

# Board of Appeals Meeting Agenda

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April 3, 2025 - 6:00 PM  
Council Chambers  
3805 S. Casper Dr.

Published 3/20/2025

## AGENDA

1. **CALL TO ORDER, PLEDGE OF ALLEGIANCE**
2. **ROLL CALL; DECLARATION OF QUORUM; PUBLIC NOTICE**
3. **APPROVAL OF MINUTES**
  - A. March 6, 2025 Meeting Minutes
4. **NEW BUSINESS**
  - A. Case #2680 - Petitioners request to keep a 240 square foot accessory structure 13 feet 6 inches from the rear property line. The property is zoned R-5 Medium-Density Single Family Residential District and requires a rear yard setback of 35 feet. A variance of 21 feet 6 inches is required in order to obtain an after-the-fact building permit and for the structure to remain in its current location.
  - B. Case #2681 - Petitioner requests to construct a 1,200 square foot accessory structure on his property that is .98 acres. Properties under two acres are allowed a maximum of 840 square feet of accessory square footage. A size variance of 360 square feet is required in order to obtain a building permit and for the structure.
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



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

## 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

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

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

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

It was confirmed that a quorum was present and that the meeting was properly posted in compliance with open meetings law.

### 3. APPROVAL OF MINUTES

#### A. October 3, 2024 Meeting Minutes

**MOTION:** Motion to Approve Minutes

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

### 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.

Case #2679, the petitioners, Christine & James Jasso, requested 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.

Board Member Goetter gave an overview of the appeals process. The staff report and variance request were read into the record. Board Member Goetter then swore in the petitioners, Christine & James Jasso.

Petitioner James Jasso: Stated that they are here because the building is already up and that they did not do their due diligence in checking on the variances and codes for the structure. They want to move forward and become compliant with the City.

Petitioner Christine Jasso: They wanted to highlight their need for storage. Their home is a tri-level so they have a partial basement.

Board Member Goetter: Please go into greater detail as to why you built this structure; other than you want to store things. Why did it have to be that large? Why did it have to be a shed? Please provide us with some more information.

Petitioner James Jasso: We purchased the home a year and a half ago. There was an approximate 12'x12' shed there but it was rotting and falling apart. The previous homeowner finished the side that faced the residence and the other 3 sides were unfinished. The shed was an eyesore and starting to fall apart. We decided to tear it down and put up a new one. We built one that was big enough to house all of their items.

Board Member Oldham: Did you build this yourself?

Petitioner James Jasso: I had a contractor pour the 6" reinforced concrete and the shed came in a pre-fab kit. The previous shed was built on plywood floor.

Board Member Oldham: Did you make any attempt to contact the City of New Berlin to find out what the code requirements are?

Petitioner James Jasso: No, I just built it.

Board Member Schulpus: Had you reached out to the City and told what the code requirements were - what would you have built?

Petitioner James Jasso: We would've asked for a variance just to see if we could have gotten something bigger. But ultimately we would've complied with whatever the city required.

Board Member Oldham: We received letters from residents stating they do not have a problem with you building this structure but what about the homeowner at 14855 W. Janice Court? Your property line abuts their residence. Did you talk to that neighbor?

Petitioner James Jasso: We did not.

Board Member Langer: Is there a fence around your property?

Petitioner James Jasso: There is a fence along our rear lot line but it belongs to the neighbor at 3368.

Board Member Langer: This indicates that a complaint was filed. Do we know who filed the complaint?

Code Compliance Specialist Dan Hogan: The complaint was filed from the alderman, Scott LaFever. When an alderman makes a complaint they do not need to disclose to staff who made the complaint. The complaint is technically under the alderman's name - anonymously.

No further questions for the applicants.

Board Member Goetter: Is anyone else here to speak in favor of the application?

No one was there to speak in favor of the application.

Board Member Goetter: Is anyone else here to speak in opposition of the application?

Mike McNichols: 3255 S. Regal Drive.

Board Member Goetter swore the resident in.

Mike McNichols: The outbuilding is enormous. When I drive down Janice, the outbuilding is so close to the property line it is readily visible from the street, it's larger than any other buildings in the neighborhood, and it's quite a bit taller than the other sheds as well. I think this shed devalues the other homes in the neighborhood.

Board Member Goetter: Is anyone else here to speak in opposition?

Wendy Bennewitz: 3240 S. Regal Drive.

Board Member Goetter swore the resident in.

Wendy Bennewitz: I agree with Mike McNichols - the height of the building is higher than other sheds. There is concern about this shed negatively impacting the property values. Also concerned about creating a precedent of asking for forgiveness instead of asking for permission.

Christine & James Jasso return for rebuttal.

Petitioner James Jasso: There is no intention of running a business out of my home. I have a shop and store my equipment there. Direct neighbors wrote letters in support of the building. Our plan is do some more landscaping so we are planning on making the shed less visible.

Board Member Langer: What was the reason that you decided to put it in the location where it is now? Is it where the previous building was?

Petitioner James Jasso: No, the previous building was closer to the back corner. We were trying to make it aesthetically flow.

Board Member Langer: If we deny the variance, what is your alternative?

Petitioner James Jasso: If it gets denied, the alternative plan would be to cut the building down by 6 feet and remove the overhang. It would be a lot of extra work and there would be an exposed slab of concrete. The other option is to have 2-12 foot sheds that would meet all the variances and setbacks. I don't think that would add any value to the neighborhood.

Wendy Bennewitz: She asked that Code Compliance Specialist Dan Hogan read the letters out loud for clarification purposes.

Code Compliance Specialist Dan Hogan read the 3 letters in support of the building. (Homeowners at 14905 W. Janice Place, 14865 W. Janice Place and 3368 S. Acredale Drive).

Board Member Goetter: We will go into closed session and I will entertain a motion. I hear no motion to approve. I will make a motion to deny. I think this is an egregious violation and would encourage people to build first and ask for forgiveness after. There are solutions where he can move this building to solve the problem.

Board Member Schulpius: This is self-imposed. Permission was asked after it was built.

**MOTION:** Motion to Deny the Item

**VOTE:** Motion by: Board Member Goetter  
Second by: Board Member Schulpius  
Motion Passes to Deny 4-1

## 5. ADJOURN

**MOTION:** Motion to Adjourn at 6:41 PM

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

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

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# STAFF REPORT SUMMARY

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## Board of Appeals

**MEETING DATE:** April 3, 2025

**PETITIONER:** Scott and Michelene Frey

**CASE NUMBER:** BA-25-2680

**LOCATION:** 15000 W. Fenway Dr.

**REQUEST:** Petitioner requests to keep a 240 square foot accessory structure 13 feet 6 inches from the rear property line. The property is zoned R-5 Medium-Density Single Family Residential District and requires a rear yard setback of 35 feet. A variance of 21 feet 6 inches is required in order to obtain an after the fact building permit and for the structure to remain in its current location.

DETAILS IN ATTACHED STAFF REPORT

**CITY OF NEW BERLIN**  
**DEPARTMENT OF COMMUNITY DEVELOPMENT**  
**BOARD OF ZONING APPEALS STAFF REPORT**  
Meeting of April 3, 2025

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**Scott and Michelene Frey / Variance Request**  
**15000 W Fenway Dr**

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**DATE:** March 18, 2025

**APPLICANT / OWNER(S):** Scott and Michelene Frey

**REQUEST/DESCRIPTION OF VARIANCE:** Petitioner requests to keep a 240 square foot accessory structure 13 feet 6 inches from the rear property line. The property is zoned R-5 Medium-Density Single Family Residential District and requires a rear yard setback of 35 feet. A variance of 21 feet 6 inches is required in order to obtain an after the fact building permit and for the structure to remain in its current location.

**DATE OF APPLICATION:** February 9, 2025

**SIZE OF PARCEL:** .23 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:** 240 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. Table 275-33-2 of the Zoning Code requires a rear yard setback of 35 feet where the lot fronts a street with curb and gutter.
2. This structure is currently a violation of the code as it was built without first obtaining a building permit.

**Attachments:**

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



MEMORANDUM

DATE: January 29, 2025  
TO: Matt Gralinski, City Prosecutor  
FROM: Dan Hogan, Code Compliance Specialist  
RE: Citation Request

I would like to request that a citation be issued to:

Name and Address:

Frey Living Trust  
15000 W Fenway Dr  
New Berlin, WI 53151

The City would like to request citations be issued against this property for failure to obtain the property closeouts to the pool permit and for the construction of an accessory building without a permit.

Violations: § 275-25 Building Permit  
275-42 Accessory Uses and Structures

\*\*I have enclosed: 1) Copy of violation letters  
2) Inspection notes

If you have any questions, please feel free to call me at 262-797-2445 ext 2249.

