to obtain a building permit.

Chairman Goetter gave an overview of the appeals process. The staff report and variance request were read into the record. Chairman Goetter then swore in the petitioners Sarah Tyrrell and Adam Sobieralski

Petitioner Tyrrell read the request to the board stating their house is a 689 square foot 1 bedroom ranch with a 571 square foot detached garage. The property has unique limitations which prevents them from attaching a garage to their home. There is a sanitary easement that runs between the home and the detached garage and nothing can be built

over the easement. The house sits on the north property line and the west and south sides of the home are located in a flood plain; therefore, they are not able to build an attached garage in those areas either.

Due to these same unique property limitations they are not able to expand their homes footprint.

The request is to build a 2nd detached garage to improve storage needs. It would be used as a residential garage, workshop and shed.

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

The Petitioner provided signatures from 18 surrounding neighbors who support the variance. A total of 49 nearby property owners were notified of the Appeal.

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

Board Member Klappa asked why the wall height is 16 foot high.

Petitioner Sobieralski said he has a company van with ladders on top and he would like to build a loft to use as an entertainment area.

Board Member Langer asked what direction the building would face and if it would be visible from the road.

Petitioners said it would be facing east toward Linnie Lac Road. The backyard is where the garage doors would be and it would not be visible from the road. They said the only neighbor that would see it is the neighbor to the south.

Chairman Goetter said he was struggling with the size of the building and questioning why it needed to be so big.

Petitioner said he has his work van, personal truck, a boat with a motor, SUV, ATV and camper which are currently in the backyard and an eyesore.

Chairman Goetter asked why they needed a loft.

Petitioner Sobieralski said he would like upstairs space on the back of the garage for an entertainment recreation room.

Board Member Schulpus asked if there are currently 2 garages

Petitioner said one garage was built onto another garage and it is not being used for vehicles but is used for storage due to the size of the home.

Chairman Goetter asked why the garage could not be attached to the house.

Dan Hogan said there are two separate lots and you have to be 10 feet off the lot line.

Chairman Goetter asked if they could put a building on the second lot.

Dan Hogan stated that they would not be able to put an accessory building on the other lot because it does not have a primary residence.

Chairman Goetter then asked if there was anyone else in attendance in favor of the proposed request or anyone against. Seeing no one, he asked for a motion.

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

Board Member Langer said this was a pretty unique situation and that from an aesthetic standpoint he felt it would be better. There are 18 surrounding neighbors that signed in support with nobody against so he felt they met the definition of hardship.

Board Member Klappa agreed with Langer plus stated the size of the house is small and there is no way they can put it near the house.

Chairman Goetter said that just because they have a lot of vehicles does not mean they have to put them all under one roof.

Board Member Willoughby questioned if the lots could be combined.

Chairman Goetter said that is an extensive process and costs a lot of money

Board Member Langer asked if the building is the width of a 2 car garage.

Board Member Klappa said no this would be bigger. Normally a garage is 8 feet high and they are requesting 16 feet. If the building was attached it would be fine but as a detached it exceeds the height.

Chairman Goetter asked for any other comments or questions and, seeing none, called the vote.

Motion denied with Board Members Klappa, Langer and Willoughby voting yes and Schulpius and Goetter voting nay. Variance requires a minimum vote of 4 -1 to pass.

**ADJOURN
MOTION**

Motion to Adjourn at 6:42PM

VOTE:

Motion by: Board Member Langer
Second by: Board Member Schulpius
Motion passed 5-0

Respectfully submitted,

**Sherri L Hanson
Deputy City Clerk/Election Specialist**

STAFF REPORT SUMMARY

Board of Appeals

MEETING DATE: September 1, 2022

PETITIONER: Linda Kinjerski

CASE NUMBER: BA-22-2665

LOCATION: 5345 S Brennan Dr

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

DETAILS IN ATTACHED STAFF REPORT

CITY OF NEW BERLIN
DEPARTMENT OF COMMUNITY DEVELOPMENT
BOARD OF ZONING APPEALS STAFF REPORT
Meeting of September 1, 2022

Linda Kinjerski / Variance Request
5345 S Brennan Dr

DATE: August 24, 2022

APPLICANT / OWNER(S): Linda Kinjerski

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

DATE OF APPLICATION: July 19, 2022

SIZE OF PARCEL: 0.50 Acres

CURRENT ZONING: R-3 Suburban Single Family Residential District

CURRENT LAND USE: Residential

PROPOSED LAND USE: No change

ADJACENT ZONING AND LAND USE:

North Zoning:	R-3	Land Use:	Suburban Single Family Residential District
South Zoning:	R-3	Land Use:	Suburban Single Family Residential District
East Zoning:	R-3	Land Use:	Suburban Single Family Residential District
West Zoning:	R-3	Land Use:	Suburban 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: 384 Square Foot Detached Garage

UNIQUE SITE CHARACTERISTICS:

Environmental Corridor: No

Wetland on Property: No

Conservancy Districts (C-1, C-2): No

NRCS Map Classification: N/A

Floodplain: No

Topography / Geologic: flat

NATURAL RESOURCES PROTECTION:

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

ENVIRONMENTAL IMPACT: No impact to the local environment anticipated.

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

SANITARY SEWER PROVISION:

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

PREVIOUS BOARD OF APPEALS ACTION: N/A

CONSISTANCY WITH PREVIOUS ACTION: N/A

FINDINGS:

1. Table 275-33-2 of the Zoning Code requires a rear yard setback of 50 feet and a side yard setback of 15 feet in the R-3 Zoning District.

Attachments:

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

Linda Kinjerski

July 19th, 2022

5345 S Brennan Dr

New Berlin, WI 53146

Statement of Verifiable Facts

1. The present code requires fifteen feet set back from right side lot line. We request a five-foot setback. A variance of ten-foot side setback is requested.
2. The present code requires fifty feet set back from back of house corner to back lot line. We request a five-foot setback that runs on the angled lot line. A variance of forty-five-foot setback is requested.
3. Practical difficulty of an odd-shaped property does not allow us to add a second garage next to current garage.
 - a. Garage is on the right side of the property 21.7 feet from side lot line and does not provide enough space to properly place a second garage next to it and still have a way to get any vehicle into the back yard if needed for tree trimming, landscaping improvements as the left side of the property there is not enough space to safely drive a vehicle without tipping over on the hill.
4. Current attached garage inside measurements is 19.16 Ft wide by 19.16 Ft Deep
 - a. We own a 2013 Ford F150 FX 4x4 super cab that is 19.31 feet long and 6.6 feet wide.
 - b. 2018 Honda Civic Hatchback is 14.8 feet long and 5.9 feet wide.
 - c. Truck does not fit in garage
 - d. Add in the Civic and a riding lawnmower, snow blower, toolbox and other misc. garden tools, there is no space to put these items.
5. Preparing our house to move my parents in with us in the future. My Dad is paralyzed and cannot walk on his own. He is in a wheelchair, and we will need to add a ramp in the garage to get him in and out of the house/car, so we do not have to take him outside when cold, snowing or raining. This will leave us room for only one vehicle.



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 LINDA and Michael Kingerski
Address 5345 S Brennan Dr
City, State, Zip New Berlin, WI 53144
Phone 262-599-1080
E-Mail Kingerski17@gmail.com
Current Zoning R3

Agent

Name JD Griffiths
Address 8401 W Calumet Rd
City, State, Zip Milwaukee, WI 53224
Phone 414-342-7222
Email Todds@jdgriffiths.com
Property Owner's Address 5345 S. Brennan Dr
Property Owner Linda & Mike Kingerski

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

INSTRUCTIONS

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

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

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

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

- - CONTINUED ON PAGE 2 - -

Fees:

Base Fee From Above	\$ <u>200⁻</u>
Filling Fee	\$ <u>50.00</u>
Total	\$ <u>250⁻</u>

* Only if all required materials are submitted and satisfactory.

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

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

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

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

No refunds for denied applications

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

Signature

Date: 7/18/22

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**

PLAT OF SURVEY

PROPERTY DESCRIPTION: (Per Document No.: 4654287)

LOT 119, PROSPECT HEIGHTS ADDITION NO. 1, BEING A SUBDIVISION IN THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 6 NORTH, RANGE 20 EAST, IN THE CITY OF NEW BERLIN, WAUKESHA COUNTY, WISCONSIN, LOCATED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 28; THENCE NORTH 89° 45' EAST ALONG THE SOUTH SECTION LINE 594.00 FEET TO THE INTERSECTION OF THE CENTERLINE OF TOWN (BERES) ROAD WITH THE CENTERLINE OF COUNTY TRUNK HIGHWAY "HHH" WHICH IS THE POINT OF BEGINNING OF LANDS HEREIN DESCRIBED; PROCEED NORTH 1° 40' WEST, 497.00 FEET; THENCE NORTH 88° 20' EAST, 415.00 FEET; THENCE NORTH 1° 40' WEST, 372.00 FEET; THENCE SOUTH 88° 20' WEST, 415.00 FEET; THENCE NORTH 1° 40' WEST, 835.40 FEET; THENCE SOUTH 89° 51' EAST, 1612.82 FEET; THENCE SOUTH 00° 27' WEST, 1701.76 FEET; THENCE NORTH 89° 55' WEST, 1549.88 FEET TO THE POINT OF BEGINNING.

For questions regarding underground utilities please contact:

DIGGERS OUTLINE
PHONE: Wisconsin 1 Call center 1 (800) 242-8511

NOTE: Underground Utilities

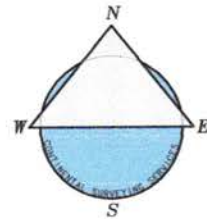
Location of Underground utilities are not part of the agreement made between the Surveyor AND Client named on this map, therefore none are shown.

NOTE: Guarantees and Title Policy

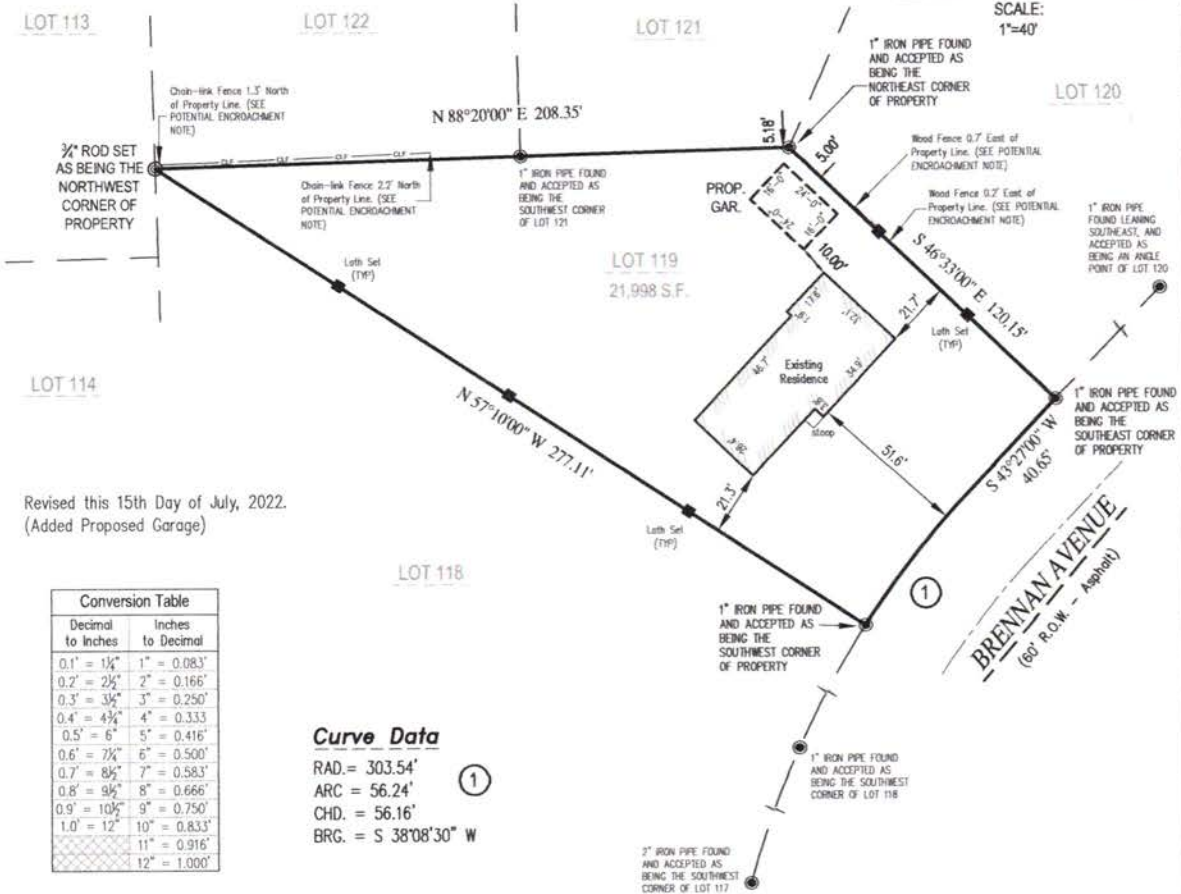
No Title Policy has been provided AND unless an ALTA/NSPS Survey has been ordered this Note shall remain on the face of this map. Without performing an ALTA/NSPS Survey this Plat of Survey does not guarantee the existence, size and location of any easements, encumbrances, restrictions or other facts that could otherwise be disclosed in an ALTA/NSPS Survey.

Statement of Potential Encroachments:

At the time this survey was performed the surveyor visually inspected the subject property and at his discretion has measured and has now shown on the face of this map certain features that appear to be on, near, or along a property line and is shown in reference to a property line. Surveyor has not identified the ownership of said feature or features. Surveyor has identified its location and is shown herein to the nearest 0.1 of a foot, and does not, nor will not guarantee an accuracy greater than 0.1 of a foot in regards to the location of said feature or features. These measurements may vary from future measurements due to equipment placement, backsight/foreline setup, the specific location of the shot, and the physical condition of respective feature. Therefore, it is possible that certain measurements may exceed tolerances greater than 0.1 of a foot for reasons mentioned. This includes any statements regarding distances for the location of any feature shown on this map.
PLEASE CALL WITH ANY CONCERNS REGARDING THIS STATEMENT.



SCALE: 1"=40'



Revised this 15th Day of July, 2022.
(Added Proposed Garage)

Conversion Table	
Decimal to Inches	Inches to Decimal
0.1" = 1/16"	1" = 0.083'
0.2" = 1/8"	2" = 0.166'
0.3" = 3/16"	3" = 0.250'
0.4" = 1/4"	4" = 0.333'
0.5" = 1/2"	5" = 0.416'
0.6" = 3/8"	6" = 0.500'
0.7" = 7/16"	7" = 0.583'
0.8" = 1/2"	8" = 0.666'
0.9" = 9/16"	9" = 0.750'
1.0" = 1"	10" = 0.833'
1.1" = 1 1/16"	11" = 0.916'
1.2" = 1 1/8"	12" = 1.000'

Curve Data

RAD. = 303.54' ①
ARC = 56.24'
CHD. = 56.16'
BRG. = S 38°08'30" W

This map was drafted by: LMM

LEGAL NOTICE: UNAUTHORIZED REVISIONS, MODIFICATIONS, ALTERATIONS, AND OR MAKING CHANGES OF ANY KIND AND THEN USE AND OR DISTRIBUTE THIS MAP, CONTINENTAL SURVEYING SERVICES LLC'S NAME, OR THE SURVEYOR'S NAME NAMED ON THIS MAP WITHOUT CONSENT MAY BE A FEDERAL OFFENSE IN VIOLATION OF COPYRIGHT AND OR PLAGIARISM LAWS WHICH MAY RESULT IN LEGAL ACTION.

CONTINENTAL SURVEYING SERVICES LLC



CLIENT:
Linda Kinjerski
5345 S. Brennan Dr.
New Berlin, WI. 53151

PROPERTY ADDRESS:
5345 S. Brennan Dr.
New Berlin,
Wisconsin 53151

I HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND IN MY PROFESSIONAL OPINION THIS MAP IS A TRUE REPRESENTATION THEREOF AND IS MADE IN ACCORDANCE WITH THE RECORDS OF THE REGISTER OF DEEDS AS NEARLY AS PRACTICAL. THIS SURVEY COMPLES WITH WISCONSIN ADMINISTRATIVE CODE AE-7 EXCEPT FOR THOSE ITEMS WAIVED, IF ANY, AND IS BOUND BY WISCONSIN STATE STATUTE 89.37 THAT DEFINES STATUTE OF LIMITATIONS IN REGARDS TO SURVEYS.

Rick R. Hillmann S-3005

Main Office:
3070 Helsen Drive, Suite "J"
Richfield, WI. 53076

Phone: (262) 389-9200
Website: www.csssurveys.com
Email: survey@csssurveys.com

PARCEL INFO:
TAX KEY NUMBER: NBC 1263119
PROJECT NO.: 20220516_MTG0002
SERVICE PERFORMED: MTG

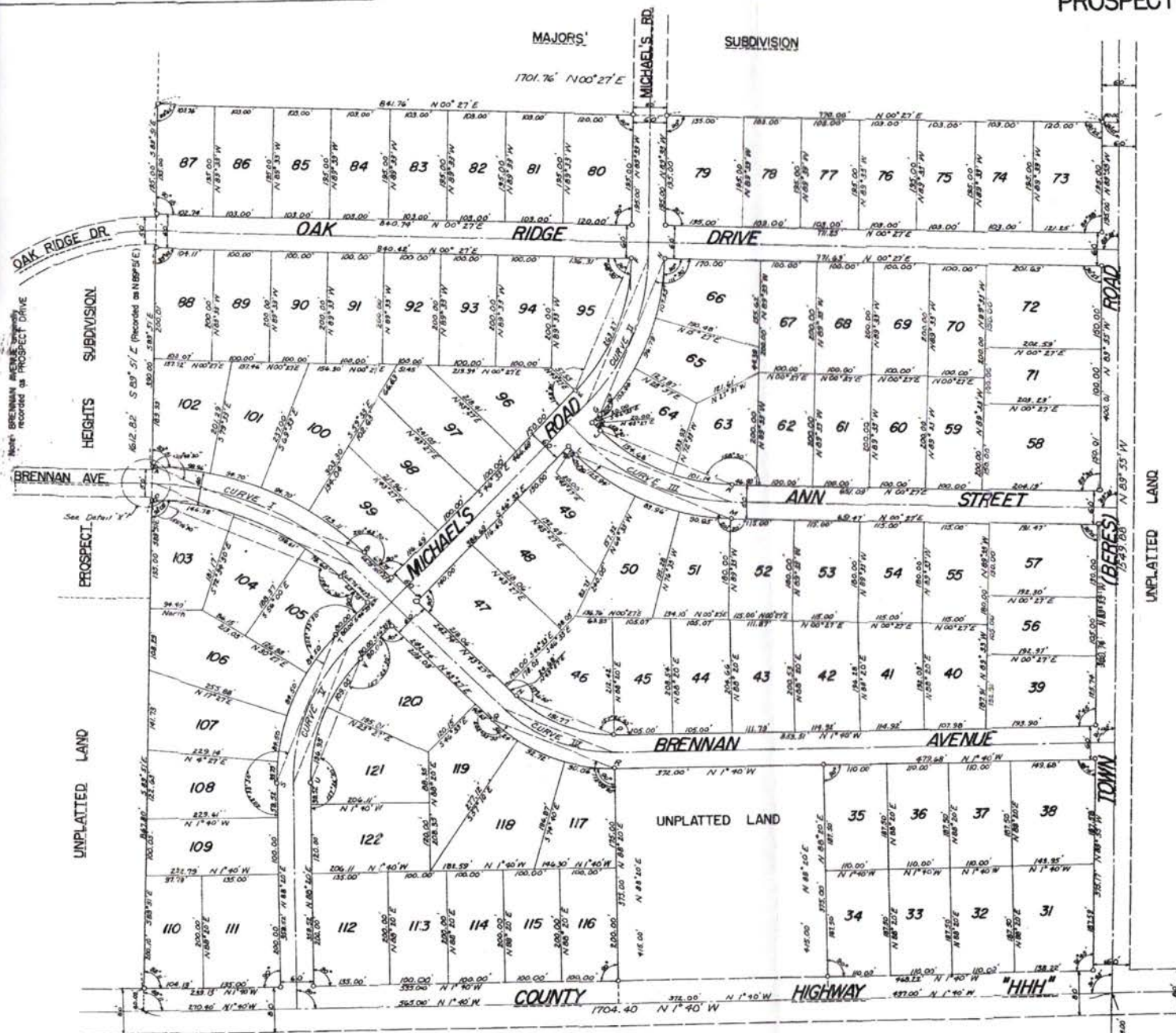
Dated this 3rd Day of JUNE, 2022.



By the Graces of God and the talents given to us, we strive to provide the most Honest and Reliable Land Surveying Services

PROSPECT HEIGHTS ADDITION NO. 1

SHEET TWO OF TWO SHEETS



EXAMINED and approved by the Board of Environmental Sanitation, Waukesha County, Wisconsin, on this 12th day of July, 1957.

This Certificate is given in compliance with the provisions of Chapter 231, M.D.

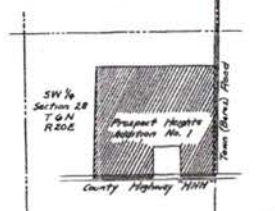
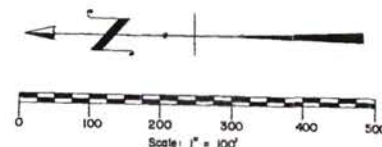
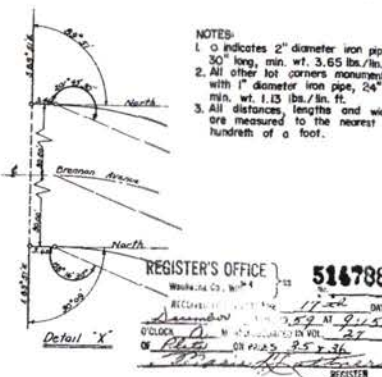
Verification: *W. Blackman*

THIS (PROPOSED) (FINAL) PLAT HAS BEEN SUBMITTED FOR REVIEW PURSUANT TO SEC. 236.12 (2) OF WISCONSIN STATUTES, AND THERE ARE NO OBJECTIONS.

CERTIFIED THIS 12th DAY OF JULY, 1957

James A. McMillen
EXECUTIVE DIRECTOR
WAUKESHA COUNTY FAIR AND PLANNING COMMISSION

- NOTES:
1. O indicates 2" diameter iron pipe, 30' long, min. wt. 3.65 lbs./lin. ft.
 2. All other lot corners monumented with 1" diameter iron pipe, 24' long, min. wt. 1.13 lbs./lin. ft.
 3. All distances, lengths and widths are measured to the nearest hundredth of a foot.



LOCATION MAP

Scale: 1" = 1000'

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21 (1) and (2), Statutes.

