



# Board of Appeals Meeting Agenda

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March 6, 2025 - 6:00 PM  
Council Chambers  
3805 S. Casper Dr.

Published 2/21/2025

## AGENDA

1. **CALL TO ORDER, PLEDGE OF ALLEGIANCE**
2. **ROLL CALL; DECLARATION OF QUORUM; PUBLIC NOTICE**
3. **APPROVAL OF MINUTES**
  - A. October 3, 2024 Meeting Minutes
4. **NEW BUSINESS**
  - A. Case No. 2679 - An appeal has been taken from a decision of the Building Inspector of the City of New Berlin, Waukesha County, Wisconsin, in denying the application of Christine and James Jasso to maintain a 288 square foot accessory structure 4 feet from the side property line and 14 feet from the rear property line. The property is zoned R-5 Medium-Density Single-Family Residential and requires a side setback of 10 feet and a rear setback of 35 feet where the lot fronts a street with curb and gutter. A variance of 6 feet from the side lot line and 21 feet from the rear lot line is required to obtain a building permit. This is an after-the-fact application stemming from a zoning violation.
5. **ADJOURN**

### Additional Information

- The agenda packet, including supplemental information related to agenda items, is available online at [www.NewBerlinWI.gov](http://www.NewBerlinWI.gov). Once finalized by the governing body, approved meeting minutes will also be posted online.
- Agenda items may be taken out of order at the governing body's discretion.
- Members, and possibly a quorum, of other municipal governmental bodies may attend this meeting to gather information. However, no action will be taken by any governmental body other than the one referenced in this notice.
- Accommodations will be provided under the Americans with Disabilities Act (ADA) to meet the needs of individuals with disabilities. If you require assistance or appropriate aids and services, please contact the Office of the City Clerk at (262) 786-8610 with reasonable notice.

# Board of Appeals MEETING MINUTES



October 3, 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 Klappa called the meeting to order at 6:20PM and led the Pledge of Allegiance.

### 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 Klappa, Commissioner Schulpius, Board Member Langer

Excused: Board Member John Goetter, Alternate #2 Board Member Ronald Stair, Alternate #1 Board Member Nicole Willoughby

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

### 3. APPROVAL OF MINUTES

#### A. September 5, 2024 Meeting Minutes

**MOTION:** Motion to Approve Minutes

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

### 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.

Board Member Klappa gave an overview of the appeals process. The staff report and variance request were read into the record. Board Member Klappa then swore in the petitioner, Cameron Lammar.

Petitioner Lammar: The property is on a 3/4 acre lot and I have lived in the property for 20+ years and became the owner a couple of years ago. I have dealt with not have a garage for years but thought that if I ever owned the property, I would definitely want to build a garage. I'm trying to get a garage constructed so my car is not getting destroyed in the winter time with snow & ice. The only other place that the garage could potentially go is on the other end of the yard and I would have to destroy the whole yard to get a driveway back there. The Mound System is right in the middle of the yard. I will have to remove my garden in order to make space for the garage but all the trees and natural shrubbery would not be disturbed. I have 6 signed statements from my neighbors that said they were in agreement of the garage being constructed.

Board Member Schulpius: Where are the holding tanks for the Mound System? Closer to the house?

Petitioner Lammar: It is directly North of the house. It runs East-West on a slight diagonal

Board Member Langer: You talked about having to remove a tree? Is that correct?

Petitioner Lammar: Based on the topography of the yard, I would probably have to remove one or two trees in the yard - towards the back.

Board Member Langer: How old is the house?

Petitioner Lammar: The original, main house was built in 1900. Observatory Road didn't exist when the home was built.

Board Member Klappa: I think the biggest problem is the setbacks but like you said, the road didn't exist when the property was built.

No one was present to speak in favor or in opposition of the case.

Board Member Oldham: If it wasn't a corner lot and if Observatory wasn't there - the setback wouldn't be an issue.

Board Member Schulpius: Moving the garage back would interfere with the septic system and trees. Moving it back a couple of feet isn't going to make a significant difference and there is a substantial grade change. There is a 16' elevation change from the house down to where the house could potentially go.

**MOTION:** Motion to Approve As Presented

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

## 5. **ADJOURN**

**MOTION:** Motion to Adjourn at 6:35PM

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

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

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# STAFF REPORT SUMMARY

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## Board of Appeals

**MEETING DATE:** March 6, 2025

**PETITIONER:** Christine & James Jasso

**CASE NUMBER:** BA-25-2679

**LOCATION:** 14875 W Janice Place

**REQUEST:** Petitioner requests to maintain a 288 square foot accessory structure 4 feet from the side property line and 14 feet from the rear property line. The property is zoned R-5 Medium-Density Single-Family Residential and requires a side setback of 10 feet and a rear setback of 35 feet where the lot fronts a street with curb and gutter. A variance of 6 feet from the side lot line and 21 feet from the rear lot line is required to obtain a building permit. This is an after-the-fact application stemming from a zoning violation.

**DETAILS IN ATTACHED STAFF REPORT**

**CITY OF NEW BERLIN**  
**DEPARTMENT OF COMMUNITY DEVELOPMENT**  
**BOARD OF ZONING APPEALS STAFF REPORT**  
Meeting of March 6, 2025

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**Christine & James Jasso/ Variance Request**  
**14875 W Janice Place**

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**DATE:** February 6, 2025

**APPLICANT / OWNER(S):** Christine & James Jasso

**REQUEST/DESCRIPTION OF VARIANCE:** Petitioner requests to maintain a 288 square foot accessory structure 4 feet from the side property line and 14 feet from the rear property line. The property is zoned R-5 Medium-Density Single-Family Residential and requires a side setback of 10 feet and a rear setback of 35 feet where the lot fronts a street with curb and gutter. A variance of 6 feet from the side lot line and 21 feet from the rear lot line is required to obtain a building permit. This is an after-the-fact application stemming from a zoning violation.

