

Board of Appeals MEETING AGENDA



October 3, 2024 - 6:00 PM
Council Chambers
3805 S. Casper Dr.

Published 9/25/2024

AGENDA

1. **CALL TO ORDER, PLEDGE OF ALLEGIANCE**
2. **ROLL CALL; DECLARATION OF QUORUM; PUBLIC NOTICE**
3. **APPROVAL OF MINUTES**
 - A. September 5, 2024 Meeting Minutes
4. **NEW BUSINESS**
 - A. Case #2678, Petitioner requests to construct a 784 square foot accessory building 18 feet from the front property line. The property is Zoned R-4, Low Density Single Family Residential District, which requires a front setback of 50 feet. A variance of 32 feet from the front yard 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

September 5, 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 6:01PM and led the Pledge of Allegiance.

2. ROLL CALL; DECLARATION OF QUORUM; PUBLIC NOTICE

Board Member Goetter took the roll call as follows:

Present: Board Member Oldham, Board Member Klappa, Board Member Goetter, Commissioner Schulpilus,
Alternate #1 Board Member Willoughby

Excused: Alternate #2 Board Member Ronald Stair, Board Member Paul Langer

Staff Present: Code Compliance Specialist Dan Hogan, Community Relations Specialist Joelle Erickson

3. APPROVAL OF MINUTES

A. August 1, 2024 Meeting Minutes

MOTION: Motion to Approve Minutes

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

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.

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 petitioner, Joseph Bales.

Petitioner Bales is requesting a garage variance in order to put the garage back in the same space it was in. The garage was built in the 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.

Petitioner Bales: We are looking to put a little bit bigger garage (20' feet instead of 16' feet wide, 30' feet long instead of 22' long) than what is currently there but in the same space. I was here in February 2023, and got approval but wasn't able to get the logistics together to get the garage built. I'm here trying to get it reinstated.

Board Member Oldham: Has anything, with the property, changed since 2023 - in respect to the type of variance and the amount of variance that you are requesting. The only issue is that the permit expired?

Petitioner Bales: Correct.

Board Member Oldham: Why weren't you able to get construction going on this project within that one year period?

Petitioner Bales: Finding a contractor to work with Spancrete, doing it correctly and working with the terrain proved to be more difficult. I've found the right contractor now to do this.

Code Compliance Specialist Dan Hogan: Alderman Hopkins (District 1) contacted me and spoke in favor of this project.

No one was present to speak in favor or opposition of this variance.

MOTION: Motion to Approve Variance

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

5. ADJOURN

MOTION: Motion to Adjourn at 6:11PM

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

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

STAFF REPORT SUMMARY

Board of Appeals

MEETING DATE: October 3, 2024

PETITIONER: 2nd Life Home Remodeling on behalf of Cameron Lammar

CASE NUMBER: BA-24-2678

LOCATION: 17200 W. Observatory Rd

REQUEST: Petitioner requests to construct a 784 square foot accessory building 18 feet from the front property line. The property is Zoned R-4, Low Density Single Family Residential District, which requires a front setback of 50 feet. A variance of 32 feet from the front yard 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 October 3, 2024

2nd Life Home Remodeling on behalf of Cameron Lammar/ Variance Request
17200 W. Observatory Rd

DATE: September 23, 2024

APPLICANT / OWNER(S): 2nd Life Home Remodeling on behalf of Cameron Lammar

REQUEST/DESCRIPTION OF VARIANCE: Petitioner requests to construct a 784 square foot accessory building 18 feet from the front property line. The property is Zoned R-4, Low Density Single Family Residential District, which requires a front setback of 50 feet. A variance of 32 feet from the front yard setback is required in order to obtain a building permit.

DATE OF APPLICATION: August 22, 2024

SIZE OF PARCEL: 1.01 Acres

CURRENT ZONING: R-4 Low-Density Single Family Residential District

CURRENT LAND USE: Residential

PROPOSED LAND USE: No change

ADJACENT ZONING AND LAND USE:

North Zoning: R-4 Land Use: Low-Density Single Family Residential District
South Zoning: R-4 Land Use: Low-Density Single Family Residential District
East Zoning: R-3 Land Use: Suburban-Density Single Family Residential District
West Zoning: R-4 Land Use: Low-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: 784 sq ft accessory building.

UNIQUE SITE CHARACTERISTICS:

Environmental Corridor: No
Wetland on Property: No
Conservancy Districts (C-1, C-2): No
NRCS Map Classification: N/A
Floodplain: 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 front setback of 50 feet.
2. Property is corner lot with two frontages.
3. House location does not meet setback requirements and would be considered legal non-conforming. House dates back to 1900.

