

Minutes

BOARD OF APPEALS

JANUARY 6TH, 2000

The meeting was called to order at 7:00 PM.

On roll call, Chairman Dorlack, Messrs. Goetter, Liljestrand, Gaulke, and Wallner. Also present was Chief Inspector Howard Gyax.

Chairman Dorlack reviewed the procedures for taking testimony for the pending petitions with the persons assembled for the meeting, noting, that if your case was approved, a building permit is required and it can be picked up at the Building Inspection Department. Mr. Dorlack also noted that it takes four affirmative votes to approve any variance request.

The first petition called was that of Dennis and Deborah Elsinger, Case No. 2373. Mr. Dorlack read the petition. It was noted that thirteen people were notified by mail and that publication had been made on two occasions. Dennis Elsinger of 15725 W Blue Jay Circle, came forward to speak in favor of the petition. Mr. Elsinger stated that his property is a five sided lot located on a cull-de-sac. He said that because of the angles of the property, it was very difficult to find a place to build the addition that would fit within the setback requirements. Mr. Elsinger stated that there are many trees and bushes on both his property as well as on the property of the adjoining neighbor closest to the proposed addition that would help screen the structure. The Petitioner noted that the adjoining neighbor has a shed close to the lot line that he can not see because of the trees and bushes. Mr. Elsinger stated that the addition would be a heated 16 foot by 20 foot addition built over a crawl space. He said that the room would provide more needed living space. It was noted that the Petitioner bought his property in 1988 and the house is 1,700 square feet. Mr. Elsinger stated that if the addition were built in another location, the existing patio and patio doors would have to be removed. He said that a smaller room, such as 10 foot by 12 foot in size, would not be large enough for his needs.

Mr. Dorlack then passed onto the next case so that the Petitioner could provide additional information for the Board to consider later in the meeting.

The next petition called was that of Michael Quartana, Case No. 2374. Mr. Dorlack read the petition. It was noted that fourteen people were notified by mail and that publication had been made on two occasions. Michael Quartana of N17 W26820 Fieldhack Dr, Pewaukee, WI came forward to speak in favor of the petition. Also, George Nichols, of 15185 Kings Ridge Court, Brookfield, WI, came forward to speak in favor of the petition. It was noted that Mr. Nichols is a representative for the builder. Mr. Quartana stated that the setback variance is needed for the front covered porch. It was noted that a front porch or stoop without a roof could be built on the house without a variance, but a porch with a roof requires a variance. Mr. Quartana stated that he has spent about a year trying many variance house designs as well as different placements of the house on the lot. It was noted that the proposed house has a 51 ½ foot front setback, which just fits within the setback requirement. Mr. Quartana stated that he does not want to eliminate the front covered porch because of the aesthetic appeal and also because the roof would be a practical feature for his children and dog. He said that if the variance were denied, he would sell the lot. It was noted that corner lots have different setback requirements which makes it very difficult to build a house on the lot. In addition, the house must also conform to the subdivision requirements. Mr. Quartana stated that he requested a rear setback variance because he thought it was more important aesthetically for the house to conform to the neighborhood in the front. He said that the minimum house size requirement for the subdivision is 1,900 square feet, and the size of the proposed house is 2,200 square feet. It was noted that the proposed house is averaged size in proportion to the lot.

There was no one further to speak in favor of the petition, and there was no one to speak in opposition to the petition. Case No. 2374 was declared closed, and the Board proceeded to the next petition.

At this point, Case No. 2373 was re-opened. Mr. Elsinger said that his house is 1,700 square feet in size, and is a two story house. He stated that because the second story is used for bedrooms and a bathroom, the first floor is very small. Mr. Elsinger stated that the proposed addition would be the largest room in the house and it is needed for entertaining his large family for holiday, birthdays and other celebrations. It was noted that only a corner of the addition would be in violation of the rear setback requirement.

Mr. Cliff Johannsen, of 15735 Blue Jay Circle, came forward to speak in favor of the variance. He stated that he does not oppose the proposed addition because it would look nice.

Mr. Dorlack read a communication into the record from Richard and Heidi Weiland of 15650 Robin Road, New Berlin. Mr. And Mrs. Weiland stated that they approve of the proposed addition.

There was no one further to speak in favor of the petition, and there was no one to speak in opposition to the petition. Case No. 2373 was declared closed.

Mr. Dorlack closed the open portion of the meeting, and the Board then moved into the closed session to decide the above cases.

The first petition considered by the Board was that of Dennis and Deborah Elsinger, Case No. 2373. Mr. Liljestrand made a motion to grant the petition, and, Mr. Wallner seconded the motion. Mr. Dorlack, Mr. Wallner, Mr. Liljestrand, and Mr. Galke voted to approve the variance, and, Mr. Goetter voted to deny the variance. The petition was approved by a four to one vote.

The next petition considered by the Board was that of Michael Quartana, Case No. 2374.

Mr. Liljestrand made a motion to grant the petition, and, Mr. Wallner seconded the motion.

Mr. Wallner, Mr. Goetter, Mr. Liljestrand, and Mr. Galke voted to approve the petition, and, Mr. Dorlack voted to deny the petition. The Petition passed by a four to one vote.

There being no further matters to be discussed in front of the Board of Appeals, the said meeting was adjourned at 8:15 PM.

BOARD OF APPEALS

CITY OF NEW BERLIN

Joseph J. Dorlack, Chairman