

Board of Appeals MEETING AGENDA



September 5, 2024 - 6:00 PM
Council Chambers
3805 S. Casper Dr.

Published 8/27/2024

AGENDA

1. **CALL TO ORDER, PLEDGE OF ALLEGIANCE**
2. **ROLL CALL; DECLARATION OF QUORUM; PUBLIC NOTICE**
3. **APPROVAL OF MINUTES**
 - A. August 1, 2024 Meeting Minutes
4. **NEW BUSINESS**
 - A. Case #2677, Petitioner requests to construct a 600 square foot accessory building 6 feet 8 inches from the side property line. The property is zoned R-5 Medium Density Single Family and requires side yard setback of 10 feet. A side yard setback variance of 3 feet 4 inches is required in order to obtain a building permit. This case was previously heard and approved on February 2, 2023.
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

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 Schulpus
Motion Passes 5-0

5. ADJOURN

MOTION: Motion to Adjourn at 6:57PM

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

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

STAFF REPORT SUMMARY

Board of Appeals

MEETING DATE: September 5, 2024

PETITIONER: Joe Bales

CASE NUMBER: BA-24-2677

LOCATION: 13011 W. Graham Street

REQUEST: Petitioner requests to construct a 600 square foot accessory building 6 feet 8 inches from the side property line. The property is zoned R-5 Medium-Density Single Family and requires side yard setback of 10 feet. A side yard setback variance of 3 feet 4 inches is required in order to obtain a building permit.

DETAILS IN ATTACHED STAFF REPORT

CITY OF NEW BERLIN
DEPARTMENT OF COMMUNITY DEVELOPMENT
BOARD OF ZONING APPEALS STAFF REPORT
Meeting of September 5, 2024

Joe Bales / Variance Request
13011 W Graham Street

DATE: August 23, 2024

APPLICANT / OWNER(S): Joe Bales

REQUEST/DESCRIPTION OF VARIANCE: Petitioner requests to construct a 600 square foot accessory building 6 feet 8 inches from the side property line. The property is zoned R-5 Medium-Density Single Family and requires side yard setback of 10 feet. A side yard setback variance of 3 feet 4 inches is required in order to obtain a building permit.

DATE OF APPLICATION: July 24, 2024

SIZE OF PARCEL: 0.31 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:	P-1 Land Use:	Park and Recreation District
East Zoning:	R-5 Land Use:	Medium-Density Single Family Residential District
West Zoning:	R-5 Land Use:	Medium-Density Single Family Residential District

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

ZONING CODE (CHAPTER 275): N/A

PROPOSED ARCHITECTURE: 600 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: Yes, February 3, 2023.

CONSISTANCY WITH PREVIOUS ACTION: N/A

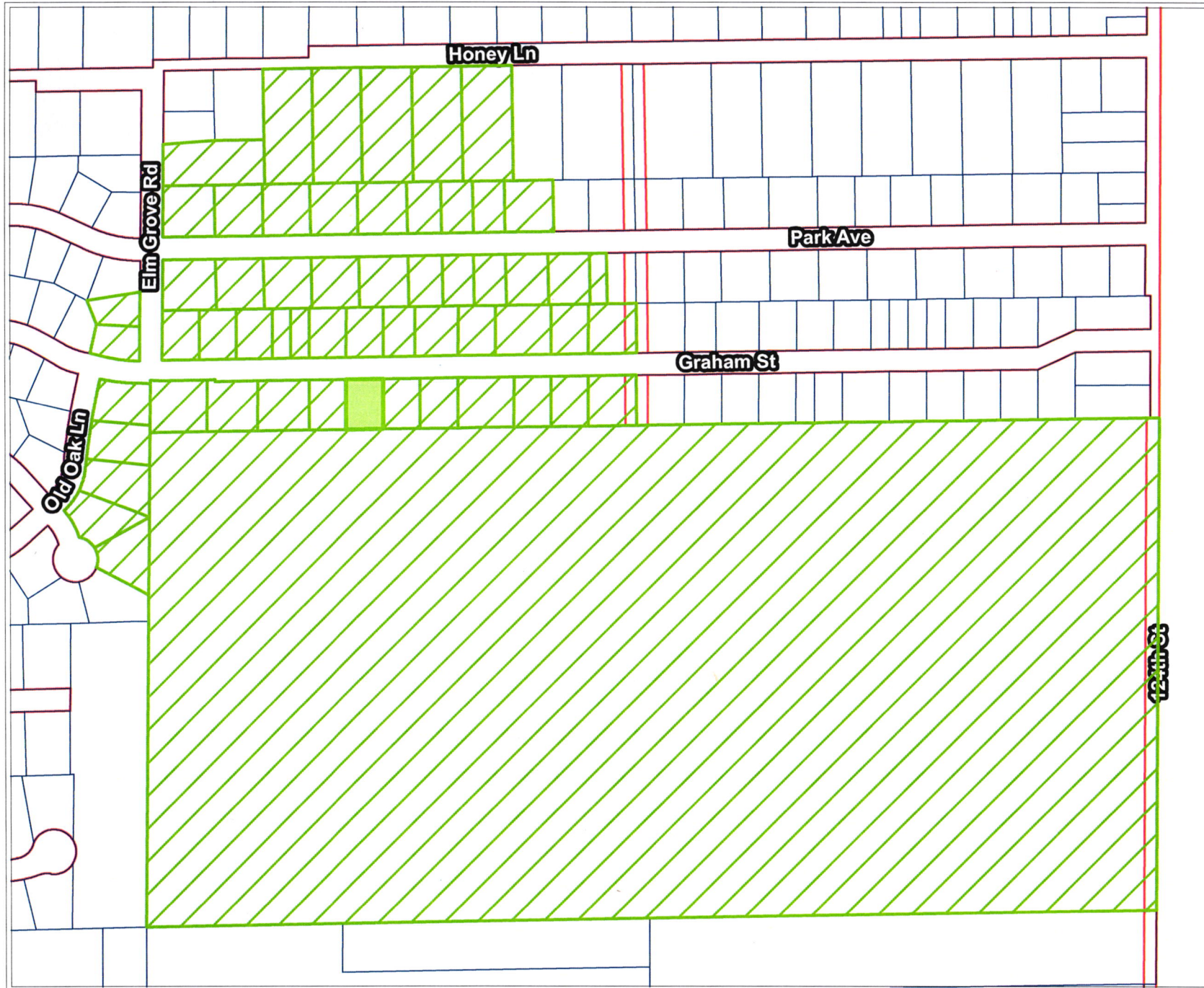
FINDINGS:

1. This same request was approved at the February 2, 2023. The applicant did not construction or start the building within the year and the variance expired on February 2, 2024.
2. Table 275-33-2 of the Zoning Code requires a side yard setback of 10 feet in the R-5 Zoning District.
3. Project requires a Building Permit.
4. Property is adjacent to the New Berlin Hills Golf Course.
5. Rear setback is 50 feet. The setback for this new structure is 50 feet.