Attachments:

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



Board of Appeals

Applicant / Contact

Agent

Name Cameron Lammar
Address 17200 W. Observatory Road
City, State, Zip New Berlin, WI 53146
Phone (262) 312-4298
E-Mail caminator1@gmail.com
Current Zoning _____

Name 2nd Life Home Remodeling - Renee Marek
Address 18480 W. National Avenue
City, State, Zip New Berlin, WI 53146
Phone 414-973-9177
Email Frontdesk@2ndlifellc.com
Property Owner's Address 17200 W. Observatory Road
Property Owner Cameron Lammar

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 *Conner Conner* Date: 8/20/24
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 N* Date: 8/20/2024
Board of Appeals Date: Oct 3, 2024
Total Fee: \$ 250
File Number: 2402104



Make Checks Payable To:
CITY OF NEW BERLIN

This aerial map displays property boundaries and dimensions for Block 3, Lots 1, 2, 3, and 4. The map includes Calhoun Rd, Observatory Rd, and property addresses 17308 and 17200. Dimensions are provided for various lots and setbacks.

Block 3

Lot 1: 174.63'

Lot 2: 72.37'

Lot 3: 17308

Lot 4: 17200

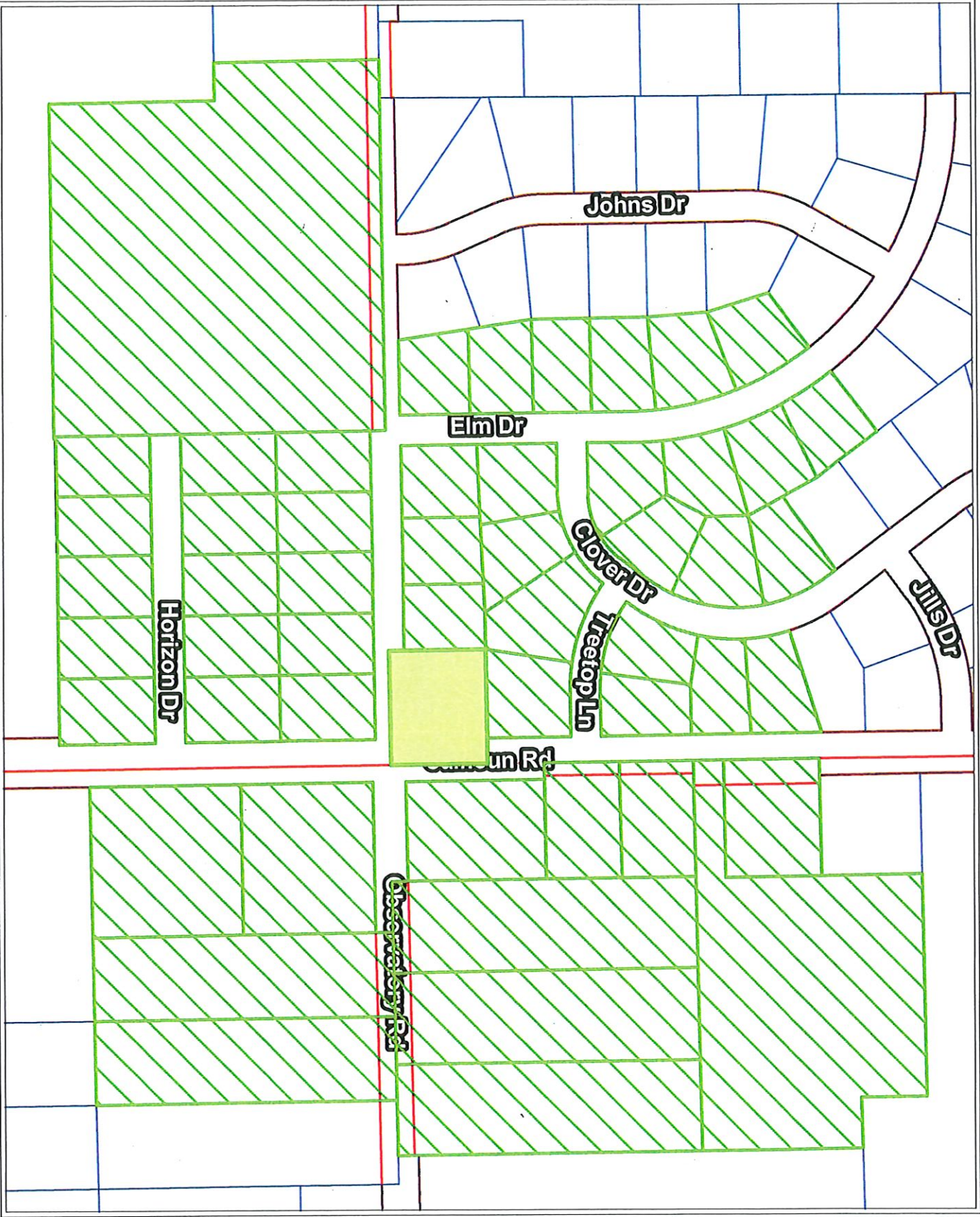
Dimensions:

- 164.85'
- 140'
- 200'
- 140'
- 310'
- 140'
- 200'
- 130'
- 57.86'
- 120'
- 130'

Streets:

- Calhoun Rd
- Observatory Rd

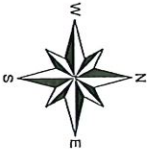
BOA -- 17200 W. Observatory Rd



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.



1233010	ADAM R. KOHL 17200 W TREETOP LN NEW BERLIN WI 53146	1233029	DENNIS R. JESSE JR 3950 S ELM DR NEW BERLIN WI 53146	1233022	JEFFREY A. ZAREMBA 17001 W OBSERVATORY RD NEW BERLIN WI 53151
1233018	ANDREW E. MEYER 353 S FERRY DR LAKE MILLS WI 53551	1233073	DONALD R. SERKOWSKI 4030 S CALHOUN RD NEW BERLIN WI 53151	1233084	JEFFREY J AND ALLISON R THOMPSON J 17135 W OBSERVATORY RD NEW BERLIN WI 53151
1233016	ANNIE E. NEGOVAN 17326 W OBSERVATORY RD NEW BERLIN WI 53146	1233067	FRANCIS A. LEWIS JR 17201 W HORIZON DR NEW BERLIN WI 53146	1233028	JEREMY GRIPPE 3960 S ELM DR NEW BERLIN WI 53146
1233069	BENJAMIN DRAEGER 17301 W HORIZON DR NEW BERLIN WI 53146	1233061	FRANK J. LEGATH 17331 W OBSERVATORY RD NEW BERLIN WI 53146	1233066	JOHN E. BOLLMAN 17200 W HORIZON DR NEW BERLIN WI 53146
1233068	BRENT STREM 17221 W HORIZON DR NEW BERLIN WI 53146	1233024	GARY J. BACHMANN 4001 S CLOVER DR NEW BERLIN WI 53146	1233076	JOHN M. HAUSER 17090 W OBSERVATORY RD NEW BERLIN WI 53151
1233062	BRUCE RADTKE 17330 W HORIZON DR NEW BERLIN WI 53146	1233014	GINA M. JABLONSKI 4026 S CLOVER DR NEW BERLIN WI 53151	1233015	JOHN P. WAKLEY 4036 S CLOVER DR NEW BERLIN WI 53146
1233012	BRYAN SEESE 17201 W TREETOP LN NEW BERLIN WI 53146	1233038	GREGG S. LABINSKI 4021 S ELM DR NEW BERLIN WI 53146	1233039	JOYCE I. GALVAN 4031 S ELM DR NEW BERLIN WI 53146
1233071	BUCKLEY MEADE 17331 W HORIZON DR NEW BERLIN WI 53146	1233077	JACOB G. OTTO 17020 W OBSERVATORY RD NEW BERLIN WI 53151	1233072001	KAREN A WAGNER IRREVOCABLE TRUS 3980 S CALHOUN RD NEW BERLIN WI 53151
1233999	CAMERON LAMMAR 21900 W LOCHINVAR LN NEW BERLIN WI 53146	1233060	JANIS A. TIPPELT 17321 W OBSERVATORY RD NEW BERLIN WI 53146	1233064	KENNETH R. ALBRECHT 17300 W HORIZON DR NEW BERLIN WI 53146
1233075	DAVID L. POFF 17310 W OBSERVATORY RD NEW BERLIN WI 53146	1233023	JEFFERY D. PISKULA 3939 S CLOVER DR NEW BERLIN WI 53146	1233075	KENT R. SZALEWSKI 17150 W OBSERVATORY RD NEW BERLIN WI 53151

