

STATE OF WISCONSIN : VILLAGE OF HALES CORNERS : MILWAUKEE COUNTY

BOARD OF APPEALS

NOTICE IS HEREBY GIVEN that the Board of Appeals of the Village of Hales Corners will convene at the Municipal Building located at 5635 South New Berlin Road, on August 7, 2024 at 5:30 P.M. regarding a request by John Hoefer, for the necessary variance on a side yard setback of 7.46 feet on parcel number 658-0110-000.

The property is zoned in a R-1 Residence District and per Village Code Section §445-3.5 G.(2) a side setback of ten (10) feet is required. This request is to reduce the side yard setback to 2.54 feet.

All interested persons will be given an opportunity to be heard at this meeting.

Dated July 10, 2024

Sandra M. Kulik
Village Administrator

Publish: CNI – Hales Corners Now 2X: July 24, 2024 and July 31, 2024

Interested parties

VARIANCE PETITION

Village of Hales Corners, WI

Date: 07/01/2024

BA _____ - _____

Subject Parcel Location Address 11045 W. Parnell Ave.City Hales Corners Zip 53130Parcel No. 658-0110-000Zoning R-1

THE UNDERSIGNED, does hereby respectfully petition the Village of Hales Corners Board of Zoning Appeals to appeal the following zoning regulation or decision of the Zoning Administrator, as it applies to the above subject property [to be completed by staff].

Petitioner requests A side yard setback variance of 7.56 feet to a 2.54 foot setback to add on to the back of a garage.

Request was denied as Section(s) §445-3.5 G.(2) of the Village of Hales Corners Zoning Ordinance _____.

In accordance with Section §445-17.5 of the Zoning Ordinance, the reasons for the petition are: [to be completed by petitioner] (additional sheets may be necessary)
see attached.

The following are attached in accordance with the requirements of Section 445-17.2(c) of the Ordinance:

- ☐ Full Plat of Survey drawn to scale showing all of the information required under this Ordinance for a Zoning Permit (not to exceed 8½ x 14" format)
- ☐ Names, Addresses and Parcel numbers of all property owners abutting and opposite the subject property
- ☐ Additional Information as required by the Zoning Administrator
- ☐ Fee of \$ 295 (Section _____)

PROPERTY OWNERSignature John HoeferName John HoeferAddress 11045 W. Parnell Ave.City Hales Corners State WI Zip 53130Phone 414-445-5704AGENT*

Signature _____

Name _____

Address _____

City _____ State _____ Zip _____

Phone _____

***If Applicant is other than property owners, both signatures are required.**

For Office Use Only: Submit by J. H. Public Hearing 8/7/24 Action _____

Sent from my Verizon, Samsung Galaxy smartphone

----- Original message -----

From: Gay Hoefer <jhoeter53216@gmail.com>

Date: 6/18/24 7:02 PM (GMT-06:00)

To: jhoeter53216@gmail.com

Subject: Variance Request 11045 W Parnell Ave Hales Corners WI

Village of Hales Corners

We are requesting a variance to add an addition to the current garage. Our property has a unique conditions, property in the front and to the west side of the property is a Village owned platted street. We had worked with the Village to obtain an easement to get to our own garage. We had purchased the home in 2022 and at that time we did not know that did not own the land that an asphalt driveway leading to the south was not ours and that we cannot purchase this land as it is a platted street. We cannot add to the front of the garage - to the west as this would not allow for a 12 foot access next to the platted street we do not own and cannot purchase.

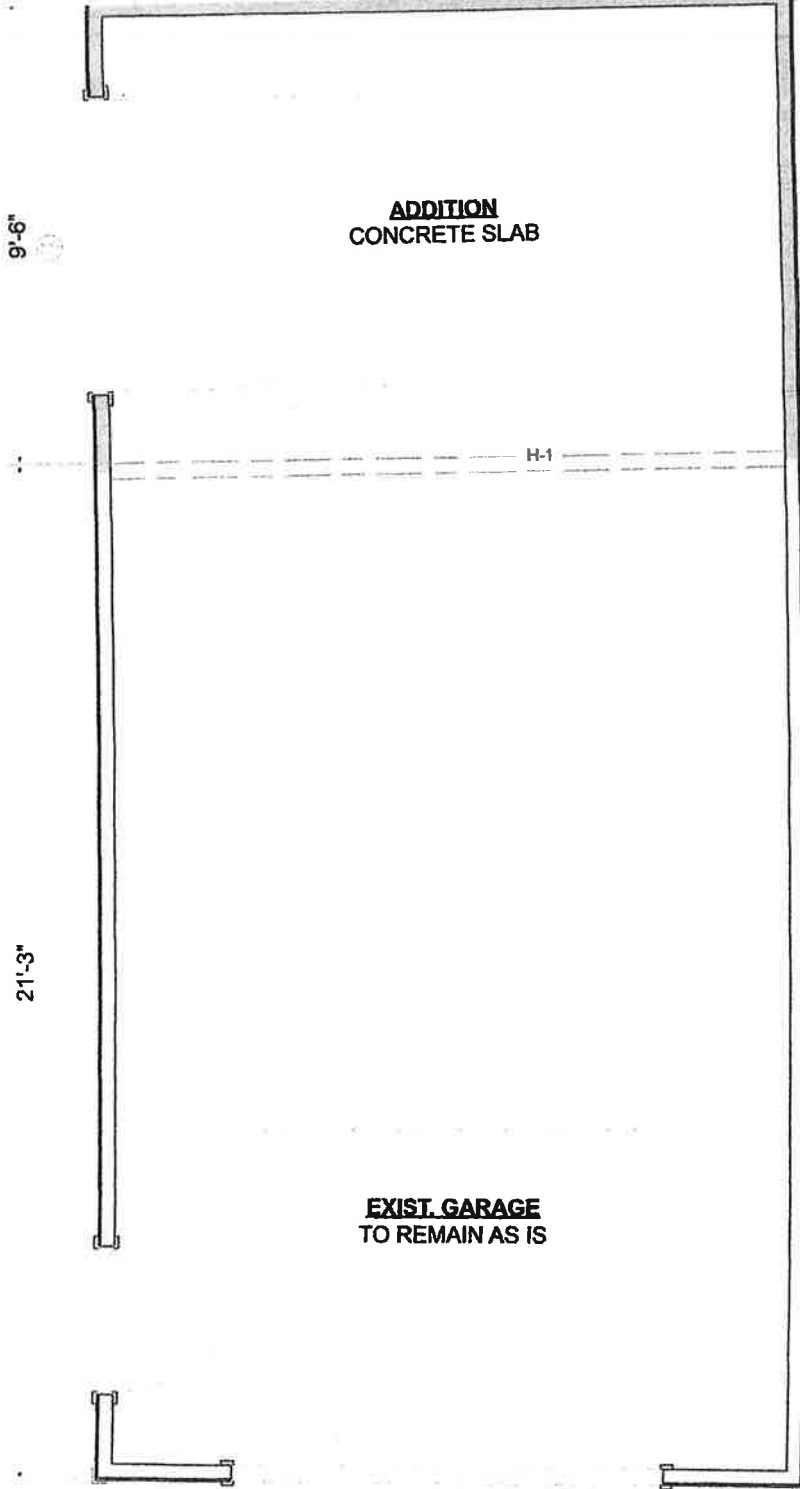
When we purchased the home, there was an existing single car garage, that cannot be expanded anywhere other than to the back (to the east), as this would not be in the Village easement area restrictions on the west or north or south sides on requirements for landscaping minimums for our lot size.