Thank you,

Dan Hogan

INSPECTION FIELD SHEET  
Printed by Dan Hogan

01/30/25  
09:31:52

INSPECTION: 361104 BUILDING FINAL

PERMIT:  
STATUS:  
APPLICATION: 2301887

LOC: 15000 W FENWAY DR  
LOT DIM: 85 X 120  
NEW BERLIN

PROPERTY ID: 1242450  
LOT/SUBDIV: 14 PROSPECT HEIGHTS ADDITION 1  
LEGAL DESC: LOT 14 BLK 18 REGAL MANORS PT NW.25 & SW.25 & SE.25 SEC 23 T6N  
R20E DOC #3865916 10/26/2011

OWNER: FREY, SCOTT W & MICHELENE A

CONTRACTOR: \_\_\_\_\_

REQUEST BY: \_\_\_\_\_

PROJ DESC: IN GROUND POOL 16' X 32'  
WORK ORDER:

INSPECTOR:	SLW	RESULT:	FAIL
REQUESTED:	08/07/24	PRIORITY:	
SCHEDULED:	08/07/24	COMPLETED:	08/07/24 09:57 AM
UNPAID FEES:	.00		Date Time

MILEAGE: .00 TIME: TRAVEL ONSITE

COMMENTS:  
GATE AND FENCE BOTH PASS, OWNER IS BRINGING IN MULCH OR STONE TO FILL IN  
GAP UNDER FENCE (OVER 5" NOW) WILL CALL FOR RE-FINAL  
LARGE PERGULA INSTALLED IN POOL AREA W/O PERMITS, NOTIFIED OWNER ON -SITE  
THAT SHE NEEDS PERMITS.



October 30, 2024

FREY LIVING TRUST  
 15000 W FENWAY DR  
 NEW BERLIN, WI 53151-5813

**Re: Violation at 15000 W Fenway Dr**

Dear Owner,

The City was made aware of an accessory building that was constructed on your property without permits during the August 7, 2024 inspection for your pool. This structure exceeds 144 square feet; and does not meet the 10 foot setback requirement of the R-5 Zoning District. The failure to apply for and receive a permit for this building is a violation of the New Berlin Zoning Code, Section 275-25 Building Permits.

In order to obtain a permit for this building, it must meet the setbacks for the property. The side setback is 10 feet and the rear setback is 35 feet. A permit can only be issued if you can place the building on the property in a way that meets these setback requirements. If you cannot meet these setbacks, the building shall be removed from the property by no later than December 31, 2024. If you can downsize the building to 144 square feet or less, the building can be five feet from the property line and is considered a tool shed.

**§ 275-25 Building permits.**

*[Amended 10-9-2018 by Ord. No. 2607; 10-13-2020 by Ord. No. 2642]*

*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, with the current edition of the International Building Code as adopted by the state, and with the adopted City Building Code at the time of building permit issuance.*

**§ 275-42 Accessory Uses and Structures**

(c) The following uses may be allowed in the rear yard:

Use	Minimum Setbacks (feet)		
	Front	Side	Rear
Accessory buildings greater than 144 square feet (includes garages, pole barns)	District setbacks	District setbacks	District setbacks

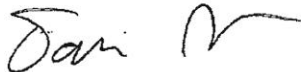
§ 275-70 Terms Defined

BUILDING

*Any structure, having a roof supported by columns or walls, used or intended to be used for the shelter or enclosure of persons, animals, equipment, machinery or materials. May be enclosed or open on one or more sides. A building shall be permanently affixed to the land.*

A final inspection will be made on or after the deadline date. Although this office anticipates your full cooperation, I must inform you that failure to comply with the conditions above, and the Zoning Ordinance could lead to legal action by the City Attorney, including but not limited civil suit, injunction and possible forfeitures on your part. Each and every day this violation exists constitutes a separate offense.

Sincerely,  
CITY OF NEW BERLIN



Dan Hogan  
Code Compliance Specialist

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





## Board of Appeals

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

**Applicant / Contact**

Name Michelle A. Frey  
 Address 15000 W Farway Dr.  
 City, State, Zip New Berlin, WI 53151  
 Phone 414-531-4668  
 E-Mail missy.frey@att.net  
 Current Zoning \_\_\_\_\_

**Agent**

Name \_\_\_\_\_  
 Address \_\_\_\_\_  
 City, State, Zip \_\_\_\_\_  
 Phone \_\_\_\_\_  
 Email \_\_\_\_\_  
 Property Owner's Address \_\_\_\_\_  
 Property Owner \_\_\_\_\_

NOTE: Should the Board of Appeals approve your variance, you will also need to obtain the appropriate zoning and/or building permits. A Board of Appeals approval does not grant final approval for your respective use or construction project. It is the property owner's responsibility to ensure that the appropriate permits have been received prior to the commencement of any construction and/or occupancy.

**INSTRUCTIONS**

All petitions must be accompanied by a survey showing the existence of the present use and the change required. Scaled drawings may be substituted for surveys. However, the Board may request a certified survey at the time of the hearing. Photographs and blueprints of proposed construction are helpful. A \$50.00 filing fee plus a \$200.00 administrative fee must be paid at the time the petition is filed for setback, square footage, height and floodplain variance. A \$500.00 administrative fee plus a \$50.00 filing fee is required for Plan Commission appeal.

Petitions must be received on or before 4:30 pm of the required due date in order for the petition to be scheduled for review by the board on first Thursday of the following month. Meetings are normally held at 6pm

At the hearing, proper documentation will be reviewed. Petitioner, or agent, will speak first along with those who favor the petition. Those who oppose the petition will be given the opportunity to speak after the affirmative case has been argued. All argument should be relevant to the appeal presented. The Board may, at its discretion, limit debate and place witnesses under oath.

Application Type (Time frame)*	Fees	Required Plans/Information (Failure to submit all required plans will result in rejection of the application.)
<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

- - CONTINUED ON PAGE 2 - -

**Fees:**

Base Fee From Above	\$ _____
Filing Fee	\$ <u>50.00</u>
Total	\$ _____

- \* 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 Michelle A. Jay Date: 2/9/25  
*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: Dawn Date: 02/09/2025  
 Board of Appeals Date: April 3, 2025  
 Total Fee: \$250  
 File Number: 2500338



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



## BUILDING PERMIT APPLICATION

DESCRIPTION OF PROJECT: Installation of pre-fab gazebo PERMIT # \_\_\_\_\_

<input checked="" type="checkbox"/> RESIDENTIAL	<input type="checkbox"/> COMMERCIAL	SEPTIC	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
<input checked="" type="checkbox"/> ACCESSORY BUILDING <u>-gazebo</u>	<input type="checkbox"/> ATTACHED GARAGE	<input type="checkbox"/> IG POOL		
<input type="checkbox"/> ADDITION	<input type="checkbox"/> DECK	<input type="checkbox"/> NEW HOME		
<input type="checkbox"/> AG POOL	<input type="checkbox"/> DETACHED GARAGE	<input type="checkbox"/> REC-ROOM (Sq Ft _____)		
<input type="checkbox"/> ALTERATION	<input type="checkbox"/> FOUNDATION REPAIR	<input type="checkbox"/> WRECKING		

ESTIMATED COST OF CONSTRUCTION \$ 0

PROPERTY/JOB SITE	
ADDRESS <u>15000 W. Fenway Dr., New Berlin, WI 53151</u>	TAX KEY
OWNER/TENANT NAME <u>Micheline A Frey</u>	PHONE <u>414-531-4668</u>