1233065	KIMBERLY WILKINSON	17220 W HORIZON DR	NEW BERLIN	WI 53146
1238974	KONKOL REVOCABLE LIVING TRUST	17000 W OBSERVATORY RD	NEW BERLIN	WI 53151
1233063	KORI BANACH	17320 W HORIZON DR	NEW BERLIN	WI 53146
1233070	KRISTIN G CHURCH	17321 W HORIZON DR	NEW BERLIN	WI 53146
1233026	LINDA KAY STELZNER	4025 S CLOVER DR	NEW BERLIN	WI 53146
1233011	MARK S. STUBENRAUCH	4010 S CLOVER DR	NEW BERLIN	WI 53146
1238985	MARVIN G. DALLY	4160 S CALHOUN RD	NEW BERLIN	WI 53151
1233041	MATTHEW SCHLEI	4051 S ELM DR	NEW BERLIN	WI 53146
1238983	MICHAEL CSIZMADIA	17085 W OBSERVATORY RD	NEW BERLIN	WI 53151
1233025	PATRICK NELSON	3951 S ELM DR	NEW BERLIN	WI 53146
1233027	PAUL JERMAN	4000 S ELM DR	NEW BERLIN	WI 53146
1238974	PETER J. EGGERT	4050 S CALHOUN RD	NEW BERLIN	WI 53151
1233013	ROBERT W. PELCZAR	17231 W TREETOP LN	NEW BERLIN	WI 53146
1233008	WILLY VAN SLIEDRECHT	3948 S CLOVER DR	NEW BERLIN	WI 53146
1238974	WILLIAM W. WOOD JR	17221 W OBSERVATORY RD	NEW BERLIN	WI 53146
1233058	WILLIAM W. WOOD JR	17221 W OBSERVATORY RD	NEW BERLIN	WI 53146
1233037	RONALD WEISSENBERGER	4001 S ELM DR	NEW BERLIN	WI 53146
1238972	STEPHEN R. VOBORIL	4000 S CALHOUN RD	NEW BERLIN	WI 53151
1233040	THOMAS A. BARBIAN	4041 S ELM DR	NEW BERLIN	WI 53146
1233057	THOMAS M. MENTING	17201 W OBSERVATORY RD	NEW BERLIN	WI 53146
1233011	TIM T. SEYMOUR	20440 W NATIONAL AVE	NEW BERLIN	WI 53146
1233009	TRACY CALHOUN	4000 S CLOVER DR	NEW BERLIN	WI 53146
1233025	WILLIAM P. HAYES	4015 S CLOVER DR	NEW BERLIN	WI 53146

2nd Life Home Remodeling

18480 W. National Ave., New Berlin, WI 53146

Frontdesk@2ndlifelc.com

414.973.9177

August 20, 2024

Re: 17200 W Observatory Rd, New Berlin, WI 53146

Homeowner(s): Cameron Lammar

Contractor: 2nd Life Home Remodeling, Renee Marek & Jeremy Marek

Addressed to the City of New Berlin Board of Appeals

Nature of Appeal:

The inspector has asked that we follow the set back code which requires 50' for a front yard within that zoning district.

The difficulties with the code are:

- 1). The setback is from the ultimate right-of -way, which is the dashed line. It appears that the setback that we can accommodate is 18'. This project needs a variance of 32'.
- 2). Trees would have to be removed and many of them are large trees.
- 3). The septic would have to be moved to another area on the property.
- 4). Location of the garage would be in the center of the property, far away from the house, which would be inconvenient to the residents of the home.
- 5). A lot of grading would have to be done to create a flat area for the garage, which may cause more water to runoff into the neighbor's property.

2nd Life Home Remodeling

18480 W. National Ave., New Berlin, WI 53146

Frontdesk@2ndlifellc.com

414.973.9177

August 20, 2024

Re: 17200 W Observatory Rd, New Berlin, WI 53146

Homeowner(s): Cameron Lammar

Contractor: 2nd Life Home Remodeling, Renee Marek & Jeremy Marek

Addressed to the City of New Berlin Board of Appeals

Hardship Argument:

The current layout leaves us with a rather difficult property layout that is already very close to both streets (on the corner). The current parking area is to the left of the home, which is where we propose to set the garage. The garage opening will be set facing the house, with a turnaround area to ensure the ability to safely drive out to Observatory Road.

