

CITY OF SOUTH MILWAUKEE
MINUTES OF BOARD OF APPEALS
June 12, 2025 – 5:30 p.m.

1. Bloom called the meeting to order at 5:34 p.m. Bloom, Bzdawka, Branger, DeMont, and Davies were present. Building Inspector, Steve Petery, was also present.
2. Motion by Bzdawka/Branger to approve minutes from February 8, 2024 meeting. All Aye, motion passed.
3. Bloom read the official notice for the request for variance to side yard setback requirements per municipal code 15.08E(3) for construction of a sunroom at 1311 Sherman Avenue. Applicant, Champion Windows, stated the sunroom would be too close to the garage on the other side of the house and would not meet state fire code.

DeMont and Davies suggested a modification to the dimensions of the sunroom, agreeing the hardship does not run with the property. Petery explained the code is being enforced for the new addition and not with the original house. Applicant stated any other variation to the plans would mean a smaller sunroom and would not be usable.

Motion by Branger to grant the variance to the side yard setback and the hardship being lot constraint, the sunroom is within the original house constraint, seconded by Bzdawka.

The Chair requested a roll call vote:

Bloom - Nay
Bzdawka – Aye
Branger - Aye
DeMont - Nay
Davies - Nay

Motion denied, roll call vote 3-2, Variance DENIED.

Recess taken at 5:46 pm until 6:00 pm.

4. Bloom read the official notice for the request for variance to front yard setback requirements per municipal code 15.09(D) for construction of a roof structure that encroaches into the front yard setback at 1412 Manistique Avenue. Prior to the meeting an email was received by the building inspector from Kyle & Kaitlyn Scherle, 1425 Manistique Avenue, for their support of the project. Vincent & Arlene Saladino, 1418 Manistique Avenue were present and stated they support this project. John Campbell, applicant, explained he hired a roofing company doing work nearby and they built the roof structure and was issued a stop work order for that structure. The structure was built without a permit and does not meet setback requirements. Building inspector explained that Campbell is encroaching 11 feet further into the front yard setback. Owner, Campbell, and Building Inspector Petery will work together to make sure dimensions for only a deck to remain and the roof structure to be removed.

Motion by Davies/Branger to deny the variance based on the absence of a hardship to encroach into the required front yard setback.

The Chair requested a roll call vote:

Bloom - Aye

Bzdawka – Aye

Branger - Aye

DeMont - Aye

Davies - Aye

Motion passes, roll call vote 5-0, Variance DENIED.

Motion by Branger/DeMont to adjourn. Meeting adjourned at 6:17 p.m.

Submitted by:

Heidi Eichner

Recording Secretary