



**CITY OF SOUTH MILWAUKEE  
NOTICE OF BOARD OF APPEALS  
MEETING**

June 12, 2025 at 5:30 PM  
2424 15th Avenue, South Milwaukee, WI

**AGENDA**

1. Call to order and roll call.
2. Approval of February 8, 2024 minutes.
3. Request by Champion Window, contractor for property at 1311 Sherman Avenue to appeal the building inspector's denial of building permit for a sunroom that encroaches into the side yard setback requirement.
4. Request by owner for property at 1412 Manistique Avenue to appeal the building inspector's denial of building permit for a roof structure that encroaches into the front yard setback requirement.
5. Adjourn.

Anthony Bloom  
Chairperson

**Public Notice**

There is a potential that a quorum of the Common Council may be present at this meeting. Upon reasonable notice, a good faith effort will be made to accommodate the needs of disabled individuals through sign language, interpreters or other auxiliary aid at no cost to the individual to participate in public meetings. Due to the difficulty in finding interpreters, requests should be made as far in advance as possible, preferably a minimum of 48 hours. For additional information or to request this service, contact the South Milwaukee City Clerk at 414-762-2222 or write to the ADA Coordinator, City Hall, 2424 15<sup>th</sup> Avenue, South Milwaukee, Wisconsin 53172. The City of South Milwaukee is TDD equipped and can be accessed by calling 414-768-8060.

**CITY OF SOUTH MILWAUKEE  
MINUTES OF BOARD OF APPEALS  
February 8, 2024 – 5:30 p.m.**

1. Bloom called the meeting to order at 5:30 p.m. Bloom, Branger, Bzdawka, DeMont and Davies were present. Building Inspector, Steve Petery, was also present.
2. Motion by Bzdawka/Branger to approve minutes from October 12, 2023 meeting. All Aye, motion passed.
3. **Request by Fred and Andrea Schneider of 1375 James Circle to appeal the Building Inspector's notice to remove basketball hoop in the city right-of-way.**  
Bloom read the official notice for the appeal of the Building Inspector's notice to remove the basketball hoop in the city right-of-way. Fred Schneider, 1375 James Circle, owner of the basketball hoop, spoke about the violation notice he received from the Inspection Department. Fred Schneider installed the basketball hoop one year ago and believes the complaint should be unsubstantiated due to the fact it is an anonymous complaint. Nicole Parker, 1388 James Ct, spoke in favor of Fred Schneider's request to keep the basketball hoop installed and stated she had received a violation notice also but her basketball hoop is portable and continues to move the hoop to not cause any obstructions. Tommy Javorec, 1385 James Circle, Jeremey & Patricia Cobbs, 1380 James Circle, and Keri Johnson, 1392 James Circle, all spoke in favor of Fred Schneider keeping the basketball hoop where it is installed on the city right-of-way. Building Inspector, Steve Petery, advised that the department had received an anonymous complaint about the basketball hoop being installed in the right-of-way. He explained there is a 14 ½ foot city right-of-way at this property and the owner was not permitted to install the basketball hoop but emphasized that Fred Schneider could install the basketball hoop on his own property. Concerns were mentioned in respect to snow plowing, garbage/recycling collection, and delivery trucks. Board Member, Bzdawka, questioned Fred Schneider to if he asked for permission to install the basketball hoop on the City's property to which he stated he did not. There was some discussion amongst board members. Board Member, Davies, questioned what the actual hardship was for the basketball hoop to be installed just behind the curb, and Fred Schneider stated there was no hardship.
4. Motion by Davies/Branger to deny the to appeal to allow the basketball hoop to remain in the city right-of-way based on an unidentified hardship and the City's Ordinance 12.01. Motion carried with roll call vote, all voting aye. Appeal DENIED.
5. Motion by Bloom/DeMont to adjourn. Meeting adjourned at 6:21 p.m.

Submitted by: Heidi Eichner, Recording Secretary

**OFFICIAL NOTICE**

**NOTICE OF PUBLIC HEARING  
CITY OF SOUTH MILWAUKEE BOARD OF APPEALS**

**PLEASE TAKE NOTICE**, that an application has been made to the Board of Appeals in the City of South Milwaukee by: Contractor, Champion Window for the property at 1311 Sherman Avenue, appealing the denial to build a sunroom that encroaches into the side yard setback requirement per municipal code 15.08E(3). The public hearing will be held on Thursday, June 12, 2025 at 5:30 p.m. in the Common Council Chambers 2424 15<sup>th</sup> Avenue, South Milwaukee, Wisconsin. Information is available for review at the above address. Questions should be directed to Building Inspector Steve Petery, at 414-768-8054, or [petery@smwi.org](mailto:petery@smwi.org).

Dated: May 21, 2025

Anthony Bloom  
Chairperson, Board of Appeals

Publish: May 28, 2025



## BOARD OF APPEALS APPLICATION

City of South Milwaukee  
2424 15<sup>th</sup> Ave, South Milwaukee, WI 53172  
(414) 762-2222

The Board of Appeals has the authority to grant exceptions, variances or review appeals regarding determinations by the building inspector or other administrative officers.



### OFFICE USE ONLY

PERMIT #	FEE: \$75.00
DATE RECEIVED:	
SCHEDULED MEETING:	
TAX KEY:	

Property Address <b>1311 Sherman Ave South milwaukee wi 53172</b>	
Owner's Information <b>mike ollmann</b>	Applicant Information
Name <b>mike ollmann</b>	Name <b>Champion window</b>
Address <b>1311 Sherman Ave</b>	Address <b>16560 W Glen dale dr,</b>
City/State/Zip <b>South milwaukee wi 53172</b>	City/State/Zip <b>new Berlin WI 53151</b>
Phone# <b>414-870-1027 Alt#</b>	Phone# <b>262-332-1514 Alt#</b>
Email <b>mho21770@yahoo.com</b>	Email <b>RPLEMONS@CHAMPIONWINDOW.COM</b>
Check if prefer Board of Appeals meeting agenda Emailed: <input type="checkbox"/> Owner <input checked="" type="checkbox"/> Applicant	
You are appealing the decision of: <b>Side yard setback variance</b>	
Describe the reason you are applying to the Board of Appeals (attach up to 1-page typed if more room is needed) <b>Requesting a east side yard setback variance</b>	
Describe how there is an unnecessary hardship (attach up to 1-page typed if more room is needed) <b>See Attached Sheet</b>	
<b>OFFICE USE ONLY – Findings of the Board of Appeals</b>	
Appeal Ruling:	
Reason for Ruling:	

\*Verify with the City prior to placement on the Board of Appeals Agenda whether site plans or other documentation are required.

\*A copy of the Board of Appeals meeting agenda will be mailed to the applicant/contractor unless otherwise indicated or emailed if an email is provided.

Applicant Signature

We are requesting a variance due to east side yard setback.

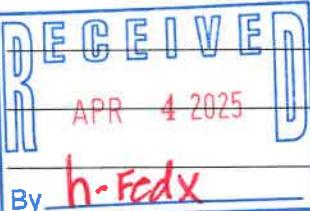
The hardship is lot constraints. The sunroom needs to be 10ft away from the garage due to fire code. The existing house is 4.3 feet away from the east lot line. We would like to build our structure at the same plain as the east house wall. Projecting 10ft to the south and 15ft 3in to the west for the footprint of the new sunroom. We originally had the projection at 12ft projection and 13ft 3in width at a 10ft east side set back. Although we were not able to build in that manor due to the fire code with the garage. So, we are asking for a variance to go from the 6ft east side lot line set back to a 4ft 3in set back.

<b>CITY OF SOUTH MILWAUKEE</b> INSPECTION DEPARTMENT 2424 15 <sup>TH</sup> AVENUE SOUTH MILWAUKEE, WI 53172 Telephone: (414) 768-8054 Fax: (414) 768-8068 Office Hours: 8 a.m-9 a.m		<b>BUILDING PERMIT APPLICATION</b>	<b>PERMIT NO.</b>  <b>TAX KEY #</b> 81801950000
		PROJECT ADDRESS 1311 Sherman Ave	<b>YEAR BUILT:</b> (See Reverse side for dwellings built before 1978.)
		PROJECT DESCRIPTION (Must be completed) <b>Addition on new slab-12X13 sq ft</b>	
Owner's Name	Mike Ollmann	Mailing Address-Include City & Zip 1311 Sherman Ave South Milwaukee, WI 53172	Telephone-Include Area Code 414-870-1027
Contractor's Name	Great Day Improvements, LLC	Mailing Address-Include City & Zip 16560 W. Glendale Dr New Berlin, WI 53151	Telephone-Include Area Code 984-224-6343 <b>Contractor's E-mail:</b> championpermits@getchampion.com
Estimated Cost	69,015.00	Dwelling Contractor# / Dwelling Qualifier# DC-012000102 / DCQ-012000077	Property Classification COMMERCIAL <input type="checkbox"/> ONE & TWO FAMILY <input type="checkbox"/>

<b>PERMIT TYPE</b> <input type="checkbox"/> Interior Alteration* <input type="checkbox"/> Rec Room <input type="checkbox"/> Exterior Alteration* <input type="checkbox"/> Fence <input type="checkbox"/> Building-New* <input type="checkbox"/> Deck <input checked="" type="checkbox"/> Building-Addn. * <input type="checkbox"/> Pool <input type="checkbox"/> Building-Remodel * <input type="checkbox"/> Foundation Repair <input type="checkbox"/> Attached Garage <input type="checkbox"/> Fireplace <input type="checkbox"/> Detached Garage <input type="checkbox"/> Demolition <input type="checkbox"/> Storage Shed <input type="checkbox"/> Siding/Trim <input type="checkbox"/> Reroofing <input type="checkbox"/> Other *	<b>BUILDING SIZE:</b>  (FT. LONG) (FT. WIDE) (SQ. FT 1 <sup>ST</sup> FLOOR) (SQ. FT 2 <sup>ND</sup> FLOOR)		
	15	10	150
	(FEET WIDE)	(FEET LONG)	(LOT AREA SQ. FEET)
	<b>LOT SIZE:</b>		
	SETBACKS	REQUIRED	PROVIDED
	SETBACK-FRONT	∅	
	SIDE YARDS (West/North)	5'	
	SIDE YARDS (East/South)	27'	
	REAR YARDS	60'	
	*Description <b>Addition on a new slab. 15X10 sq ft.</b>		

APPROVAL CONDITIONS \*\*\*MUST MEET ALL APPLICABLE MUNICIPAL & WISCONSIN BUILDING CODES \*\*\*

4/11/25 SETBACKS.

<b>BUILDING BOARD APPROVAL</b> 1.  2. APR 4 2025 3. By h-Fcdx	<b>BUILDING PERMIT FEES:</b>  New, Addition, Alterations \$ _____ Plan Examination _____ Occupancy Permit _____ Inspection _____ State Permit Seal _____ Footing Inspection _____ TOTAL FEES \$ _____
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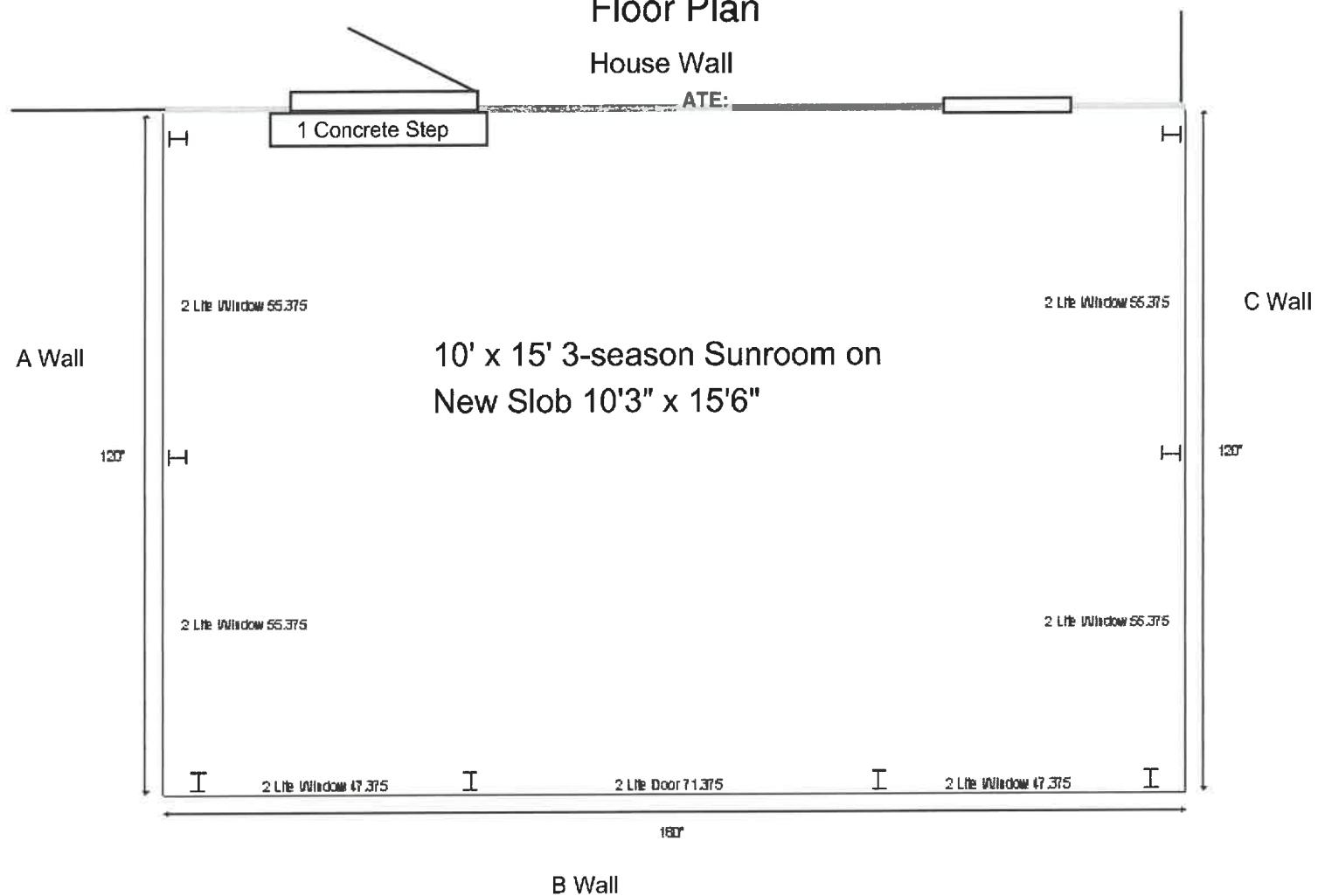
TO THE BUILDING INSPECTOR: The undersigned hereby applies for a permit to do work herein described according to the plans and specifications herewith presented and hereby agrees that such work will be done in accordance with said description, plans, specifications and in compliance with the ordinances of the City of South Milwaukee and the laws of the State of Wisconsin relating to such work. Commercial and building housing three or more families shall have **STATE APPROVED** plans with this application. THE UNDERSIGNED AGREES THAT SAID PREMISES WILL NOT BE OCCUPIED UNTIL AN OCCUPANCY PERMIT HAS BEEN DULY ISSUED. **FINAL INSPECTIONS ARE MANDATORY. PLEASE HAVE PERMIT NO. AND ADDRESS WHEN REQUESTING INSPECTIONS. GIVE AT LEAST 48 HOURS NOTICE. TRIPLE FEE WILL BE CHARGED FOR ALL WORK STARTED BEFORE PERMIT IS PROCURED.**