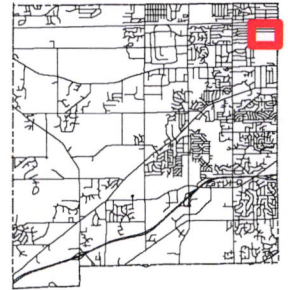
Attachments:

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

BOA -- Parcels within 600 Feet of 13011 W. Graham St



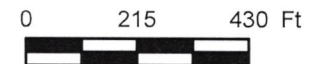
Overview Map



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.

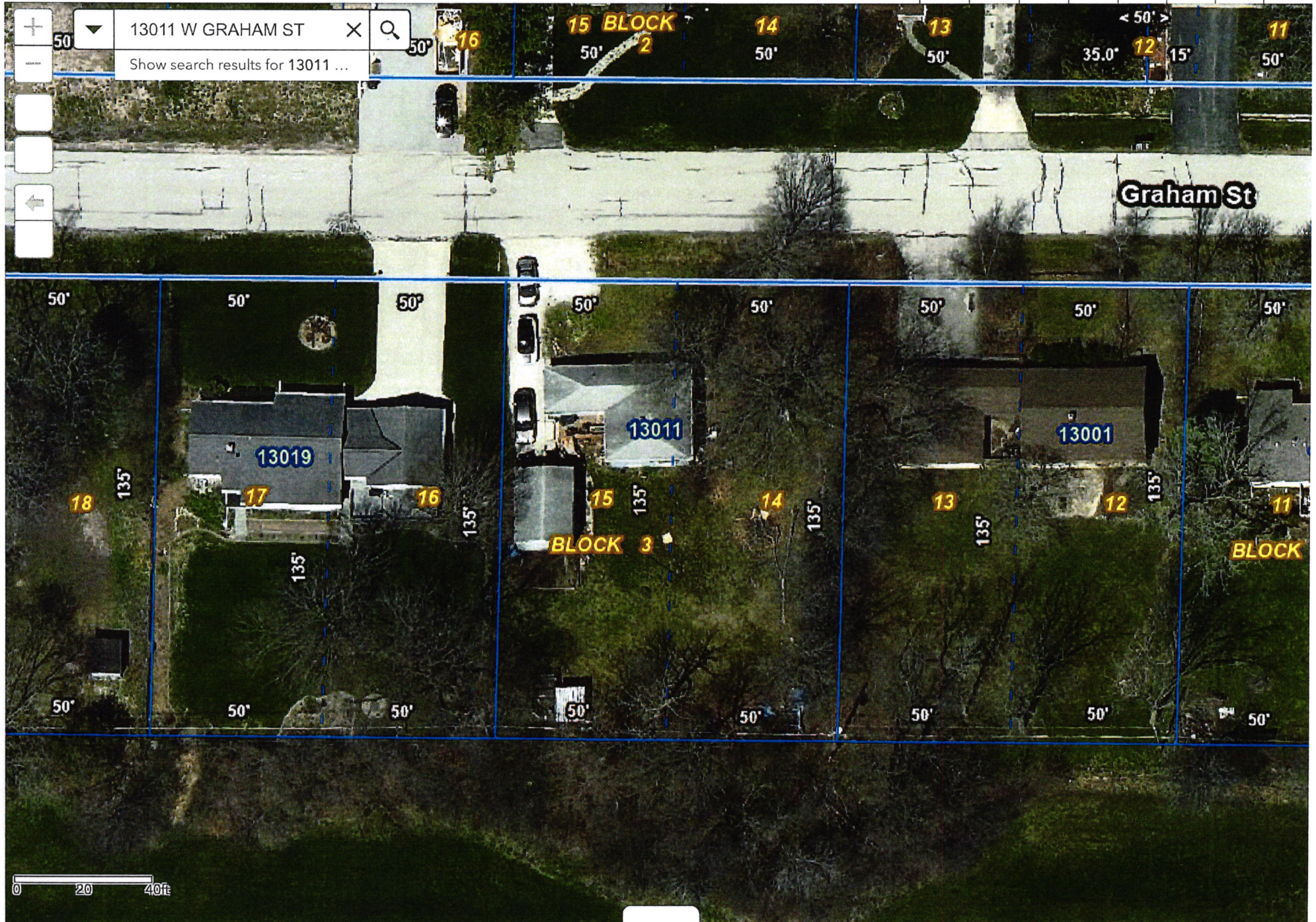


City of New Berlin
Department of Community Development
3805 S Casper Drive, New Berlin WI 53151
(262) 797-2445 www.newberlin.org

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1156045	ALEXANDER D. GRUBOR 12913 W HONEY LN NEW BERLIN WI 53151	1155105	HELLER, GARY B & KATHRYN T REV TRU 2075 S ELM GROVE RD NEW BERLIN WI 53151	1156080	JEROME J. LA BLANC 13060 W PARK AVE NEW BERLIN WI 53151
1156068	ALLISON GRUBOR 12811 W PARK AVE NEW BERLIN WI 53151	1156074	HOFFMANN, THOMAS A & PATRICIA HOFI 13101 W PARK AVE NEW BERLIN WI 53151	1156128	JOHN R. MC CARTY 12912 W GRAHAM ST NEW BERLIN WI 53151
1156144	ALYSSA M. HAHN 2070 S ELM GROVE RD NEW BERLIN WI 53151	1155239	ISRAEL JIMENEZ 13255 W OLD OAK CT NEW BERLIN WI 53151	1156127	JOSE A. MARTINEZ JR 12908 W GRAHAM ST NEW BERLIN WI 53151
1156122001	BRIAN E. KLUG 12800 W GRAHAM ST NEW BERLIN WI 53151	1155104	JACOB HARR 2055 S ELM GROVE RD NEW BERLIN WI 53151	1156160	JOSEPH C. BALES 13011 W GRAHAM ST NEW BERLIN WI 53151
1156049	BUECHNER, WILLIAM & JANICE REV TRU 13025 W HONEY LN NEW BERLIN WI 53151	1156150	JAMES M. KENNEDY 12901 W GRAHAM ST NEW BERLIN WI 53151	1156071001	JOSEPH G. SCHULTZ SR 12915 W PARK AVE NEW BERLIN WI 53151
1156139	DANIEL J. BALMER 13016 W GRAHAM ST NEW BERLIN WI 53151	1156047	JAMES M. OLLMANN 13007 W HONEY LN NEW BERLIN WI 53151	1156082001	JOSEPH GRUNDLE 12950 W PARK AVE NEW BERLIN WI 53151
1156072	DANIEL R. GLUBKA 13009 W PARK AVE NEW BERLIN WI 53151	1156165	JAMIE L. PARKANSKY 13107 W GRAHAM ST NEW BERLIN WI 53151	1155241	JUDITH A. SCHMIDT 13235 W OLD OAK LN NEW BERLIN WI 53151
1156078	DENNIS A. KOMASSA 13110 W PARK AVE NEW BERLIN WI 53151	1156164	JANE M. GENZEL 123 N MAIN ST LAKE MILLS WI 53551	1156156	KELLI E. GRUNDMANN W330 S8570 ISABELLE DR MUKWONAGO WI 53149
1156071	DONALD D. WESTON 12917 W PARK AVE NEW BERLIN WI 53151	1156083	JEFFREY A SEMROW FAMILY TRUST 12920 W PARK AVE NEW BERLIN WI 53151	1156075	KYLE M. KETOLA 13109 W PARK AVE NEW BERLIN WI 53151
1156048	EMILY MARIE DIXON 13019 W HONEY LN NEW BERLIN WI 53151	1156125	JENNIFER KNA: JENN L. KRAUSS 42820 W GRAHAM ST NEW BERLIN WI 53151	1156069	LEROY H. WY SOCKI 4604 S 109 ST MILWAUKEE WI 53228

