



Board of Appeals Meeting Agenda

September 3, 2026 - 6:00 PM
Council Chambers
3805 S. Casper Dr.

Published: 8/25/2026

AGENDA

1. **CALL TO ORDER, PLEDGE OF ALLEGIANCE**
2. **ROLL CALL; DECLARATION OF QUORUM; PUBLIC NOTICE**
3. **NEW BUSINESS**
 - A. **Discussion and Possible Action Regarding Case No. 2882 – Request for a 15-Foot Rear Yard Setback Variance to Reconstruct a Deck:** Petitioner requests approval to reconstruct a deck 35 feet from the rear property line. The property is zoned R-1/R-2, Rural Conservation Single-Family Residential District, which requires a 50-foot rear yard setback. A 15-foot rear yard setback variance is required to obtain a building permit.
 - B. **Discussion and Possible Action Regarding Case No. 2883 – Request for a 16-Foot Front Yard Setback Variance to Construct an Accessory Building:** Petitioner requests approval to construct a 280-square-foot accessory building 24 feet from the front property line. The property is zoned R-5, Medium Density Single-Family Residential District, which requires a 40-foot front yard setback where the property fronts an open drainage ditch. A 16-foot front yard setback variance is required to obtain a building permit.
4. **ADJOURN**

Additional Information

- The agenda packet, including supplemental information related to agenda items, is available online at 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.

STAFF REPORT SUMMARY

Board of Appeals

MEETING DATE: September 3, 2026

PETITIONER: Michael & Kimberly Behring

CASE NUMBER: BA-26-2682

LOCATION: 4755 Rolling Meadow Dr

REQUEST: Petitioner requests to reconstruct a deck 35 feet from the rear property line. The property is Zoned R-1/R-2, Rural Conservation Single Family Residential District, which requires a rear yard setback of 50 feet. A rear yard variance of 15 feet is required in order to obtain a building permit.

DETAILS IN ATTACHED STAFF REPORT

**CITY OF NEW BERLIN
DEPARTMENT OF COMMUNITY DEVELOPMENT
BOARD OF ZONING APPEALS STAFF REPORT
Meeting of September 3, 2026**

**Michael & Kimberly Behring/ Variance Request
4755 Rolling Meadow Dr**

DATE: August 24, 2026

APPLICANT / OWNER(S): Michael Behring

REQUEST/DESCRIPTION OF VARIANCE: Petitioner requests to reconstruct a deck 35 feet from the rear property line. The property is Zoned R-1/R-2, Rural Conservation Single Family Residential District, which requires a rear yard setback of 50 feet. A rear yard variance of 15 feet is required in order to obtain a building permit.

DATE OF APPLICATION: July 21, 2026

SIZE OF PARCEL: 2.1 Acres

CURRENT ZONING: R-1/R-2 Rural Conservation Single Family Residential District

CURRENT LAND USE: Residential

PROPOSED LAND USE: No change

ADJACENT ZONING AND LAND USE:

North Zoning:	R-1/R-2	Land Use:	Rural Conservation Single Family Residential District
South Zoning:	R-1/R-2	Land Use:	Rural Conservation Single Family Residential District
East Zoning:	R-1/R-2	Land Use:	Rural Conservation Single Family Residential District
West Zoning:	R-1/R-2	Land Use:	Rural Conservation 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: Elevated Deck

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 rear yard setback of 50 feet within the R-1/R-2 District

Attachments:

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



City of New Berlin Department of Community Development
 3805 S. Casper Drive, New Berlin, WI 53151
 Phone (262) 797-2445 / Fax (262) 780-4612 / www.newberlin.org/dcd



Board of Appeals

Applicant / Contact

Name Michael Behring
 Address 4755 S. Rolling Meadow Drive
 City, State, Zip New Berlin, WI 53146
 Phone 262-794-2648
 E-Mail mbehring18@gmail.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.)
☒ 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>200.00</u>
Filling 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

Subsequent to Section 943.13 Wis. Stats.

Michael D. Behring

Property owner or property manager may sign, or letter/email of authorization required.

Please do not write

Date:

7/21/26
property owner

Only the property owner or property manager may sign, or letter/email of authorization required. The final responsible party is the property owner.

Please do not write below this line

Accepted by: _____ Date: _____

Board of Appeals Date: _____

Total Fee: _____

File Number: _____



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

JAMES FOX
18785 W LOOKOUT LN
NEW BERLIN, WI 53146-4115

ALFRED W SCHROEDER III AND
KATHERINE S SCHROEDER
4760 S PROVIDENCE DR
NEW BERLIN, WI 53146-4012

MARK R OLIVER JR AND PAULA M
OLIVER
18750 W LOOKOUT LN
NEW BERLIN, WI 53146-4114

MICHAEL R AND MELANIE L JENSEN
REVOCABLE
4845 S ROLLING MEADOW DR
NEW BERLIN, WI 53146-4011

ROBERT E AND HOLLY K WILLIAMS
TRUST
4830 S PROVIDENCE CT
NEW BERLIN, WI 53146-4014

WILLIAM L DOWLING AND MAUREEN
W DOWLING
4760 S ROLLING MEADOW DR
NEW BERLIN, WI 53146-4010

MICHAEL D BEHRING AND KIMBERLY
BEHRING
4755 S ROLLING MEADOW DR
NEW BERLIN, WI 53146

GERARD J SNEESBY AND CHRISTINE
A SNEESBY
18650 W LAWNSDALE RD
NEW BERLIN, WI 53146

AGNES C PEREZ-PENA AND ROBERT
D SCHWARZ AND CARLOS PEREZ-
PENA REVOCABLE TRUST
11982 W GRANGE AVE
HALES CORNERS, WI 53130-1037

CURTIS K MEALY AND STEPHANIE M
MEALY
4730 S ROLLING MEADOW DR
NEW BERLIN, WI 53146

MICHELLE BRUDOS
18786 W LOOKOUT LN
NEW BERLIN, WI 53146

DANIEL J KIDD AND MONICA M KIDD
18720 W LOOKOUT LN
NEW BERLIN, WI 53146

THE ROBERT J ZELENAK & MICHELE A
ZELENAK
4775 S ROLLING MEADOW DR
NEW BERLIN, WI 53146

PAUL DROBOT AND HANNAH DROBOT
4790 S PROVIDENCE DR
NEW BERLIN, WI 53146-4012

JEFFREY J EPPERS AND RHONDA M
EPPERS
18749 W LOOKOUT LN
NEW BERLIN, WI 53146

19090 MOLDENHAUER REVOCABLE
TRUST
19090 W LAWNSDALE RD
NEW BERLIN, WI 53146-3609

STEVEN J BESSLER
18589 W LAWNSDALE RD
NEW BERLIN, WI 53146-3713

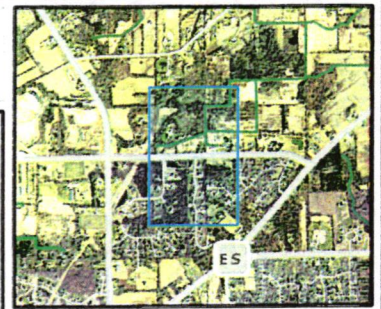
TERRENCE J KOELBL AND KATHRYN A
KOELBL JOINT TRUST
18820 W LAWNSDALE RD
NEW BERLIN, WI 53146-3605