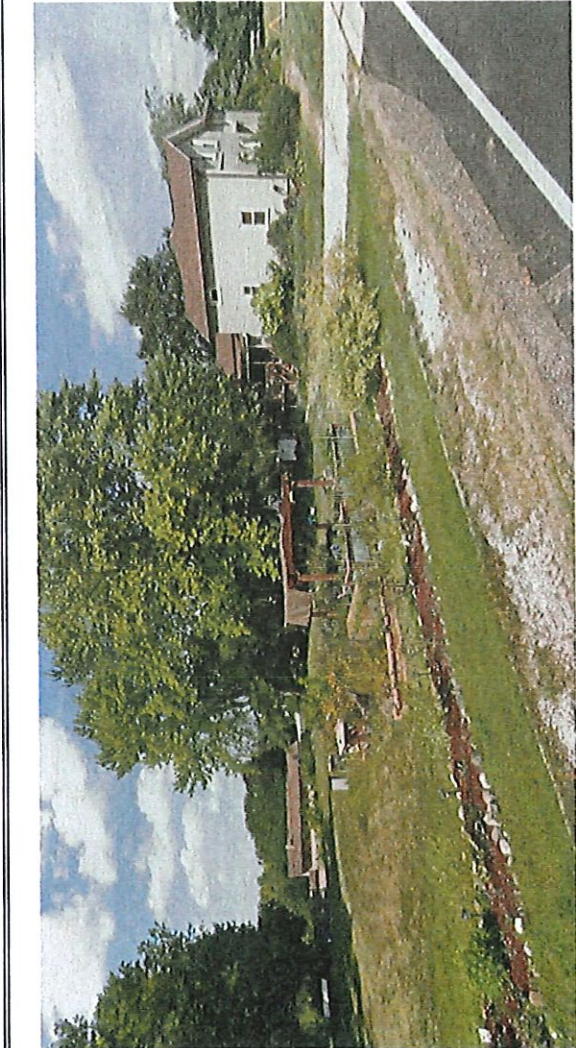
The exceptional circumstance is that the home was built long before other buildings and roads in the area so it was not built according to current setback codes. The other exceptional circumstance is the amount of hills and trees on the property. Our proposal will not require the removal of any trees, or change the grade of the property.

If we have to follow the set back guidelines it will require mature, large tree removal and the digging up of the septic to be moved, as well as grading of the property's backyard. The topography of the yard will ensure a harsh hill for the garage to be set in a place that can be accessed. This could cause disruption to the home behind creating possible flooding or water flow to the wetlands area since the hill of Observatory and Calhoun Road is quite steep to begin with.

It could cause more damage to the surrounding areas to follow the set back guidelines.

The placement location has been thoroughly thought through as to not disrupt surrounding homes and land, and also give the homeowner a location that is safe to drive in and out of the property onto one of the busiest roads in New Berlin.

Granting this variance will have no negative effect on the neighborhood and will preserve the character of this home, which will create a better relationship with the community, neighbors and homeowner.



Work to be done of the 2nd Life Home Remodeling:

- Building a new garage for the homeowner that is detached from the home.
- Remove cutoff products to be removed as well.

GENERAL NOTES: THIS PLAN SET, COMBINED WITH THE BUILDING CONTRACT, PROVIDES BUILDING DETAILS FOR THE RESIDENTIAL PROJECT. THE CONTRACTOR SHALL VERIFY THAT SITE CONDITIONS ARE CONSISTENT WITH THESE PLANS BEFORE STARTING WORK. WORK NOT SPECIFICALLY DETAILED SHALL BE CONSTRUCTED TO THE SAME QUALITY AS SIMILAR WORK THAT IS DETAILED. ALL WORK SHALL BE DONE IN ACCORDANCE WITH INTERNATIONAL BUILDING CODES AND LOCAL CODES. SEE ADDITIONAL NOTES CALLED OUT ON OTHER SHEETS

CLIENT: Lammar C.
ADDRESS: 17200 W. Observatory Rd., New Berlin WI 53146
FIRE DISTRICT: New Berlin Fire Dept.
WATER/SEWER: Well Water and Septic
Sewer BUILDING PERMIT: #
DESIGNER: Jeremy Marek w/ 2nd Life Home
BUILDER: Renee Marek w/ 2nd Life Home
ENGINEER: NONE

Layout Page Table	
Label/Title	Comments
1 Project Overview	1/4" = 1/8"
2 Plot Survey	Scale Per View
3 Floor Plan & Measurements	1/4" = 1/8"
4 Wall Detail	1/4" = 1/8"
5 Wall Detail	1/4" = 1/8"
6 Exterior Elevations	1/4" = 1/8"
7 Exterior Elevations	1/4" = 1/8"
8 Exterior Elevations	1/4" = 1/8"

