

CITY OF GLENDALE  
5909 North Milwaukee River Parkway  
Glendale, Wisconsin 53209

AGENDA -- BOARD OF APPEALS

**Wednesday, October 27, 2021**

**6:00 P.M.**

1. Roll Call.
2. Pledge of Allegiance.
- 3a 6:00 PM, Variance Request, Bavarian United Soccer Club, 700 West Lexington Boulevard. Request pertaining to Section 13.1.140(h), Outdoor Lighting, which states that “Outdoor Lighting shall not exceed fifteen (15) feet in height and shall be adequately shielded or hooded so that excessive glare or illumination is cast upon the adjoining properties.” The proposed lighting includes four (4) light poles/fixtures that will be seventy (70) feet in height.
- 3b. 6:00 PM, Variance Request, Jasmine Binion, 5965 North Ames Terrace. Request pertaining to Glendale Zoning Code, Section 13.1.140(c)(3) Detached Accessory Building – Height and Area. No detached accessory building shall occupy any portion of the required front or side yard. Garages and other detached accessory buildings shall be less fifteen (15) in height. No detached accessory building shall occupy more than fifty (50%) of the required rear yard.
4. Adjournment

NOTICE: Although this is NOT a meeting of the Glendale Common Council, a majority of Council members may be in attendance. No action or deliberation by the Council will take place.

-Upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals.-



**SUBJECT:** Board of Appeals Agenda, Item 3a.  
6:00 PM, Variance Request, Bavarian United Soccer Club, 700 West Lexington Boulevard. Request pertaining to Section 13.1.140(h), Outdoor Lighting, which states that “Outdoor Lighting shall not exceed fifteen (15) feet in height and shall be adequately shielded or hooded so that excessive glare or illumination is cast upon the adjoining properties.” The proposed lighting includes four (4) light poles/fixtures that will be seventy (70) feet in height.

**FROM:** Todd M. Stuebe, Dir. of Community Development

**MEETING DATE:** October 27, 2021

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**FISCAL SUMMARY:**

Budget Summary:	N/A
Budgeted Expenditure:	N/A
Budgeted Revenue:	N/A

**STATUTORY REFERENCE:**

Wisconsin Statutes:	N/A
Municipal Code:	Zoning Code

**BACKGROUND/ANALYSIS:**

The Bavarian United Soccer Club is making improvements to the southeast soccer field that have been reviewed and approved by the Plan Commission (July 6, 2021). The improvements include four 70-foot height poles with light fixtures to illuminate the soccer field.

**RECOMMENDATION:**

Staff do not object to a grant of Variance to the height for the soccer field lighting with the requirement for compliance with any applicable Federal, State, or Milwaukee County requirements for same.

**ACTION REQUESTED:**

Grant of Variance as stated above.

**ATTACHMENTS:**

- [3a02 BOA Notice, Bavarian United Soccer Club](#)
- [3a03 BOA Variance Submittal Materials](#)



**SUBJECT:** Board of Appeals Agenda, Item 3b.  
6:00 PM, Variance Request, Jasmine Binion, 5965 North Ames Terrace. Request pertaining to Glendale Zoning Code, Section 13.1.140(c)(3) Detached Accessory Building – Height and Area. No detached accessory building shall occupy any portion of the required front or side yard. Garages and other detached accessory buildings shall be less fifteen (15) in height. No detached accessory building shall occupy more than fifty (50%) of the required rear yard.

**FROM:** Todd M. Stuebe, Dir. of Community Development

**MEETING DATE:** October 27, 2021

**FISCAL SUMMARY:**

Budget Summary:	N/A
Budgeted Expenditure:	N/A
Budgeted Revenue:	N/A

**STATUTORY REFERENCE:**

Wisconsin Statues:	N/A
Municipal Code:	Zoning Code

**BACKGROUND/ANALYSIS:**

Jasmine Binion proposed to build a detached garage at the property located at 5965 North Ames Terrace. The proposed garage project and aesthetic was reviewed and approved by the Architecture Review Board (ARB) July 15, 2021, albeit with the requirement that the proposed detached garage was required to be located within the rear yard of the 5965 North Ames Terrace property per the Zoning Code. Due to the factors stated in the Request for Variance, the resident requests Grant of Variance such that the detached garage may be permitted to be located somewhat further forward to the north which places it within the Side Yard of the premises.

**RECOMMENDATION:**

Staff do not object to a Grant of Variance for the detached garage to encroach as proposed within the Side Yard of the 5965 North Ames Terrace property.

**ACTION REQUESTED:**

Grant of Variance as stated above.

**ATTACHMENTS:**

- [3b02 BOA Notice, Detached Garage in Side Yard](#)
- [3b03 BOA Variance Submittal Materials](#)