



ZONING BOARD OF APPEALS AGENDA

July 16, 2025 at 4:00 PM

**City Hall, 3rd Floor - Council Chambers, 828 Center Avenue,
Sheboygan, WI**

Persons with disabilities who need accommodations to attend this meeting should contact the Building Inspection Department, (920) 459-4064. Persons other than commission, committee, and board members who wish to participate remotely shall provide notice to the Building Inspection Department at 920-459-4064 at least 24 hours before the meeting so that the person may be provided a remote link for that purpose.

OPENING OF MEETING

1. Call to Order
2. Pledge of Allegiance
3. Identify potential conflicts of interest

MINUTES

- [4.](#) Approval of the Board of Appeals minutes from June 18, 2025.

ITEMS FOR DISCUSSION AND POSSIBLE ACTION

- [5.](#) Variance application by Daniel Martin requesting to construct a second garage located at 622 N Evans Street.

NEXT MEETING

6. Next scheduled meeting date: August 20, 2025

ADJOURN

7. Motion to Adjourn

In compliance with Wisconsin's Open Meetings Law, this agenda was posted in the following locations more than 24 hours prior to the time of the meeting:

*City Hall • Mead Public Library
Sheboygan County Administration Building • City's website*

CITY OF SHEBOYGAN

ZONING BOARD OF APPEALS MINUTES

Wednesday, June 18, 2025

Members Present: Kevin Sampson, Keeli Johnson, Tad Tjapkes, Richard Linde, and Drew Phillips

Members Excused: Markus Savaglio and Ed Surek

Staff/Officials Present: Associate Planner Ellise Rose and Building Inspection Specialist Linnae Wierus

OPENING OF MEETING

1. Call to Order

Kevin Sampson called the meeting to order.

2. Pledge of Allegiance

The Pledge of Allegiance is recited.

3. Identify potential conflicts of interest

No committee member had a conflict of interest.

MINUTES

4. Approval of the Board of Appeals minutes from April 16, 2025

MOTION TO APPROVED THE MINUTES OF THE PREVIOUS MEETING HELD ON APRIL 16, 2025.

Motion made by Tad Tjapkes, seconded by Keeli Johnson

Voting yea: Kevin Sampson, Keeli Johnson, Tad Tjapkes, Richard Linde, and Drew Phillips

ITEMS FOR DISCUSSION AND POSSIBLE ACTION

5. Variance application by Julie Caldwell requesting to construct a garage within their required street-yard setback of 25 feet located at 1801 S 8thStreet.

MOTION TO APPROVE AS PRESENTED

Motion made by Keeli Johnson, seconded by Tad Tjapkes

Voting yea: Kevin Sampson, Keeli Johnson, Tad Tjapkes, Richard Linde, and Drew Phillips

Motion carried.

6. Variance application by Moraine Properties Inc. requesting to pave the gravel parking area at the lot line located at 1915 N 11thStreet.

MOTION TO APPROVE AS PRESENTED

Motion made by Keeli Johnson, seconded by Tad Tjapkes

Voting yea: Kevin Sampson, Keeli Johnson, Tad Tjapkes, Richard Linde, and Drew Phillips

Motion carried.

7. Variance application by Moraine Properties Inc. requesting to pave the gravel parking area at the lot line located at 1921 N 11th Street.

MOTION TO APPROVE AS PRESENTED

Motion made by Keeli Johnson, seconded by Drew Phillips

Voting yea: Kevin Sampson, Keeli Johnson, Tad Tjapkes, Richard Linde, and Drew Phillips

Motion carried.

8. Variance application by Jonathan R Craven Living Trust requesting to construct an attached 26 ft x 24 ft garage and family room on the second level to the east side of the single-family dwelling. The addition would be set 7 feet back from the east property line. Property located at 80 Lincoln Avenue.

MOTION TO APPROVE AS PRESENTED

Motion made by Tad Tjapkes, seconded by Keeli Johnson

Voting yea: Kevin Sampson, Keeli Johnson, Tad Tjapkes, Richard Linde, and Drew Phillips

Motion carried.

NEXT MEETING

9. Next scheduled meeting date: July 16, 2025

The next meeting is scheduled for July 16, 2025.

ADJOURN

10. Motion to Adjourn

MOTION TO ADJOURN AT 4:10 PM

Motion made by Tad Tjapkes, seconded by Keeli Johnson

Voting yea: Kevin Sampson, Keeli Johnson, Tad Tjapkes, Richard Linde, and Drew Phillips

Motion carried.

CITY OF SHEBOYGAN**REQUEST FOR ZONING BOARD OF APPEALS CONSIDERATION**

ITEM DESCRIPTION:

Address: 622 N EVANS ST

Parcel #: 207250

Owner's Name: DANIEL L MARTIN

Zoning: SR-5 (SUBURBAN RESIDENTIAL)

REPORT PREPARED BY: Ellise Rose, Associate Planner

REPORT DATE: 07/2/2025

MEETING DATE: 07/16/2025

BACKGROUND / ANALYSIS

Owner would like to construct a second detached garage.