1156133	LOIS A. DEGNER 13004 W GRAHAM ST NEW BERLIN WI 53151	1156162	RANDY G. SMITH 13019 W GRAHAM ST NEW BERLIN WI 53151	1156082	THOMAS GIGL 13000 W PARK AVE NEW BERLIN WI 53151
1156143	LOREN S. GLICKSTEIN 13112 W GRAHAM ST NEW BERLIN WI 53151	1156140	RICHARD A. SPORLEDER 13106 W GRAHAM ST NEW BERLIN WI 53151	1155242	THOMAS MIKELONIS 13225 W OLD OAK LN NEW BERLIN WI 53151
1156079	MARCUS J. MOTHS 13100 W PARK AVE NEW BERLIN WI 53151	1156073	RICHARD BOISVERT 13015 W PARK AVE NEW BERLIN WI 53151	1156084	TIMOTHY J. WRANGELL 12908 W PARK AVE NEW BERLIN WI 53151
1156154	MICHAEL E. HAASE 12915 W GRAHAM ST NEW BERLIN WI 53151	1156081	RICHARD J. BRUENING 13010 W PARK AVE NEW BERLIN WI 53151	1156070	TRACY R. CHIC 12913 W PARK AVE NEW BERLIN WI 53151
1156157001	MICHAEL HAASE 13001 W GRAHAM ST NEW BERLIN WI 53151	1156077	RICKY GUMAN 1960 S ELM GROVE RD NEW BERLIN WI 53151	1156131	VARUN-CHANDA REDDY 12920 W GRAHAM ST NEW BERLIN WI 53151
1156046	MICHAEL K. SCHULZ 12923 W HONEY LN NEW BERLIN WI 53151	1156067	SCOTT KRAUS 12803 W PARK AVE NEW BERLIN WI 53151		
1156134	PATRICIA ANN SMIGLA 13012 W GRAHAM ST NEW BERLIN WI 53151	1156052	SCOTT P. GEBOY 1944 S ELM GROVE RD NEW BERLIN WI 53151		
1155238	PATRICK BAUMAN 13265 W OLD OAK CT NEW BERLIN WI 53151	1156076	STEVEN ARTHUR BASTHEMER 13125 W PARK AVE NEW BERLIN WI 53151		
1156995	PETERSON TRUST, JOHN E & LORETTA L 13125 W GRAHAM ST NEW BERLIN WI 53151	1156148	TABB PATZ 12821 W GRAHAM ST NEW BERLIN WI 53151		
1156146001	PHIL TOMAS 12811 W GRAHAM ST NEW BERLIN WI 53151	1155240	TABBERT REVOCABLE TRUST 13245 W OLD OAK LN NEW BERLIN WI 53151		





Board of Appeals

Applicant / Contact

Name Joseph Bales
Address 13011 W. Graham St.
City, State, Zip New Berlin WI 53151
Phone 262 -510-8402
E-Mail Jcbales0214@gmail.com
Current Zoning r-5

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>200</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: _____

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

Appeal for variance 13011 W Graham St.

The request for variance is to construct a new garage with the existing set back of 6' 8"
Property is zoned as a R5 which has a 10' set back from the side of the property requirement. I
am requesting a 6'8" set back from the side of the property. A deviation of 3' 4"

February 4th meeting.

Request was approved in the February 2023 meeting. I am requesting the permit be re issued.

Contact

Joe Bales (resident)

262-510-8402

Jcbales0214@gmail.com

Request for variance 13011 W. Graham St New Berlin

Zoned R5 side of lot standard 10'

Current structure is 6 feet 8 inches from the lot line.

Variance request is to place the new structure the same distance from the west lot line.

This is a deviation of 3' 4"

The current structure (garage) was erected in the early 1950's. The structure is 16' wide (east west) by 22' long (north south) with the overhead garage door on the north side facing Graham St. the original structure has failed. Due to snow load (insurance inspection) the spancrete floor collapsed.

The lot is almost at the crest of the hill the roadbed is at 100.47 the floor of the garage is 96.86. From the northwest corner of the lot to the southeast corner of the current structure there is a significant drop in elevation. There is a cement 12" wide retaining wall that runs along the house and stops at the current garage. The house is located 15' from the west lot line and the driveway is between the lot line and the house. Moving the new structure in to 10 feet would reduce the driveway to make it very difficult to gain access to the garage. Due to its proximity to the house. Changing the driveway would lead to the need to erect a retaining wall to support the driveway leading to the garage so it will not affect the lot to the west

My goal is to build a slightly larger garage that still stays in scale with my home and the neighborhood.

Thank you for your time

Joe Bales

STAFF REPORT SUMMARY

Board of Appeals

MEETING DATE: February 2nd, 2023

PETITIONER: Joe Bales

CASE NUMBER: BA-23-2667

LOCATION: 13011 W Graham Street

REQUEST: Petitioner requests to construct a 600 square foot accessory building 6 feet 8 inches from the side property line. The property is zoned R-5 Medium-Density Single Family and requires side yard setback of 10 feet. A side yard setback variance of 3 feet 4 inches is required in order to obtain a building permit.

DETAILS IN ATTACHED STAFF REPORT

**CITY OF NEW BERLIN
DEPARTMENT OF COMMUNITY DEVELOPMENT
BOARD OF ZONING APPEALS STAFF REPORT
Meeting of February 2nd, 2023**

**Joe Bales/ Variance Request
13011 W Graham Street**

DATE: January 20th, 2023

APPLICANT / OWNER(S): Joe Bales

REQUEST/DESCRIPTION OF VARIANCE: Petitioner requests to construct a 600 square foot accessory building 6 feet 8 inches from the side property line. The property is zoned R-5 Medium-Density Single Family and requires side yard setback of 10 feet. A side yard setback variance of 3 feet 4 inches is required in order to obtain a building permit.