**DATE OF APPLICATION:** January 21, 2025

**SIZE OF PARCEL:** .24 Acres

**CURRENT ZONING:** R-5 Medium-Density Single Family Residential District

**CURRENT LAND USE:** Residential

**PROPOSED LAND USE:** No change

**ADJACENT ZONING AND LAND USE:**

North Zoning:	R-5	Land Use:	Medium-Density Single Family Residential District
South Zoning:	R-5	Land Use:	Medium-Density Single Family Residential District
East Zoning:	R-5	Land Use:	Medium-Density Single Family Residential District
West Zoning:	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:** 288 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: 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. This is a compliance matter where a complaint was made regarding this structure. It was determined that no permit had been pulled for the construction of this structure and that it did not meet the setback requirements. The structure is over 144 square feet and is considered an accessory structure not a shed.
2. Structures at or under 144 square feet are considered a tool shed and are allowed to be 5 feet from a rear or side property line within the side or rear yards.

**Attachments:**

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



# City of New Berlin

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

*email 11/21 + 12/2*

October 22, 2024

JAMES JASSO  
CHRISTINE JASSO  
14875 W JANICE PL  
NEW BERLIN, WI 53151-4421

**Re: Violation at 14875 W. Janice Pl**

Dear Property Owner,

A complaint has been filed with the City regarding the construction of a tool shed at your property, 14875 W. Janice Pl. The City does not have a permit on file for the shed, which is a violation of the New Berlin Zoning Code, Section 275-25, Building Permits.

**Please see to the following are completed by Friday, November 8<sup>th</sup>, 2024**

- Please apply for building permit for the tool shed in question. Tool sheds must be at least five feet off the property line. This permit is subject to double fees.

**VIOLATIONS:**

**§ 275-25 Building Permits**

*A. General requirement. No building or structure shall be erected, altered, relocated, moved, extended, or enlarged until a building permit has been issued by the Director, certifying that such building, as proposed, would be in compliance with the provisions of this chapter and with the adopted City Building Code.[1]*


**§ 124-15 Fees.**

B. Fees, as specified in Subsection A, shall accompany each application for a certificate, permit, approval or other fee-related chapter provision. Double fees will be charged for starting work before fees have been paid or plans have been approved. All fees for inspection of premises mandated by the Wisconsin Administrative Code and the Fire Chief of the City of New Berlin Fire Department will be paid by appearing on the December 15 tax roll and shall constitute a special charge against the property under § 66.0627, Wis. Stats.

Although this office anticipates your full cooperation, failure to comply with the New Berlin Zoning Ordinance could lead to legal action by the City Attorney, including but not limited to civil suit, injunction and possible forfeitures on your part. Each and every day this violation exists constitutes a separate offense.

If you have any questions, or need further clarification, please call our office at (262) 797-2445 ext. 2249.

Sincerely,  
CITY OF NEW BERLIN

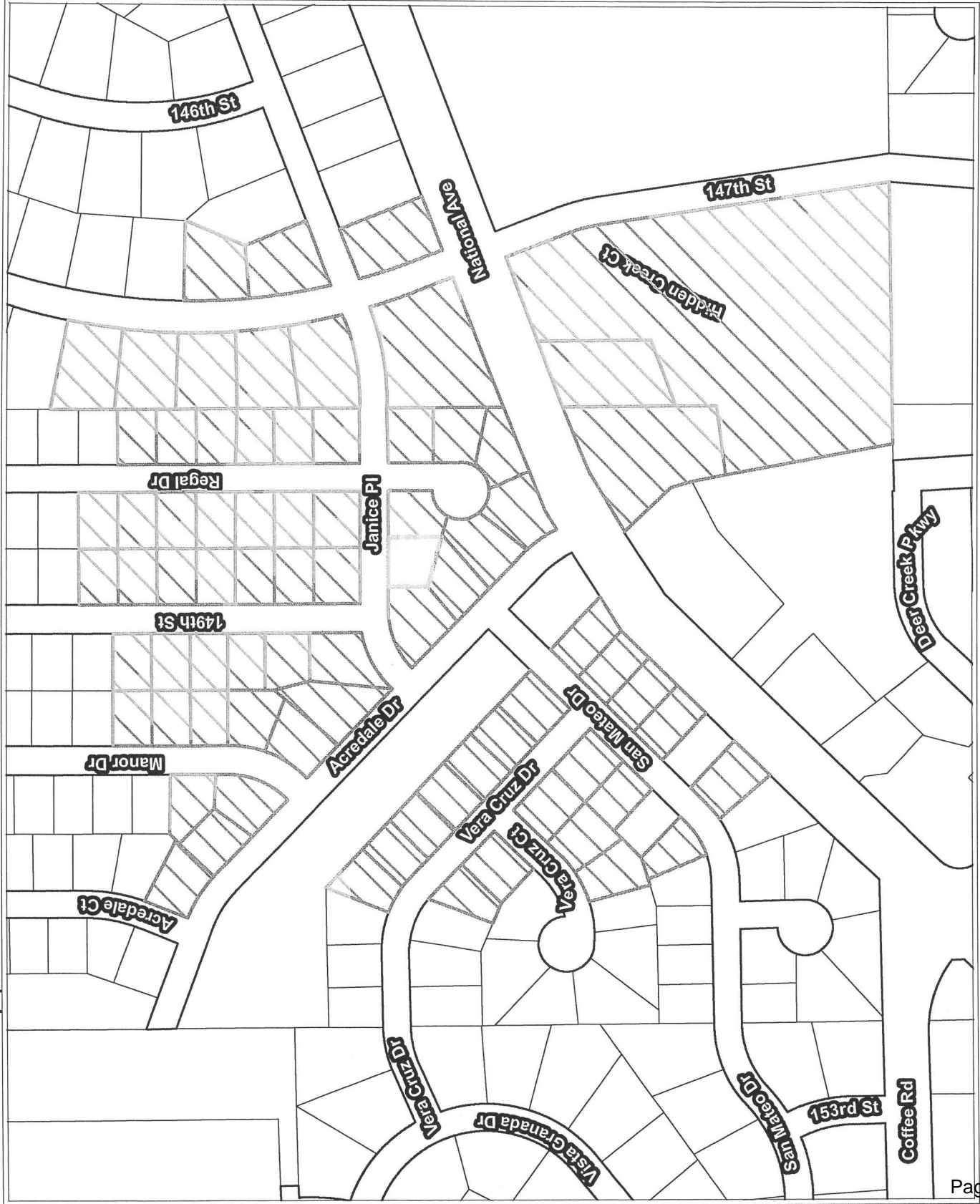
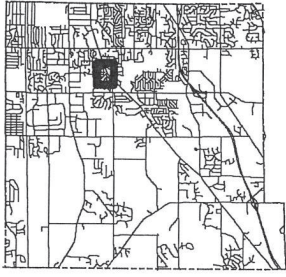