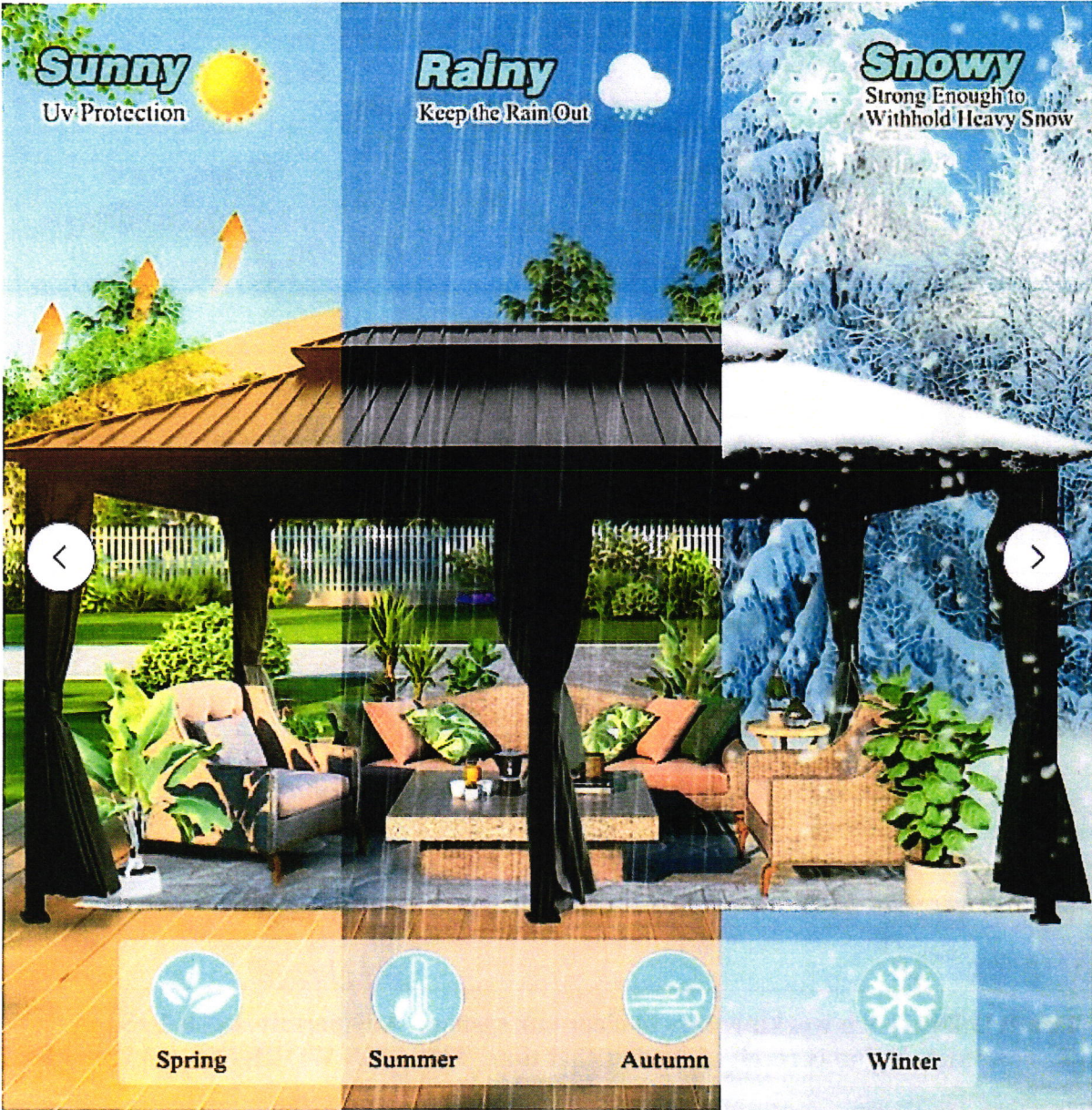
BUILDER/CONTRACTOR		
NAME <u>None</u>		PHONE
UDC#	DCQ#	EMAIL
ADDRESS		FAX

APPLICANT	
PRINTED NAME <u>Micheline Frey</u>	EMAIL <u>missy.frey@att.net</u>
SIGNATURE <u>Micheline Frey</u>	DATE <u>2/11/25</u>

**Residential Permits will take ten working days to clear our system. Any permit that is DISAPPROVED stops the process until new information is received, and at that time, THE TEN WORKING DAYS STARTS OVER.**

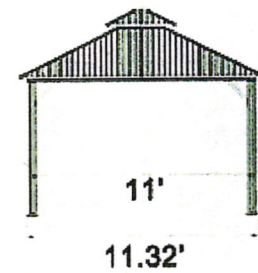
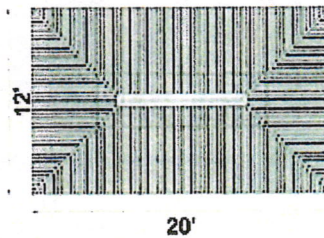
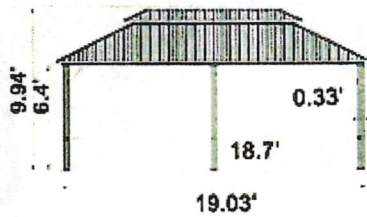
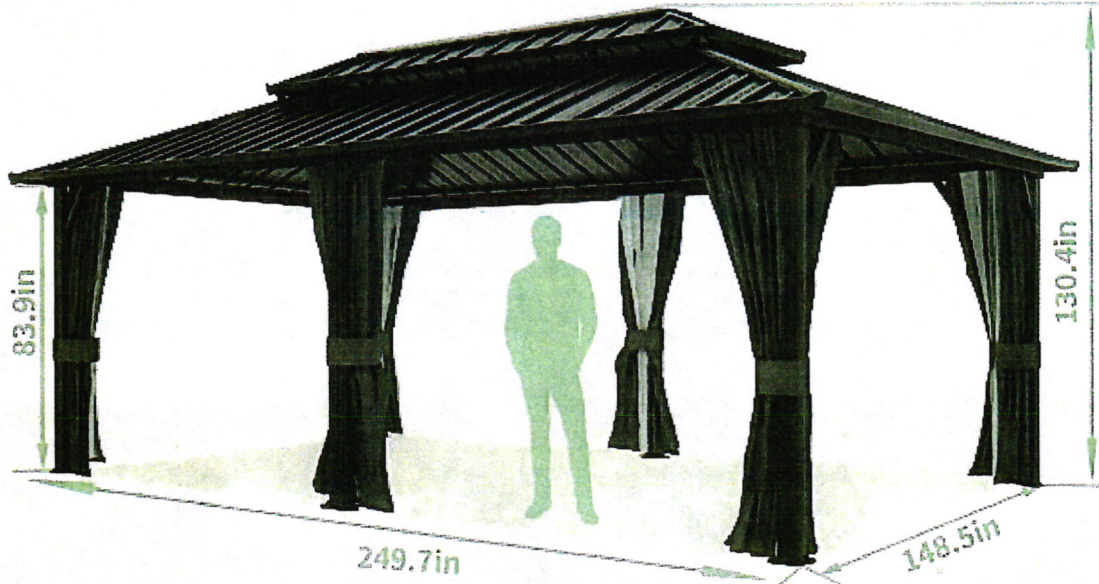
*Do not fill in below for internal use only:* **READY FOR P/U DATE:**

DEPARTMENT	REVIEWED BY	DATE APPROVED	DATE DISAPPROVED	COMMENTS
PLANNING/ ZONING				
ENGINEERING				
INSPECTION				
STORM				
FIRE				