DATE OF APPLICATION: December 28th, 2022

SIZE OF PARCEL: .31 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: P-1 Land Use: Park and Recreation District
East Zoning: R-5 Land Use: Medium-Density Single Family Residential District
West Zoning: R-5 Land Use: Medium-Density Single Family Residential District

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

ZONING CODE (CHAPTER 275): N/A

PROPOSED ARCHITECTURE: 600 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 side yard setback of 10 feet in the R-5 Zoning District.
2. Project requires a Building Permit.
3. Property is adjacent to the New Berlin Hills Golf Course
4. Rear yard setback is 50 feet. The setback for this new structure is 50 feet.

Attachments:

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



Board of Appeals

Applicant / Contact

Name Joe Balas
Address 13011 W. Graham St
City, State, Zip New Berlin WI 53151
Phone 262 510 8402
E-Mail jebalas@214@gmail.com
Current Zoning RS

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.

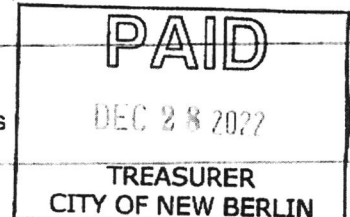
INSTRUCTIONS

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>200</u>
Filing Fee	\$ <u>50.00</u>
Total	\$ <u>250.00</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 *[Signature]* Date: 12 12-22
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: *[Signature]* Date: 12/28/22
Board of Appeals Date: Feb 4 2023
Total Fee: \$250
File Number: 2202796



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

Request for variance 13011 W. Graham St New Berlin

Zoned R5 side of lot standard 10'

Current structure is 6 feet 8 inches from the lot line.

Variance request is to place the new structure the same distance from the west lot line.

This is a deviation of 3' 4"

The current structure (garage) was erected in the early 1950's. The structure is 16' wide (east west) by 22' long (north south) with the overhead garage door on the north side facing Graham St. the original structure has failed. Due to snow load (insurance inspection) the spancrete floor collapsed.

The lot is almost at the crest of the hill the roadbed is at 100.47 the floor of the garage is 96.86. From the northwest corner of the lot to the southeast corner of the current structure there is a significant drop in elevation. There is a cement 12" wide retaining wall that runs along the house and stops at the current garage. The house is located 15' from the west lot line and the driveway is between the lot line and the house. Moving the new structure in to 10 feet would reduce the driveway to make it very difficult to gain access to the garage. Due to its proximity to the house. Changing the driveway would lead to the need to erect a retaining wall to support the driveway leading to the garage so it will not affect the lot to the west

My goal is to build a slightly larger garage that still stays in scale with my home and the neighborhood.

Thank you for your time

Joe Bales

Appeal for variance 13011 W Graham St.

The request for variance is to construct a new garage with the existing set back of 6' 8"

Property is zoned as a R5 which has a 10' set back from the side of the property requirement. I am requesting a 6'8" set back from the side of the property. A deviation of 3' 4"

House and garage from road (NW corner)



