



ZONING BOARD OF APPEALS AGENDA

February 18, 2026 at 4:00 PM

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

It is possible that a quorum (or a reverse quorum) of the Sheboygan Common Council or any other City committees/boards/commissions may be in attendance, thus requiring a notice pursuant to State ex rel. Badke v. Greendale Village Board, 173 Wis. 2d 553, 494 N.W.2d 408 (1993).

Persons with disabilities who need accommodations to attend this meeting should contact the Department of City Development, (920) 459-3377. Persons other than commission, committee, and board members who wish to participate remotely shall provide notice to the City Development Department at 920-459-3377 at least 24 hours before the meeting so that the person may be provided a remote link for that purpose. All Board members may attend the meeting remotely.

OPENING OF MEETING

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

OPENING OF MEETING

4. Approval of the Board of Appeal minutes from January 21, 2026.

ITEMS FOR DISCUSSION AND POSSIBLE ACTION

5. Variance application by Jessica Christel and Jackie Baughman requesting to expand their driveway to intrude on their side yard paving setback located 2324 Broadway Avenue.

TENTATIVE DATE OF NEXT REGULAR MEETING

6. Next scheduled meeting: March 18, 2026 at 4:00PM

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, January 21, 2026

Members Present: Kevin Sampson, Keeli Johnson, Tad Tjapkes, Ed Surek and Drew Phillips

Members Excused: Markus Savaglio and Richard Linde

Staff/Officials Present: City Attorney Liz Majerus, Director of Planning and Development Taylor Zeinert, Building Inspector Pat Eirich, City Planner Jeff Witte and Administrative Coordinator 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 conflict of interests were identified.

MINUTES

4. Approval of the Board of Appeal minutes from December 17, 2025.

MOTION TO APPROVE THE MINUTES OF THE PREVIOUS MEETING HELD ON DECEMBER 17, 2025.

Motion made by Keeli Johnson, seconded by Tad Tjapkes

Voting yea: Kevin Sampson, Keeli Johnson, Tad Tjapkes, and Ed Surek

Motion carried.

ITEMS FOR DISCUSSION AND POSSIBLE ACTION

5. Variance application by Terry and Rekha Jones to remove an existing covered porch and construct a new two-story balcony and porch within their required street-yard setback of 25 feet located 624 Alabama Avenue.

MOTION TO DENY THE VARIANCE APPLICATION.

Motion made by Tad Tjapkes, seconded by Drew Phillips

Voting yea: Tad Tjapkes, Drew Phillips, and Kevin Sampson

Voting nay: Keeli Johnson and Ed Surek

Motion carried.

TENTATIVE DATE OF NEXT REGULAR MEETING

6. Next scheduled meeting date: February 18, 2026

The next meeting is scheduled for February 18, 2026.

ADJOURN

7. Motion to Adjourn

MOTION TO ADJOURN THE MEETING

Motion made by Tad Tjapkes, seconded by Keeli Johnson

Voting yea: Kevin Sampson, Keeli Johnson, Tad Tjapkes, Drew Philips, and Ed Surek

Motion carried.

Meeting is adjourned at 4:41 pm.

REQUEST FOR ZONING BOARD OF APPEALS CONSIDERATION

ITEM DESCRIPTION:

Address: 2324 BROADWAY

Parcel #: 410080

Owner's Name: JESSICA L CHRISTEL AND JACQUELYNE A BAUGHMAN

Zoning: SR-5 (SUBURBAN RESIDENTIAL)

REPORT PREPARED BY: Ellise Rose, Zoning Administrator

REPORT DATE: 02/09/2026

MEETING DATE: 02/18/2026

BACKGROUND / ANALYSIS

Owner would like to expand their driveway to intrude on their side yard paving setback.

Ordinance #: 105-203(b)(3)(j) Minimum paved surface setback: Three feet from side or rear property line, except that an existing paved area nearer than three feet from a side lot line may be replaced, provided that it is not nearer than the existing location and surface water from the paved area is directed away from the side property line.

Requesting: 6-inch setback

Allowed: 3-foot setback

ATTACHMENTS:

Application, pictures, and drawing

260270

Item 5.

	CITY OF SHEBOYGAN VARIANCE APPLICATION	Fee: _____ Review Date: _____
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Read all instructions before completing. If additional space is needed, attach additional pages.