APPLICANT'S SIGNATURE	4/2/2025	CITY BUILDING INSPECTOR	DATE
DATE			

## Floor Plan

House Wall

ATE:



## Dimensions

Attachment Height: 128 "  
B Wall Height: 95.75 "  
B Wall Width: 180 "  
A Wall Width: 120 "  
C Wall Width: 120 "  
Roof Overhang: 6 "

Ollmann M \_\_\_\_\_

Revised-ROE 4.1.25

Outside Looking In (4" White G1)

ORDER NO:

2235

ITEM:

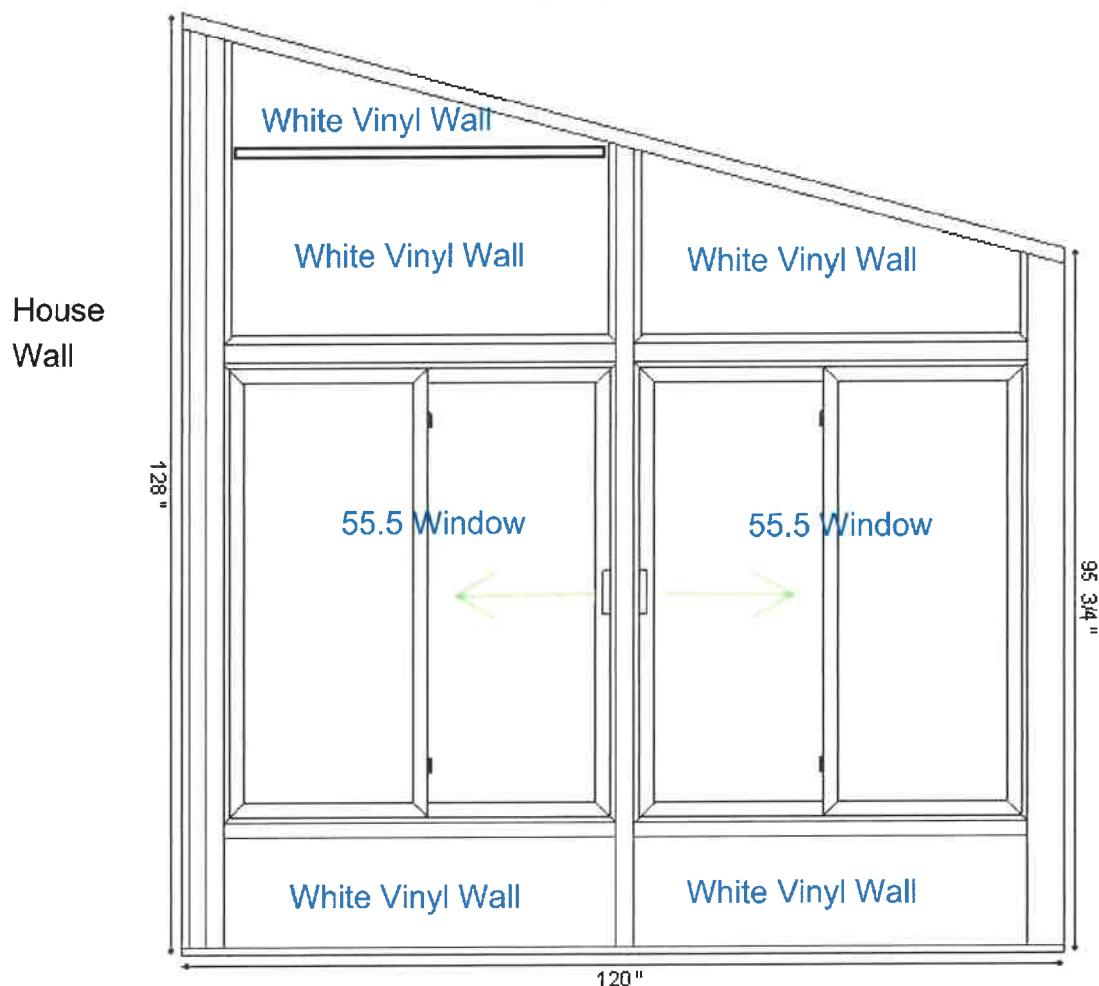
1

DATE:

04/01/25

## A Wall

4" White Roof, Shingles (to match as close as possible)



### Dimensions

Attachment Height: 128 "  
B Wall Height: 95.75 "  
A Wall Width: 120 "  
Roof Overhang: 6 "

### Layout

0" (Fascia) + 4.25" (Foam) + 0.5" (THERMAL H) + 55.375" (2 Lite Window) + 0.5" (THERMAL H) + 55.375" (2 Lite Window) + 4" (Corner Post)

ORDER NO:

2235

ITEM:

1

DATE:

04/01/25

## B Wall

4" White Roof, Shingles (to match as close as possible)



### Dimensions

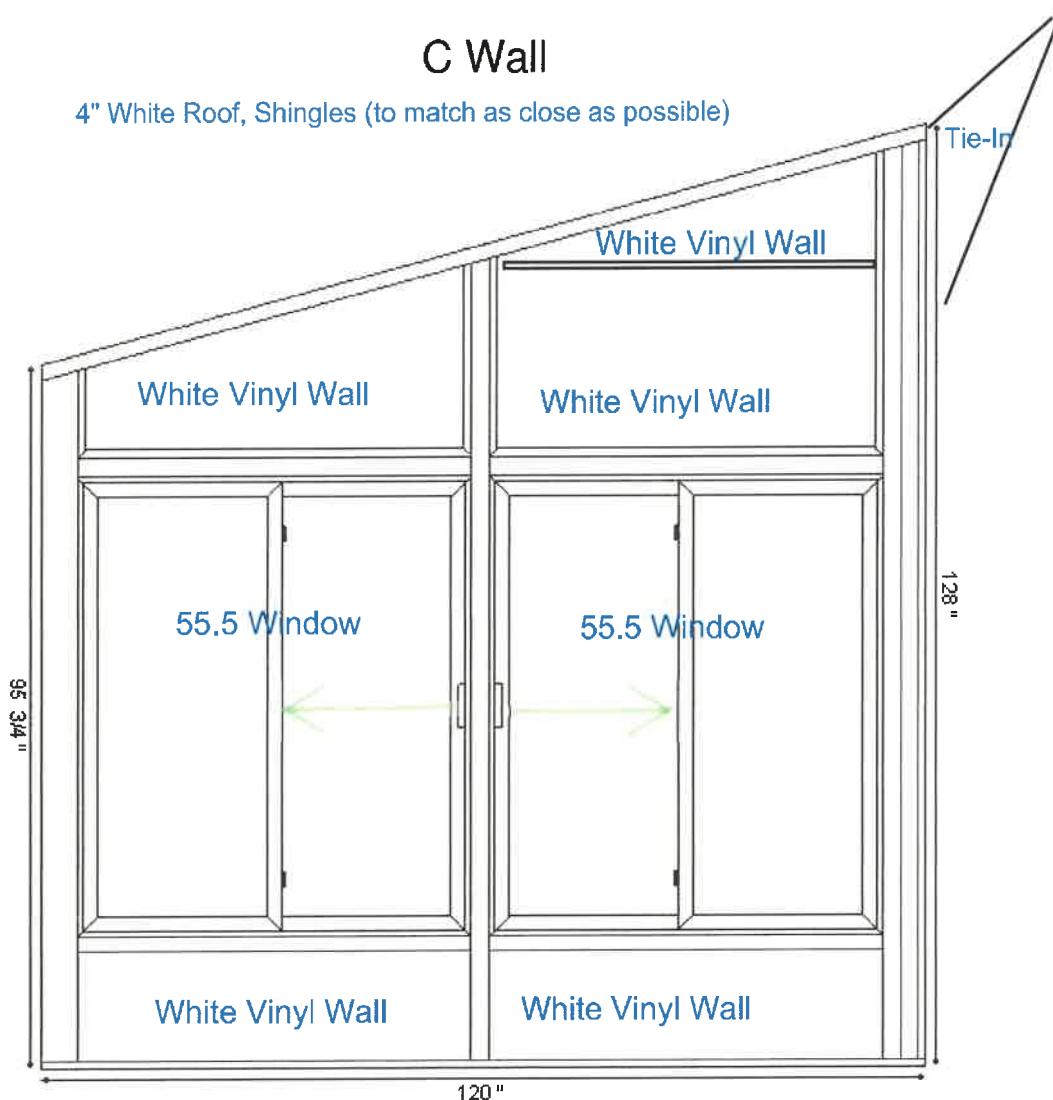
Attachment Height: 128 "  
B Wall Height: 95.75 "  
B Wall Width: 180 "  
Roof Overhang: 6 "

### Layout

4" (Corner Post) + 1.9375" (Foam) + 0.5" (THERMAL H) + 47.375" (2 Lite Window) + 0.5" (THERMAL H) + 71.375" (2 Lite Door) + 0.5" (THERMAL H) + 47.375" (2 Lite Window) + 0.5" (THERMAL H) + 1.9375" (Foam) + 4" (Corner Post)

## C Wall

4" White Roof, Shingles (to match as close as possible)



### Dimensions

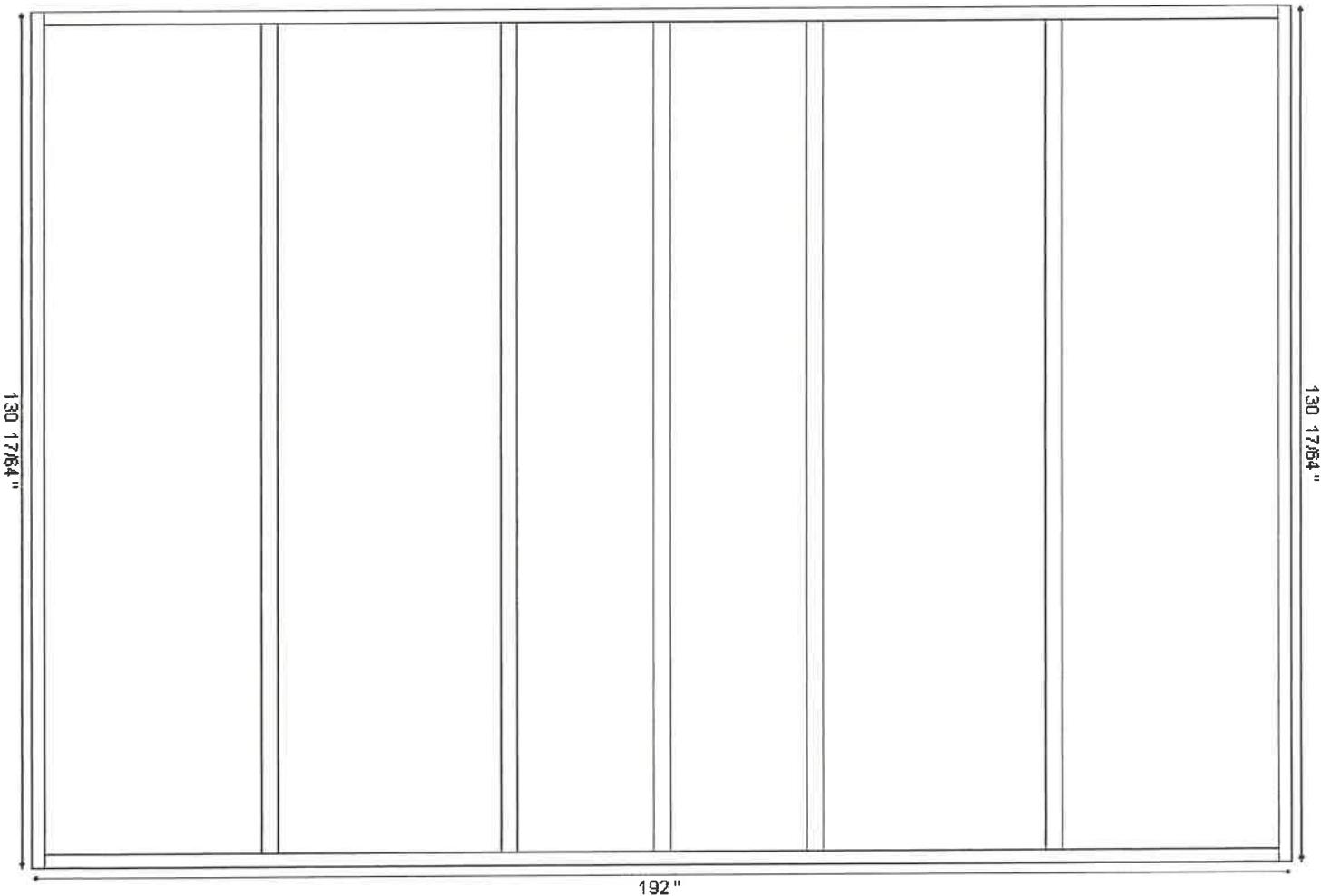
Attachment Height: 128 "  
B Wall Height: 95.75 "  
C Wall Width: 120 "  
Roof Overhang: 6 "

### Layout

4" (Corner Post) + 55.375" (2 Lite Window) + 0.5" (THERMAL H) + 55.375" (2 Lite Window) + 0.5" (THERMAL H) + 4.25" (Foam) + 0" (Fascia)

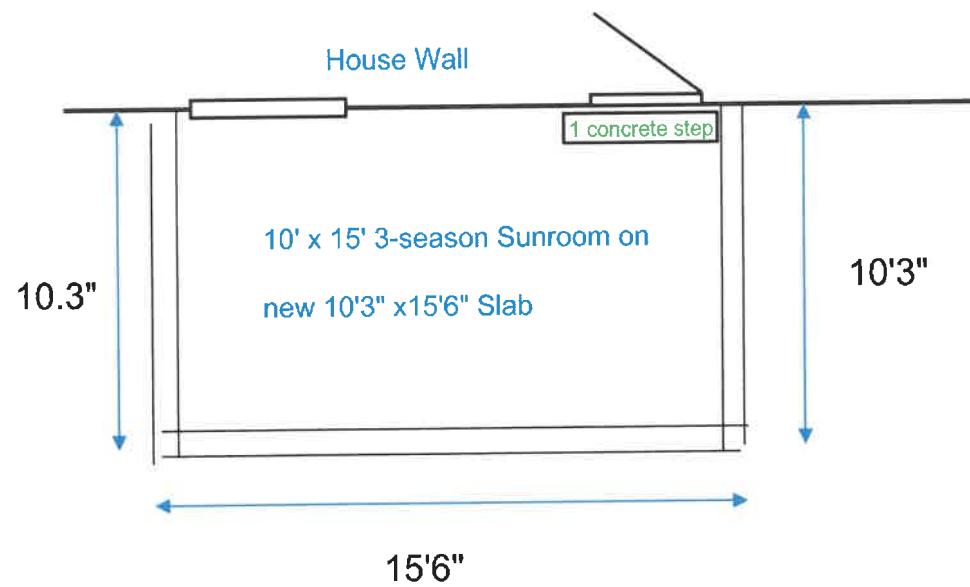
## Roof

4" White Roof, Shingles (to match as close as possible)