1

Backyard east side of garage and deck



2

West lot line fence and east side of garage
variance request



3

Eastside of garage retaining wall and stair well



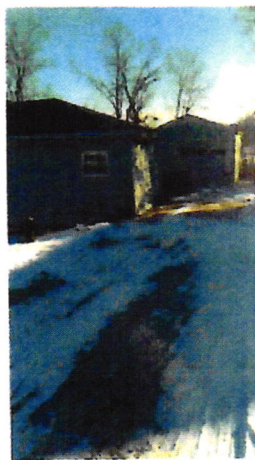
4

Edge of house alignment with current garage retaining wall along house

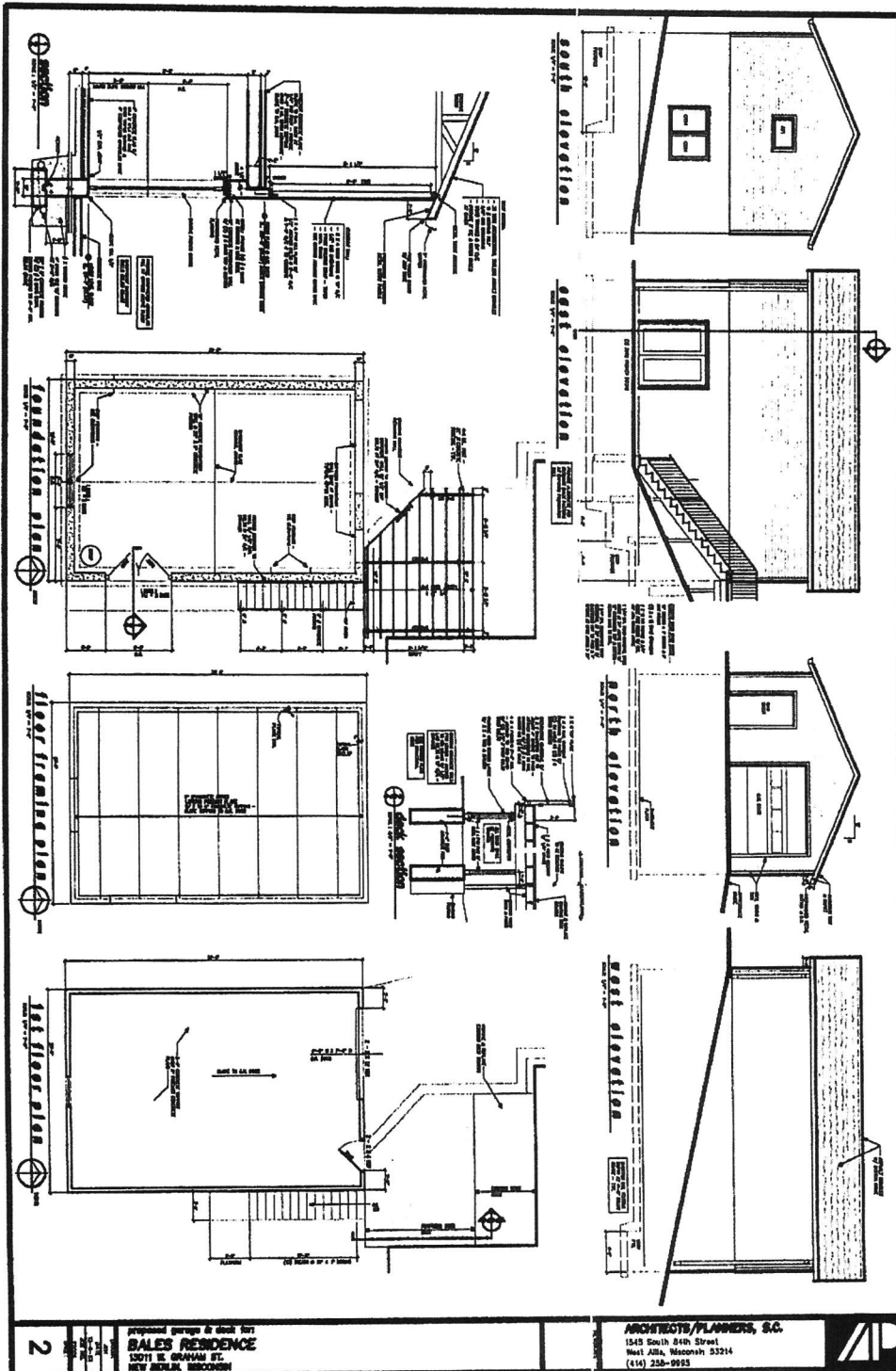


5

Slope of driveway



6



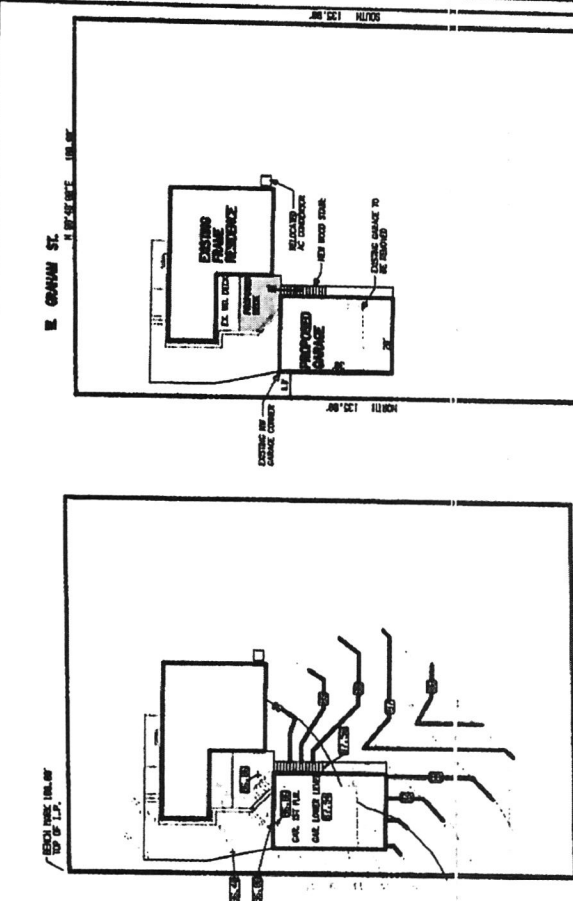
PROPOSED GARAGE & DECK FOR: BALES RESIDENCE NEW BERLIN, WISCONSIN

GENERAL NOTES

- ALL CONSTRUCTION SHALL BE PERFORMED IN STRICT ACCORDANCE WITH THE WISCONSIN UNIFORM DRILLING CODE AND LOCAL ORDINANCES.
- ALL CONTRACTORS SHALL INSPECT THE JOB SITE AND VERIFY ALL DATA PERTAINING TO THE BUILDING AND THEIR RELATION TO THE WORK PRIOR TO THE START OF CONSTRUCTION.
- ALL CONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE ON THE JOB PRIOR TO COMMENCING CONSTRUCTION. NOTIFY THE ARCHITECT OF ANY DISCREPANCIES IMMEDIATELY.
- ALL ADJACENT PROPERTY AND AREAS SHALL BE PROTECTED AND IF DAMAGED, THEY SHALL BE RETURNED TO ITS ORIGINAL CONDITION OR BETTER TO THE SATISFACTION OF THE ARCHITECT.
- ALL FOUNDATIONS SHALL BE SET ON FIRM, UNDISTURBED SOIL WITHOUT ORGANIC FILL OR ON CRUSHED ROCK OR SAND AND GRAVEL WITH A MAXIMUM OF SIX FINE MATERIAL FINEER THAN A #20 SIEVE. COMPACT TO A MINIMUM OF 95% OF THE MAXIMUM DENSITY BY THE MODIFIED PROCTOR COMPACTION TEST, ASTM D-1557.
- ALL WOOD IN CONTACT WITH MOISTURE SHALL BE PRESURE TREATED.
- ALL JOISTS SHALL BE FABRICATED WITH TRUSS CONNECTIONS IN ACCORDANCE WITH THE WISCONSIN UNIFORM DRILLING CODE AND LOCAL ORDINANCES. SPECIFICATIONS FOR LIGHT METAL PLATE CONNECTED WOOD TRUSSES AND MODIFIED TRUSS MANUFACTURER SHALL SUBMIT TRUSS DRAWINGS TO THE ARCHITECT FOR REVIEW. TRUSS MANUFACTURER SHALL SUBMIT DOCUMENTATION, CALCULATIONS, DATA AND ALL FEED TO LOCAL AUTHORITIES FOR APPROVAL.
- ROOFING COLOR & PATTERN AS SELECTED BY THE OWNER.
- ALL HANDRAILS TO BE CHOSEN BY THE OWNER. EXTERIOR DOORS TO BE SOLD CODE AS SELECTED BY THE OWNER.
- ALL ROOFING MATERIALS, FINISHES AND VALUES SHALL BE AS SELECTED BY THE OWNER.
- COMPLY WITH THE WALL BRACING REQUIREMENTS FOR THE WISCONSIN IBC COMMERCIAL CODE. WALL BRACING SHALL BE PROVIDED IN ACCORDANCE WITH THE WALL BRACING REQUIREMENTS FOR THE WISCONSIN IBC COMMERCIAL CODE. WALL BRACING SHALL BE PROVIDED IN ACCORDANCE WITH THE WALL BRACING REQUIREMENTS FOR THE WISCONSIN IBC COMMERCIAL CODE. WALL BRACING SHALL BE PROVIDED IN ACCORDANCE WITH THE WALL BRACING REQUIREMENTS FOR THE WISCONSIN IBC COMMERCIAL CODE.

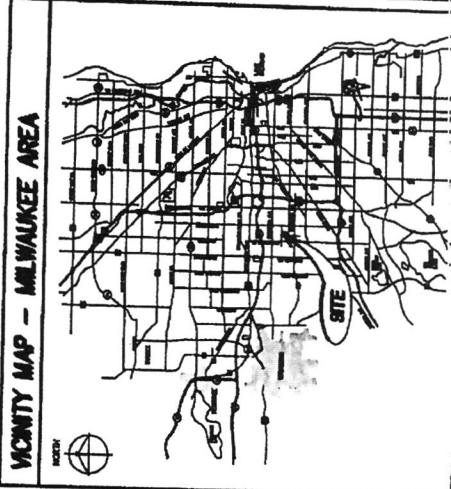
ALLOWABLE DESIGN STRENGTHS & PRESSURES

SOL PRESSURE (PSF)	P1 = 2,000 PSF
CONCRETE (28 DAY)	Fc = 4,000 PSI
STEEL (ASTM A36)	Fy = 48,000 PSI
FRAMING LUMBER	PTV SOUTHERN PINE NO. 2
2 x 6	E = 1,000,000 PSI
2 x 8	Fb = 1,400 PSI
2 x 10	Fb = 1,200 PSI
ROOF LOADS:	
DEAD LOAD	10 PSF
LIVE LOAD	20 PSF
TOTAL LOAD	30 PSF
FLOOR LOADS:	
DEAD LOAD	10 PSF
LIVE LOAD	20 PSF
TOTAL LOAD	30 PSF



grading plan
SCALE: 1" = 20'

site plan
SCALE: 1" = 20'



VICINITY MAP - MILWAUKEE AREA

SHEET INDEX

- 1 COVER SHEET, SITE & GRADING PLAN, VICINITY MAPS, INDEX
- 2 FOUNDATION, FLOOR & FRAMING PLANS, ELEVATIONS, SECTION

SITE & BUILDING DATA

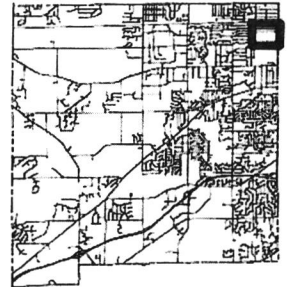
SITE AREA: 13,497 S.F. (310 ACRES)
INDEX FOOTPRINT: 100 S.F.
PROPOSED GARAGE FOOTPRINT: 800 S.F.

