



ZONING BOARD OF APPEALS AGENDA

June 18, 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 April 16, 2025

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.
- [6.](#) Variance application by Moraine Properties Inc. requesting to pave the gravel parking area at the lot line located at 1915 N 11thStreet.
- [7.](#) Variance application by Moraine Properties Inc. requesting to pave the gravel parking area at the lot line located at 1921 N 11thStreet.
- [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.

NEXT MEETING

9. Next scheduled meeting date: July 16, 2025

ADJOURN

10. 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, April 16, 2025

Members Present: Kevin Sampson, Keeli Johnson, Tad Tjapkes, Markus Savaglio and Ed Surek
Members Unexcused: Richard Linde and Sala Sander**Staff/Officials Present:** Associate Planner Ellise Rose and Building Inspector Pat Eirich**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 March 19, 2025.

MOTION TO APPROVE THE MINUTES OF THE PREVIOUS MEETING HELD ON MARCH 19, 2025.

Motion made by Markus Savaglio, seconded by Tad Tjapkes

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

ITEMS FOR DISCUSSION AND POSSIBLE ACTION

5. Variance application by Tamara Lukonen requesting to construct a 6-foot-high privacy fence within their required street yard setback of 25 feet located at 3990 Pine Bluff Drive.

MOTION TO APPROVE WITH THE FOLLOWING CONDITIONS.

Motion made by Markus Savaglio, seconded by Tas Tjapkes

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

1. 6ft solid fence allowed on the northern side of the property with gate as presented. Fencing material of owner's choosing.
2. For the required street yard (25 ft) on the southside of the property, property owner can pick ONE option. Fencing material of owner's choosing.
 - a. 6ft solid fence allowed to be installed behind the existing landscaping, approximately 10ft setback from the property line
 - b. 4ft solid fence with a setback of 1ft from the property line

Motion carried.

NEXT MEETING

6. Next scheduled meeting date: May 21, 2025

The next meeting is schedule for May 21, 2025.

Item 4.

ADJOURN

7. Motion to Adjourn

MOTION TO ADJOURN AT 4:08 PM.

Motion made by Markus Savaglio, seconded by Keeli Johnson

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

Motion carried.

REQUEST FOR ZONING BOARD OF APPEALS CONSIDERATION

ITEM DESCRIPTION:

Address: 1801 S 8TH ST

Parcel #: 316720

Owner's Name: JULIE A CALDWELL

Zoning: NR-6 (Neighborhood Residential- 6)

REPORT PREPARED BY: Ellise Rose, Associate Planner

REPORT DATE: 06/4/2025

MEETING DATE: 06/18/2025

BACKGROUND / ANALYSIS

Owner would like to construct a garage within their required street-yard setback of 25 feet.


Ordinance #: Sec 105-234(b)(3)(b) - Front or street side lot line to house: 25 feet. Sec 105-722 - Accessory uses shall not be located between a principal building and a street frontage on the same lot, nor within any required front yard or street side yard.

Requesting: 10.9 foot setback

Allowed: 25 foot setback

ATTACHMENTS:

Application, pictures, and drawing

	CITY OF SHEBOYGAN VARIANCE APPLICATION	Fee: _____
		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) <u>JAMIE + JULIE CALDWELL</u>			
Mailing Address <u>1801 S. 8th ST.</u>	City <u>SHEBOYGAN</u>	State <u>WI</u>	ZIP Code <u>53081</u>
Email Address	Phone Number (incl. area code) <u>920.226.9848</u>		
Applicants interest in property: <u>OWNERS</u>			
SECTION 2: Property Information			
Property Address <u>1801 S. 8th ST.</u>	City <u>SHEBOYGAN</u>	State <u>WI</u>	Zip <u>53081</u>
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:			
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) <u>JEFF M. BERG</u>		Title	Phone Number <u>608 834.9335</u>
Signature of Applicant <u>[Signature]</u>		Date Signed <u>5/16/25</u>	

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.

Requested Variance for 1801 S. 8th St.

The requested variance is to allow the front lot setback to be 10.9' rather than 25' for a corner lot.

Our situation passes the THREE TESTS FOR A VARIANCE:

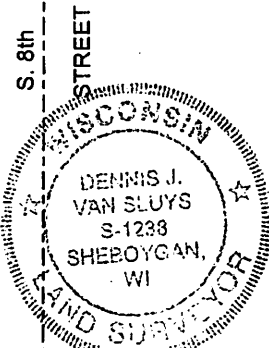
1. UNNECESSARY HARDSHIP – without the variance we would not be able to build a garage that would be deep enough to park our car in it. The garage is 22' x 22' on a lot that is only 38' deep
2. UNIQUE PROPERTY LIMITATIONS – the property is on a corner with the length of the property running parallel to High Avenue where the driveway is located and given the location of the house there is not another option for locating the garage. As the property is only 38' deep, the house was built only 6' from the front property line and 5' from the rear lot line.
3. NO HARM TO THE PUBLIC INTEREST – the existing garage is the same depth as the new garage will be and has not harmed the public interest.