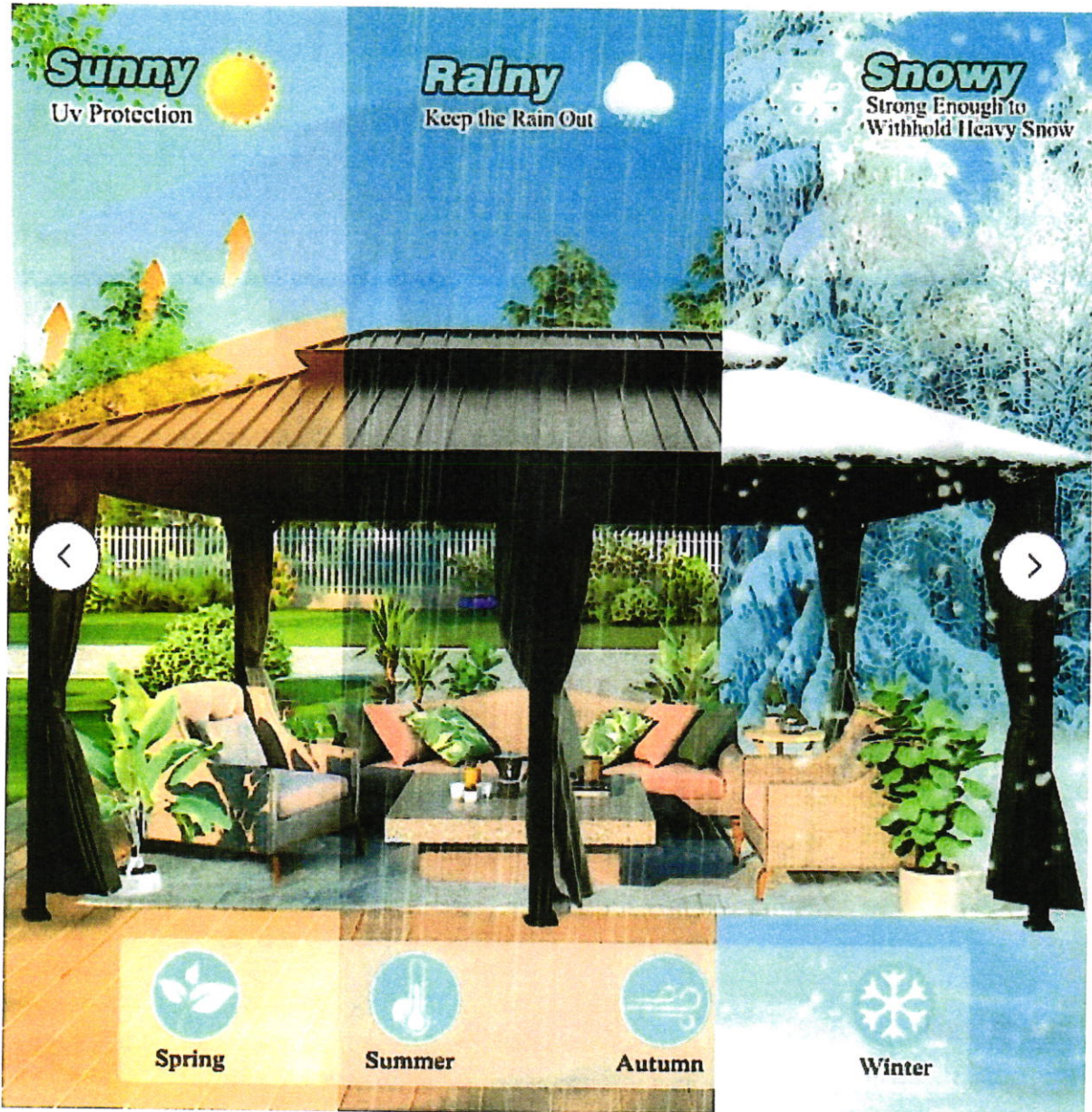
# 12X20 FT Hardtop Gazebo

Let you enjoy great privacy and a wide view of the outdoors. 



## Size: 12' x 20'

Overall	20' W X 12' D X 10' 10 2/5" H
Pole/Post Height - Top to Bottom	6' 4 7/10" H
Square Footage	257.50
Interior Width - Side to Side	20' 9 7/10" W
Interior Height - Top to Bottom	6' 11 9/10" H
Overall Product Weight	453 lb.
Interior Depth - Front to Back	12' 4 1/2" D



February 9, 2025

**Board of Appeals for your consideration:**

**VARIANCE REQUEST: The present code requires 35 feet of rear and 10 feet of side setback for a gazebo exceeding 240 sf. We request a variance to the setback code of 21'5" off the back.**

When our family planned to install a pool in our home our vision included a large gazebo 12'x20' (240 sf). When we were determining the size we wanted, it needed to be a large enough gazebo that you could both eat under and relax on a sofa so that our family and friends could feel safe swimming within the confines of the locked fenced area, knowing their young kids could stay in a supervised area. As you know we live in a geographic location that really prohibits soft-sided gazebos as they are cost prohibitive and would need to be replaced annually, therefore we determined it was worth the cost investment in a hard topped gazebo that would last for the foreseeable future.

The current gazebo does not meet the City of New Berlin setbacks I have reached out to my neighbors impacted (north and east properties) by the setback and gotten signed notices stating that they were agreeable with not meeting the setbacks and approved the gazebo size and location.

Chris & Brooke Miller  
14980 W. Fenway Dr.  
New Berlin, WI 53151

Omer & Manal Audi  
14975 W. Glenora Ave.  
New Berlin, WI 53151

Ronny & Deborah Eaton  
14995 W. Glenora Ave.  
New Berlin, WI 53151

Thank you for your consideration

Frey Family

15000 West Fenway Dr., New Berlin, WI 53151

The present code for the City of New Berlin requires 35' of rear and side setback for any hard topped gazebo. We are requesting a variance to the setback code of 21'5" from the City of New Berlin at the December Planning Commission meeting.

The hard topped gazebo we currently have in our back yard is 12'x20'. The gazebo sits 13'5" off the back lot line and the east lot line.

We support the variance request.

Omer Audi

Name

14975 W. Glenora ave.

Address

Omer Audi

Print Name

O. Audi - Back neighbor

Signature

Name

Manal Audi

Address

14975 W. Glenora ave

Print Name

Manal Audi - Back neighbor

Signature

Name

Address

Print Name

Signature

Frey Family

15000 West Fenway Dr., New Berlin, WI 53151

The present code for the City of New Berlin requires 35' of rear and side setback for any hard topped gazebo. We are requesting a variance to the setback code of 21'5" from the City of New Berlin at the December Planning Commission meeting.

The hard topped gazebo we currently have in our back yard is 12'x20'. The gazebo sits 13'5" off the back lot line and the east lot line.

We support the variance request.

Brooke Miller

Name

14980 W. Fenway Drive

Address New Berlin, WI 53151

Brooke Miller

Print Name

  
Signature

\_\_\_\_\_  
Name

\_\_\_\_\_  
Address

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Name

\_\_\_\_\_  
Address

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Signature

Hello Mr. and Mrs. Eaton,

My name is Missy Frey, and we live at 15000 W. Fenway Dr., we are your neighbors to the South. I have stopped by to talk personally about the gazebo that we put up in our back yard, but you must be out enjoying life and we have not been able to connect.

I am respectfully asking that you support a request for a variance from the City of New Berlin for our gazebo we constructed. The present code for the City of New Berlin requires 35' of rear and side setback(s) for any hard topped gazebo. Our gazebo is 12'x20' and currently sits 13'5" off the back and east lot lines. We are requesting a variance to the setback code of 21'5".

If you support our request, can you please provide your name, address and signature below and mail back to us with the self-addressed stamped envelope enclosed.

If you have any questions or concerns or just want to come over and swim, please give me a call at 414-531-4668.