BALES RESIDENCE
13011 W. GAYLARD ST.
NEW BERLIN, WI
proposed garage & deck foot

ARCHITECTS/PLANNERS, S.C.
8414 W. LAPHAM ST.
West Allis, Wisconsin 53214
(414) 250-9955

BOA -- Parcels within 600 Feet of 13011 W. Graham St

Overview Map



Legend

Subject to Action

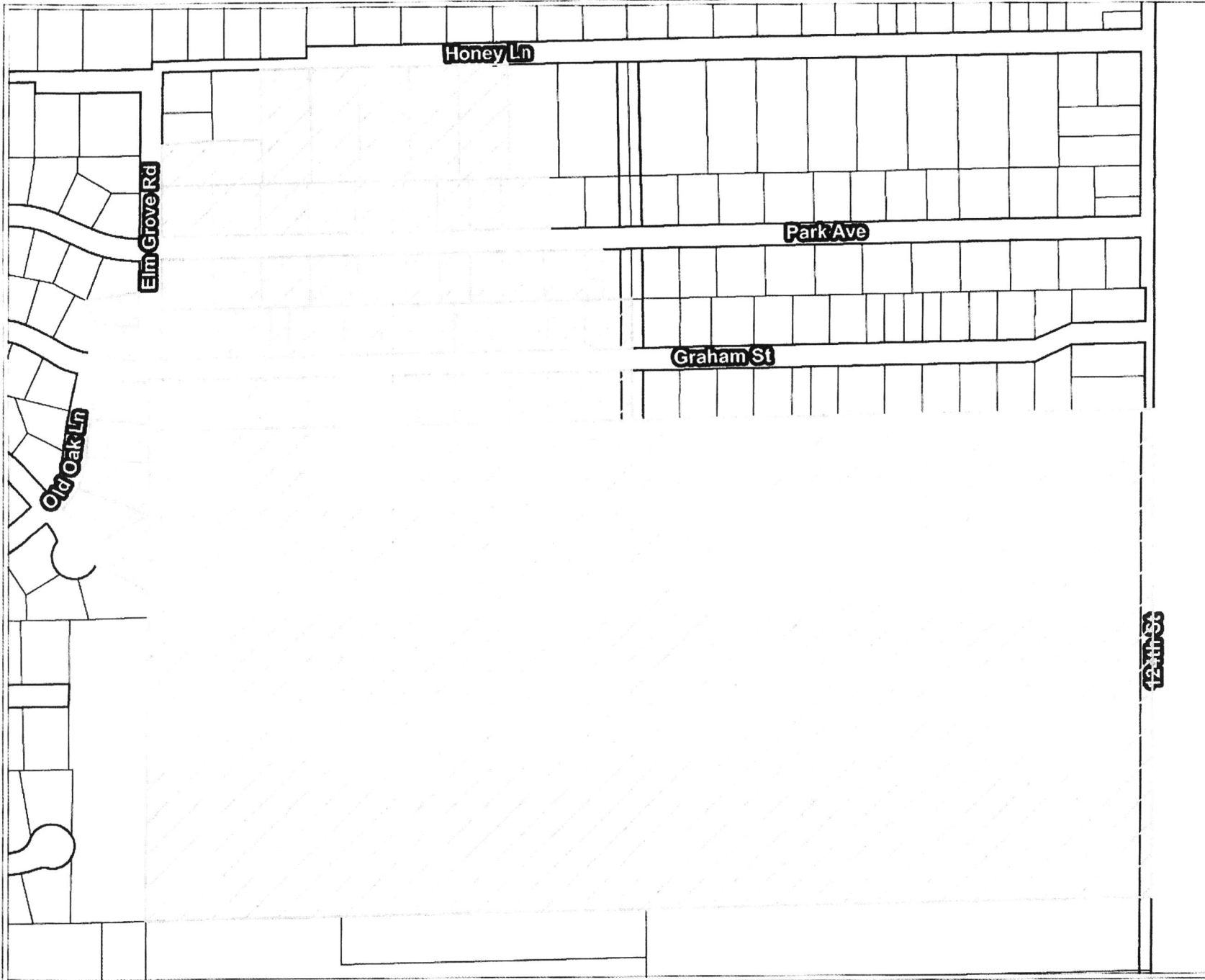
Notified Parcels

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.



0 215 430 Ft



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

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G:\Projects\Requests\BOA\13011 W Graham St\13011 W Graham St.mxd