With the extension of the garage, this would increase my property value just as the easement has done. I have invested over \$1500 to obtain the easement to get to my own garage which I did not construct and did not know was not compliant. The easment and the proposed garage extension is my attempt to solve this problem for myself and any future home owners of this lot.

[Quoted text hidden]

Thank you for your consideration on the variance request.

John and Gay Hoefer



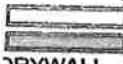
FLOOR PLAN

1/4"=1'-0"

PROP. ADDITION: 142 SQ. FT.
Total Under Roof Area is taken to outside edge of sheathing.

GENERAL NOTES:
EXIST. WALL HEIGHT IS +/-8'-0", VERIFY
ROOF: VERIFY EXIST. ROOF PITCHES, BEFORE
ORDERING MATERIALS

WALL TYPES:
ADJUST EXISTING WALLS AS NEEDED TO BRING TO
CURRENT CODE

 EXIST. 2x STUD WALL, ADJUST AS NEEDED
NEW 2x STUD WALL @ 16" O.C. W/ 1/2"
DRYWALL

STRUCTURAL NOTES:
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1/2" PLYWOOD IN BETWEEN
H-1 (2) 1 3/4" x 9 1/4" 2.0E MICROLAM HEADER, OR EQUAL

DIMENSION NOTES:
-ALL DIMENSIONS ARE FINISH DIMENSIONS AND PULLED TO
THE FINISHED DRYWALL.
-PLEASE NOTE THE ARROWS, TO SEE WHICH SIDE OF THE
WALL THE DIMENSIONS ARE DRAWN TO.

DOOR SCHEDULE				
#	Q	W	H	DESCRIPTION
D01	1	72"	84"	ROLL UP

HOEFER RESIDENCE
11045 W PARNELL
HALES CORNERS, WI



DRAWINGS PROVIDED BY:
DRAFTSMITH SHAWNA DUNCAN, CPBD
3380 N 129TH ST BROOKFIELD, WI 53005
262.707.9293 DRAFTSMITH@GMAIL.COM
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STRICTLY PROHIBITED.



DATE:
5/30/202

PROJECT:
2024.154

SHEET:
1

9'-6"
30'-9"
21'-3"

UNEXCAVATED
3" CONC. SLAB
6 MIL. VAPOR BARRIER
4" GRAVEL OR EQUAL

PROVIDE #5 BENT REBARS WHERE
EXIST. SLAB MEETS NEW SLAB

EXIST. SLAB
TO REMAIN AS IS

FOUND. PLAN

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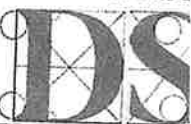
HOEFER RESIDENCE
11045 W PAPER



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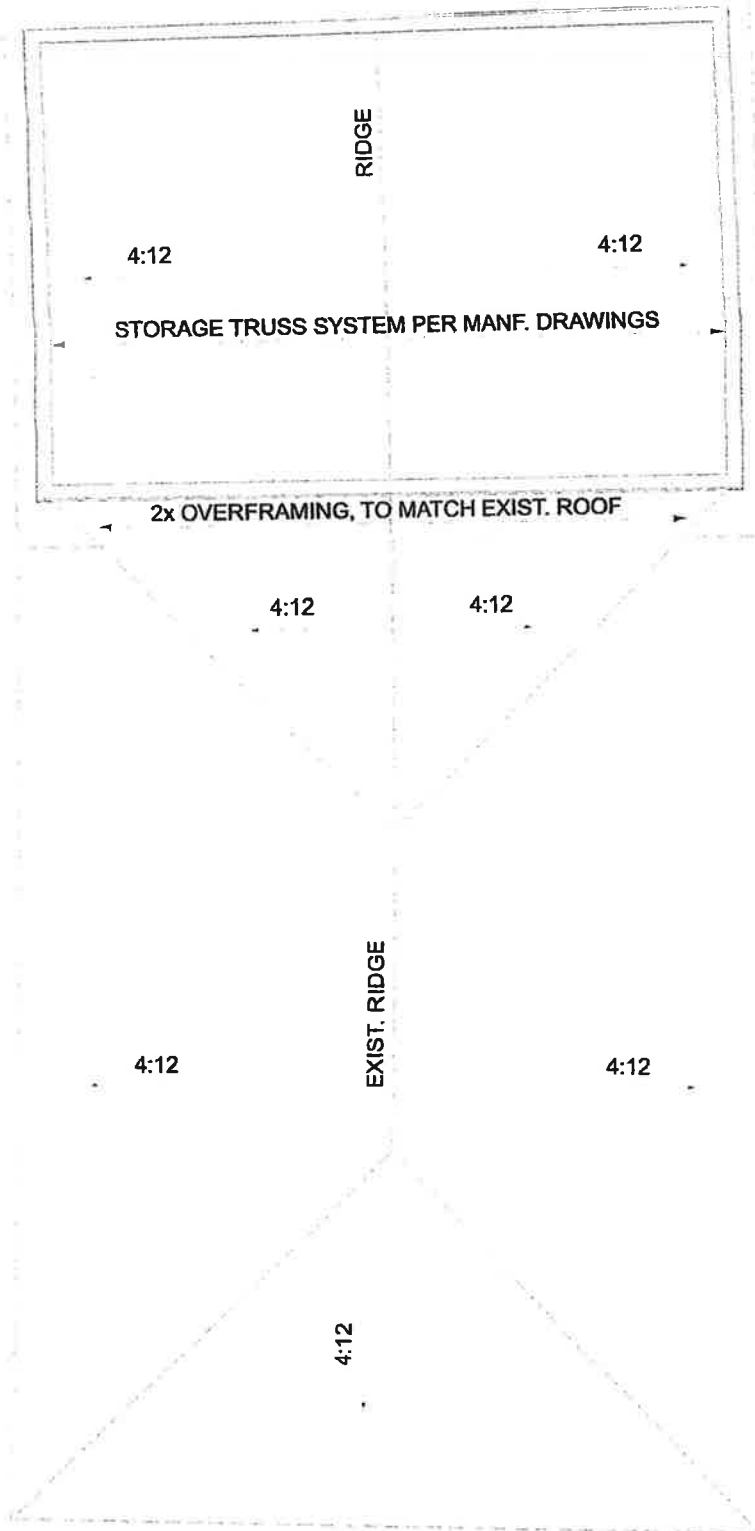


DATE:
5/30/2022

PROJECT:
2024.154

SHEET:

HOEFER RESIDENCE
11045 W PARNELL
HALES CORNERS, WI



ROOF NOTE:
ROOF LAYOUT AND STRUCTURE, PER ROOF MANF. SPECS
3" OVERHANG ON ALL SOFFITS & GABLES, UNLESS NOTED OTHERWISE
VERIFY EXIST. ROOF PITCHES BEFORE ORDERING MATERIALS
VERIFY W/ ROOF TRUSS PLAN, AS IT SUPERSEDES THIS PLAN

ROOF PLAN

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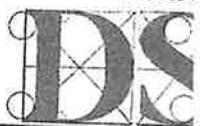