MATTHEW G BENNETT AND KRISTINE
A BENNETT
4790 S ROLLING MEADOW DR
NEW BERLIN, WI 53146-4010

THOMAS J BOWERS AND LAURA A
BOWERS
4830 S ROLLING MEADOW DR
NEW BERLIN, WI 53146

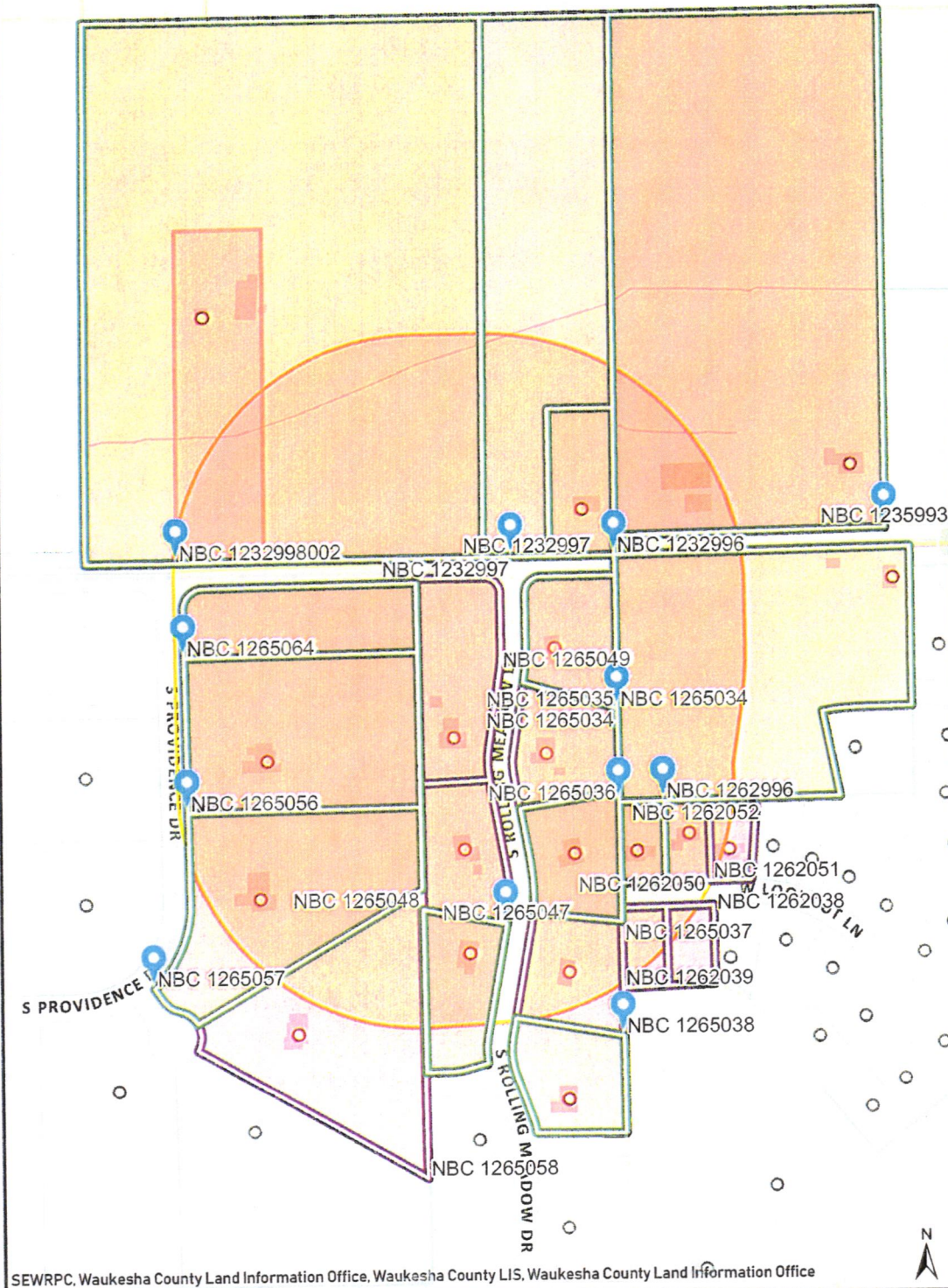
WILLIAM S MALONEY AND ANNETTE L
MALONEY
18880 W HILLCREST DR
NEW BERLIN, WI 53146-4009

BILTMORE ESTATES HOMEOWNERS
ASSOCIATION, INC.
15211 W LIBRARY LN
NEW BERLIN, WI 53151-5282



Legend

- Site Address
- Tax Parcels
- 📍 Focused Pushpins



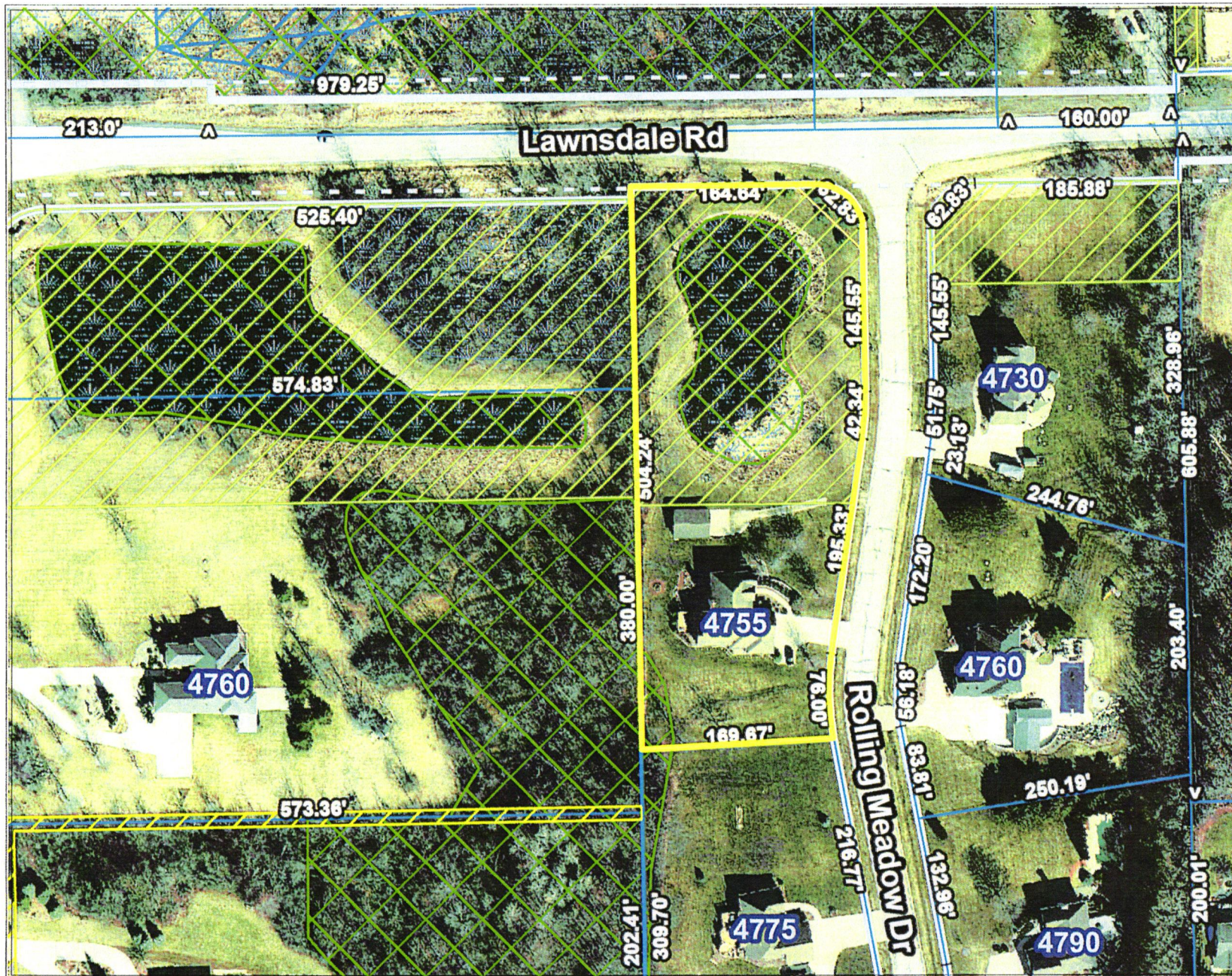
SEWRPC, Waukesha County Land Information Office, Waukesha County LIS, Waukesha County Land Information Office

Notes

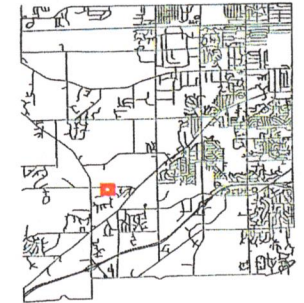
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4755 Rolling Meadow Dr



Overview Map

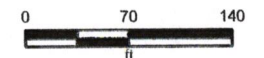


- Electric/Gas/Cable/ATT Label
- Stormwater Label
- Transportation Label
- Electric/Gas/Cable/ATT Easement
- Stormwater Easement
- Transportation Easement
- Parcel
- Road ROW Ultimate
- Dedicated
- Environmental Corridor
- FEMA Flood - Zone AE
- Wetland



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

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Scale is estimate - not survey

New Berlin Board of Appeals Variance Request July 20, 2026

Property Owner: Michael and Kimberly Behring

Address: 4755 Rolling Meadow Dr, New Berlin, WI 53146

Requested Variance: The present code requires a 50-foot rear setback. We request a 35.1 foot setback to match the setback of existing deck built by original homeowner in 2005 timeframe. Thus, a variance of 14.9 feet of rear setback is requested from existing code. Note: New Berlin Planning Commission has provided administrative approval for 10 of the 14.9 feet requested. Surrounding neighbors have signed support on petition included.

Primary Reasons for Variance Request: Plan is to build a new deck with a similar general footprint of existing deck having the identical 35.1 foot setback.

Current deck is 20+ years old, was built with low quality materials, and the railings are very flimsy and unsafe. Deck has surpassed its useful life.