Revision Table	
Number	Date Revised By Description

Project Overview

DRAWN BY:
Jeremy Marek
DATE:
8/12/2024
SCALE:
1/4" = 1/8"
SHEET #:
1

NEW HOME PLANS FOR:
Cameron Lammar
17200 W. Observatory Rd
New Berlin, Wisconsin, 53146
LOCAL PHONE: (262) 314-4239
CELL: (414) 873-3177 EMAIL: jmarek@2ndlife.com

2nd Life Home Remodeling, LLC
18480 W. National Ave.
New Berlin, WI, 53146
PROFESSIONAL ARCHITECT
LICENSE NO. 1234567890

THIS SET OF PLANS IS NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF 2ND LIFE HOME REMODELING, LLC. ANY VIOLATION OF THIS AGREEMENT WILL BE PROSECUTED TO THE FULL EXTENT OF THE LAW.

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Floor Plan & Measurements



ANSI B (11" x 17")

Wall Detail

[illegible]

ANSI B (11" x 17")

Exterior Elevations

EAST WALL ELEVATION

WEST WALL ELEVATION

NEW HOME PLANS FOR:
Cameron Lammert
17200 W Observatory Rd
New Berlin, Wisconsin, 53146
PHONE: 262.447.1333
EMAIL: c.lammert@chiefexperts.com
MOBILE PHONE: 952.236.4427

LICENSE NO:
1234567890

2nd Life Home Remodeling
18480 W National Ave.
New Berlin, WI, 53146
PHONE: (414) 773-9177 FAX: (414) 773-9177
WWW: 2ndlife.com

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CHIEF EXPERTS, INC.

Exterior Elevations

DRAWN BY:
Jeremy Mark

DATE:
8/12/2024

SCALE:
1/4" = 1'0"

SHEET #:
7

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ANSI B (11" x 17")

Exterior Elevations

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New Berlin, WI, 53146
P: 261.614.5718 • 5177 2nd Life Remodeling.com



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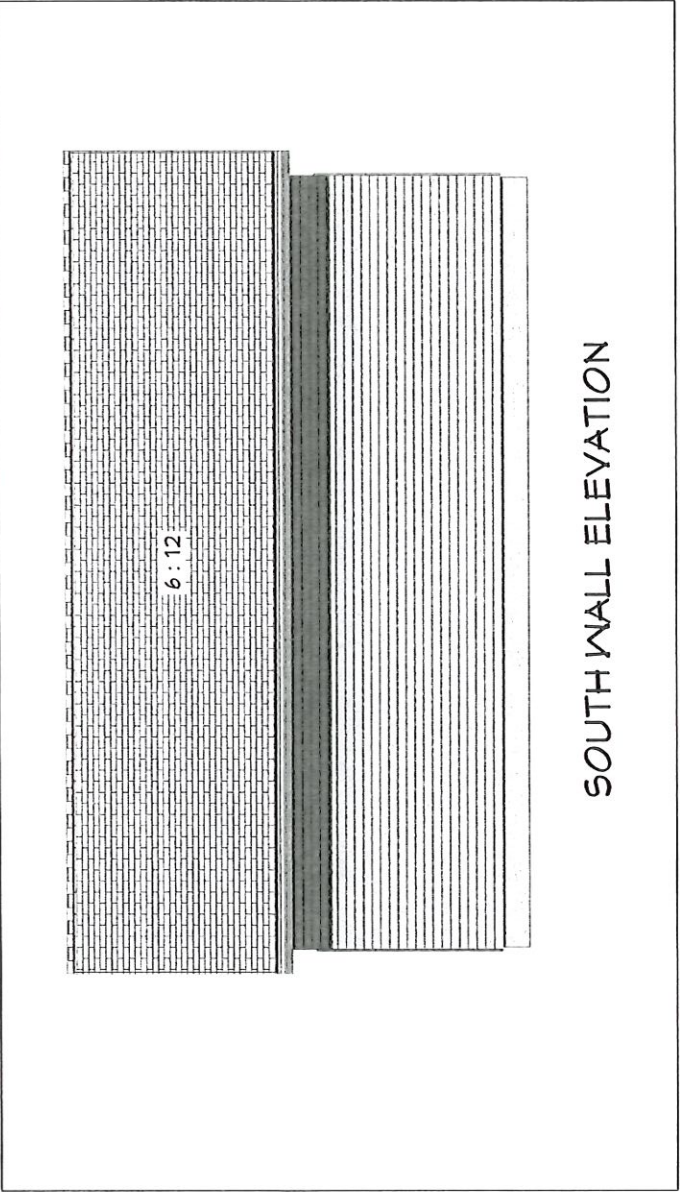
NEW HOME PLANS FOR:
Cameron Lammert
17200 W Observatory Rd
New Berlin, Wisconsin, 53146
EMAIL: cameronl1@2ndlife.com
MOBILE PHONE: (261) 312-4393

