

Board of Appeals MEETING AGENDA



August 1, 2024 - 6:00 PM
Council Chambers
3805 S. Casper Dr.

Published 7/23/2024

AGENDA

1. **CALL TO ORDER, PLEDGE OF ALLEGIANCE**
2. **ROLL CALL; DECLARATION OF QUORUM; PUBLIC NOTICE**
3. **APPROVAL OF MINUTES**
 - A. May 2, 2024 Meeting Minutes
4. **NEW BUSINESS**
 - A. Case #2575; Petitioner requests to construct a 396 square foot accessory building. The property is 8.9 acres and is zoned R-1/R-2, Rural Conservation Single Family Residential District. The property has currently reached the maximum square footage allowance of 2,500 square feet. A 396 square foot variance is required to obtain a building permit for this second accessory building.
 - B. Case #2576; Petitioner requests to construct a 30' x 34' addition that is 10 feet from the front setback line on Glen Park Ct. The property is a corner lot with three frontages. It is Zoned R-5, Medium Density Single Family Residential District, which requires a 40 foot front setback. A variance of 30 feet to the front setback is required in order to obtain a building permit.
5. **ADJOURN**

Supplemental Information:

- The meeting agenda and agenda packet are available online at www.NewBerlinWI.gov
- The minutes are published online and are approved at the next regularly scheduled meeting.
- Action may be taken on any of the agenda items and the agenda may be discussed in any order.
- You may email comments to the City Clerk at CitizenComments@NewBerlinWI.gov. The comments will be forwarded to the mayor and governing body members. The emailed comments are not read during the meeting.
- The City of New Berlin is committed to hosting inclusive, accessible meetings. We strive to enable all individuals, regardless of their abilities, to engage and participate fully. If you have a qualifying disability under the Americans with Disabilities Act that requires the meeting to be accessible, please contact the Office of the City Clerk at (262) 786-8610 or via email at ClerksOffice@NewBerlinWI.gov at least 48 hours before the scheduled meeting time. We will make every effort to accommodate your needs through appropriate aids and/or services.
- It is also possible that members of and possibly a quorum of other municipal governmental bodies may attend the above-stated meeting to gather information; any governmental body will take no action at the above-stated meeting other than the governmental body specifically referred to in the above meeting notice.



Board of Appeals MEETING MINUTES

May 2, 2024 - 6:00 PM
Council Chambers
3805 S. Casper Dr.

Please note: Minutes are unofficial until approved at the next scheduled meeting.

MINUTES

1. CALL TO ORDER, PLEDGE OF ALLEGIANCE

Board Member Goetter called the meeting to order at 6:06PM and led the Pledge of Allegiance.

2. ROLL CALL; DECLARATION OF QUORUM; PUBLIC NOTICE

Joelle Erickson took the roll call as follows:

Present: Board Member Klappa, Board Member Goetter, Commissioner Schulpius, Board Member Langer

Excused: Board Member James Oldham, Alternate #1 Board Member Nicole Willoughby, Alternate #2 Board Member Ronald Stair

Staff Present: Code Compliance Specialist Dan Hogan, Lead Inspector Steve Krentz, Community Relations Specialist Joelle Erickson

3. APPROVAL OF MINUTES

A. March 7, 2024 Meeting Minutes

MOTION: Motion to Approve Minutes

VOTE: Motion by: Board Member Klappa
Second by: Board Member Schulpius
Motion Passes 4-0

4. NEW BUSINESS

A. Petitioner requests to construct an elevated attached deck 33 feet from the rear yard property line. The property is Zoned R-1/R-2, Rural Conservation Single Family Residential District, which requires a rear yard setback of 50 feet. A rear yard variance of 17 feet is required in order to obtain a building permit. This item was tabled at the March 7, 2024 meeting.

Petitioner Dlugi requests to construct an elevated attached deck 33 feet from the rear yard property line which requires a rear yard setback of 50 feet. A rear yard variance of 17 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, Matt Dlugi.

Petitioner Dlugi: states that when they built their home 2 years ago they didn't realize that the setback of the property had to be 50 feet. The back of the home faces the West and the patio door is only 7' wide. A 7' wide deck would be impractical in a brand new house.

Board Member Schulpius: How close to the septic system is the deck going to be?

Petitioner Dlugi: Not even close – the septic tank is on the South side of the house. This is on the West side of the house.

Board Member Goetter: What do you do if we say no?

Petitioner Dlugi: I don't know. I hadn't looked at any other options.

Board Member Goetter: Have you looked at other options to make it less egregious for your neighbors?

Petitioner Dlugi: There is an exposed basement and we don't want stairs going over the windows. It would defeat the purpose of an exposed basement.

Board Member Langer: Did you speak to your neighbor directly to the West?

Petitioner Dlugi: We spoke briefly and he had no objection to it.

Code Compliance Specialist, Dan Hogan, explained that there were 3 opposition emails and/or calls from residents at 19200 W. Hillcrest Drive, 19225 W. Hillcrest Drive and 19250 W. Hillcrest Drive. These letters were added to the Agenda Packet for the Board of Appeals.

Board Member Goetter: Is this deck already built?

Petitioner Dlugi: The builder built the deck before I got a permit.

Board Member Klappa: I will make a motion to approve the request.

Board Member Langer: I will second the motion.

Board Member Schulpus: This deck is already built and it's self-imposed hardship. This deck can be rebuilt and reconfigured.

MOTION: Motion to Untable the deck variance for 19155 W. Hillcrest Drive

VOTE: Motion by: Board Member Schulpus
Second by: Board Member Klappa
Motion Passes 4-0

MOTION: Motion to Approve deck variance for 19155 W. Hillcrest Drive

VOTE: Motion by: Board Member Klappa
Second by: Board Member Langer
Motion Failed 1-3

- B.** Petitioner is requesting to construct a 768 square foot accessory building 15 feet from the rear yard lot line. The property is zoned R-5, Medium Density Single Family which requires a rear yard setback of 25 feet. A rear yard variance of 10 feet is required in order to obtain a building permit.
Petitioner Heeti is requesting to construct a 768 square foot accessory building 15 feet from the rear yard lot line which requires a rear yard setback of 25 feet. A rear yard variance of 10 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 Gotter then swore in the petitioner Ryan Heeti.

Petitioner Heeti: Looking to build a second garage. The current attached garage is only a 22'x22'. We are a big hobbyist family - we have a lot of camping equipment, campers, kayaks, wood working equipment, and car storage. We are only asking 10 feet. We are hoping to push the garage as far back as possible to retain as much of the backyard as possible. We are looking for as much storage as we can get.

Board Member Goetter: What is the hardship here?

Petitioner Heeti: The hardship is where we are required to have the 25 foot setback – it would move the garage more forward into the “usable” part of the backyard space. If you say no, we would have to shrink the depth of the garage to gain that 10' back. Where the rear set back is – is literally just brush and trees along with an elevation decrease that goes down into a grassy area. No one is near the rear side of our yard so it wouldn't affect anyone.

Board Member Schulpus: have you considered putting an addition onto the existing garage? You could rearrange this so you would not require a variance.

Petitioner Heeti: We have thought about that. We own a 5th wheel camper so there is currently a concrete slab next to the current garage – if we built to the side, we would lose the capability to park the camper.

Board Member Schulpus: Is there a reason why you would not flip the building?

Petitioner Heeti: The 10' space in between the fence and the back of the building – now we are taking up even more of unusable space of our backyard. What are we going to put back there? It would be useless to us. The plan is to remove the existing shed that is currently on the property. We are hoping to gain that space back by moving the lawn equipment in the shed to the new building.

Board Member Goetter: What is the round circle on the ariel view map?

Petitioner Heeti: It is a fire pit.

Board Member Langer: Any comments or discussion from neighbors? Or opposition?

Petitioner Heeti: Spoke to the neighbor to the East of us, he didn't have any opposition.

Theresa Zimmerman, 13433 W. Cleveland Avenue. Asked if there would be a commercial business operating in the garage.

Petitioner Heeti: There is 0% chance of me conducting any business out of this garage. This is strictly a hobby.

Mrs. Zimmerman then said she was in favor of the variance.

Board Member Langer: I move to approve the application as submitted.

Board Member Goetter: I will second the motion.

Board Member Langer: Even if you reconfigured it – you would still need a variance.

Board Member Goetter: What is most compelling to me is that the 2 properties immediately North are way up close to Cleveland. It is completely surrounded by trees. I don't think that anyone would ever know that it is being built there. Not much harm here for a 10' variance.

MOTION: Motion to Approve 10 feet variance for 13626 W. Montana Avenue

VOTE: Motion by: Board Member Langer
Second by: Board Member Goetter
Motion Passes 4-0

5. ADJOURN

MOTION: Motion to Adjourn at 7:25PM

VOTE: Motion by: Board Member Klappa
Second by: Board Member Schulpus
Motion Passes 4-0

***Respectfully Submitted,
Joelle Erickson, Community Relations Specialist***

STAFF REPORT SUMMARY

Board of Appeals

MEETING DATE: August 1, 2024

PETITIONER: Steven & Beth Ann Hartung

CASE NUMBER: BA-24-2675

LOCATION: 2400 S. Johnson Rd.

REQUEST: Petitioner requests to construct a 396 square foot accessory building. The property is 8.9 acres and is zoned R-1/R-2, Rural Conservation Single Family Residential District. The property currently has reached the maximum square footage allowance of 2,500 square feet. A 396 square foot variance is required to obtain a building permit for this second accessory building.

DETAILS IN ATTACHED STAFF REPORT

**CITY OF NEW BERLIN
DEPARTMENT OF COMMUNITY DEVELOPMENT
BOARD OF ZONING APPEALS STAFF REPORT
Meeting of August 1, 2024**

**Steven & Beth Ann Hartung / Variance Request
2400 S. Johnson Rd**

DATE: July 22, 2024

APPLICANT / OWNER(S): Steven & Beth Ann Hartung

REQUEST/DESCRIPTION OF VARIANCE: Petitioner requests to construct a 396 square foot accessory building. The property is 8.9 acres and is zoned R-1/R-2, Rural Conservation Single Family Residential District. The property currently has reached the maximum square footage allowance of 2,500 square feet. A 396 square foot variance is required to obtain a building permit for this second accessory building.

DATE OF APPLICATION: 06/17/2024

SIZE OF PARCEL: 8.9 Acres

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

CURRENT LAND USE: Residential

PROPOSED LAND USE: No change

ADJACENT ZONING AND LAND USE:

North Zoning:	A-2	Land Use:	Agricultural and Rural Holding District
South Zoning:	R-1/R-2	Land Use:	Rural Conservation Single Family Residential District
East Zoning:	R-1/R-2	Land Use:	Rural Conservation Single Family Residential District
West Zoning:	A-2	Land Use:	Agricultural and Rural Holding 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 5 acres or greater are allowed a maximum of 2,500 square feet of accessory structure square footage.

PROPOSED ARCHITECTURE: 396 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: 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 275-42-1 of the Zoning Code requires a maximum combined allowable square footage of 2,500 square feet for properties over 5 acres.
2. Property has an existing structure that is to remain.
3. Conservation easement located on the property.

Attachments:

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



Board of Appeals

Applicant / Contact

Name Steven and Beth Ann Hartung
Address 2400 S. Johnson Road
City, State, Zip New Berlin, WI 53146
Phone 414 659 7102
E-Mail steve.hartung@hartungbrothers.com
Current Zoning R1/R2 Property Class Forest Lands and Res

Agent

Name Steven Hartung
Address 2400 S. Johnson Road
City, State, Zip New Berlin, WI 53146
Phone 414 659 7102
Email steve.hartung@hartungbrothers.com
Property Owner's Address 2400 S. Johnson Road
Property Owner Stephen and Beth Ann Hartung Rev. Trust

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	\$ 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'.

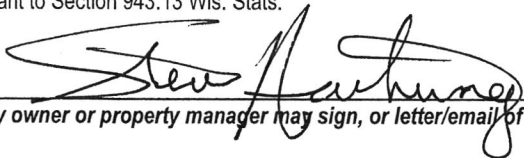
³ All architectural plans at a scale no smaller than 1/8" = 1'

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



Date: June 17, 2024

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 Hogn

Date:

6/17/2024

Board of Appeals Date:

08/01/2024

Total Fee:

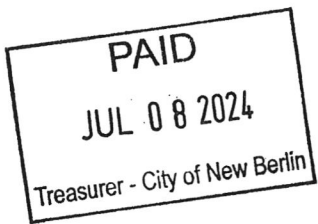
\$250

File Number:

2401344



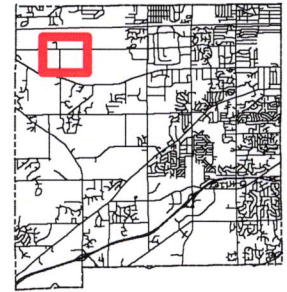
**Make Checks Payable To:
CITY OF NEW BERLIN**



Project -- XXXXXX



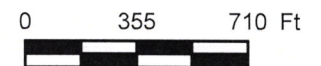
Overview Map



Legend

- Subject to Action
- Notified Parcels
- Other Parcels

Notified parcels (green hash lines) are those properties that fall within 600 Feet of a property that is subject to City of New Berlin action.