SECTION 1: Applicant/ Permittee Information			
Name (Ind., Org. or Entity) <i>Jessica Christel and Jackie Baughman</i>			
Mailing Address <i>2324 Broadway Avenue</i>	City <i>Sheboygan</i>	State <i>W.</i>	ZIP Code <i>53081</i>
Email Address <i>jessicaleechristel@gmail.com</i>	Phone Number (incl. area code) <i>920-323-0253</i>		
Applicants interest in property: <i>Expand width of driveway for disability needs</i>			
SECTION 2: Property Information			
Property Address <i>2324 Broadway Ave.</i>	City <i>Sheboygan</i>	State <i>W.</i>	Zip <i>53081</i>
Type of Building: <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential			
Request for: <input type="checkbox"/> New Construction <input type="checkbox"/> Repairs <input type="checkbox"/> Alterations <input type="checkbox"/> Addition <input type="checkbox"/> Nonconforming Use <input checked="" type="checkbox"/> Other			
SECTION 3: If the Request is for a Nonconforming Use			
Your intended use: <i>To widen current driveway on my property to provide safety due to my disability. Need to accomodate for larger vehicle with a side lift platform.</i>			
Date last occupied as a nonconforming use: <i>N/A</i>			
By Whom: <i>N/A</i>		Previous Use: <i>N/A</i>	
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) <i>Jessica Christel Jackie Baughman</i>		Title <i>owners</i>	
Signature of Applicant <i>Jessica Christel Jackie Baughman</i>		Phone Number <i>920-323-0253</i>	
		Date Signed <i>12-29-25</i>	

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.



10/22/25

Jessica L Christel
2324 Broadway Ave
Sheboygan WI 53081-5520

To Whom It May Concern:

Due to Jessica's chronic regional pain syndrome she requires mobility devices including, cane, walker, wheelchair and power scooter. She is at high risk for falls given her condition and needs widening of her driveway to 18 feet to accommodate 2 vehicles and space for her to safely ambulate to them. Due to the weather and uneven terrain she is at high risk for falls and further bodily injury. In addition, this would facilitate the use of a lift to help her in & out of her.

Sincerely,

Ryan Clark, DO

BayCare Clinic Pain and Rehab Medicine
2845 GREENBRIER RD
STE 340
GREEN BAY WI 54311-6519
Phone: 920-288-8377
Fax: 920-288-8385

Jessica Christel and Jackie Baughman are owners of 2324 Broadway Avenue in Sheboygan, Wisconsin 53081. We have lived in the home since purchasing it in 2018. We have no intention of moving. We are looking at gaining approval from the City of Sheboygan to widen and expand our driveway to assist with Jessica's disability and her safety. Our plan is to have the driveway widened to the west from the cement slab that is currently under the fence gate. This would bring the west side of our driveway straight to Broadway Avenue, keeping it 6 inches from the property line. It is our intent to bring the East side of our driveway straight forward to Broadway Avenue from the Southeast corner of the garage. During this process, it would also be our intent to expand the end of the driveway, the approach, to be 23 feet wide and off of the property line. This widening will not affect any driveway on Broadway, nor will it take away from anyone's street parking. If anything, it will assist in making the street parking easier for all neighbors as our two vehicles will be in our driveway vs on the street. It is our intent to keep our sidewalk that goes from the city sidewalk to our front door, the sidewalk approach. In attached picture, current cement is grey. The addition being requested is red.

By signing this letter, you are showing your support for our project at 2324 Broadway Avenue Sheboygan, WI 53081, to take place in either 2025 or 2026. Once we seek approval from city you will receive a letter in the mail to inform you. Thank you.

ADDRESS:	PRINT NAME:	SIGNATURE:	DATE:
1653 S. 24 th Street	Brian Voss	Brian Voss	10-11-25
2318 Broadway Avenue	Rhonda Fern	Rhonda Fern	10-13-25
2310 Broadway Avenue	Theo	Theo Padavano	10-16-25
1705 S. 24 th Street	John Adamarich	John Adamarich	11-17-25
2323 Broadway Avenue	Karen Ott	Karen Ott	10-16-25
2317 Broadway Avenue	Julie Menzer	Julie Menzer	10-20-25
2313 Broadway Avenue	Matt Wolf	Matt Wolf	10-21-25

Additionally, what will be the width of the current driveway and addition ? The letter states that the approach will be 23 feet, but it does not specify the width of the driveway at the property line.