Certified this 26th day of December, 1957

Robert M. Roden
Acting Director of the Land Surveying

View from right side of house from edge of current parking space to angled lot line. Lot Line is all the trees



View from back property line to extra parking spot located on right side of house



View from backyard deck looking towards neighbors on right side lot line





BUILDING PERMIT APPLICATION

DESCRIPTION OF PROJECT:

PERMIT #

☒ RESIDENTIAL

☐ COMMERCIAL

SEPTIC - Yes No

- ☐ ACCESSORY BUILDING
☐ ADDITION
☐ AG POOL
☐ ALTERATION

- ☐ ATTACHED GARAGE
☐ DECK
☒ DETACHED GARAGE
☐ FOUNDATION REPAIR

- ☐ IG POOL
☐ NEW HOME
☐ REC-ROOM (Sqr Ft _____)
☐ WRECKING

ESTIMATED COST OF CONSTRUCTION \$ 34,572

JOB ADDRESS

5345 S Brennan Dr New Berlin, WI 53140

OWNER/TENANT

Linda and Michael Kingerski

PHONE NUMBER 262-599-1080

BUILDER

JD Griffiths

PHONE NUMBER 414-342-7222

UDC# _____ DCQ# _____

BUILDER'S ADDRESS

8401 W Calumet Rd Milwaukee, WI 53224

FAX NUMBER _____

PRINTED NAME OF APPLICANT Linda Kingerski

SIGNATURE OF APPLICANT [Signature]

DATE APPLIED 7/10/22

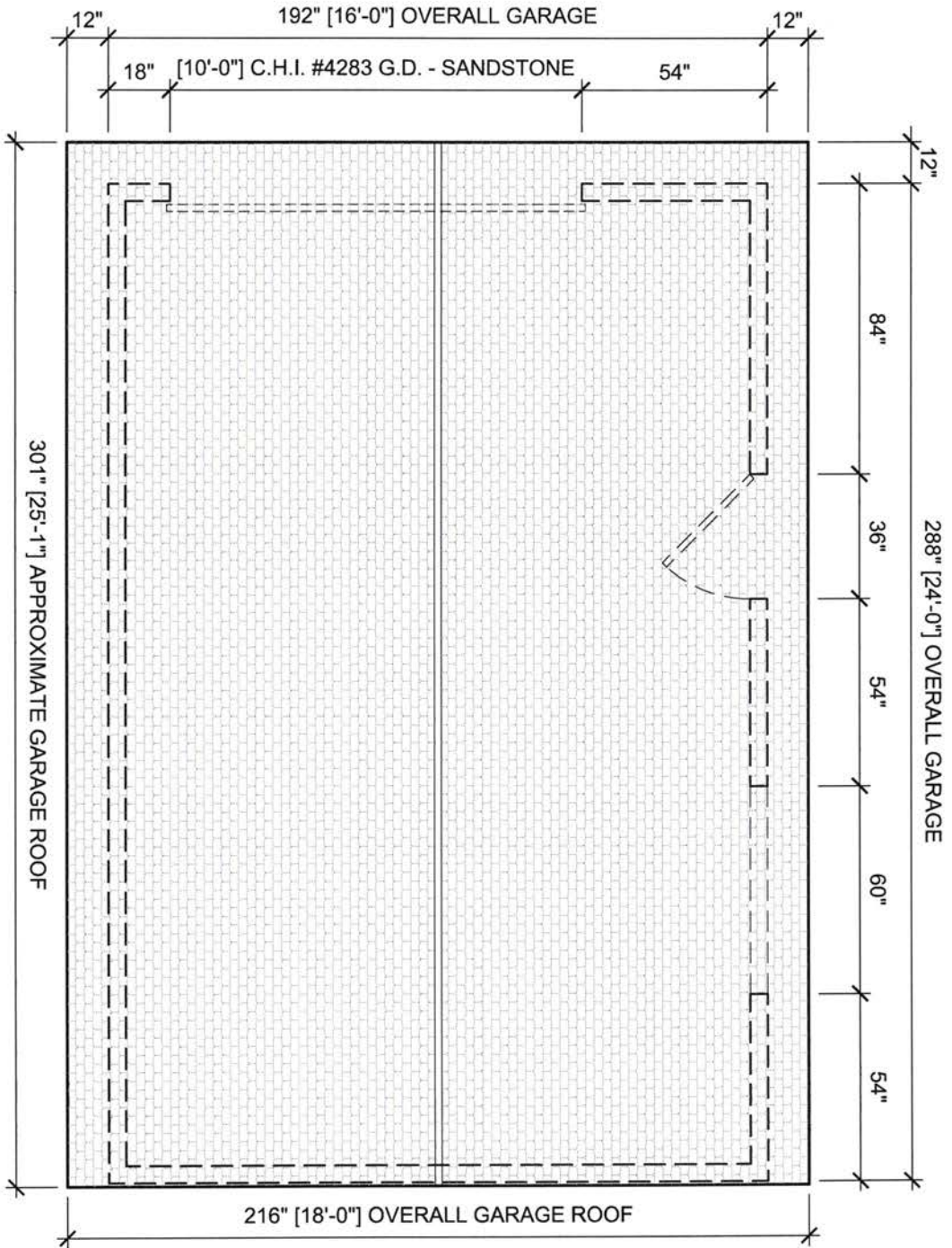
Residential Permits will take ten working days to clear our system. Any permit that is DISAPPROVED stops the process until new information is received, and at that time, THE TEN WORKING DAYS STARTS OVER.

Do not fill in below for internal use only:

READY FOR P/U DATE:

DEPARTMENT	REVIEWED BY	DATE APPROVED	DATE DISAPPROVED	COMPLETE BY DATE	COMMENTS
PLANNING/ ZONING					
ENGINEERING					
INSPECTION					
STORM					
FIRE					

TAX ID#



LINDA KINJERSKI RESIDENCE

PLAN VIEW

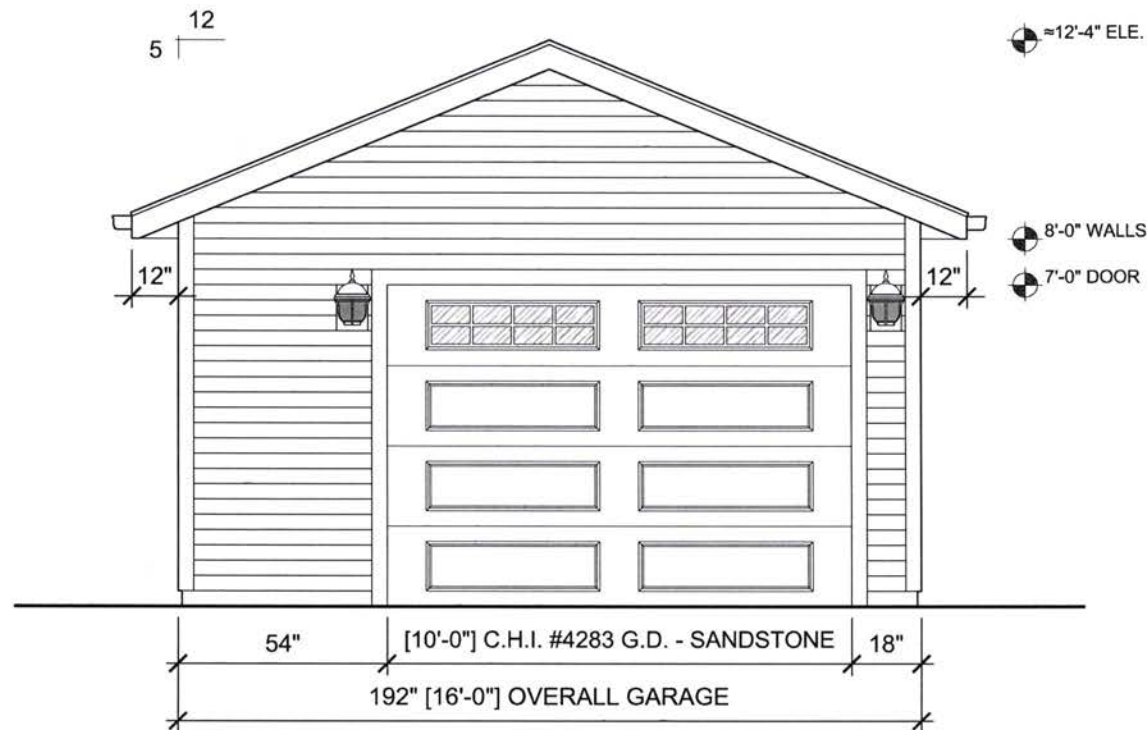
SCALE: 1/4"=1'-0"

DATE: 07.07.2022

PAGE: 1 OF 6

NOTE: SEE PAGE 6
FOR TYPICAL DETAILS



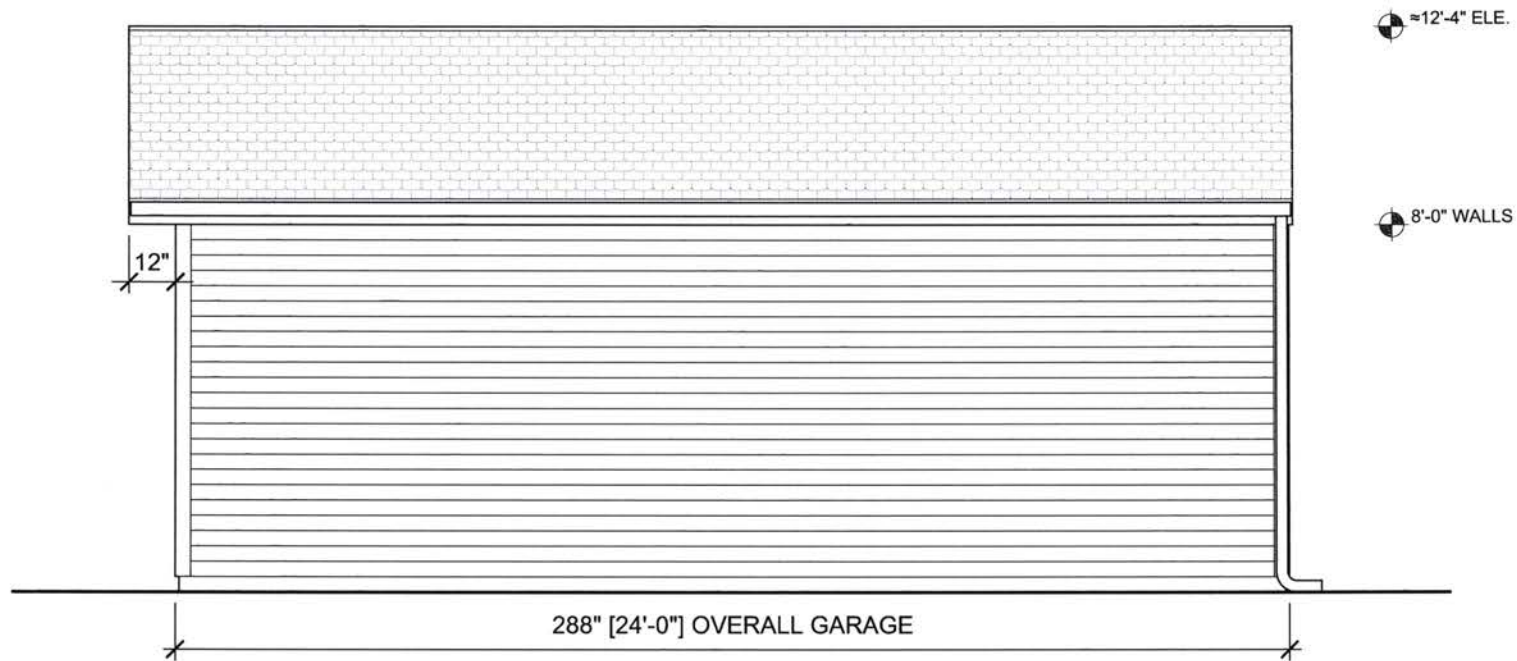


LINDA KINJERSKI RESIDENCE

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

DATE: 07.07.2022
PAGE: 2 OF 6



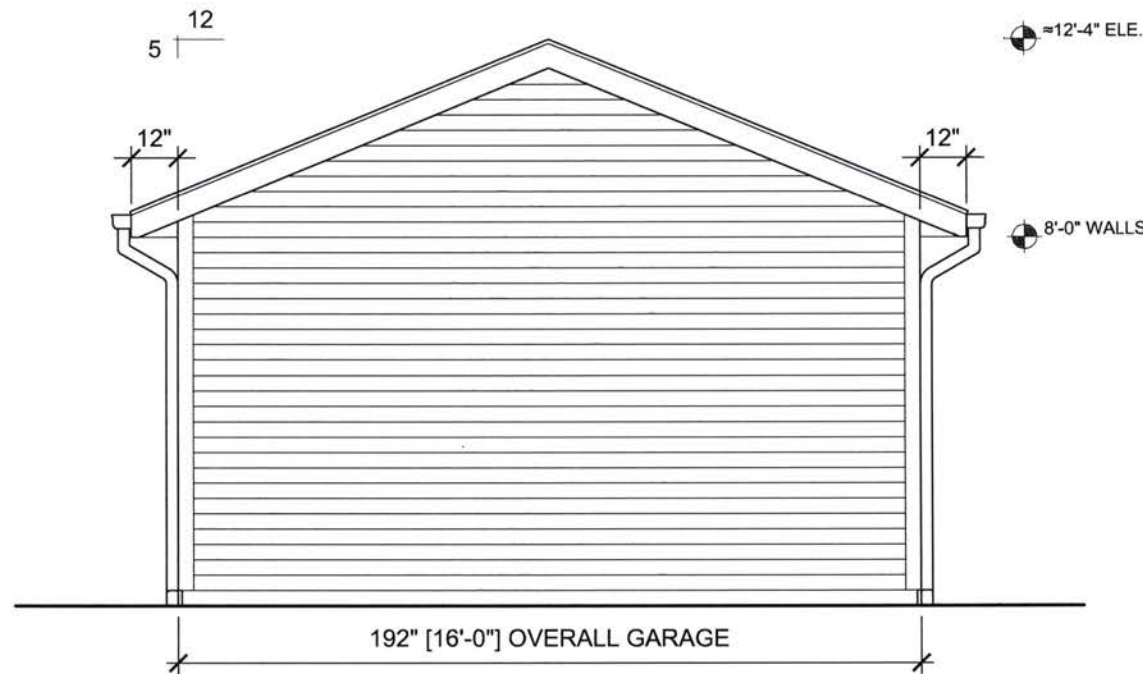


LINDA KINJERSKI RESIDENCE

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

DATE: 07.07.2022
PAGE: 3 OF 6



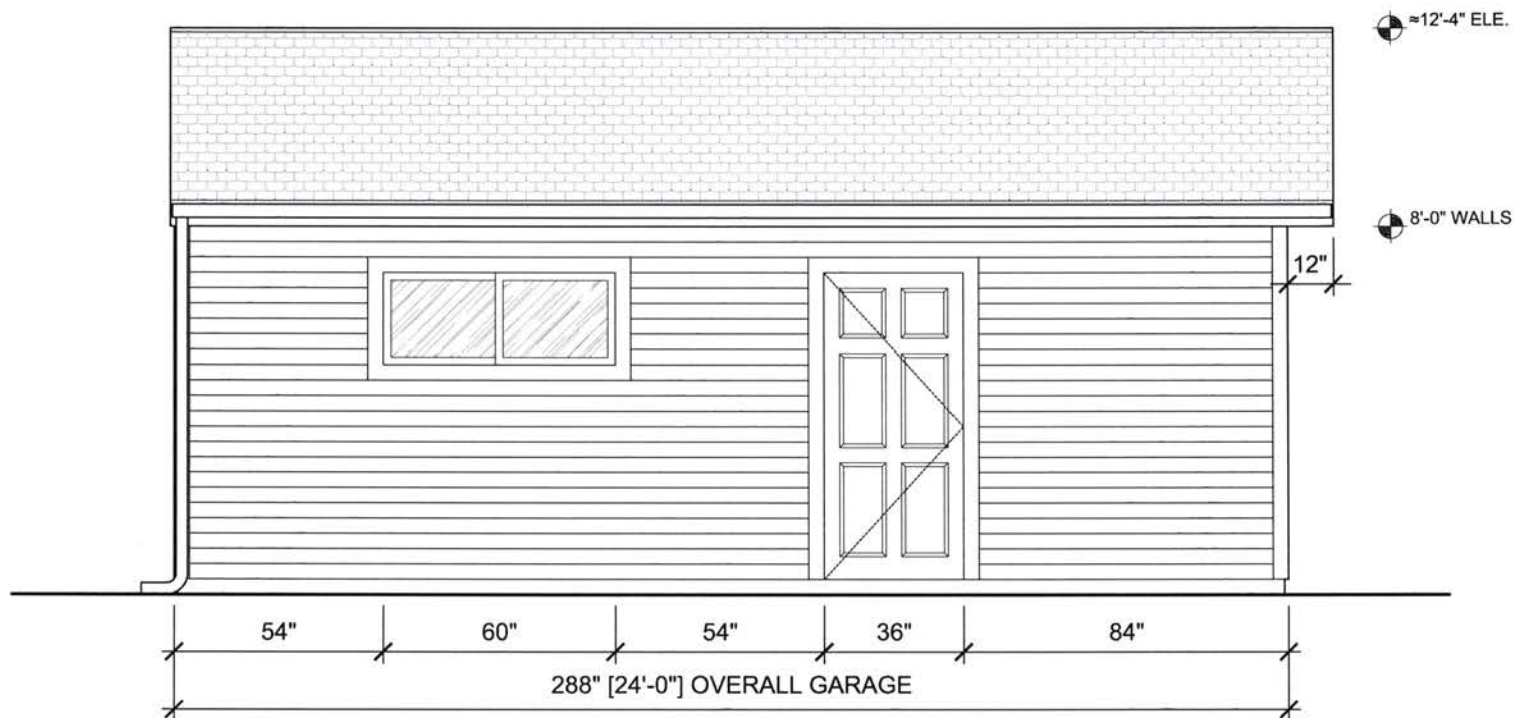


LINDA KINJERSKI RESIDENCE

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

DATE: 07.07.2022
PAGE: 4 OF 6





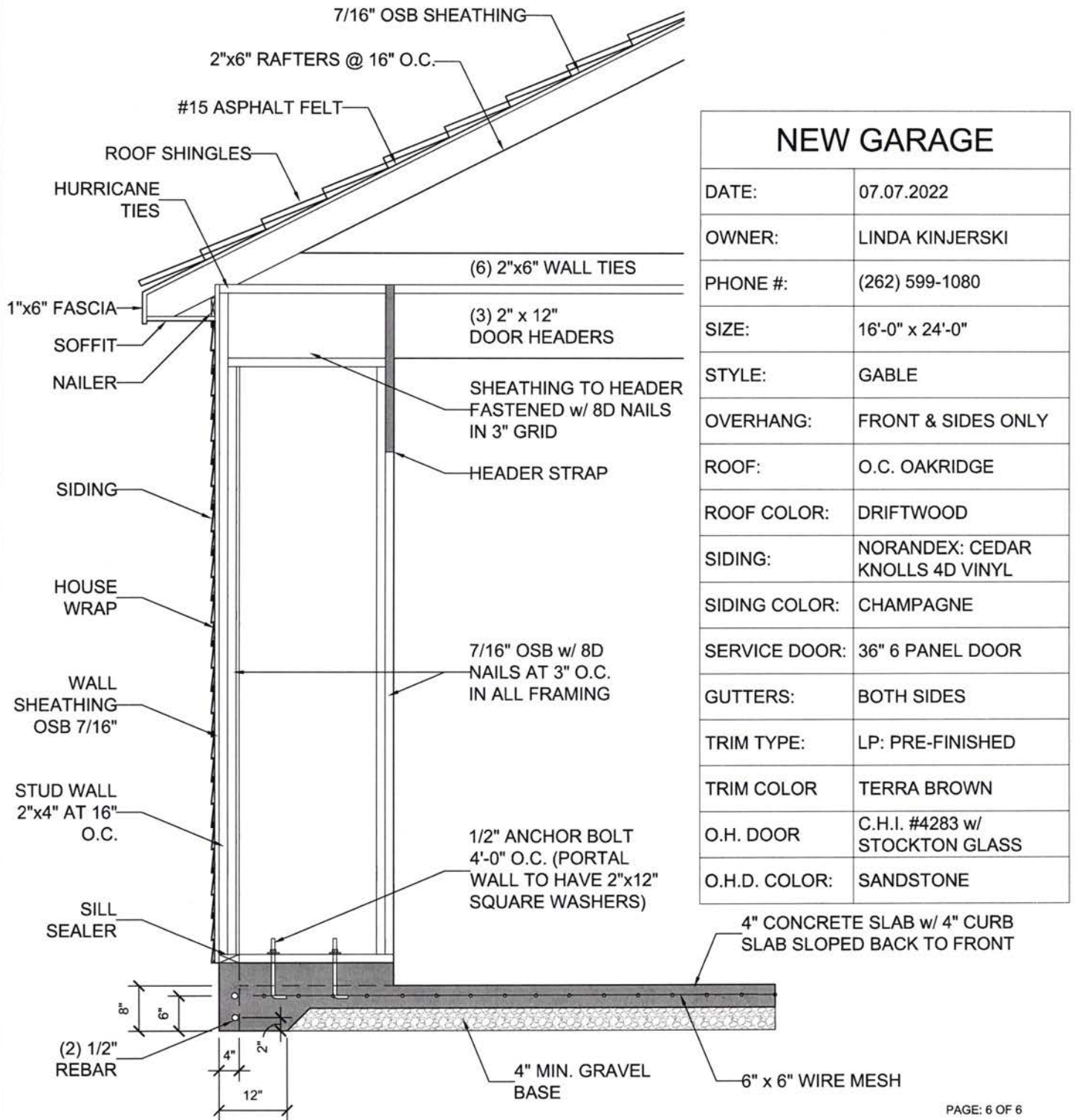
LINDA KINJERSKI RESIDENCE

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

DATE: 07.07.2022
PAGE: 5 OF 6



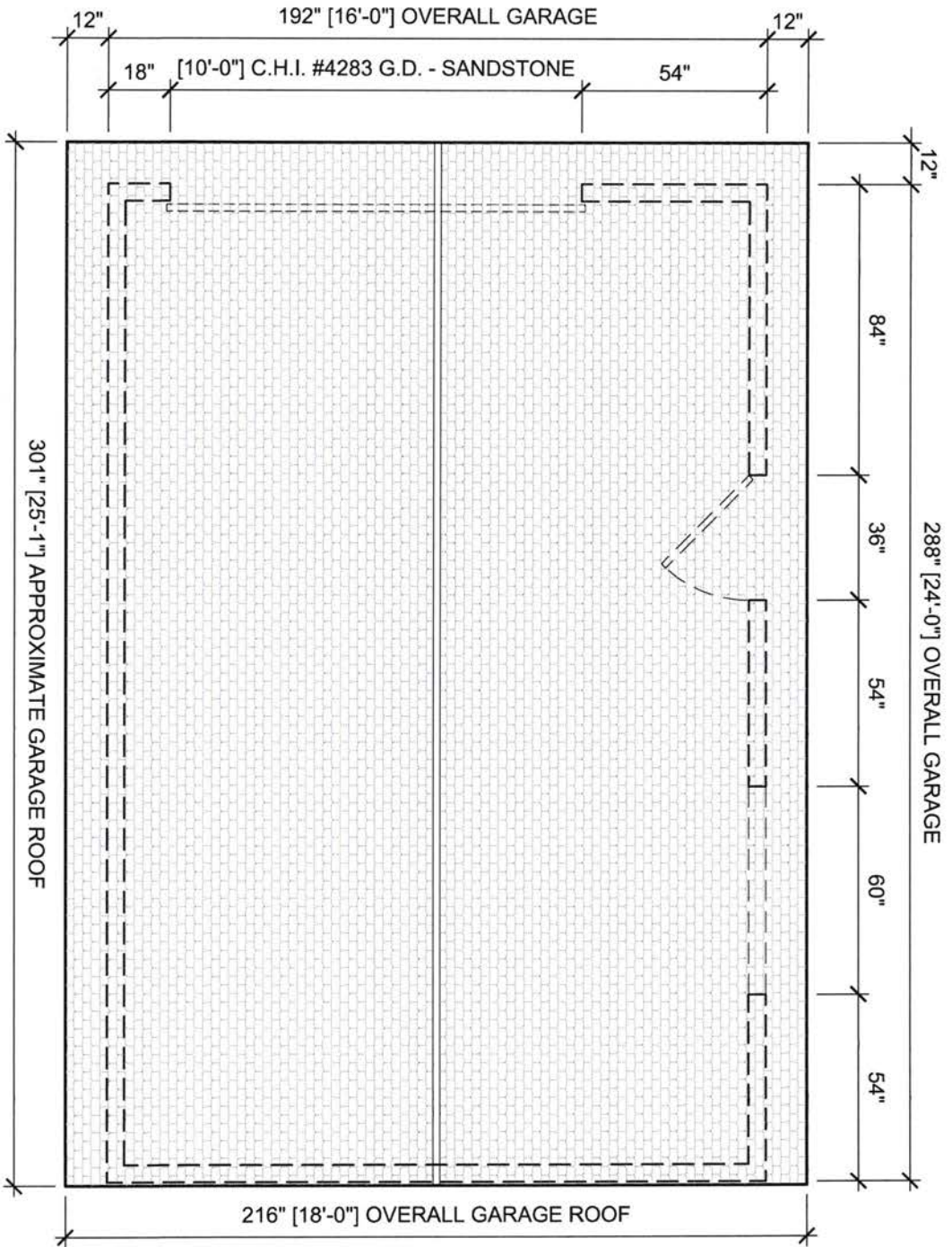
TYPICAL CROSS SECTION



PAGE: 6 OF 6

OWNER:	LINDA KINJERSKI RESIDENCE	GARAGE SIZE:	16'-0" x 24'-0"
ADDRESS:	5345 S. BRENNAN DR. NEW BERLIN, WI 53146	GARAGE SYTLE:	GABLE
		DRAWING SCALE:	1/2" = 1'-0"