1182998	AJ HEINEN, INC 19805 W LINCOLN AVE NEW BERLIN WI 53146	1171996	DAVID J. NOGALSKI 21220 W CLEVELAND AVE NEW BERLIN WI 53146	1171999019	JEFFREY T PAGEL AND UTE PAGEL REV 1632 SHERMAN AVE SOUTH MILWAUKEE WI 53172
1182996	ANN L. SEHULSTER 20101 W LINCOLN AVE NEW BERLIN WI 53146	1182994	DIANE E TRITZ AND MICHAEL A TRAD IRF 20145 W LINCOLN AVE NEW BERLIN WI 53146	1182988005	JEREMY J. SCHWINER 2460 S JOHNSON RD NEW BERLIN WI 53146
1171999028	ANTHONY J BESASIE AND KELLY L BESA 1120 TANGLEWOOD CT BROOKFIELD WI 53005	1171999013	DIMO IANAKIEV 1815 S TWIN WILLOW DR NEW BERLIN WI 53146	1182997	JOHN J. GRISWOLD 14591 W FIELDPOINT CT NEW BERLIN WI 53151
1171999029	BERES PROPERTIES, LLC 17909 W LINCOLN AVE NEW BERLIN WI 53146	1171999011	ERIC J. EHLERS 1986 SUNNYSIDE DR WAUKESHA WI 53186	1182993	KAITLLIN H. NOGALSKI 20215 W LINCOLN AVE NEW BERLIN WI 53146
1171999041	BOREK REVOCABLE LIVING TRUST 3060 S WAUKESHA RD MILWAUKEE WI 53227	1171999042	ERIC W. GLEISS 5915 SUNSHINE LN RACINE WI 53402	1171999049	KCD TRUCKING, INC 1960 S 84TH ST WEST ALLIS WI 53227
1171999022	BRAD SCHMIDT 1429 S CARRIAGE LN NEW BERLIN WI 53151	1171999036	FRANK A. BUSALACCHI 15325 CASEY CIR BROOKFIELD WI 53005	1171999043	LANE A. BARKSTROM 100 E WISCONSIN AVE STE 2300 MILWAUKEE WI 53202
1171999045	BRIOHN PROPERTY MANAGEMENT, LLC 3885 N BROOKFIELD RD STE 200 BROOKFIELD WI 53045	1171999037	GEORGE A. FALK III 2825 N BURTON CT WAUKESHA WI 53188	1171999010	LEE SPANNBAUER 10260 W PALMERSHEIM DR HALES CORNERS WI 53130
1171999020	BRUCE ECKERT 13545 W FOXWOOD CT NEW BERLIN WI 53151	1171999050	HAROLD J. MAAS W224 N2791 STONEWOOD CT WAUKESHA WI 53186	1171999006	LEONARDELLI 2007 JOINT REVOCABLE T 17738 W JACOBS DR NEW BERLIN WI 53146
1171999018	CINECLEAN, INC 13431 W MONTANA AVE NEW BERLIN WI 53151	1171999030	JACK C. SCHAFER 4540 S CAMROSE DR NEW BERLIN WI 53151	1182986	LINDA D. DILLETT 2530 S JOHNSON RD NEW BERLIN WI 53146
1171995004	CR SKELTON, LLC 20180 W LINCOLN AVE NEW BERLIN WI 53146	1171999016	JAMES T. HOFBAUER 12545 W WEATHERSTONE BLVD NEW BERLIN WI 53151	1171995005	LT & RM, LLC 17775 W LIBERTY LN NEW BERLIN WI 53146

1171999044	MARK E. LANGER 1225 GRAY FOX DR BROOKFIELD WI 53045	1177999	RM DUGAN, LLC PO BOX 430 WALES WI 53183	1182990	TIMOTHY WEGEL 2320 S JOHNSON RD NEW BERLIN WI 53146
1182989	MARY L. MAREK 2330 S JOHNSON RD NEW BERLIN WI 53146	1171999034	ROBERT A. GRECO 16660 LILLAN RD BROOKFIELD WI 53005	1171999023	WEST MAIN PROPERTIES,, LLC W271 S3868 CIDER HILLS CT WAUKESHA WI 53189
1182986005	MICHAEL D. HAENSGEN 2600 S JOHNSON RD NEW BERLIN WI 53146	117199901	ROBERT S. HAHN 3182 S 77TH ST MILWAUKEE WI 53219	1171999014	WILLIAM J. PESCHEL W264 N2024 DEER HAVEN CT #A PEWAUKEE WI 53072
1171999009	MICHAEL P. ESMOND 2580 EASTWOOD LN BROOKFIELD WI 53005	1182991	SETH PARMER 20285 W LINCOLN AVE NEW BERLIN WI 53146	1171995	WMA PROPERTIES, LLC W230 S5970 MOLLA DR WAUKESHA WI 53189
1182999	NEW BERLIN INVESTMENTS, LLC S76 W25885 PRAIRIESIDE DR WAUKESHA WI 53189	1182992	STEPHEN AND BETH ANN HARTUNG JOINT 2400 S JOHNSON RD NEW BERLIN WI 53146		
1171999048	NICK ROGNE PO BOX 1106 BROOKFIELD WI 53008	1177996001	STEPHEN P. FOLEY 2695 S JOHNSON RD NEW BERLIN WI 53146		
1176992	PATRICK DILLETT 21385 W LINCOLN AVE NEW BERLIN WI 53146	1171999008	STEVE SCHWID RENTALS, LLC 2460 N 128TH ST BROOKFIELD WI 53005		
1171999026	PAUL R. BOGUSZ 15870 W CYNTHIA DR NEW BERLIN WI 53151	1182988008	STEVEN AND BETH ANN HARTUNG JOINT 2400 S JOHNSON RD NEW BERLIN WI 53146		
1171995002	REH PROPERTIES, LLC N19 W26692 MILKWEED LANE A PEWAUKEE WI 53072	1171999017	THOMAS A. BROWN S77 W16876 BRIDGEPORT CIR MUSKEGO WI 53150		
1182987	RICHARD E. UIHLEIN JR 2490 S JOHNSON RD NEW BERLIN WI 53146	1182988006	TIMOTHY J. HARTUNG 1411 MAPLE DR HUBERTUS WI 53033		

Nature of Appeal

Stephen and Beth Ann Hartung
2400 S. Johnson Road
New Berlin WI

We are requesting a variance from the maximum square footage allowed in accessory buildings. We currently have a 2500 Sq. foot Morton pole building, which we understand maximizes what we are allowed under the code. We are requesting a variance to allow construction of a second accessory building. The new building would be 396 sq. feet Morton pole building, and would look like a mini version of the existing accessory building, with two-tone walls and residential style windows. The building will not have plumbing or electrical service.

Hardship Argument/
Lack of Harm

Stephen and Beth Ann Hartung
2400 S. Johnson Road
New Berlin WI

Due to the nature of our property, which as a property class consists of 50% residential and 50% forest lands, we need additional space to store our equipment indoors and out of the weather and out of sight.

Our property consists of about 4 acres of woods and 3 or 4 additional acres of land that is not lawn that we keep as a native grass and flower prairie. Although technically this may not be revenue generating agricultural use, it still requires a small plow, tiller, field cultivator, box scrapper, seeder, fertilizer spreader, flail mower, trailer, and a small backhoe attachment when I plant trees. To date we have added 5 large maples, 1 willow, and 13 very large spruce and pine trees. We keep a well-organized property that looks sharp from the road and enhances property values for us and our neighbors.

There is no harm to our neighbors or those driving past our property. The proposed building will not be seen from Johnson Road because it is about 1000 feet from Johnson Road, with dense woods in between (our property has 200 feet of frontage on Johnson Road and is 1268 feet deep to the east of Johnson Road). It is possible that the proposed building could be seen from a couple properties on Lincoln Ave through a small gap in current foliage, but the proposed building is attractive and would be about 500 feet away from Lincoln Avenue.

We own the 5-acre lot immediately to the south of the subject property, and our son owns the lot along our northwest property line.



4/23/2024

Steve Hartung
2400 Johnson Rd.
New Berlin, WI 53151
Cell: (414) 659-7102
Other:

Dear Steve:

Thank you for giving us the opportunity to present you with a proposal for your building project. I will follow up with you within the next few days to answer any questions or concerns you might have.

As your Sales Consultant, I will work closely with you throughout the entire building process to help with financing, site selection, site layout for optimum land usage, site preparation and many issues you may not have considered, such as permits and proper drainage.

Morton Buildings, Inc. is the only building company that is fully integrated from receiving raw materials all the way to handing the keys over to you at the end of construction. This allows us to maintain our high quality, erecting buildings that operate efficiently with minimum maintenance and low costs year after year.

From basic to bold, small to large, and plain to fancy, Morton's buildings are constructed to satisfy almost every customer's needs. We put only the best materials and workmanship into every building and that is why we can confidently back our product with a very strong warranty package. Additionally, we can help guide you to a variety of sources for financing your construction project.

Again, thank you for allowing us to present you with this building proposal. I look forward to helping you make your building dream a reality.

Sincerely,

Brent Ryan
Sales Consultant
Brent.Ryan@mortonbuildings.com
Cell Phone: +1 414-791-4662

Office Phone: (920) 261-9151
Office Fax: 920-261-9180
W1190 American St
Ixonia, WI 53036-9704



Overhead Door Opening

2 C 15'0" x 9'0" Overhead Door Opening, 15' 2" X 9' 1" Panel, OHD/Operator requires 1' 4" Headroom, Available Headroom is 1' 9.5", See Subcontract Section for Detailed Door Information

Skylights

4 (Approx. 3' x 6'5") full skylight(s)

Subcontracts

Install 18' x 22' x 4" thick fiber reinforced concrete floor with power trowel finish, saw cut control joints, vapor retarder and curing sealer.

2- 18' x 4' x 4" concrete approaches with light broom finish and sealer.

1- 4' x 4' x 4" thick walk door stoop with light broom finish and sealer.

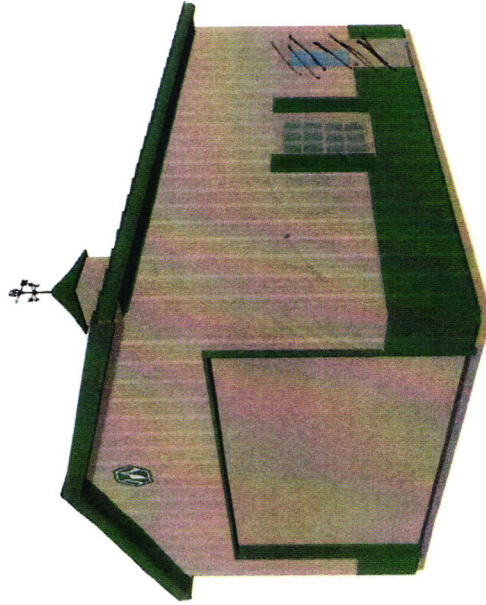
Strip the topsoil from the 18' x 30' building pad and use as backfill.