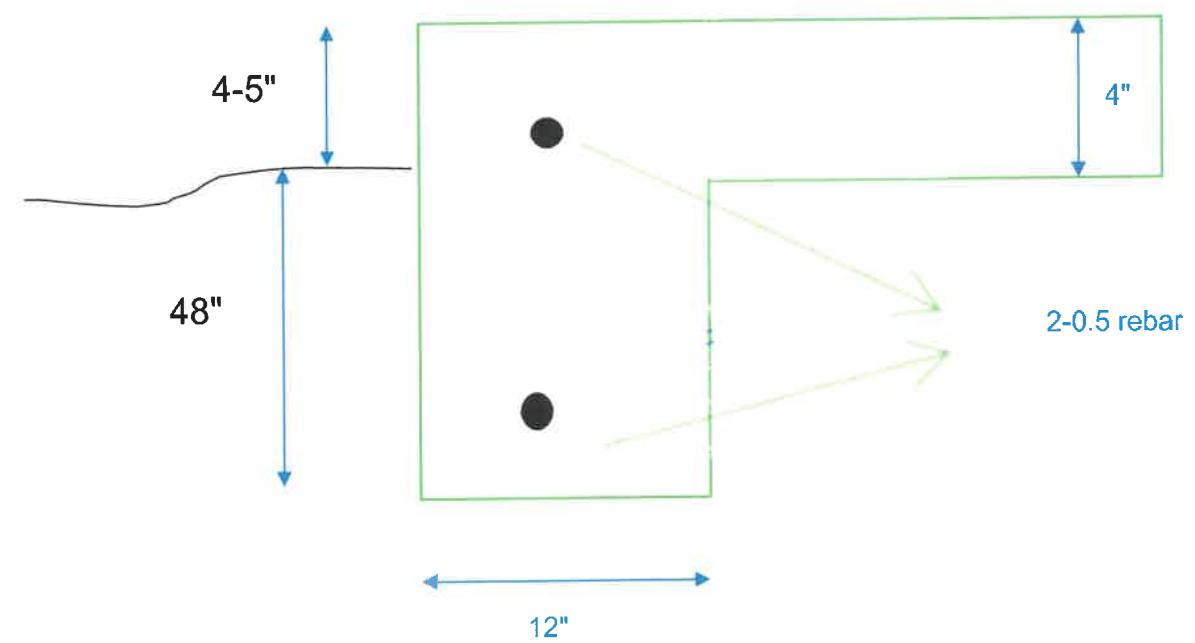


### Dimensions

Attachment Height: 128 "  
B Wall Height: 95.75 "  
B Wall Width: 180 "  
A Wall Width: 120 "  
C Wall Width: 120 "  
Roof Overhang: 6 "



Mike Ollmann  
1311 Sheman Ave  
South Milwaukee WI 53172



**CHAMPION WINDOWS AND PATIO ROOMS**

**4" Wall System with Studio Style Roof**

**SECTION DETAILS**

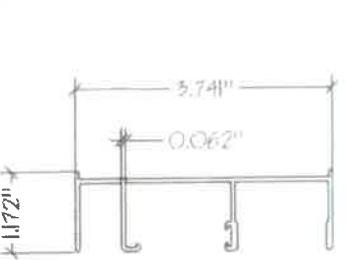
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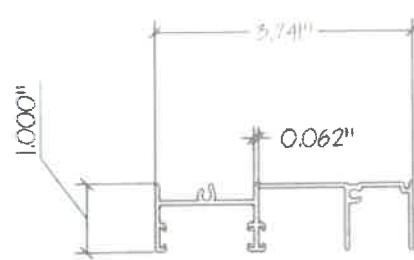
Drawn by: MJG

REV: DATE:

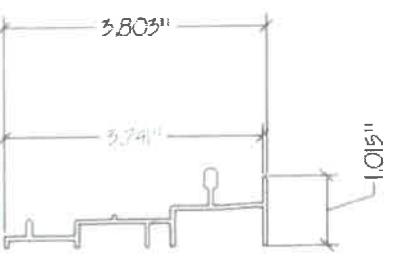
SHEET: 1 OF 5



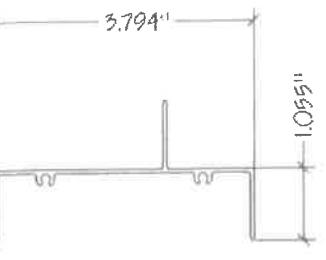
1. WINDOW/DOOR FRAME HEAD



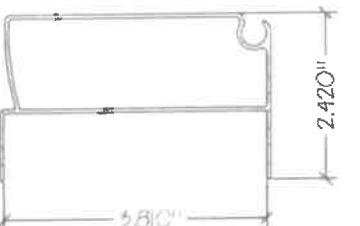
2. WINDOW/DOOR FRAME JAMB



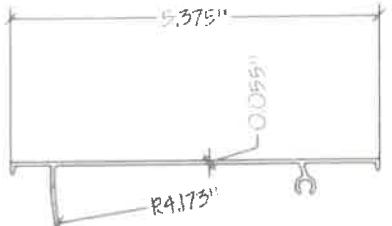
3. WINDOW/DOOR FRAME SILL



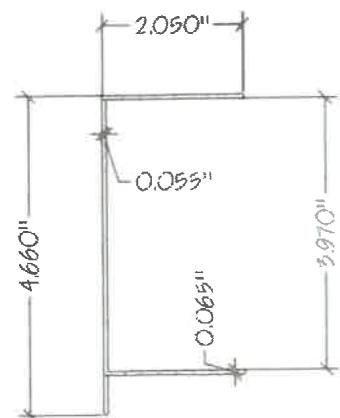
4. TRANSOM FRAME



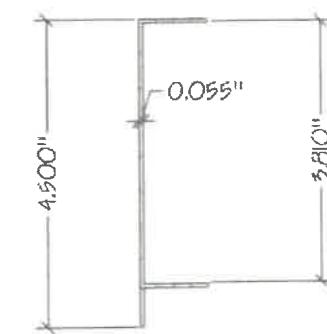
5. HEADER BASE



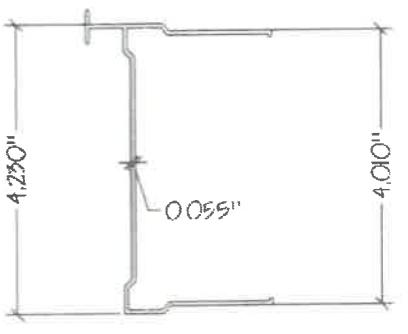
6. HEADER ARM



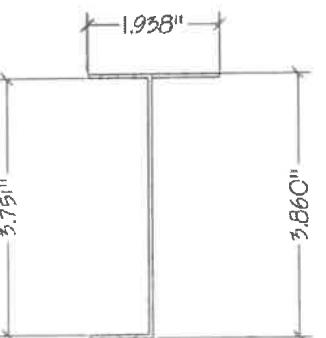
7. 4" EXPANDER



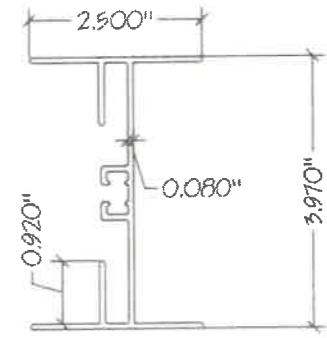
8. 4" F-CHANNEL



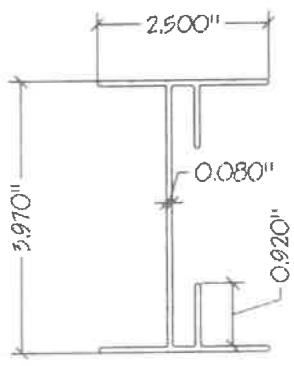
9. 4" HANGER BASE



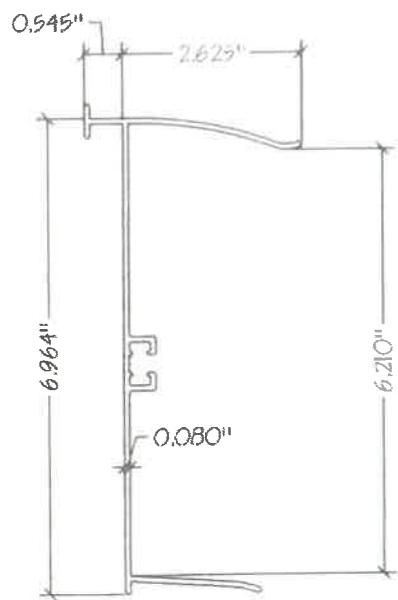
10. 4" SILL EXTRUSION



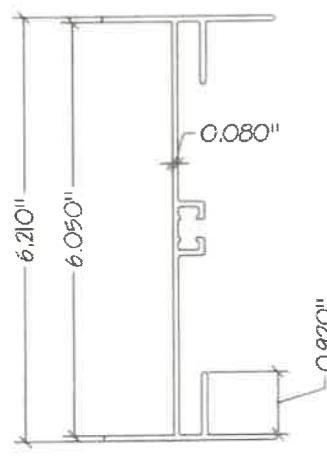
11. 4" I-SECTION THERM



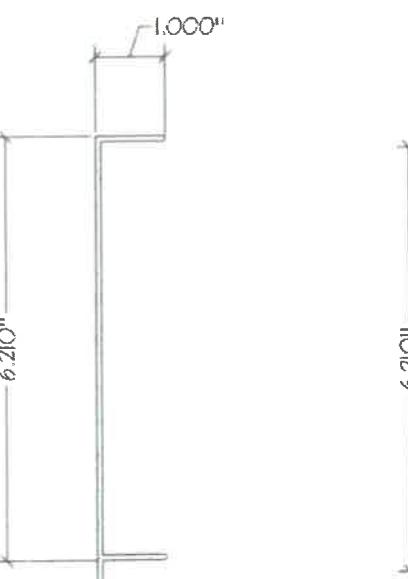
12. 4" NON-THERM I-SECTION



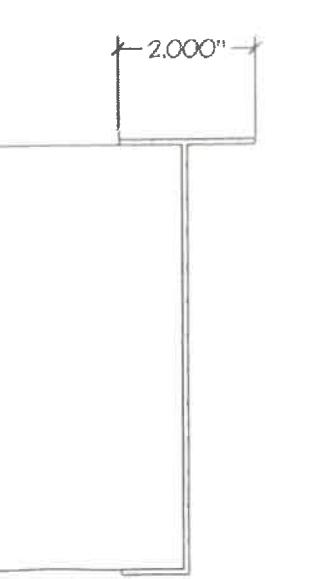
13. 6" HANGER BASE



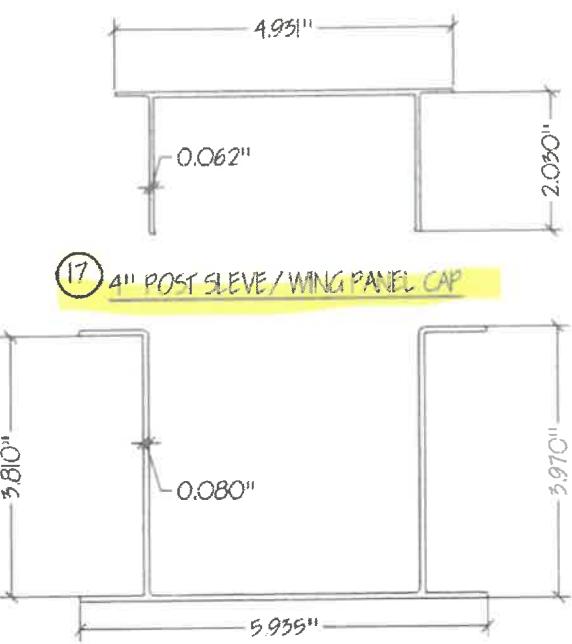
14. 6" I-BEAM



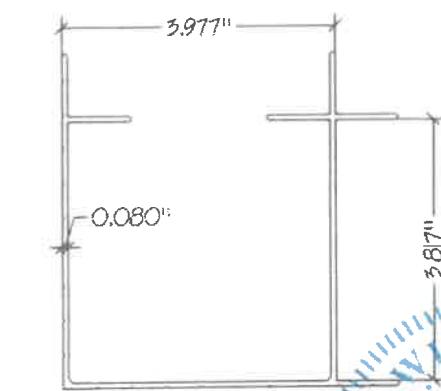
15. 6" F-CHANNEL



16. 6" SILL



17. 4" POST SLEEVE/WING PANEL CAP



20. CORNER POST

18. 4" POST SLEEVE



**SECTION DETAILS**

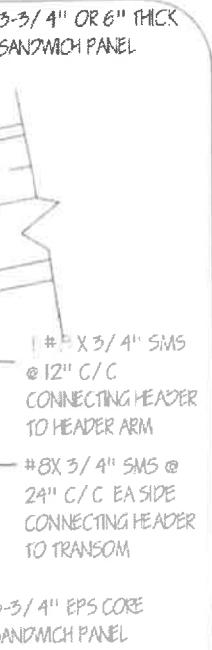
**CHAMPION WINDOWS AND PATIO ROOM**

DATE: 2/13/19  
SCALE: NTS  
Drawn by: MJG

REV. DATE:

MARTIN J.  
GOSS  
E-34522  
WEST CHESTER,  
OH

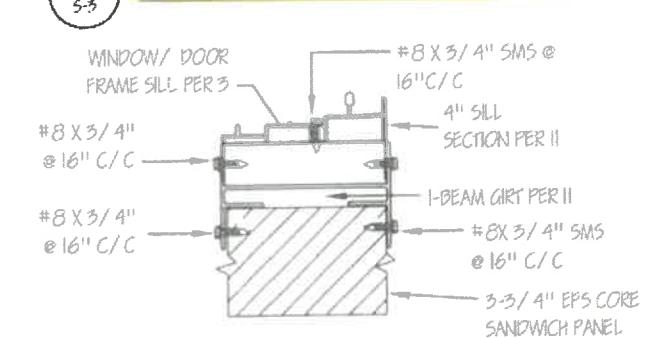
WISCONSIN  
PROFESSIONAL  
CIVIL ENGINEER  
7/10/2023