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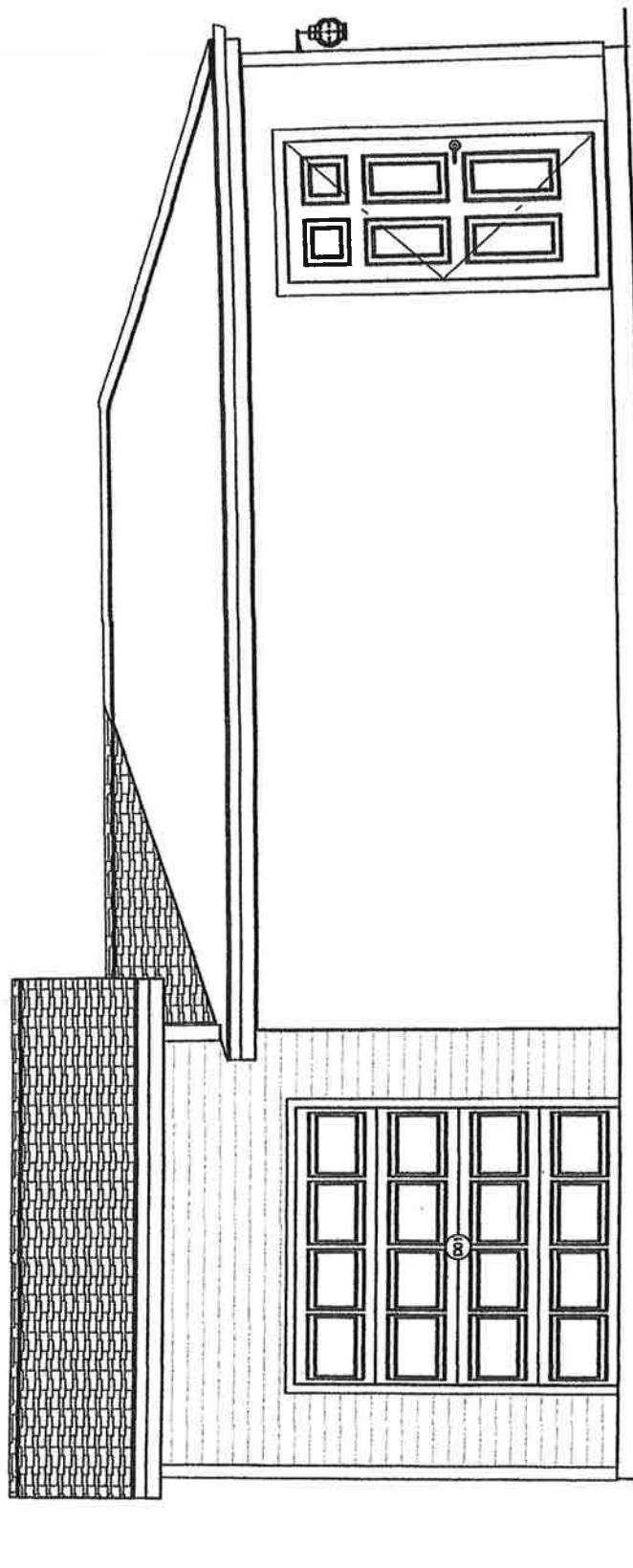
5/30/2022

PROJECT:

2024.154

SHEET:

2



LEFT ELEVATION

1/4"=1'-0"

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HOEFER RESIDENCE
11045 W PARNELL
HALES CORNERS, WI



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DATE:

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PROJECT:

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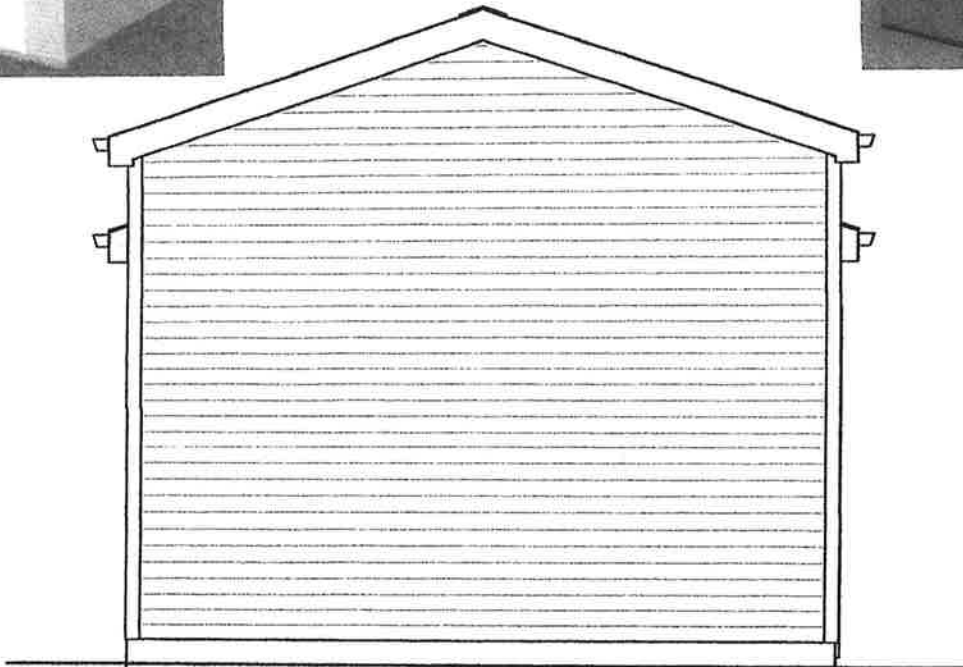
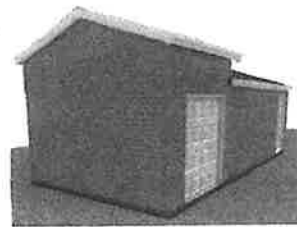
SHEET:

4



FRONT ELEVATION

1/4"=1'-0"



REAR ELEVATION

1/4"=1'-0"