Supply, grade and compact 3/4" crushed granular fill to grade

Install (2) 15' 2" X 9' 1" Beige Raised Colonial Raynor Insulated MAP200 Aspen Door with 2" Raynor Heavy Duty Track and hardware, Bracket mount track, 10,000 cycle springs, Embossed Woodgrain, Door/Operator requires 1' 4" headroom, 3" Gray rubber bottom seal. Operator is not included. Available Headroom is 1' 9.5"



306 18'x11'x22' North and West Walls





Building Investment

Total Estimated Project Cost as described including Material, Tax, and Labor*: \$46,090.00

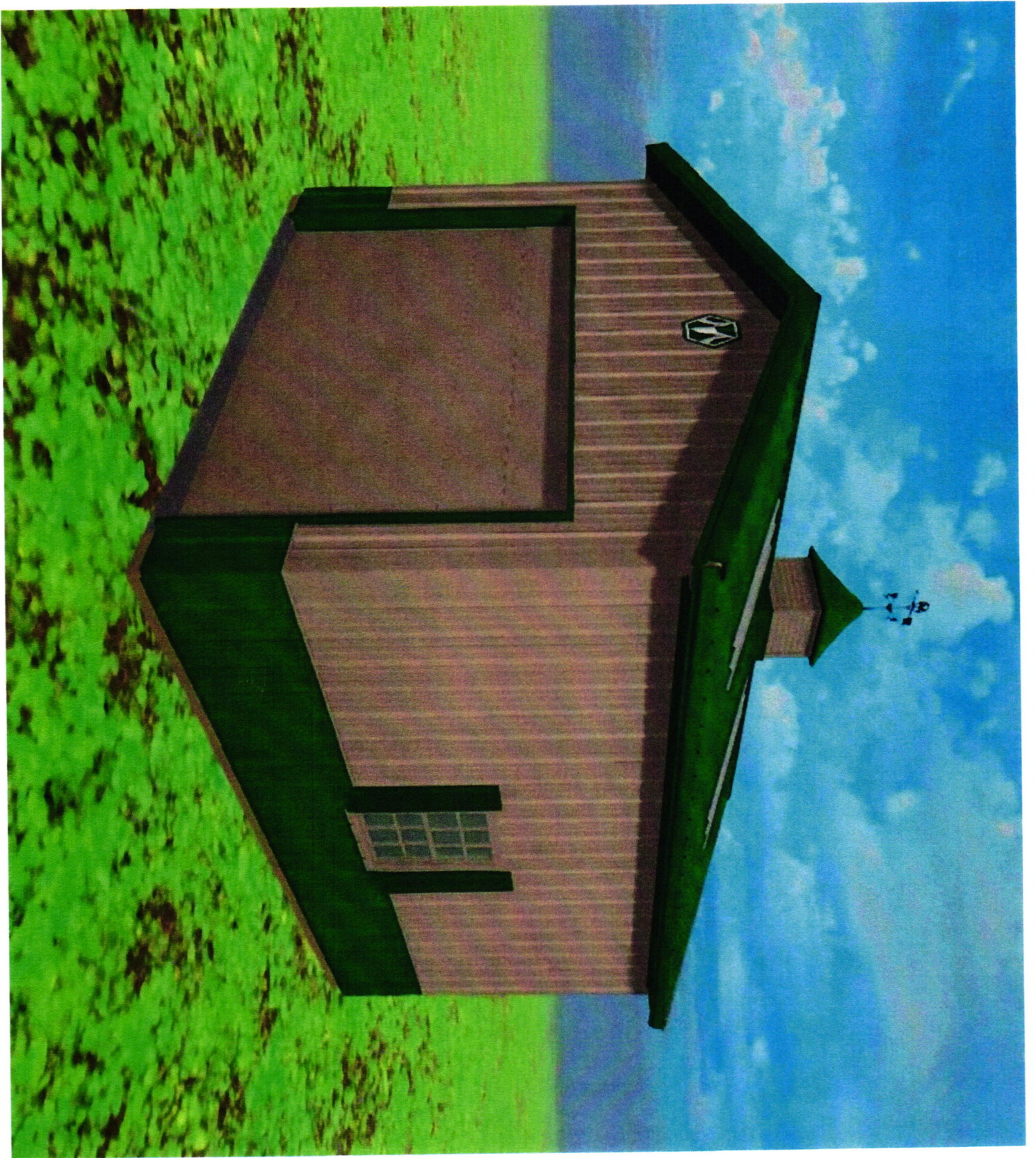
\$13,827.00 Down Payment
\$18,436.00 Due Upon Delivery of Materials
\$9,218.00 Progress Payment Due Upon when roofing operations begin
\$4,609.00 Due When Morton Buildings' Scope of Work is Complete

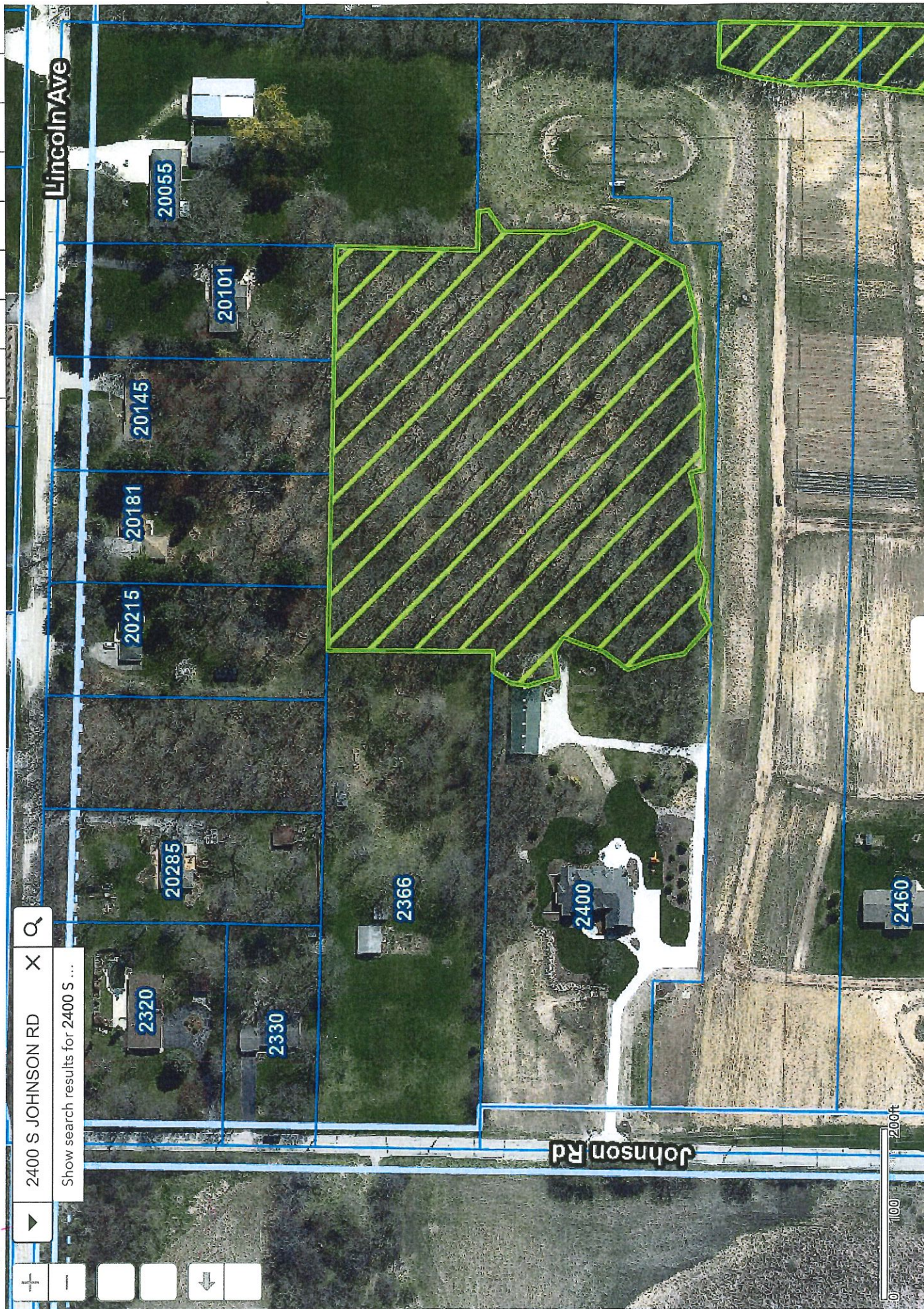
* Building Proposal Good for 7 Days from the date specified on cover letter.

If you accept this pricing proposal you must enter into a written building order which contains additional terms and conditions. This proposal is not intended to be a contract for construction.

This proposal contains information which is proprietary and/or are trade secrets and may not be disclosed to third-parties without the express written authorization of Morton Buildings, Inc.







STAFF REPORT SUMMARY

Board of Appeals

MEETING DATE: August 1, 2024

PETITIONER: Bryan Godec

CASE NUMBER: BA-24-2676

LOCATION: 3300 S. Glen Park Rd

REQUEST: Petitioner requests to construct a 30' x 34' addition that is 10 feet from the front setback line on Glen Park Ct. The property is a corner lot with three frontages. It is Zoned R-5, Medium Density Single Family Residential District, which requires a 40 foot front setback. A variance of 30 feet to the front setback 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 August 1, 2024

**Bryan Godec/ Variance Request
3300 S. Glen Park Rd.**

DATE: July 22, 2024

APPLICANT / OWNER(S): Bryan Godec

REQUEST/DESCRIPTION OF VARIANCE: Petitioner requests to construct a 30' x 34' addition that is 10 feet from the front setback line on Glen Park Ct. The property is a corner lot with three frontages. It is Zoned R-5, Medium Density Single Family Residential District, which requires a 40 foot front setback. A variance of 30 feet to the front setback is required in order to obtain a building permit.

DATE OF APPLICATION: 06/20/2024

SIZE OF PARCEL: 0.29 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:	B-1	Land Use:	Shopping Center 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): Per Zoning Code Section Table 275-33-2 there is a 40 foot front setback requirement in the R-5 zoning district where there is an open drainage ditch.

PROPOSED ARCHITECTURE: 30' x 40' Residential 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

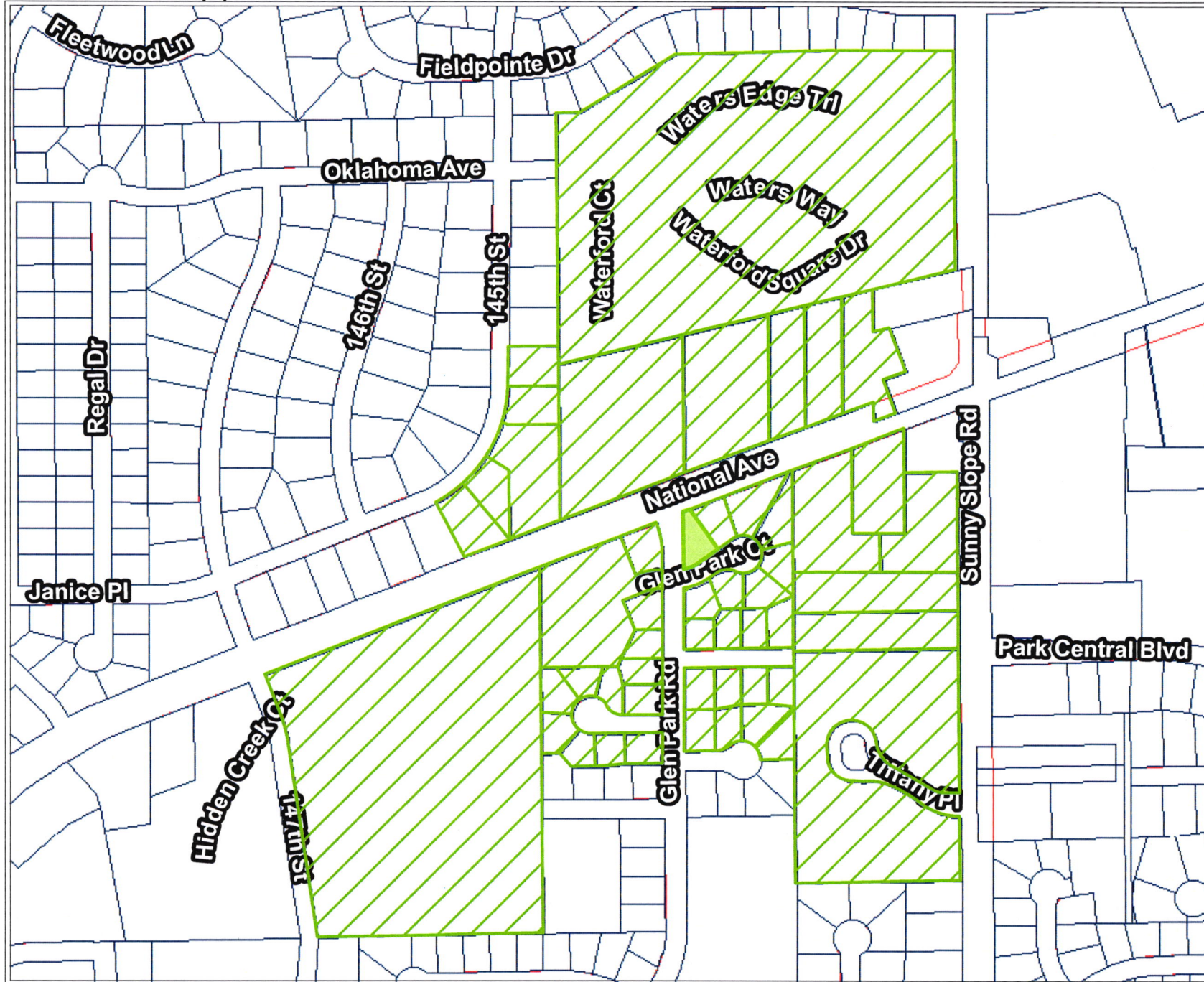
FINDINGS:

1. Property has three frontages: National Ave, Glen Park Rd and Glen Park Ct.
2. Property fronts a street with an open drainage ditch, which requires a 40 foot front setback.