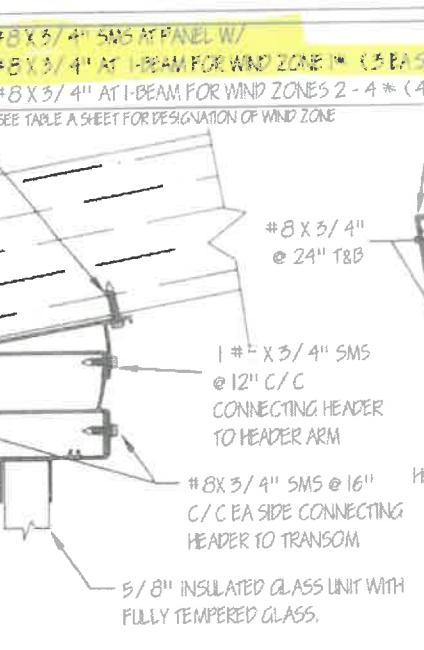
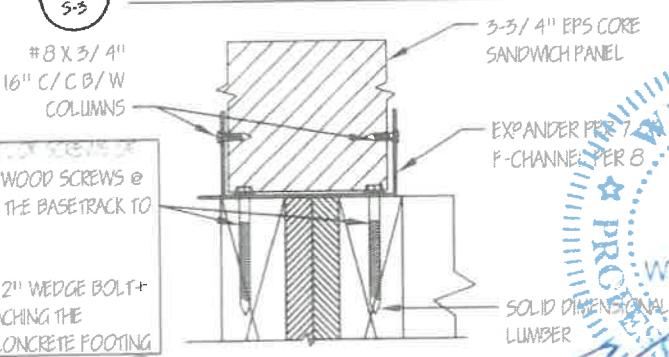
HEADER TO PANEL TRANSOM CONNECTION



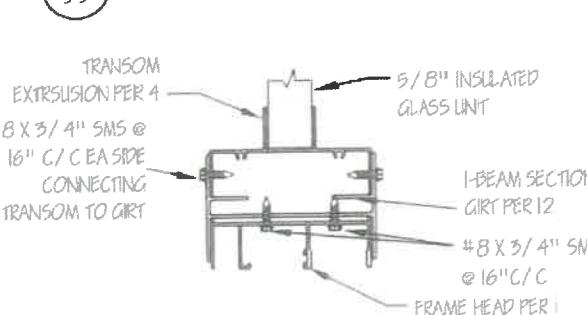
PANEL TRANSOM TO WINDOW FRAME



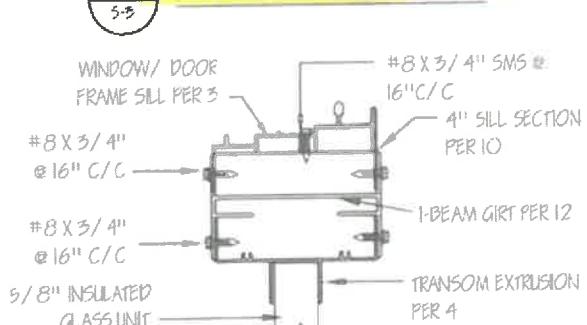
WINDOW FRAME TO PANEL KNEE WALL



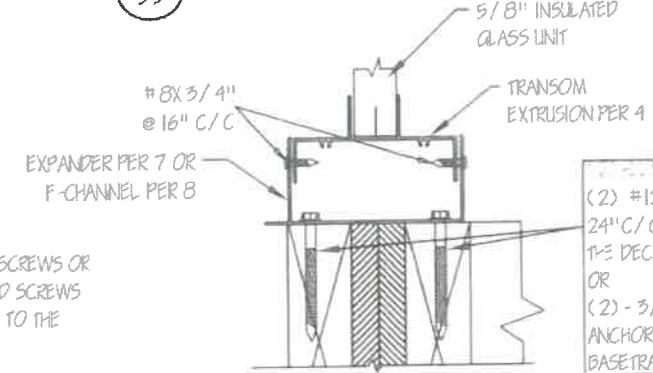
HEADER TO GLASS TRANSOM CONNECTION



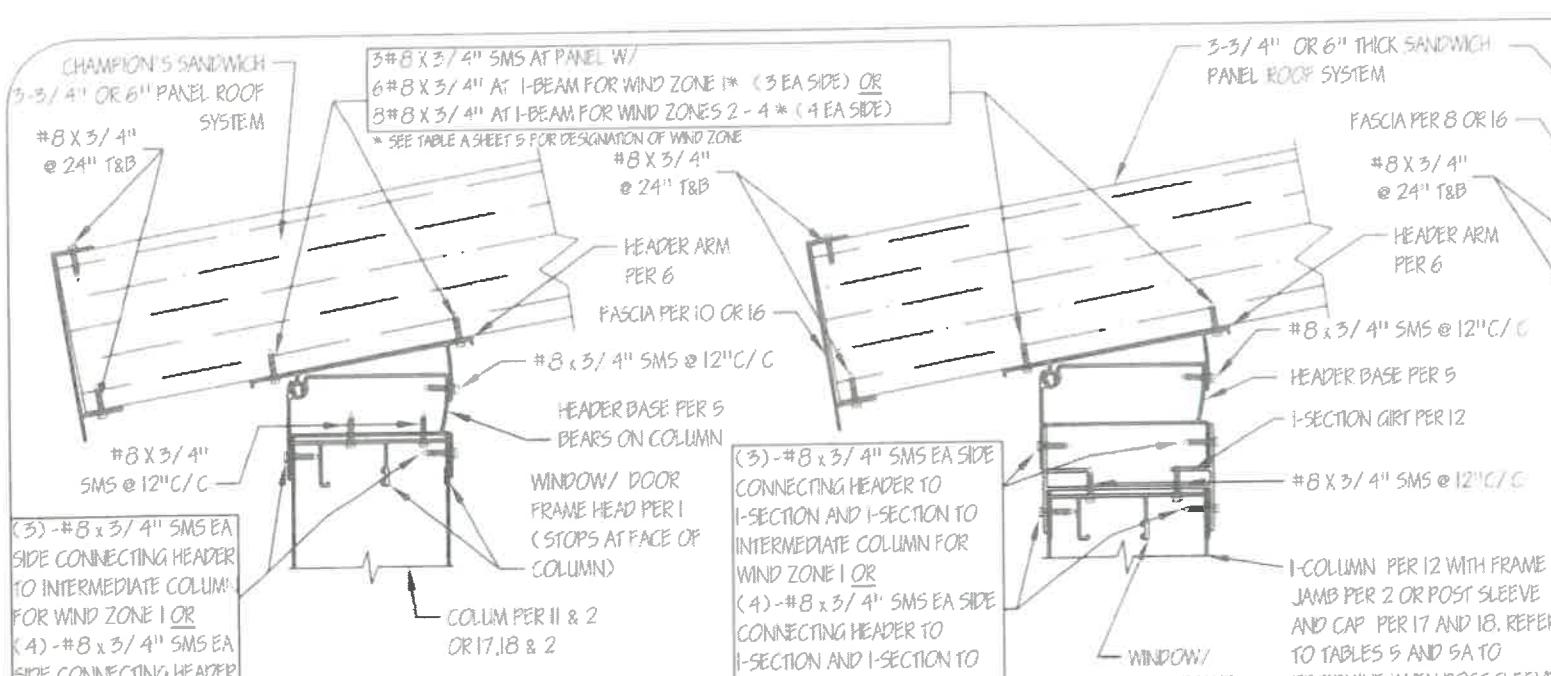
TRANSOM TO WINDOW FRAME



WINDOW FRAME TO GLASS KNEE WALL

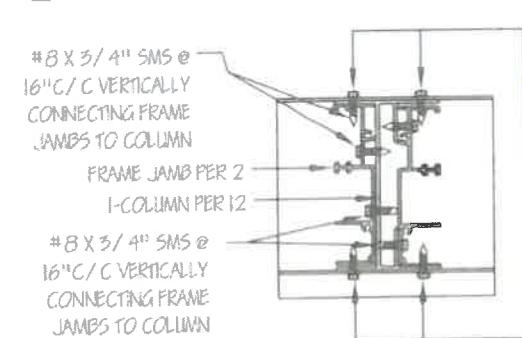


PANEL KNEE WALL TO BASE TRACK



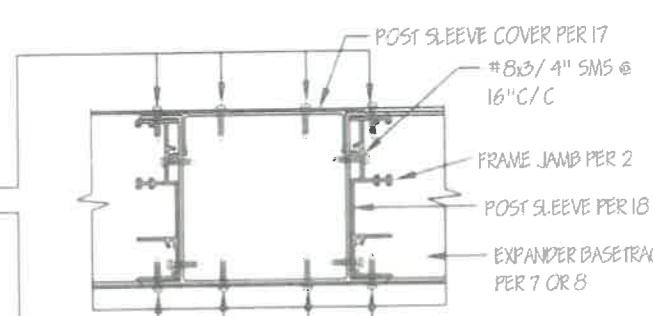
STANDARD HEADER TO CENTER COLUMN CONNECTION

6 5-5

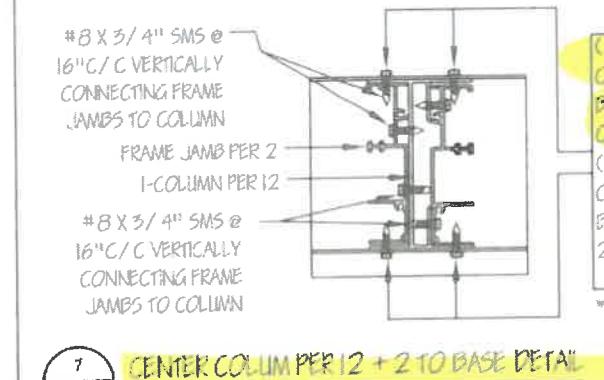


HEADER WITH I-SECTION TO CENTER COLUMN CONNECTION

6A 5-5

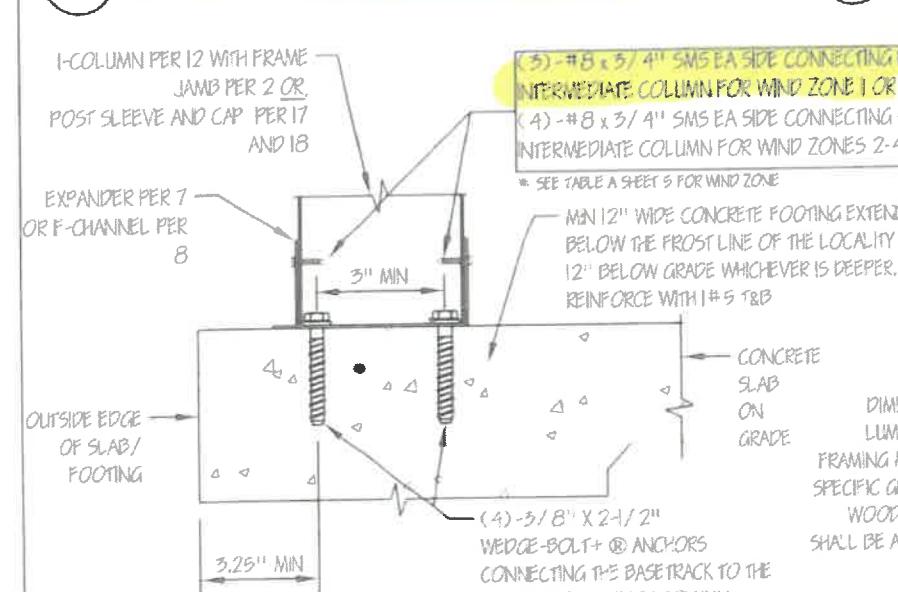


6A 5-5



CENTER COLUMN PER 12 + 2 TO BASE DETAIL

7 5-5

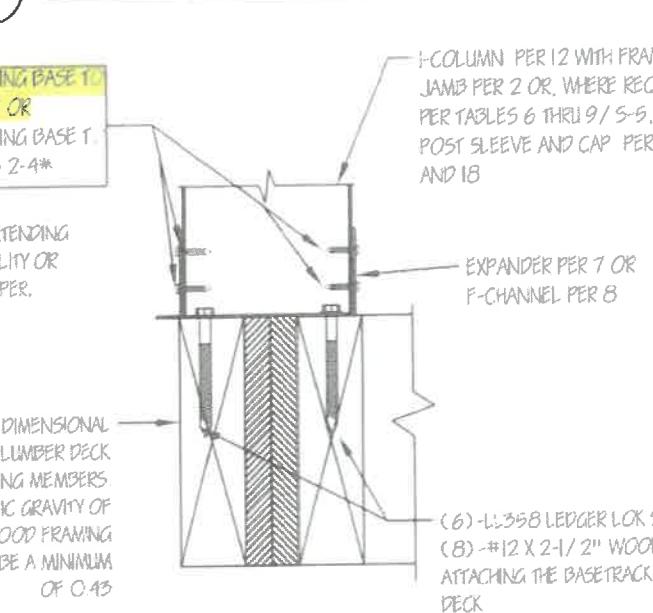


CENTER COLUMN TO FOUNDATION CONNECTION

8 5-5

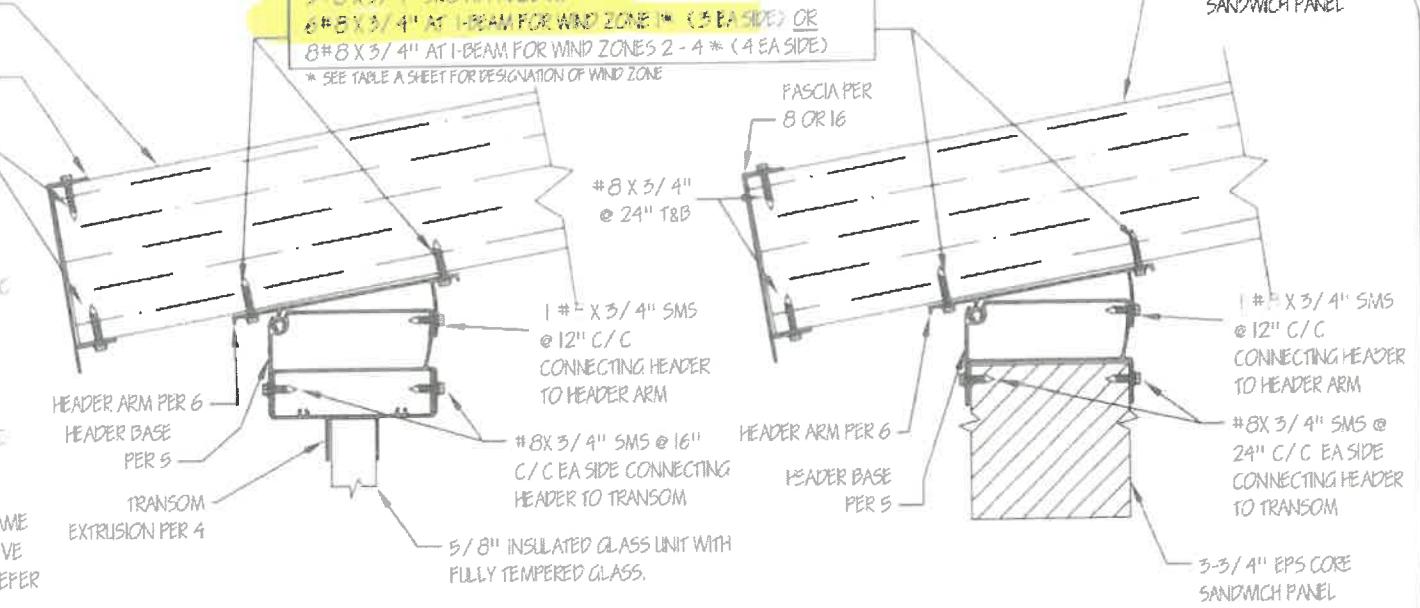
CENTER COLUMN PER 17, 18+2 TO BASE CONNECTION