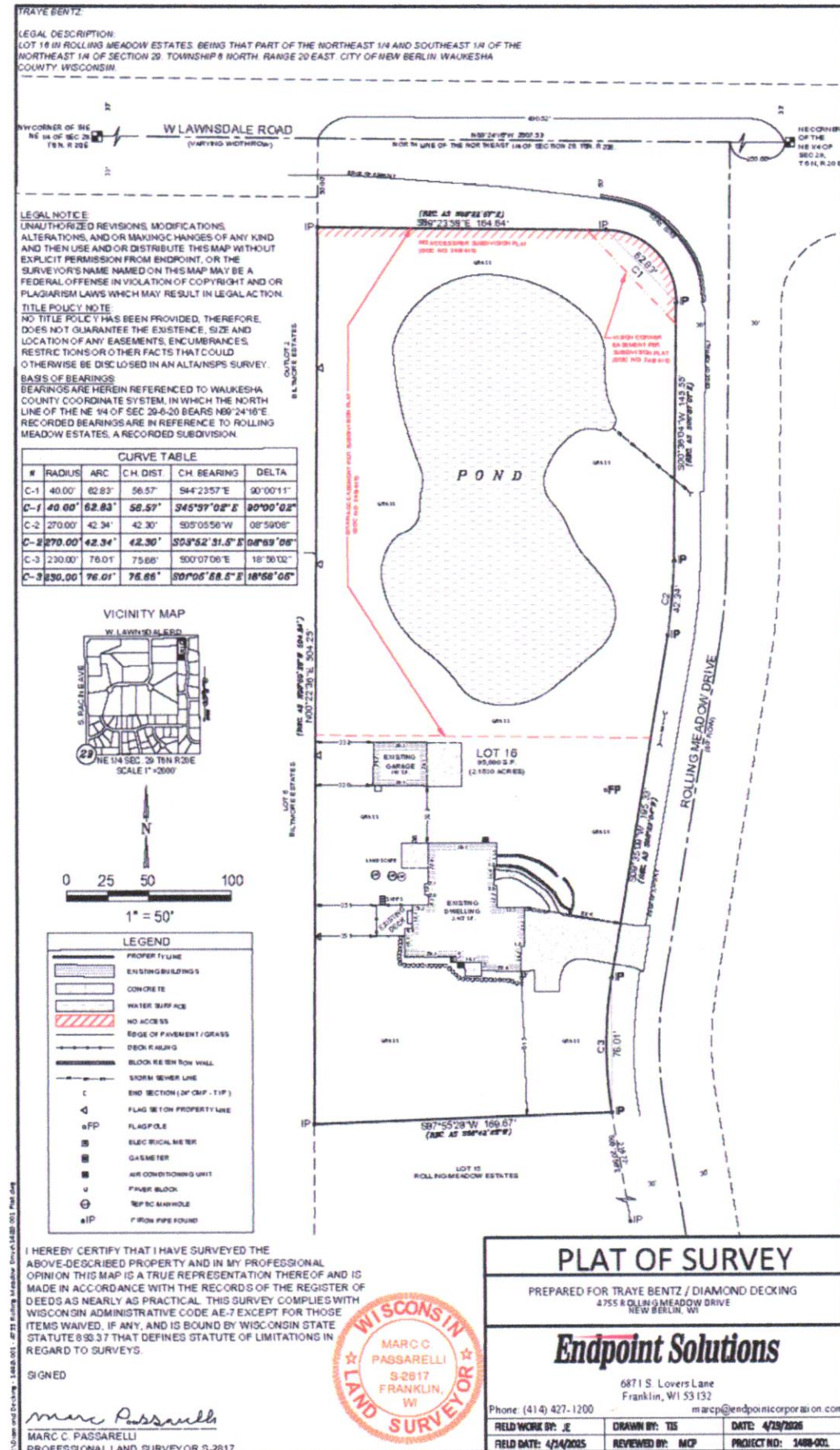
Property is long and narrow and building to the setback in the current code would require the deck to be only 5 foot in length from rear patio door, making the space unusable.

Building the new deck in a similar footprint to current deck allows for an adequately sized deck for furniture and will allow us to utilize existing landscape features as is, including concrete borders and plantings.

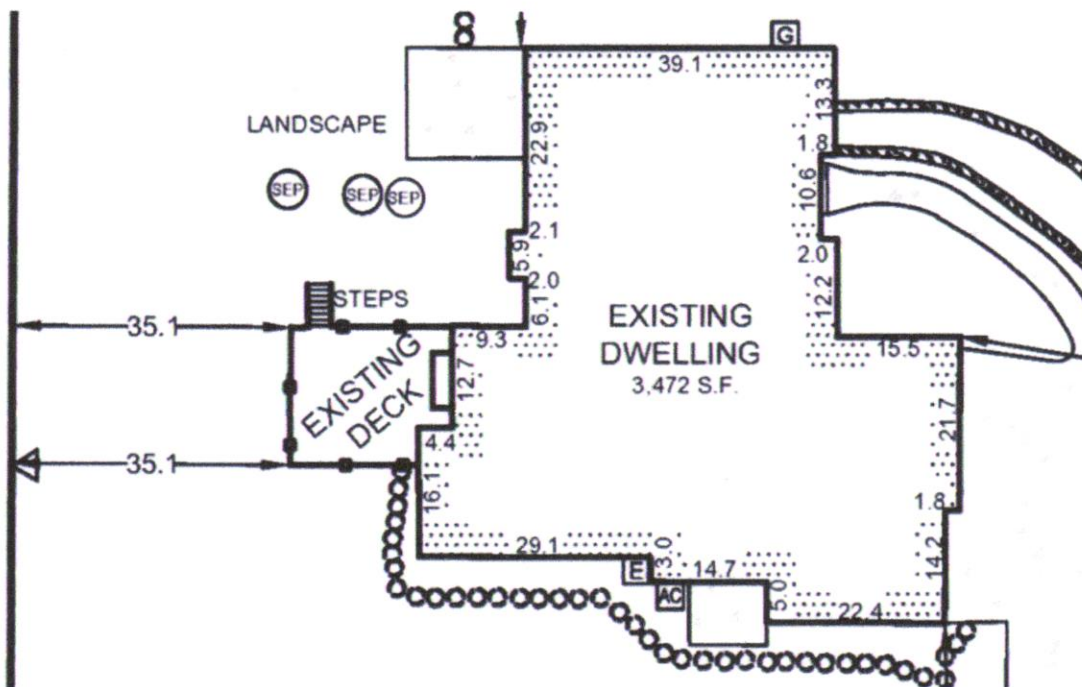
New deck will be built to city's approval: Upon contractor applying for the required permit, it was discovered that the existing deck had not been properly permitted and approved.

Backyard neighbor has 5 acres that are mostly wooded and they are unable to see deck.

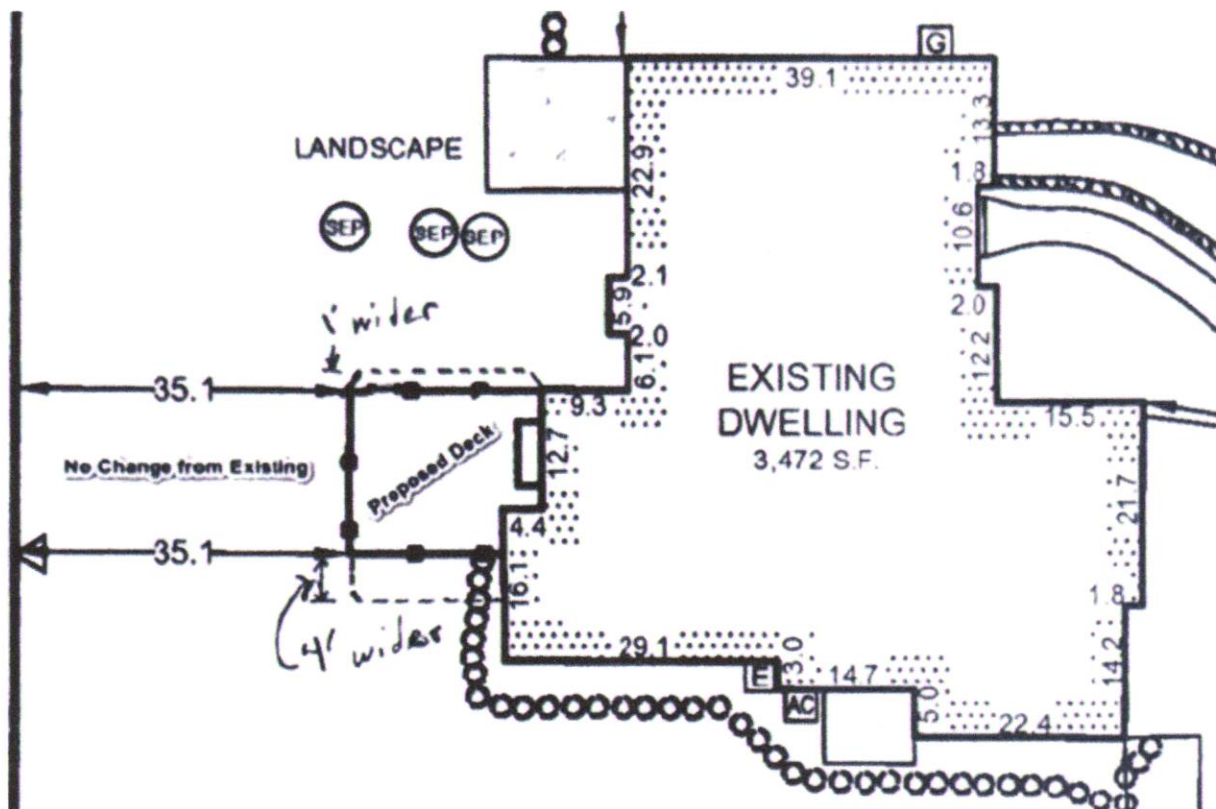
Survey of Plat Completed April, 2026:



Current Survey Showing Existing Deck With 35.1 Foot Setback :



Proposed New Deck Will Have Identical 35.1 Foot Setback as Existing Deck:

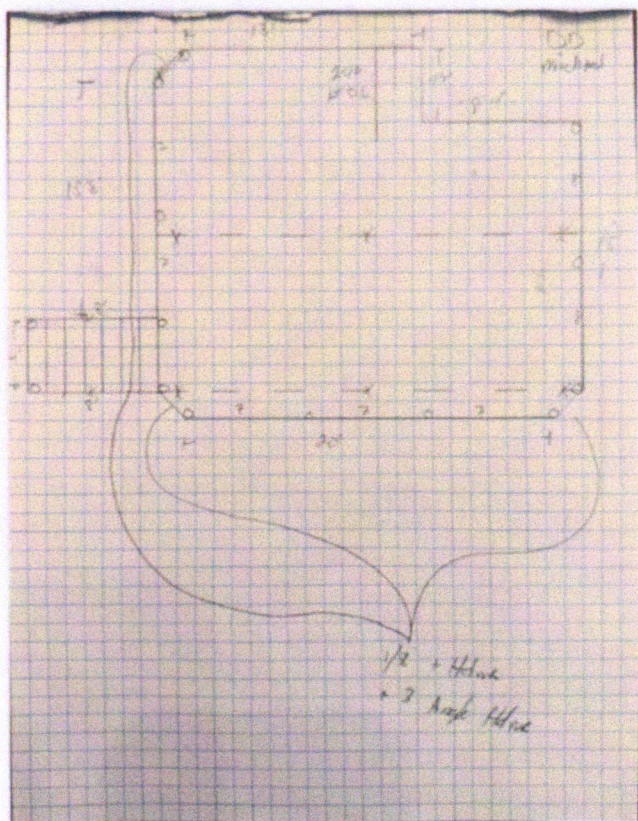


The image consists of two side-by-side photographs of a residential property. The left photograph shows a side view of a house with light-colored horizontal siding and a dark roof. A wooden deck with a railing is visible, and a set of wooden stairs leads down from the deck to a garden bed. The garden bed is filled with pink gravel and contains several large, rounded bushes with green and orange foliage. A small, conical evergreen tree is also visible. The right photograph shows a front view of the same house. A large, dense green bush is in the foreground, partially obscuring the house. A lawn with patches of dry grass is in the foreground. A closed patio umbrella is visible behind the bush. The house has large windows and a dark roof.

Current View from Deck Facing West Toward Wooded Five Acre Property Behind House:



Builders Drawing Submitted for Permit:



Rendering of New Deck:



Petition of Support for Deck Setback Variance Request

This petition is submitted in support of the property owner's request for a zoning variance from the City of New Berlin, WI for the construction of a new deck at the rear of the residence located at **4755 S. Rolling Meadow Drive, New Berlin, WI 53146**. The proposed deck would be located 35 feet from the rear lot line. Current zoning regulations require a 50-foot rear setback. The City of New Berlin, WI has granted administrative approval for a reduced setback of 40 feet, and the property owner is respectfully requesting approval for an additional 5-foot variance. The new deck will be built at the same distance from the rear lot line as the existing deck that was constructed by the previous owner who did not obtain the required building permit from the City. The additional five-foot reduction from the administratively approved 40-foot setback is requested to utilize the existing landscape features currently in place including the concrete boarder and multiple plantings. As neighboring property owners and residents, we believe the proposed deck will be compatible with the surrounding neighborhood, will not adversely affect neighboring properties, and will not negatively impact views, privacy, drainage, or property values. We support granting the requested variance and respectfully ask the City of New Berlin, WI Board of Appeals, to approve the request.

<u>Printed Name</u>	<u>Address</u>	<u>Signature</u>	<u>Date</u>
Michèle Zelensk	4775 S Rolling Meadow Dr	Michèle Zelensk	7/17/26
BILL SCHPOEDER	4760 S. Providence Dr.	B. Schpoeder	7/29/26
William L Dowling	4760 Rolling Meadow Dr	William L Dowling	7/20/26
MATT BENNETT	4790 ROLLING MEADOW	Matt Bennett	7/21/26

TRAYE BENTZ:

LEGAL DESCRIPTION:

LOT 16 IN ROLLING MEADOW ESTATES, BEING THAT PART OF THE NORTHEAST 1/4 AND SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 29, TOWNSHIP 6 NORTH, RANGE 20 EAST, CITY OF NEW BERLIN, WAUKESHA COUNTY, WISCONSIN.

LEGAL NOTICE:

UNAUTHORIZED REVISIONS, MODIFICATIONS, ALTERATIONS, AND OR MAKING CHANGES OF ANY KIND AND THEN USE AND OR DISTRIBUTE THIS MAP WITHOUT EXPLICIT PERMISSION FROM ENDPOINT, OR THE SURVEYOR'S NAME NAMED ON THIS MAP MAY BE A FEDERAL OFFENSE IN VIOLATION OF COPYRIGHT AND OR PLAGIARISM LAWS WHICH MAY RESULT IN LEGAL ACTION.

TITLE POLICY NOTE:

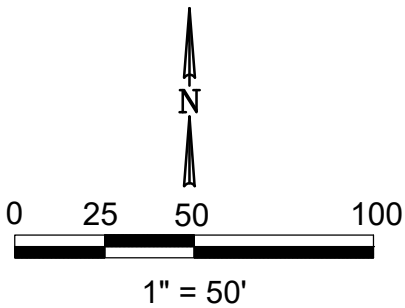
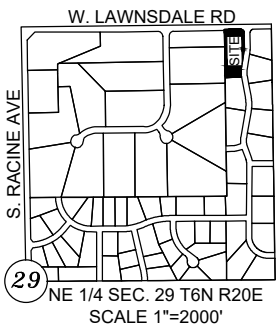
NO TITLE POLICY HAS BEEN PROVIDED, THEREFORE, DOES NOT GUARANTEE THE EXISTENCE, SIZE AND LOCATION OF ANY EASEMENTS, ENCUMBRANCES, RESTRICTIONS OR OTHER FACTS THAT COULD OTHERWISE BE DISCLOSED IN AN ALTA/NSPS SURVEY.

BASIS OF BEARINGS:

BEARINGS ARE HEREIN REFERENCED TO WAUKESHA COUNTY COORDINATE SYSTEM, IN WHICH THE NORTH LINE OF THE NE 1/4 OF SEC 29-6-20 BEARS N89°24'16"E. RECORDED BEARINGS ARE IN REFERENCE TO ROLLING MEADOW ESTATES, A RECORDED SUBDIVISION.

CURVE TABLE					
#	RADIUS	ARC	CH. DIST.	CH. BEARING	DELTA
C-1	40.00'	62.83'	56.57'	S44°23'57"E	90°00'11"
C-1	40.00'	62.83'	56.57'	S45°37'02"E	90°00'02"
C-2	270.00'	42.34'	42.30'	S05°05'56"W	08°59'08"
C-2	270.00'	42.34'	42.30'	S03°52'31.5"E	08°59'05"
C-3	230.00'	76.01'	75.66'	S00°07'06"E	18°56'02"
C-3	230.00'	76.01'	75.66'	S01°05'58.5"E	18°56'05"

VICINITY MAP

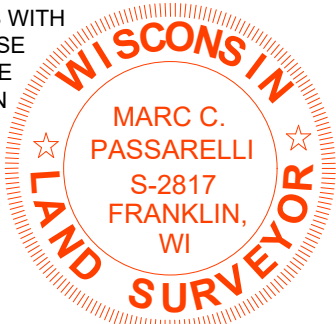


LEGEND	
	PROPERTY LINE
	EXISTING BUILDINGS
	CONCRETE
	WATER SURFACE
	NO ACCESS
	EDGE OF PAVEMENT / GRASS
	DECK RAILING
	BLOCK RETENTION WALL
	STORM SEWER LINE
	END SECTION (24" CMP - TYP.)
	FLAG SET ON PROPERTY LINE
	FLAG POLE
	ELECTRICAL METER
	GAS METER
	AIR CONDITIONING UNIT
	PAVER BLOCK
	SEPTIC MANHOLE
	1" IRON PIPE FOUND

I HEREBY 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. 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.

SIGNED

MARC C. PASSARELLI
PROFESSIONAL LAND SURVEYOR S-2817



PLAT OF SURVEY

PREPARED FOR TRAYE BENTZ / DIAMOND DECKING
4755 ROLLING MEADOW DRIVE
NEW BERLIN, WI

Endpoint Solutions

6871 S. Lovers Lane
Franklin, WI 53132

Phone: (414) 427-1200

marcp@endpointcorporation.com

FIELD WORK BY: JE	DRAWN BY: TJS	DATE: 4/29/2026
FIELD DATE: 4/14/2025	REVIEWED BY: MCP	PROJECT NO: 1488-001

STAFF REPORT SUMMARY

Board of Appeals

MEETING DATE: September 3, 2026

PETITIONER: Bernard Evans

CASE NUMBER: BA-26-2683

LOCATION: 6245 S Linnie Lac Pl

REQUEST: Petitioner requests to construct a 280 square foot accessory building 24 feet from the front property line. The property is Zoned R-5, Medium Density Single Family Residential District, which requires a front yard setback of 40 feet where the property fronts an open drainage ditch. A front yard variance of 16 feet is required in order to obtain a building permit.