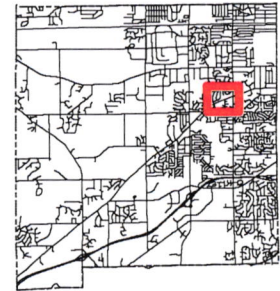
Attachments:

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

Board of Appeals -- 3300 S. Glen Park Rd



Overview Map



Legend

- Subject to Action
- Notified Parcels
- Other Parcels

Notified parcels (green hash lines) are those properties that fall within 600 Feet of a property that is subject to City of New Berlin action.



0 255 510 Ft

1205979002 3333 SUNNYSLOPE, LLC 8575 W FOREST HOME AVE STE 160 GREENFIELD WI 53228	1205277 BENNETT FAMILY TRUST 14059 W WATERFORD SQUARE DR NEW BERLIN WI 53151	1205130 CAROL A KENOWSKI REVOCABLE TRUST 14042 W TIFFANY PL NEW BERLIN WI 53151
1205076 ADAM J. NOWAKOWSKI 3324 S GLEN PARK CT NEW BERLIN WI 53151	1205171 BETTY H. BILITZ 14039 W TIFFANY PL NEW BERLIN WI 53151	1205352 CAROL A. CISZEWSKI 14142 W WATERS WAY NEW BERLIN WI 53151
1205091 ADAM R. JANKE 3397 S GLEN PARK CT NEW BERLIN WI 53151	1205086 BHAVNA PATEL 3355 S GLEN PARK RD NEW BERLIN WI 53151	1205342 CAROL J. PETERS 14215 W WATERS EDGE TRL NEW BERLIN WI 53151
1205340 ALICE R. PETERSON 14243 W WATERS EDGE TRL NEW BERLIN WI 53151	1205334 BONGIOVANNI FAMILY TRUST 14348 W WATERS EDGE TRL NEW BERLIN WI 53151	1205372 CAROLYN C. LARSEN 14179 W WATERS WAY NEW BERLIN WI 53151
1205316 ANDREW J. KUKEC 14056 W WATERS EDGE TRL NEW BERLIN WI 53151	1205133 BONNIE T. HORNING 14040 W TIFFANY PL NEW BERLIN WI 53151	1205074 CARPENTER REVOCABLE LIVING TRUST 3312 S GLEN PARK CT NEW BERLIN WI 53151
1205273 ANNETTE W. TAN 3142 S WATERFORD CT NEW BERLIN WI 53151	1205290 BRETT M. MEINECKE 14272 W WATERFORD SQUARE DR NEW BERLIN WI 53151	1205297 CARRIE VANZANT 14241 W WATERFORD SQUARE DR NEW BERLIN WI 53151
1205988 AURORA HEALTH CARE METRO, INC 750 W VIRGINIA ST MILWAUKEE WI 53204	1205106 BRIAN K. WIESE 3414 S GLEN PARK CT NEW BERLIN WI 53151	1205256 CHARLES D. PAIGE 3151 S WATERFORD CT NEW BERLIN WI 53151
1205282 BARBARA G HOLZHAUER REVOCABLE TR 14156 W WATERFORD SQUARE DR NEW BERLIN WI 53151	1205298 BRITT ANN BRANDT LIVING TRUST 14249 W WATERFORD SQUARE DR NEW BERLIN WI 53151	1205134 CHRISTINE A. SKERVEN 14034 W TIFFANY PL NEW BERLIN WI 53151
1205375 BASIA KOWALIK 14135 W WATERS WAY NEW BERLIN WI 53151	1205303 BRUCE AC TAYLOR 14291 WATERFORD SQUARE DR NEW BERLIN WI 53151	1205148 CHRISTINE M. VETTER 14064 W TIFFANY PL NEW BERLIN WI 53315
1205144 BENJAMIN DUCETT 14056 W TIFFANY PL NEW BERLIN WI 53151	1205322 BRUCE P. MILLER 14152 W WATERS EDGE TRL NEW BERLIN WI 53131	1205093 CHRISTOPHER J. EGNER 3407 S GLEN PARK CT NEW BERLIN WI 53151

1205998001	CROSSWIND PRESERVE, LLC W338 S4571 SLEEPY HOLLOW CT DOUSMAN WI 53118	1205314	DAVID J. NEDELCOFF 14040 W WATERS EDGE TRL NEW BERLIN WI 53151	1205269	DONN T GURSKE AND SANDRA L GURSK 3170 S WATERFORD CT NEW BERLIN WI 53151
1205117	DALE JACKSON 14004 W TIFFANY PL NEW BERLIN WI 53151	1205318	DEAN A. RUHLE 14072 W WATERS EDGE TRL NEW BERLIN WI 53151	1205142	DONNA M. BIZUB 14058 W TIFFANY PL NEW BERLIN WI 53151
1205170	DANIEL G. AUBURN 14057 W TIFFANY PL NEW BERLIN WI 53151	1205122	DEAN D. QUINN 14022 W TIFFANY PL NEW BERLIN WI 53151	1205357	DONNA R THOMPSON REVOCABLE TRUS 14214 W WATERS WAY NEW BERLIN WI 53151
1205095	DANIEL J. KONIAR 3415 S GLEN PARK CT NEW BERLIN WI 53151	1205159	DEBORAH DENISE OSWALT LIVING TRUS 14047 W TIFFANY PL NEW BERLIN WI 53151	1205366	DRAGICEVIC JOINT REVOCABLE TRUST 14257 W WATERS WAY NEW BERLIN WI 53151
1205363	DANIEL JOSEPH CIAMPA 14281 W WATERS WAY NEW BERLIN WI 53151	1205312	DEBRA SCHMIDT 14024 WATERS EDGE TRL NEW BERLIN WI 53151	1205280	DUANE MISIEWICZ 14128 W WATERFORD SQUARE DR NEW BERLIN WI 53151
1205082	DANIEL S. SEM 14230 W GLEN MEADOW DR NEW BERLIN WI 53151	1205338	DIANNE RICE 14271 W WATERS EDGE TRL NEW BERLIN WI 53151	1205128	ELIZABETH M HALL LIVING TRUST 14044 W TIFFANY PL NEW BERLIN WI 53151
1205124	DANKO POPOVIC 14020 W TIFFANY PL NEW BERLIN WI 53151	1205995	DIGGERS HOTLINE, INC 14100 W NATIONAL AVE NEW BERLIN WI 53151	1205140	ELVEDINA ELEZOVIC 14060 W TIFFANY PL NEW BERLIN WI 53151
1205994	DAVID D. BELAN 20790 WATERTOWN RD WAUKESHA WI 53186	1205367	DOLPHIN PROPERTIES, LLC 11065 CATHEDRAL CT MILWAUKEE WI 53226	1205154	ERIC R. BUHRANDT 14073 W TIFFANY PL NEW BERLIN WI 53151
1205291	DAVID H. PORCARO 14286 W WATERFORD SQUARE DR NEW BERLIN WI 53151	1205359	DON W. WILSON 14242 W WATERS WAY NEW BERLIN WI 53151	1205138	ERIN T. BREINDEL 14062 W TIFFANY PL NEW BERLIN WI 53151
1205153	DAVID J. IMMEL 14078 W TIFFANY PL NEW BERLIN WI 53151	1205284	DONALD L. EVANS 14184 W WATERFORD SQUARE DR NEW BERLIN WI 53151	1205374	FELICE L. THOMAS 14163 WATERS WAY NEW BERLIN WI 53151

1205272	1205347	1205265
FRANK H. ZHU	GREGORY H. ZALEWSKI	JAMES BANNANTINE
3148 S WATERFORD CT	14029 W WATERS EDGE TRL	3187 WATERFORD CT
NEW BERLIN WI 53151	NEW BERLIN WI 53151	NEW BERLIN WI 53151
1205320	1205179	1205143
GENE J. BAIETTO	GREGORY SIECKERT	JAMES E. MORRISON
14124 W WATERS EDGE TRL	14035 W TIFFANY PL	14052 W TIFFANY PL
NEW BERLIN WI 53151	NEW BERLIN WI 53151	NEW BERLIN WI 53151
1205092	1205339	1205324
GEORGE R. MCCOY	GROESCHL LIVING TRUST	JAMES J. COONS
3403 S GLEN PARK CT	14257 W WATERS EDGE TRL	14180 W WATERS EDGE TRL
NEW BERLIN WI 53151	NEW BERLIN WI 53151	NEW BERLIN WI 53151
1205358	1205300	1205257
GERALD J AND KAREN M KING FAMILY TI	GUSTAVO A. GUEVARA	JAMES M. MARO
14228 W WATERS WAY	14265 W WATERFORD SQUARE DR	3155 S WATERFORD CT
NEW BERLIN WI 53151	NEW BERLIN WI 53151	NEW BERLIN WI 53151
1205078	1205149	1205977
GESKE TRUST	HYBL REALTY, LLC	JAMES MICHALSEN
3336 S GLEN PARK CT	13530 TERRYWOOD CT	2501 W WICKENBURG WAY LOT 332
NEW BERLIN WI 53151	NEW BERLIN WI 53151	WICKENBURG AZ 85390
1205349	1205176	1205107
GINA G. ABBE	HYBL REALTY, LLC	JAMES P. HOLLENSTEIN
14112 W WATERS WAY	13530 TERRYWOOD CT	3410 S GLEN PARK CT
NEW BERLIN WI 53151	NEW BERLIN WI 53151	NEW BERLIN WI 53151
1205309	1205306	1205030
GLAWE FAMILY REVOCABLE LIVING TRU	IGOR MARKOVIC	JAMES R. GREEN
14370 WATERFORD SQUARE DR	14311 W WATERFORD SQUARE DR	3256 S 145 ST
NEW BERLIN WI 53151	NEW BERLIN WI 53151	NEW BERLIN WI 53151
1205032	1205299	1205330
GLORIA AUSPRUNG TRUST	IRENEUSZ GOTTFRYDZIAK	JAMES SUSLER
3226 S 145 ST	14257 W WATEFORD SQUARE DR	14318 W WATERS EDGE TRL
NEW BERLIN WI 53151	NEW BERLIN WI 53151	NEW BERLIN WI 53151
1205072	1205129	1205350
GODEC REVOCABLE TRUST	JAIME MARTINEZ	JANE E OLSON LIVING TRUST
3300 S GLEN PARK RD	14026 W TIFFANY PL	14122 W WATERS WAY
NEW BERLIN WI 53151	NEW BERLIN WI 53151	NEW BERLIN WI 53151
1205174	1205163	1205362
GORDON WHITE	JAMES A. LAFOND	JANET B. KOLANCHECK
14053 W TIFFANY PL	14063 W TIFFANY PL	14284 WATERS WAY
NEW BERLIN WI 53151	NEW BERLIN WI 53151	NEW BERLIN WI 53151