7A 5-5



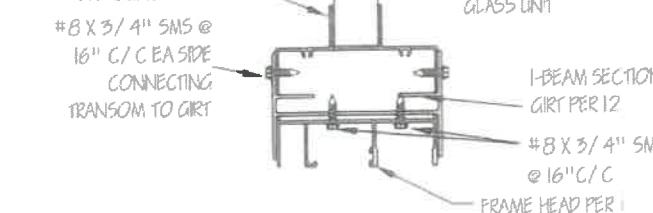
CENTER COLUMN TO DECK CONNECTION

8A 5-5



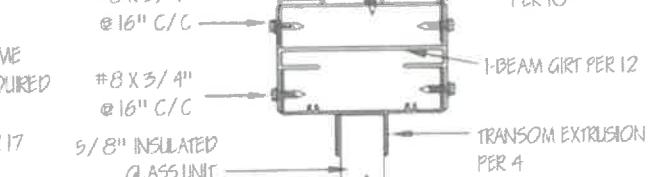
HEADER TO GLASS TRANSOM CONNECTION

9A 5-5



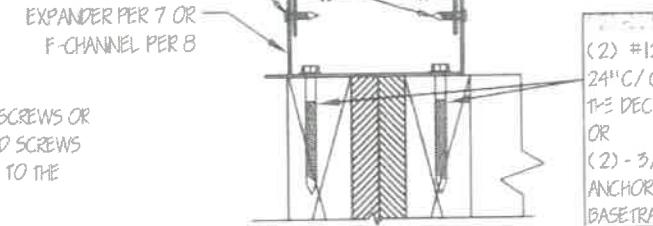
TRANSOM TO WINDOW FRAME

9A 5-5



WINDOW FRAME TO GLASS KNEE WALL

9A 5-5



PANEL KNEE WALL TO BASE TRACK

9A 5-5

**CHAMPION WINDOWS AND PATIO ROOM**

DATE: 2/13/19

SCALE: NTS

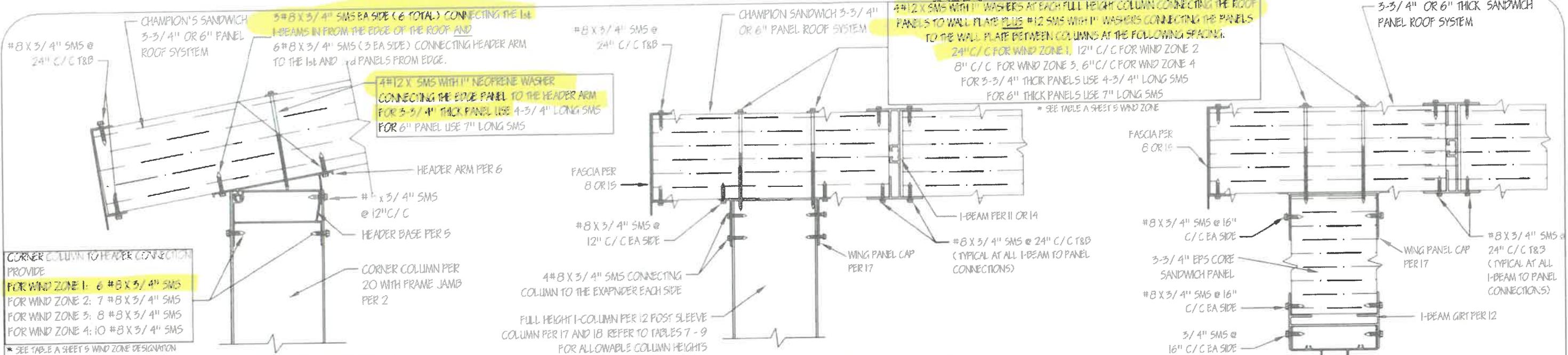
Drawn by: MJG

REV. DATE:

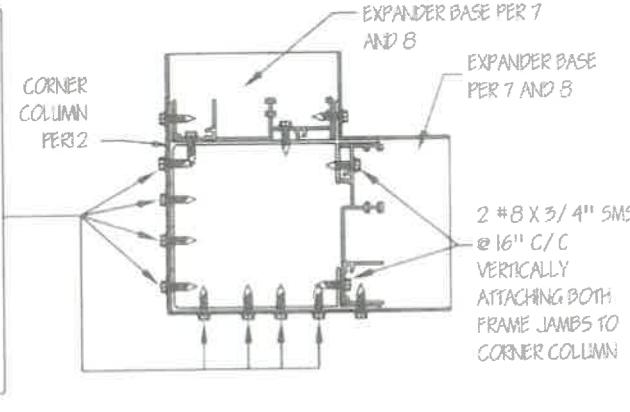
SHEET 14 OF 5

MARTIN J.  
GOSS  
E-34522  
WEST CHESTER,  
OHIO

PROFESSIONAL ENGINEER  
#2022



**10  
5-4** CORNER COLUMN TO ROOF CONNECTION



CORNER COLUMN TO HEADER CONNECTION PROVIDE

FOR WIND ZONE 1:  
6 #8 x 3/4" SMS

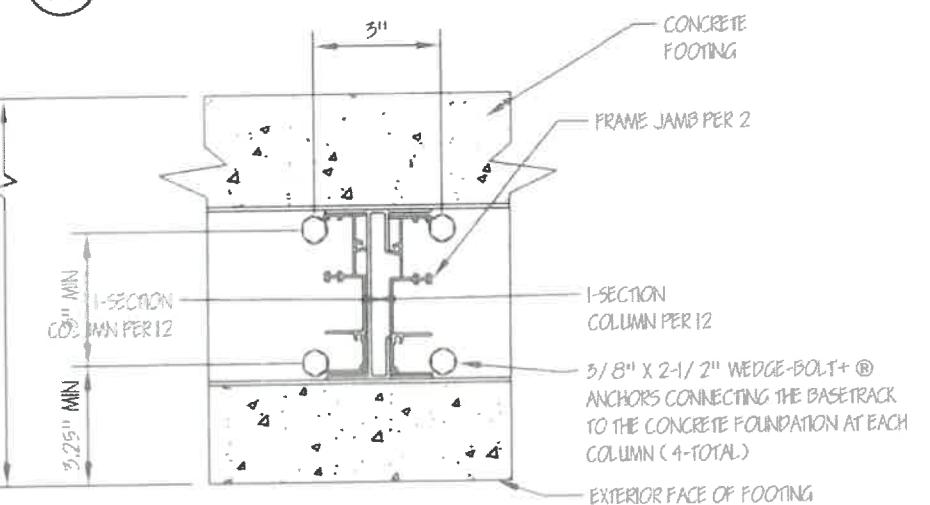
FOR WIND ZONE 2:  
7 #8 x 3/4" SMS

FOR WIND ZONE 3:  
8 #8 x 3/4" SMS

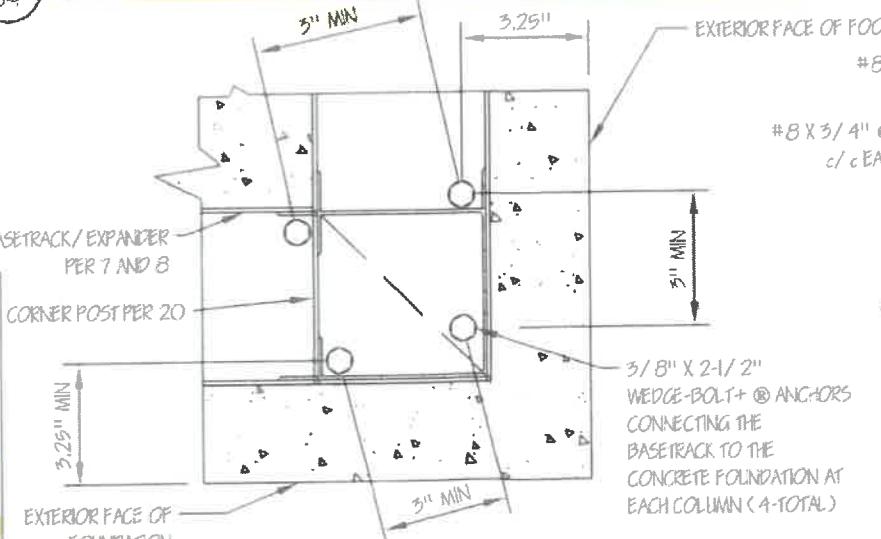
FOR WIND ZONE 4:  
10 #8 x 3/4" SMS

\* SEE TABLE A SHEET 5 WIND ZONE

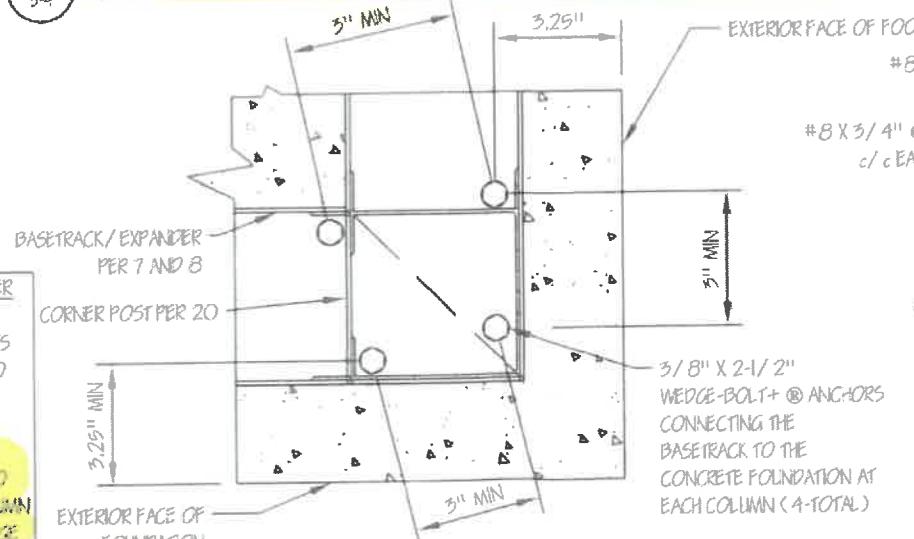
**15  
5-4** NON AXIAL BEARING COLUMN TO ROOF CONNECTION



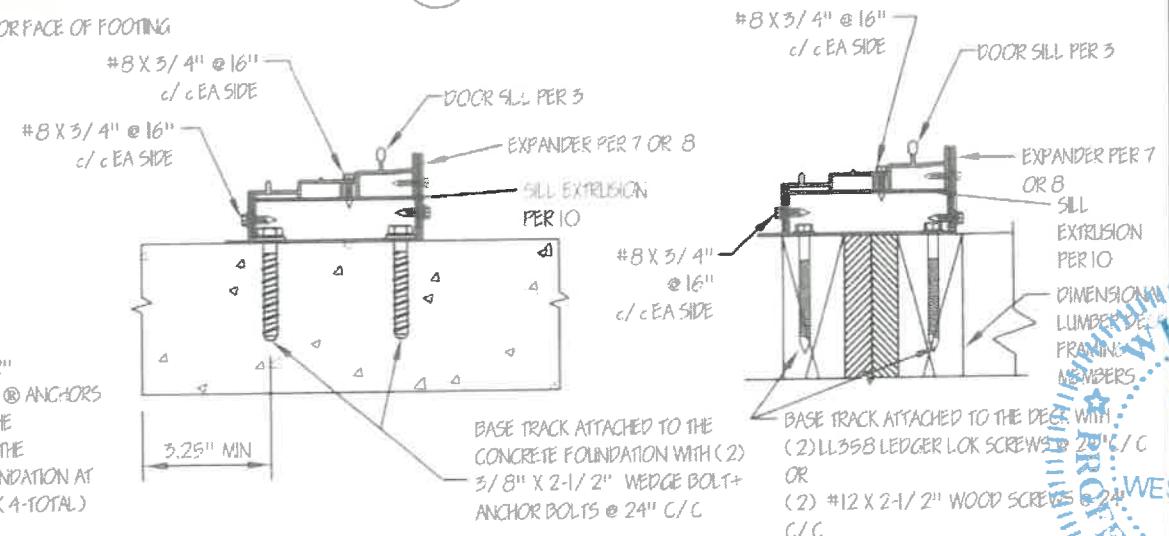
**15  
5-4** CONNECTION OF CENTER COLUMN PER 12 & 2 TO BASE/ FOUNDATION



**16  
5-4** CORNER POST TO FOUNDATION CONNECTION



**15A  
5-4** CONNECTION OF CENTER COLUMN PER 17 & 18 TO FOUNDATION



**17  
5-4** DOOR THRESHOLD TO FOUNDATION



**17A  
5-4** DOOR THRESHOLD TO DECK

## 4" Wall System with Studio Style Roof

TABLE 1: WIND ZONE DESIGNATION BASED ON DESIGN WIND SPEED AND EXPOSURE				
STRENGTH DESIGN WIND SPEED	115 MPH	130 MPH	145 MPH	160 MPH
RISK CATEGORY	EX-1	EX-2	EX-3	EX-4
ALLOWED DESIGN WIND SPEED	40 MPH	45 MPH	50 MPH	60 MPH
EXPOSURE	WIND ZONE 1	WIND ZONE 2	WIND ZONE 3	WIND ZONE 4
TYPE	WIND ZONE 2	WIND ZONE 3	WIND ZONE 4	SPECIAL DESIGN REQUIRED
EXPOSURE	WIND ZONE 3	WIND ZONE 4	SPECIAL DESIGN REQUIRED	SPECIAL DESIGN REQUIRED

EXPOSURE CATEGORIES ARE AS DEFINED IN THE IBC, IRCS AND ASCE 7.

TABLE 1 APPLIES TO PATIO ROOMS WITH MEAN ROOF HEIGHTS UP TO 9' 0" IN EXPOSURE C AND UP TO 10' 0" IN EXPOSURES C AND D.

FOR ROOMS IN EXPOSURE C AND D, AND WITH MEAN ROOF HEIGHTS UP TO 9' 0" AND 10' 0"

THE HIGHEST WIND ZONE DESIGNATION SHALL BE SELECTED OR A SITE-SPECIFIC DESIGN WILL BE UTILIZED.

SITE-SPECIFIC INFORMATION OR WIND PROFILE DATA IS REQUIRED FOR ISOLATED AND ILLS ADVISED ESCARPMENTS THAT

ARE ABSOLUTELY CHANGED FROM THE GENERAL TO THE SPECIFIC AS PER THE IBC.