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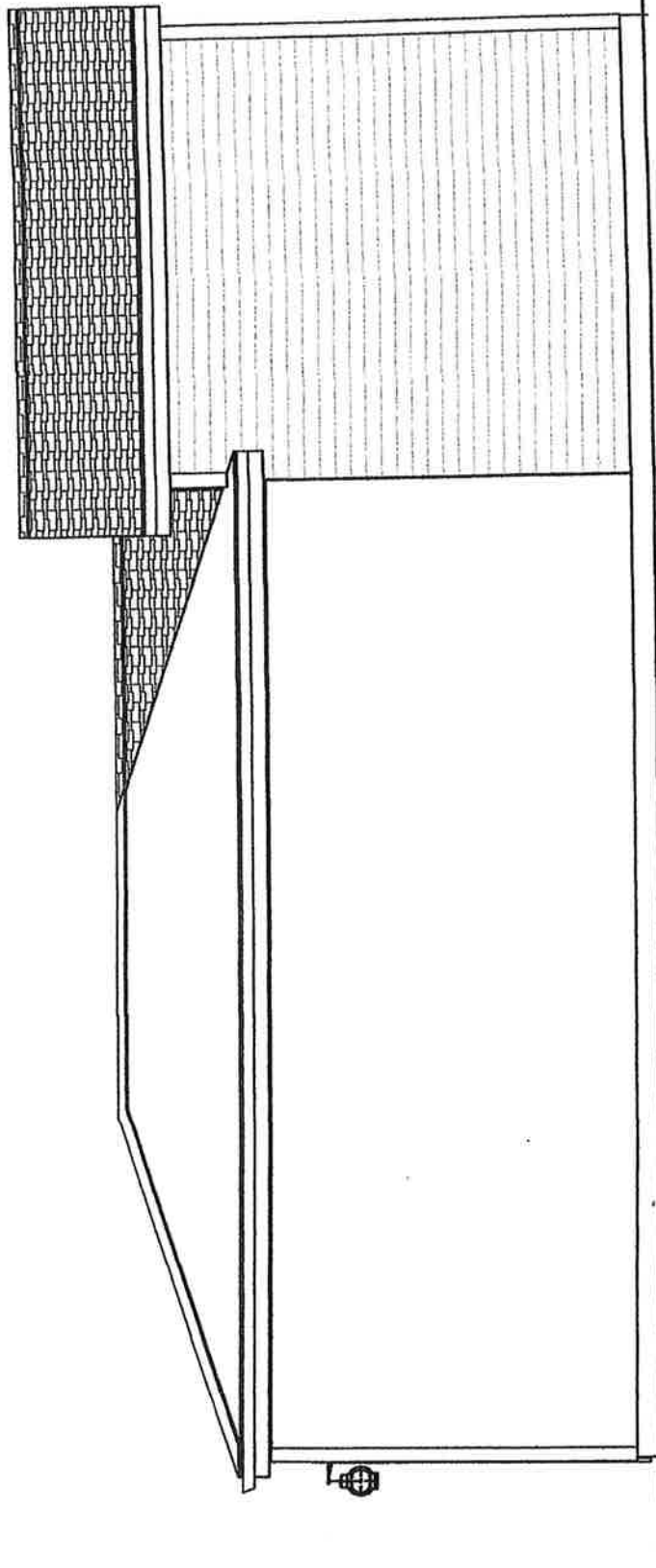
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DATE: 5/30/2024

PROJECT: 2024.154

SHEET: 5



RIGHT ELEVATION
1/4"=1'-0"

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D01	1	72"	84"	ROLL UP



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DATE: 5/30/2024

PROJECT: 2024.15

SHEET: 6

HOEFER RESIDENCE
11045 W PARNELL
HALES CORNERS, WI

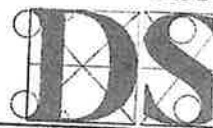
HOEFER RESIDENCE
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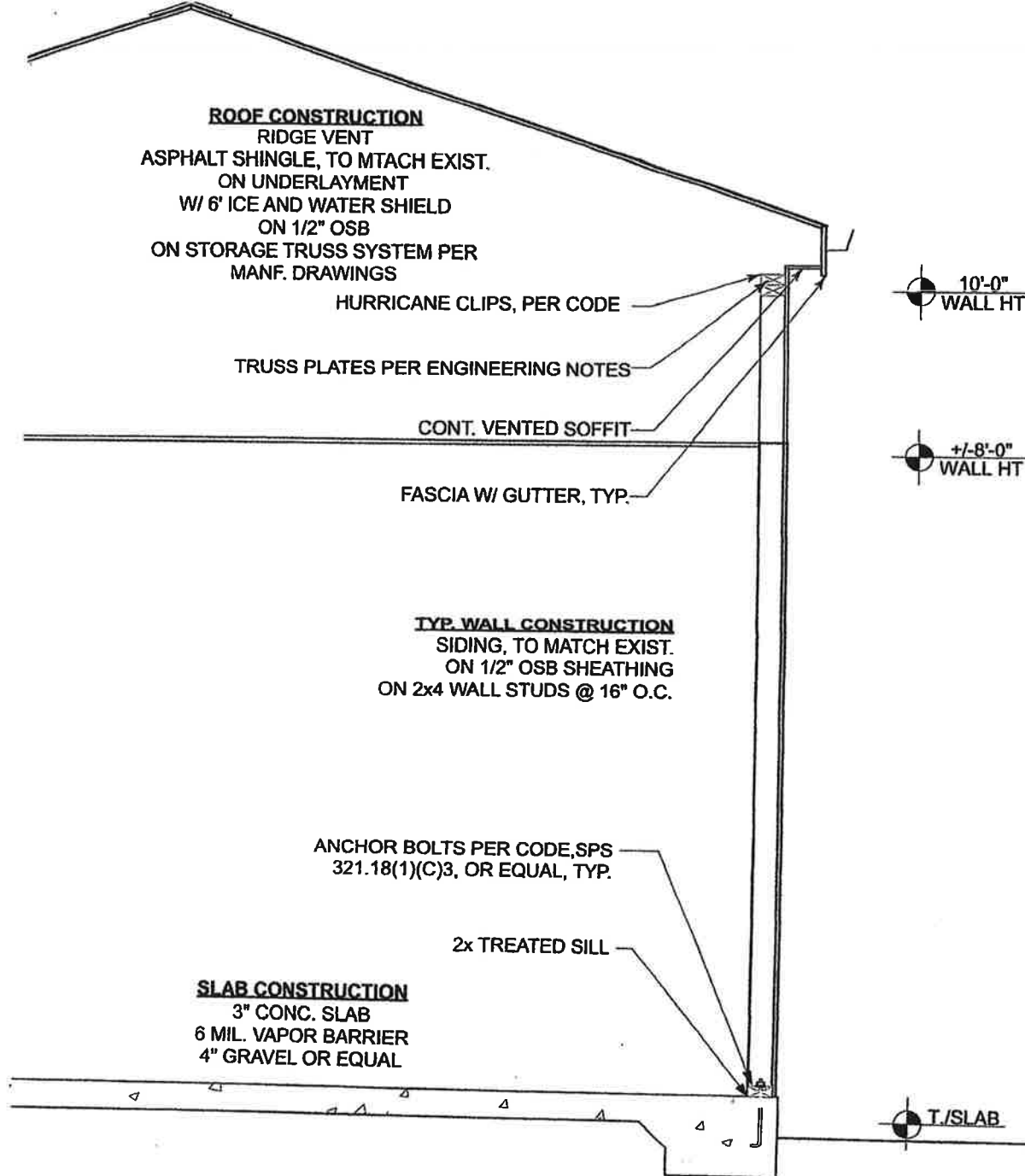
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DATE: 5/30/2024

PROJECT: 2024.154

SHEET: 7



WALL SECTION

1/2"=1'-0"

PROP. ADDITION: 142 SQ. FT.

Total Under Roof Area is taken to outside edge of sheathing.

