

Jennifer Stilling

From: Brunner, Scott <Scott.Brunner@huschblackwell.com>
Sent: Monday, April 22, 2024 11:11 AM
To: Jennifer Stilling
Cc: Mel Armstrong Sales Design Consultant; David Cuske Project Manager; Katie Wabiszewski-Brunner; David Simpson
Subject: RE: [External] Fwd: 629 77TH ST

Hi Jennifer,

Thanks for your question. The garage design cannot be modified at this point. The project won't work by changing it more. We already shortened the garage as much as we can and set it closer to the house than we originally planned. We need the encroachment to make this work.

I will reiterate some of what we described in our application about the current shed. The current shed is a permanent structure, that we use, which already exists in the encroachment area. I presume the City permitted this when it was built, but in any event, we bought the house with that shed there, and unless we receive an encroachment, we will actually be left with *even less* usable space than we currently have. We are providing the City *even more* ready access over the easement than exists presently, because the back footprint of our proposed garage will only sit at about the midpoint of the current shed.

The garage is not being pushed back only to create the basketball area, but also to make sure we don't lose out on the use we presently have with the large shed, and also to make better use of the space overall. If we don't receive an encroachment, we actually will end up with materially less usage of our backyard than we now have and less than all prior owners had.

I'll need my builders to weigh in on the downspouts. I'm sure we can accommodate, though there will be a fair amount of landscaped space between the back of the garage and my back fence, for what it's worth.

Scott

Scott Brunner
Partner
Direct: 414-978-5440
Scott.Brunner@huschblackwell.com

From: Jennifer Stilling <jstilling@wauwatosa.net>
Sent: Monday, April 22, 2024 9:41 AM
To: Brunner, Scott <Scott.Brunner@huschblackwell.com>
Cc: Mel Armstrong Sales Design Consultant <mel@paradisebuilders.biz>; David Cuske Project Manager <davidc@paradisebuilders.biz>; Katie Wabiszewski-Brunner <kjwabis@gmail.com>; David Simpson <dSimpson@wauwatosa.net>
Subject: RE: [External] Fwd: 629 77TH ST

[EXTERNAL EMAIL]

Good morning Scott,

We have received the encroachment request application. I have started taking a look at the submitted materials and have a question:

- The purpose of the request states that the garage was pushed back to create a suitable basketball area. The garage depth is 29.5 feet and the proposed encroachment is approximately 3.5 feet at the southwest corner of the lot. Can the garage design be modified such that the structure depth is shorter and/or the garage moved closer to the house to eliminate the requested 3.5 feet of encroachment?

Also, this does not have an impact on the requested encroachment, but I noticed that the building plans show downspouts proposed for the garage. According to City records of existing topography, the lots to the west of the proposed garage appear to be at a generally lower elevation than the proposed garage. Proposed downspouts should be installed to discharge within your property and avoid impacts to adjacent properties.

Thank you,

Jennifer Stilling, PE (she/her)

Senior Civil Engineer

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From: Brunner, Scott <Scott.Brunner@huschblackwell.com>

Sent: Saturday, April 20, 2024 5:54 PM

To: Jennifer Stilling <jstilling@wauwatosa.net>

Cc: Mel Armstrong Sales Design Consultant <mel@paradisebuilders.biz>; David Cuske Project Manager <davidc@paradisebuilders.biz>; Katie Wabiszewski-Brunner <kjwabis@gmail.com>; David Simpson <dSimpson@wauwatosa.net>

Subject: RE: [External] Fwd: 629 77TH ST

Hi Jennifer,

I just submitted the application. Please let me know if there is anything else that is needed. We provided ample detail about the project and material information indicating the reasonableness of the request. I'm also copying my builders in case anything is needed from them.

We are planning to be at the April 29 Board of Public Works meeting at 8:30 am (which I understand is virtual). Thanks for letting me know that this meeting was moved up and for coordinating us getting on the agenda, given the meeting date changed from the previously scheduled meeting.

Scott

Scott Brunner
Partner