Dan Hogan  
Code Compliance Specialist




CC: Alderman Lafever  
Nikki Jones, DCD Deputy Director  
Mayor's Office

# Board of Appeals -- 14875 W. Janice Pl

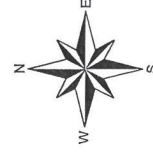
Overview Map



## 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.



The information and depictions herein have been produced using data available through photogrammetric means by the City of New Berlin. The information and depictions herein are for informational purposes and the City of New Berlin specifically disclaims accuracy in this reproduction and specifically disclaims accuracy in this reproduction and specifically disclaims accuracy in this reproduction and specifically disclaims accuracy in this reproduction. Measurements, distances depicted herein and as to which specific or precise accuracy is required should be determined by procurement of certified maps, surveys, plans, Flood Insurance Studies, or other official means.

1206132  
PETER J WILLIAMS AN WILLIAMS  
3260 S 149TH ST  
NEW BERLIN WI 53151

1206139  
THE RUSSELL AND KATHRYN PONTO IRF  
3305 S REGAL DR  
NEW BERLIN WI 53151

1206133  
PETER J. BARTELL  
15208 W SAN MATEO DR  
NEW BERLIN WI 53151

1206183  
THERESA KODE  
14940 W VERA CRUZ DR  
NEW BERLIN WI 53151

1205024  
PRC MANAGEMENT, LLC  
14700 W NATIONAL AVE  
NEW BERLIN WI 53151

1206179  
THOMAS BARINA  
15050 W VERA CRUZ DR  
NEW BERLIN WI 53151

1206113  
ROBERT MARTIN  
3285 S 149 ST  
NEW BERLIN WI 53151

1206142  
TINA MORRIS  
3275 S REGAL DR  
NEW BERLIN WI 53151

1205020  
SCOTT P. WOJCIK  
3301 S 147 ST  
NEW BERLIN WI 53151

1206105  
WALTER E. TESCH  
3270 S MANOR DR  
NEW BERLIN WI 53151

1206106  
SCOTT W. HILL  
3280 S MANOR DR  
NEW BERLIN WI 53151

1206197  
WAYNE L. FLAUGHER  
14963 W VERA CRUZ CT  
NEW BERLIN WI 53151

1206182  
SEAN HEGARTY  
14970 W VERA CRUZ DR  
NEW BERLIN WI 53151

1206173  
YOLANDA DONEY  
14855 W JANICE CT  
NEW BERLIN WI 53151

1206172  
SHANG REN HUANG  
14845 W JANICE CT  
NEW BERLIN WI 53151

1206994  
SHECTERLE COMMERCIAL PROPERTIES  
PO BOX 1205  
BROOKFIELD WI 53008

1206165  
STEVEN W. CASTELAZ  
3310 S REGAL DR  
NEW BERLIN WI 53151

1205023	ALC PROPERTIES & INVESTMENTS, LLC 31010 SILVER SPUR TRL BOERNE TX 78015	1206135	DAVID A. SCHULTZ 3290 S 149 ST NEW BERLIN WI 53151	1206163	FRANK W. ROZMAN 3290 S REGAL DR NEW BERLIN WI 53151
1205064	ALEXANDER J. HAULER 3288 S 147TH ST NEW BERLIN WI 53151	1206131	DAVID W. SIEGLER 3250 S 149 ST NEW BERLIN WI 53151	1206134	GARY L. WILL 3280 S 149 ST NEW BERLIN WI 53151
1206112	ARVINDKUMAR B. PATEL 3295 S 149TH ST NEW BERLIN WI 53151	1206138	DAWN O'CONNOR 3315 S REGAL DR NEW BERLIN WI 53151	1206217	GARY W. STAPLES 14965 W SAN MATEO DR NEW BERLIN WI 53151
1206074	BRIAN P. MATTER 3285 S MANOR DR NEW BERLIN WI 53151	1206111	DAYMARK 149, LLC 3190 GATEWAY RD STE 102 BROOKFIELD WI 53045	1206109	GLEN D. GROESCHEL 3320 S ACREDALE DR NEW BERLIN WI 53151
1206168	BRIAN W. CRANFILL 14865 W JANICE CT NEW BERLIN WI 53151	1206184	DENISE A EGGERT REVOCABLE TRUST 14910 W VERA CRUZ DR NEW BERLIN WI 53151	1206136	GUY M. STOLTENBURG 3300 S 149 ST NEW BERLIN WI 53151
1205018	CATHERINE A. KRABATH 3277 S 147 ST NEW BERLIN WI 53151	1206161	DENNIS HENSLEIGH REVOCABLE LIVING 3270 S REGAL DR NEW BERLIN WI 53151	1205971001	HIDDEN CREEK APARTMENTS, LLC  <nul
1205021	CHARLES KERSTEIN 3315 S 147TH ST NEW BERLIN WI 53151	1206107	DENNIS J. WEBER 3290 S MANOR DR NEW BERLIN WI 53151	1205990	INDEPENDENCE PLACE NEW BERLIN, LLC 4390 S SOMMERSET DR NEW BERLIN WI 53151
1206196	CHRISTOPHER R. SONNTAG 14971 W VERA CRUZ CT NEW BERLIN WI 53151	1206141	DENNIS M EIFF AND/OR NANCY J EIFF LI' 3285 S REGAL DR NEW BERLIN WI 53151	1206169	ISAIAH J. HAUN 14815 W JANICE CT NEW BERLIN WI 53151
1206162	CURTIS SCHMIDT 3280 S REGAL DR NEW BERLIN WI 53151	1206072	DOUGLAS C. ALDRIDGE 3286 S ACREDALE DR NEW BERLIN WI 53151	1206171	IVONNE NOESKE 14835 W JANICE CT NEW BERLIN WI 53151
1206164	DAVID A. MERCER 3300 S REGAL DR NEW BERLIN WI 53151	1206108	ERIC J. MODRYNSKI 3300 S ACREDALE DR NEW BERLIN WI 53151	1206114	JAMES F AND LISA R TWITCHELL LIVING 3275 S 149 ST NEW BERLIN WI 53151