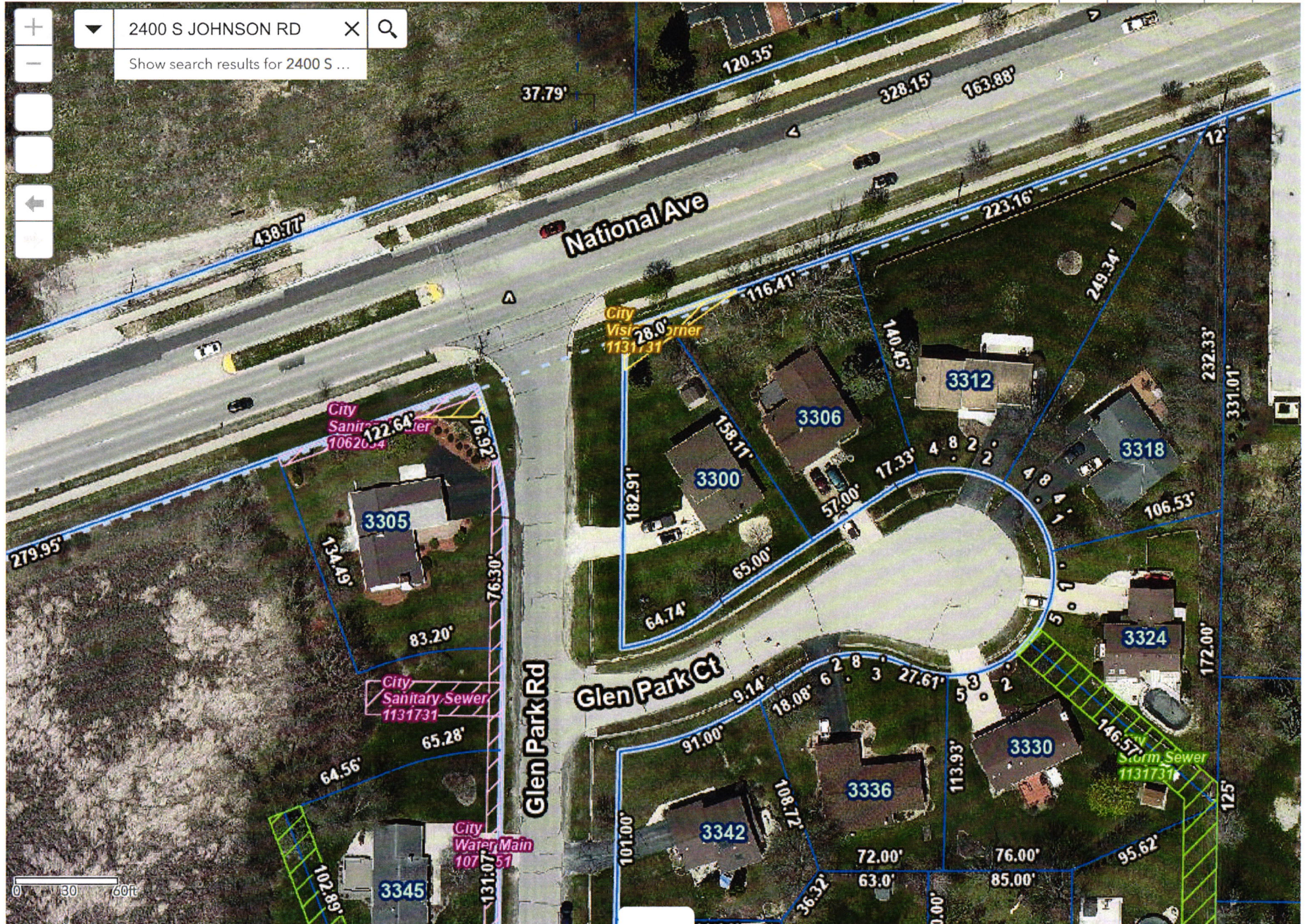
1205137 JEANETTE REINDERS 14038 W TIFFANY PL NEW BERLIN WI 53151	1205274 JOHN P. FELDNER 14017 WATERFORD SQUARE DR NEW BERLIN WI 53151	1205376 JUDY A. BARCZAK 14131 W WATERS WAY NEW BERLIN WI 53151
1205285 JEFFREY E. DOSS 14198 W WATERFORD SQUARE DR NEW BERLIN WI 53151	1205105 JOSEPH DAVID 3418 S GLEN PARK CT NEW BERLIN WI 53151	1205370 JULIA E. MILLER 14215 WATERS WAY NEW BERLIN WI 53151
1205077 JENNIFER J O'BRIEN IRREVOCABLE TRU: 3330 S GLEN PARK CT NEW BERLIN WI 53151	1205327 JOSEPH M AND ANN M BERES REVOCAB 14260 W WATERS EDGE TR NEW BERLIN WI 53151	1205991001 JUSTIN J. WEBER 3246 S 145 ST NEW BERLIN WI 53151
1205131 JENNIFER L. SCHECHER 14028 W TIFFANY PL NEW BERLIN WI 53150	1205085 JOSEPH W. FILSINGER 3345 S GLEN PARK RD NEW BERLIN WI 53151	1205296 KARL W. THIESSENHUSEN 14233 WATERFORD SQUARE DR NEW BERLIN WI 53151
1205281 JOAN M. CHICONAS 14142 W WATERFORD SQUARE DR NEW BERLIN WI 53151	1205377 JUDITH A EICK REVOCABLE TRUST 14127 W WATERS WAY NEW BERLIN WI 53151	1205307 KATHERINE G ANGELI REVOCABLE TRUS 14319 WATERFORD SQUARE DR NEW BERLIN WI 53151
1205361 JOANNE C. JANIKOWSKI 14270 W WATERS WAY NEW BERLIN WI 53151	1205177 JUDITH A RICHTER LIVING TRUST 14041 W TIFFANY PL NEW BERLIN WI 53151	1205136 KATHLEEN A. HINKLE 14032 W TIFFANY PL NEW BERLIN WI 53151
1205341 JOHN A. WEICKELT 14229 W WATERS EDGE TRL NEW BERLIN WI 53151	1205173 JUDITH A. KRIEGER 14037 W TIFFANY PL NEW BERLIN WI 53151	1205162 KATHLEEN D. CEEL 14065 W TIFFANY PL NEW BERLIN WI 53151
1205261 JOHN D. BLAGUSKI 3173 S WATERFORD CT NEW BERLIN WI 53151	1205991 JUDITH K MULQUEEN REVOCABLE TRUS 14410 W NATIONAL AVE NEW BERLIN WI 53151	1205293 KATHLEEN SINGLEY 14209 W WATERFORD SQUARE DR NEW BERLIN WI 53151
1205079 JOHN KACZMAROWSKI 3342 S GLEN PARK CT NEW BERLIN WI 53151	1205378 JUDITH M. MEIER 14123 W WATERS WAY NEW BERLIN WI 53151	1205353 KELLY G. SMITH 14152 W WATERS WAY NEW BERLIN WI 53151
1205283 JOHN KUBOWICZ 14170 W WATERFORD SQUARE DR NEW BERLIN WI 53151	1205313 JUDITH R. FINNEGAN 14032 W WATERS EDGE TRL NEW BERLIN WI 53151	1205180 KENNETH H. SMITH 14031 W TIFFANY PL NEW BERLIN WI 53151

1205288	KIM S. COLLIS 14244 W WATERFORD SQUARE DR NEW BERLIN WI 53151	1205139	LISA EMERY 14048 W TIFFANY PL UNIT B NEW BERLIN WI 53151	1205115	MARVIN H. CAUGHELL 14006 W TIFFANY PL NEW BERLIN WI 53151
1205081	KIMBERLY M. BUESING 14260 W GLEN MEADOW DR NEW BERLIN WI 53151	1205116	LORNA J. TAMMS 14002 W TIFFANY PL NEW BERLIN WI 53151	1205155	MARY A. HAACK 14071 W TIFFANY PL NEW BERLIN WI 53151
1205287	KUMAR AMODH YADAV 14230 W WATERFORD SQUARE DR NEW BERLIN WI 53151	1205108	LYNN J BROWNING REVOCABLE TRUST 14285 W GLEN MEADOW DR NEW BERLIN WI 53151	1205301	MARY BETH FELDER 14273 W WATERFORD SQUARE DR NEW BERLIN WI 53151
1205080	KURT DYSZELSKI 14290 W GLEN MEADOW DR NEW BERLIN WI 53151	1205323	LYNN M. POWERS 14166 W WATERS EDGE TRL NEW BERLIN WI 53151	1205164	MARY E. MCELLIGOTT 14067 W TIFFANY PL NEW BERLIN WI 53151
1205167	KYLE D. MUEHLBAUER 14021 W TIFFANY PL NEW BERLIN WI 53151	1205111	MACKENZIE L. LINDBLOM 14205 W GLEN MEADOW DR NEW BERLIN WI 53151	1205373	MARY HARTUNG 14171 W WATERS WAY NEW BERLIN WI 53151
1205084	LARRY W. MYERS 3305 S GLEN PARK RD NEW BERLIN WI 53151	1205278	MAGGIE SMITH 14073 W WATERFORD SQUARE DR NEW BERLIN WI 53151	1205114	MARY SCHILLING 14000 W TIFFANY PL NEW BERLIN WI 53151
1205994001	LATE BLOOMERS 2, LLC 8020 MEADOW LN WATERFORD WI 53185	1205267	MARILYN F GEBHARD LIVING TRUST 3180 S WATERFORD CT NEW BERLIN WI 53151	1205127	MATTHEW C. WARGIN 12935 W VAN NORMAN AVE NEW BERLIN WI 53151
1205075	LEONARDO CAPO 3318 S GLEN PARK CT NEW BERLIN WI 53151	1205260	MARILYN N. SOINEY 3167 WATERFORD CT NEW BERLIN WI 53151	1205335	MATTHEW W. QUINN 14347 W WATERS EDGE TRL NEW BERLIN WI 53151
1205150	LEROY P. SZYMCAK 14074 W TIFFANY PL NEW BERLIN WI 53150	1205109	MARK C. MILLER 14255 W GLEN MEADOW DR NEW BERLIN WI 53151	1205262	MDH TRUST 3175 S WATERFORD CT NEW BERLIN WI 53151
1205157	LINDA BLOCK 14069 W TIFFANY PL NEW BERLIN WI 53151	1205181	MARK E. GRZYB 14033 W TIFFANY PL UNIT D NEW BERLIN WI 53151	1205360	MICHAEL AND MARY RIVERS REVOCABL 14256 W WATERS WAY NEW BERLIN WI 53151

1205090	MICHAEL BAUMANN 3393 S GLEN PARK CT NEW BERLIN WI 53151	1205156	NAOMI G. CARNOT 14075 W TIFFANY PL NEW BERLIN WI 53151	1205331	PATRICIA C. HANSEN 14326 WATERS EDGE TRL NEW BERLIN WI 53151
1205365	MICHAEL J. TATALOVICH 14265 W WATERS WAY NEW BERLIN WI 53151	1205351	NATALIE RAHMING 14132 W WATERS WAY NEW BERLIN WI 53151	1205169	PATRICIA J PEDERSEN REVOCABLE TRU 14023 W TIFFANY PL NEW BERLIN WI 53151
1205165	MICHAEL J. THOMPSON 14061 W TIFFANY PL NEW BERLIN WI 53151	1205178	NICOLETA ECONOMY 14029 W TIFFANY PL NEW BERLIN WI 53151	1205270	PATRICIA SCHMIDT LIVING TRUST 3164 S WATERFORD CT NEW BERLIN WI 53151
1205166	MICHAEL LOWIN 14027 W TIFFANY PL NEW BERLIN WI 53151	1205255	NORMAN C. KNIEF 20931 RIVERS FORD ESTERO FL 33928	1205348	PATTI ROUMAN 14021 W WATERS EDGE TRL NEW BERLIN WI 53151
1205295	MICHAEL S. GILLILAN 14225 W WATERFORD SQUARE DR NEW BERLIN WI 53151	1205308	O'BRIEN LIVING TRUST 14356 W WATERFORD SQUARE DR NEW BERLIN WI 53151	1205332	PAUL F. GOHDE 14332 W WATERS EDGE TRL NEW BERLIN WI 53151
1205089	MICHAEL SKOW 3389 S GLEN PARK CT NEW BERLIN WI 53151	1205355	PAMELA J. ATKINSON 14172 WATERS WAY NEW BERLIN WI 53151	1205292	PAUL L. CUCUNATO 14201 W WATERFORD SQUARE DR NEW BERLIN WI 53151
1205135	MOHAN REDDY BEERAM 14036 W TIFFANY PL NEW BERLIN WI 53151	1205161	PAMELA L SECCOMBE TRUST 14045 W TIFFANY PL NEW BERLIN WI 53151	1205132	PETER CICERO 14030 W TIFFANY PL NEW BERLIN WI 53151
1205337	NANCY J. CIMLER 14285 W WATERS EDGE TRL NEW BERLIN WI 53151	1205371	PAMELA S. DORNA 14187 W WATERS WAY NEW BERLIN WI 53151	1205325	PETER J. LONG 14194 W WATERS EDGE TRL NEW BERLIN WI 53151
1205329	NANCY POPPE IRREVOCABLE TRUST 14310 W WATERS EDGE TRL NEW BERLIN WI 53151	1205354	PATRICIA A. ANDRADE 14162 W WATERS WAY NEW BERLIN WI 53151	1205289	PRASHANTKUMAR SUBHAS CHAWLA 13430 W FOXWOOD DR NEW BERLIN WI 53151
1205286	NANCY R. BUSATERI 14216 W WATERFORD SQUARE DR NEW BERLIN WI 53151	1205160	PATRICIA BROWN 14051 W TIFFANY PL NEW BERLIN WI 53151	1205344	RETTIG REVOCABLE LIVING TRUST 2385 BLUEWATER DR WAUCONDA IL 60084