The above clearly shows that the property passes all three tests so we respectfully request approval for the variance.

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

1801 S. 8th STREET
PARCEL 59281316720
DESCRIBED AS THE NORTH 38 FEET OF LOT 5 AND 6 OF BLOCK 10
OF OTTEN & SAEMANNS ADDITION, CITY OF SHEBOYGAN,
SHEBOYGAN COUNTY, WISCONSIN.

HIGH
AVE.

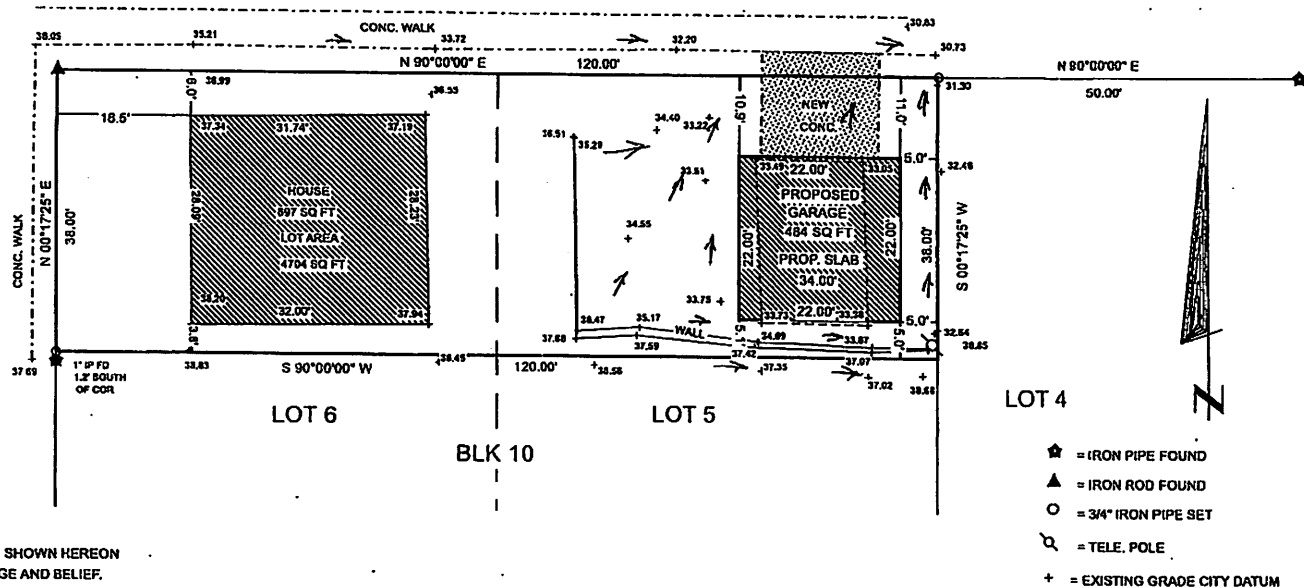


THIS IS AN ORIGINAL PRINT ONLY
SEAL IS IMPRINTED IN RED

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

Dennis J. Van Sluys
Dennis J. Van Sluys S-1238

Dated this 25th day of September, 2024.