1206167  
JAMES JASSO  
14875 W JANICE PL  
NEW BERLIN WI 53151

1206075  
JOSEPH PICOTTE  
3275 S MANOR DR  
NEW BERLIN WI 53151

1206073  
MATTHEW T. BERTSCH  
3288 S ACREDALE DR  
NEW BERLIN WI 53151

1206199  
JAMES LAUR  
14950 W SAN MATEO DR  
NEW BERLIN WI 53151

1206110  
KENNETH B. GARDNER II  
3315 S 149TH ST  
NEW BERLIN WI 53151

1206178  
MATTHEW W. NITKA  
15080 W VERA CRUZ DR  
NEW BERLIN WI 53151

1206188  
JASON M. TASSOME  
15065 W VERA CRUZ DR  
NEW BERLIN WI 53151

1206180  
KEVIN E CAMPION REVOCABLE TRUST  
15030 W VERA CRUZ DR  
NEW BERLIN WI 53151

1205063  
MAUREEN A. DALIEGE  
14710 W JANICE PL  
NEW BERLIN WI 53151

1206218  
JOHN C. KING  
14945 W SAN MATEO DR  
NEW BERLIN WI 53151

1206198  
KRIS S. SCALZO  
14955 W VERA CRUZ CT  
NEW BERLIN WI 53151

1206220  
MICHAEL HARPER  
14905 W SAN MATEO DR  
NEW BERLIN WI 53151

1206189  
JOHN C. TSORIS  
15025 W VERA CRUZ DR  
NEW BERLIN WI 53151

1205019  
KUTCHER REVOCABLE TRUST  
NEW BERLIN WI 53151 <nul

1206144  
MICHAEL J. MCNICHOLS  
3255 S REGAL DR  
NEW BERLIN WI 53151

1206143  
JOHN N. MIES  
3265 S REGAL DR  
NEW BERLIN WI 53151

1206160  
LIA Y. HERMAN  
3260 S REGAL DR  
NEW BERLIN WI 53151

1206200  
MICHAEL T. KRAWCZYK  
14970 W SAN MATEO DR  
NEW BERLIN WI 53151

1206140  
JOHN P. DIPADOVA  
3295 S REGAL DR  
NEW BERLIN WI 53151

1206181  
LINDA A. BROWN  
15000 W VERA CRUZ DR  
NEW BERLIN WI 53151

1206166  
MICHELE M. HOOD  
14905 W JANICE PL  
NEW BERLIN WI 53151

1206104  
JOHN SCHNEIDER  
3260 S MANOR DR  
NEW BERLIN WI 53151

1206215  
LINDA M. BILLINGS-NILLES  
15005 W SAN MATEO DR  
NEW BERLIN WI 53151

1205017  
MOLLY A. HARTMAN  
3265 S 147 ST  
NEW BERLIN WI 53151

1206170  
JONATHAN CHRISTOPH  
14825 W JANICE CT  
NEW BERLIN WI 53151

1206115  
MARTIN BROWNE  
3265 S 149 ST  
NEW BERLIN WI 53151

1206202  
OLIVER ARENA  
15030 W SAN MATEO DR  
NEW BERLIN WI 53151

1206174  
JOSEF LEUTNER  
3368 S ACREDALE DR  
NEW BERLIN WI 53151

1206219  
MATTHEW KUFAHL  
14925 W SAN MATEO DR  
NEW BERLIN WI 53151

1206137  
PAUL W. OESTREICH  
14880 W JANICE PL  
NEW BERLIN WI 53151



## Board of Appeals

### Applicant / Contact

Name Christine & James Jasso  
 Address 14875 W Janice Place  
 City, State, Zip New Berlin, WI 53151  
 Phone (262) 719-5999  
 E-Mail christine.bunch@live.com  
 Current Zoning residential