LICENSE NO:
1234567890

PAGE TITLE:
Exterior Elevations

DRAWN BY:
Jeremy Mark
DATE:
8/12/2024
SCALE:
1/4" = 1'0"
SHEET #:
9

SOUTH WALL ELEVATION



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City of New Berlin

3805 South Casper Drive • New Berlin, Wisconsin 53151-0921 • (262) 786-8610 • Fax (262) 786-6121 • www.newberlin.org

BUILDING PLANS
TO BE
SUBMITTED ALSO

Note: Roof must be
designed for 30#
live load.

Wall
Bracing
per
Code

- 1) Engineered trusses 16 o.c. (PROVIDE PLANS)
or
- 2) Rafters: 2 x 4 with ceiling joists and collar
ties 16 o.c. (PROVIDE PLANS)
- 3) 5/8 inch OSB (type) sheathing
installed per manufacturing specification.
- 4) Approved Architectural Shingles (type) roof covering
installed over 1 # underlayment
- 5) Hurricane clips or approved fasteners Grip Fast hurricane tie
- 6) Vynil type siding
- 7) 7/16 in. 7/16 x 4 (type) wall sheathing OSB
- 8) 2 x 4 wood studs at 16 inches o.c.
- 9) Pressure treated wood plate Yes, 2x4s
- 10) Minimum 7" x 1/2" anchor bolts @ maximum 6' o.c. and 18"
from corner.
- 11) Minimum 12" x 12" slab edge and minimum 4' slab.
- 12) Concrete reinforcement 2 ROW rebar

12"
12"
4"

Header
Portal Framing
REQ.
Double shoulder studs
required for openings greater
than 6'

- Overhead Door Header
- 13) Width of opening 13 ft.
 - 14) Header carries roof load: Yes no No X
 - 15) Header information 2x10
- Window Header
- 16) Width of opening hole, taken out. ft.
 - 17) Header information
- Service Door Header
- 18) Width of opening 3 ft.
 - 19) Header information 2x8

HEIGHT = 15 FT
(HALF THE DIMENSION
FROM TOP PLATE TO
RIDGE)

ANCHOR BOLTS
1/2" DIAMETER
AND 7"
12"
4"
12"

July 16, 2024

PLAT OF SURVEY

Survey No. 24.5049

LOCATION: 17200 W Observatory Road, New Berlin, WI 53151-3226
PREPARED FOR: Cameron Lammar & Cora B Lammar