GENERAL NOTES:

EXIST. WALL HEIGHT IS +/-8'-0", VERIFY

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ORDERING MATERIALS

WALL TYPES:

ADJUST EXISTING WALL S AS NEEDED TO BRING TO
CURRENT CODE

EXIST. 2x STUD WALL, ADJUST AS NEEDED

NEW 2x STUD WALL @ 16" O.C. W/ 1/2"

DRYWALL

STRUCTURAL NOTES:

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DOOR SCHEDULE				
#	Q	W	H	DESCRIPTION
D01	1	72"	84"	ROLL UP

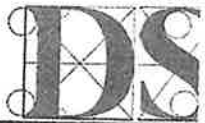
HOEFER RESIDENCE
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HALES CORNERS, WI



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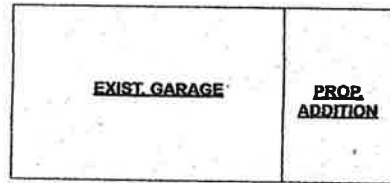
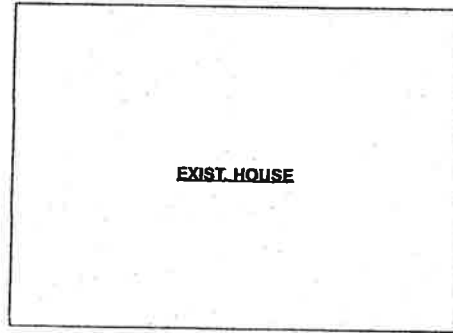
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DATE:
5/30/202

PROJECT:
2024.154

SHEET:
8



2'-7 1/2"

10'-7"

SITE PLAN

1/16"=1'-0"

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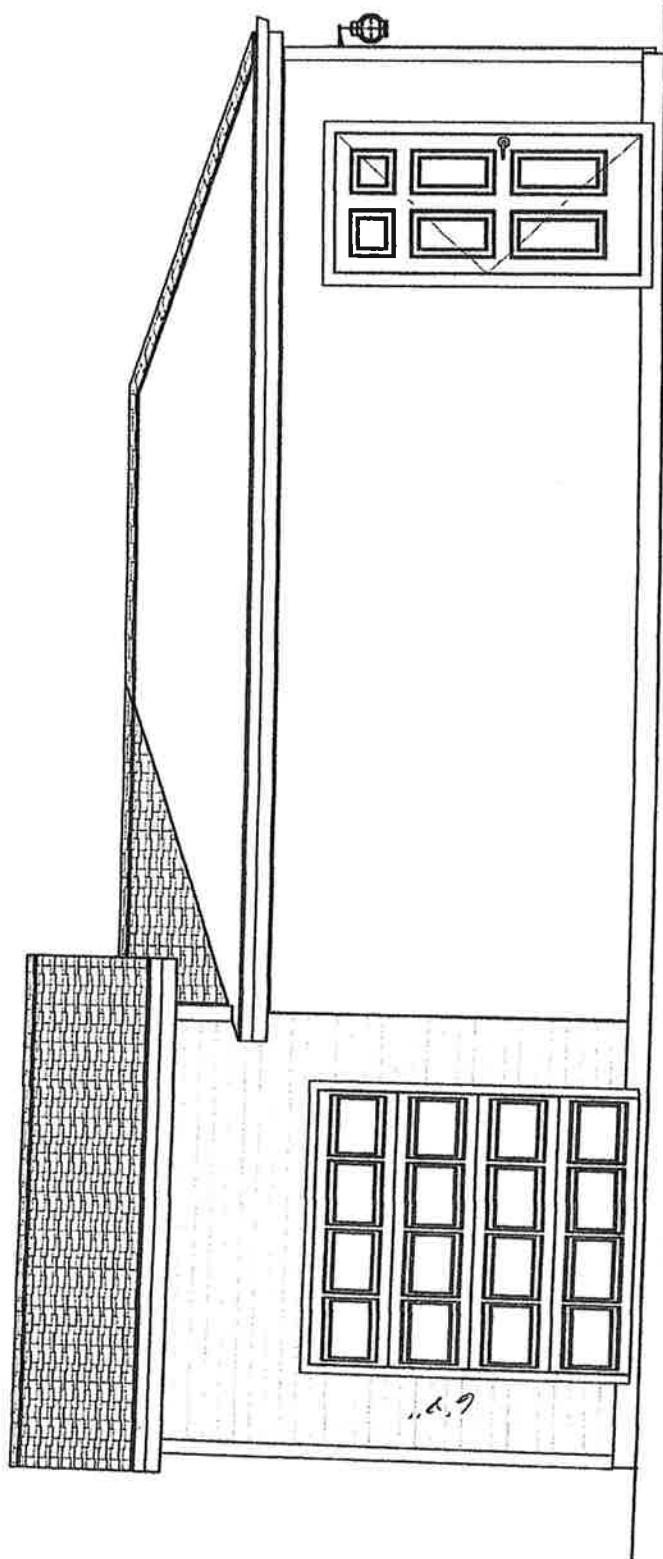
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LEFT ELEVATION

1/4"=1'-0"

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DS

DATE:
5/24/2024

PROJECT:
2024.154

SHEET:
4

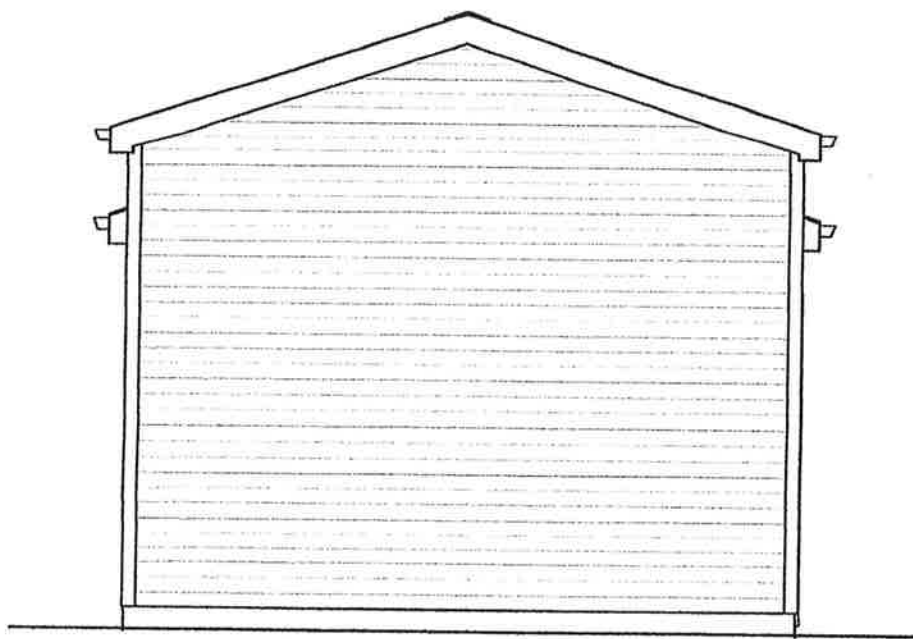
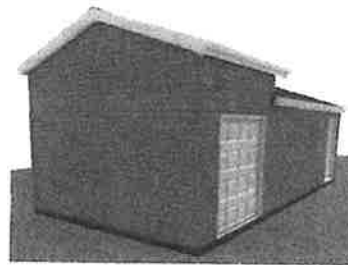


HOEFER RESIDENCE
11045 W PARNELL
HALES CORNERS, WI



FRONT ELEVATION

1/4"=1'-0"



REAR ELEVATION

1/4"=1'-0"