### 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.)
<input checked="" type="checkbox"/> Setback/Size Variance	\$200+ \$50 Filing Fee	<input type="checkbox"/> Nature of Appeal – 8 copies <input type="checkbox"/> Hardship Argument – 8 copies <input type="checkbox"/> Scaled Drawing/ Survey – 8 copies <input type="checkbox"/> Photos – 8 copies
<input type="checkbox"/> Flood Plain	\$200+ \$50 Filing Fee	<input type="checkbox"/> Nature of Appeal – 8 copies <input type="checkbox"/> Hardship Argument – 8 copies <input type="checkbox"/> Scaled Drawing/ Survey – 8 copies <input type="checkbox"/> Photos – 8 copies
<input type="checkbox"/> Plan Commission	\$500+ \$50 Filing Fee	<input type="checkbox"/> Nature of Appeal – 8 copies <input type="checkbox"/> Hardship Argument – 8 copies

**PAID**  
 FEB 06 2025  
 Treasurer - City of New Berlin

-- 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.
- <sup>1</sup> Other plans and information may be required by staff upon further review of the project.
- <sup>2</sup> Drawn to a scale no greater than 1"=100'.
- <sup>3</sup> All architectural plans at a scale no smaller than 1/8" = 1'
- <sup>4</sup> 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 *Jan W. Jones* Date: 1/21/2025  
*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 N* Date: 1/21/2024  
 Board of Appeals Date: March 6<sup>th</sup>, 2025  
 Total Fee: \$250  
 File Number: 2500196



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



14875 W JANICE PL X Q  
Show search results for 14875 ...



Regal Dr

Janice Pl

Janice Ct



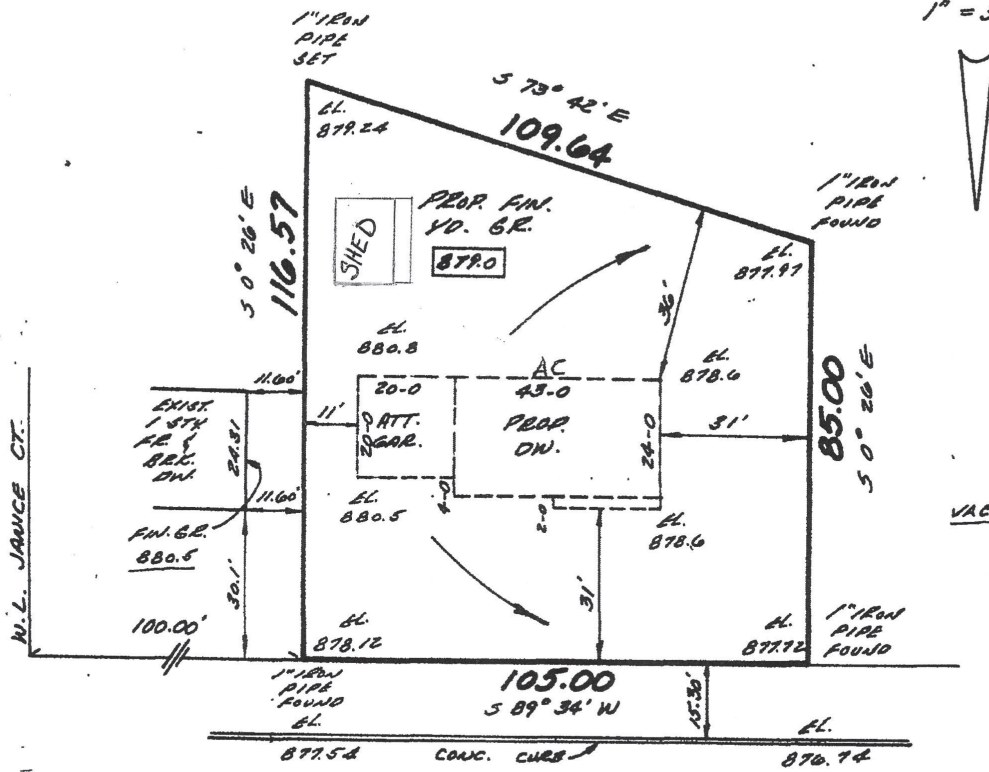
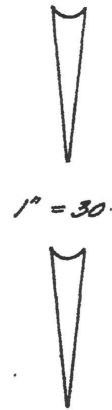
**PLAT OF SURVEY**

**LOCATION:** Janice Place, New Berlin, Wisconsin

**LEGAL DESCRIPTION:** Lot 2 in Block 6 in REGAL MANORS NORTH, being a part of the East 1/2 of the NW 1/4 of Section 14, T 6 N, R 20 E, in the City of New Berlin, Waukesha County, Wisconsin.

December 22, 1982

Survey No. 59152



**JANICE PLACE 60'**

**METROPOLITAN SURVEY SERVICE, INC.**  
 REGISTERED LAND SURVEYORS  
 11000 W. JANESVILLE RD. HALES CORNERS, WI 53130  
 520-5380

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*  
 WAYNE D. MICKELSON  
 REGISTERED LAND SURVEYOR-S-1349

# Variance Request

This variance request is for an accessory building. What we considered to be a shed is actually considered an accessory building due to its size, 12'x18' with a 4' overhang.

- The present code requires 10 feet of side setback. We are requesting 4 feet of side setback. A variance of 6 feet of side setback is requested.
- The present code requires 25 feet of rear setback. We are requesting 14' feet of rear setback. A variance of 11 feet of rear setback is requested.

Michelle Hood  
14905 W Janice Pl  
New Berlin, WI 53151

January 15, 2025

To Whom It May Concern,

I am the next-door neighbor of James and Christine and I'm writing to say that I support them keeping their backyard shed "as is". It's a good-looking structure and it blends in well with their property.

The shed doesn't bother anyone, as far as I can tell. It doesn't block my view, in fact it has improved it since they took down the ugly shed that I used to look at from my kitchen window. It's nice to see neighbors putting effort into their property.

I don't have any complaints and think it's great they've got a space to keep their things organized. Thanks for your time and consideration.

Sincerely,

A handwritten signature in black ink that reads "Michelle Hood". The signature is written in a cursive style with a long horizontal flourish at the end.