DETAILS IN ATTACHED STAFF REPORT

CITY OF NEW BERLIN
DEPARTMENT OF COMMUNITY DEVELOPMENT
BOARD OF ZONING APPEALS STAFF REPORT
Meeting of September 3, 2026

Bernard Evans/ Variance Request
6245 S Linnie Lac Pl

DATE: August 24, 2026

APPLICANT / OWNER(S): Bernard Evans

REQUEST/DESCRIPTION OF VARIANCE: Petitioner requests to construct a 280 square foot accessory building 24 feet from the front property line. The property is Zoned R-5, Medium Density Single Family Residential District, which requires a front yard setback of 40 feet where the property fronts an open drainage ditch. A front yard variance of 16 feet is required in order to obtain a building permit.

DATE OF APPLICATION: July 22, 2026

SIZE OF PARCEL: .45 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-4 Land Use:	Low-Density Single Family Residential District
West Zoning:	C-2 Land Use:	Shoreland Wetland Holding 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: Accessory Structure

UNIQUE SITE CHARACTERISTICS:

Environmental Corridor: Yes
Wetland on Property: No
Conservancy Districts (C-1, C-2): No
NRCS Map Classification: N/A
Floodplain: Yes
Topography / Geologic: Steep west grade

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 yard setback of 40 feet within the R-5 District.

Attachments:

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

MICHAEL J TALASKA
6230 S MARTIN RD
NEW BERLIN, WI 53146

CHAD J SMET
COLLEEN M SMET
18975 W LINNIE LAC PL
NEW BERLIN, WI 53146-5419

NICHOLAS KRAUSE
18181 W BERES RD
NEW BERLIN, WI 53146-4505

DAVID A HENKEL
SUSAN M HENKEL
575 W19494 WOODLAND PL
MUSKEGO, WI 53150

LINDA MCNEIR TRUST
223 RIVERSIDE DR
PEWAUKEE, WI 53072-3726

STEVEN M ARNDT
SHARON A ARNDT
6270 S LINNIE LAC PL
NEW BERLIN, WI 53146

DANIEL RADTKE
MARY RADTKE
6161 S LINNIE LAC DR
NEW BERLIN, WI 53151-5413

KELLY LAUREN KNIGHT
18939 W LINNIE LAC PL
NEW BERLIN, WI 53151-5419

PAUL J GALL
LORI L GALL
6260 S RACINE PL
NEW BERLIN, WI 53146

JOSEPH W MONIGAL REVOCABLE TRUST
6225 S LINNIE LAC PL
NEW BERLIN, WI 53146

VIRGINIA L MCGRADY
LINDA M MCGRADY
6185 S MARTIN RD
NEW BERLIN, WI 53146-5518

TOM A KRICKEBERG
6195 S MARTIN RD
NEW BERLIN, WI 53146-5518

TRAVIS LENTZ
6240 S MARTIN RD
NEW BERLIN, WI 53146

ZUPAN ENTERPRISES, LLC
N6764 CLUBHOUSE DR
ELKHORN, WI 53121

JAYNE L LARSON
18750 W COLLEGE AVE
NEW BERLIN, WI 53146-5512

ERNESTINE J MILLER
6137 S LINNIE LAC CT
NEW BERLIN, WI 53146-5409

SARAH B TYRRELL
ADAM M SOBIERALSKI
6119 S LINNIE LAC CT
NEW BERLIN, WI 53146-5409

KEVIN B SCHULTZ
HEATHER M SCHULTZ
6275 S LINNIE LAC PL
NEW BERLIN, WI 53146-5415

KLEINEIDER, RICHARD & PATRICIA L TRUST
6230 S LINNIE LAC PL
NEW BERLIN, WI 53146

TAIL SPIN LLC
JEAN JACQUES WITCZAK
W174S6986 HIAWATHA DR
MUSKEGO, WI 53150-8847

JUDITH A MILLER REVOCABLE TRUST
6186 S MILLER LN
NEW BERLIN, WI 53146-5424

PAUL A WALDERA
JACQUELINE R WALDERA
6248 S RACINE PL
NEW BERLIN, WI 53146-5434

MARINA CROFT
JAMES CROFT
19014 W LINNIE LAC PL
NEW BERLIN, WI 53146-5420

KEVAN J SULLIVAN
6200 S LINNIE LAC PL
NEW BERLIN, WI 53146

MARK HINRICHS
CHRISTINE M HINRICHS
6145 S MARTIN RD
NEW BERLIN, WI 53146-5518

BERNARD EVANS
TERI EVANS
6245 S LINNIE LAC PL
NEW BERLIN, WI 53146

JAMES F SCHLIEVE
ARLENE J SCHLIEVE
18980 W LINNIE LAC
NEW BERLIN, WI 53146

CHARLES D GIBSON
SANDRA S GIBSON
6190 S MARTIN RD
NEW BERLIN, WI 53146-5517

JANET L URBAS
18850 W LINNIE LAC PL
NEW BERLIN, WI 53146

JUDITH A TOOR 1999 REVOCABLE TRUST
18890 W LINNIE LAC PL
NEW BERLIN, WI 53146-5416

PAUL J GALL
LORI L GALL
6260 S RACINE PL
NEW BERLIN, WI 53146

THOMAS J ADAMS
W198S7405 HILLEDALE DR
MUSKEGO, WI 53150-9124

ERNESTINE J MILLER
6137 S LINNIE LAC CT
NEW BERLIN, WI 53146-5409

LINNIE LAC MANAGEMENT DISTRICT
6275 S LINNIE LAC PL
NEW BERLIN, WI 53146-5415

DUANE C WHITEHOUSE IRREVOCABLE TRUST
W219S7436 CROWBAR DR
MUSKEGO, WI 53150-9670

BRIAN J KARIS
ELIZABETH R KARIS
18905 W LINNIE LAC PL
NEW BERLIN, WI 53146-5419

JANET L URBAS
18850 W LINNIE LAC
NEW BERLIN, WI 53146

THOMAS J GORECKI
6265 S LINNIE LAC PL
NEW BERLIN, WI 53146

JAMES F SCHLIEVE
ARLENE J SCHLIEVE
18980 W LINNIE LAC
NEW BERLIN, WI 53146

ANDRE RASSELLI HAYNE
WHITTNEY MARIE RASSELLI HAYNE
6215 S MARTIN RD
NEW BERLIN, WI 53146-5520

JUDITH A MILLER
6186 S MILLER LN
NEW BERLIN, WI 53146-5424

JUDITH A TOOR 1999 REVOCABLE TRUST
18890 W LINNIE LAC PL
NEW BERLIN, WI 53146-5416

ALEXANDER J AHMAD
BRENNAH AHMAD
6285 S LINNIE LAC PL
NEW BERLIN, WI 53146-5415

PAUL J GALL
LORI L GALL
6260 S RACINE PL
NEW BERLIN, WI 53146

EVAN OLSON
DANIELLE MONITA OLSON
3210 W EDGERTON AVE
GREENFIELD, WI 53221-3117

RAMDIV PROPERTIES II, LLC
W203S10412 N SHORE DR
MUSKEGO, WI 53150-9101

LINDA MCNEIR TRUST
223 RIVERSIDE DR
PEWAUKEE, WI 53072-3726

JORDAN J BERMKE
MEGAN TWEEDIE
6151 S MILLER LN
NEW BERLIN, WI 53146-5425

THOMAS J ADAMS
W198S7405 HILLEDALE DR
MUSKEGO, WI 53150-9124

ZUPAN ENTERPRISES, LLC
N6764 CLUBHOUSE DR
ELKHORN, WI 53121

ROGER K ERICKSON
18946 W LINNIE LAC PL
NEW BERLIN, WI 53146

DUANE C WHITEHOUSE IRREVOCABLE TRUST
W219S7436 CROWBAR DR
MUSKEGO, WI 53150-9670

MARK T SIE
LYGIA J SIE
6237 S MARTIN RD
NEW BERLIN, WI 53146-5520

DANA C KAROW
106 W SEEBOTH ST UNIT 604
MILWAUKEE, WI 53204-4324

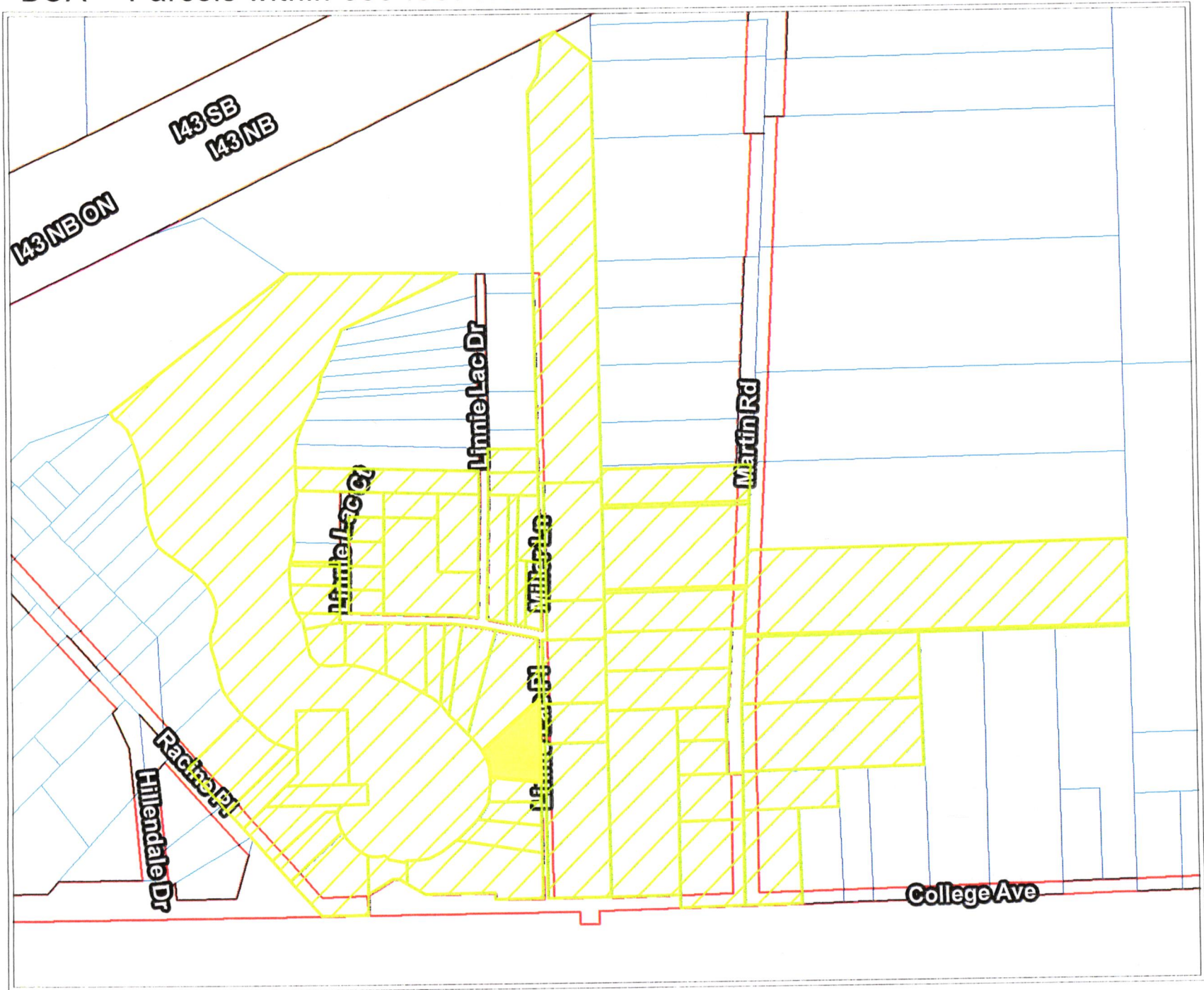
ARLETTA J SCHLUTER
1662 CLOVER CT
BARNHART, MO 63012-1485

RYAN ALEXANDER GABRIEL
ASHLEY SUSAN GABRIEL
18979 W LINNIE LAC PL
NEW BERLIN, WI 53146-5419

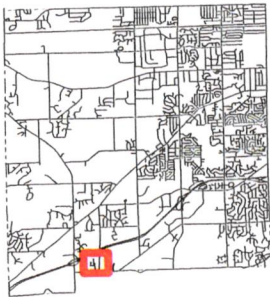
MICHELE D JOHNSTON
258 SW JAMESTOWN WAY
MAYO, FL 32066-4074

EDITH ANN RIEMER
6270 S RACINE PL
NEW BERLIN, WI 53146-5434

BOA -- Parcels within 600 feet of 6245 S. LINNIE LAC PL



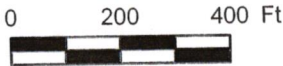
Overview Map



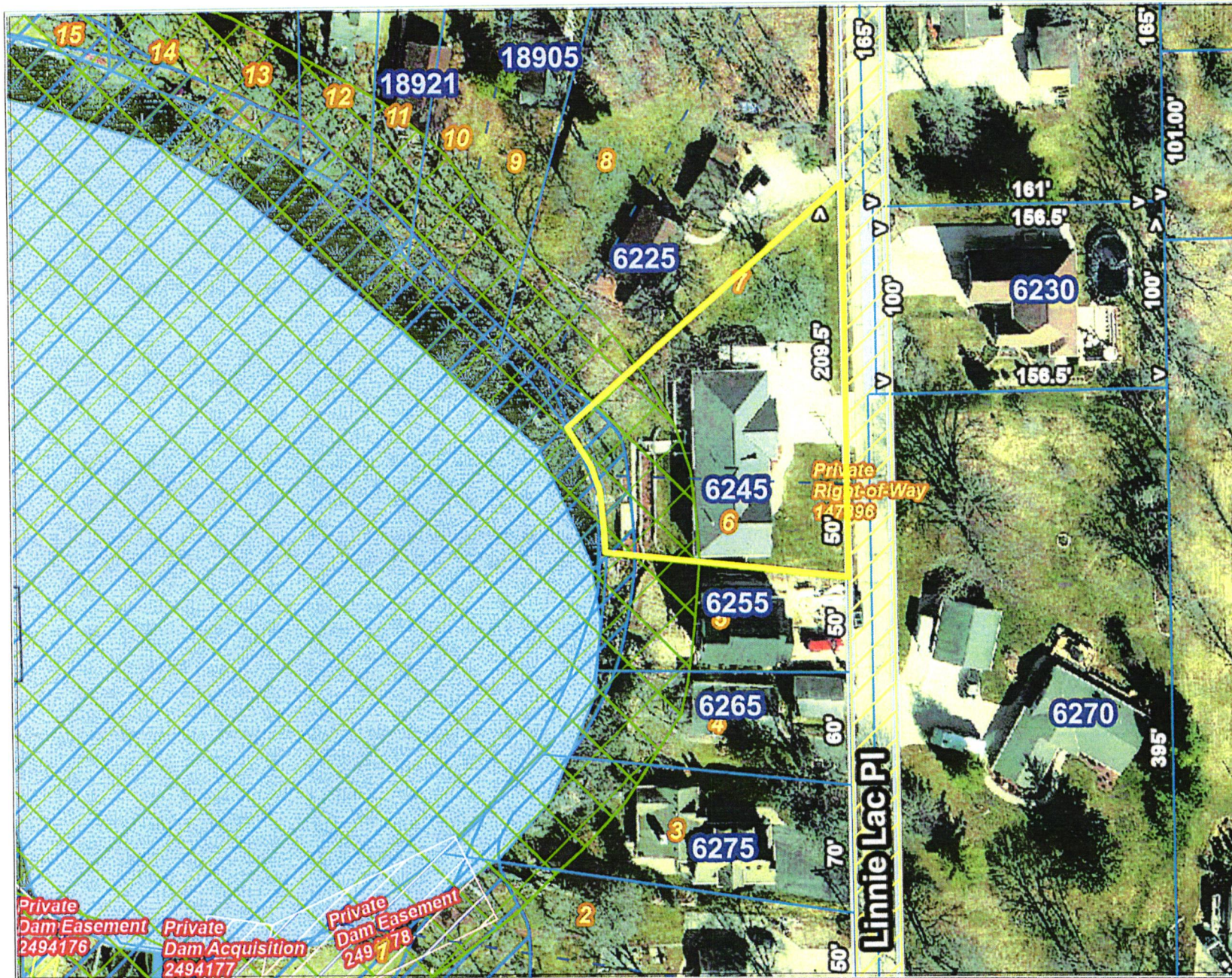
Legend

- Subject to Action
- Notified Parcels
- Other Parcels

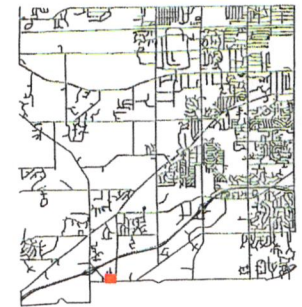
Notified parcels (green hash lines) are those properties that fall within 600 Feet of a property that is subject to City of New Berlin action.



6245 S Linnie Lac PI



Overview Map

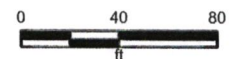


- Transportation Label
- Misc/Other Label
- Transportation Easement
- Misc/Other Easement
- Parcel
- Dedicated
- Environmental Corridor
- FEMA Flood - Zone AE
- Wetland
- Water Body (WI DNR)
- Water Flowline (WI DNR)



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

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 admonishes and advises that any and all depiction, measurements, distances depicted herein and as to which specific or precise accuracy is required should be determined by procurement of certified maps, surveys, plats, Flood Insurance Studies, or other official means. Map Printed: 8/24/2026 8:55 AM



Scale is estimate - not survey



Board of Appeals

Applicant / Contact

Name BERNARD EVANS
 Address 6245 S. LINNIE LAKE PLACE
 City, State, Zip NEW BERLIN, WI 53146
 Phone 414-687-8447
 E-Mail g76fan70@gmail.com
 Current Zoning R-5

Agent

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

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

INSTRUCTIONS

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

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

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

Application Type (Time frame)*	Fees	Required Plans/Information (Failure to submit all required plans will result in rejection of the application.)
☒ Setback/Size Variance	\$200+ \$50 Filing Fee	☒ Nature of Appeal – 8 copies ☒ Hardship Argument – 8 copies ☒ Scaled Drawing/ Survey – 8 copies ☒ Photos – 8 copies
☐ Flood Plain	\$200+ \$50 Filing Fee	☐ Nature of Appeal – 8 copies ☐ Hardship Argument – 8 copies ☐ Scaled Drawing/ Survey – 8 copies ☐ Photos – 8 copies
☐ Plan Commission	\$500+ \$50 Filing Fee	☐ Nature of Appeal – 8 copies ☐ Hardship Argument – 8 copies

- - CONTINUED ON PAGE 2 - -

Fees:

Base Fee From Above	\$ 200.00
Filing Fee	\$ 50.00
Total	\$ 250.00

- * Only if all required materials are submitted and satisfactory.
1 Other plans and information may be required by staff upon further review of the project.
2 Drawn to a scale no greater than 1"=100'.
3 All architectural plans at a scale no smaller than 1/8" = 1'.
4 Colored building elevation, architectural rendering, or photos suitable for public presentation to fit on a single 8½" x 11" or 11" x 17" sheet.