1205294	1205311	1205104
RICHARD A. SCHANK	ROBERT P. WHITE	SCOTT J. BUNKER
14217 W WATERFORD SQUARE DR	14016 W WATERS EDGE TRL	1709 S 80TH ST
NEW BERLIN WI 53151	NEW BERLIN WI 53151	WEST ALLIS WI 53214
1205151	1205317	1205993001
RICHARD KIRCHHOFF	ROBERT W. WYLIE	SDS MANAGEMENT, LLC
14076 W TIFFANY PL	14064 W WATERS EDGE TRL	14200 W NATIONAL AVE
NEW BERLIN WI 53151	NEW BERLIN WI 53151	NEW BERLIN WI 53151
1205120	1205275	1205978001
RICHARD L. KRUSE	ROGER A HEDDING AND KATHLEEN R HE	SGP 14151, LLC
14010 W TIFFANY PL	14031 W WATERFORD SQUARE DR	19360 WHITEHALL DR
NEW BERLIN WI 53151	NEW BERLIN WI 53151	BROOKFIELD WI 53045
1205279	1205326	1205141
RICHARD P. PEDRIANA	RONALD E. MEYER	SHARLENE D. HILLER
14087 W WATERFORD SQUARE DR	14248 W WATERS EDGE TRL	14050 W TIFFANY PL
NEW BERLIN WI 53151	NEW BERLIN WI 53151	NEW BERLIN WI 53151
1205073	1205110	1205088
RICHARD PLATT	RONALD ROSS LAYNE JR	SHERMAN S. MARTELL
3306 S GLEN PARK CT	14225 W GLEN MEADOW DR	3385 S GLEN PARK CT
NEW BERLIN WI 53151	NEW BERLIN WI 53151	NEW BERLIN WI 53151
1205356	1205121	1205118
RICHARD S. WELTCHEFF	ROSEMARY C. WAYER	SHERRI BOND
14182 W WATERS WAY	14012 W TIFFANY PL	14008 W TIFFANY PL
NEW BERLIN WI 53151	NEW BERLIN WI 53151	NEW BERLIN WI 53151
1205302	1205172	1205319
ROBERT E. FISCHER	RUTH F OSIER REVOCABLE TRUST	SHIRLEY C. RINALDI
14285 W WATERFORD SQUARE DR	14059 W TIFFANY PL	14080 W WATERS EDGE TRL
NEW BERLIN WI 53151	NEW BERLIN WI 53151	NEW BERLIN WI 53151
1205369	1205254	1205145
ROBERT E. MOORE JR	SALLY HABANEK	SONG WANG
14219 W WATERS WAY	3143 S WATERFORD CT	14054 W TIFFANY PL
NEW BERLIN WI 53151	NEW BERLIN WI 53151	NEW BERLIN WI 53151
1205119	1205343	1205146
ROBERT G. DEQUICK	SANDRA M MALM REVOCABLE TRUST	SONJA A. BAUER
14014 W TIFFANY PL	10101 N ARABIAN TRL UNIT 1065	14066 W TIFFANY PL
NEW BERLIN WI 53151	SCOTTSDALE AZ 85258	NEW BERLIN WI 53151
1205321	1205094	1205364
ROBERT P. SCHMECHEL	SATYANARAYANA R. GADE	STEPHEN R. PEAKE
14138 W WATERS EDGE TRL	3411 S GLEN PARK CT	14273 W WATERS WAY
NEW BERLIN WI 53151	NEW BERLIN WI 53151	NEW BERLIN WI 53151

1205345	STEVEN AND MARYANN RADOWSKI REV 14129 W WATERS EDGE TRL NEW BERLIN WI 53151	1205147	THOMAS J. DOUGLAS 14068 W TIFFANY PL NEW BERLIN WI 53151	1205981	VILLAGE GLEN ASSOCIATES, LLC 1313 N FRANKLIN PL STE 1501 MILWAUKEE WI 53202
1205126	STEVEN J. SCHMITZ 14046 W TIFFANY PL NEW BERLIN WI 53151	1205346	THOMAS K. VANDERHOEF 14037 W WATERS EDGE TRL NEW BERLIN WI 53151	1205168	VINCENT AND BARBARA RACIOPPO LIVIN 14025 W TIFFANY PL NEW BERLIN WI 53151
1205158	STEVEN J. SCHMITZ 14046 W TIFFANY PL NEW BERLIN WI 53151	1205268	THOMAS L. MICHALS 3174 S WATERFORD CT NEW BERLIN WI 53151	1205266	WALTER W. SCHNEIDER 3184 S WATERFORD CT NEW BERLIN WI 53151
1205336	SUE RADTKE LIVING TRUST 14343 W WATERS EDGE TRL NEW BERLIN WI 53151	1205258	THOMAS M AND EILEEN J SCHUMANN TF 3159 S WATERFORD CT NEW BERLIN WI 53151	1205271	WANDA E. GIERSEWSKI 3160 WATERFORD CT NEW BERLIN WI 53151
1205305	SURESH R. SUNDERESAN 5701 GOLDEN EAGLE CT BROOKFIELD WI 53045	1205087	TIMOTHY KADOW 3375 S GLEN PARK RD NEW BERLIN WI 53151	1205368	WEIHONG JIN 14223 W WATERS WAY NEW BERLIN WI 53151
1205175	SUSAN A. SCHINKO 14043 W TIFFANY PL NEW BERLIN WI 53151	1205310	TOBIE D. SIZEMORE 14384 W WATERFORD SQUARE DR NEW BERLIN WI 53151	1205029	WILLIAM E. DONNELL 14503 W JANICE PL NEW BERLIN WI 53151
1205304	SUSAN DROSEN REVOCABLE LIVING TRI 14297 W WATERFORD SQUARE DR NEW BERLIN WI 53151	1205259	V & S KIRCHNER FAMILY TRUST 3163 S WATERFORD CT NEW BERLIN WI 53151	1205328	WILLIAM ERDMAN 14272 WATERS EDGE TRL NEW BERLIN WI 53151
1205083	TAMMY BREILING 14200 W GLEN MEADOW DR NEW BERLIN WI 53151	1205276	VICTORIA NASH 14045 W WATERFORD SQUARE DR NEW BERLIN WI 53151	1205263	WILLIAM S. SULLIVAN 3179 S WATERFORD CT NEW BERLIN WI 53151
1205264	TELESFORE WYSOCKI 3183 WATERFORD CT NEW BERLIN WI 53151	1205315	VIKRAM KHATRI 14048 W WATERS EDGE TRL NEW BERLIN WI 53151	1205333	YEVGEN BONDAR 14340 W WATERS EDGE TRL NEW BERLIN WI 53151
1205152	TERRY A. GABRIEL 14072 W TIFFANY PL NEW BERLIN WI 53151	1205980	VILLAGE GLEN ASSOCIATES, LLC 1313 N FRANKLIN PL STE 1501 MILWAUKEE WI 53202		





Board of Appeals

Applicant / Contact

Name Bryan Gocher
Address 3300 S Glenpark Rd
City, State, Zip New Berlin WI 53151
Phone 262-309-0893
E-Mail bngrvw@yahoo.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 ☐ 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>—</u>
Filing 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:

6/20/24

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:

Sam M

Date:

06/20/2024

Board of Appeals Date:

08/01/2024

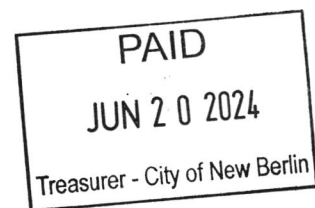
Total Fee:

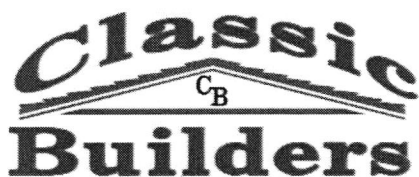
\$ 250

File Number:

2401226

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



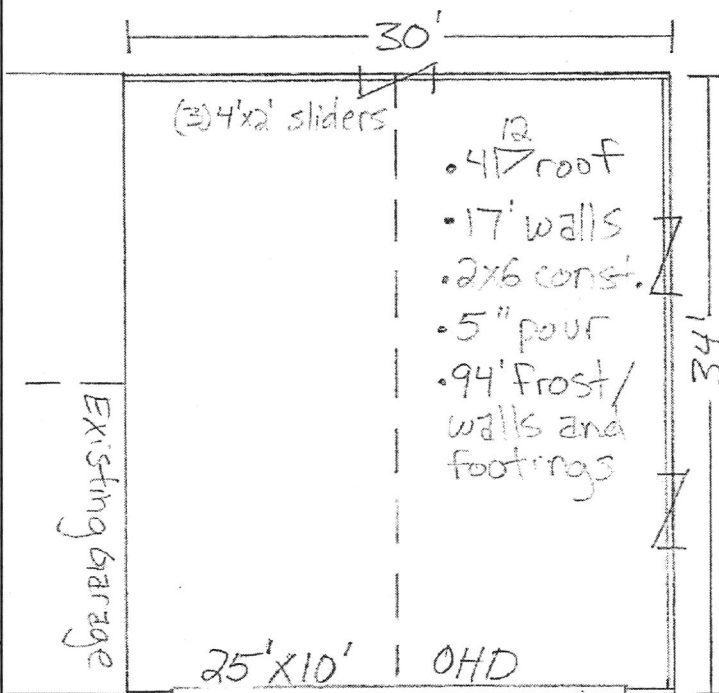


S83 W18901 Saturn Dr.
Muskego, WI 53150
262.679.4800
www.classicbuilderswi.com

Prep for Attached	\$	1,500
Concrete Removal Slab		
Excavation	\$	4,100
Garage 30 X 34 Rev Gable	\$	88,574
4/12 Light Storage Trusses	\$	3,889
Overhangs: FRT 12 RR 12 SD 24	\$	200
Roofing 30-Yr Dimensional Shingles	INCL	
Siding Prefinished_LP _6in	\$	9,650
Windows 1 48x24 Slider	INCL	
6-Panel FG Service Door 36"	INCL	
2" Insulated Steel Garage Door		
Style 2283 25 x 10 (Upgrade)	\$	5,250
Operator 1 Side Mount	INCL	
Remotes 2 Key Pad 1	INCL	
Block 500 Pcs w/Drain Tile & Stone	INCL	
2" x 6" Construction	INCL	
Soffit/Fascia Alum	\$	2,492
Door Trim Prefinished LP	\$	750
Gutters 5" Seamless Alum w/4" Downspouts	\$	1,100
20 AMP Circuit 1 Main Switch	\$	2,350
3 Inside Outlets 2 Interior Lights		
1 Coach Light(s) 2 Switches		
Up to 50ft Trench		
Sidewalks		
Steps		
Gravel Allowance 17 Yards		

Name Godec, Bryan Date 6/11/24
Address 3300 S Glen Park Rd
City New Berlin Zip 53151
Phone (262)309-0893 Cell _____
Email ingvw@yahoo.com

EXHIBIT A



Unless otherwise noted:

Garage Includes 4" Thick Concrete Slab w/ Thickened Edge
Permits and Survey as Needed - @ Cost