Please have a Happy Holiday Season 😊

Kindly,

*Missy Frey*  
Missy Frey

15000 W. Fenway Dr.

New Berlin, WI 53151

RONNY + DEBORAH EATON

Name

14995 W. GLENORA AV. NEW BERLIN, WI 53151

Address

Deborah A Eaton  
Ronny M Eaton

Signature



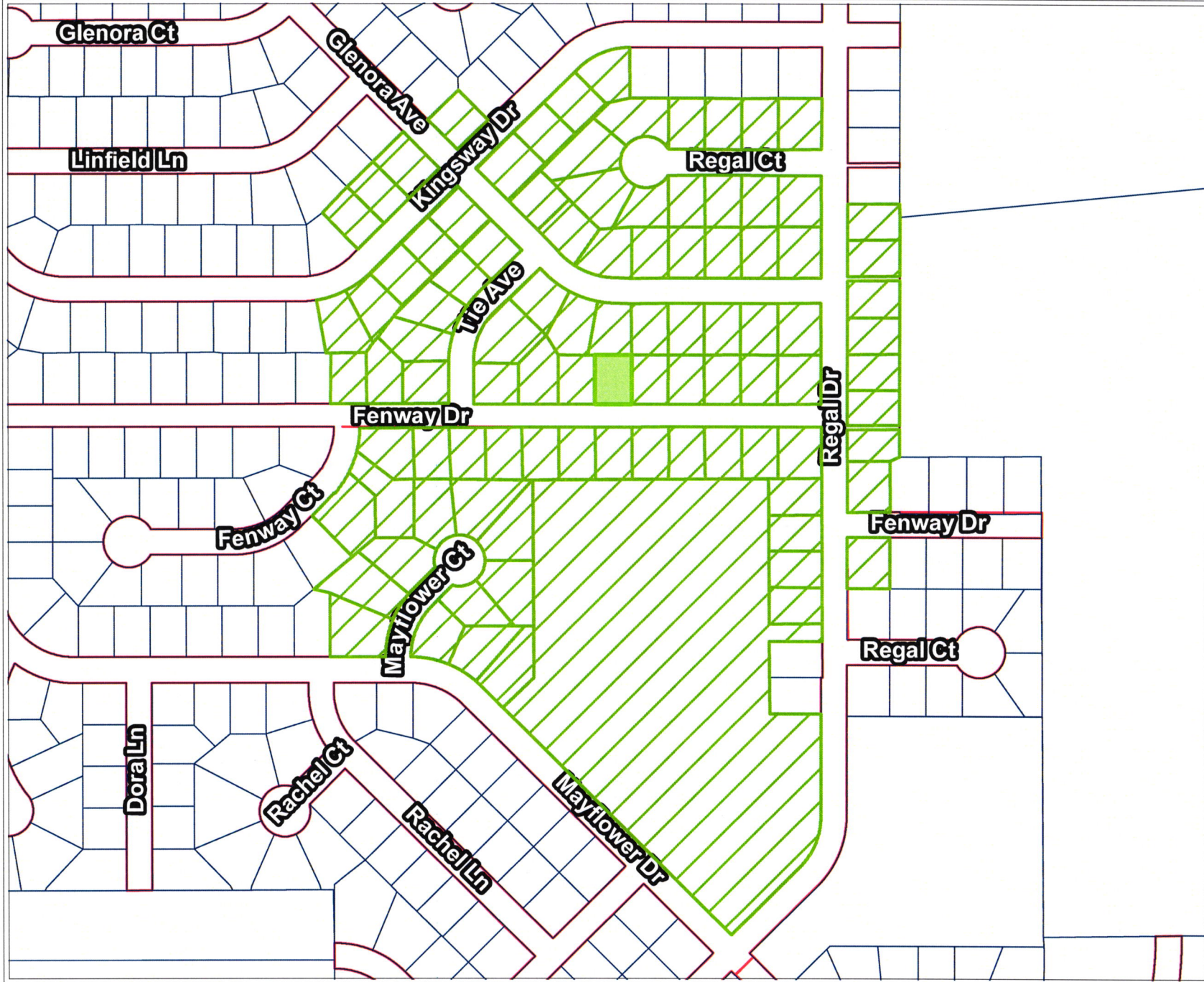
FREY

15000 W. Fenway Dr., New Berlin

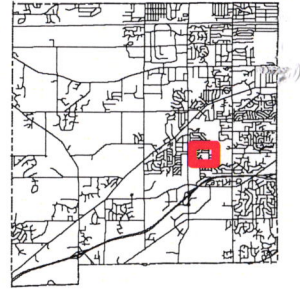




# Board of Appeals -- 15000 W FENWAY DR



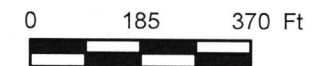
Overview Map



### 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.



1242463 AARON GRUSZYNSKI 15170 W MAYFLOWER CT NEW BERLIN WI 53151	1242338 CASSANDRA C. VOGLER 4197 S REGAL CT NEW BERLIN WI 53151	1242349 DAVID MICHNA 15010 W GLENORA AVE NEW BERLIN WI 53151
1242334 AARON THOMPSON 4189 S REGAL CT NEW BERLIN WI 53151	1242504 CHAD D. GIESE 15075 W FENWAY DR NEW BERLIN WI 53151	1242451 DAVID R. CHICANTEK 15030 W FENWAY DR NEW BERLIN WI 53151
1242422 ADAM J. MEULEMANS 15190 W FENWAY DR NEW BERLIN WI 53151	1242335 CHARLES J. DEMSHAR 4191 S REGAL CT NEW BERLIN WI 53151	1242457 DAX J. PHILLIPS 15110 W MAYFLOWER CT NEW BERLIN WI 53151
1242413 ALBERT PAUL NITSCHKE & HANNELORE 15175 W KINGSWAY DR NEW BERLIN WI 53151	1242459 CHRISTOPHER J. CORIS 15130 W MAYFLOWER CT NEW BERLIN WI 53151	1242442 DIANE C. PAVLETICH 14935 W GLENORA AVE NEW BERLIN WI 53151
1242360 ANDREW WASMER 4270 S REGAL DR NEW BERLIN WI 53151	1242449 CHRISTOPHER R. MILLER 14980 W FENWAY DR NEW BERLIN WI 53151	1242326 EDWIN STEINHAUS 15005 W KINGSWAY DR NEW BERLIN WI 53151
1242343 BRANDON RIEHLE 4207 S REGAL CT NEW BERLIN WI 53151	1242441 CLAIRE ANN SCHWICHTENBERG 14965 W GLENORA AVE NEW BERLIN WI 53151	1242358 ELAINE L. JOHNSON 4240 S REGAL DR NEW BERLIN WI 53151
1242516 BRIAN N. COOK 4345 S REGAL DR NEW BERLIN WI 53151	1242507 CORY BALLARD 15005 W FENWAY DR NEW BERLIN WI 53151	1242351 ELAINE LEITINGER 15060 W GLENORA AVE NEW BERLIN WI 53151
1242336 BRIAN WENDLICK 4193 S REGAL CT NEW BERLIN WI 53151	1242461 CORY T. MICHEL 15150 W MAYFLOWER CT NEW BERLIN WI 53151	1242450 FREY LIVING TRUST 15000 W FENWAY DR NEW BERLIN WI 53151
1242347 BRIANNE SMITH 14960 W GLENORA AVE NEW BERLIN WI 53151	1242512 DANIEL N JACOBSEN REVOCABLE TRUS 4295 S REGAL DR NEW BERLIN WI 53151	1242416 GARRETT D. AIRD 4225 S TIE AVE NEW BERLIN WI 53151
1242446 CALE M. SCHAFER 14900 W FENWAY DR NEW BERLIN WI 53151	1242363 DAVID M. KOMAR 4300 S REGAL DR NEW BERLIN WI 53151	1242414 GRAHAM C. SHUSTA 15155 W KINGSWAY DR NEW BERLIN WI 53151

1242337			1242350			1242324		
HARRY O. KEEHN			JOHN A AND JEANNINE A WEISS IRREVO			LISA M. MORICI		
4195 S REGAL CT			15030 W GLENORA AVE			15065 W KINGSWAY DR		
NEW BERLIN	WI	53151	NEW BERLIN	WI	53151	NEW BERLIN	WI	53151
1242438			1242513			1242447		
HENRY HEMPHILL			JOHN K. ALBY			LYNN L. TRUEX		
15005 W GLENORA AVE			4305 S REGAL DR			14930 W FENWAY DR		
NEW BERLIN	WI	53151	NEW BERLIN	WI	53151	NEW BERLIN	WI	53151
1242294			1242462			1242348		
HOME PATH FINANCIAL, LP			JOHN STAWICKI			MARTIN J. KOZLOWSKI		
5116 N 126TH ST			15160 W MAYFLOWER CT			14980 W GLENORA AVE		
BUTLER	WI	53007	NEW BERLIN	WI	53151	NEW BERLIN	WI	53151
1242311			1242411			1242312		
IAN M. BUSHNER			JOSE TORRES			MATTHEW A. BONSUBTO		
15150 W KINGSWAY DR			15205 W KINGSWAY DR			15170 W KINGSWAY DR		
NEW BERLIN	WI	53151	NEW BERLIN	WI	53151	NEW BERLIN	WI	53151
1242458			1242418			1242465		
JAMES D. LOWDER			JUDY M POUCHERT REVOCABLE LIVING			MATTHEW O. LILLY		
15120 W MAYFLOWER CT			4245 S TIE AVE			15190 W MAYFLOWER DR		
NEW BERLIN	WI	53151	NEW BERLIN	WI	53151	NEW BERLIN	WI	53151
1242333			1242514			1242420		
JAMES D. OLDHAM			KADOW TRUST			MATTHEW P. MALINAUSKAS		
4187 S REGAL CT			4325 S REGAL DR			15110 W FENWAY DR		
NEW BERLIN	WI	53151	NEW BERLIN	WI	53151	NEW BERLIN	WI	53151
1242499			1242524			1242464		
JAMES KOEHLER			KARI ANN NIETH			MICAH WALZ		
15185 W FENWAY CT			14825 W FENWAY DR			15180 W MAYFLOWER CT		
NEW BERLIN	WI	53151	NEW BERLIN	WI	53151	NEW BERLIN	WI	53151
1242362			1242437			1242339		
JAMES P. O'NEILL			KELSEY HAWTHORNE			MICHAEL A. OLSON		
4290 S REGAL DR			5230 S SKYLINE DR			4199 S REGAL CT		
NEW BERLIN	WI	53151	NEW BERLIN	WI	53151	NEW BERLIN	WI	53151
1242453			1242454			1242500		
JANET STEPHENS			KENNETH W AND EILEEN M OCHS REVOI			MICHAEL B. SEELEY		
15090 W FENWAY DR			4260 S TIE AVE			2570 GAYWOOD CT		
NEW BERLIN	WI	53151	NEW BERLIN	WI	53151	BROOKFIELD	WI	53045
1242325			1242415			1242332		
JASNA FRONTZ			KRISTIN K. HANSEN			MICHAEL DUFEK		
15035 W KINGSWAY DR			15125 W KINGSWAY DR			4185 S REGAL DR		
NEW BERLIN	WI	53151	NEW BERLIN	WI	53151	NEW BERLIN	WI	53151