No refunds for denied applications

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

Signature

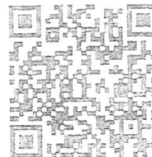


Date: 07/22/2026

Only the property owner or property manager may sign, or letter/email of authorization required. The final responsible party is the property owner.

Please do not write below this line

Accepted by: _____ Date: _____
Board of Appeals Date: _____
Total Fee: _____
File Number: _____



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

Project Overview

We would like to purchase a Marten accessory building. This would be the Cape Code-styled building measuring 14' X 20' (280 sq f). Color would be a dark grey with white trim to match the house. A cross section diagram and a picture from the Marten brochure are included with this application. This building is needed for storage space.

Due to our age and health reasons, our 45 year old daughter is now living with us to provide support. Her personal goods that have not been given away, sold or discarded are stored in our house, garage and a 20' enclosed trailer. This has made use of our living and working spaces cluttered and less safe. The addition of the Marten accessory building will provide additional storage for her personal goods making a safer environment for all of us.

Our property is served by the municipal sewer system and is not served by a septic system. The Marten building would be placed on the north side of our property a minimum of 10' from the house at an elevation equivalent to the driveway. The base for the building will be as specified by Marten. No electrical wiring is planned for this accessory building.

Nature of Appeal

The present code requires 40 feet of setback from the road. We request a 24' setback. A variance of 16' of front setback is requested.

Hardship Argument

6245 S. Linnie Lac is composed of Lot 6 and ½ of Lot 7 in the Linnie Lac Subdivision. It is an odd-shaped lot with approximately 210' of frontage at the front and approximately 66' at the rear. The front yard has a grade of about 2 feet to the road with a setback of 40' while the back yard has a drop of approximately 10 feet to the shore of Linnie Lac with a setback of 25'. The DNR has a setback of 50' from the lake shore. It is a practical difficulty to locate an accessory building on this property causing the need for this variance request.

Scaled Drawing

A survey of the property showing the location of the proposed accessory building is attached. Cross hatching shows the accessory building location. Scale is 1" = 30'.

Photos

Enclosed are the following photographs:

- 1 – Proposed Marten Cape Code-styled accessory building
- 2 – Photo of proposed location of building – looking north
- 3 – Photo of proposed location of building – looking west
- 4  Photo of proposed location of building – near north property edge looking west
- 5 – Photo of proposed location of building – near southern property edge looking north

EDGEWOOD SURVEYING

14195 BEECHWOOD TRAIL • NEW BERLIN • WISCONSIN 53151
(262)366-5749 • fax (262)797-6329

PLAT OF SURVEY

PREPARED FOR: **UBUILDIT/EVANS**

LOCATION: **LINNIE LAC PLACE, CITY OF NEW BERLIN**

LEGAL DESCRIPTION: **LOT 6 AND THE SOUTH 1/2 OF LOT 7, PLAT OF LINNIE LAC SUBDIVISION, BEING A PART OF THE SE 1/4 OF SECTION 32, TOWNSHIP 6 NORTH, RANGE 20 EAST, CITY OF NEW BERLIN, WAUKESHA COUNTY, WISCONSIN.**

AUGUST 5, 2016
REVISED 9/29/16
REVISED 10/20/16
(GRADE DATUM &
GRADING PLAN)

WAU-1500



SCALE: 1"=30'

BEARINGS REFER TO THE PLAT
OF LINNIE LAC SUBDIVISION.
LOT SIZE=18,995 S.F.

—832— DENOTES PROPOSED
CONTOUR

**LINNIE
LAC**

WATER SURFACE=234.73
(9/7/16)

OHWM=235.2
(DNR-6/3/08)

1X18" IRON PIPE SET,
WT=1.13 LBS/LIN FT.

SUGGESTED YARD GRADE PER
BUILDER=832.6/827.6
TOP FOUND WALL=833.27
GARAGE FLOOR=832.94



I hereby certify that I have surveyed the above described property and 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, roadway and visible encroachments, if any. This survey is made for 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

Christopher J. Kunkel
CHRISTOPHER J. KUNKEL REGISTERED LAND SURVEYOR S-1755

THIS IS AN ORIGINAL PRINT ONLY
IF SEAL IS IMPRINTED IN RED

LINNIE LAC PLACE (24')

GENERAL NOTES & SPECIFICATIONS

Design Codes:
IBC 2015
ASCE 7
AISC/AWC NDS - 2015
Risk Category I
Roof Snow Load: 30 psf
Ultimate Wind Speed: 105 MPH: Exposure B.

Wood:

Skids: 4x6 So. Pine #2 or better preservative treated.
2x6 floor joists and rim: So. Pine #2 preservative treated.
Floor decking: APA $\frac{1}{2}$ " Exp 1, $\frac{3}{4}$ " span rated sheathing.
Studs: 2x4 SPF or SP #2 grade or better.
Wall plates: 2x4 SPF or SP #2 grade or better.
Truss frames: Per CH Machine design drawings (Trussoft, LLC).
Roof sheathing: $\frac{7}{8}$ " APA Exp 1, $\frac{3}{4}$ " span rated sheathing.
Siding: $\frac{1}{2}$ " APA Rated Siding, Misc. Blocking: 2x4 SPF or SP #2.

Fasteners:

All fasteners in contact with treated wood to be a minimum level of corrosion resistance as produced by hot dipped galvanized ASTM A153 class D coating or stainless steel. All specified nails are common wire nails unless otherwise noted. Truss connector plates: Eagle Metal Products 20 gauge. Specified wood screws by Simpson Strong-Tie or structural equivalent. Install wood screw in pre-drilled lead holes if required to prevent splitting.

Sheathing Connection Requirements: Wood Structural Panels

Floor, roof, walls: 8d at 6" panel edges: 8d at 12" intermediate.
End wall with door: 8d at 4" o.c. all panel edges.

Miscellaneous:

2x4 Ridge Blocking:

Fasten 2x4 blocks together with 10d nails at 3" o.c..
Fasten roof sheathing to blocking with 8d nails at 2" o.c..

Wall Top Plates:

Provide a minimum 3'-0" lap at all wall top plate splices.
Fasten plates in the overlap with 10d nails at 3" o.c..

Ground Preparation:

Locate shed on level ground: consolidated-well draining soil.
Prepare 4" deep x 8" wide gravel bed under each skid.
Skids to be seated firmly and evenly on gravel bed.

Hardware devices used to move shed to be connected to skids and shall be located and rigged to pull directly in line with skids.
Design capacity of pulling devices provided by others.

Warning: Use care when moving shed to avoid damage. Do not transport over uneven terrain.

Important: Read and understand all notes on this drawing. The building is designed for utility storage only and is not intended for human or animal occupancy. The use of this design shall be limited to geographic locations where environmental loads conform to the design values specified. The building shall be transported and moved on site without damage. This building shall not be relied upon for shelter in the event of severe weather or earthquake. The design information contained herein is for buildings of the size specified herein only and shall not be relied upon in any other way.

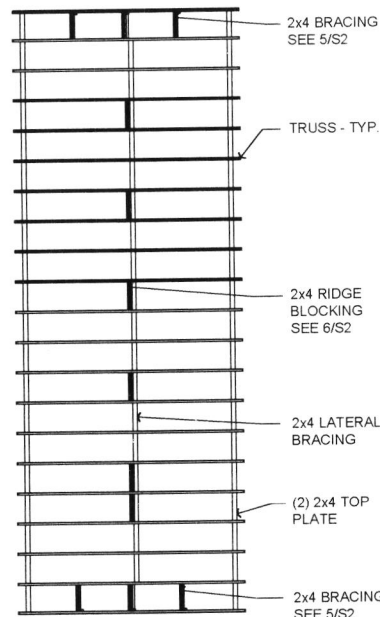
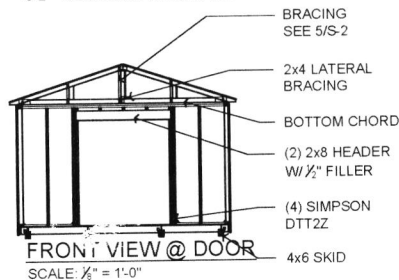
Notice: The information presented on these drawings must be strictly followed. No substitutions are permitted.