Item 5.

Thanks,

Linnae Wierus

City of Sheboygan | City Hall

Administrative Coordinator

828 Center Avenue | Sheboygan, WI 53081

Office: 920-459-4064 | E linnae.wierus@sheboyganwi.gov



From: Jessica Christel <jessicaleechristel@gmail.com>

Sent: Tuesday, January 20, 2026 12:14 PM

To: Wierus, Linnae <Linnae.Wierus@sheboyganwi.gov>

Subject: Re: [2324 Broadway Ave Sheboygan](#) -Question

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Thank you for the update.

On Tue, Jan 20, 2026, 8:18 AM Wierus, Linnae <Linnae.Wierus@sheboyganwi.gov> wrote:

Good morning,

Ye, the application has been received, and it will be processed this week. The Board of Appeals meeting will be on 2/18/26 at 4pm in the Council Chambers.

If you have any questions, please let me know.

Thanks,

Linnae Wierus

City of Sheboygan | City Hall

Administrative Coordinator

828 Center Avenue | Sheboygan, WI 53081

Office: 920-459-4064 | E linnae.wierus@sheboyganwi.gov



From: Kapelka, Savanna <Savanna.Kapelka@sheboyganwi.gov>

Sent: Monday, January 19, 2026 7:38 AM



Fw: 2324 Broadway Ave Sheboygan -Question

From Wierus, Linnae <Linnae.Wierus@sheboyganwi.gov>

Date Wed 2/4/2026 3:34 PM

To Rose, Ellise <Ellise.Rose@sheboyganwi.gov>

Linnae Wierus

City of Sheboygan | City Hall

Administrative Coordinator

828 Center Avenue | Sheboygan, WI 53081

Office: 920-459-4064 | E linnae.wierus@sheboyganwi.gov



From: Jessica Christel <jessicaleechristel@gmail.com>

Sent: Wednesday, February 4, 2026 3:33 PM

To: Wierus, Linnae <Linnae.Wierus@sheboyganwi.gov>

Subject: Re: 2324 Broadway Ave Sheboygan -Question

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

My apologizes:

It will be 6 inches from property line. The survey is not correct.

The width is 18 feet.

Thank you for reaching out.