Ordinance #: 105-722(d)(2)(a) The maximum number of accessory structures per lot is three--not to exceed one garage, one shed, one gazebo or one greenhouse.

Requesting: Two detached garages

Allowed: One detached garage

ATTACHMENTS:

Application, pictures, and drawing

251978

Item 5.



CITY OF SHEBOYGAN

VARIANCE APPLICATION

Fee: \$250-

Review Date: _____

Read all instructions before completing. If additional space is needed, attach additional pages.

SECTION 1: Applicant/ Permittee Information

Name (Ind., Org. or Entity)

DAN MARTIN

Mailing Address

622 N EVANS ST.

City

Sheb.

State

WI

ZIP Code

53081

Email Address

COUNTERBOY67@Gmail.com

Phone Number (incl. area code)

920 946-1785

Applicants interest in property:

SECTION 2: Property Information

Property Address

622 N EVANS ST

City

Sheb.

State

WI

Zip

53081

Type of Building: ☐ Commercial ☒ ResidentialRequest for: ☒ New Construction ☐ Repairs ☐ Alterations ☐ Addition ☐ Nonconforming Use ☐ Other

SECTION 3: If the Request is for a Nonconforming Use

Your intended use:

Date last occupied as a nonconforming use:

By Whom:

Previous Use:

SECTION 4: Requested Variance

On a separate letter to the Board, describe the requested variance and include what unnecessary hardship or difficulty is caused by following the regulations or requirements of the ordinance. See the attached "The Three Tests for a Variance" and be prepared to argue how you pass the THREE TESTS FOR A VARIANCE.

SECTION 5: Certification and Permission

Certification: I hereby certify that I am the owner or authorized representative of the owner of the property which is the subject of this Variance Application. I certify that the information contained in this form and attachments are true and accurate. I certify that the project will be in compliance with all conditions. I understand that failure to comply with any or all of the provisions of the permit may result in permit revocation and a fine and/or forfeiture under the provisions of applicable laws.

Permission: I hereby give the City permission to enter and inspect the property at reasonable times, to evaluate this notice and application, and to determine compliance with any resulting permit coverage.

Name of Owner/Authorized Representative (please print)

DAN

Title

OWNER

Phone Number

920 946-1785

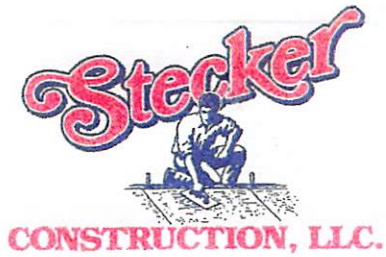
Signature of Applicant

DAN MARTIN

Date Signed

6-18-25

Complete application is to be filed with the Building Inspection Department, 828 Center Avenue, Suite 208. Variances to zoning ordinances are considered by the City of Sheboygan Zoning Board of Appeals monthly on the third Wednesday at 3 p.m. at a public hearing. To be placed on the agenda of Zoning Board of Appeals, application must be received no later than 4:30 p.m. on the third Wednesday of the month prior to the scheduled public hearing. Applications will not be processed if all required attachments and filing fee of \$250 (payable to the City of Sheboygan) are not submitted along with a complete and legible application. Application filing fee is non-refundable.



701 N. 10th Street
P.O. Box 700020
Oostburg, WI 53070
(920) 564-3989
FAX (920) 564-3818

- Commercial & Residential Flat
- Decorative Concrete Installation
- Outdoor Living Space Design
- Patios, Pool Decks, Retaining Walls
- Poured Foundation Walls

Item 5.

June 16, 2025

I stopped by Dan Martin's house (622 N Evans, Sheboygan) to look at his project. For us to attach a new garage slab to his existing will not work because of water issues. The alley is so much higher, we would have to put a retaining wall along the alley. The better plan would be to put the new garage west of the existing garage on the hill, 7' from the property line. Then we can get the water to drain the right way.

Thank You

Brian Stecker

Dear CITY Board

I am requesting a Variance for a second Garage That has to be another Detached Garage, Reason being I Do not have Proper water drainage adding on to my existing Garage. I had 3 well experienced Mason contractors here that did Their own Surveys and There is not enough Pitch to The alley Therefore The water will Run Towards my House.