SCOPE OF WORK: STRUCTURAL FRAMING

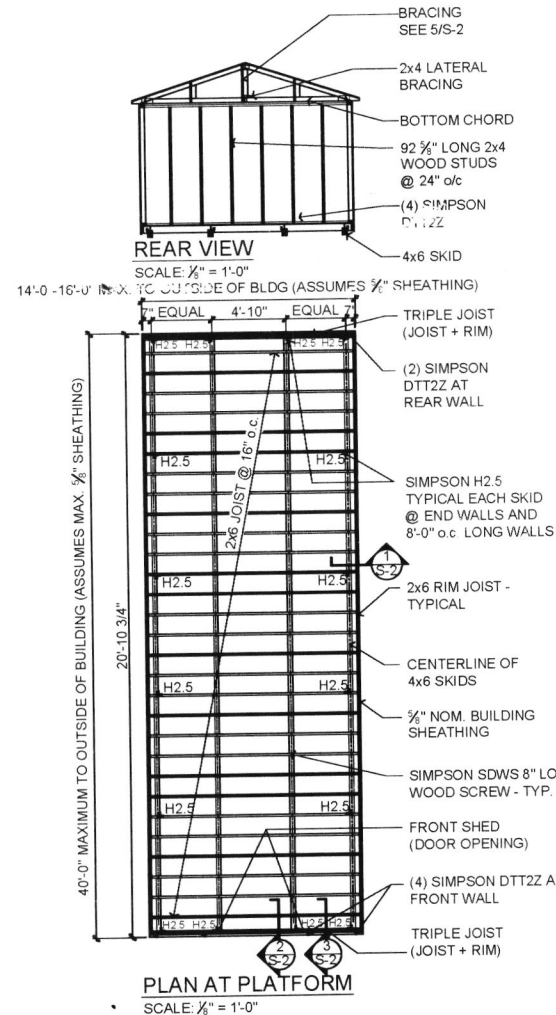
NOMINAL 12'-0" x 16'-0" LONG CAPE COD STYLE BUILDING
ON PREPARED AND LEVEL GRADE.

DRAWING INDEX:

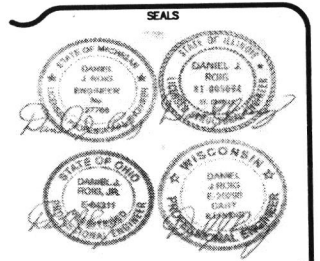
- S-1 COVER SHEET - SPECIFICATIONS - PLANS
S-2 SECTIONS AND DETAILS



PLAN AT ROOF
SCALE: $\frac{1}{8}$ " = 1'-0"



PLAN AT PLATFORM
SCALE: $\frac{1}{8}$ " = 1'-0"



REV.	DATE	DESCRIPTION

Important: Read and understand all notes on this drawing.

Client: Marten Portable Buildings LLC
Project: Yoder's Portable Buildings LLC
Cape Cod Style Building
12' Wide x 20' Long Max.

GENERAL NOTES, SPECIFICATIONS & PLAN

JOB # 18022

DRAWING SCALE

1/8" = 1'-0" ON EACH TITLE

PLOT SCALE

1/8" = 1'-0" ON EACH TITLE

DRAWN BY

OR CHECKED

DATE

10/12/18

10/12/18

10/12/18

10/12/18

10/12/18

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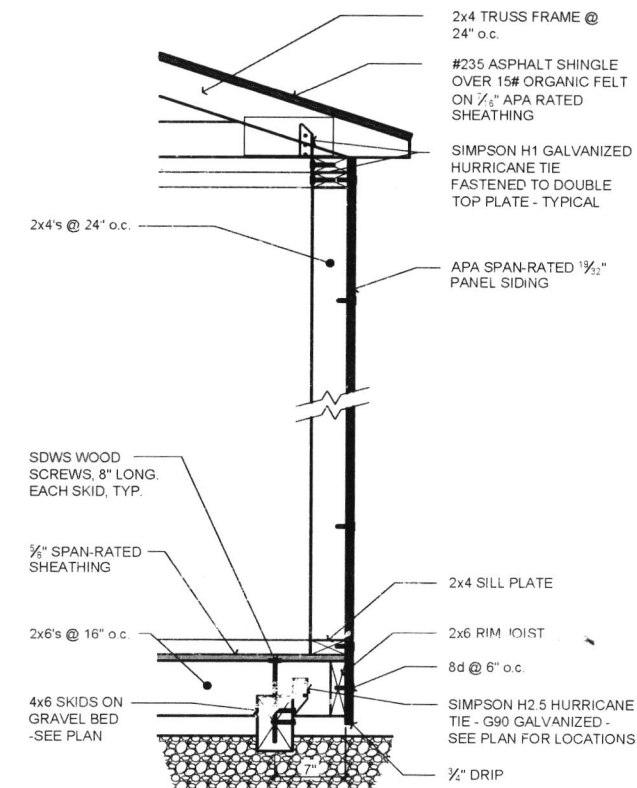
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10/12/18

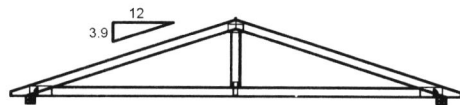
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10/12/18

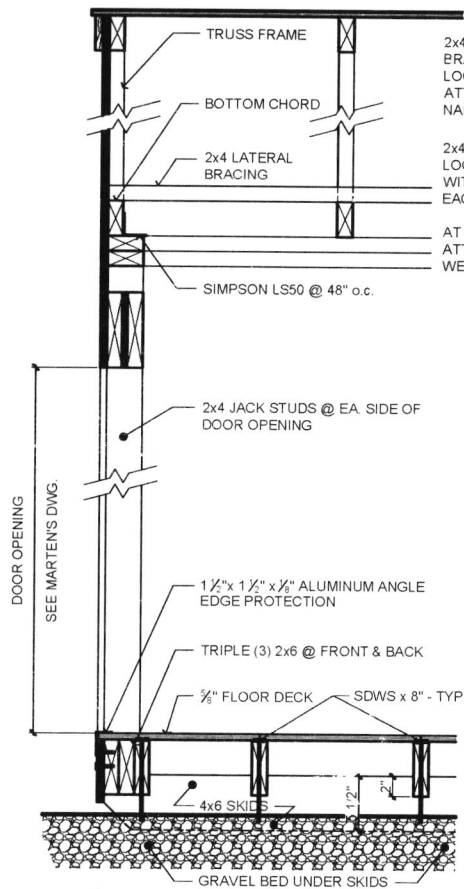
10/12/18



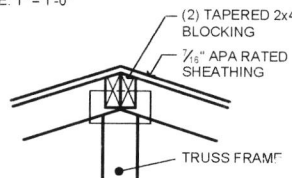
① SECTION AT SIDE WALL
SCALE: 1" = 1'-0"



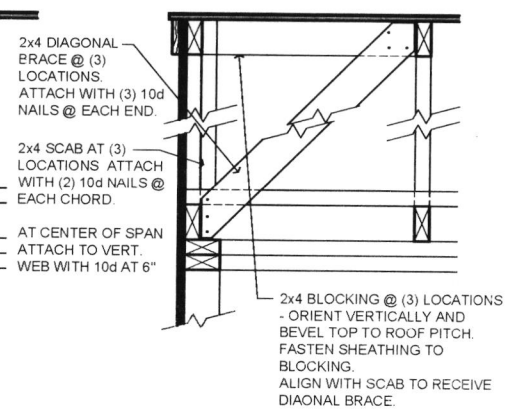
⑤ TYPICAL TRUSS
SCALE: 1/4" = 1'-0"



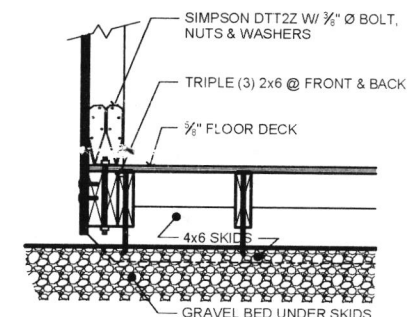
② SECTION AT FRONT WALL (DOOR)
SCALE: 1" = 1'-0"



⑥ RIDGE BLOCKING DETAIL
SCALE: 1/4" = 1'-0"



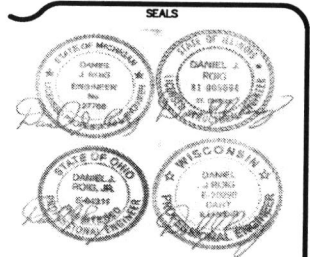
④ END WALL BRACING DETAIL
SCALE: 1" = 1'-0"



③ SECTION AT FRONT WALL
SCALE: 1" = 1'-0"

Important: Read and understand all notes on this drawing. The building is designed for utility storage only and is not intended for human or animal occupancy. The use of this design shall be limited to geographic locations where environmental loads conform to the design values specified. The building shall be transported and moved on site without damage. This building shall not be relied upon for shelter in the event of severe weather or earthquake. The design information contained herein is for buildings of the size specified herein only and shall not be relied upon in any other way.

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REVISIONS		
REV.	DATE	DESCRIPTION

Important: Read and understand all notes on this drawing.

Client: Marten Portable Buildings LLC
Project: Yoder's Portable Buildings LLC
Cape Cod Style Building
12' Wide x 20' Long Max.

GENERAL NOTES, SPECIFICATIONS & PLAN

JOB # 18022

DRAWING SCALE: 1/4" = 1'-0"

PLOT SCALE: 1/4" = 1'-0"

DRAWN BY: R. J. ROHL

CHECKED BY: R. J. ROHL

DATE: 10/3/2018



PHOTOS



Example of Marten Cape Code-Styled Building



Building Location – Looking North



Building Location – Looking West



Building location – Looking From Near North Property Line



Building Location - Looking From Near South Property Line