Michelle



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**Fw: Jasso residence backyard shed-14875 W Janice Pl**

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**From** James Jasso <james@nvlscap.com>  
**Date** Tue 1/21/2025 9:34 AM  
**To** Christine Bunchkowski <christine.bunch@live.com>

James W. Jasso  
New Vision Landscaping  
Office: 262-225-1136  
Cell: 414-581-3562  
[www.nvlscap.com](http://www.nvlscap.com)

ENRICHING WISCONSIN ONE YARD AT A TIME



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**From:** Brian Cranfill <briancranfill1@gmail.com>  
**Sent:** Monday, January 20, 2025 5:59 PM  
**To:** James Jasso <james@nvlscap.com>  
**Subject:** Jasso residence backyard shed-14875 W Janice Pl

My name is Brian Cranfill and I reside with my wife Jennifer at 14865 W. Janice Ct. Our neighbors James and Christine Jasso built a storage shed in their backyard that exceeds both size and setback limits. We urge you to work with our neighbors to find an acceptable solution, and we aren't opposed to a variance.

Sincerely,  
Brian & Jennifer Cranfill  
14865 W. Janice Ct  
New Berlin

January 20, 2025

Re: Support for Backyard Shed at 14875 W. Janice Pl, New Berlin

To Whom It May Concern,

We are neighbors of James and Christine Jasso, and our backyards share the rear lot line. We're writing to express our full support for the shed they've built in their backyard. We believe it's a valuable addition to their property and our neighborhood as a whole.

The shed is well-built and well-kept, and it fits in with the character of the area. It doesn't block views or create any kind of disturbance. We appreciate the care they've taken to ensure it complements their home and landscaping.

From our perspective, the shed has actually improved the appearance of their yard. It's a practical and tidy solution for storage, which benefits not only their family but also contributes to keeping the neighborhood looking clean and organized.

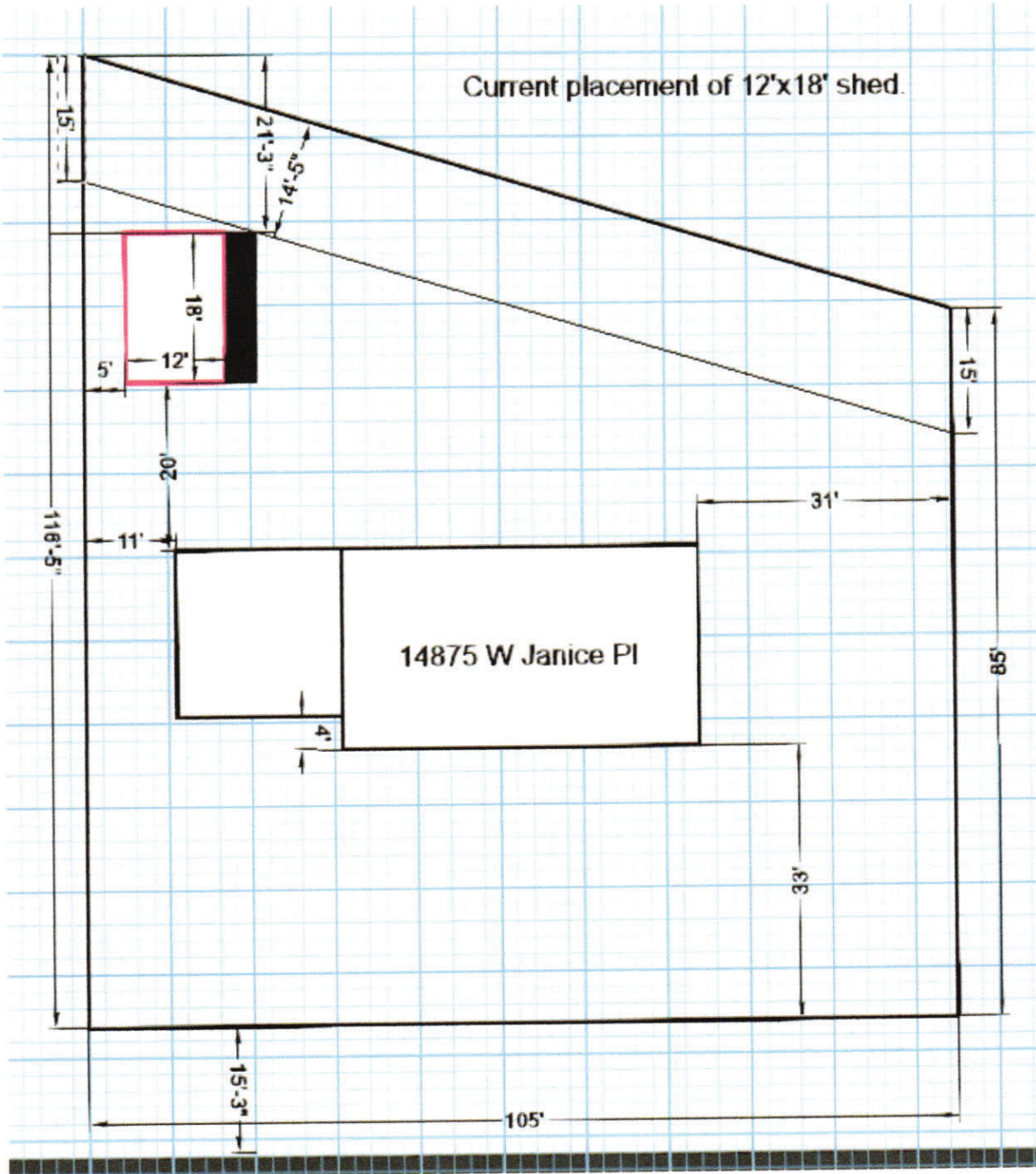
We see no issues with the structure and fully support them in keeping it on their property in its current location. If you need any further information or would like to discuss this matter, we'd be happy to provide additional input.