LINDA KINJERSKI RESIDENCE

PLAN VIEW

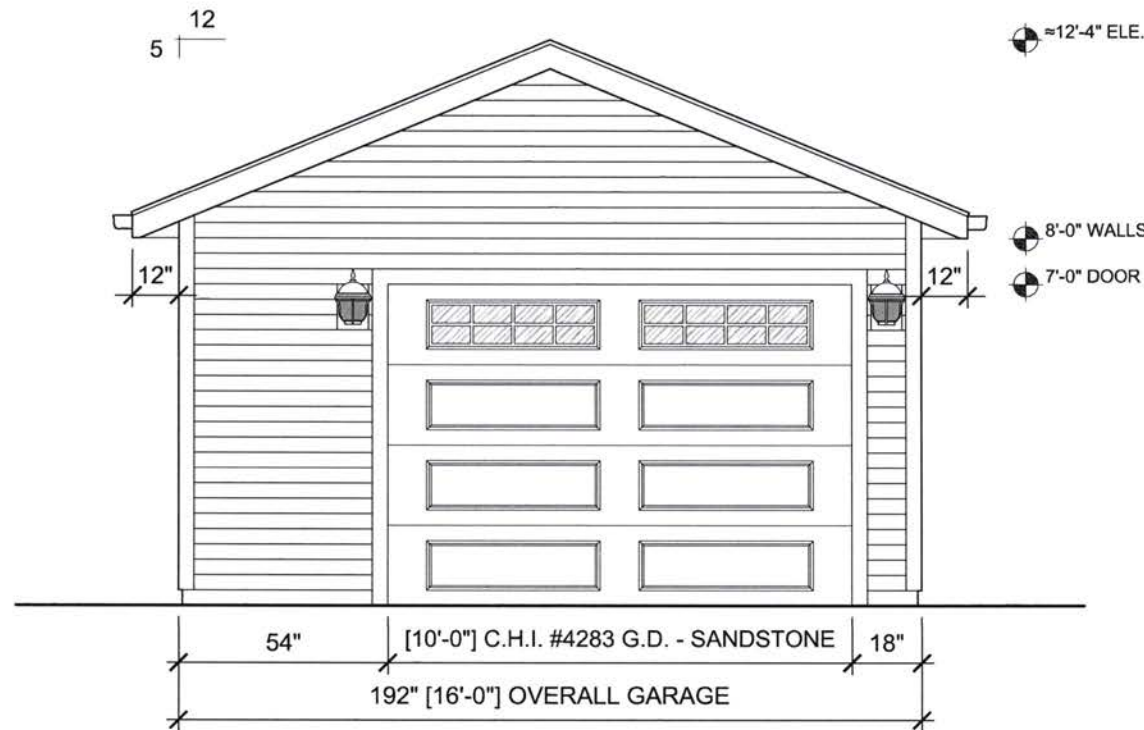
SCALE: 1/4"=1'-0"

DATE: 07.07.2022

PAGE: 1 OF 6

NOTE: SEE PAGE 6
FOR TYPICAL DETAILS





LINDA KINJERSKI RESIDENCE

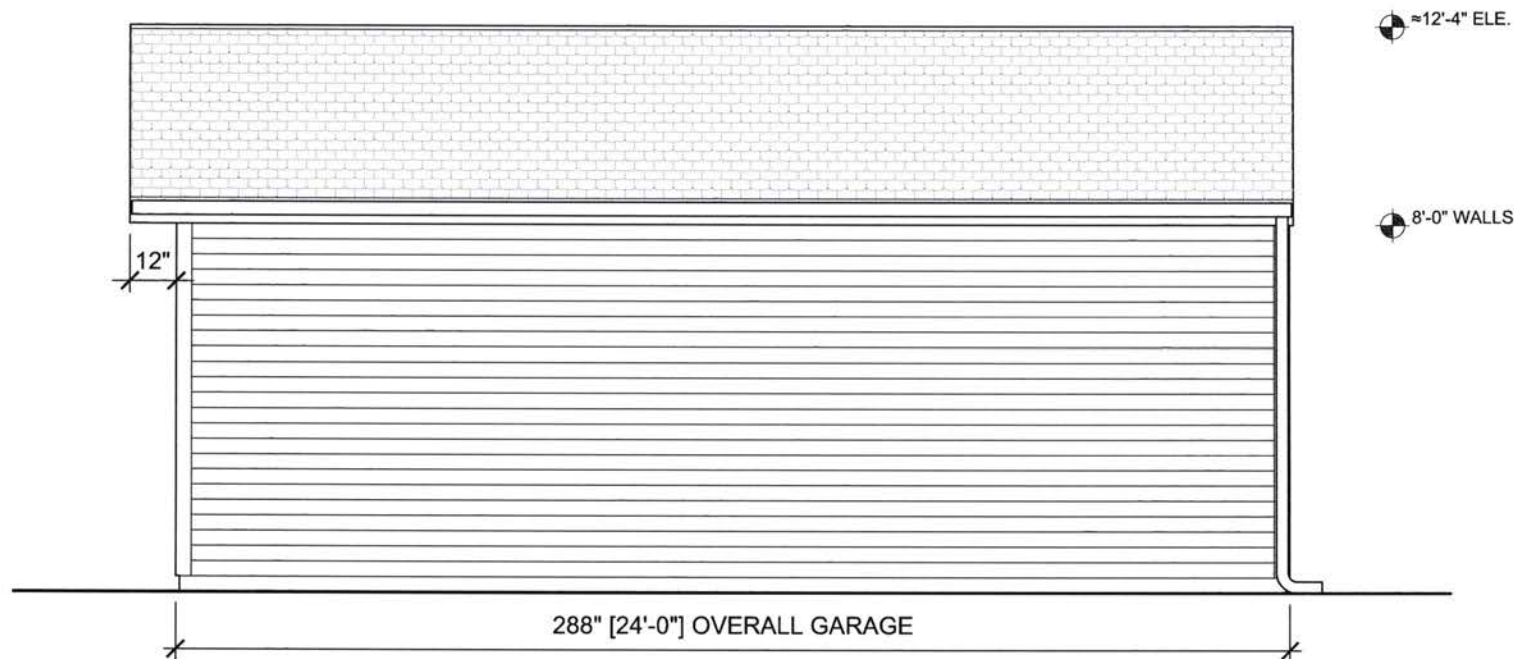
ELEVATION

DATE: 07.07.2022

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

PAGE: 2 OF 6



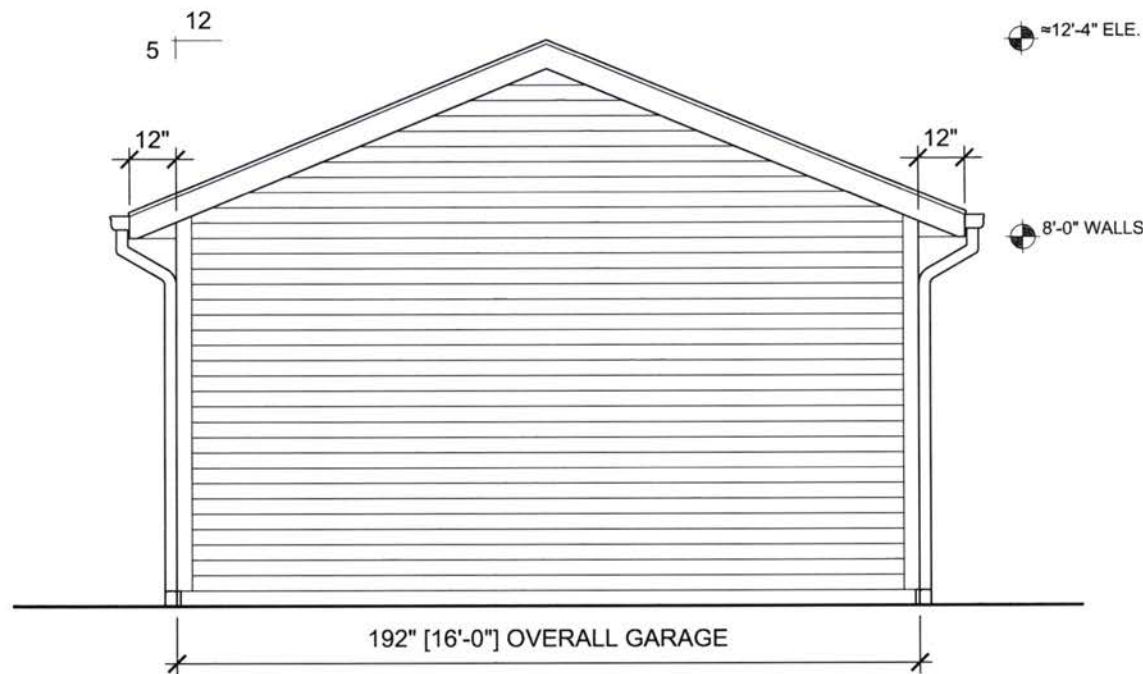


LINDA KINJERSKI RESIDENCE

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

DATE: 07.07.2022
PAGE: 3 OF 6



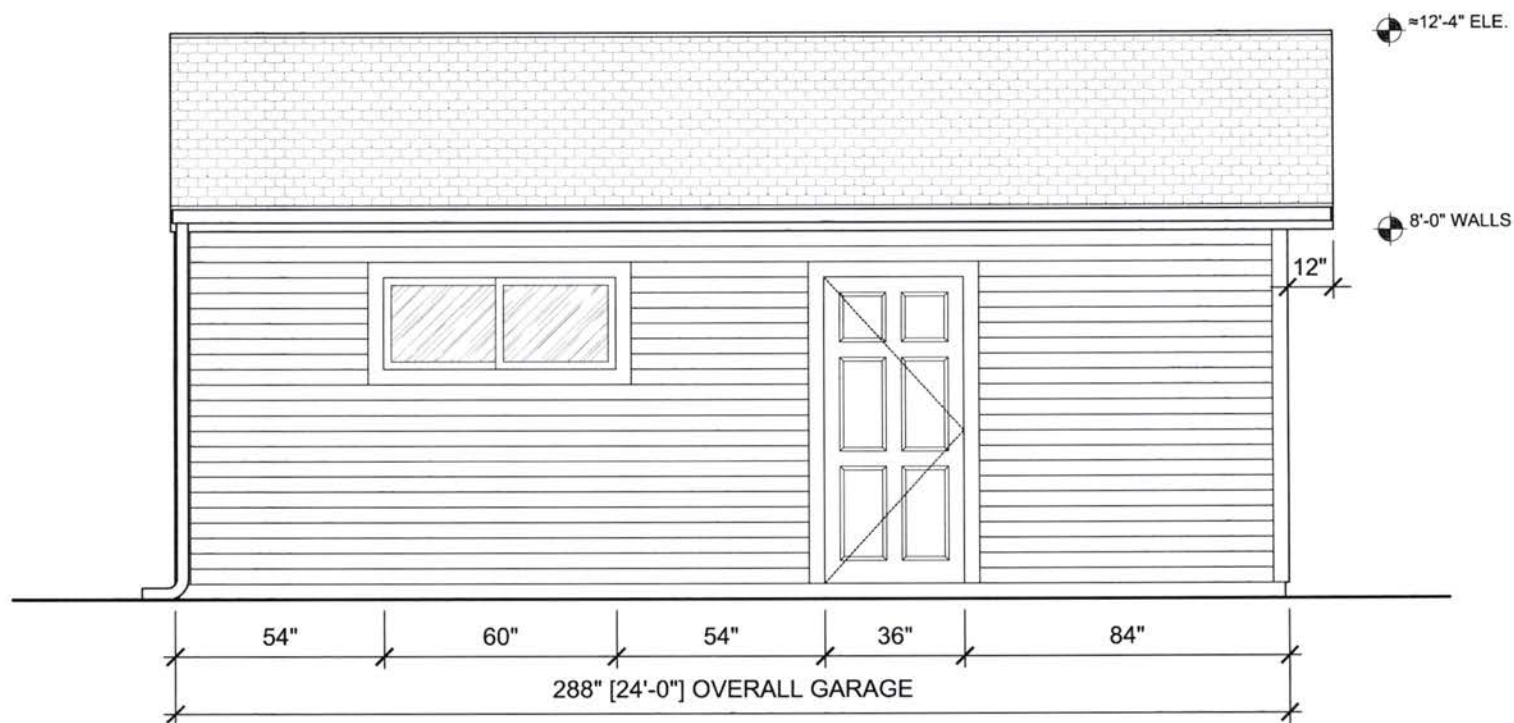


LINDA KINJERSKI RESIDENCE

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

DATE: 07.07.2022
PAGE: 4 OF 6





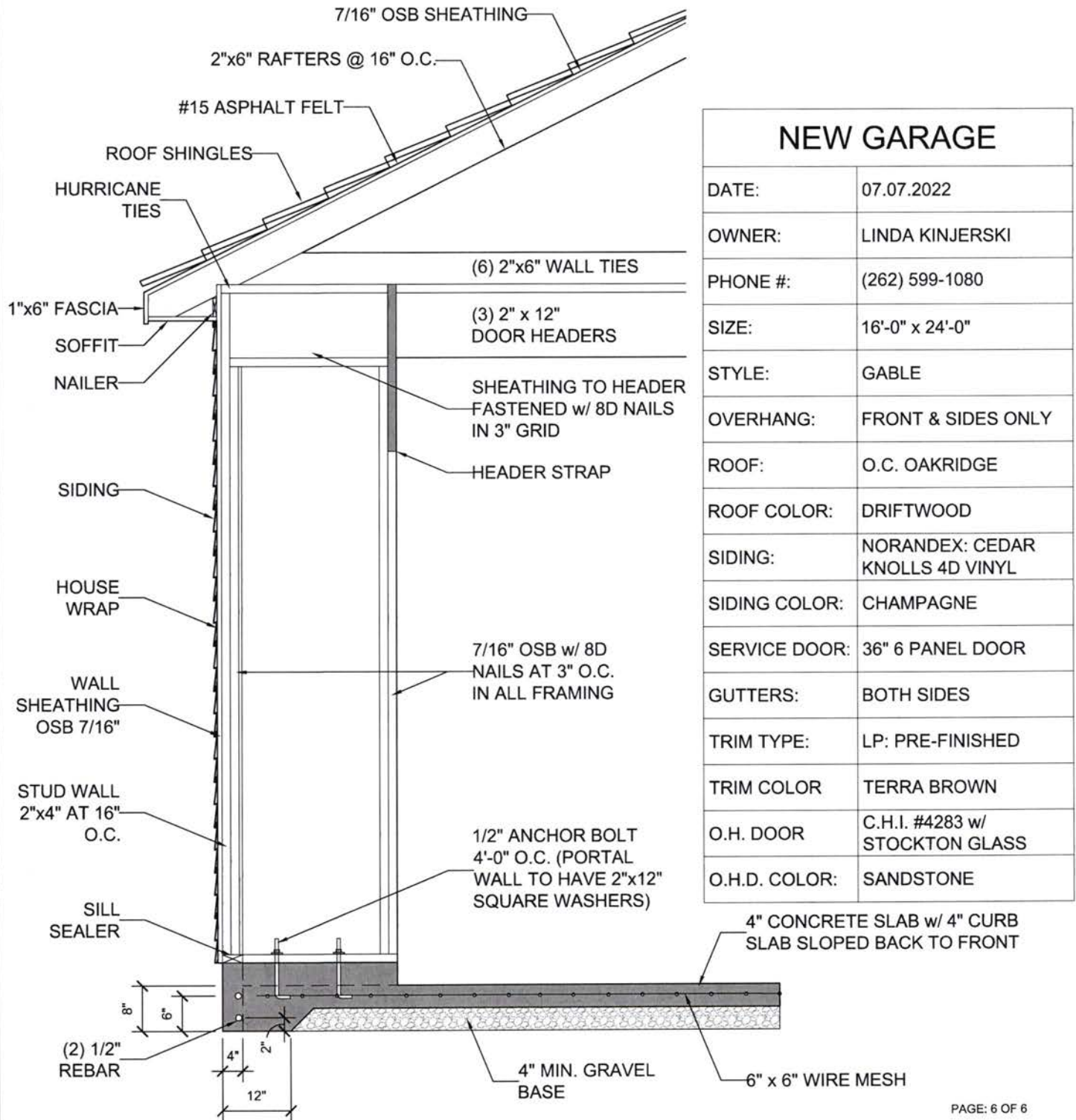
LINDA KINJERSKI RESIDENCE

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

DATE: 07.07.2022
PAGE: 5 OF 6



TYPICAL CROSS SECTION

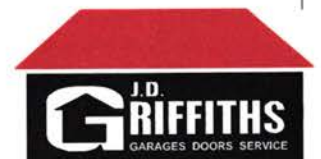


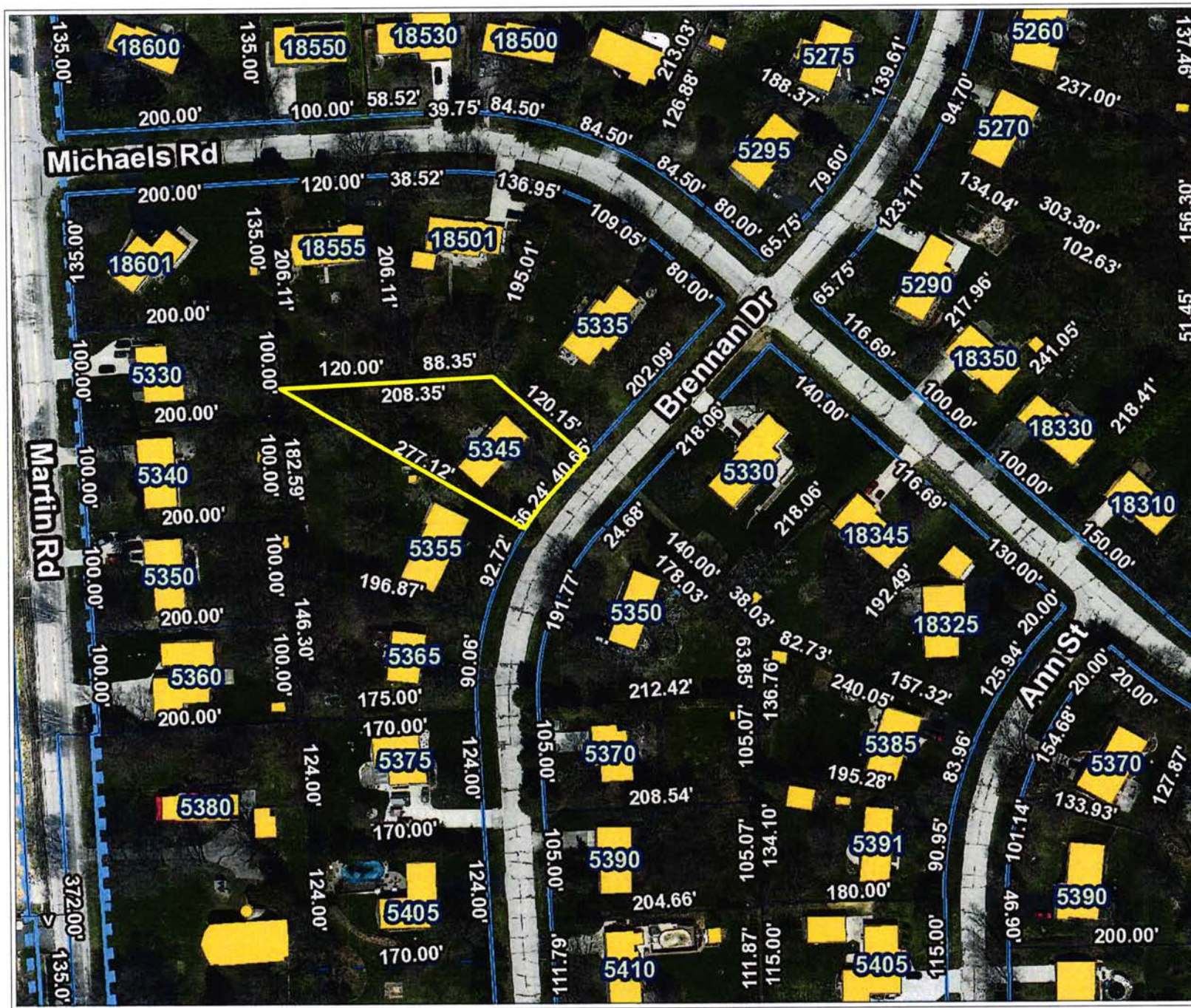
NEW GARAGE

DATE:	07.07.2022
OWNER:	LINDA KINJERSKI
PHONE #:	(262) 599-1080
SIZE:	16'-0" x 24'-0"
STYLE:	GABLE
OVERHANG:	FRONT & SIDES ONLY
ROOF:	O.C. OAKRIDGE
ROOF COLOR:	DRIFTWOOD
SIDING:	NORANDEX: CEDAR KNOLLS 4D VINYL
SIDING COLOR:	CHAMPAGNE
SERVICE DOOR:	36" 6 PANEL DOOR
GUTTERS:	BOTH SIDES
TRIM TYPE:	LP: PRE-FINISHED
TRIM COLOR	TERRA BROWN
O.H. DOOR	C.H.I. #4283 w/ STOCKTON GLASS
O.H.D. COLOR:	SANDSTONE

PAGE: 6 OF 6

OWNER:	LINDA KINJERSKI RESIDENCE	GARAGE SIZE:	16'-0" x 24'-0"
ADDRESS:	5345 S. BRENNAN DR. NEW BERLIN, WI 53146	GARAGE SYTLE:	GABLE
		DRAWING SCALE:	1/2" = 1'-0"



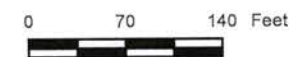


Overview Map



Legend

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



1 in = 140 ft



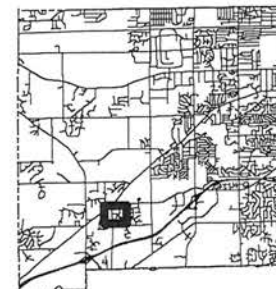
City of New Berlin
Department of Community Development
3805 S Casper Drive, New Berlin WI 53151
(262) 797-2445 www.newberlin.org

The information and depictions herein have been produced using data available through photogrammetric 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 admonishes 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, plats, Flood Insurance Studies, or other official means.

Map Printed: 8/24/2022 9:20:15 AM

5345 S. Brennan Dr -- Board of Appeals

Overview Map



Legend

-  Subject to Action
-  Notified Parcels
-  Other Parcels

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



0 180 360 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

The information and depictions herein have been produced using data available through photogrammetric means by the City of New Berlin. The informations and depictions herein are for informational purposes and the City of New Berlin specifically disclaims accuracy in this reproduction and specifically admonishes 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, plats, Flood Insurance Studies, or other official means.