1156045

ALEXANDER D. GRUBOR
12913 W HONEY LN
NEW BERLIN WI 53151

1156058

ALLISON GRUBOR
12811 W PARK AVE
NEW BERLIN WI 53151

1156144

ALYSSA M. HAHN
2070 S ELM GROVE RD
NEW BERLIN WI 53151

1156122001

BRIAN E. KLUG
12800 W GRAHAM ST
NEW BERLIN WI 53151

1156049

BUECHNER, WILLIAM & JANICE REV TRU
13025 W HONEY LN
NEW BERLIN WI 53151

1156139

DANIEL J. BALMER
13016 W GRAHAM ST
NEW BERLIN WI 53151

1156072

DANIEL R. GLUBKA
13009 W PARK AVE
NEW BERLIN WI 53151

1156078

DENNIS A. KOMASSA
13110 W PARK AVE
NEW BERLIN WI 53151

1156071

DONALD D. WESTON
12917 W PARK AVE
NEW BERLIN WI 53151

1156048

EMILY MARIE DIXON
13019 W HONEY LN
NEW BERLIN WI 53151

1155105

HELLER, GARY B & KATHRYN T REV TRU
2075 S ELM GROVE RD
NEW BERLIN WI 53151

1156074

HOFFMANN, THOMAS A & PATRICIA HOF
13101 W PARK AVE
NEW BERLIN WI 53151

1156239

ISRAEL JIMENEZ
13255 W OLD OAK CT
NEW BERLIN WI 53151

1155104

JACOB HARR
2055 S ELM GROVE RD
NEW BERLIN WI 53151

1156150

JAMES M. KENNEDY
12901 W GRAHAM ST
NEW BERLIN WI 53151

1156047

JAMES M. OLLMANN
13007 W HONEY LN
NEW BERLIN WI 53151

1156165

JAMIE L. PARKANSKY
13107 W GRAHAM ST
NEW BERLIN WI 53151

1156164

JANE M. GENZEL
123 N MAIN ST
LAKE MILLS WI 53551

1156083

JEFFREY A SEMROW FAMILY TRUST
12920 W PARK AVE
NEW BERLIN WI 53151

1156125

JENNIFER KNA: JENN L. KRAUSS
42820 W GRAHAM ST
NEW BERLIN WI 53151

1156080

JEROME J. LA BLANC
13060 W PARK AVE
NEW BERLIN WI 53151

1156128

JOHN R. MC CARTY
12912 W GRAHAM ST
NEW BERLIN WI 53151

1156127

JOSE A. MARTINEZ JR
12908 W GRAHAM ST
NEW BERLIN WI 53151

1155160

JOSEPH C. BALES
13011 W GRAHAM ST
NEW BERLIN WI 53151

1156071001

JOSEPH G. SCHULTZ SR
12915 W PARK AVE
NEW BERLIN WI 53151

1156082001

JOSEPH GRUNDLE
12950 W PARK AVE
NEW BERLIN WI 53151

1155241

JUDITH A. SCHMIDT
13235 W OLD OAK LN
NEW BERLIN WI 53151

1156156

KELLI E. GRUNDMANN
W330 S8570 ISABELLE DR
MUKWONAGO WI 53149

1156075

KYLE M. KETOLA
13109 W PARK AVE
NEW BERLIN WI 53151

1156069

LEROY H. WYSOCKI
4604 S 109 ST
MILWAUKEE WI 53228

1156133

LOIS A. DEGNER
13004 W GRAHAM ST
NEW BERLIN WI 53151

1156143

LOREN S. GLICKSTEIN
13112 W GRAHAM ST
NEW BERLIN WI 53151

1156079

MARCUS J. MOTHS
13100 W PARK AVE
NEW BERLIN WI 53151

1156154

MICHAEL E. HAASE
12915 W GRAHAM ST
NEW BERLIN WI 53151

1156157001

MICHAEL HAASE
13001 W GRAHAM ST
NEW BERLIN WI 53151

1156046

MICHAEL K. SCHULZ
12923 W HONEY LN
NEW BERLIN WI 53151

1156134

PATRICIA ANN SMIGLA
13012 W GRAHAM ST
NEW BERLIN WI 53151

1155238

PATRICK BAUMAN
13265 W OLD OAK CT
NEW BERLIN WI 53151

1156995

PETERSON TRUST, JOHN E & LORETTA L
13125 W GRAHAM ST
NEW BERLIN WI 53151

1156146001

PHIL TOMAS
12811 W GRAHAM ST
NEW BERLIN WI 53151

1156152

RANDY G. SMITH
13019 W GRAHAM ST
NEW BERLIN WI 53151

1156140

RICHARD A. SPORLEDER
13106 W GRAHAM ST
NEW BERLIN WI 53151

1156073

RICHARD BOISVERT
13015 W PARK AVE
NEW BERLIN WI 53151

1156081

RICHARD J. BRUENING
13010 W PARK AVE
NEW BERLIN WI 53151

1156077

RICKY GUMAN
1960 S ELM GROVE RD
NEW BERLIN WI 53151

1156067

SCOTT KRAUS
12803 W PARK AVE
NEW BERLIN WI 53151

1156052

SCOTT P. GEBOY
1944 S ELM GROVE RD
NEW BERLIN WI 53151

1156076

STEVEN ARTHUR BASTHEMER
13125 W PARK AVE
NEW BERLIN WI 53151

1156148

TABB PATZ
12821 W GRAHAM ST
NEW BERLIN WI 53151

1155240

TABBERT REVOCABLE TRUST
13245 W OLD OAK LN
NEW BERLIN WI 53151

1156082

THOMAS GIGL
13000 W PARK AVE
NEW BERLIN WI 53151

1155242

THOMAS MIKELONIS
13225 W OLD OAK LN
NEW BERLIN WI 53151

1156084

TIMOTHY J. WRANGELL
12908 W PARK AVE
NEW BERLIN WI 53151

1156070

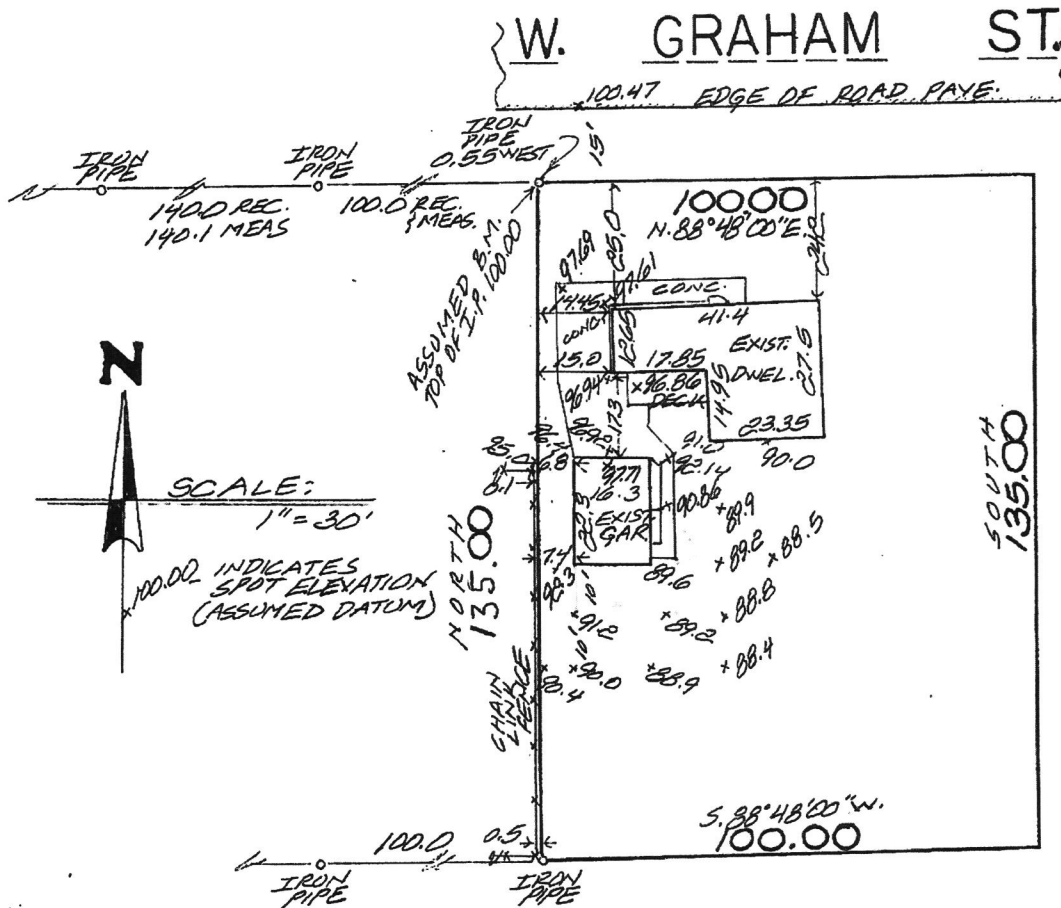
TRACY R. CHIC
12913 W PARK AVE
NEW BERLIN WI 53151

1156131

VARUN-CHANDA REDDY
12920 W GRAHAM ST
NEW BERLIN WI 53151

6617 West Coldspring Road Greenfield, Wisconsin 53220 (414) 327-4400

Lots 14 and 15 in Block 2, in GRAHAM & BLOMS MAPLEWOODS SUBDIVISION, being a part of the Southeast ¼ of Section 1, Township 6 North, Range 20 East, in the City of New Berlin, Waukesha County, Wisconsin.