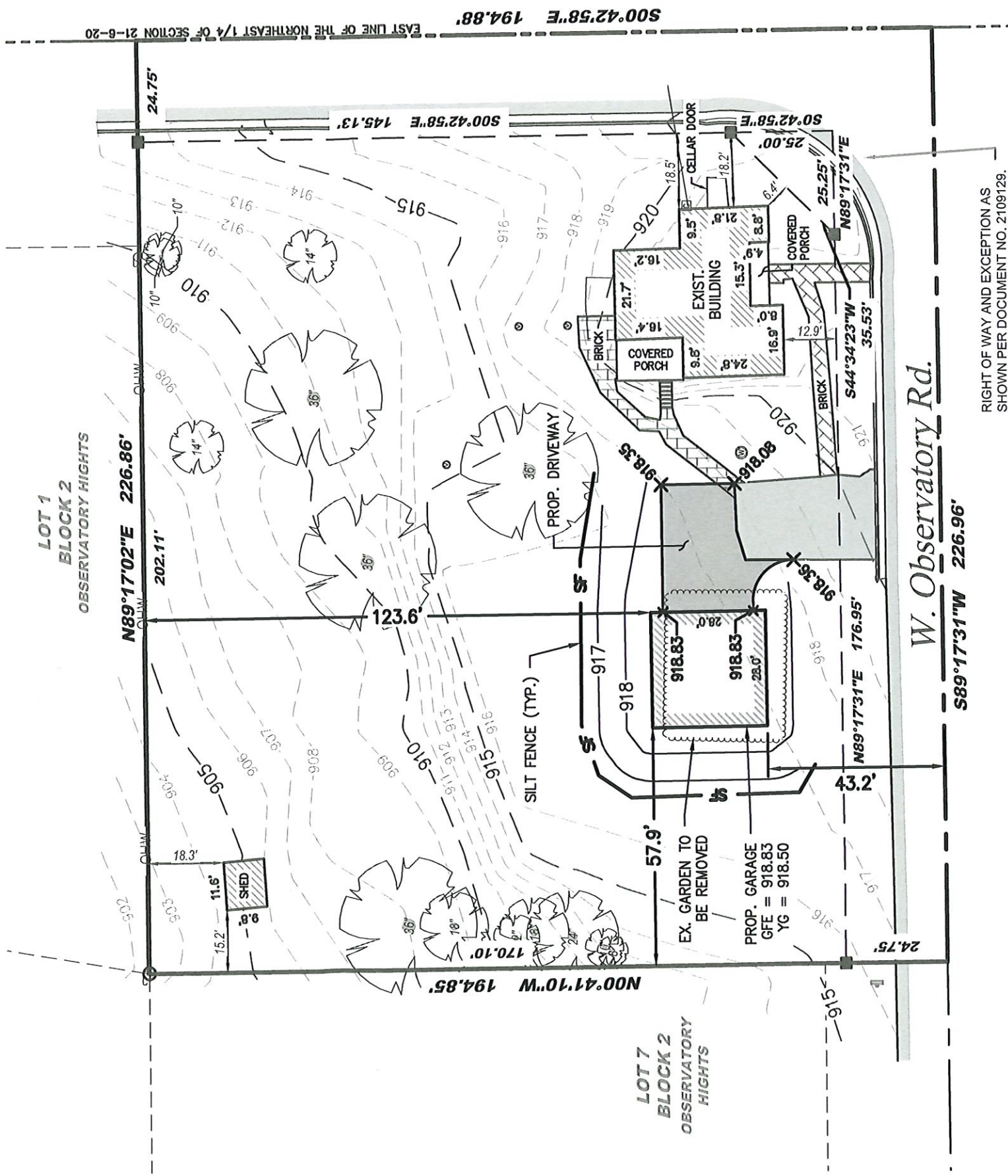
PROPERTY DESCRIPTION: Per Document No. 2288477
All that part of the Northeast 1/4 of Section 21, in Township 6 North, Range 20 East, in the city of New Berlin, bounded and described as follows, to-wit:

Commencing at the Southeast corner of the Northeast 1/4 of the Northeast 1/4 of Section 21, in Township 6 North, Range 20 East, thence West along the centerline of Observatory Road to a point, which point is located along the East line extended of Lot 7, Block 3, Observatory Heights Subdivision, 30 feet South of the Southeast corner of said Lot 7, thence North along said East line extended of said Lot 7, to the Southeast corner of said Lot 7; thence North along the East line of said Lot 7 to a point which is the Northeast corner of said Lot 7, and which is also the Southwest corner of Lot 1, Block 3, Observatory Heights Subdivision; thence East along the South line of said Lot 1 to a point in the centerline of Calhoun road; thence South along the centerline of Calhoun road to the place of beginning. Excepting therefrom that part conveyed to the City of New Berlin on November 20, 1995 for road purposes.

CURRENT OWNER: Cameron Lammar & Cora B Lammar
TAX ID: NBC 1233999

- Legend:
- Utility Pole
 - Septic Vent
 - Water Main Valve
 - Gas Pedestal
 - Sign
 - Deciduous Tree

NORTHEAST CORNER
SECTION 21-6-20



EAST 1/4 CORNER
SECTION 21-6-20



I certify that I have surveyed the above-described property and in my professional opinion this map is a true representation thereof and is made in accordance with the records of the register of deeds as nearly as practical and that this survey complies with Wisconsin Administrative code AE-7 except for those items waived, if any, and is bound by Wisconsin State Statute 893.37 that defines statute of limitations in regard to surveys. This survey was prepared for the exclusive use of the client and present owners of the property.

No title policy has been provided to the surveyor regarding the property identified on this map. Therefore this plat of survey does not guarantee the existence, size and location of any easements, encumbrances, restrictions or other facts that could otherwise be disclosed in an ALTA/NSPS survey.

Ritchie P. Wenzel

DRAWING BY: MRO
FIELD WORK BY: JC
FIELD WORK DATE: 5/21/24

Ritchie P. Wenzel, Professional Land Surveyor, S-4027

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