G:\Projects\Requests\BOA\5345 S Brennan Dr\5345 Brennan Dr.mxd

1263090

ALAN S. GERMAN
5295 S OAK RIDGE DR
NEW BERLIN WI 53146

1263966001

DAVID LEANNAIS AND J. LEANNAIS
5375 S BRENNAN DR
NEW BERLIN WI 53146

1263062

GERALD R. PIERCE
5410 S ANN ST
NEW BERLIN WI 53146

1263983

ANNA FEELEY
5220 S MARTIN RD
NEW BERLIN WI 53146

1263118

DAVID M. ADKISON
5355 S BRENNAN DR
NEW BERLIN WI 53146

1263051

GORSEIGNER REVOCABLE LIVING TRUST
5391 S ANN ST
NEW BERLIN WI 53146

1263019

BRIAN M. SANDBLOM
5225 S OAK RIDGE DR
NEW BERLIN WI 53146

1263095

DAVID M. BOBKE
18240 W MICHAEL'S RD
NEW BERLIN WI 53146

1263096

GREGG J. TROBENTAR
18310 W MICHAEL'S RD
NEW BERLIN WI 53146

1263121

BROUCHOUD REVOCABLE LIVING TRUST
18501 W MICHAEL'S RD
NEW BERLIN WI 53146

1263064

DAVID MCADAMS
5370 S ANN ST
NEW BERLIN WI 53146

1263979001

HAROLD G. RINDT
5245 S MARTIN RD
NEW BERLIN WI 53151

1263045

BRUCE L. BOLL
5370 S BRENNAN DR
NEW BERLIN WI 53146

1263046

DONALD G. FORESTER
5350 S BRENNAN DR
NEW BERLIN WI 53146

1263115

HARRY E. MARSH III
5350 S MARTIN RD
NEW BERLIN WI 53151

1263035

CAL ZIMBORSKI
5425 S BRENNAN DR
NEW BERLIN WI 53151

1263975

DUANE G. HAUSE
5401 S MARTIN RD
NEW BERLIN WI 53146

1263113

HEATHER L. UNDERWOOD
5330 S MARTIN RD
NEW BERLIN WI 53146

1263106

CODY J. FITZWILLIAMS
18470 W MICHAEL'S RD
NEW BERLIN WI 53146

1263091

ELIZABETH K. JONES
5301 S OAK RIDGE DR
NEW BERLIN WI 53146

1263104

HEIDI E. CZERWINSKI
5275 S BRENNAN DR
NEW BERLIN WI 53151

1263117

DALE W. SCHRANK
5365 S BRENNAN DR
NEW BERLIN WI 53146

1263099

FRANK C. KOHANOWSKI
5290 S BRENNAN DR
NEW BERLIN WI 53146

1263105

IRENE M. HOERNKE
5295 S BRENNAN DR
NEW BERLIN WI 53146

1263047

DAN G AND SANDRA M MIHALJEVIC TRU
5330 S BRENNAN DR
NEW BERLIN WI 53146

1263108

FRANK KRAUTKRAMER J. KRAUTKRAMER
18530 W MICHAEL'S RD
NEW BERLIN WI 53146

1263107

JACQUELYN L. SCHREIHART
18500 W MICHAEL'S RD
NEW BERLIN WI 53146

1263054

DANIEL CARTAGENA
5435 S ANN ST
NEW BERLIN WI 53146

1263102

GENE E. LUECKER
5250 S BRENNAN DR
NEW BERLIN WI 53146

1263100

JAMES J. GABLEMAN
5270 S BRENNAN DR
NEW BERLIN WI 53151

1263063

JOHN E. JAKUBOWSKI
5390 S ANN ST
NEW BERLIN WI 53146

1263111

JUDY L. MALECKI
18600 W MICHAEL'S RD
NEW BERLIN WI 53146

1263112

JULIE I. GIBBS
18601 W MICHAELS RD
NEW BERLIN WI 53151

1263116

KIRT R. STAR
5360 S MARTIN RD
NEW BERLIN WI 53146

1263053

LAUREN G. HOUSE
5425 S ANN ST
NEW BERLIN WI 53146

1263119

LINDA KAY KINJERSKI
5345 S BRENNAN DR
NEW BERLIN WI 53151

1263097

LISA M. SEGURA
18330 W MICHAEL'S RD
NEW BERLIN WI 53146

1263101

LORI E. HILL
5260 S BRENNAN DR
NEW BERLIN WI 53151

1263050

MARCO PELICARIC
5385 S ANN ST
NEW BERLIN WI 53146

1263098

MARILYN A. GRABARCZYK
18350 W MICHAEL'S RD
NEW BERLIN WI 53146

1263103

MARK J. ANDRUS
5255 S BRENNAN DR
NEW BERLIN WI 53146

1263974

MATTHEW J. HAAG
5445 S MARTIN RD
NEW BERLIN WI 53146

1263065

MICHAEL A. GROSS
18265 W MICHAEL'S RD
NEW BERLIN WI 53146

1263042

MICHAEL E. WARCZAK
5420 S BRENNAN DR
NEW BERLIN WI 53146

1263088

MICHAEL J. PACIGA
5255 S OAK RIDGE DR
NEW BERLIN WI 53146

1263966002

N & J MIKULA FAMILY REVOCABLE TRUS
5405 S BRENNAN DR
NEW BERLIN WI 53146

1263023

NEAL A. ELLIOTT
5230 S BRENNAN DR
NEW BERLIN WI 53146

1263061

PATRICK J. MCCRORY
5420 S ANN ST
NEW BERLIN WI 53146

1263110

PAUL BOLDT
5250 S MARTIN RD
NEW BERLIN WI 53146

1263044

RAYMOND S BYRNE REVOCABLE TRUST
5390 S BRENNAN DR
NEW BERLIN WI 53146

1263991001

RIZWAN AHMAD
5165 S BRENNAN DR
NEW BERLIN WI 53146

1263114

ROBERT L. SCHICK
5340 S MARTIN RD
NEW BERLIN WI 53146

1263122

ROBERT O. BATES
18555 W MICHAEL'S RD
NEW BERLIN WI 53146

1263052

ROBERT R MAREK AND JANINE J MAREK
5405 S ANN ST
NEW BERLIN WI 53146

1263018

RONALD MANZ
5235 S OAK RIDGE DR
NEW BERLIN WI 53146

1263049

RUSSELL H. GAOUETTE
18325 W MICHAEL'S RD
NEW BERLIN WI 53146

1263043

RYAN CALLIARI
5410 S BRENNAN DR
NEW BERLIN WI 53146

1263048

SANDRA L. BRUSCH
18345 W MICHAEL'S RD
NEW BERLIN WI 53146

1263109

SANDRA LEONE
18550 W MICHAELS RD
NEW BERLIN WI 53146

1263966

SCOTT A. LANZA
5380 S MARTIN RD
NEW BERLIN WI 53146

1263024

STEVEN L. DOBSON
5235 S BRENNAN DR
NEW BERLIN WI 53146

1263089

SUSAN M. GILL
5275 S OAK RIDGE DR
NEW BERLIN WI 53146

1263120

THADEUS J. WAGNER
5335 S BRENNAN DR
NEW BERLIN WI 53146

1263034

TIMOTHY NELSON
5420 S MARTIN RD
NEW BERLIN WI 53146

STAFF REPORT SUMMARY

Board of Appeals

MEETING DATE: September 1, 2022

PETITIONER: Sarah Tyrrell & Adam Sobieralski

CASE NUMBER: BA-22-2666

LOCATION: 6119 S Linnie Lac Ct

REQUEST: Petitioner requests to construct a 1,440 square foot accessory building in addition to an existing 571 square foot accessory building. The property is zoned R-5 Medium-Density Single Family Residential and requires a maximum accessory square footage of 840 square feet combined between 2 accessory structures. A square footage variance of 1,171 square 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 September 1, 2022

Sarah Tyrrell & Adam Sobieralski / Variance Request
6119 S Linnie Lac Ct

DATE: August 24, 2022

APPLICANT / OWNER(S): Sarah Tyrrell & Adam Sobieralski

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

DATE OF APPLICATION: July 19, 2022

SIZE OF PARCEL: 0.66 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:	C-2 Land Use:	Shoreland Wetland District

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

ZONING CODE (CHAPTER 275): Per Zoning Code Section 275-42B – Table 275-42-1 for lots having less than 2 acres, a maximum accessory square footage of 840 square feet combined between 2 accessory structures.

PROPOSED ARCHITECTURE: 1,440 Sq Ft Accessory Building

UNIQUE SITE CHARACTERISTICS:

Environmental Corridor: No

Wetland on Property: No

Conservancy Districts (C-1, C-2): No

NRCS Map Classification: N/A

Floodplain: Yes,

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 (Muskego)
- Basin Capacity Available: N/A
- Basin Balance (If known): N/A
- Adequate Linkage: N/A

PREVIOUS BOARD OF APPEALS ACTION: July 7, 2022. Applicant was denied a square footage variance of 1,171 square feet and a height variance of 19'6".

CONSISTANCY WITH PREVIOUS ACTION: N/A

FINDINGS:

1. Table 275-42-1 of the Zoning Code requires a maximum combined allowable square footage of 840 square feet for properties less than 2 acres.
2. Access to property is through a separate parcel, tax key #1280064.
3. Accessory building cannot be built on parcel #1280064 because there is no principal structure.

Attachments:

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



Board of Appeals

Applicant / Contact

Name Sarah Tyrrell & Adam Sobieralski
 Address 6119 S Linnie Lac Ct
 City, State, Zip New Berlin, WI 53146
 Phone 414-704-9079
 E-Mail Tyrealitywi@gmail.com
 Current Zoning R5

Agent

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

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

INSTRUCTIONS

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

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

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

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

Fees:

Base Fee From Above	\$ 200.00
Filling 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: Sarah Tyrrell Date: 7/19/22
Only the property owner or property manager may sign, or letter/email of authorization required. The final responsible party is the property owner.

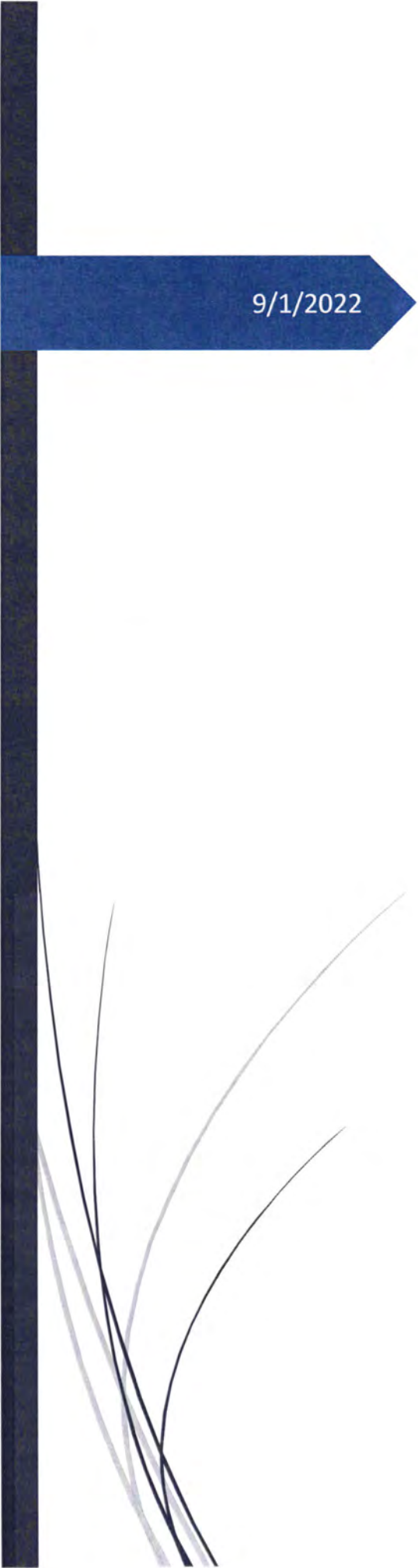
Please do not write below this line

Accepted by: Dan Date: 7/19/22
Board of Appeals Date: 9/1/22
Total Fee: \$ 250
File Number: 2202005



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

08/22/2022 Paid: \$ 250.00
Receipt # : 1793178
Clerk : 9740csh2
Paid By : SARAH TYRRELL & ADA

A dark blue vertical bar runs down the left side of the page. A horizontal blue arrow points to the right from the bar, containing the date 9/1/2022.

9/1/2022

Board of Appeals

City of New Berlin

Several thin, curved lines in shades of blue and grey sweep upwards from the bottom left corner of the page.

Sarah Tyrrell & Adam Sobieralski
6119 S LINNIE LAC CT

Table of Contents

Cover Page.....	1
Table of Contents.....	2
Nature of Appeal and Hardship Argument.....	3-4
Plat of Survey.....	5
Sanitary Easement and Flood Plain Aerial.....	6-7
Proposed Location Photo.....	8
Comparable Garages.....	9-13
Proposed Accessory Building Elevations.....	14-15
Garage Building Planner.....	16
Proposed Accessory Building Plans.....	17-38
Neighborhood Support Petition.....	39-40

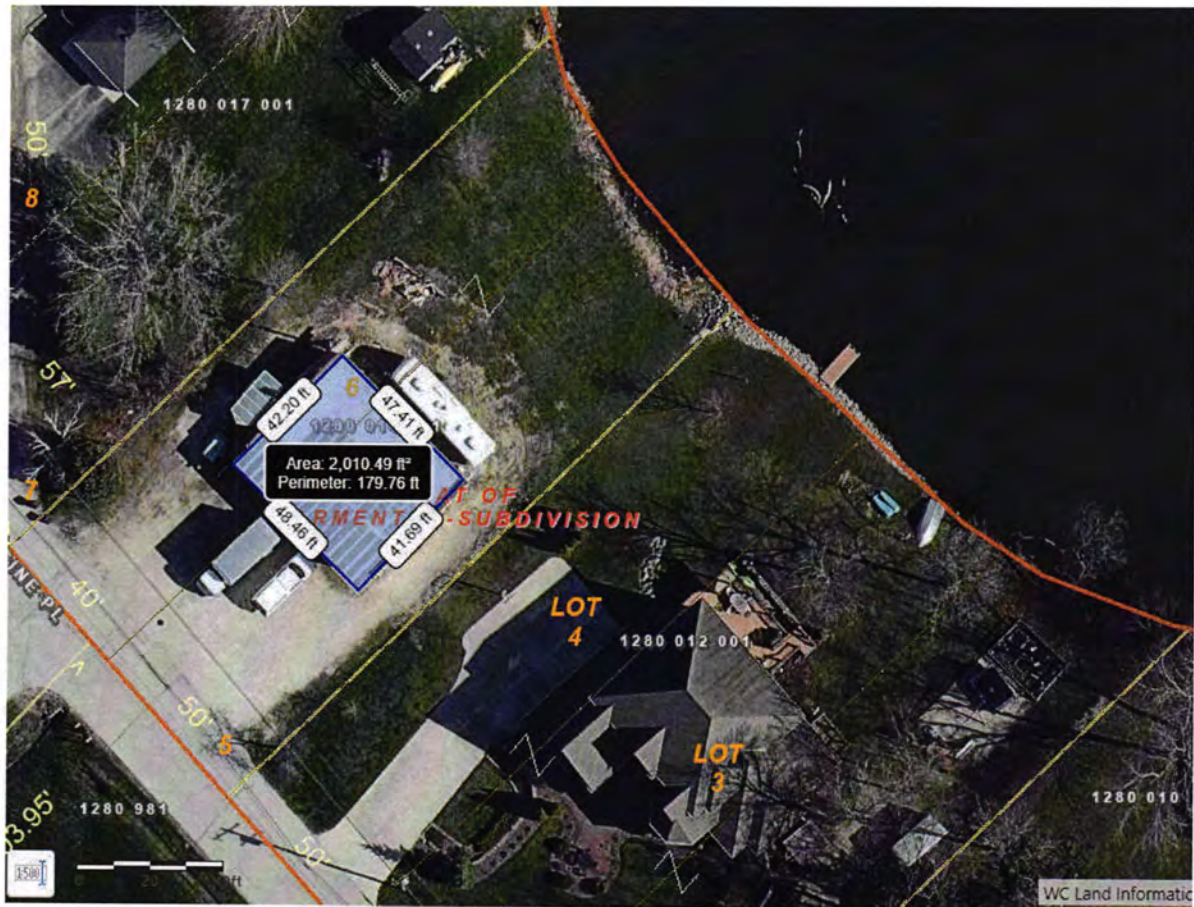
Proposed Location Photo



Comparable Garages



Comparable #1



6240 S. Racine Place, New Berlin – NBC 1280014001
 .343 acres – R5 zoning
 Detached ≈2,000 sq. ft. accessory building on a vacant lot
 Allowable combined size is 840 sq. ft. - Variance of 1,160 sq. ft.

Comparable #2



6171 S. Racine Place, New Berlin – NBC 1280978
1.795 acres – R3 zoning
Detached ≈1,900 sq. ft. accessory building.
Allowable combined size is 840 sq. ft. - Variance of 1,060 sq. ft.

Comparable #3



18905 W. Linnie Lac Pl, New Berlin – NBC 1280050
.454 acres – R5 zoning
Detached ≈ 800 sq. ft. + ≈ 400 sq. ft. accessory buildings = 1,200 sq. ft.
Allowable combined size is 840 sq. ft. - Variance of 360 sq. ft.

City of New Berlin Board of Appeals
C/O Chairman John Goetter
3805 S. Casper Dr.
New Berlin, WI 53151

Dear Chairman John Goetter and members of the City of New Berlin Board of Appeals,

We, Sarah Tyrrell and Adam Sobieralski, are the owners of the property located at 6119 S. Linnie Lac Ct, New Berlin. We want to thank you for allowing us the opportunity to come back and meet with you regarding our accessory building. After meeting with you on July 7th, we took your feedback and comments into consideration to determine what our minimum needs would be. We acknowledge that we do not need a height variance for our accessory building; however, after careful consideration we concluded that our requested size variance remains the same. In order to have a complete record for this meeting, we are going to repeat our hardship argument from our July 7th meeting.

We are here today requesting a variance to the maximum combined total square footage of accessory buildings. The present code allows a combined size of 840 square feet. We are requesting a combined size of 2,011 square feet. This is a size variance of 1,171 square feet.

Our home is a 689 square foot 1-bedroom ranch with a basement. There is currently a 571 square foot detached garage on our property. We were informed by the City of New Berlin building department that the city does not have a size limit on attached garages. However, we learned that our property has some unique limitations that prevent us from ever having the opportunity to attach a garage onto our home. **Therefore, if our property did not have these unique limitations and we were able to attach a garage to our home, we would not be here today having to request a variance.**

There is a sanitary easement that runs between the home and the detached garage and nothing can be built over that easement. The house already sits on the north property line and the west and south sides of the home are located in a flood plain; therefore, we are not able to build an attached garage in those areas either. The flood plain and sanitary easement are noted on our plat of survey, as well as on images that we obtained from the building department. You'll find all of these documents on pages 5-7 of our presentation.

Due to these same unique property limitations, we also learned that the future possibility of expanding our home's footprint is most likely not possible; therefore, leaving us with a home that is limited to a 689 square foot print.

We are requesting the variance in order to build a 2nd detached garage on our property. We intend to use the original detached garage to improve our home storage needs. The additional accessory building will be used in a reasonable manner as a residential garage, workshop and shed. Neither our home nor our accessory buildings will be used for any commercial purposes.

Our neighborhood is unique and does not resemble New Berlin's typical subdivisions. Our home is the very last property on a dead end. It is out of view from the interstate, W. College Avenue and neighboring properties. The additional accessory building would be surrounded by heavily treed areas on the north and east sides and located in a secluded area behind our house. We've included a photo of the proposed location of the garage on page 8. Our variance request is not abnormal or out of the ordinary for our neighborhood. As you'll see we've included on pages 9-13 other residential homes with detached garages similar to the request we are making.

We have the support of our neighbors and the other property owners in the Linnie Lac Subdivision, again, you can see in the petition we included with our presentation on pages 39-40. Along with our neighbors, we do not feel that our variance request poses any harm to the public interest.

Thank you for your time and consideration of our appeal for a size variance.



New Berlin Property Viewer

6119 S LINNIE LAC CT

Show search results for 6119 S ...

Sanitary
161514'

6119

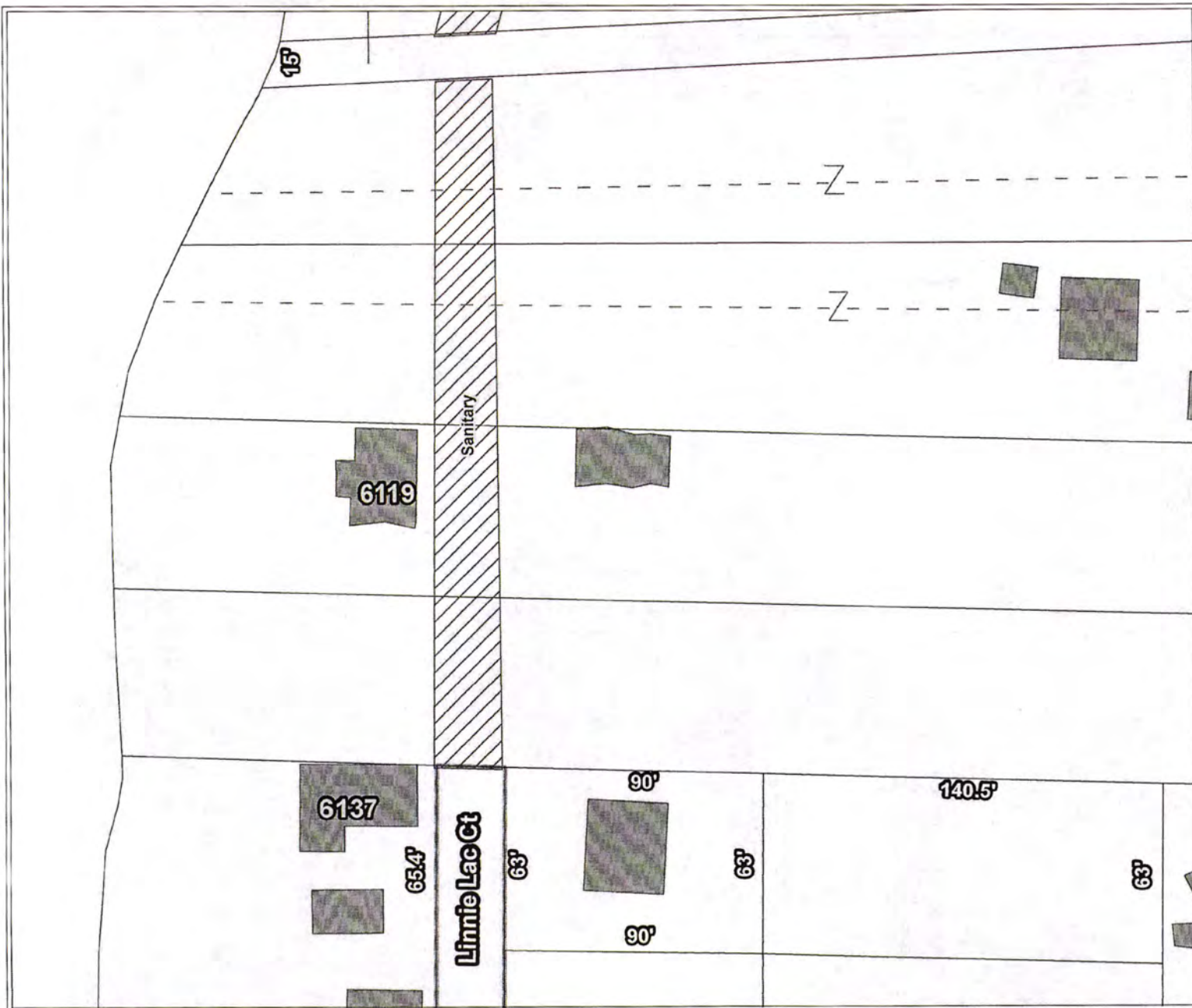
Linnie Lac Ct

6137

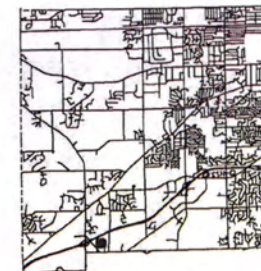
0245S

0 20 40ft

L

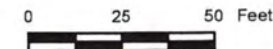


Overview Map



Legend

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



1 in = 50 ft



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 photogrammetric 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 admonishes 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, plats, Flood Insurance Studies, or other official means.