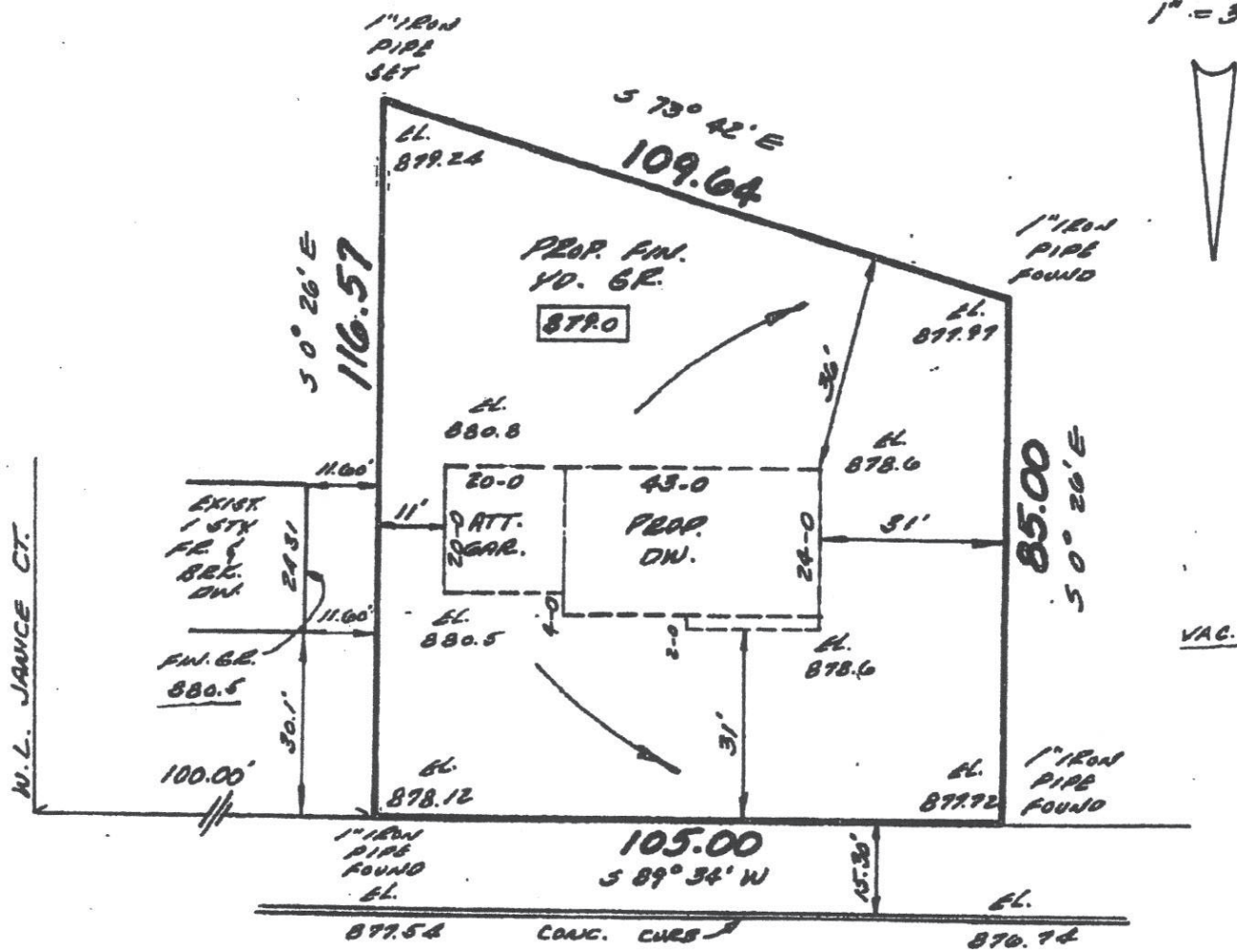
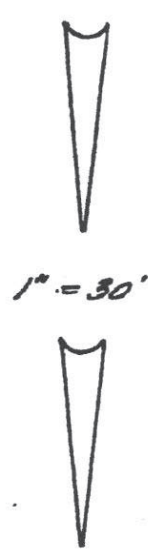
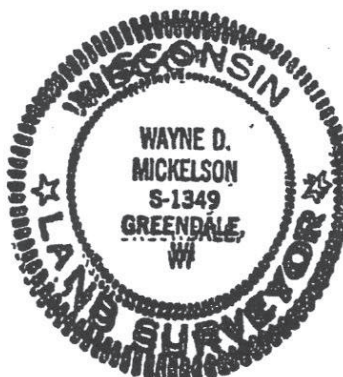
Thank you for considering this letter in support of the Jasso's shed.

Sincerely,

Josef & Jessica Leutner  
3368 S Acredale Dr, New Berlin

A handwritten signature in cursive script, appearing to read "Josef & Jessica Leutner".