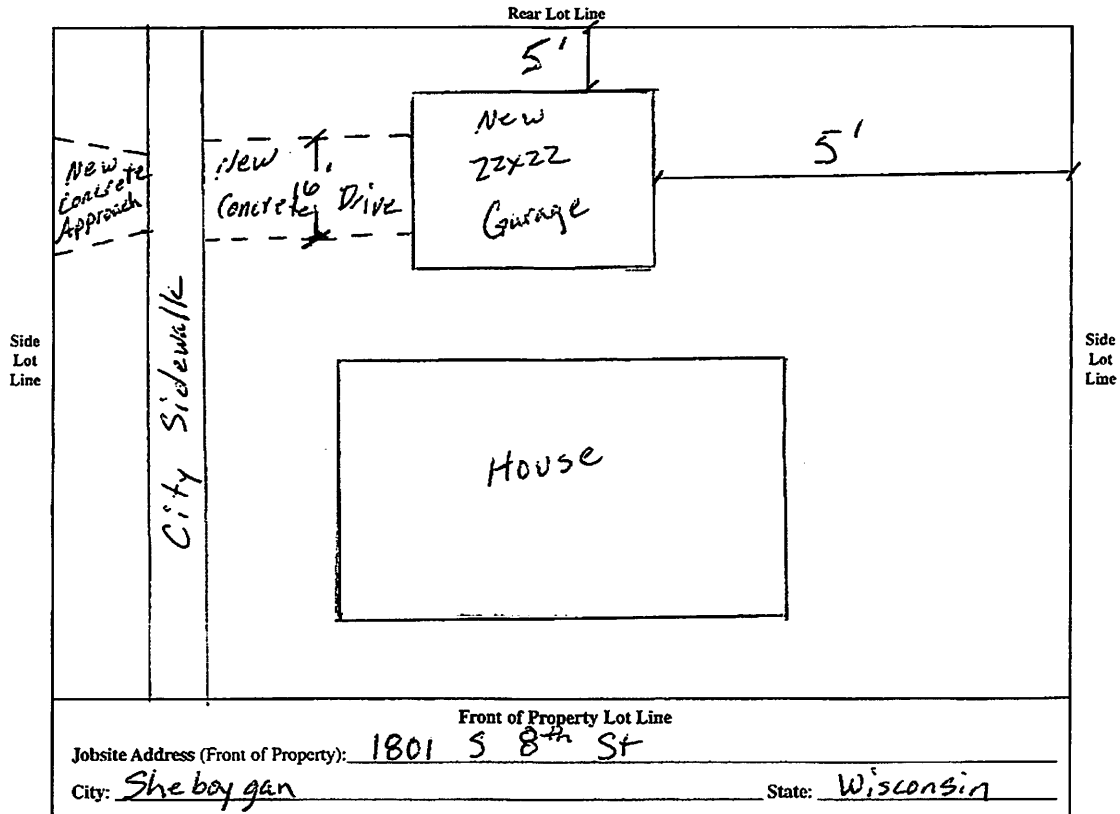
AMERICAN GARAGE BUILDERS

Book 71-102

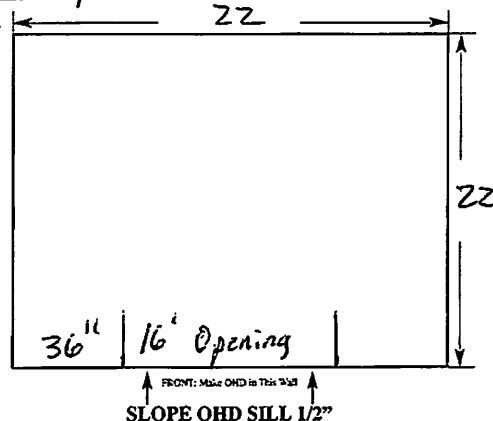
PLACEMENT LAYOUT

OWNER(S) Jamie & Julie Caldwell

GARAGE PLACEMENT: Owner(s) accept responsibility for the placement of the garage slab and any related concrete work on the property as the drawing shows on the PLACEMENT LAYOUT. American relies on the information from the Owner(s) about the property such as but not limited to: the location of Lot Lines; Subdivision Covenants; Deed Restrictions; Local Zoning Ordinances; Easements and Underground Utilities and American assumes no responsibility for violations due to the placement of the garage slab, the structure and any related concrete work on the property. Owner(s) will furnish a Plat of Survey if needed and agrees to cooperate with American to obtain all necessary building and/or zoning permits at no cost to American.

Construct reinforced concrete floating slab with raised curb Yes Concrete mix 6 bag. Place 2 rod row(s) around slab.Form all sides of slab down to the original ground to retain the fill Yes. Pour the slab on un-retained fill and Owner(s) will retain the fill with black dirt or sod NO.The top of floor at the Overhead door entrance will be approximately 4" inches Above City ~~Grade~~ Grade.Service Door Curb Cut Out NO Pour 418 sq. ft. extra concrete.Curb height at Overhead door 3 1/2. Curb height at back of slab 0. Slope of slab 3/2.Strip Sod Yes Haul sod away Yes. Leave sod on property NO.Remove 0 sq. ft. of old blacktop. Remove 750 sq. ft. of old concrete.Remove old 15 x 22 garage. Remove old 15 x 22 slab.Heavy Material Trucks Can enter on the property.Wheel Concrete Yes No X

Approx. slab elevations measuring from existing ground to top of concrete:

Front right 8 Front left 8 Rear right 8 Rear left 8Other Specifications Remove & Replace City ROWCurb Approach

American will not be responsible for the payment or warranty of any additional work and/or changes to the work not pursuant to this order without a signed CHANGE ORDER from the OWNER(S) noting the additional work and/or changes.

Owner(s) Jamie Caldwell Date 9/19/24 Owner(s) Julie Caldwell Date 9/19/24

DO NOT SIGN IF YOU DO NOT UNDERSTAND THIS LAYOUT. PLEASE READ BOTH SIDES OF ALL PAPERS.