Map Printed: 5/6/2022 12:21:01 PM

Comparable #4



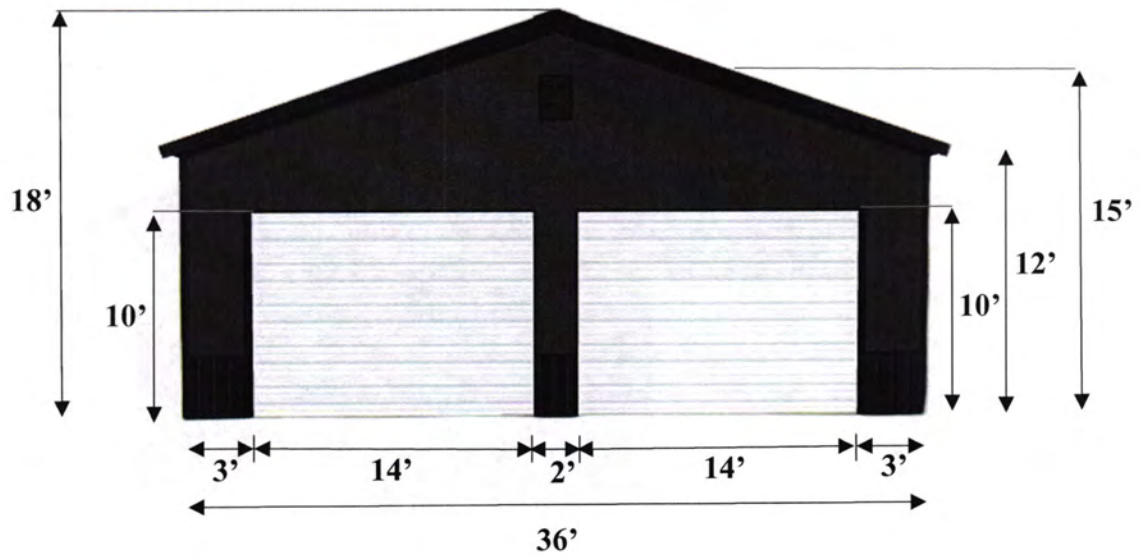
6240 S. Martin Rd, New Berlin – NBC 1283990

1.663 acres – R3 zoning

Attached ≈3,600 sq. ft. residential garage. No variance required since it's attached.

Built in 2014

West Wall



South Wall

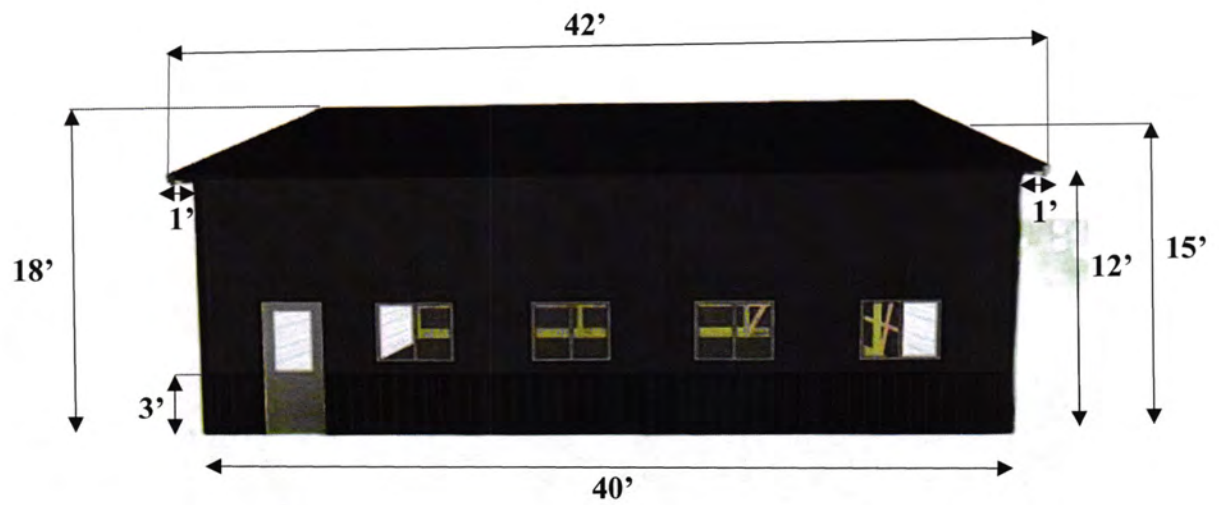


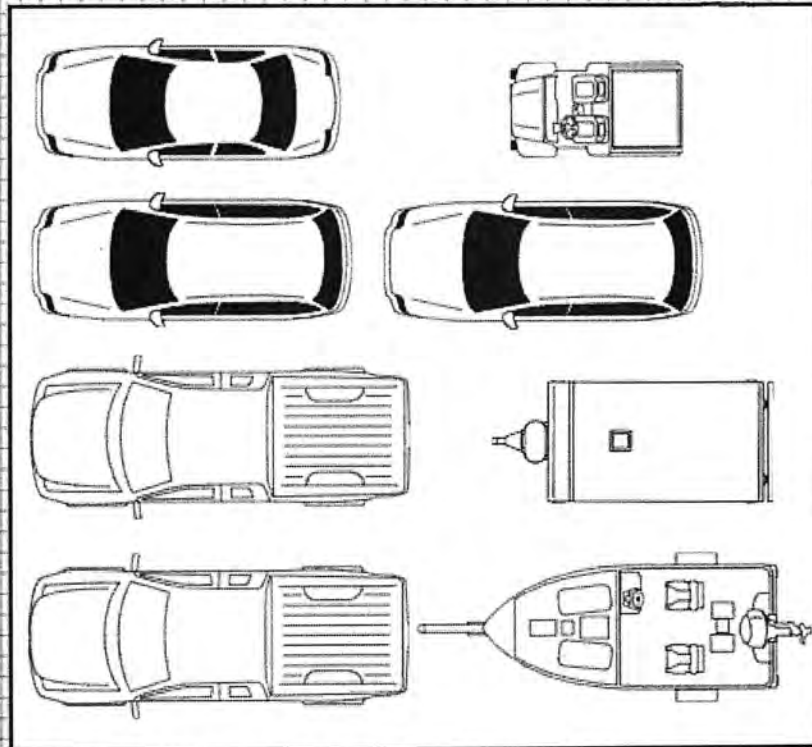
Diagram of a building with the following dimensions:

- Total width: 36'
- Total height: 18'
- Gable height: 15'
- Main wall height: 12'
- Door width: 10'
- Door height: 10'

A diagram of a trapezoidal roof structure. The top horizontal edge is labeled 42'. The bottom horizontal edge is labeled 40'. The left vertical edge is labeled 15'. The right vertical edge is labeled 18'. The roof slopes down from the top edge to the bottom edge. The horizontal distance from the left vertical edge to the start of the roof slope is labeled 1'. The horizontal distance from the end of the roof slope to the right vertical edge is labeled 1'. The vertical distance from the bottom edge to the start of the roof slope is labeled 3'.



Building Dimensions
Length 40 ft Width 36 ft



Designed using the Midwest Manufacturing Building Floorplanner tool
For other helpful project planning tools visit
www.midwestmanufacturing.com

WALL 1-A STEEL

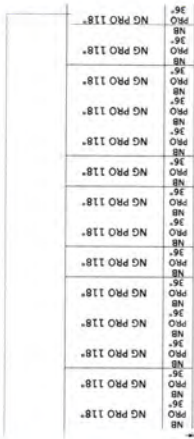
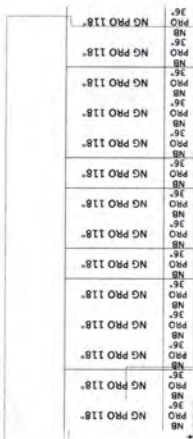
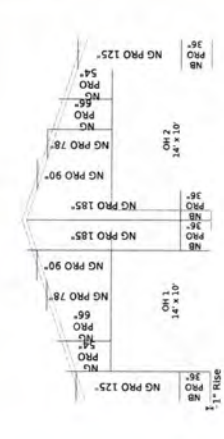


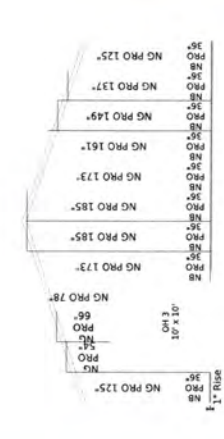
TABLE 5. D. CRYSTAL



11. _____

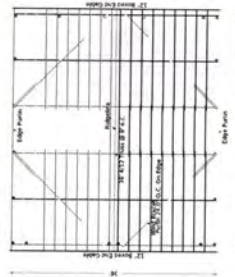


100

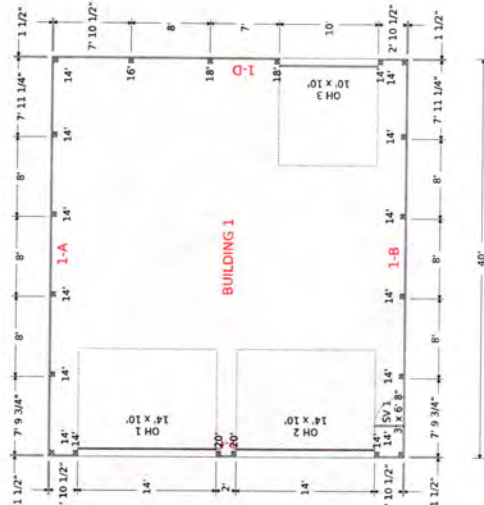


Service doors and windows shown for representation only. Please consult actual location at time of visit.

...ation only. Please c



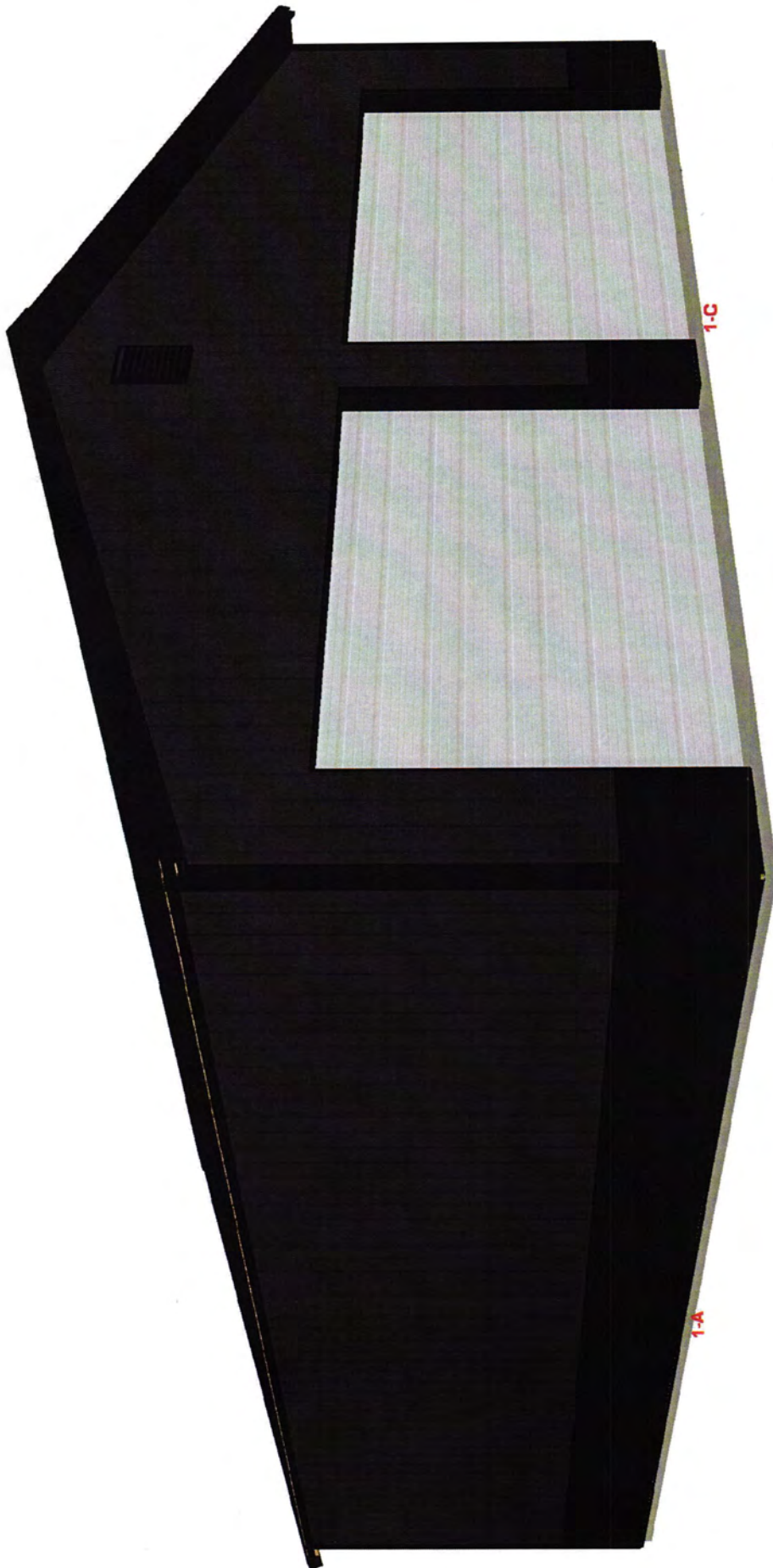
WALL I-C STEEL

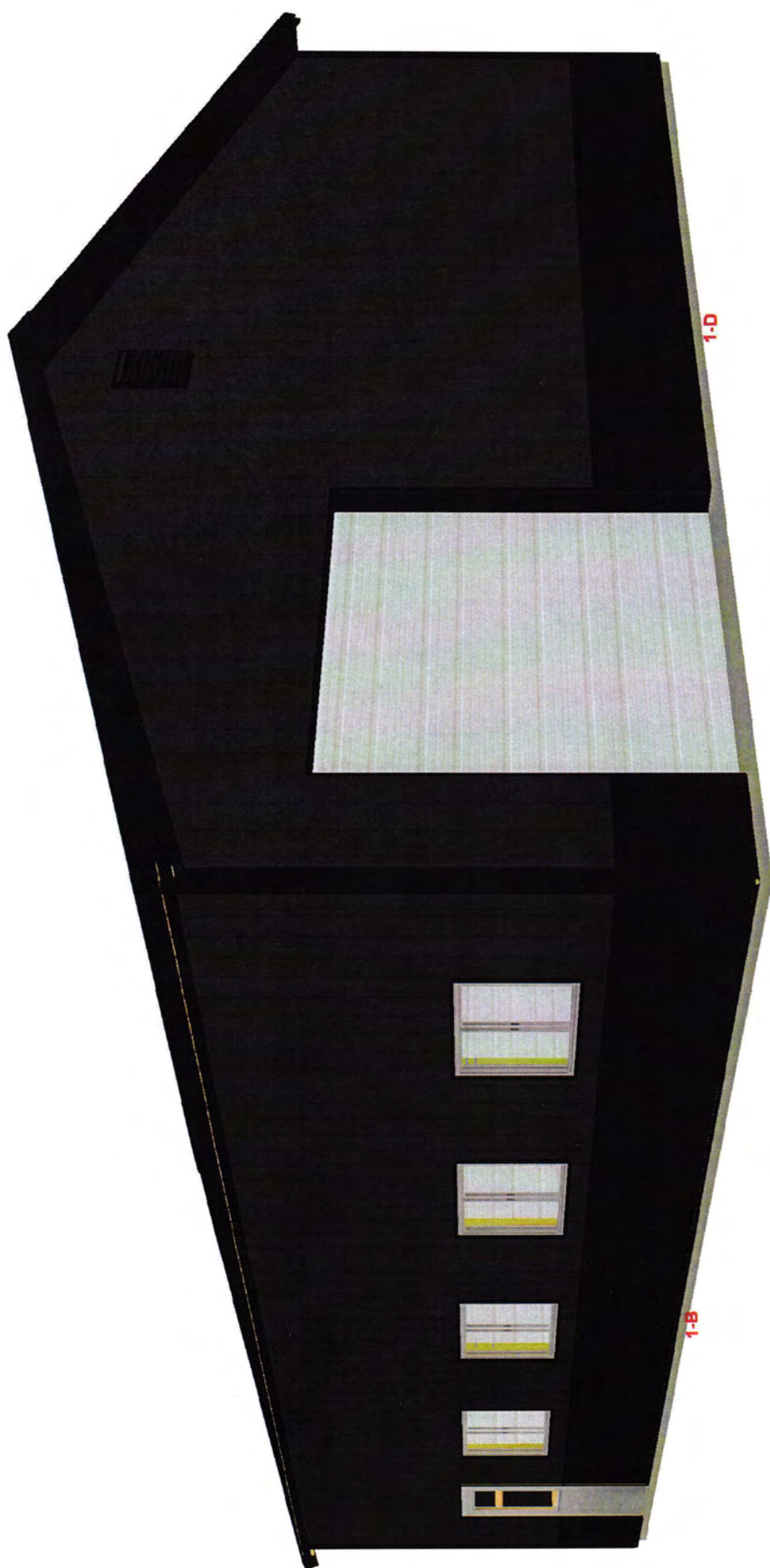


DIMENSIONS Material views, and floor plan are not to scale.

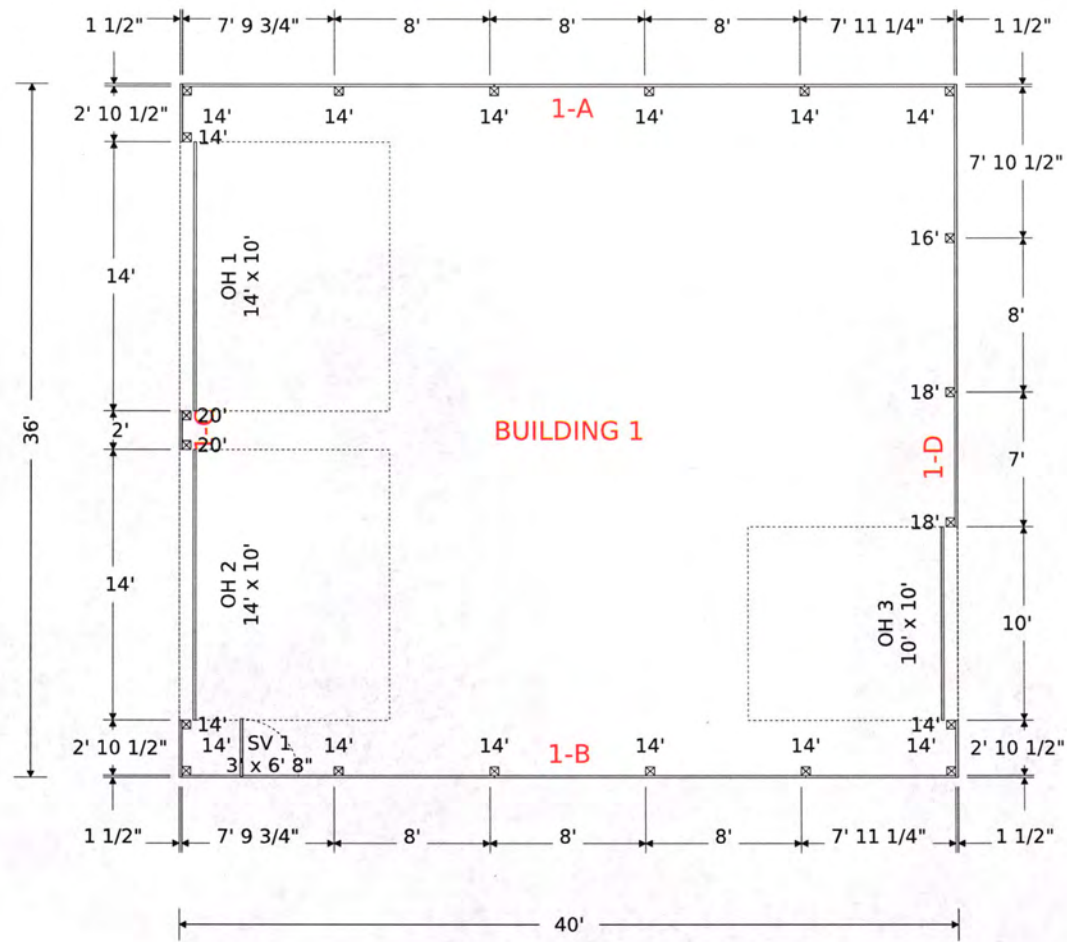
ERRORS AND OMISSIONS MENARD INC. is unable to accept liability for any errors or omissions in excess of the original purchase price for these plans. Consequently, bidders must carefully check details and information in these drawings including dimensioning, material quantities

ADAPTATION AND UTILIZATION OF THIS PLAN
These plans have been professionally prepared and accepted construction requirements throughout codes, regulations, and building practices and these drawings may not be suitable or legal for use in all localities. Consequently, these drawings for construction purposes, these drawings

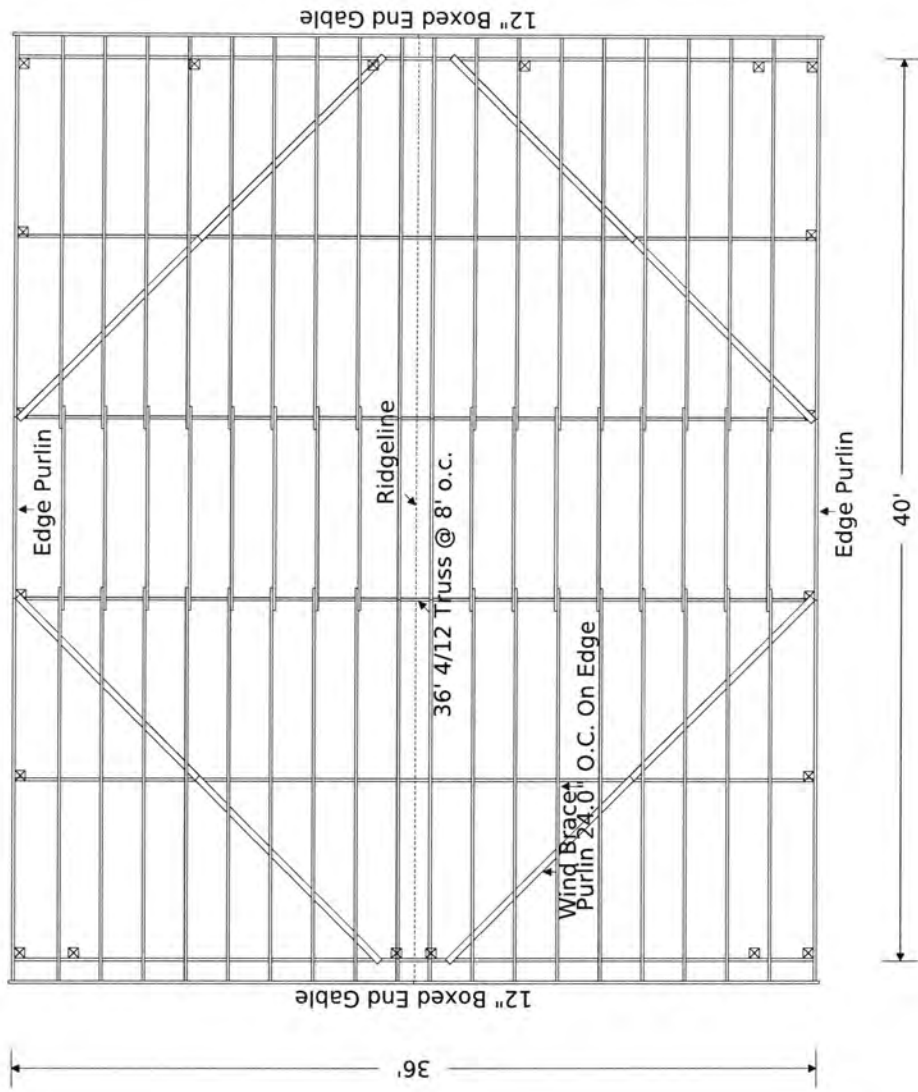




FLOOR PLAN



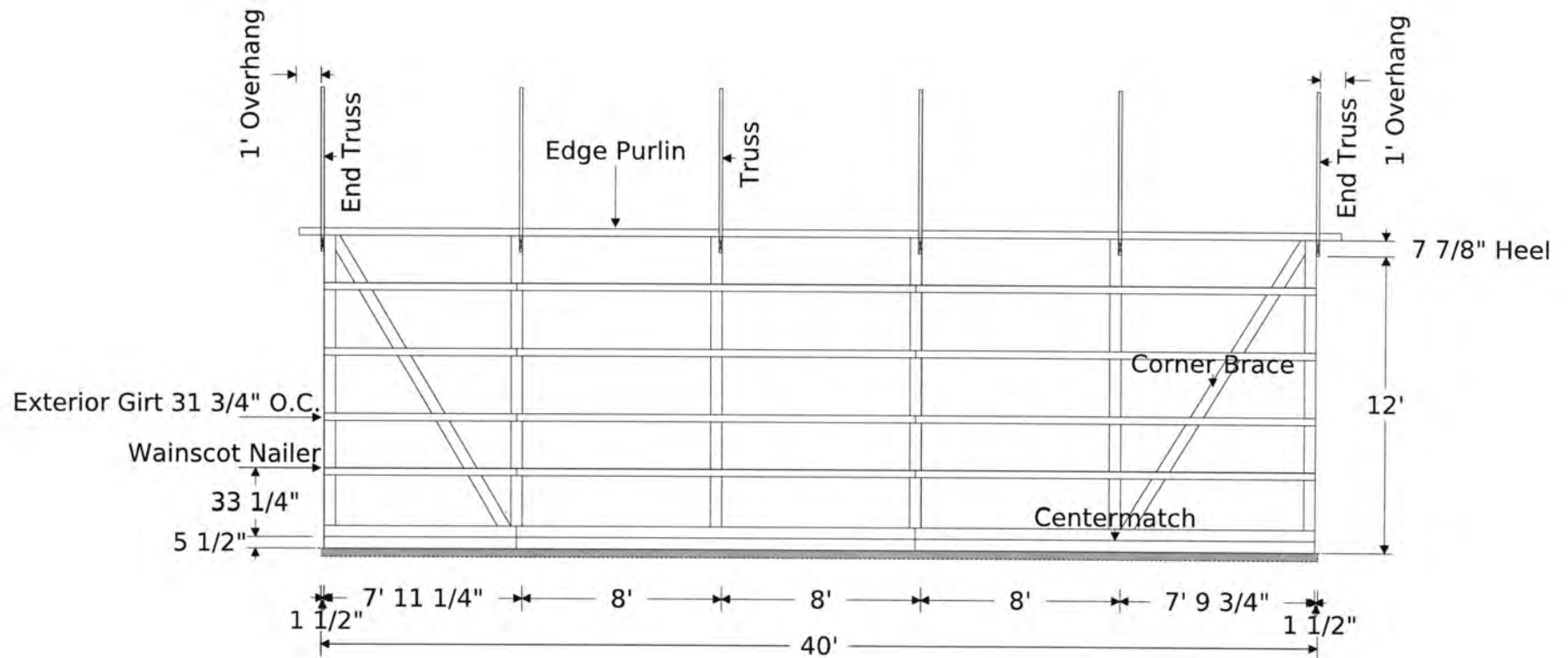
ROOF FRAMING



NB PRO 228"	NB PRO 228"
NB PRO 228"	NB PRO 228"
NB PRO 228"	NB PRO 228"
NB PRO 228"	NB PRO 228"
NB PRO 228"	NB PRO 228"
NB PRO 228"	NB PRO 228"
NB PRO 228"	NB PRO 228"
NB PRO 228"	NB PRO 228"
NB PRO 228"	NB PRO 228"
NB PRO 228"	NB PRO 228"
NB PRO 228"	NB PRO 228"
NB PRO 228"	NB PRO 228"
NB PRO 228"	NB PRO 228"
NB PRO 228"	NB PRO 228"