**JANICE PLACE 60'**

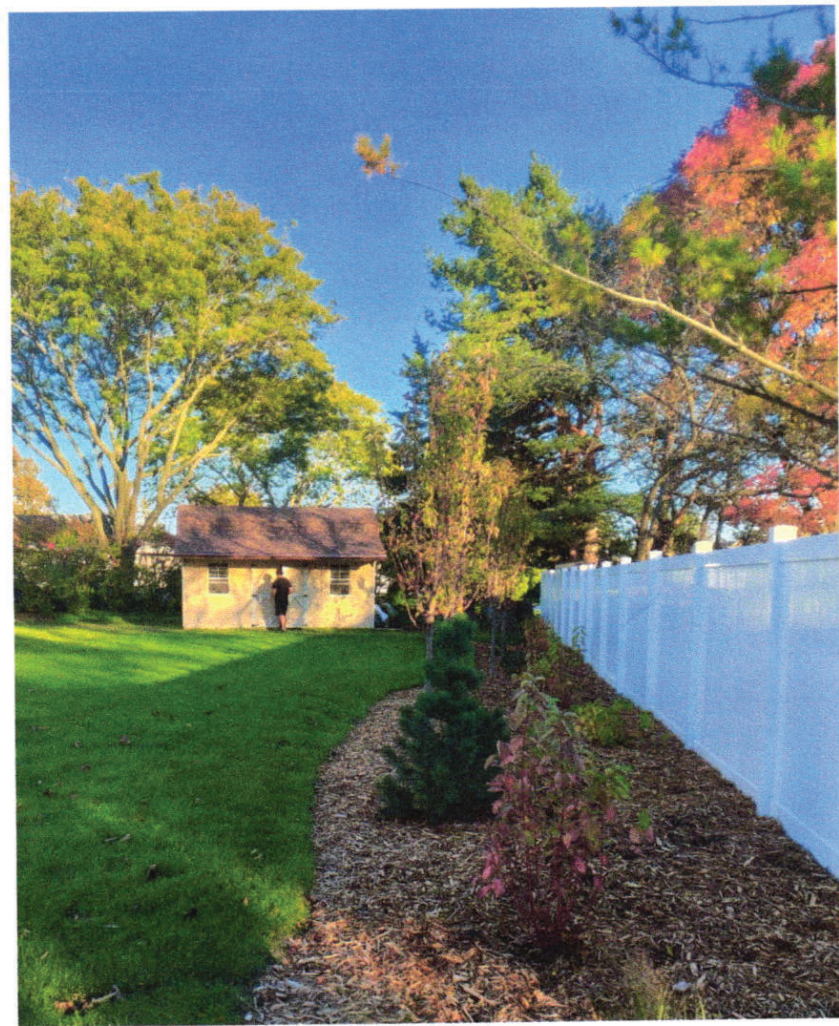
**METROPOLITAN SURVEY SERVICE, INC.**  
 REGISTERED LAND SURVEYORS  
 11000 W. JANESVILLE RD. HALES CORNERS, WI 53130  
 620-5390

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.

*Wayne D. Mickelson* Page 22 of 27







## **Hardship Argument**

Dear City of New Berlin Board of Appeals,

We are writing to respectfully request a variance for the placement of a 12' x 18' accessory building that was recently constructed on our property located at 14875 W Janice Place. Due to our "odd shaped" lot, we are unable to meet the city's rear setback requirement. We sincerely apologize for not obtaining the necessary approvals prior to construction. We should have done our due diligence to avoid being in this situation.

The shed was constructed to meet an essential need for storage space. We recently bought the property and tore down the rotting shed that had three unfinished sides (all facing our neighbors). In the interest of improving the property we put up a larger shed to be more aesthetically pleasing to our neighbors and provide a solution to our lack of storage space. Our tri-level home has a very small partial basement and the attached garage only fits one car comfortably, leaving little room for storing outdoor equipment, tools, and recreational items (kayaks, bikes, camping equipment, etc).

## **Building Specifics**

The current shed/accessory building is 12' x 18', with a 4' overhang. The foundation of the building is on 8-10" of ¾" compacted gravel, followed by 6" of reinforced concrete. The frame of the building is secured with 2x4" pressure treated lumber fastened to the concrete with caulk and 3/8"x 6" Tapcon concrete anchors. The shed came as a prefabricated kit. Every section installed was screwed together with 2 ½" construction screws. Each section of roofing trusses was screwed together and spaced every 2 feet. The roof is ½" plywood, followed by roofing Tyvek, and has the same shingles as our recently shingled house (Certaineed Landmark). In preparation to supply power to the building, ½" schedule 40 pvc was buried prior to the concrete pad. The pvc is buried approx. three feet below grade, using a trencher attachment on a mini skid steer. No wiring has been done.

We were able to save a significant amount of money by doing some of the work ourselves. As the owner of a landscape company in New Berlin with access to equipment, I was able to assist with the project. We excavated the area for the concrete pad and spread and compacted the gravel. Additionally, we trenched and buried the PVC conduit. We hired a contractor to pour the reinforced concrete. For the building installation, we took on the task ourselves, with help from friends who own a home construction business and are currently working as builders.

Our costs:

Shed kit: \$6,800

Construction materials (gravel, screws, shingles, etc.): \$3,500

Contractor for concrete: \$4,000

Our total Cost: \$14,300

If hiring contractors for everything, total approximate cost would be: \$23,000-\$25,000.

The section above highlights our commitment to adding value to both our property and the surrounding neighborhood. We made sure to follow every step carefully throughout the building process, ensuring no corners were cut. The construction was designed with a focus on being "over-engineered" rather than "under-engineered," prioritizing durability and quality at every stage.

### **Minimal Impact on the Neighborhood**

Granting this variance will not adversely affect neighboring properties or the public. The current location of the shed will:

Be further screened by the landscaping minimizing any visual impact.

Maintain adequate distance from neighboring structures to ensure privacy and safety.

Avoid creating drainage or runoff issues for surrounding properties.

Additionally, we have spoken with all our surrounding neighbors at the following addresses and they have expressed no objections to the current location of the shed.

14865 W Janice Place (East neighbor)

14905 W Janice Place (West neighbor)

3368 S Acredale Drive (rear neighbor)

This variance represents the adjustment necessary to address the practical difficulties caused by the unique shape of our lot. The shed's location has been carefully chosen to maximize functionality and aesthetics.

We respectfully request your consideration of this variance to allow the placement of the shed to remain in its current location. Thank you for your time and understanding.

Sincerely,

James & Christine Jasso