HOEFER RESIDENCE
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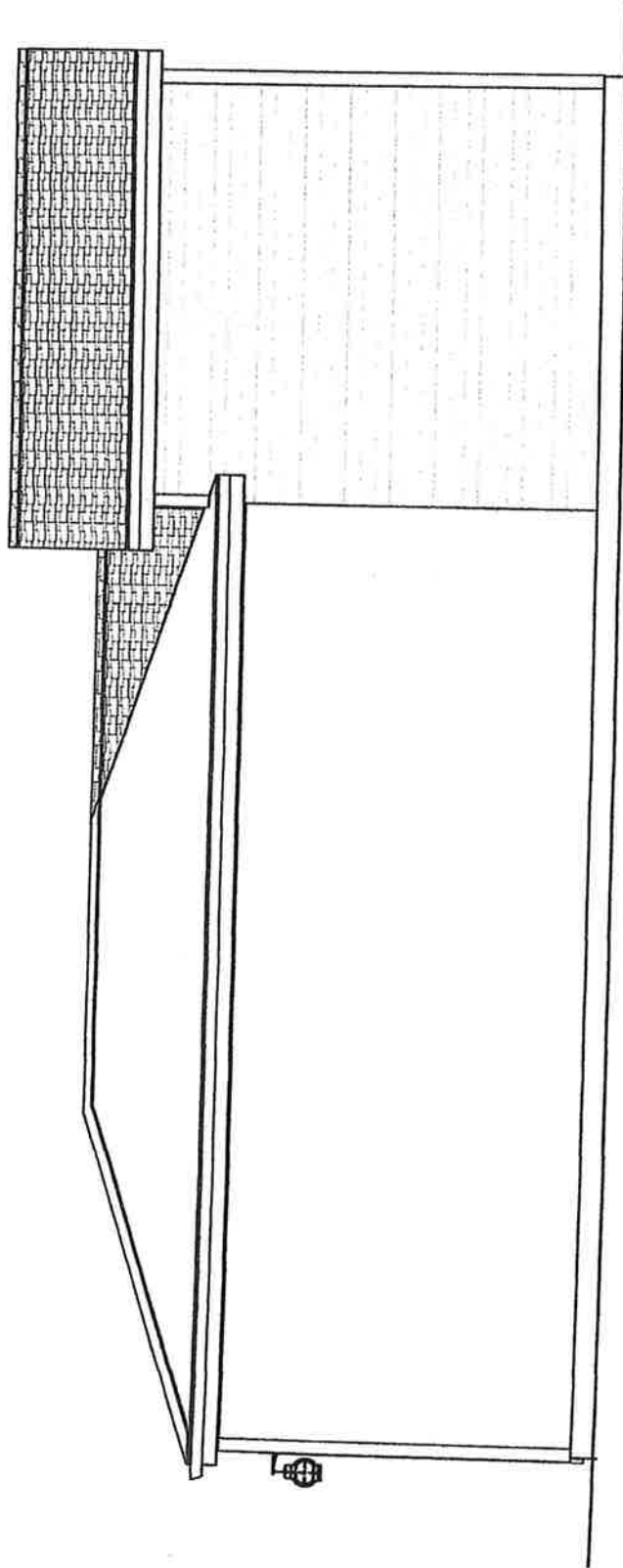
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DATE:
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PROJECT:
2024.154

SHEET:
5



RIGHT ELEVATION

1/4"=1'-0"

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HOEFER RESIDENCE
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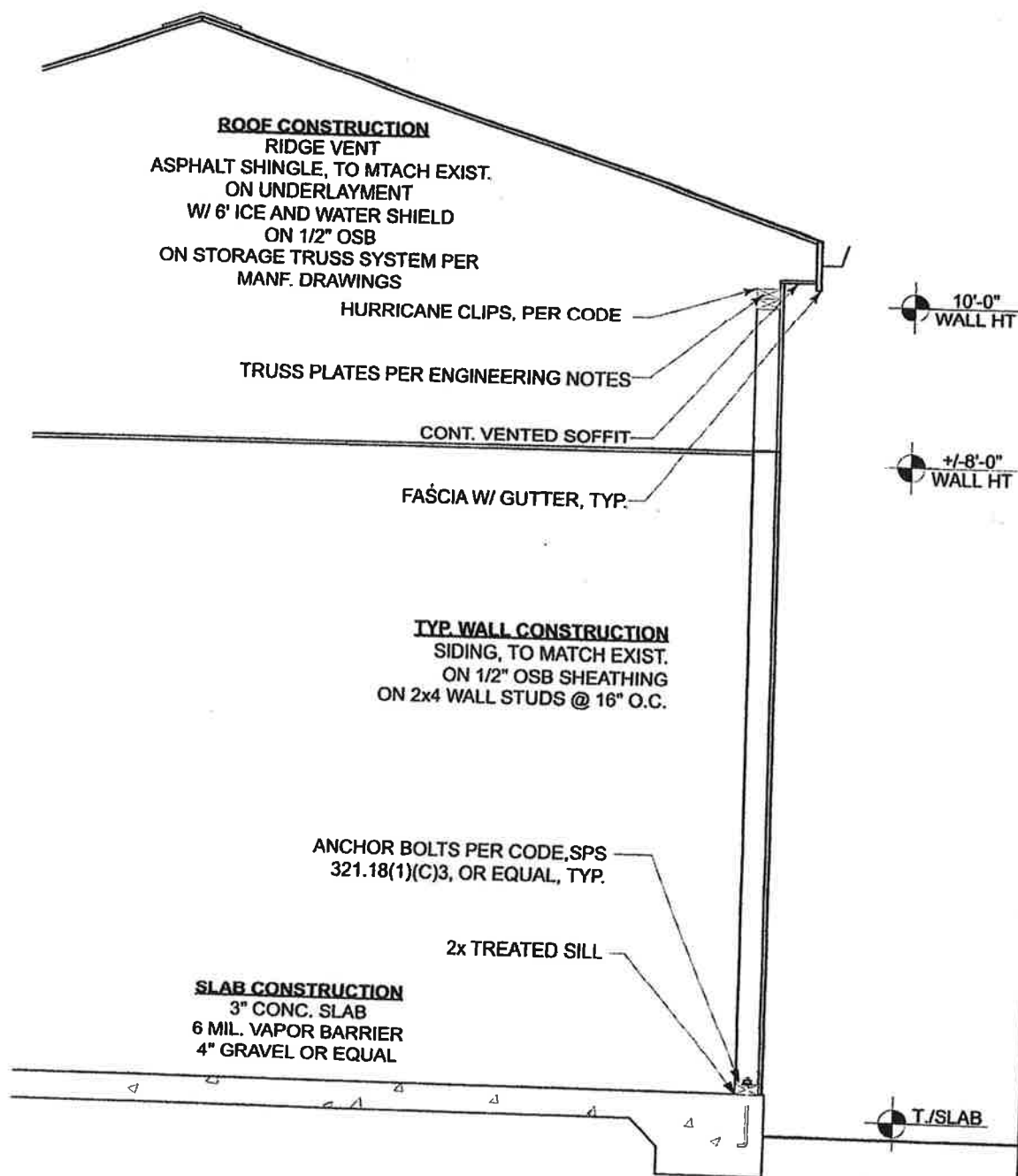
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PROJECT:
2024.154

SHEET:
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WALL SECTION

1/2"=1'-0"

HOEFER RESIDENCE
 11045 W PARNELL
 HALES CORNERS, WI



DRAWINGS PROVIDED BY:

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DATE:
 5/24/2024

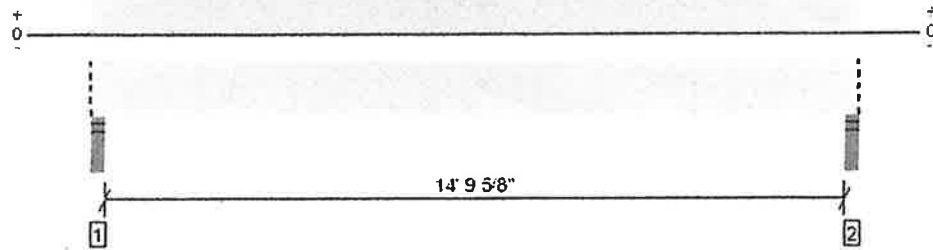
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Level, Floor: Drop Beam

Current Solution: 2 piece(s) 1 3/4" x 11 1/4" 2.0E Microlam® LVL

Overall Length: 15' 4 5/8"



All locations are measured from the outside face of left support (or left cantilever end). All dimensions are horizontal.

