



Board of Appeals MEETING MINUTES

August 1, 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

Chairman Goetter called the meeting to order at 6:01PM.

2. ROLL CALL; DECLARATION OF QUORUM; PUBLIC NOTICE

Community Relations Specialist Joelle Erickson took the roll call as follows:

Present: Board Member Oldham, Board Member Goetter, Commissioner Schulpius, Board Member Langer,
Alternate #1 Board Member Willoughby

Excused: Board Member James Klappa and Board Member Stair

Staff Present: Lead Inspector Steve Krentz, Community Relations Specialist Joelle Erickson

3. APPROVAL OF MINUTES

A. May 2, 2024 Meeting Minutes

MOTION: Motion to Approve Meeting Minutes

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

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.

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, Beth Ann Hartung.

Petitioner Hartung: The lot is a long narrow lot with prairie flowers in the front yard. A house, 5 acres of woods and 1 acre in the back that is primarily prairie grass and flowers. The backyard is the area that we would like to put the additional building. It will not have any electrical or plumbing; it will be used to store large non-commercial farm equipment. The garage is not visible to anyone except for one neighbor to the North who also happens to have 2 additional outbuildings so their view is pretty much blocked. The forest is also part of an environmental corridor so there is a lot of benefit to use growing the prairie grass and wildflowers because it is adjacent to a isolated natural resource area.

Board Member Willoughby: The current accessory building is not large enough for storage of all the current land equipment?

Petitioner Hartung: We have multiple types of tillers, slit seeders, planters, a wide bed mower from when we do the prairie grass, a back hoe for moving trees. An assortment of items besides the tractor and trailer. Just a place to put those implements where they are protected from the rain.

Board Member Oldham: Is this equipment being used solely on your property or for commercial use?

Petitioner Hartung: No, the only thing we do is the lot next door that was owned by Mr. Merrick before he

passed away. We used to store equipment in his sheds; which we cannot do any more. It's a hobby, nothing commercial.

Chairman Goetter: It looks like you are trying to move the equipment closer to where it will be used?

Petitioner Hartung: Correct, it is on the other side of the 5 acres of the woods. There is a mowed path back there. Ideally all the equipment would be protected from rain and snow.

Chairman Goetter: Is there equipment right now that is outside?

Petitioner Hartung: Correct, a handful of things.

Chairman Goetter: If we were to say no, what would your solution be?

Petitioner Hartung: We haven't been able to imagine one yet. The alternatives would be prohibitively expensive for a hobby.

Chairman Willoughby: I read that you own the 5 acre lot North of the property. Is that correct?

Petitioner Hartung: Correct.

Chairman Goetter: So the additional property that you own doesn't have any additional buildings on it currently?

Petitioner Hartung: Correct. It is prairie grass - no building there.

Board Member Langer: Have you had any contact with neighbors at all?

Petitioner Hartung: The neighbor to our immediate North is our son and daughter-in-law that are building a home, to the North of them is Jeff Merrick, immediately to the South - they have chicken equipment and outbuildings. We haven't had any opposition.

Neighbor Emily Uihlein, address is 2490 S. Johnson Road, spoke in favor of the variance. No one was there to speak in opposition.

MOTION: Motion to Approve Variance

VOTE: Motion by: Board Member Schulpus
Second by: Board Member Willoughby
Motion Passes 5-0

- 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.

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, Bryan Godec.

Petitioner Godec: I have three lot frontages which is uncommon for New Berlin. I am trying to get my vehicles in storage and out of the elements and are not an eye-sore for the public. My truck and my wife's vehicle do not fit in the existing garage. Due to a closet in the house - I lose depth in the garage. You cannot open the doors of the vehicles inside the current garage.

Chairman Goetter: How vehicles do you have?

Petitioner Godec: I have 2 that are daily drivers, motorcycle, dirt bike, kids bicycles, lawnmower, all kinds of yard equipment, and another stored vehicle.

Chairman Goetter: Your existing garage is too small? You also have a shed on the National Avenue side of your house?

Petitioner Godec: The shed is 15'x10', maybe. In that shed I have grills, garden shears, shovels, yard roller, buckets, yard ornaments, weed feeder, spreader, gas cans, etc.

Board Member Langer: How big is your existing garage now?

Petitioner Godec: The interior of the existing garage is 18' x 8' x 16' by the closet. My wife's Edge (vehicle) is 16' long.

Board Member Willoughby: So there would be two garage doors?

Petitioner Godec: Yes.

Chairman Goetter: The top of the new garage is going to be about even with the top of the house? Much higher than the current garage?

Petitioner Godec: Correct. I might want to build an addition over the current garage now.

Chairman Goetter: Your long range plan is to have everything at the same height? I'm struck with the enormity of your proposed garage. It is almost twice the size of your current garage. Are you running a business out of this additional space?

Petitioner Godec: No. I'm just getting this stuff out of the elements.

Chairman Goetter: Have you looked at minimizing this addition? How did you come up with this dimension?

Petitioner Godec: Due to the size of the truck.

Board Member Schulpus: What is the intent of the current garage?

Petitioner Godec: I have a trailer, a lawnmower, snow blower, dirt bike, bicycles, trimmers, sports equipment. That garage is just packed currently.

Board Member Schulpus: The garage door will be on Glen Park Drive?

Petitioner Godec: Correct. There is only 1 big overhead door in the front of the garage. The existing

garage door height is 6'10" and the new garage door height would be 10' tall. I have signatures from surrounding neighbors that have signed a statement stating they are in support of the addition.

John Kaczmarowski, 3342 S. Glen Park Court, spoke in favor of the addition.

Mike & Meg Baumann, 3393 S. Glen Park Court, submitted an email in objection of the addition.

Chairman Goetter: I am going to make a motion to deny the request for the following reasons: the garage is too big, you have too much stuff and it is way too close to the road.

MOTION: Motion to deny the request

VOTE: Motion by: Chairman Goetter
Second by: Board Member Schulpilus
Motion Passes 5-0

5. ADJOURN

MOTION: Motion to Adjourn at 6:57PM

VOTE: Motion by: Board Member Oldham
Second by: Board Member Schulpilus
Motion Passes 5-0

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