1242357	MICHAEL J. QUARTANA 13500 SUNBURY RD NEW BERLIN WI 53151	1242501	ROBERT J. DUCHEK 15165 W FENWAY DR NEW BERLIN WI 53151	1242503	SUNHEE LEE RUPCICH 15095 W FENWAY DR NEW BERLIN WI 53151
1242421	MICHAEL OSINSKI 15150 W FENWAY DR NEW BERLIN WI 53151	1242345	ROBERT T. MCCALVY JR 14900 W GLENORA AVE NEW BERLIN WI 53151	1242506	SUZANNE A. AUMEND 15025 W FENWAY DR NEW BERLIN WI 53151
1242417	NAM HAWN CHOU 4235 S TIE AVE NEW BERLIN WI 53151	1242455	ROLF I AND ELISABETH M EKSTRAND RE 15070 W MAYFLOWER DR NEW BERLIN WI 53151	1242313	TERRY WEIS 15190 W KINGSWAY DR NEW BERLIN WI 53151
1242511	O'KEEFE REVOCABLE LIVING TRUST 14905 W FENWAY DR NEW BERLIN WI 53151	1242505	RONALD J. BUSHMAN 15055 W FENWAY DR NEW BERLIN WI 53151	1242419	THOMAS F. YOPS 4265 S TIE AVE NEW BERLIN WI 53151
1242440	OMER J. AUDI 14975 W GLENORA AVE NEW BERLIN WI 53151	1242448	RONALD N. JANSEN 14950 W FENWAY DR NEW BERLIN WI 53151	1242444	THOMAS M. BOSER 14875 W GLENORA AVE NEW BERLIN WI 53151
1242502	PAMELA KNACKERT 15125 W FENWAY DR NEW BERLIN WI 53151	1242439	RONNY M. EATON 14995 W GLENORA AVE NEW BERLIN WI 53151	1242342	THOMAS M. GRAEBNER 4205 S REGAL CT NEW BERLIN WI 53151
1242443	PARKER ALAN KESSEL 1834 N ARLINGTON PL APT A MILWAUKEE WI 53202	1242445	SEAN M. PATYK 14870 W FENWAY DR NEW BERLIN WI 53151	1242456	THOMAS M. KLEMA 15090 W MAYFLOWER DR NEW BERLIN WI 53151
1242515	PATRICK DOUGLAS NELSON 4335 S REGAL DR NEW BERLIN WI 53151	1242460	SHELLEY L. DREYER 15140 W MAYFLOWER CT NEW BERLIN WI 53151	1242510	TIMOTHY P. SCHMITZ 14935 W FENWAY DR NEW BERLIN WI 53151
1242508	RACHEL E. MADDEN 14975 W FENWAY DR NEW BERLIN WI 53151	1242341	SOBCZAK FAMILY IRREVOCABLE TRUST 4203 S REGAL CT NEW BERLIN WI 53151	1242346	TIMOTHY T. WOLFF 14930 W GLENORA AVE NEW BERLIN WI 53151
1242356	RICHARD T. HURST 4210 S REGAL DR NEW BERLIN WI 53151	1242359	STEPHEN K. KORB 4260 S REGAL DR NEW BERLIN WI 53151	1242452	TINA M. COLLETTE 15060 W FENWAY DR NEW BERLIN WI 53151

1242340

TODD J KENOWSKI REVOCABLE TRUST  
4201 S REGAL CT  
NEW BERLIN WI 53151

1242344

VINCENT S. SANTORO  
14870 W GLENORA AVE  
NEW BERLIN WI 53151

1242361

WILLIAM KNAPP  
4280 S REGAL DR  
NEW BERLIN WI 53151

1242412

WILLIAM STOLL  
15195 W KINGSWAY DR  
NEW BERLIN WI 53151

1242323

WING LEUNG CHOY  
15095 W KINGSWAY DR  
NEW BERLIN WI 53151

1242509

YI-LING TSAI  
14955 W FENWAY DR  
NEW BERLIN WI 53151



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# STAFF REPORT SUMMARY

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## Board of Appeals

**MEETING DATE:** April 3, 2025

**PETITIONER:** Charlie Kennedy

**CASE NUMBER:** BA-25-2681

**LOCATION:** 13725 W Marquette Dr.

**REQUEST:** Petitioner requests to construct a 1,200 square foot accessory structure on his property that is .98 acres. Properties under two acres are allowed a maximum of 840 square feet of accessory square footage. A size variance of 360 square feet is required in order to obtain a building permit for the structure.

DETAILS IN ATTACHED STAFF REPORT

**CITY OF NEW BERLIN  
DEPARTMENT OF COMMUNITY DEVELOPMENT  
BOARD OF ZONING APPEALS STAFF REPORT  
Meeting of April 3, 2025**

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**Charlie Kennedy / Variance Request  
13725 W Marquette Dr**

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**DATE:** March 18, 2025

**APPLICANT / OWNER(S):** Charlie Kennedy

**REQUEST/DESCRIPTION OF VARIANCE:** Petitioner requests to construct a 1,200 square foot accessory structure on his property that is .98 acres. Properties under two acres are allowed a maximum of 840 square feet of accessory square footage. A size variance of 360 square feet is required in order to obtain a building permit for the structure.

**DATE OF APPLICATION:** February 17, 2025

**SIZE OF PARCEL:** .98 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-4 Land Use:	Low-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:** 1,200 Square Feet 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. Table 275-42-1 states that for lots less than 2 acres that a maximum combined allowable square footage is 840 square feet.

**Attachments:**

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



## Board of Appeals

**PAID**  
**MAR 06 2025**

**Agent**  
 Treasurer - City of New Berlin

### Applicant / Contact

Name Charlie Kennedy  
 Address 13725 W Marquette Dr  
 City, State, Zip New Berlin Wi 53151  
 Phone 262 989 6986  
 E-Mail bocekkenedy@icloud.com  
 Current Zoning Residential

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 checked="" type="checkbox"/> Nature of Appeal – 8 copies <input checked="" type="checkbox"/> Hardship Argument – 8 copies <input checked="" 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

- - CONTINUED ON PAGE 2 - -

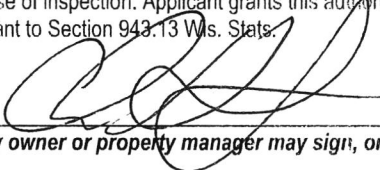
**Fees:**

Base Fee From Above	\$ 200
Filing Fee	\$ 50.00
Total	\$ 250.00

- \* 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**

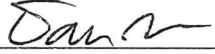
By the execution of this application, applicant hereby authorizes the City of New Berlin or its agents to enter upon the property during the hours of 7:00 A.M. to 7:00 P.M. daily for the purpose of inspection. Applicant grants this authorization to enter to the City of New Berlin or its agents even if applicant has posted this land against trespassing pursuant to Section 943.13 Wis. Stats.

Signature 

Date: 2/17/2025

*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:  Date: 04/12/2025  
Board of Appeals Date: April 3, 2025  
Total Fee: \$ 250  
File Number: 2500339



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

The current maximum allowed combined square footage for accessory buildings is 840 square feet, for a lot size less than two acres. We are proposing an accessory building (detached garage) of 1200 square feet. A variance of 360 square feet is being requested.

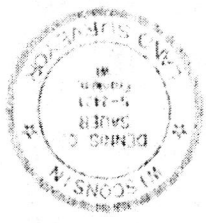
This variance is needed due to the fact that the lot is unique and oddly shaped, this factor does not allow for the proposed garage to be built attached to the current dwelling and follow all codes and regulations.

**PROFESSIONAL LAND SURVEYORS AND CIVIL ENGINEERS**  
**METROPOLITAN SURVEY SERVICE, INC.**  
 5415 West Great Lakes Avenue, Suite 202  
 Milwaukee, Wisconsin 53210  
 FAX (414) 329-0278  
 P.O. Box 1493  
 Milwaukee, WI 53210  
 email address: metro@metrosurvey.com