TABLE 2: APPLIED ROOF LOADS (PLF) ON WINDOW AND DOOR HEADER

PANEL	WIND ZONE	ROOF LIVE SNOW LOAD (PSF)										WIND ZONE *			
		20	24	30	35	40	45	50	55	60	70				
6	92	12	132	140	170	92	212	232	252	272	292	48	41	163	173
8	115	140	65	180	24	240	260	290	300	305	108	56	165	195	
10	138	68	24	24	252	180	508	540	578	478	120	140	179	94	
12	161	136	23	266	50	556	57	406	446	511	52	165	171	234	
14	184	224	264	308	547	589	424	464	504	443	176	215	264		
16	207	282	297	340	387	451				194	192	217	276		
18	230	280	330	380					168	120	200	296			
20	253	300							78	120	160	115			

1. HORIZONTAL DECK LOADS ARE THE STANDARD RIB LOAD, THE OSB LOAD, THE 40 MPH ASHRAE SNOW LOAD AND 200% OF THE DECK LOAD EQUAL TO DESIGN SNOW LOAD. SNOW LOAD = 100% + 10%.

2. NEGATIVE VALUES INDICATE UNLOADING.

\* SEE TABLE 1 FOR DESIGNATION OF WIND ZONE

TABLE 3: ALLOWABLE HEIGHT OF LOAD BEARING COLUMN PER 12 AND 2

COLUMN SPACING INCHES	WIND ZONE *			
	1	2	3	4
60"	8.5'	8.5'	8.5'	8.5'
68"	8.5'	8.5'	8.0'	8.0'
76"	8.5'	8.7'	7.5'	—
84"	8.5'	7.5'	—	—
96"	8.0'	—	—	—

\* SEE TABLE 1 FOR DESIGNATION OF WIND ZONE

TABLE 4: ALLOWABLE HEIGHT OF NON-LOAD BEARING COLUMN PER 12 AND 2

COLUMN SPACING INCHES	WIND ZONE *			
	1	2	3	4
60"	9' 0"	9' 0"	8' 10"	8' 10"
68"	9' 0"	9' 0"	5' 7"	8' 2"
76"	9' 3"	8' 8"	8' 3"	—
84"	9' 0"	8' 3"	—	—
96"	8' 8"	—	—	—

\* SEE TABLE 1 FOR DESIGNATION OF WIND ZONE

TABLE 5: ALLOWABLE HEIGHT OF LOAD BEARING COLUMN PER 12 AND 2

ADJOINING AT LEAST ONE WINDOW

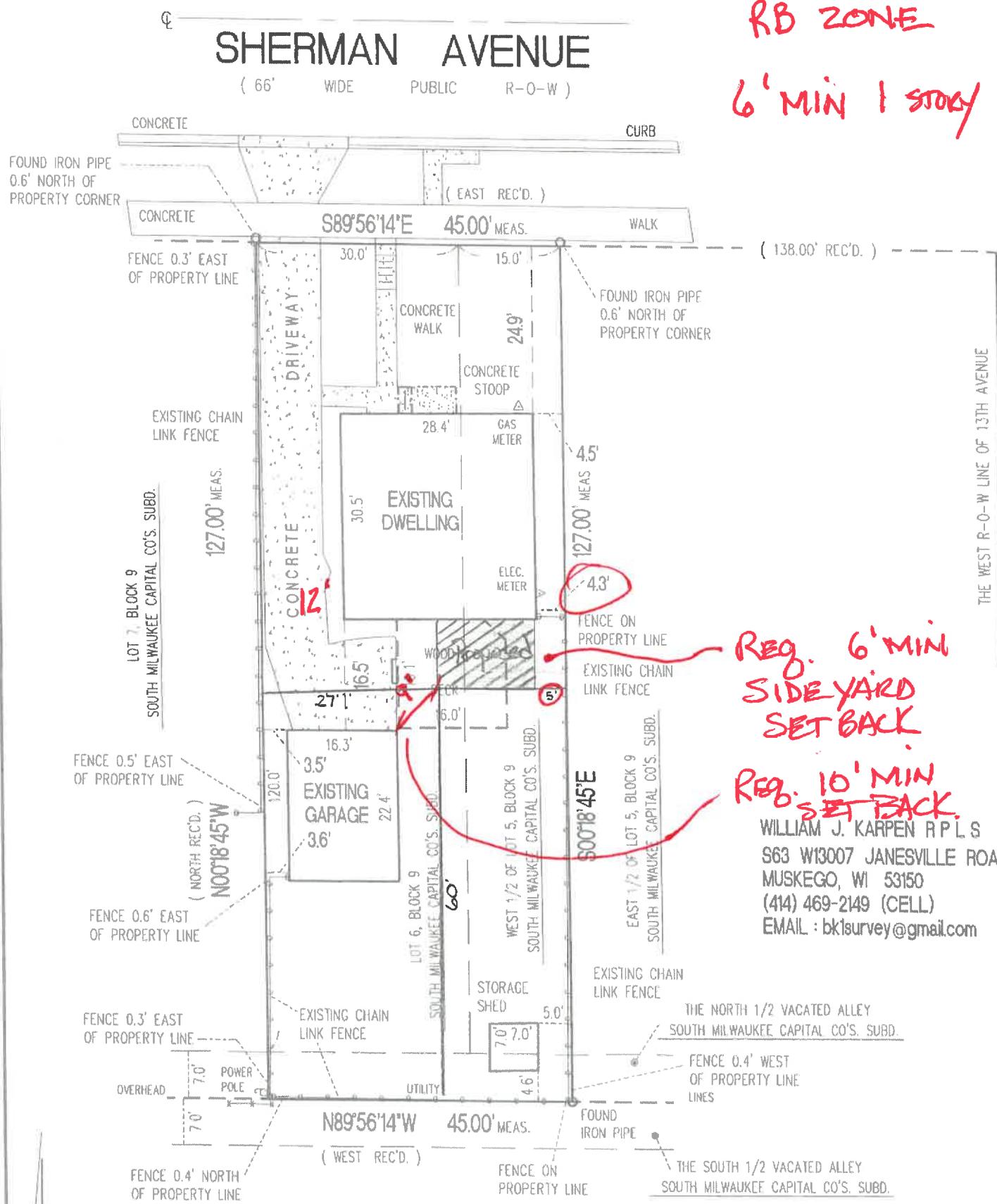
ADJOINING

## PLAT OF SURVEY

LEGAL DESCRIPTION FROM A PERSONAL REPRESENTATIVE'S DEED  
DOCUMENT NO. 8351457 RECORDED 09-25-2002

LOT 6 AND THE WEST 1/2 OF LOT 5, IN BLOCK 9, IN SOUTH MILWAUKEE CAPITAL COMPANY'S SUBDIVISION, BEING A PART OF THE NORTHEAST 1/4 AND THE NORTHWEST 1/4 OF SECTION 14, IN TOWNSHIP 5 NORTH, RANGE 22 EAST, IN THE CITY OF SOUTH MILWAUKEE, COUNTY OF MILWAUKEE AND STATE OF WISCONSIN, AND THE NORTH 1/2 OF VACATED ALLEY ADJOINING ON THE SOUTH.

PROPERTY ADDRESS: 1311 SHERMAN AVENUE, SOUTH MILWAUKEE, WISCONSIN



I 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 AND DIMENSIONS OF ALL VISIBLE STRUCTURES THEREON, BOUNDARY FENCES, APPARENT EASEMENTS, AND ROADWAYS AND VISIBLE ENCROACHMENTS, IF ANY TO THE BEST OF MY KNOWLEDGE AND BELIEF.  
THIS SURVEY IS MADE FOR THE EXCLUSIVE USE OF THE PRESENT OWNERS OF THE PROPERTY, AND ALSO THOSE WHO PURCHASE, MORTGAGE, OR GUARANTEE THE TITLE THERETO, WITHIN (1) YEAR FROM THE DATE HEREOF

William Karpen  
WISCONSIN REGISTERED LAND SURVEYOR

MARCH 3, 2025  
DATE

TO BE AN ORIGINAL COPY  
THIS STAMP MUST BE RED



**OFFICIAL NOTICE**

**NOTICE OF PUBLIC HEARING  
CITY OF SOUTH MILWAUKEE BOARD OF APPEALS**

**PLEASE TAKE NOTICE**, that an application has been made to the Board of Appeals in the City of South Milwaukee by: Property owner John Campbell of 1412 Manistique Avenue, appealing the denial to build a roof structure that encroaches into the front yard setback requirement per municipal code 15.09(D). The public hearing will be held on Thursday, June 12, 2025 at 6:00 p.m. in the Common Council Chambers 2424 15<sup>th</sup> Avenue, South Milwaukee, Wisconsin. Information is available for review at the above address. Questions should be directed to Building Inspector Steve Petery, at 414-768-8054, or [petery@smwi.org](mailto:petery@smwi.org).

Dated: May 21, 2025

Anthony Bloom  
Chairperson, Board of Appeals

Publish: May 28, 2025



## BOARD OF APPEALS APPLICATION

City of South Milwaukee  
2424 15<sup>th</sup> Ave, South Milwaukee, WI 53172  
(414) 762-2222

The Board of Appeals has the authority to grant exceptions, variances or review appeals regarding determinations by the building inspector or other administrative officers.

OFFICE USE ONLY	
PERMIT #	770-0194
DATE RECEIVED:	5-5-2025
SCHEDULED MEETING:	
TAX KEY:	770-0194

Property Address <b>1412 Manistique Ave.</b>	
Owner's Information	Applicant Information
Name <b>John Campbell</b>	Name
Address <b>1412 Manistique Ave</b>	Address
City/State/Zip <b>South Milwaukee, WI, 53172</b>	City/State/Zip <b>770-0194-05/05/2025 1412 MANISTIQUE 770-0194-Board of Appeals</b>
Phone# <b>414-531-0829</b> Alt#	Phone# <b>PAID 75.00</b>
Email <b>John T Campbell 3@gmail.com</b>	Email
Check if prefer Board of Appeals meeting agenda Emailed: <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Applicant	
You are appealing the decision of: <b>denial of top addition and deck on the front of my house (covered deck)</b>	
Describe the reason you are applying to the Board of Appeals (attach up to 1-page typed if more room is needed) <b>attached</b>	
Describe how there is an unnecessary hardship (attach up to 1-page typed if more room is needed) <b>attached</b>	

### OFFICE USE ONLY – Findings of the Board of Appeals

Appeal Ruling:

Reason for Ruling:

\*Verify with the City prior to placement on the Board of Appeals Agenda whether site plans or other documentation are required.

\*A copy of the Board of Appeals meeting agenda will be mailed to the applicant/contractor unless otherwise indicated or emailed if an email is provided.



  
John Campbell  
Applicant Signature

### Reason for applying to the board of appeals

I have received my denial letter for the first time April 29th, 2025 since it was sent to the wrong email address. I hired a crew of workers that was working in the neighborhood on a roof after the hail storm we had to build a roof addition and a deck underneath that. I was told they would take care of everything besides picking up the materials. I had had told them i wanted to do the roof, soffit, trim, and gutters with my family company since it needed to be done with insurance anyways. Found out after receiving a stop work from the city in the fall that they never applied for a permit. I eventually found out i needed to get my own survey and submit plans for a permit which i had done within the time given from the first stop work. I then waited for the response(approval/denial) but i never received one until i got a letter in the mail on April 24th indicating the structure needed to be removed by May 2nd. It was supposed to be a 30 day removal letter but i did not receive it until less than a week before the removal end date. I found out that the inspector sent my denial letter to the wrong email address and never mailed anything in regards to the denial either until the removal notice. seeing the reasons for denial i understand that in regards to the deck it is 3 feet too long from the front of the house and no roof structure allowed. Code says front yard minimum is 30 feet but in my case it is just over 24 feet because that is what is shown on my survey. I saw in the code that there was a code for covered porches shall be deemed a part of the adjoining building and shall conform with the setback requirements for said adjoining building. It wasn't explained why there is a code for covered porches adjoining a building but then the denial says no roof allowed. The distance from the front of the deck to the property line is 13 feet. so i was hoping to receive an exception/approval for the deck being 3 feet to long and the roof/cover over the porch. I see many houses while walking my dogs with decks with roofs on the front of the houses and some that go all the way up to the property line by the sidewalk.

## Unnecessary hardship

After receiving the stop work just before winter and the inspector sending the denial letter to the wrong email address I've had no roof on the area around where the new roof structure/deck cover attaches to my house or on the new roof itself even after i received a permit for the roof replacement because i had received a stop work on the covered(roofed) deck. This has caused some leaking in front room/living room on my first floor since i could not put proper protection on the structures in a timely manner. Also this will cause a financial hardship because i had saved up to do the project but now it seems like i will have to hire someone to remove everything and i wont have the available funds for that in a 30 day removal order according to the decision of the building inspector. From my understanding when everything was being built it would be to code with permits applied by the builder but after receiving the stop work and attempting to contact the builder i could no longer reach him.

**CITY OF SOUTH MILWAUKEE**  
 INSPECTION DEPARTMENT  
 2424 15<sup>TH</sup> AVENUE  
 SOUTH MILWAUKEE, WI 53172  
 Telephone: (414) 768-8054  
 Fax: (414) 768-8068  
 Office Hours: 8 a.m.-9 a.m.

**BUILDING  
PERMIT  
APPLICATION**

**PERMIT NO.**

**TAX KEY #**

PROJECT ADDRESS

1412 Manitou Ave

YEAR BUILT:

1954

(See Reverse side for  
dwellings built before  
1978.)