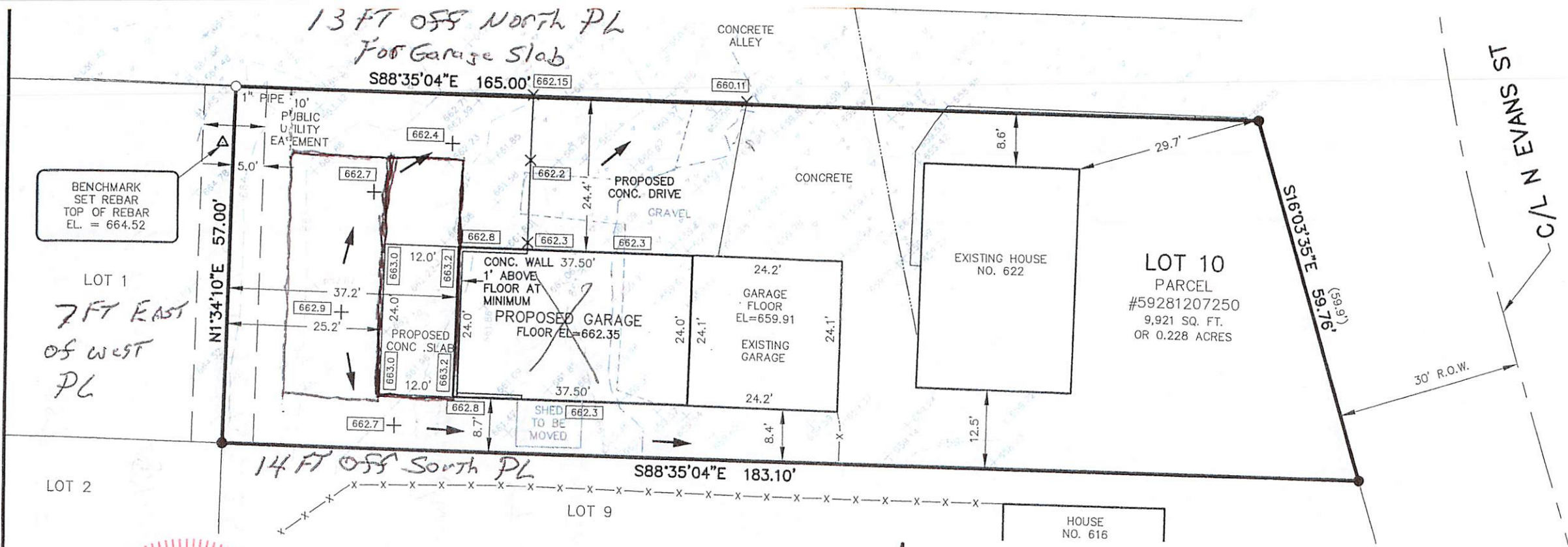
The alley Starts Sloping UP Just Past or West of my existing Driveway

~~I have~~

The New Garage will MATCH The same as The House and existing Garage, Shingles, Siding, Overhang





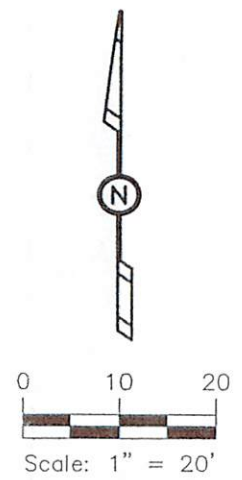


Joshua L. Tendolle
JOSHUA L. TENDOLLE
S-4030
SHEBOYGAN
WIS.
6/3/2025
LAND SURVEYOR

I Joshua L. TenDolle do hereby certify that this survey is correct to the best of my knowledge and belief.

NOTES:

1. PROPOSED CONCRETE DRIVEWAY GRADING SHALL BE DETERMINED BY PROPERTY OWNER AND CONCRETE CONTRACTOR.
2. UTILITY STRUCTURES VISIBLE ON THE GROUND SURFACE HAVE BEEN SHOWN PER ACTUAL MEASUREMENTS. UNDERGROUND UTILITY LINES HAVE NOT BEEN SHOWN CALL DIGGERS HOTLINE PRIOR TO ANY EXCAVATION.



LEGEND

- = Iron Stake Found
- = 0.75" Iron Rebar Set
- x-x- = Fence
- = Spot Elevation
- ⊕ = Power Pole
- = Overhead Electric
- (###) = Recorded Dimension
- = Proposed Flow
- [000.00] = Proposed Grade


100 South 10th Street
Oostburg, WI 53070
920-547-0599
CEDAR CREEK SURVEYING, LLC
ENGINEERS • SURVEYORS • DRAFTERS
www.cedarcreeksurveying.com
FILE No.: 2025059s DATE: 6/3/2025 PAGE: 1 OF 1

7 FT EAST OF WEST PROPERTY LINE Item 5.

13 FT OFF ALLEY FOR GARAGE SLAB

14 FT OFF SOUTH PROPERTY LINE

EXISTING DRIVEWAY 32 FT

CAN I DO 40 FT OF CONCRETE / 30 FOR GARAGE
AND 10 FOR PARKING SLAB

~~150.00~~
~~6x6x10~~
~~PAVING~~
~~PAVING~~