Design Results	Actual @ Location	Allowed	Result	LDF	Load Combination (Pattern)
Member Reaction (lbs)	2938 @ 2'	5206 (3.5D)	Passed (43%)	--	1.0 D + 1.0 L (All Spans)
Shear (lbs)	1754 @ 1' 2 3/4"	7481	Passed (23%)	1.00	1.0 D + 1.0 L (All Spans)
Moment (ft-lbs)	7685 @ 7' 3 5/16"	16137	Passed (48%)	1.00	1.0 D + 1.0 L (All Spans)
Live Load Defl. (in)	0.295 @ 7' 3 5/16"	0.502	Passed (L/613)	--	1.0 D + 1.0 L (All Spans)
Total Load Defl. (in)	0.400 @ 7' 3 5/16"	0.752	Passed (L/452)	--	1.0 D + 1.0 L (All Spans)

Member Length: 15' 4 5/8"
System: Floor
Member Type: Drop Beam
Building Use: Residential
Building Code: IBC 2015
Design Methodology: ASD

All Product Solutions			
Depth	Series	Plies	Cost Index
1 1/2"	1 1/2" 2.0E TimberStrand® LVL	1	31.50
1 3/4"	1 3/4" 2.0E TimberStrand® LVL	2	72.75

The purpose of this report is for informational purposes only. It is not a design document and should not be used for professional design review. All data displayed here is based on the individual Member Report for this design.

FortiWEB Software Operator	on 5/24/2024
Drawn By: Checked By: Design Date: Design Location:	



14'-8"

9'-6"

ADDITION
CONCRETE SLAB

PROP. ADDITION: 142 SQ. FT.
Total Under Roof Area is taken to outside edge of sheathing.

GENERAL NOTES:

- EXIST. WALL HEIGHT IS +/-8'-0", VERIFY
- ROOF: VERIFY EXIST. ROOF PITCHES, BEFORE ORDERING MATERIALS

WALL TYPES:

- ADJUST EXISTING WALLS AS NEEDED TO BRING TO CURRENT CODE
-  EXIST. 2x STUD WALL, ADJUST AS NEEDED
-  NEW 2x STUD WALL @ 16" O.C. W/ 1/2" DRYWALL

STRUCTURAL NOTES:

- ALL HEADERS, UNLESS CALLED OUT, ARE TO BE (2) 2x12s W/ 1/2" PLYWOOD IN BETWEEN
- H-1 (2) 1 3/4" x 9 1/4" 2.0E MICROLAM HEADER, OR EQUAL

DIMENSION NOTES:

- ALL DIMENSIONS ARE FINISH DIMENSIONS AND PULLED TO THE FINISHED DRYWALL.
- PLEASE NOTE THE ARROWS, TO SEE WHICH SIDE OF THE WALL THE DIMENSIONS ARE DRAWN TO.

EXIST. GARAGE
TO REMAIN AS IS

21'-3"

FLOOR PLAN

1/4"=1'-0"

HOEFER RESIDENCE
11045 W PARNELL
HALES CORNERS, WI



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14'-8"

9'-6"

UNEXCAVATED
3" CONC. SLAB
6 MIL. VAPOR BARRIER
4" GRAVEL OR EQUAL

PROVIDE #5 BENT REBARS WHERE
EXIST. SLAB MEETS NEW SLAB

30'-9"

21'-3"

EXIST. SLAB
TO REMAIN AS IS

FOUNDATION PLAN

1/4"=1'-0"

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HOEFER RESIDENCE
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HALES CORNERS, WI



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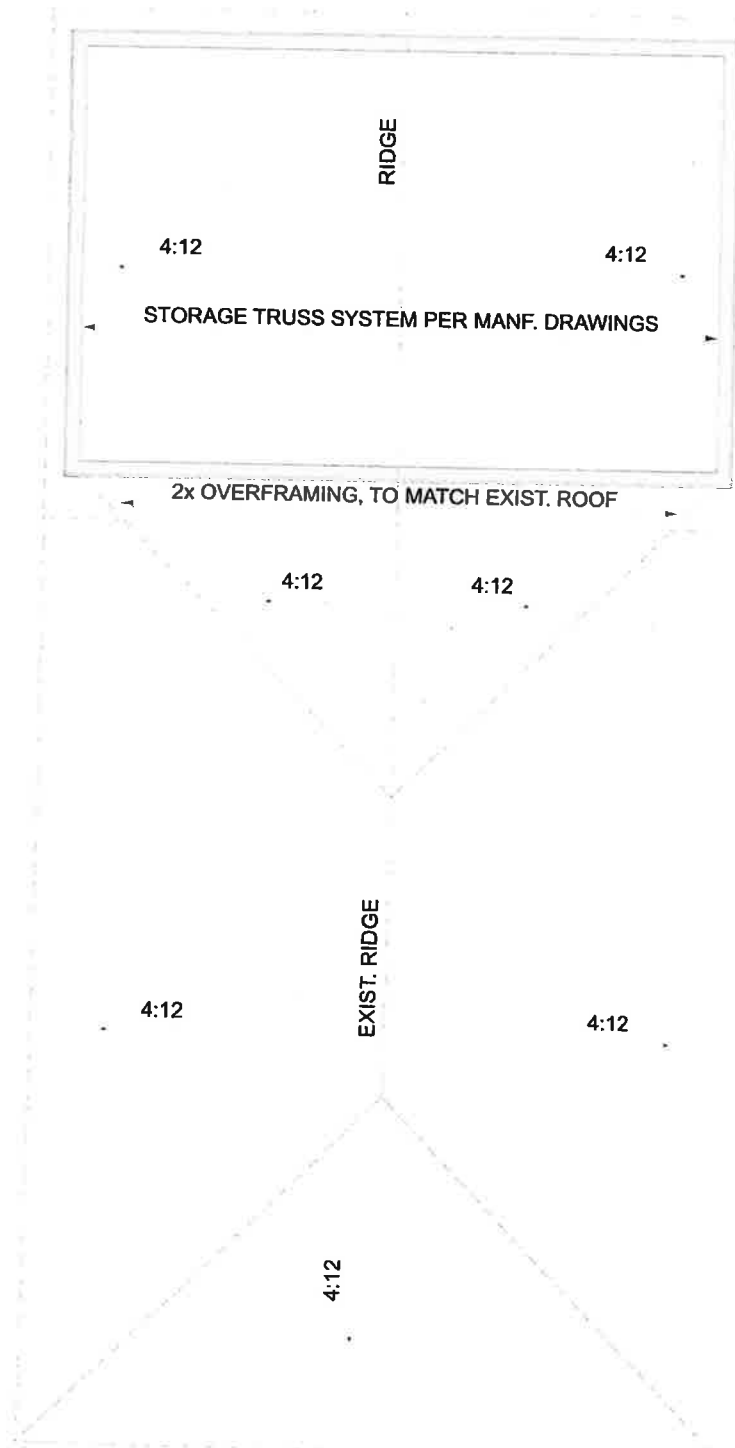
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ROOF NOTE:
ROOF LAYOUT AND STRUCTURE, PER ROOF MANF. SPECS
-6" OVERHANG ON ALL SOFFITS & GABLES, UNLESS NOTED OTHERWISE
-VERIFY EXIST. ROOF PITCHES BEFORE ORDERING MATERIALS
-VERIFY W/ ROOF TRUSS PLAN, AS IT SUPERSEDES THIS PLAN