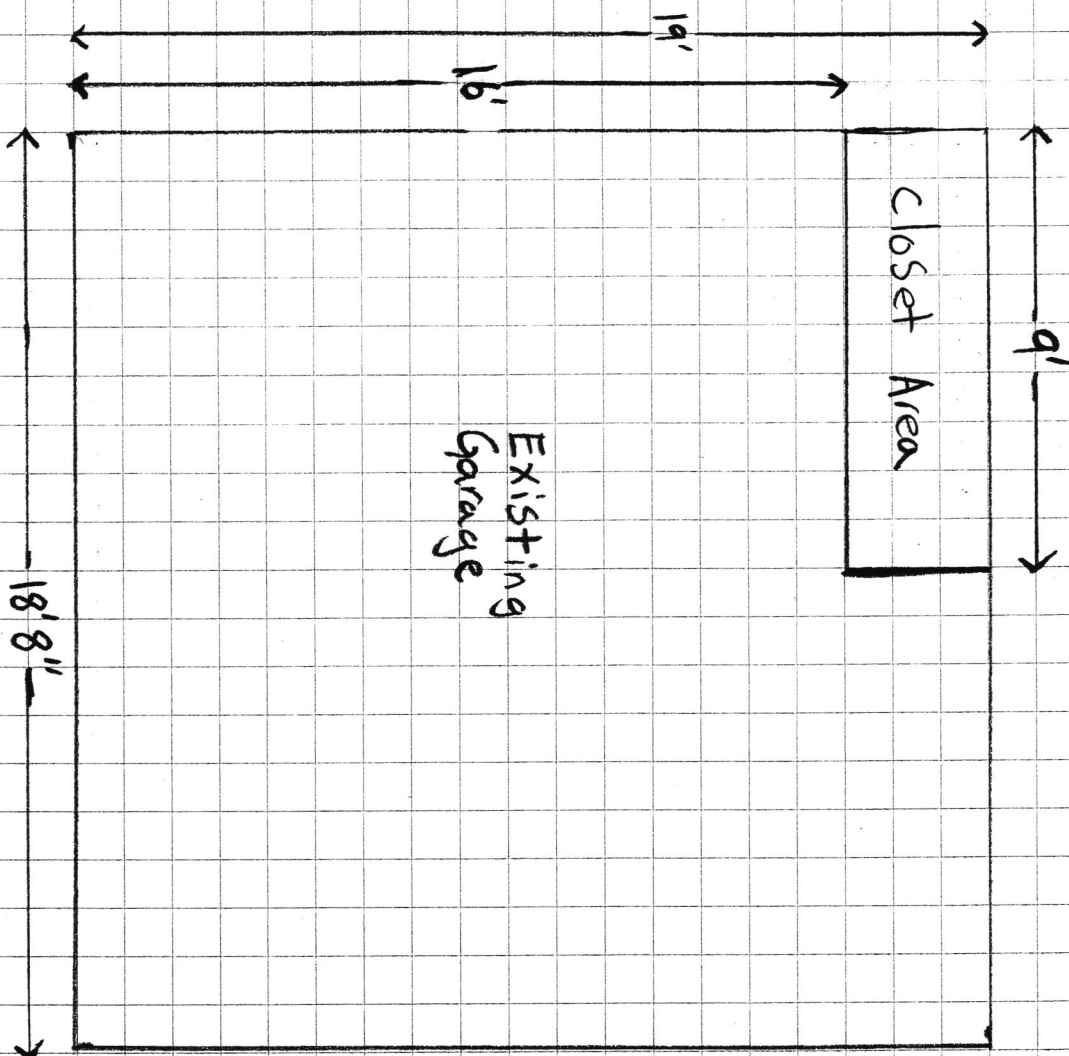
Classic Builders Representative

Optional Items (in red) not included in this "Total Price"

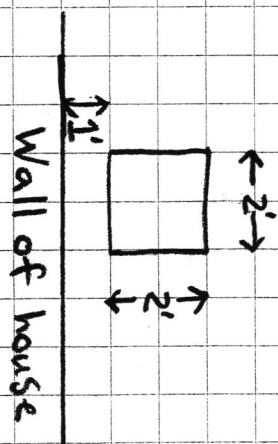
Total Price \$ 120,230

VALID FOR 30 DAYS

$\frac{1}{4}$ " Square = 1' Foot

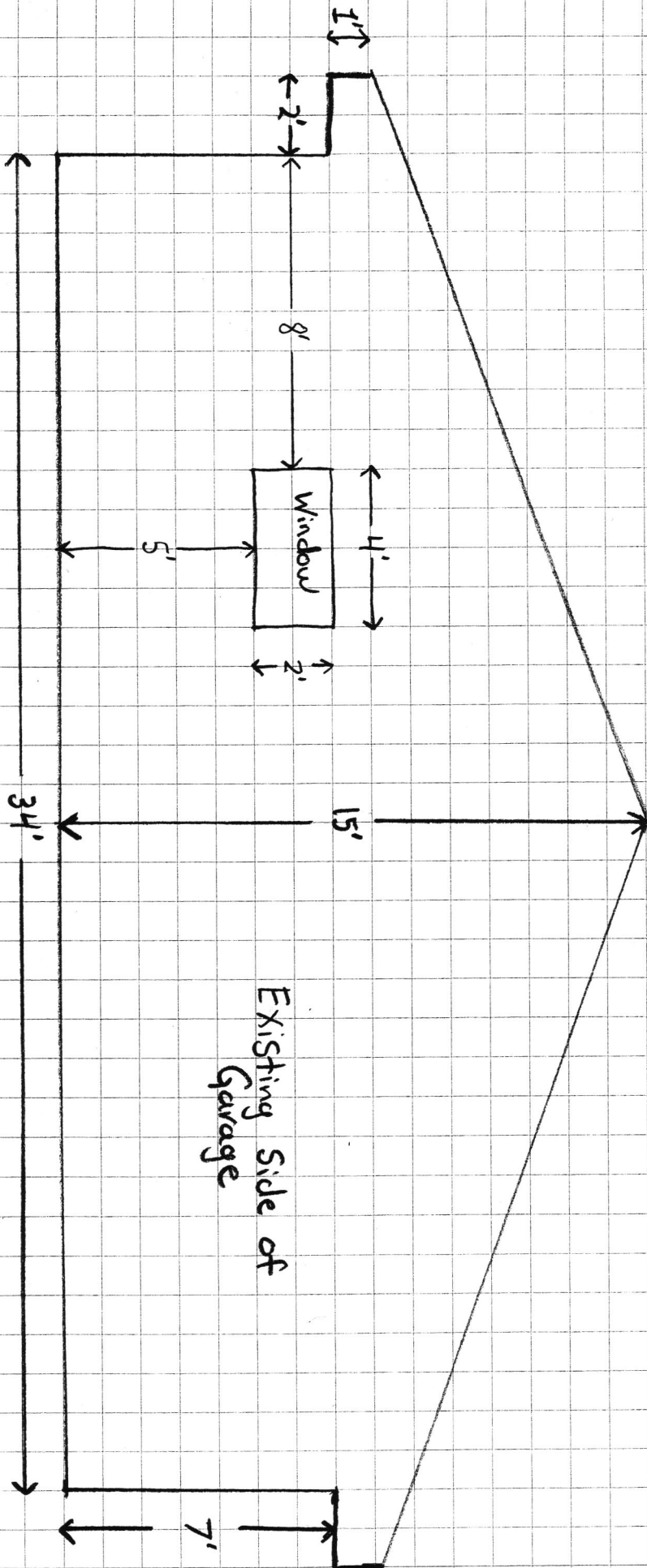


Central Air Conditioner
Size

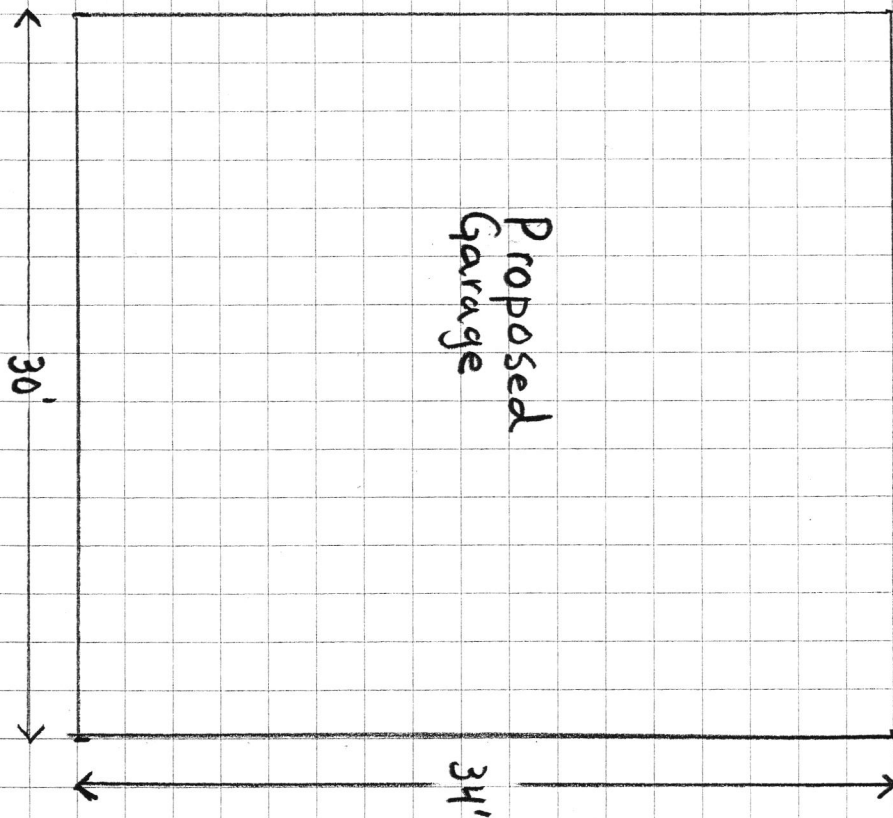


$\frac{1}{4}$ " Square = 1' Foot

4-12 Roof Pitch

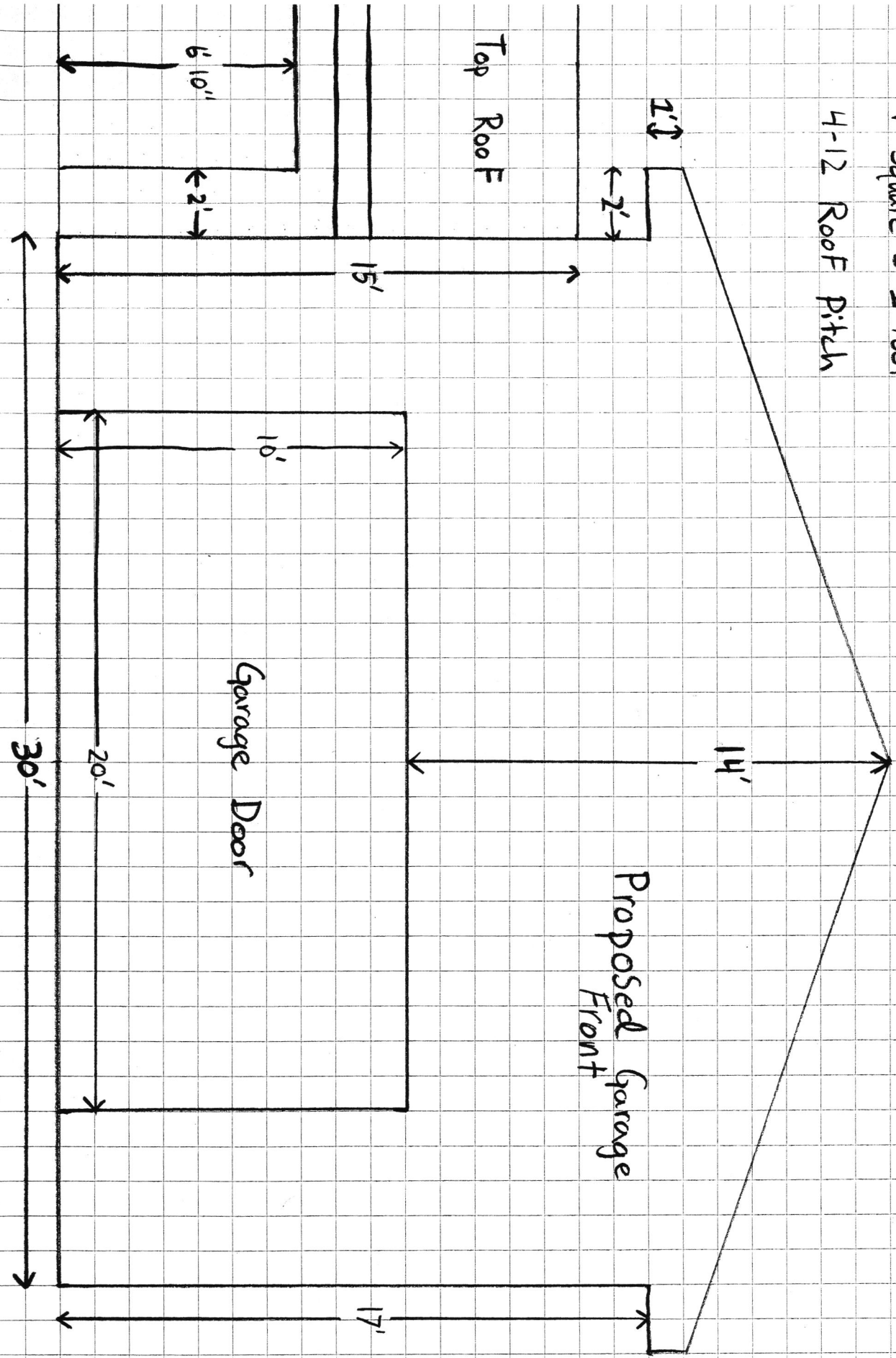


$\frac{1}{4}$ " Square = 2' Foot



$\frac{1}{4}$ " Square = 1 Foot

4-12 Roof Pitch



$\frac{1}{4}$ Square = 2' Foot

Top ROOF

Proposed Garage
Side

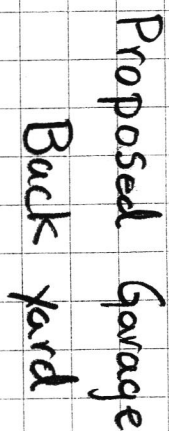
7'