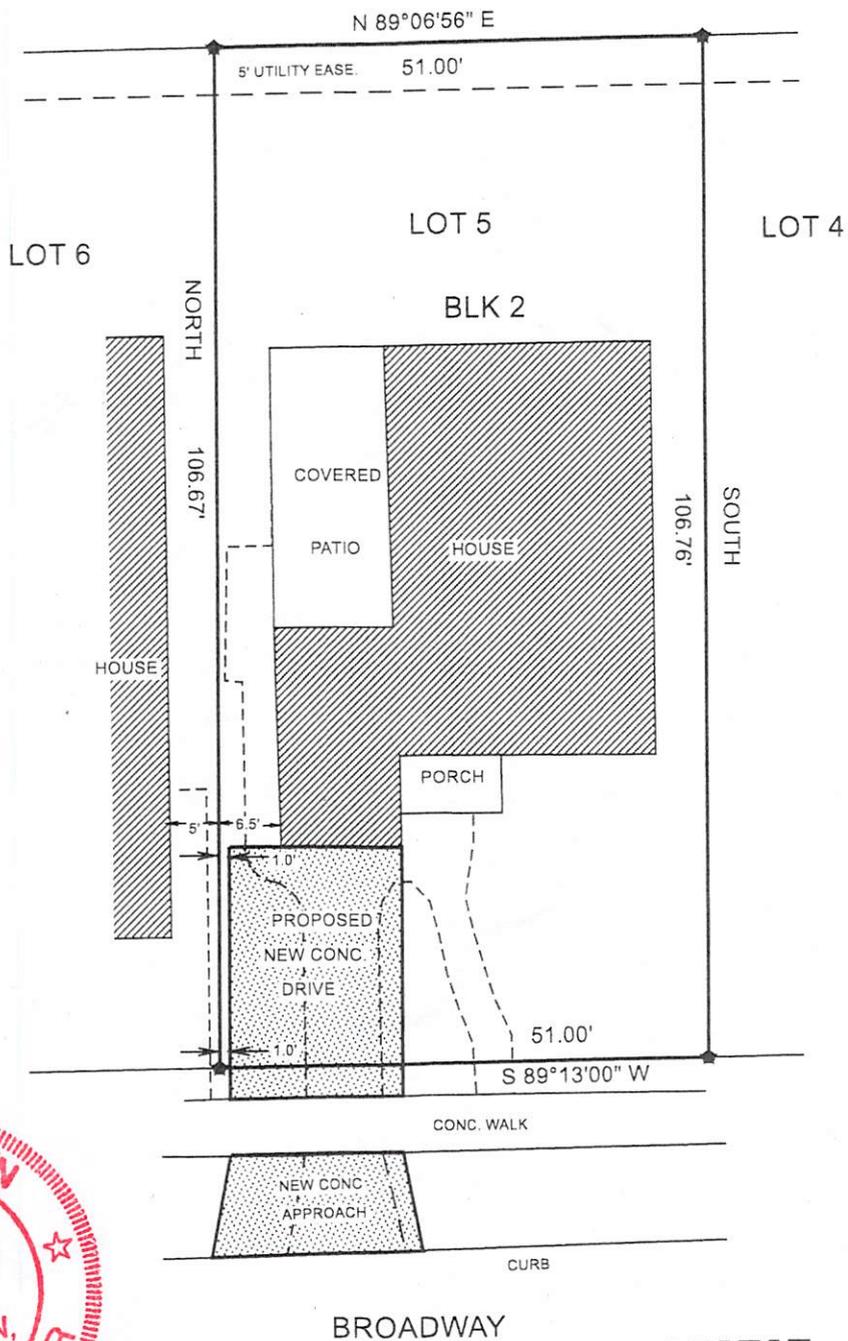
On Wed, Feb 4, 2026, 3:24 PM Wierus, Linnae <Linnae.Wierus@sheboyganwi.gov> wrote:

Hi Jessica,

I have a question regarding your variance application: what is the planned setback from the property line to the proposed concrete addition? The letter mentions 6 inches, while the survey shows 1 foot.

D & H LAND SURVEYS LLC
1628 GEORGIA AVENUE
SHEBOYGAN, WISCONSIN

2324 BROADWAY AVE.
PARCEL 59281410080
BEING LOT 5 OF BLOCK 2, OF BROADVIEW SUBDIVISION,
CITY OF SHEBOYGAN, SHEBOYGAN COUNTY, WISCONSIN.

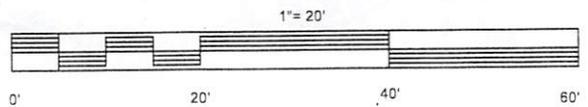


THIS IS AN ORIGINAL PRINT ONLY
THE SEAL IS IMPRINTED IN RED

THIS IS TO CERTIFY THAT THE INFORMATION SHOWN HEREON
IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Dennis J. Van Sluys S-1238

Dated this 4th day of November, 2025.



★ = 1" IRON PIPE FOUND

----- = EXISTING EDGE OF CONC.

DATA/CSHEB25/2324BROA L-25006



EVERY CHRISTMAS

2324

932

Item 5.

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A photograph of a residential street scene. In the foreground, a concrete sidewalk leads from the bottom right towards the center. To the left of the sidewalk is a grassy area with patches of snow. In the middle ground, a house with a two-car garage is visible. The garage door is light-colored and has some text above it, possibly "All Seasons Construction". To the right of the garage is a dark trash bin. Further right, another house is visible, and a person is standing near a small Christmas tree. The sky is overcast and grey. A tree with bare branches is on the right side of the frame.

Item 5.

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Item 5.

1653

2324

2318

2310

1654

59281 A 10090

59281 A 10080

59281 A 10070

59281 A 10060

59281 A 10050

9253 272

Broadway

9253 2743

S 24th St

1705

2323

2317

2313

2307

1706

59281 A 10200

59281 A 10190

59281 A 10180

59281 A 10170

59281 A 10160

59281 A 10150

S 23rd St