ROOF PLAN
1/4"=1'-0"

HOEFER RESIDENCE
11045 W PARNELL
HALES CORNERS, WI



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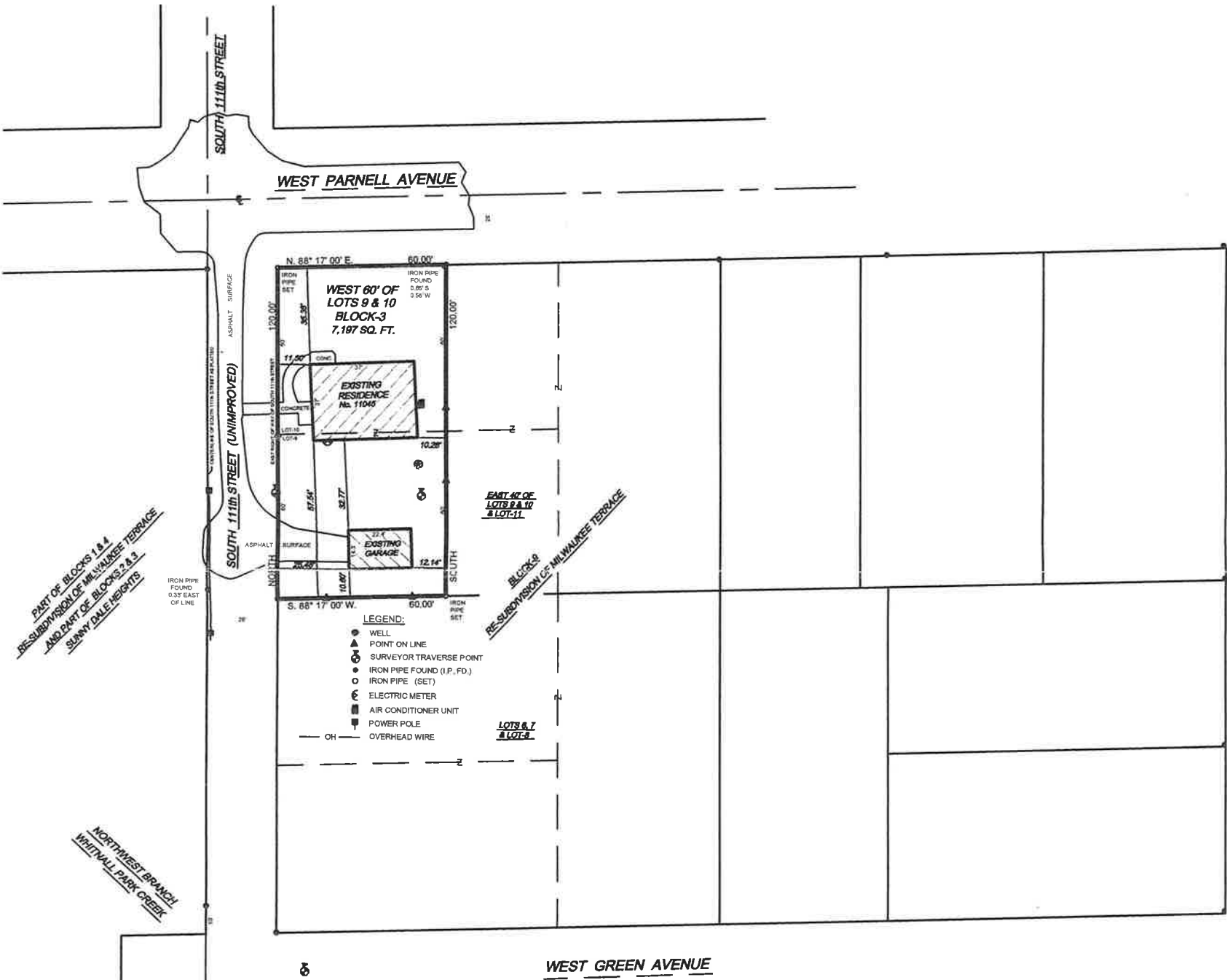




PLAT OF SURVEY



LEGAL DESCRIPTION: (AS FURNISHED PER FIDELITY NATIONAL TITLE INSURANCE COMPANY, TITLE POLICY COMMITMENT NUMBER 48854, DATED APRIL 4, 2022)
The West 60 feet of Lot 9 and Lot 10 in Block 9 in RESUBDIVISION OF MILWAUKEE TERRACE in the Northwest 1/4 of Section 31 in Township 6 North, Range 21 East, in the Village of Hales Corners, Milwaukee County, Wisconsin.
REFERENCE BEARING: South right of way line of West Parnell Avenue has a assumed bearing of North 88° 17' 00" East.



SURVEY NOTES:

- 1) Date of the Survey field work: JULY 1, 2022.
- 2) Building lines, Easements and other restrictions are not shown herein, should refer to Deed, title policy and local Zoning ordinances.
- 3) All dimensions shown are in decimal feet, US Survey units.
- 4) Review legal description and record measurements on this Plat and at once report any apparent difference to the surveyor.
- 5) Utilities have not been certified, therefore the location and size of the underground structures and utilities shown hereon have been located to a reasonable degree of accuracy, but Jahnke & Jahnke Associates LLC does not guarantee their exact location or the location of others not shown. Contact Diggers Hotline, Inc., Etc.
- 6) Reference bearing is assumed unless noted.
- 7) No measurements are to be assumed by scaling.
- 8) Any comments, modifications, alterations and revisions to this Survey must be brought to the attention of the PLS surveyor within 30 days from date of completion on this sheet.
- 9) Category of this Survey is based upon client's request.
- 10) To insure legitimacy of this Plat of Survey, it must carry the Embossed Corporate Seal of Jahnke & Jahnke Associates LLC.
- 11) No title policy furnished therefore completeness of legal description and easements are not warranted.

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STATE OF WISCONSIN) ss
COUNTY OF WAUKESHA)
We Jahnke & Jahnke Associates LLC, do hereby certify that we have made this survey and that the information as shown on the above Plat of Survey is a true and correct representation thereof.

JOHN R. STIGLER Wis. Reg. No. 1820

Dated this _____ day of _____, 2022



REVISIONS

PLAT OF SURVEY
WEST 60' OF LOTS 9 & 10
BLOCK 9 RESUBDIVISION OF MILWAUKEE TERRACE
VILLAGE OF HALES CORNERS
MILWAUKEE COUNTY, WISCONSIN



JAHNKE & JAHNKE
ASSOCIATES, LLC.
ENGINEERS PLANNERS SURVEYORS
ENGINEERING SOLUTIONS SINCE 1964

FOR: GAY HOEFER

JOB NO.: 22-0549 DRAWN BY: P.M. CHECKED BY: J.R.S. DATE: JULY 5, 2022
BOOK No. MILWAUKEE-144, page 10
524 BLUEMOUND ROAD, WAUKESHA, WISCONSIN 53188
PHONE #: (262) 542-5797 - EMAIL: pmuehl@jahnkeandjahnke.com
WEBSITE: JAHNKEANDJAHNKE.COM

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SHEET

11-1-20