17'

34'

2'

4-12 Roof Pitch



Top Roof

Window



Tools

GLENDALE
PARK NO 2

S GLEN PARK RD

76.30'

28.0'

182.91'

158.11'

1205 073

1205 072

1205 084

1205 112

64.74'

65.00'

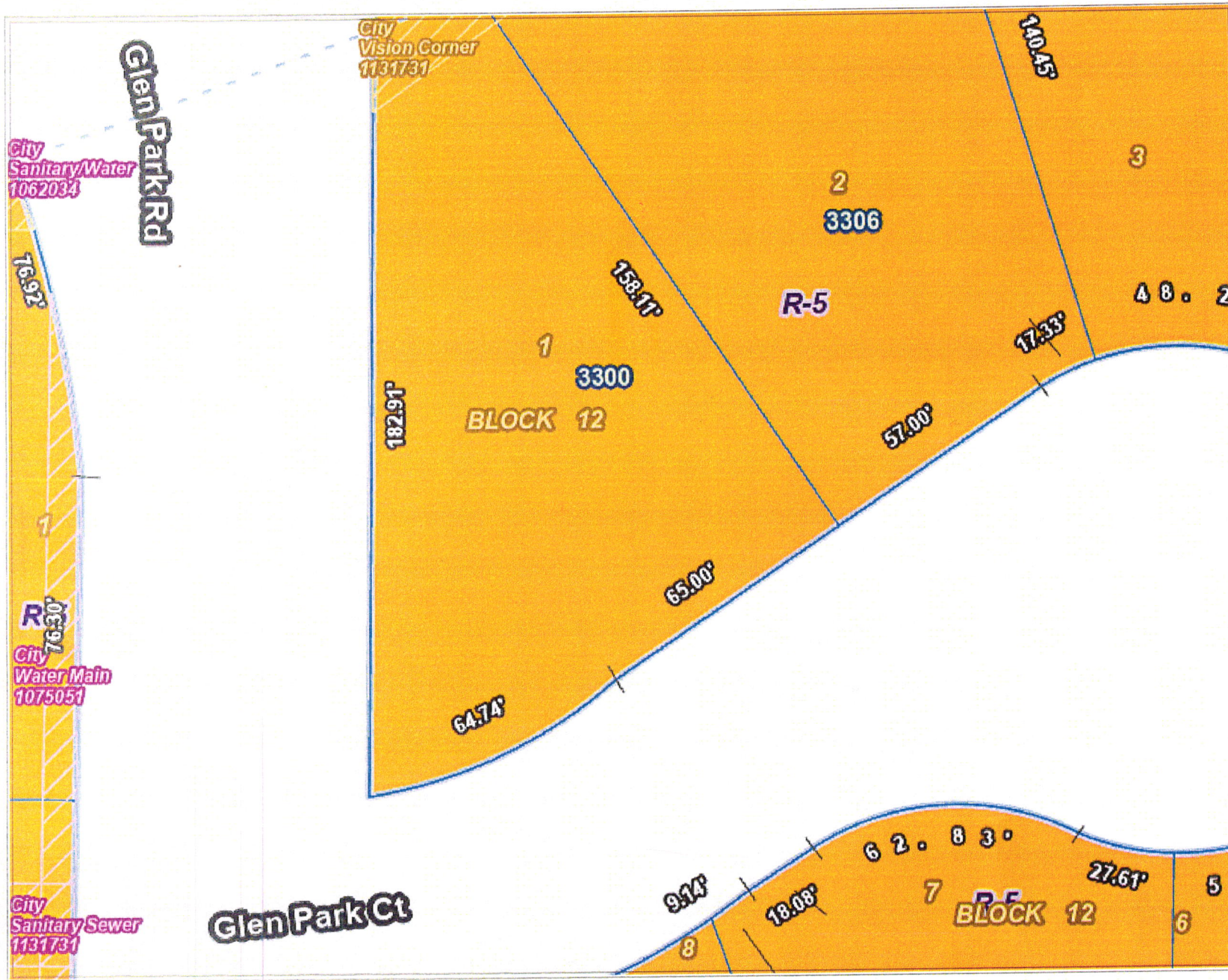
WC Land Information Office, WLIP, SE



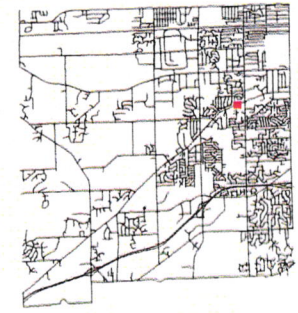
Parcel_...

0 5 10m

New Berlin Property Viewer



Overview Map



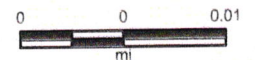
- Tie Lines and Tics
- Sanitary/Water Easement
- Transportation Easement
- Parcel
- Dedicated
- Road ROW Ultimate
- R-5 Medium-Density S-F Residential



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: 5/31/2024 10:22 AM



Scale is estimate - not survey





Side yard



Side back yard

PIC•COLLAGE



Air conditioner



Air conditioner

PIC•COLLAGE

Bryan Godec
3300 S Glen Park Road
New Berlin, WI 53151

June 18, 2024

Nature of Appeal

Dear Board Members,

The nature of this appeal is in relation to three front setbacks of my lot. I am seeking a 1,020 square foot attached garage. The present code R-5 zone requires a 40' front setback. I am requesting a 10' side yard setback on the south side of my property. I am also looking to have my central air conditioning unit moved to my backyard, 10' side setback to a 7' 8" setback.

Thank you for your consideration,

Bryan Godec

Bryan Godec
3300 S Glen Park Road
New Berlin, WI 53151

June 18, 2024

Summary of Hardship

Dear Board Members,

I am requesting a variance for a proposed project that meets legal criteria for a variance and no lack of harm to public interest. I am seeking to build an attached garage. The odd shape of my lot provides a unique hardship with property limitations. I have spoken with all my neighbors and they have signed an agreement that they have no issues with me building an attached garage on my lot. The conflict with this lot is that I have three fronts. I am requesting a variance from a 40' front setback to a 10' side yard setback per zoning district R-5. My current garage does not have an adequate area for my vehicles and property maintenance equipment. I am looking to build an attached garage which will make our neighborhood entrance more presentable and will eliminate the eye sore of my vehicles being stored outside.

Thank you for your consideration,

Bryan Godec

Petition to build an additional attached garage to current garage on the south side of my property

Petition summary	I am petitioning to have my south front yard turned into a side yard so I will be able to build an attached garage.
Action petitioned for	By signing this form, I am agreeing to Bryan Godec building a 30' x 34' attached garage on the south side of his property that was shown in building print/pictures.

PRINTED NAME	SIGNATURE	ADDRESS	COMMENT	DATE
LARRY W MYERS	Larry W Myers	3305 S GLEN PARK ROAD		6-12-24
JOE FILSINGER	Joe Filsinger	3345 S GLEN PARK ROAD		6-11-24
Lisa Fail	Lisa Fail personal Representative	3308 GLEN PARK COURT		6-13-24
Lori Moralez	Lori Moralez	3312 GLEN PARK COURT		6-11-24
Leo Carb		3318 GLEN PARK COURT		6-12-24
Adam Nowakowski	Adam Nowakowski	3324 GLEN PARK COURT		06-11-24
AL TRITZ	Al Tritz	3330 GLEN PARK COURT		6-12-24
THOMAS GESKE	Thomas Geske	3336 GLEN PARK COURT		6/11/24
John Kaczmarowski	John Kaczmarowski	3342 GLEN PARK COURT		6-11-24

1205

Cade Homes, Inc. 88-85
Donald Godec

PLAT OF SURVEY

LOCATION:

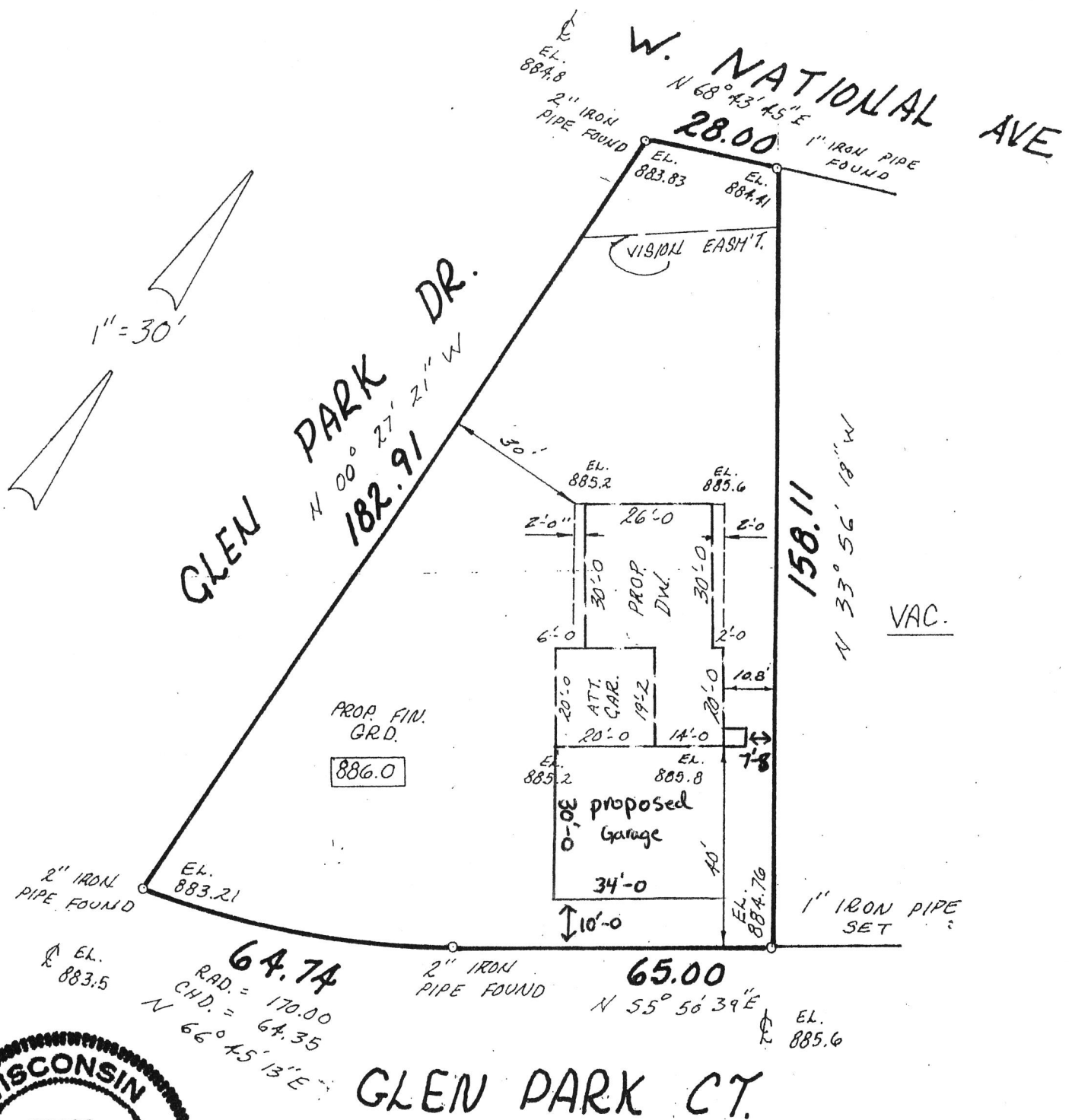
Glen Park Drive, New Berlin, Wisconsin

LEGAL DESCRIPTION: Lot 1 in Block 12 in GLENDALE PARK NO. 2, being a subdivision of part of the SE 1/4, NE 1/4 and SW 1/4 of the NE 1/4 of Section 14, T 6 N, R 20 E, in the City of New Berlin, Waukesha County, Wisconsin.

June 22, 1983

Survey No. 60192

Drwg. rev. 7/13/83



METROPOLITAN SURVEY SERVICE, INC.

REGISTERED LAND SURVEYORS

11000 W. JANESVILLE RD. 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.

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
REGISTERED LAND SURVEYOR 8-1349