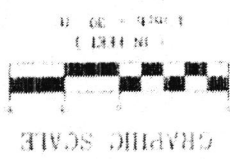
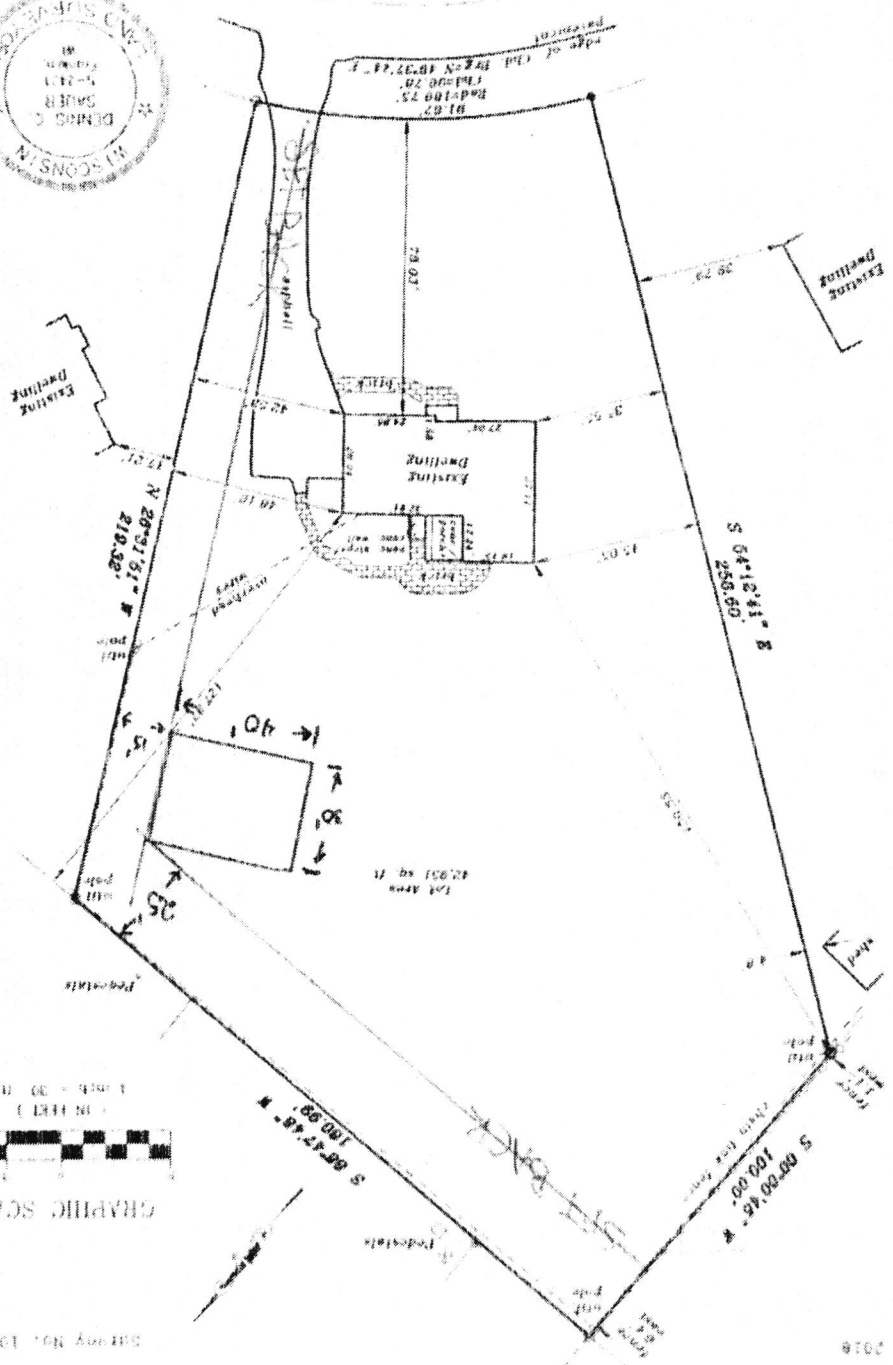
● — Denotes from total set  
 ○ — Denotes from tape set  
 ⊙ — Denotes from tape bound

THIS SURVEY WAS MADE FOR THE REPAIR AND/OR THE RECONSTRUCTION OF THE PROPERTY AND ALSO TO SHOW THE LOCATION OF ALL UTILITIES AND STRUCTURES ON THE PROPERTY. THE REPAIR AND/OR RECONSTRUCTION OF THE PROPERTY IS THE RESPONSIBILITY OF THE OWNER. THE SURVEYOR HAS NO LIABILITY FOR THE LOCATION OF UTILITIES AND STRUCTURES ON THE PROPERTY. THE SURVEYOR HAS NO LIABILITY FOR THE LOCATION OF UTILITIES AND STRUCTURES ON THE PROPERTY. THE SURVEYOR HAS NO LIABILITY FOR THE LOCATION OF UTILITIES AND STRUCTURES ON THE PROPERTY.

**Dennis C. Sauer**  
 Professional Land Surveyor No. 109202



**West Marquette Drive**



**LEGAL DESCRIPTION:** 10705 West Marquette Drive, New Berlin, Wisconsin  
 Part of the West 1/2 of the southeast 1/4 of section 25, township 4 north, range 20 east, city of New Berlin, Washington County, Wisconsin