PROJECT DESCRIPTION (Must be completed)

deck with gable roof

Owner's Name

John Campbell

Mailing Address-Include City & Zip

1412 Manitou Ave, South Milwaukee 53172

Telephone-Include Area Code

414 531 0829

Contractor's Name

Mailing Address-Include City & Zip

Telephone-Include Area Code

Estimated Cost

3,000

Dwelling Contractor# / Dwelling Qualifier#

Property Classification (Circle one)

COMMERCIAL

ONE & TWO FAMILY

**PERMIT TYPE**

- Interior Alteration\*  Rec Room
- Exterior Alteration\*  Fence
- Building-New\*  Deck
- Building-Addn. \*  Pool
- Building-Remodel \*  Foundation Repair
- Attached Garage  Fireplace
- Detached Garage  Demolition
- Storage Shed  Siding/Trim
- Reroofing  Other \*

\*Description deck with gable roof

**BUILDING SIZE:** johnrcampbelljr@gmail.com

27' 4" 38' 10" 1000 850  
 (FT. LONG) (FT. WIDE) (SQ. FT 1<sup>ST</sup> FLOOR) (SQ. FT 2<sup>ND</sup> FLOOR)

**LOT SIZE:**

50' 120' 6000  
 (FEET WIDE) (FEET LONG) (LOT AREA SQ. FEET)

SETBACKS REQUIRED PROVIDED

SETBACK-FRONT

SIDE YARDS (West/North)

SIDE YARDS (East/South)

REAR YARDS

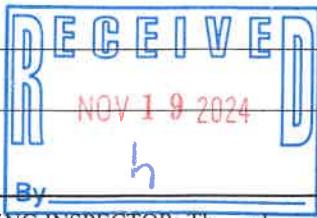
**APPROVAL CONDITIONS:\*\*MUST MEET ALL APPLICABLE MUNICIPAL & WISCONSIN BUILDING CODES\*\***

Approval Denied Municipal Code 15.08 (d)  
Not Compliant with front yard set backs 11/19/24 11/19/24

**BUILDING BOARD APPROVAL**

**BUILDING PERMIT FEES:**

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_



New,  
Plan E  
Occup  
Inspec  
State l  
Footir  
TOTAL

**STRAND**  
ASSOCIATES®

**No roof structure  
allowed.**

**DECK MAY BE BUILT w/  
only a 6' projection  
FROM HOUSE.**

Excellence in Engineering<sup>SM</sup> Since 1946  
[www.strand.com](http://www.strand.com)

TO THE BUILDING INSPECTOR: The undersigned hereby applies  
 specifications herewith presented and hereby agrees that such work  
 complies with the ordinances of the City of South Milwaukee and  
 building housing three or more families shall have STATE APPROVED  
 PREMISES WILL NOT BE OCCUPIED UNTIL AN OCCUPANT  
 MANDATORY. PLEASE HAVE PERMIT NO. AND ADDRESS  
 NOTICE. TRIPLE FEE WILL BE CHARGED FOR ALL WORK

APPLICANT'S SIGNATURE

11/19/24

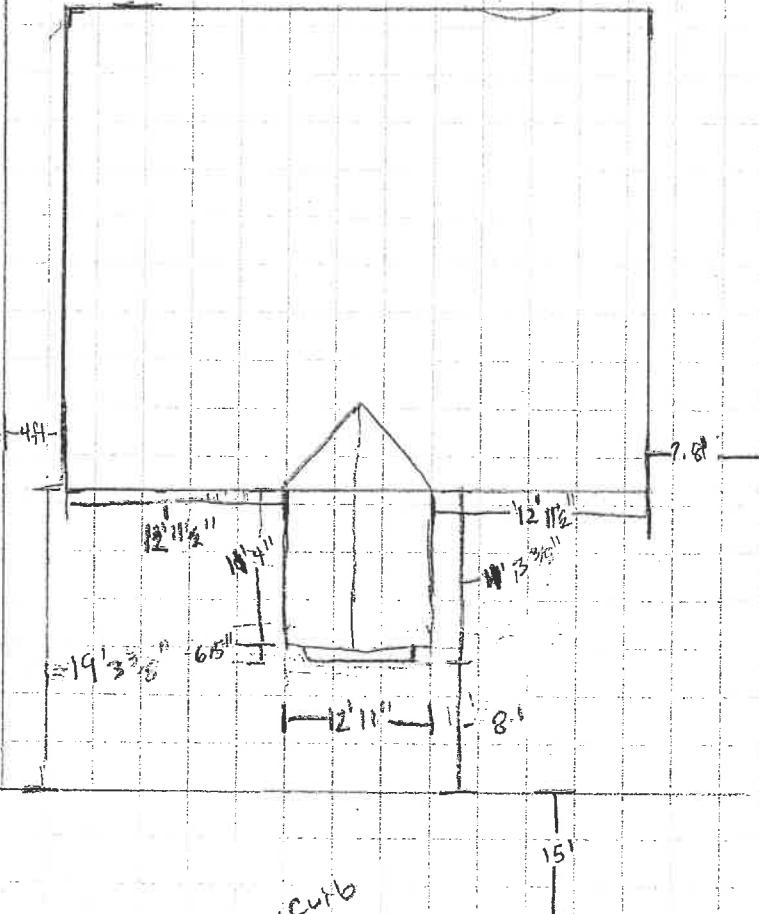
CITY BUILDING INSPECTOR

DATE

EMAIL 1/6/25

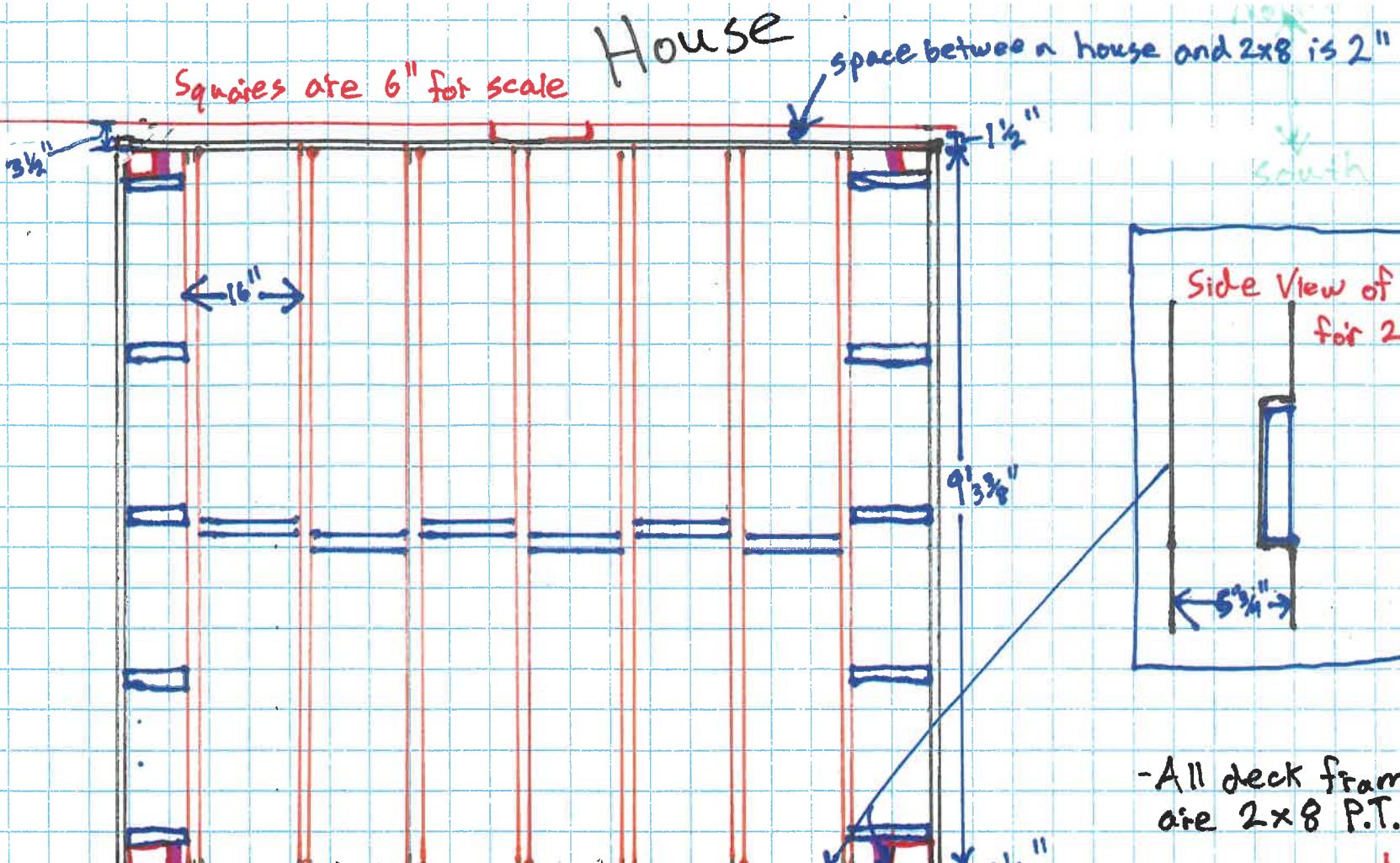
50.4ft

42.3ft



North  
South

RA ZONE  
30' MIN  
FRONT YARD  
SETBACK



- All deck framing boards are 2x8 P.T. #2 boards

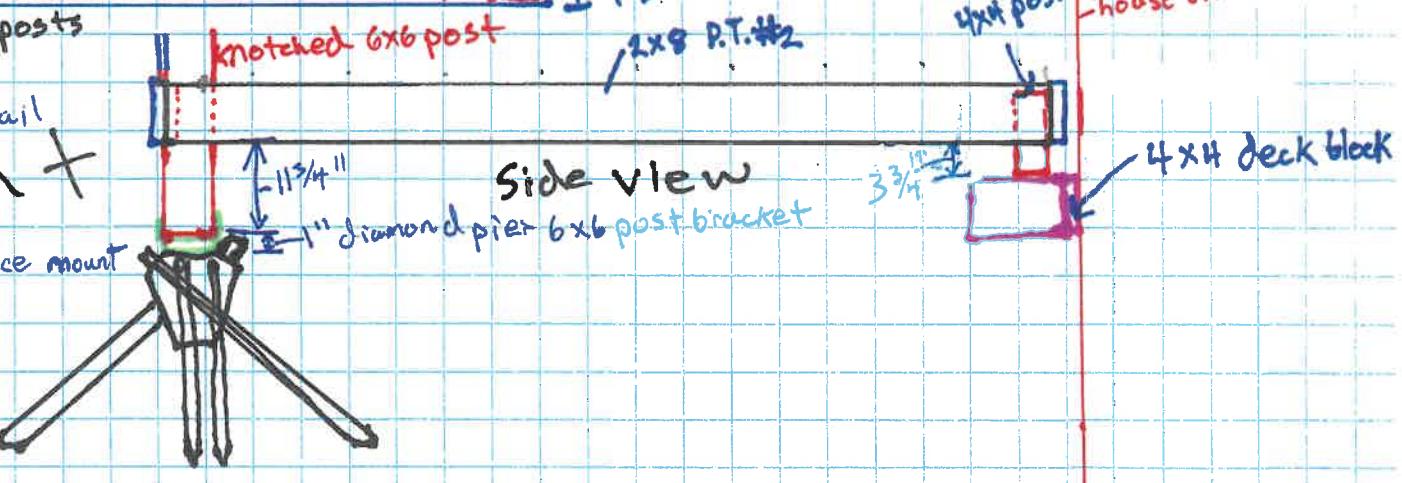
pink is blocking around posts

Orange joists all use triple zinc Slant nail  
Joist hangers

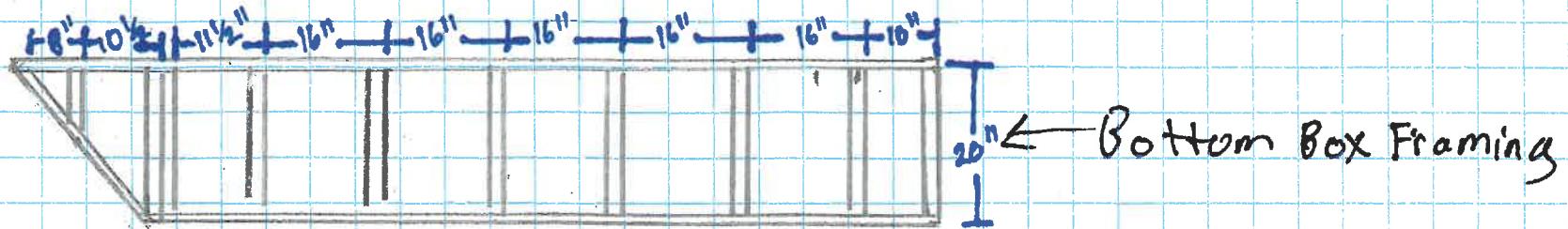
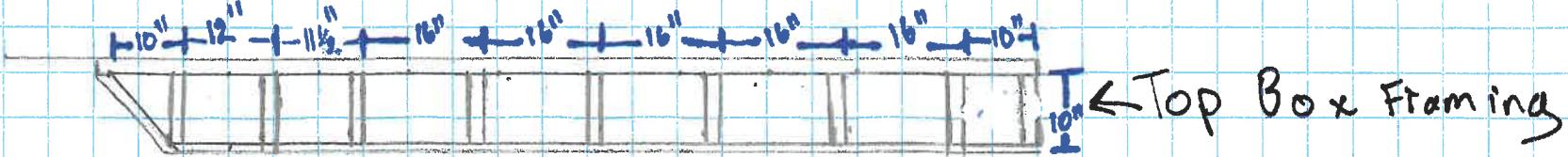
Front

2 outside block joists use triple zinc Face mount  
Joist hangers

2 galvanized lag bolts are used to  
mount each 4x4 to the 2x8s

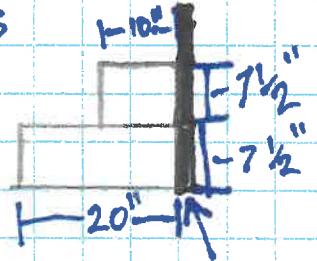


- Stairs made of 2 separate "boxes" stacked on each other and are anchored to deck