↑
Ridgeline

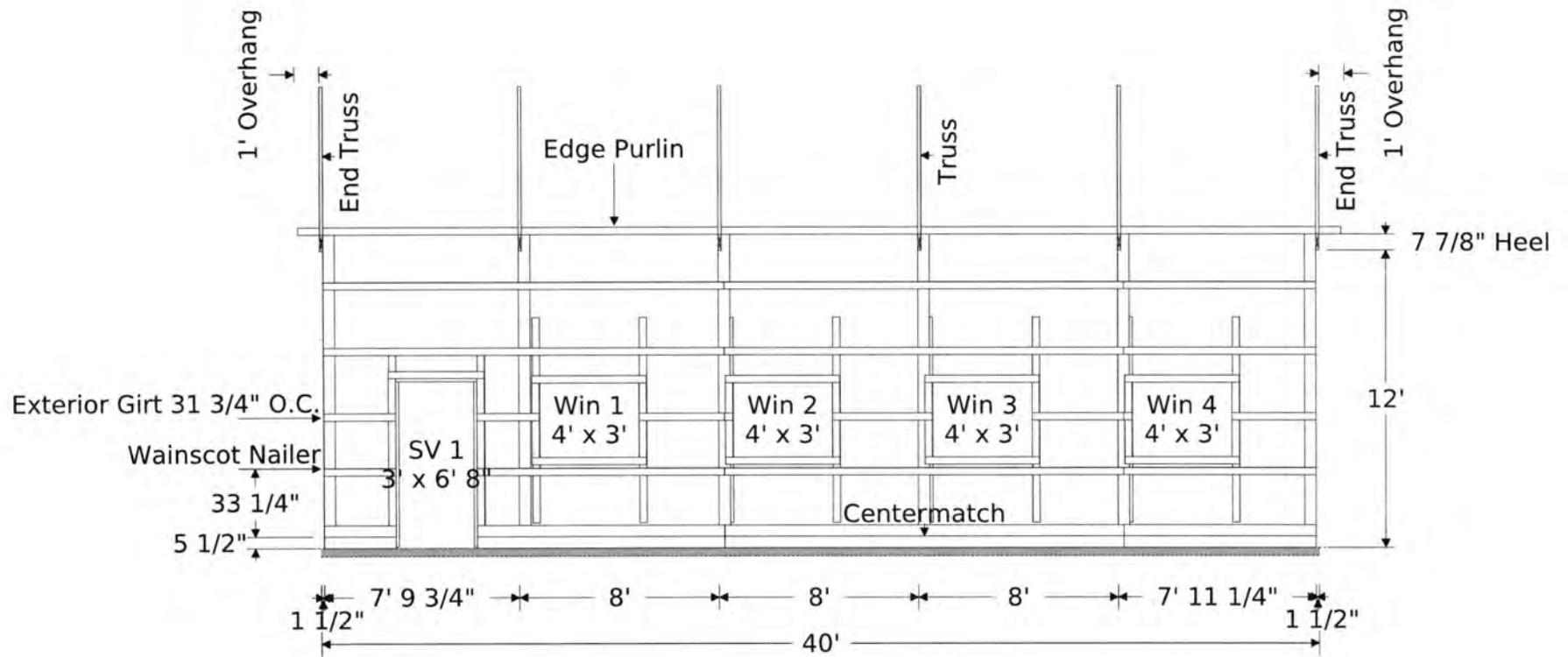
WALL 1-A FRAMING



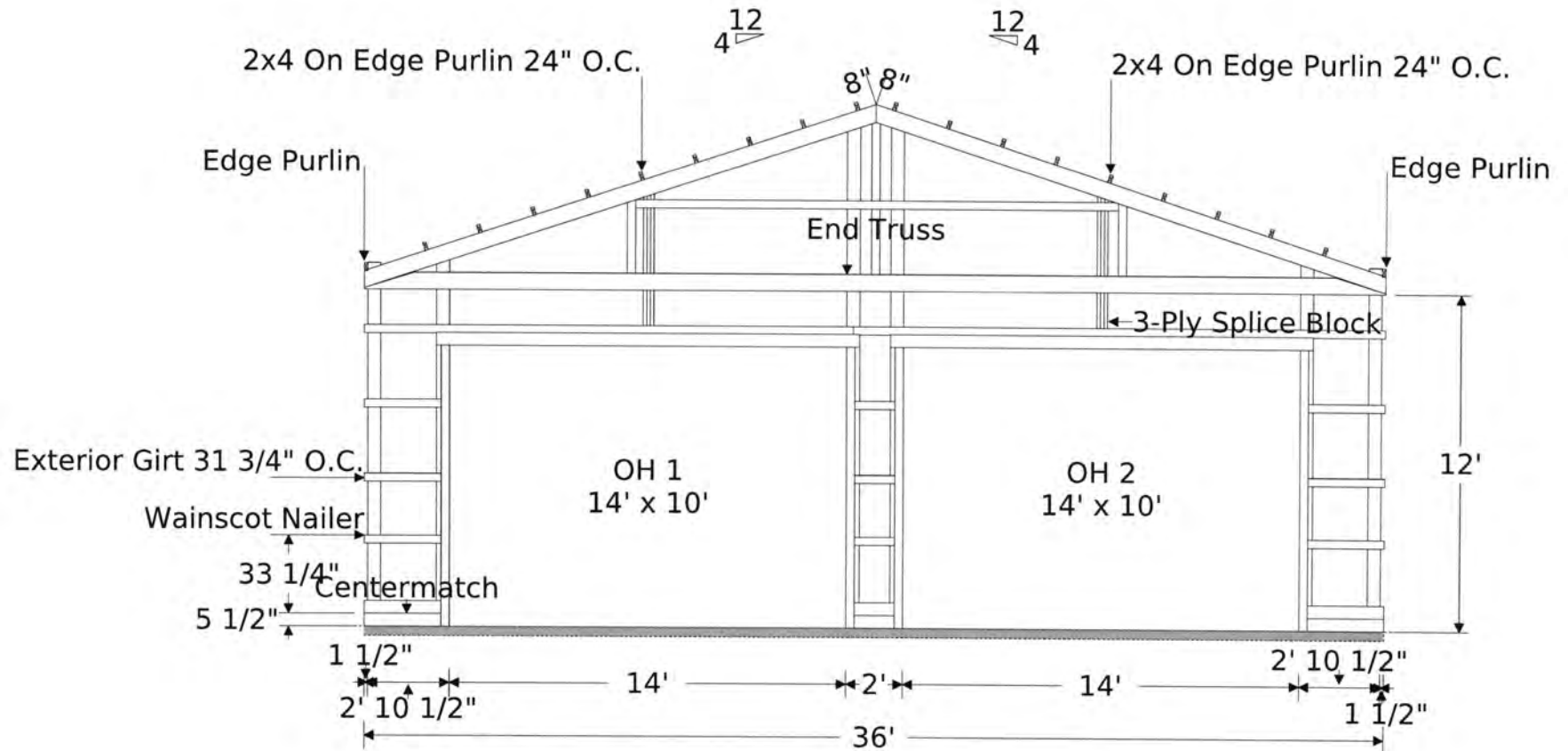
WALL 1-A STEEL

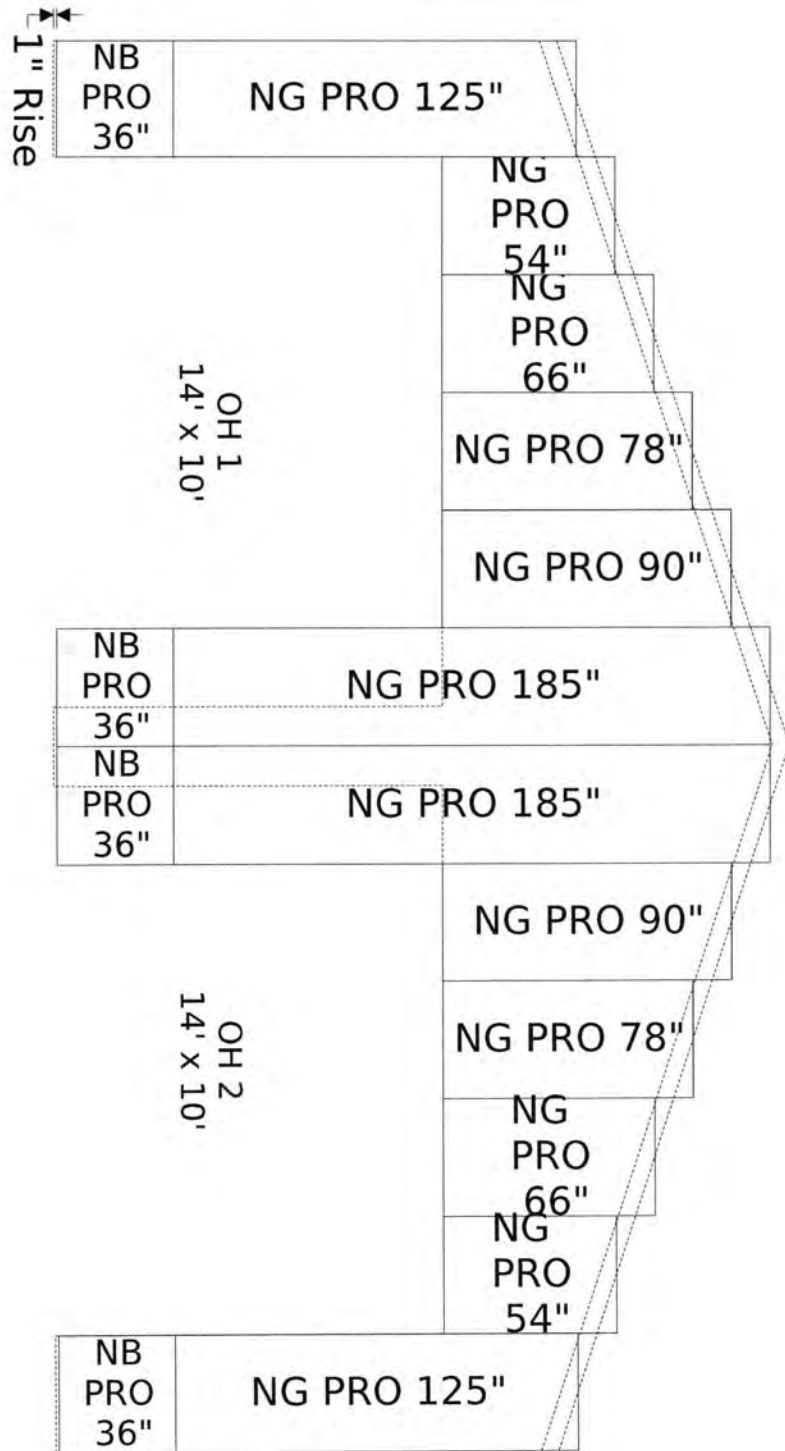
1" Rise	NB PRO 36"	NG PRO 118"
	NB PRO 36"	NG PRO 118"
	NB PRO 36"	NG PRO 118"
	NB PRO 36"	NG PRO 118"
	NB PRO 36"	NG PRO 118"
	NB PRO 36"	NG PRO 118"
	NB PRO 36"	NG PRO 118"
	NB PRO 36"	NG PRO 118"
	NB PRO 36"	NG PRO 118"
	NB PRO 36"	NG PRO 118"
	NB PRO 36"	NG PRO 118"
	NB PRO 36"	NG PRO 118"
	NB PRO 36"	NG PRO 118"
	NB PRO 36"	NG PRO 118"
	PRO 36"	NG PRO 118"

WALL 1-B FRAMING



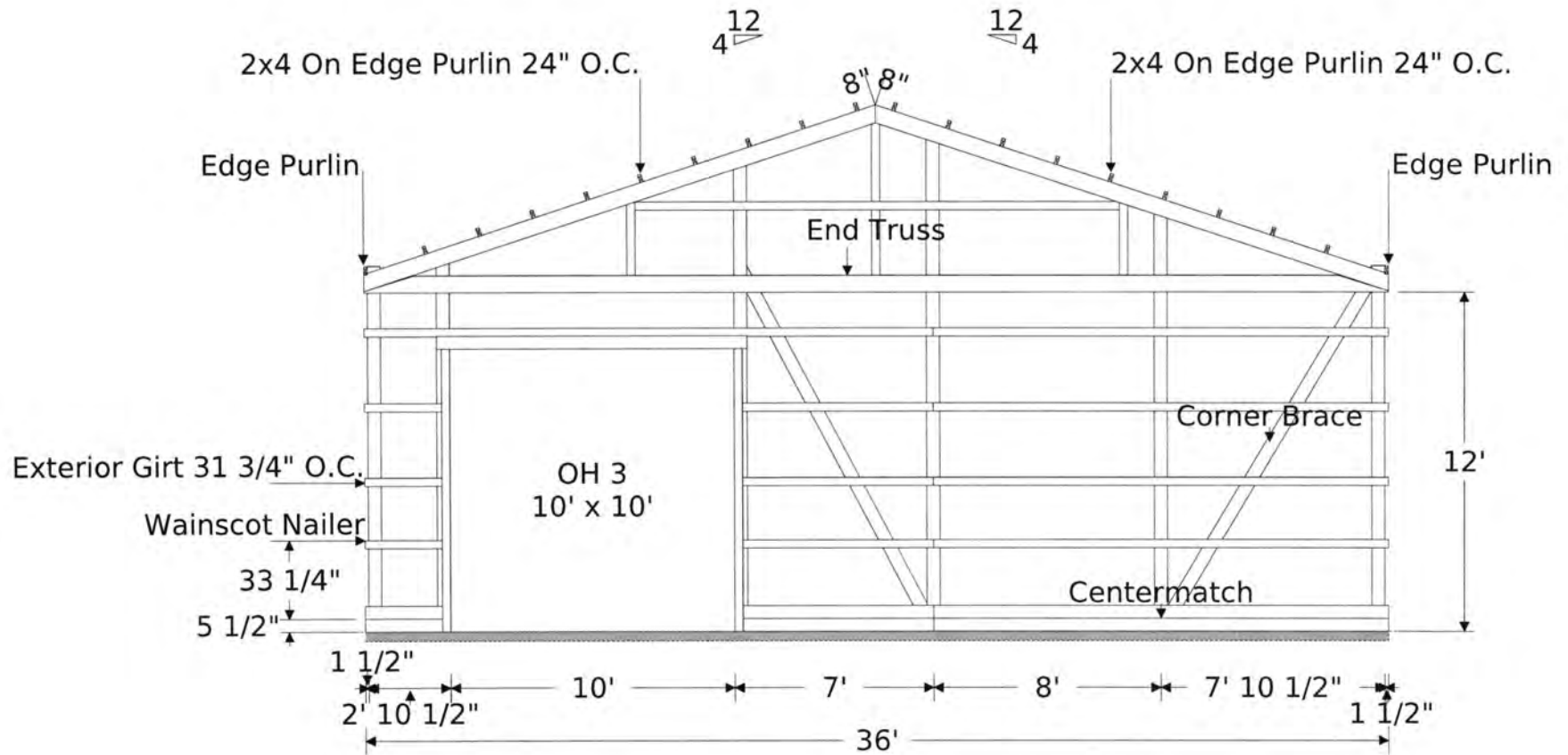
WALL 1-C FRAMING

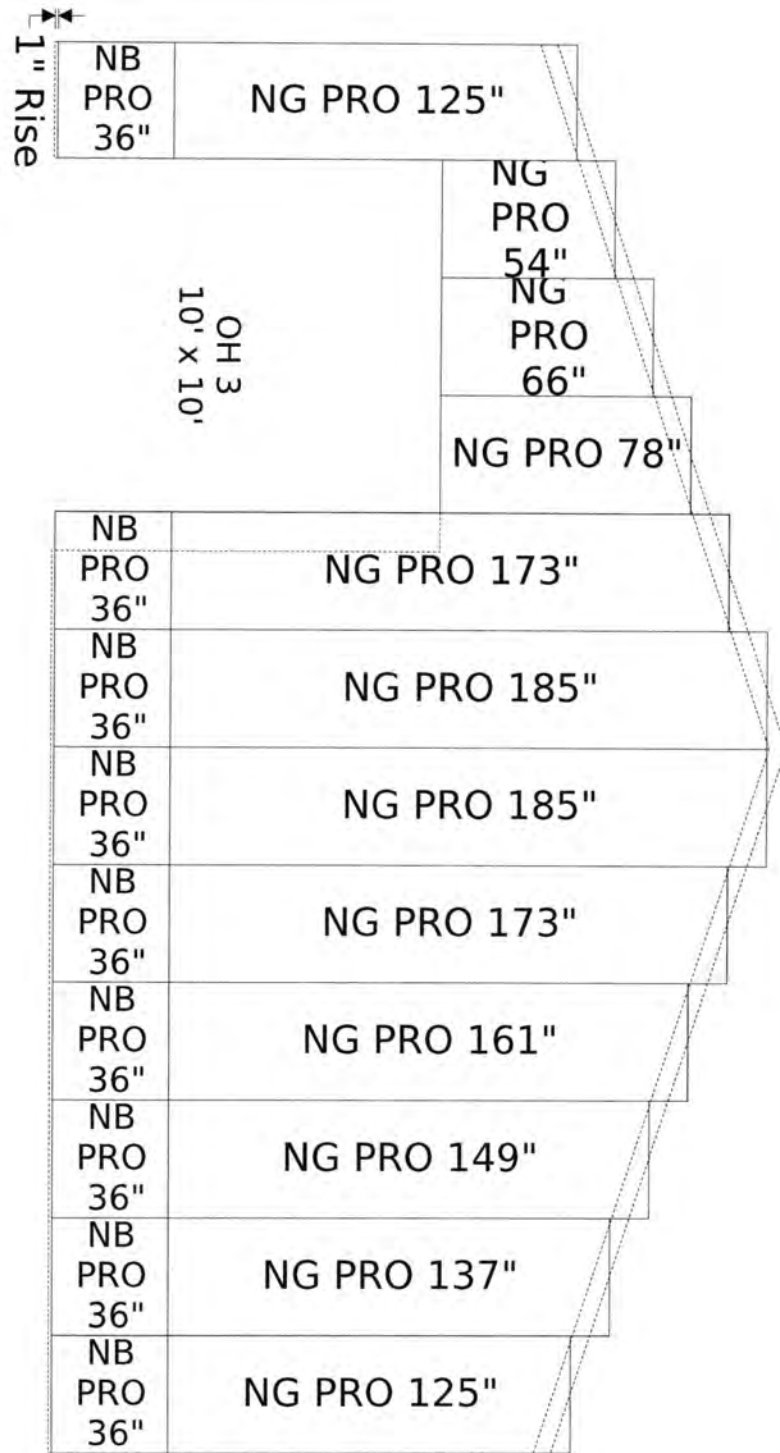




WALL 1-C STEEL

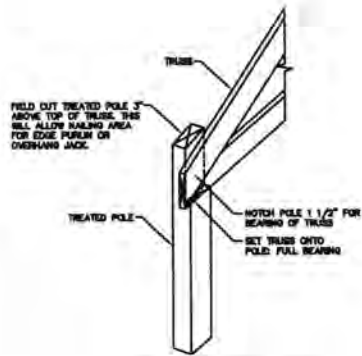
WALL 1-D FRAMING



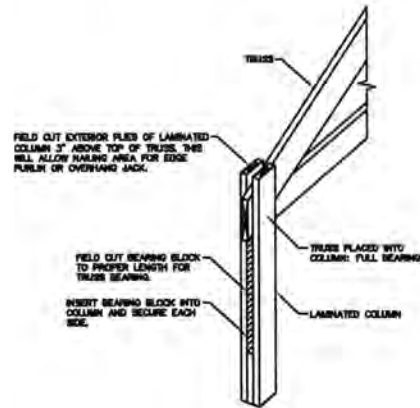


WALL 1-D STEEL

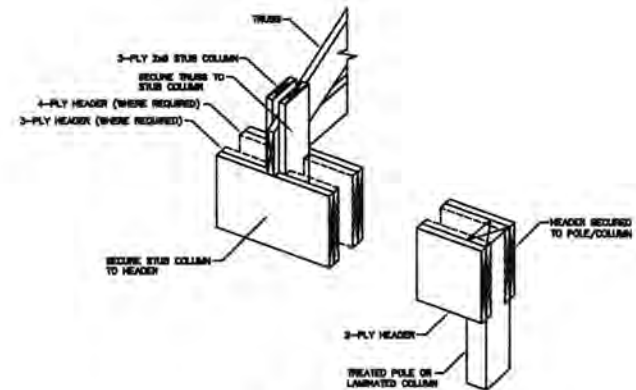
TRUSS, HEADER, AND KNEE BRACE DETAILS



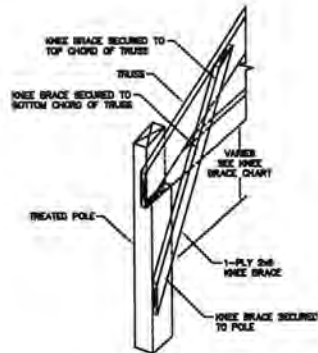
TRUSS INSTALLATION
FOR TREATED POLE
NOT TO SCALE



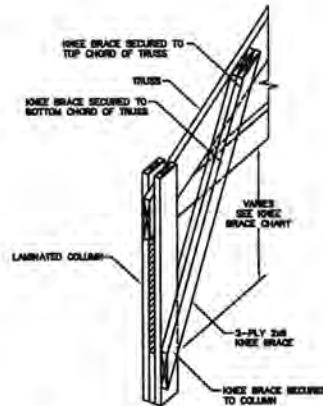
TRUSS INSTALLATION
FOR LAMINATED COLUMN
NOT TO SCALE



HEADER FRAMING DETAIL
NOT TO SCALE



KNEE BRACE INSTALLATION
FOR TREATED POLE
NOT TO SCALE

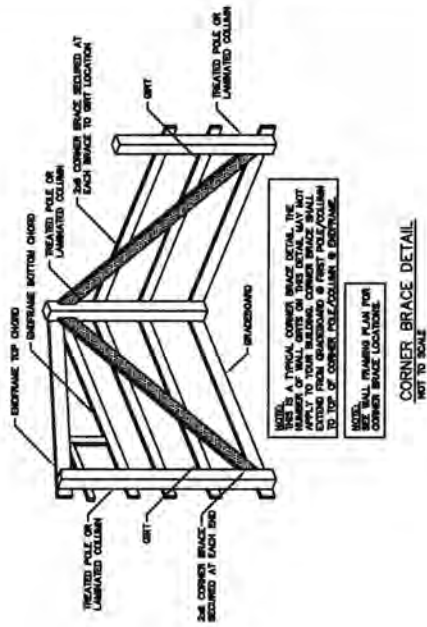
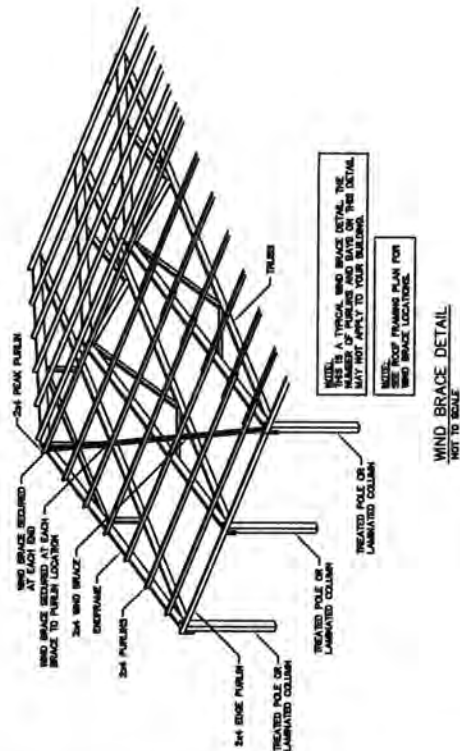