Registered Land Surveyor

House and garage from road (NW corner)



1

Backyard east side of garage and deck



2

West lot line fence and east side of garage
variance request



3

Eastside of garage retaining wall and stair well



4

Edge of house alignment with current garage retaining wall along house



5

Slope of driveway



6



Board of Appeals MEETING MINUTES

February 2, 2023 - 6:00 PM
Council Chambers
3805 S. Casper Dr.

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

MINUTES

1. CALL TO ORDER, PLEDGE OF ALLEGIANCE

Chairman Goetter called the meeting to order at 6:07PM

2. ROLL CALL; DECLARATION OF QUORUM; PUBLIC NOTICE

Chairman Goetter took the roll call as follows:

Present: Board Member Goetter, Alternate #1 Board Member Willoughby, Board Member Schulpius, Alternate #2 Board Member Stair, Board Member Klappa, Board Member Oldham

Excused: Board Member Langer and Board Member Gasper

Staff Present: Code Compliance Specialist - Dan Hogan, Lead Inspector - Steve Krentz, City Clerk - Rubina Medina, City Clerk Administrative Specialist - Joelle Erickson

3. APPROVAL OF MINUTES

A. September 1, 2022 Board of Appeals Meeting Minutes

MOTION: Motion to approve Minutes

VOTE: Motion by: Board Member Schulpius
Second by: Board Member Klappa
Motion Passed 6-0

4. NEW BUSINESS

- A. Petitioner requests to construct a 600 square foot accessory building 6 feet 8 inches from the side property line. The property is zoned R-5 Medium-Density Single Family and requires side yard setback of 10 feet. A side yard setback variance of 3 feet 4 inches 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 petitioners Joe and Victoria Bales.

Petitioner Bales is requesting a garage variance in order to put the garage back in the same space it was in. Garage built in 1950's and the garage's floor has

collapsed. The terrain in his yard has hills and different movement so building the garage in a different space is not really an option. He is looking to add electricity to the garage.

Chairman Goetter: So you are looking to remove the existing structure?

Petitioner Bales: Correct. It failed for a reason and something went wrong. I don't want to build something again and have it collapse again.

Chairman Goetter: The 4' feet you are adding is that toward the lot line?

Petitioner Bales: No, it's into my property. The existing wall will be in the same position as the old wall.

Chairman Goetter: The garage is essentially a two-story building?

Petitioner Bales: Correct.

Chairman Goetter: When you say you are going to rebuild the garage, are you going down the first floor?

Petitioner Bales: Yes

Chairman Goetter: The concrete wall nearest the lot line – you are replacing that concrete wall, correct?

Petitioner Bales: Correct.

Chairman Goetter: When you say it collapsed – I'm assuming you mean the second floor collapsed?

Petitioner Bales: The Spancrete in the garage failed after 70 years.

Chairman Goetter: Is there a reason why you couldn't move the garage farther away from the property line?

Petitioner Bales: With the way that the house is positioned, it is about 15' away from the lot line and the driveway runs alongside of it. The garage is tucked behind the house so if I had to move it further in, I'd have to move it further back.

Victoria Bales: the reason why we need to keep the garage where it is - is because of the accessibility down the driveway. If it gets moved over it will be harder to get into the garage. Where it is now it is straight-on to get into the garage. If it gets moved over any it will be a hard turn to get into the driveway. Also getting out the garage as well.

Chairman Goetter: This is a single car garage?

Petitioner Bales: Yes, but it would be a little wider.

Chairman Goetter: So would it be a one and a half car garage?

Petitioner Bales: Yes.

Opened up to questions for the witness?

Jim Klappa: is the property on City Sewer?

Petitioner Bales: We have City Sewer but private well water.

Jim Klappa: Is the well located in the back or the front of the house?

Petitioner Bales: In the front.

Chairman Goetter: No other questions?

Joe Klappa: Well, leaving it where it is would be more convenient. It's not even straight-on now. It's still a little bit to the left. But it would be more if you had to move it.

Petitioner Bales: Correct, if I had to move it 4' into there – I'd have to move it further back. It would turn into a mess. It would just be a 2' story thing in the backyard with a driveway that kind of runs up to it.

Scott: Is your whole backyard sloped?

Petitioner Bales: After the house, it pretty much flattens out. It is sloped to the

Southeast but not to a terrible grade. We had a hockey rink back there once.

Chairman Goetter: Is there anyone else here to speak in favor of the addition?

Julie Geboy: Live at 1944 S. Elm Grove Road.

Scott Geboy: Julie's husband, 1944 S. Elm Grove Road.

(sworn in)

Julie: We are here support of the variance. They have been neighbors of theirs for the last 20+ years. We have been in the neighborhood for 23 years. Every house is different. It is not a cookie-cutter neighborhood. The house across the street from them is a huge brand new house that was just built and it doesn't look like it belongs in the neighborhood. Which is fine – that is the way we like our neighborhood. I think it would be an asset to the neighborhood to have a nice garage. We have a detached garage; some people don't. Our next door neighbor has a chalet. The people across the street have a ranch. Just every house is different.

Chairman Goetter: Where are you located in relationship to the applicant?

Scott G: West, Northwest.

Chairman Goetter: So you are not the next door neighbor?

Julie G: We are not the next door neighbors. It's an older neighborhood in New Berlin. I think a new garage would benefit the look of the neighborhood. They do have a smaller house and the garage sits back. They are good tax-paying people.

Chairman Goetter: Do you have anything to add?

Scott G: They know their yard better than anyone else in this room. Let him build his garage.

Chairman Goetter: Is anyone else here to speak in favor of the applicant? No?

Chairman Goetter: Is anyone here to speak against the petition? I don't see anyone else here so we will then go into closed session and I will entertain a motion.

MOTION: Motion to approve the variance

VOTE: Motion by: Chairman Klappa
Second by: Chairman Schulpus
Motion Passed 6-0

5. ADJOURN

MOTION: Motion to Adjourn at 6:23PM

VOTE: Motion by: Chairman Schulpus
Second by: Chairman Klappa
Motion Passed 6-0

*Respectfully Submitted,
Joelle Erickson, City Clerk Administrative Specialist*