**LOCATION:** 10705 West Marquette Drive, New Berlin, Wisconsin

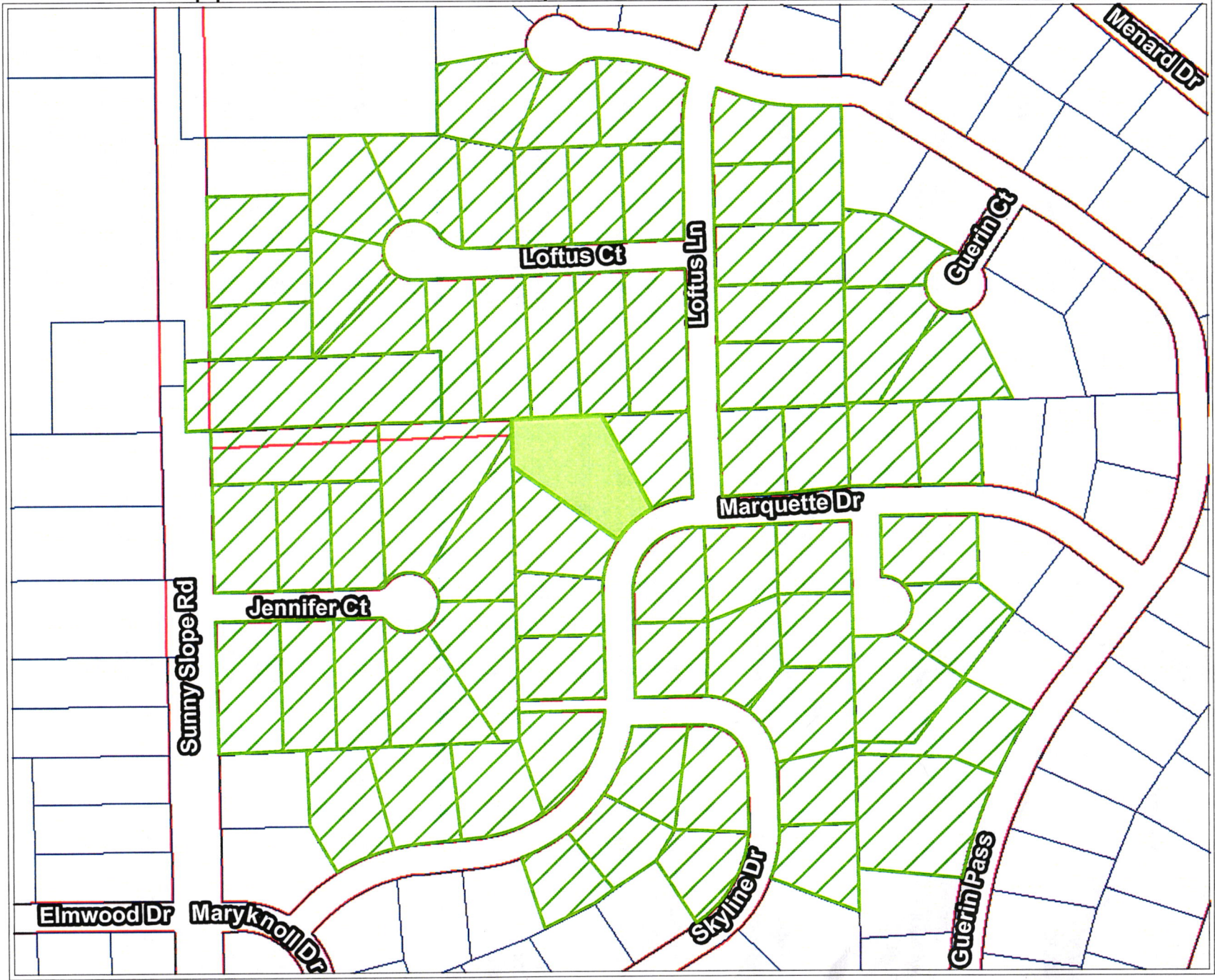
Survey No. 109202  
 March 21, 2016

**PLAT OF SURVEY**

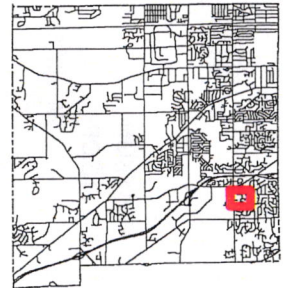
April Kennedy



# Board of Appeals -- 13725 Marquette Dr



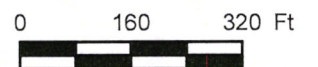
Overview Map



## 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.



1251143  
ANDREW P. TIMM  
5155 S MARQUETTE CT  
NEW BERLIN WI 53151

1251097  
BETTY L. JOZEFACKI  
5162 S MARQUETTE CT  
NEW BERLIN WI 53151

1251175  
BRAD KASIAN  
13700 W MARQUETTE DR  
NEW BERLIN WI 53151

1251142  
BRENDA C. KOFROTH  
13601 W MARQUETTE DR  
NEW BERLIN WI 53151

1250084  
BRIAN J. FRANK  
5020 S LOFTUS LN  
NEW BERLIN WI 53151

1251182  
CAROL R. GAGNON-PALICK  
5205 S SKYLINE DR  
NEW BERLIN WI 53151

1250988  
CHAD A. HARSCH  
5090 S SUNNY SLOPE RD  
NEW BERLIN WI 53151

1251174  
CHARLES D. KENNEDY  
13725 W MARQUETTE DR  
NEW BERLIN WI 53151

1251208  
CHRISTOPHER J. GIESE  
13895 W JENNIFER CT  
NEW BERLIN WI 53151

1251207  
CHRISTOPHER J. KOHLMAN  
13865 W JENNIFER CT  
NEW BERLIN WI 53151

1250097  
CHRISTOPHER LEE MICALÉ  
5039 S LOFTUS CT  
NEW BERLIN WI 53151

1251095  
COREY FILKINS  
5239 S GUERIN PASS  
NEW BERLIN WI 53151

1251146  
CRAIG RUNKEL  
5220 S SKYLINE DR  
NEW BERLIN WI 53151

1251144  
DANIEL L. VIEAUX  
5200 S SKYLINE DR  
NEW BERLIN WI 53151

1250104  
DANIEL REESE AND MARY REESE REVOI  
4955 S GUERIN PASS  
NEW BERLIN WI 53151

1250087  
DELBERT PROKOP W. PROKOP  
5090 S LOFTUS LN  
NEW BERLIN WI 53151

1251173  
DENISE L. REED  
13735 W MARQUETTE DR  
NEW BERLIN WI 53151

1250093  
EDWARD P. ZALESKI  
5047 S LOFTUS CT  
NEW BERLIN WI 53151

1250072  
ELROY A. LENZ  
5025 S GUERIN CT  
NEW BERLIN WI 53151

1251108  
ERIC KASIAN  
13518 W MARQUETTE DR  
NEW BERLIN WI 53151

1251139  
FREDERICK D. FRANKLIN  
13730 W MARQUETTE DR  
NEW BERLIN WI 53151

1250101  
FREDERICK J. KOWALEWSKI  
5023 S LOFTUS CT  
NEW BERLIN WI 53151

1251210  
GABRIEL VIDAL  
13985 W JENNIFER CT  
NEW BERLIN WI 53151

1251201  
GREGORY P. WEHKING  
13980 JENNIFER CT  
NEW BERLIN WI 53151

1251140  
GREGORY SCHACHT  
13655 W MARQUETTE DR  
NEW BERLIN WI 53151

1251202  
HARVEY & DOLORES WAGNER JOINT RE  
13940 W JENNIFER CT  
NEW BERLIN WI 53151

1251100  
HELEN LAUFENBERG  
2744 N FARWELL AVE  
MILWAUKEE WI 53211

1250089  
HENRY TRUST  
5061 S LOFTUS CT  
NEW BERLIN WI 53151

1250989  
JAMES SCALF  
5070 S SUNNY SLOPE RD  
NEW BERLIN WI 53151

1251168  
JAMES SCHNEIDER  
13870 W MARQUETTE DR  
NEW BERLIN WI 53151

1251204	JASON L. BREZTMANN 13860 W JENNIFER CT NEW BERLIN WI 53151	1251170	KELLY BURNS 13775 W MARQUETTE DR NEW BERLIN WI 53151	1250086	MIGUEL MARTINEZ TORRES 5070 S LOFTUS LN NEW BERLIN WI 53151
1250090	JEFFREY H. GRANCORBITZ 5057 S LOFTUS CT NEW BERLIN WI 53151	1251206	KEVIN M. NEMOIR 13835 W JENNIFER CT NEW BERLIN WI 53151	1250105	MINDEL REVOCABLE TRUST 4945 S GUERIN PASS NEW BERLIN WI 53151
1250102	JERRY CUNICO 5019 S LOFTUS CT NEW BERLIN WI 53151	1251167	KURT KOPHAMER 13900 W MARQUETTE DR NEW BERLIN WI 53151	1251205	MISLAV TONKOVIC-CAPIN 13830 W JENNIFER CT NEW BERLIN WI 53151
1251109	JESSICA OWSIANY 13536 W MARQUETTE DR NEW BERLIN WI 53151	1250103	MARK A OHLERT AND JULIANNE M OHLE 4975 S GUERIN PASS NEW BERLIN WI 53151	1250100	NEIL KAROLEK 5027 S LOFTUS CT NEW BERLIN WI 53151
1250995004	JOEL D. CLAASSEN 5050 S SUNNY SLOPE RD NEW BERLIN WI 53151	1250074	MARTIN ROBERT HALL 5035 S GUERIN CT NEW BERLIN WI 53151	1251098	PATRICK W ROGERS AND AMANDA J RO 5160 S MARQUETTE CT NEW BERLIN WI 53151
1250085	JOHN A. POVLIICH 5040 S LOFTUS LN NEW BERLIN WI 53151	1250092	MATTHEW A. GOODING 5051 S LOFTUS CT NEW BERLIN WI 53151	1251179	REBECCA CORRAO 13825 W MARQUETTE DR NEW BERLIN WI 53151
1251183	JOHN B. KIRCHEN 5225 S SKYLINE DR NEW BERLIN WI 53151	1250091	MATTHEW J BEELER AND JANET M BEEL 5055 S LOFTUS CT NEW BERLIN WI 53151	1251172	RICHARD P. KORENE 13745 W MARQUETTE DR NEW BERLIN WI 53151
1251171	JOHN LIPPERT 13755 W MARQUETTE DR NEW BERLIN WI 53151	1250082	MATTHEW KRUEGER 4995 S GUERIN PASS NEW BERLIN WI 53151	1251101	RICK P. HAGOPIAN 13525 W MARQUETTE DR NEW BERLIN WI 53151
1250098	JOHN R AND MARY E RASTAS JOINT TRU 5035 S LOFTUS CT NEW BERLIN WI 53151	1251180	MCLEES FAMILY LIVING TRUST 13770 W MARQUETTE NEW BERLIN WI 53151	1250088	ROBERT A. SCHMELING 5065 S LOFTUS CT NEW BERLIN WI 53151
1250094	JORDAN M. GOLDSTEIN 5043 S LOFTUS CT NEW BERLIN WI 53151	1251141	MEYERRING, RICHARD P & KAY J REVOC 5170 S SKYLINE DR NEW BERLIN WI 53151	1251145	RONALD V. BIERMAN 5210 S SKYLINE DR NEW BERLIN WI 53151

1250073

ROY W. VOELKER  
5031 S GUERIN CT  
NEW BERLIN WI 53151

1251200

VICTORIA ESTATES, LLC  
13365 W MAPLE RIDGE RD  
NEW BERLIN WI 53151

1251138

SHERRY WICINSKI  
5150 S SKYLINE DR  
NEW BERLIN WI 53151

1250083

WADE KOSKI  
5010 S LOFTUS LN  
NEW BERLIN WI 53151

1251181

STEVEN D. QUANDT  
13760 W MARQUETTE DR  
NEW BERLIN WI 53151

1251209

TERRENCE R. TAVERA  
13945 W JENNIFER CT  
NEW BERLIN WI 53151

1250099

TERRY R. KUTZ  
5031 S LOFTUS CT  
NEW BERLIN WI 53151

1250095

THEODORE PLOSZAJ  
5030 S SUNNY SLOPE RD  
NEW BERLIN WI 53151

1251164

THORAYA SALED  
13600 W MARQUETTE DR  
NEW BERLIN WI 53151

1251163

TIMOTHY K. LAVIN  
13650 W MARQUETTE DR  
NEW BERLIN WI 53151

1251169

TWINING JR, CARL & SALLY M REV TRUS  
13840 W MARQUETTE DR  
NEW BERLIN WI 53151

1251203

TY A. FOREN  
13890 W JENNIFER CT  
NEW BERLIN WI 53151