KNEE BRACE INSTALLATION
FOR LAMINATED COLUMNS
NOT TO SCALE

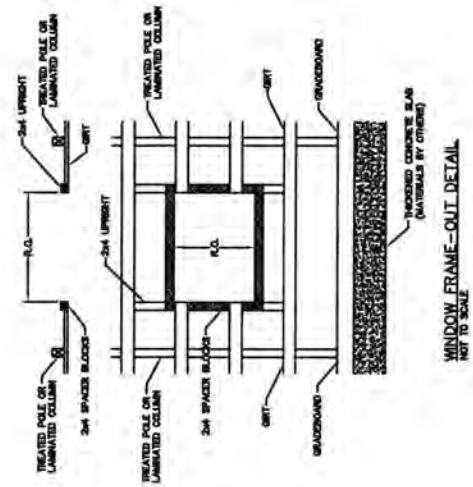
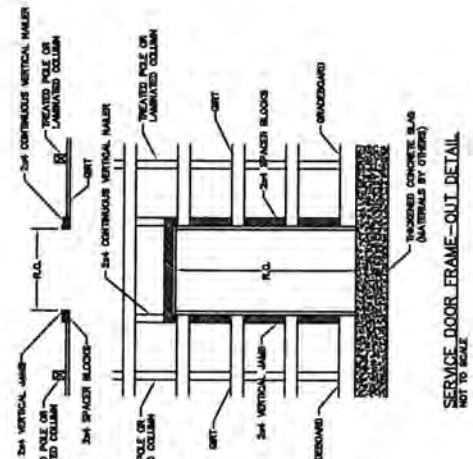
HEADER NOTCH SCHEDULE	
HEADER PLYS	DECONSTRUCT LUMBER
2-PLY HEADER	1-PLY FACE NAILED TO POLE AT EXTERIOR & 1-PLY FACE NAILED TO POLE AT INTERIOR
3-PLY HEADER	2-PLYS NOTCHED 1 1/2" INTO POLE AT EXTERIOR & 1-PLY FACE NAILED TO POLE AT INTERIOR
4-PLY HEADER	3-PLYS NOTCHED 1 1/2" INTO POLE AT EXTERIOR & 2-PLYS NOTCHED 1 1/2" INTO POLE AT INTERIOR
HEADER PLYS	LVL LUMBER
2-PLY HEADER	1-PLY NOTCHED 1/4" INTO POLE AT EXTERIOR & 1-PLY NOTCHED 1/2" INTO POLE AT INTERIOR
3-PLY HEADER	2-PLYS NOTCHED 2" INTO POLE AT EXTERIOR & 1-PLY NOTCHED 1/4" INTO POLE AT INTERIOR
4-PLY HEADER	2-PLYS NOTCHED 2" INTO POLE AT EXTERIOR & 2-PLYS NOTCHED 2" INTO POLE AT INTERIOR

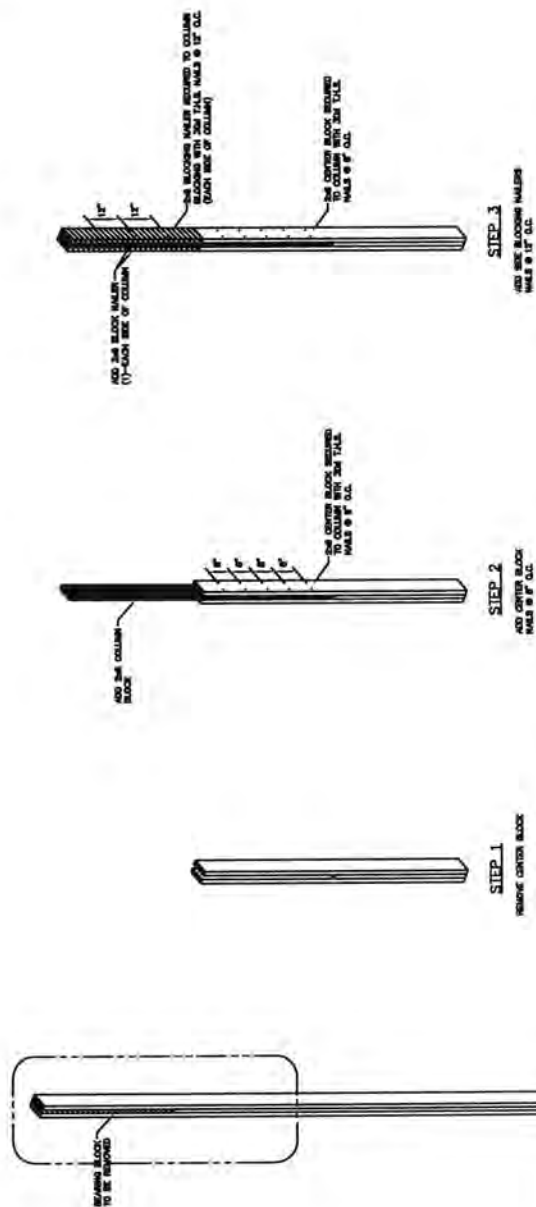
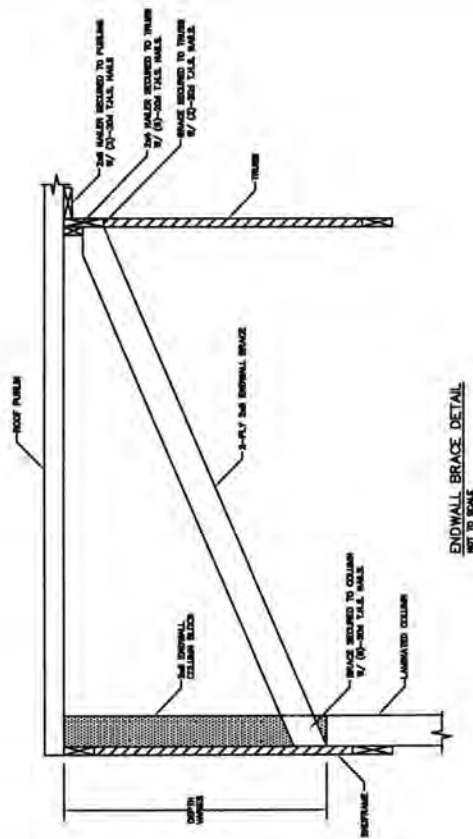
KNEE BRACE CHART	
WALL HEIGHT	DIMENSION
8'-0"	1'-0" (TRUSS TO BOTTOM OF BRACE)
9'-0"	1'-0" (TRUSS TO BOTTOM OF BRACE)
10'-0"	2'-0" (TRUSS TO BOTTOM OF BRACE)
11'-0"	2'-0" (TRUSS TO BOTTOM OF BRACE)
12'-0"	3'-0" (TRUSS TO BOTTOM OF BRACE)
13'-0"	3'-0" (TRUSS TO BOTTOM OF BRACE)
14'-0"	4'-0" (TRUSS TO BOTTOM OF BRACE)
15'-0"	4'-0" (TRUSS TO BOTTOM OF BRACE)
16'-0"	4'-0" (TRUSS TO BOTTOM OF BRACE)
17'-0"	4'-0" (TRUSS TO BOTTOM OF BRACE)
18'-0"	4'-0" (TRUSS TO BOTTOM OF BRACE)
19'-0"	4'-0" (TRUSS TO BOTTOM OF BRACE)
20'-0"	4'-0" (TRUSS TO BOTTOM OF BRACE)

WIND AND CORNER BRACE DETAILS



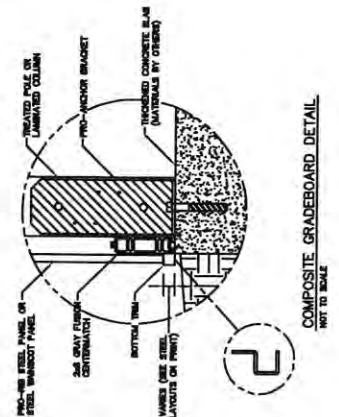
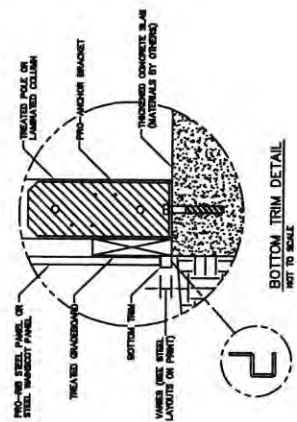
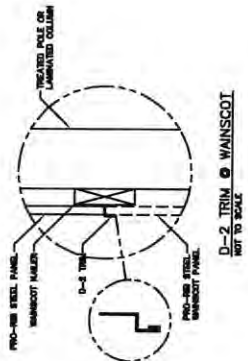
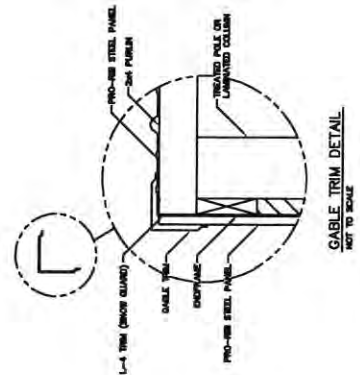
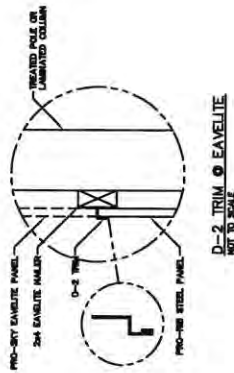
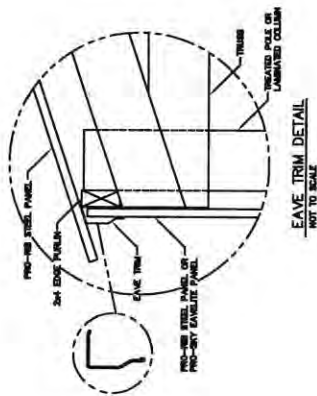
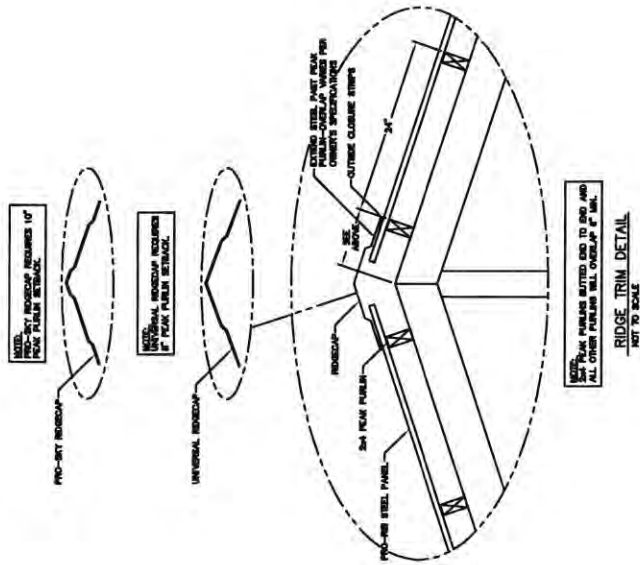
SERVICE DOOR AND WINDOW DETAILS



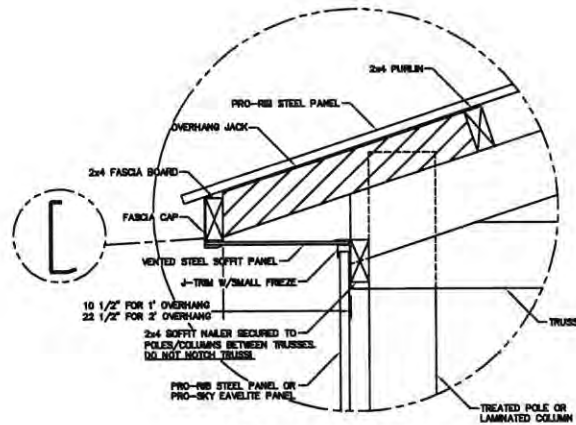
[illegible]

ENDWALL COLUMN BLOCK EXTENSION DETAIL
NOT TO SCALE

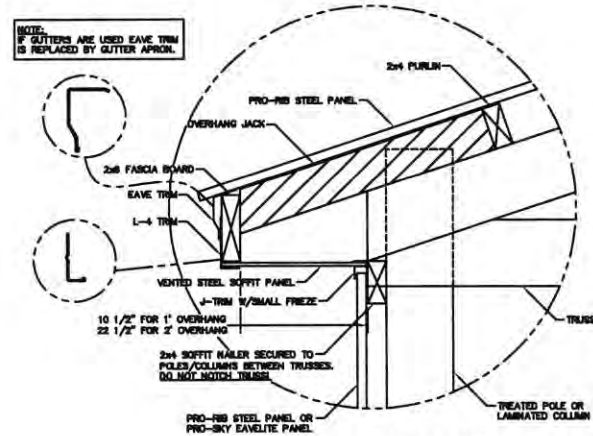
TRIM DETAILS



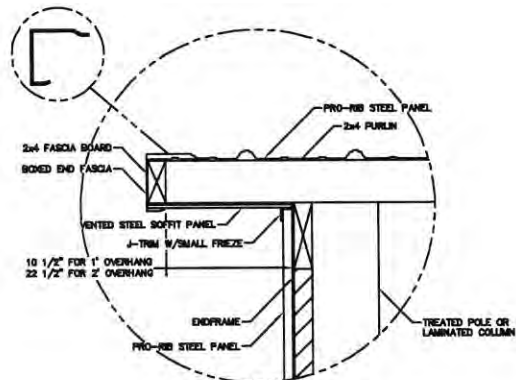
OVERHANG DETAILS



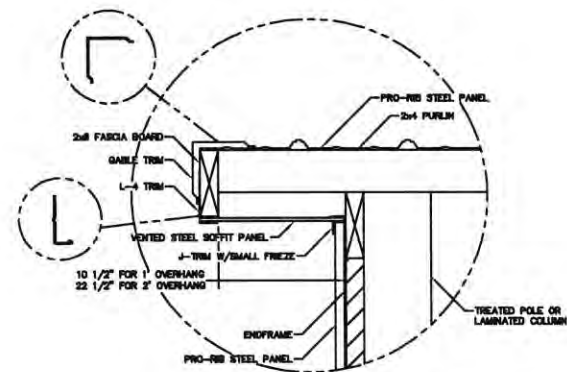
4" FASCIA SIDEWALL OVERHANG
NOT TO SCALE



6" FASCIA SIDEWALL OVERHANG
NOT TO SCALE

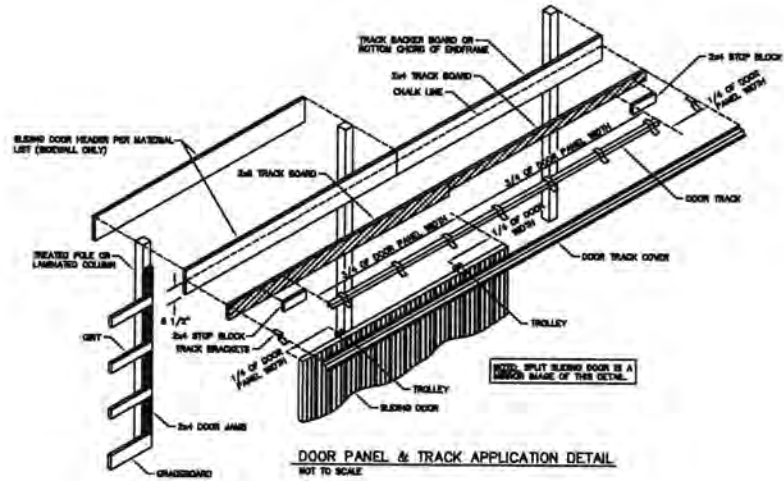


4" FASCIA ENDWALL OVERHANG
NOT TO SCALE

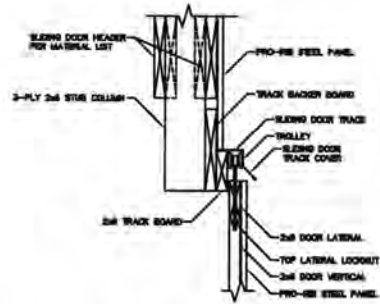


6" FASCIA ENDWALL OVERHANG
NOT TO SCALE

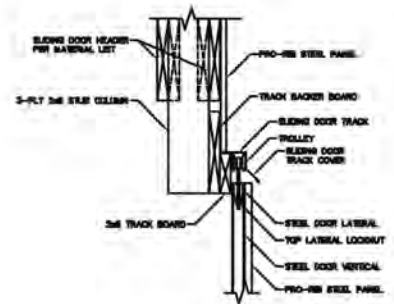
SLIDING DOOR DETAILS



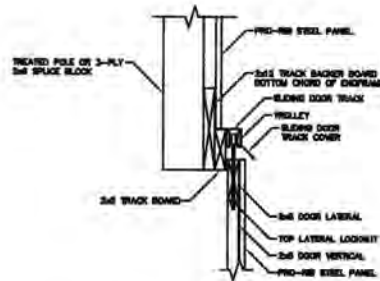
DOOR PANEL & TRACK APPLICATION DETAIL
NOT TO SCALE



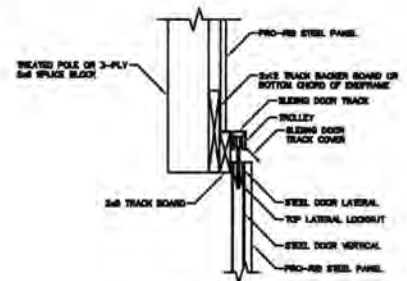
WOOD & ALUMINUM SIDEWALL TRACK DETAIL
NOT TO SCALE



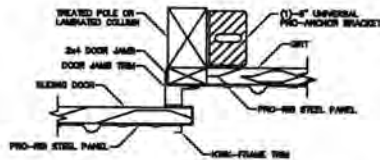
STEEL FRAMED SIDEWALL TRACK DETAIL
NOT TO SCALE



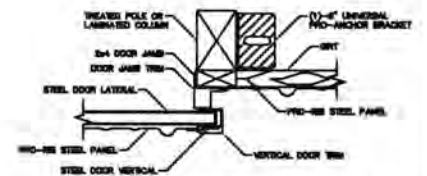
WOOD & ALUMINUM ENDWALL TRACK DETAIL
NOT TO SCALE



STEEL FRAMED ENDWALL TRACK DETAIL
NOT TO SCALE

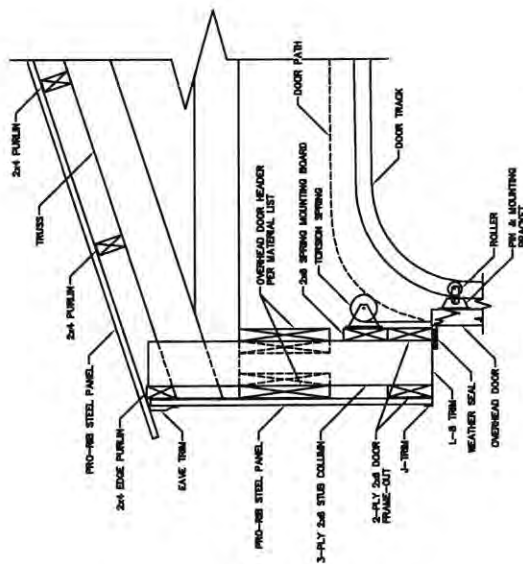


WOOD AND ALUMINUM SLIDING DOOR JAMB DETAIL
NOT TO SCALE



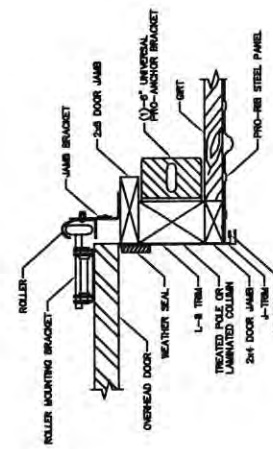
STEEL FRAMED SLIDING DOOR JAMB DETAIL
NOT TO SCALE

OVERHEAD DOOR DETAILS

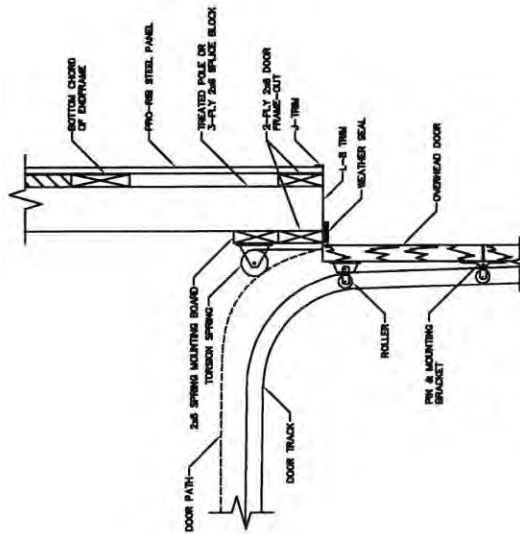


NOTE:
OWNER/CONTRACTOR MUST VERIFY OVERHEAD DOOR
HEADROOM REQUIREMENTS WITH DOOR MANUFACTURER
PRIOR TO STARTING CONSTRUCTION.