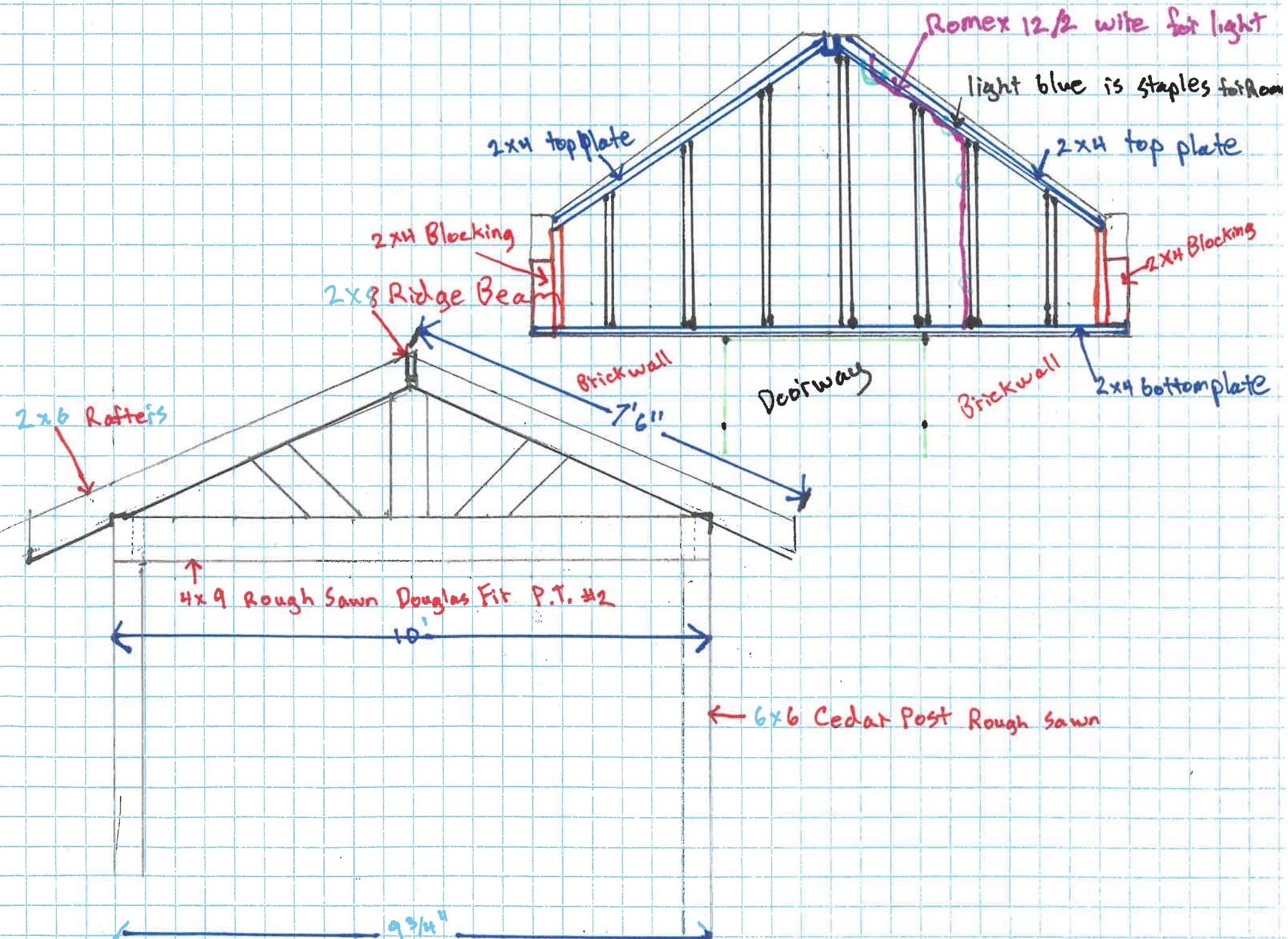


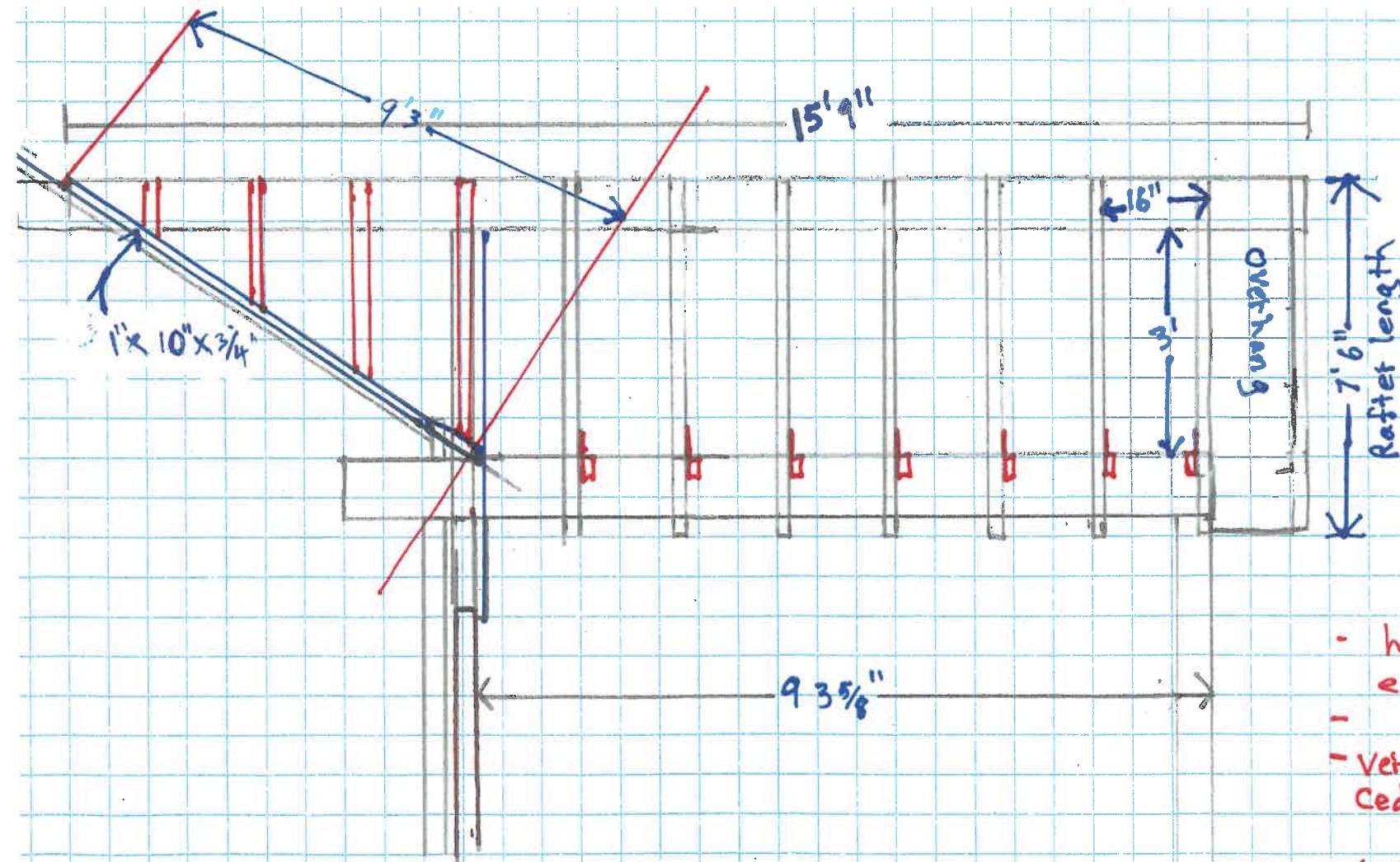
All step framing is made with 2x8 P.T #2 boards

Side View of Steps

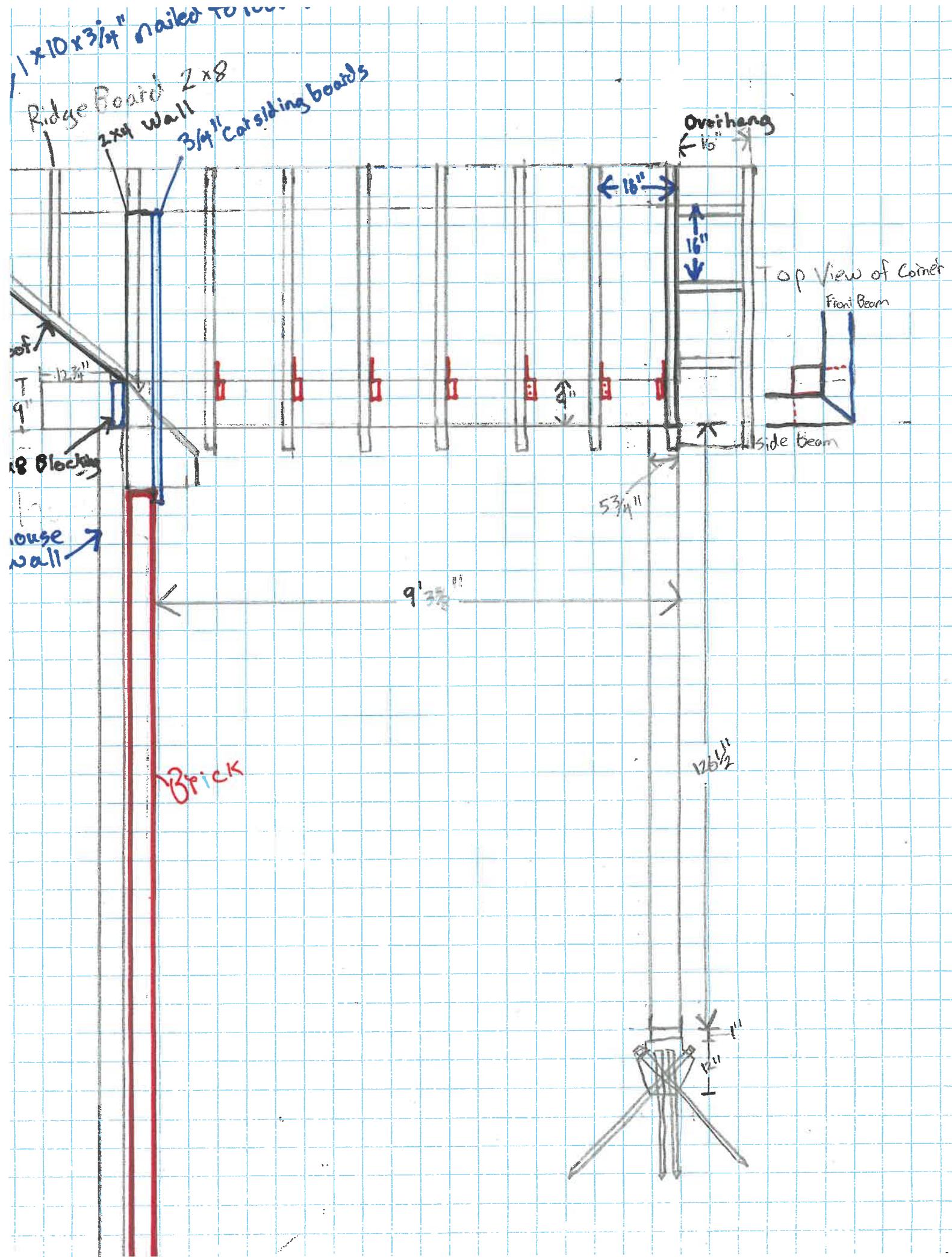


3 - 2x8's stacked on  
each other and mounted  
to front 6x6 posts.





- hurricane straps on every Rafter
- 
- Vertical beams 6x6 Cedar Rough Sawn
- 6x6 post anchor base used with diamond pier concrete footing
- Main horizontal beam 4x9" Douglas Fir P.T. #2 Rough Sawn



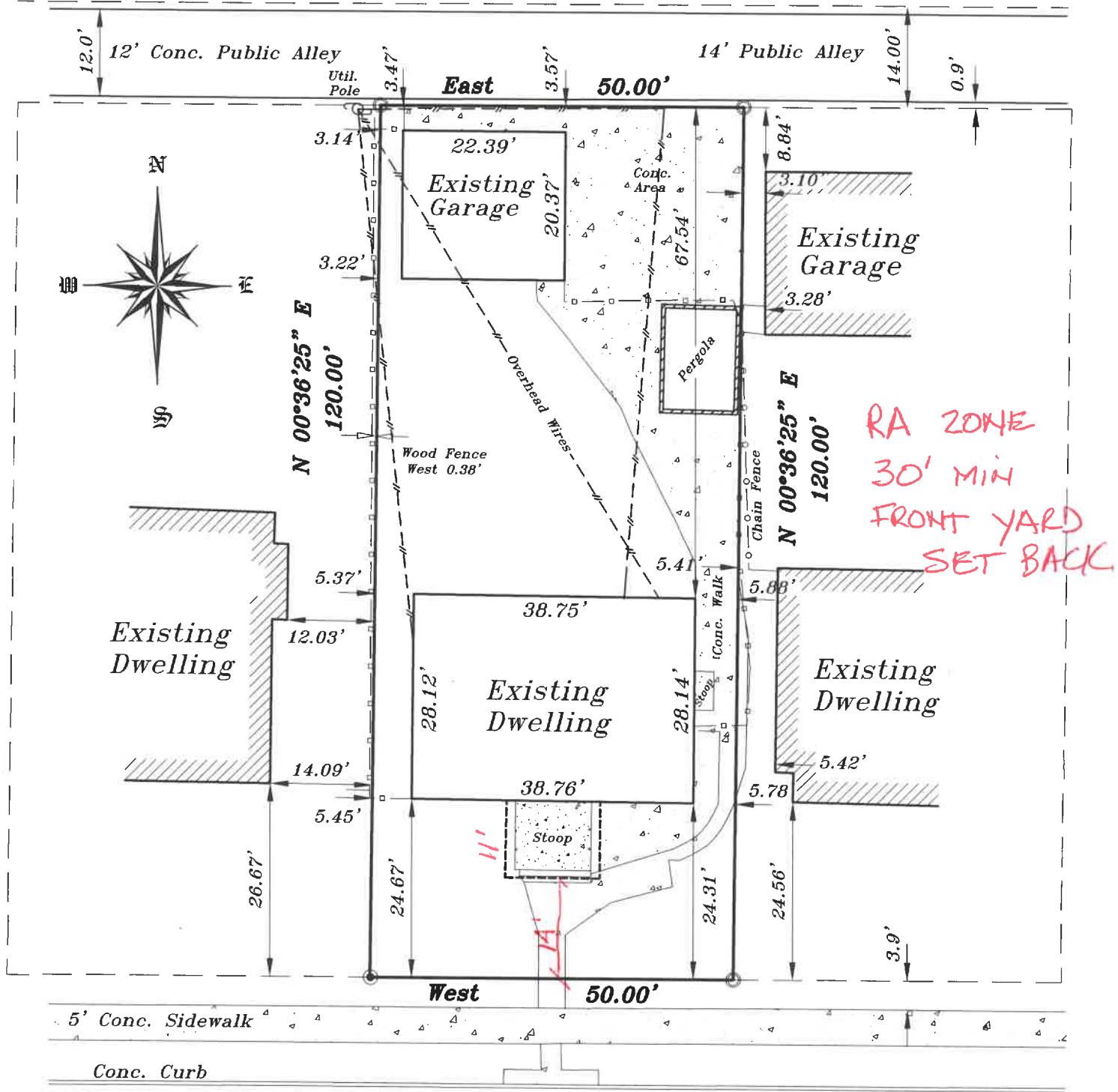
## PLAT OF SURVEY

**LOCATION:** 1412 Manistique Avenue, South Milwaukee, Wisconsin

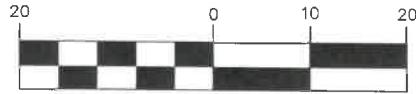
**LEGAL DESCRIPTION:** Lot 28 and the West 20 feet of Lot 29 in Block 3, in **SOUTH MILWAUKEE LAND COMPANY'S SUBDIVISION**, in the Southwest 1/4 of Section 11, Town 5 North, Range 22 East, in the Town of Oak Creek, County of Milwaukee, Wisconsin.

December 20, 2024

Survey No. 115527



## GRAPHIC SCALE



( IN FEET )  
1 inch = 20 ft.

**Manistique Avenue**

(66' R.O.W.)

**METROPOLITAN SURVEY  
SERVICE, INC.**

**PROFESSIONAL LAND SURVEYORS**

8482 South 76th Street

Franklin, Wisconsin 53132

PH. (414) 529-5380

survey@metropolitansurvey.com  
www.metropolitansurvey.com

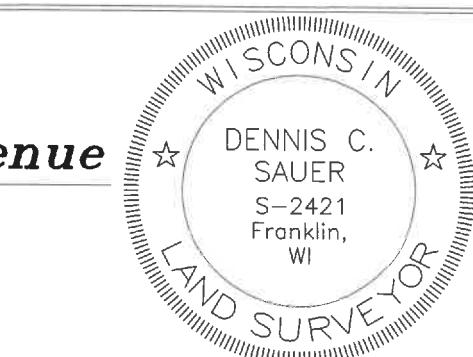


- — Denotes Iron Pipe Found
- — Denotes Iron Pipe Set

I HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY, ITS EXTERIOR BOUNDARIES, THE LOCATION OF ALL VISIBLE STRUCTURES AND DIMENSIONS OF ALL PRINCIPAL BUILDINGS THEREON, BOUNDARY FENCES, APPARENT EASEMENTS AND ROADWAYS AND VISIBLE ENCROACHMENT, IF ANY.

THIS SURVEY IS MADE FOR THE EXCLUSIVE USE OF THE PRESENT OWNERS OF THE PROPERTY, AND ALSO THOSE WHO PURCHASE, MORTGAGE, OR GUARANTEE THE TITLE THERETO WITHIN ONE (1) YEAR FROM THE DATE HEREOF.

SIGNED



*Dennis C. Sauer*  
Dennis C. Sauer  
Professional Land Surveyor S-2421