HEADER FRAMING SECTION • SIDEWALL
NOT TO SCALE



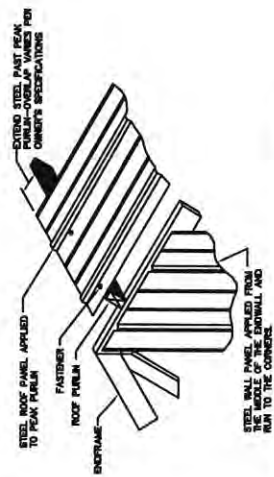
OVERHEAD DOOR JAMB DETAIL
NOTE TO SCALE



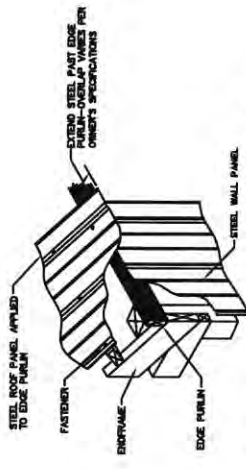
NOTE: OWNER/CONTRACTOR MUST VERIFY OVERHEAD DOOR HEADROOM REQUIREMENTS WITH DOOR MANUFACTURER PRIOR TO STARTING CONSTRUCTION.

HEADER FRAMING SECTION • ENDWALL
NOT TO SCALE

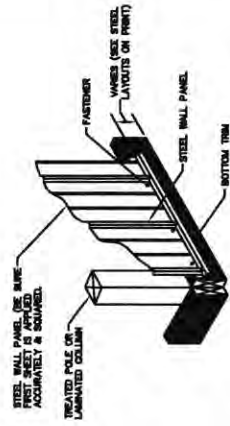
STEEL APPLICATION DETAILS



ROOF & ENDWALL STEEL APPLICATION @ GABLE PEAK



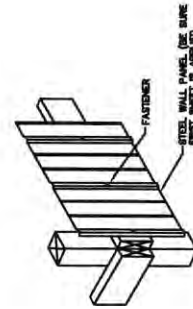
ROOF & SIDEWALL STEEL APPLICATION @ EAVE



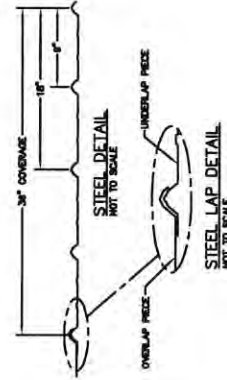
WALL STEEL APPLICATION @ GRADEBOARD



ROOF STEEL APPLICATION @ INTERMEDIATE



WALL STEEL APPLICATION @ INTERMEDIATE



We, Sarah Tyrrell and Adam Sobieralski, property owners of 6119 S. Linnie Lac Ct, New Berlin, WI 53146, are the promoters of this petition which contains 18 signatures.

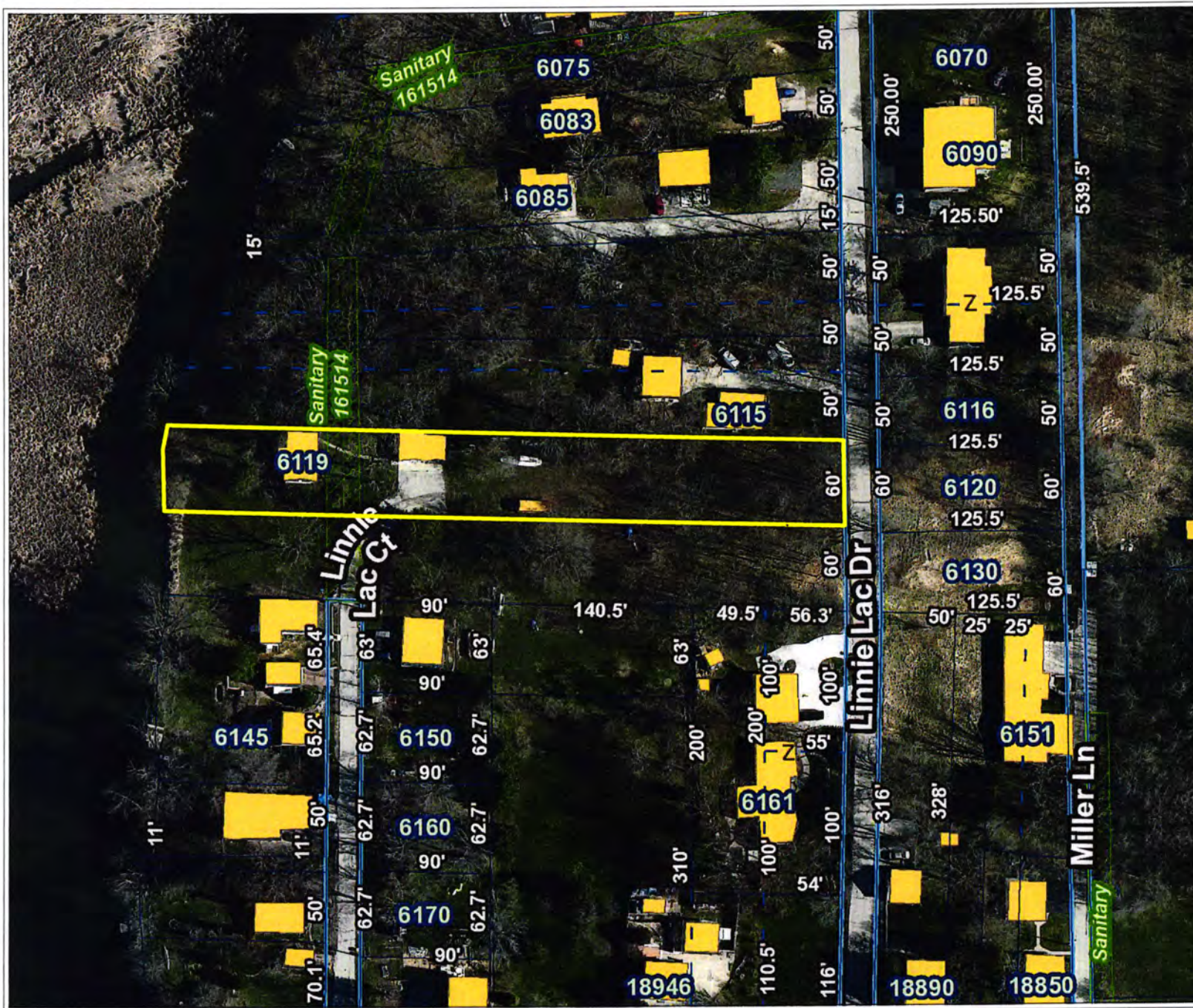
PETITION TO A SIZE VARIANCE FOR DETACHED ACCESSORY BUILDINGS AT 6119 S. LINNIE LAC CT.

To Chairman John Goetter and members of the City of New Berlin Board of Appeals,

We, the undersigned residents of Linnie Lac Subdivision, **SUPPORT** the property owners request for a size variance and height variance for detached accessory buildings at 6119 S. Linnie Lac Ct. We understand that the current R5 zoning and City of New Berlin regulations require that any property less than 2 acres can have up to 2 accessory buildings with a maximum combined allowable square footage of 840 square feet and maximum roof midpoint of 15 feet. The requested variance in size will be **1,171 square feet** for a combined total allowable square footage of 2,011 square feet between 2 accessory buildings. The requested height variance will be **4.5 feet** for a maximum roof midpoint height of 19.5 feet. We understand and acknowledge that this petition will be submitted with the property owners Board of Appeals application for a size and height variance. As a neighboring property owner, we do not feel that this request poses any harm to the public interest.

NAME	PROPERTY ADDRESS	SIGNATURE	DATE
Ernestine Miller	6137 S. LINNIE LAC CT.	Ernestine Miller	5/15/2022
WAYNE MILLER	6137 S. LINNIE LAC CT	Wayne Miller	5/15/2022
ARLENE SCHLIEVE	18980 W. LINNIE LAC PL	Arlene Schlieve	5/15/2022
KEVIN SCHULTZ	6275 S LINNIE LAC PL	Kevin Schultz	5/15/2022
HORTON SCHULTZ	6275 S. LINNIE LAC PLACE	Horton Schultz	5/15/2022
Dorinda Sullivan	6065 S. Linnie Lac Dr	Dorinda Sullivan	5-15-2022
ED DZIRKA	6080 S. LINNIE LAC DR.	Ed Dzik	5-15-2022
Ellen Dzik	6080 S Linnie Lac Dr	Ellen Dzik	5-15-2022
Mary Radtke	6061 S. Linnie Lac Dr	Mary Radtke	5-15-2022
Daniel Radtke	6061 S. Linnie Lac Dr	Daniel Radtke	5-15-2022
Jon Monigel	6225 S. Linnie Lac Dr	Jon Monigel	5-16-2022
Daniel Hollander	6155 S Linnie Lac Ct	Daniel Hollander	5-16-22

We, Sarah Tyrrell and Adam Sobieralski, property owners of 6119 S. Linnie Lac Ct, New Berlin, WI 53146, are the promoters of this petition which contains 18 signatures.

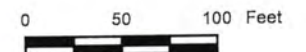


Overview Map



Legend

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



1 in = 100 ft

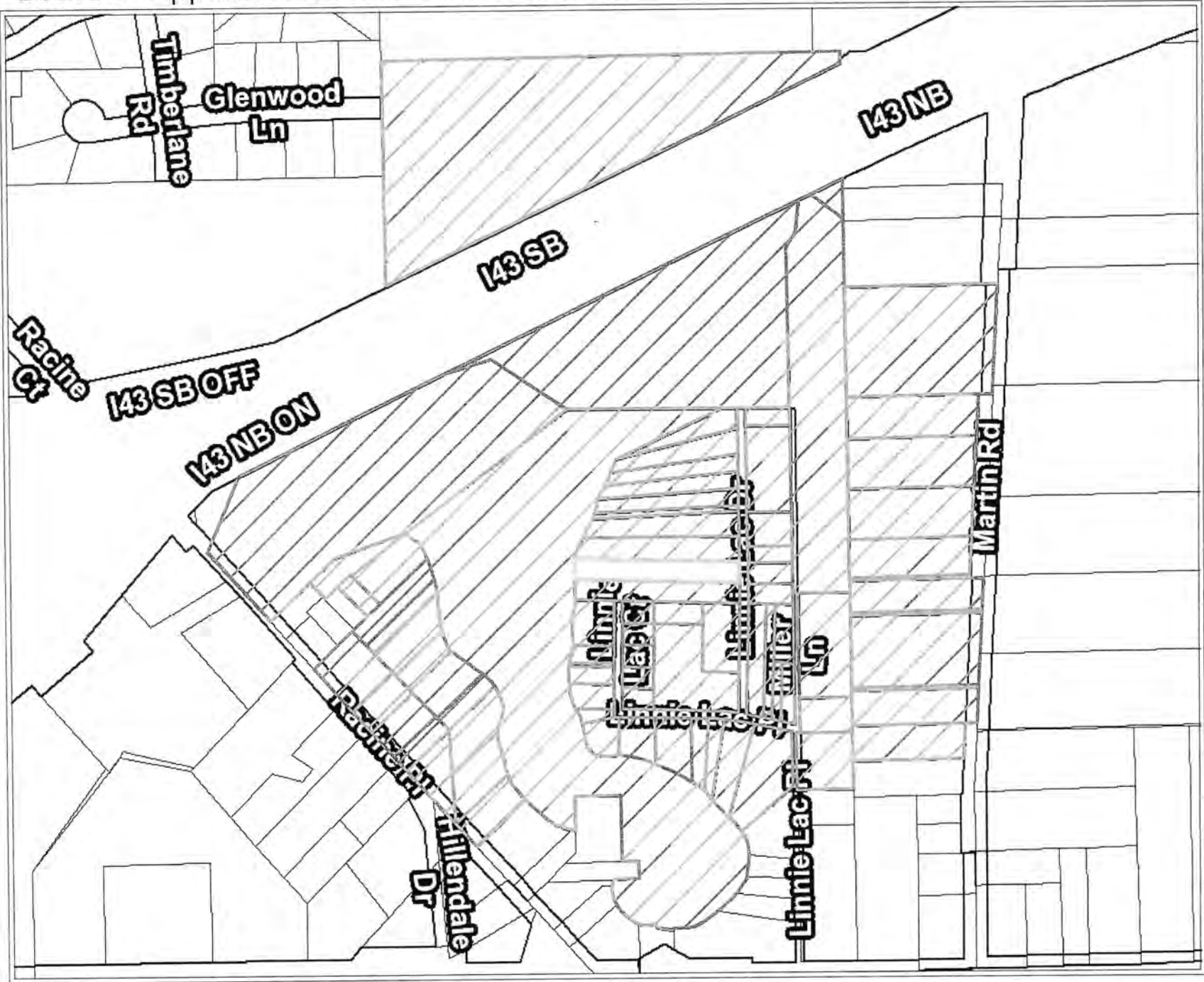


City of New Berlin
 Department of Community Development
 3805 S Casper Drive, New Berlin WI 53151
 (262) 797-2445 www.newberlin.org

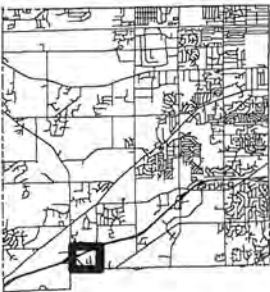
The information and depictions herein have been produced using data available through photogrammetric means by the City of New Berlin. The informations and depictions herein are for informational purposes and the City of New Berlin specifically disclaims accuracy in this reproduction and specifically admonishes 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, plats, Flood Insurance Studies, or other official means.

Map Printed: 8/24/2022 9:19:12 AM

Board of Appeals -- 6119 S. Linnie Lac Ct



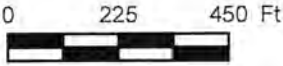
Overview Map



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
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 photogrammetric means by the City of New Berlin. The informations and depictions herein are for informational purposes and the City of New Berlin specifically disclaims accuracy in this reproduction and specifically admonishes 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, plats, Flood Insurance Studies, or other official means.

1280966

ALTMAN LIFE ESTATE, ELAINE PAULA E &
6151 S MILLER LN
NEW BERLIN WI 53146

1283974

BRIAN C. RICHLIN
6105 S MARTIN RD
NEW BERLIN WI 53146

1280050

BRIAN J. KARIS
18905 W LINNIE LAC PL
NEW BERLIN WI 53146

1283971

CASEY SCHACHT
6165 S MARTIN RD
NEW BERLIN WI 53146

1280055

CHAD J. SMET
18975 W LINNIE LAC PL
NEW BERLIN WI 53146

1280037

CHARLES WILM
6190 S RACINE PL
NEW BERLIN WI 53146

1280034

CHRISTOPHER M. VLISIDES
6170 S RACINE PL
NEW BERLIN WI 53146

1280084001

DANIEL RADTKE
6161 S LINNIE LAC DR
NEW BERLIN WI 53151

1280061

DANIEL T. HOLLANDER
6155 S LINNIE LAC CT
NEW BERLIN WI 53146

1280026

DAVID SCHARDT
6154 S RACINE PL
NEW BERLIN WI 53146

1280056

DONNA M. RUTCHIK
18979 W LINNIE LAC PL
NEW BERLIN WI 53146

1280072

DORIAN A. SULLIVAN
6065 S LINNIE LAC DR
NEW BERLIN WI 53146

1280018001

DUANE C LINDHORST AN LINDHORST
4915 MARIN WAY
NEW BERLIN WI 53151

1280967

DUANE N. MILLER
6186 S MILLER LN
NEW BERLIN WI 53146

1280103

EDWARD J. DZIEKAN
6080 S LINNIE LAC DR
NEW BERLIN WI 53146

1280023

EDWARD L. ROBINSON
6176 S RACINE PL
NEW BERLIN WI 53146

1280078

ERNESTINE J. MILLER
6137 S LINNIE LAC CT
NEW BERLIN WI 53146

1280038

HBS HOMES, LLC
PO BOX 734
MUSKEGO WI 53150

1280077

JAMES F. SCHLIEVE
18980 W LINNIE LAC
NEW BERLIN WI 53146

1280090

JANET L. URBAS
18850 W LINNIE LAC PL
NEW BERLIN WI 53146

1280097

JILLIAN JAMES
6110 S LINNIE LAC DR
NEW BERLIN WI 53146

1280048

JOSEPH W MONIGAL REVOCABLE TRUST
6225 S LINNIE LAC PL
NEW BERLIN WI 53146

1280021

JOSIP PERIC
6180 S RACINE PL
NEW BERLIN WI 53146

1280087

JUDITH TOOR
18890 W LINNIE LAC PL
NEW BERLIN WI 53146

1280053

KELLY LAUREN KNIGHT
18939 W LINNIE LAC PL
NEW BERLIN WI 53151

1280969

KEVAN J. SULLIVAN
6200 S LINNIE LAC PL
NEW BERLIN WI 53146

1280017001

LAWRENCE M. LENNOX
6220 S RACINE PL
NEW BERLIN WI 53146

1283976

LINDA M. MC GRADY
6035 S MARTIN RD
NEW BERLIN WI 53146

1283970

LINDA MC GRADY
6185 S MARTIN RD
NEW BERLIN WI 53146

1280060

LINDA MC NEIR
6165 S LINNIE LAC CT
NEW BERLIN WI 53146

1280999	LINNIE LAC MANAGEMENT DISTRICT			1280066	RUSSELL O. FABRITZ 6115 S LINNIE LAC DR NEW BERLIN	WI 53146
	<nul					
1283972	MARK HINRICHS 6145 S MARTIN RD NEW BERLIN	WI 53146		1283975001	RYAN M. ZYLKA 6055 S MARTIN RD NEW BERLIN	WI 53146
1280052	MICHELE AKA: MICHE D. JOHNSTON 258 SW JAMESTOWN WAY MAYO	FL 32066		1280064	SARAH B. TYRRELL 6119 S LINNIE LAC CT NEW BERLIN	WI 53151
1280991	MUSKEGO LAKES LAND CONSERVANCY S64 W18431 TOPAZ DR MUSKEGO	WI 53150		1280070	STEVEN A. HUNZIKER 6083 S LINNIE LAC DR NEW BERLIN	WI 53146
1283975	NICHOLAS A. WOJCIECHOWSKI 1552 WHITETAIL RUN MUKWONAGO	WI 53149		1280039	THEODORE E. SCHWULST S74 W17634 LAKE DR MUSKEGO	WI 53150
1283973	PATRICIA A. SHALLOW 6125 S MARTIN RD NEW BERLIN	WI 53146		1280094	THOMAS J. ADAMS PO BOX 340857 MILWAUKEE	WI 53234
1280014001	PAUL A. WALDERA 6248 S RACINE PL NEW BERLIN	WI 53146		1280079	WAYNE R. MILLER 6137 S LINNIE LAC CT NEW BERLIN	WI 53146
1280068	ROBERT CRESS 6087 S LINNIE LAC DR NEW BERLIN	WI 53146		1280020	WILLIAM E. WEBBER 6186 S RACINE PL NEW BERLIN	WI 53146
1280082	ROGER K. ERICKSON 18946 W LINNIE LAC PL NEW BERLIN	WI 53146		1280058	WILLIAM J KOSS REVOCABLE TRUST DA 19014 W LINNIE LAC PL NEW BERLIN	WI 53146
1283969	RONALD HOCHVAR 6195 S MARTIN RD NEW BERLIN	WI 53146				

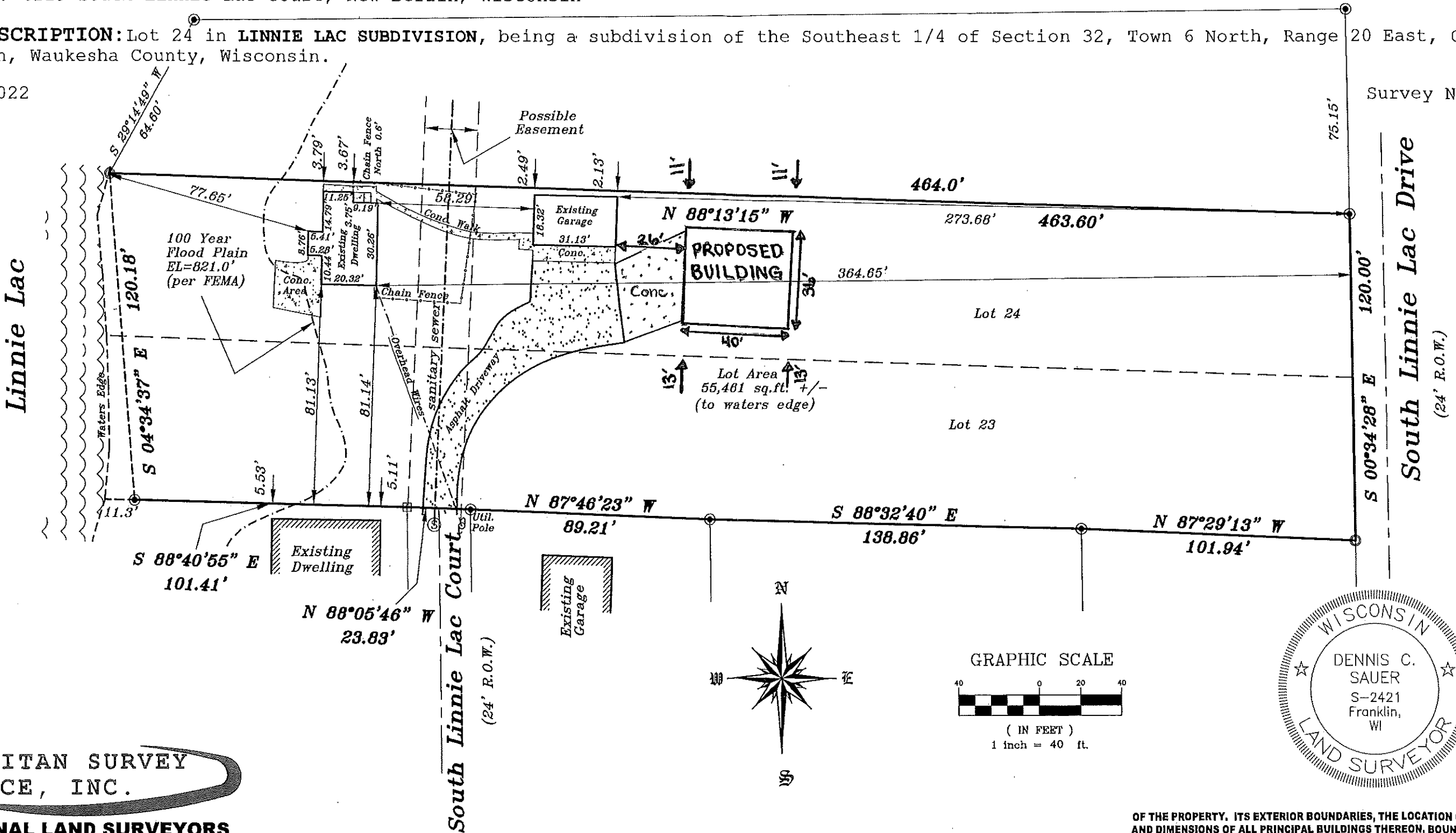
PLAT OF SURVEY

LOCATION: 6119 South Linnie Lac Court, New Berlin, Wisconsin

LEGAL DESCRIPTION: Lot 24 in LINNIE LAC SUBDIVISION, being a subdivision of the Southeast 1/4 of Section 32, Town 6 North, Range 20 East, City of New Berlin, Waukesha County, Wisconsin.

May 11, 2022

Survey No. 113462



METROPOLITAN SURVEY SERVICE, INC.

PROFESSIONAL LAND SURVEYORS

9415 West Forest Home Avenue, Suite 202
Hales Corners, Wisconsin 53130
PH. (414) 529-5380
survey@metropolitansurvey.com
www.metropolitansurvey.com

● — Denotes Iron Pipe Found
○ — Denotes Iron Pipe Set
⊞ — Denotes Stone Found

FLOOD DATA This property is in Zone AE & X of the Flood Insurance Rate Map, Community Panel No. 55133C0342G which has an effective date of 11/05/2014 and is in a Special Flood Hazard Area. Field surveying was not performed to determine this zone. An elevation certificate may be needed to verify this determination or apply for an amendment from the Federal Emergency Management Agency.

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 ENCROACHMENT, IF ANY.
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
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 THE DATE HEREOF.

SIGNED Dennis C. Sauer
Dennis C. Sauer
Professional Land Surveyor S-2421