Directions to job: _____

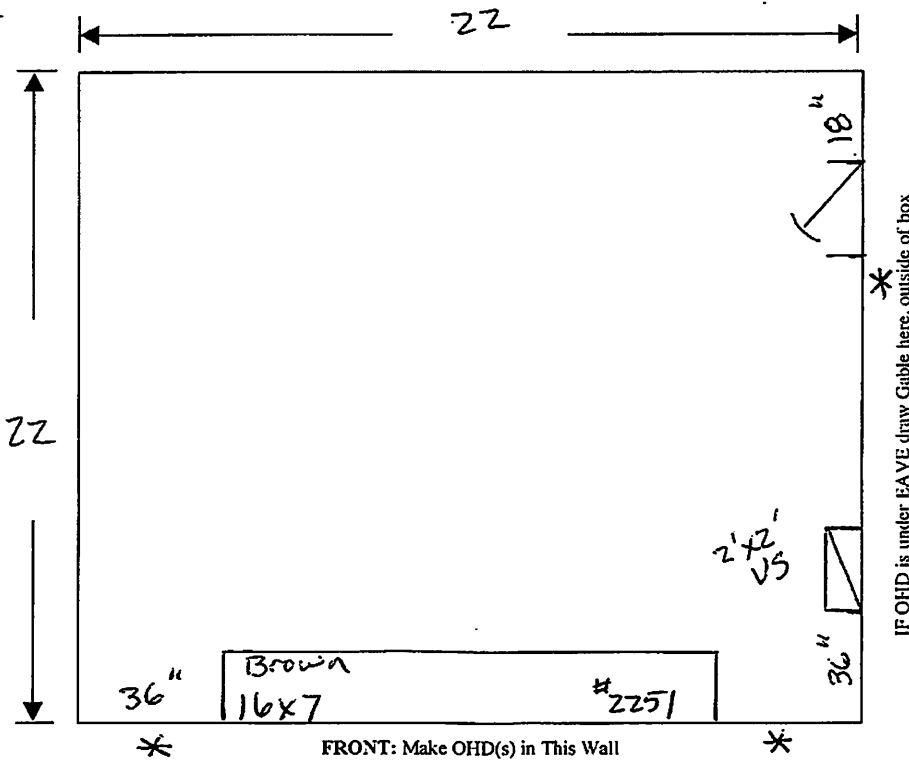
AMERICAN GARAGE BUILDERS

Item 5.

Book No. 71-102

STRUCTURE LAYOUT

Owner(s) Name: Jamie & Julie Caldwell Date: 9/19/24
 JOBSITE Address: 1801 S 8th St City Sheboygan County Sheboygan State WI Zip 53081
 Home Phone (920) 627-2919 Day/Cell (920) 226-9848 Garage Size: GABLE WALL 22 EAVE WALL 22
 Studs: 2x4 @ 16" OC. Wall Sheathing: OSB Building Wrap Yes Vinyl Siding 4/4 Rugged Canyon
 Fascia & Drip Edge Color Brown Vinyl Soffit Color Brown J-Block(s) Qty. 3 Color Rugged Canyon Size 7 x 7
 Window(s) in walls 1 - 2'x2' VS Color Brown Gable Overhang 6 in. Eave Overhang 12 in.
 Trusses 24" OC: Standard Trusses Yes Storage Trusses — Attic Trusses — Roof Pitch 4/12 Snow Load 30 #
 Attic Floor — sq. ft. Attic Floor Thickness — Pull Down Stairs — 4ft. Stairway Opening — Ridge Vent 20 ft. Roof Vents — Color —
 25 Year 3tab Shingles — Dimensional Shingles Yes Shingle Color Appalachian Sky Gutters — Color —
 Overhead Door(s) 16x7 Raised Panel CHI #2251 Color Brown Under Gable Curb Height @ OHD 3 1/2
 Drill/Slide OHD Lock — Weather-Strip Color Brown OHD Trim Color Brown Windows in OHD # — Angle Corners —
 Garage Door Opener(s) with Two Transmitters Yes Keyless Entry — Primed Coated Service Door(s) Yes Service Door Trim Color Brown
 With Glass — Service Door Curb Cut Out — Hip Roof — Misc. * J-Block Locations
 Heavy Material Trucks Yes enter the Property Electricity available Yes Carry garage to slab NO Remove leftover debris Yes



Other Specifications _____

OWNER Jamie Caldwell Date 9/19/24 OWNER Julie Caldwell Date 9/19/24
 PLEASE READ THE BACK BEFORE SIGNING

Directions Job: _____

WHITE: Home Office Copy CANARY: Sales Office Copy PINK: Customer Copy

More Information on Back

YARD SIGN O.K. _____

Newspaper _____ Google _____ Shopper _____ Facebook _____ Direct Mail _____ Referral _____ JFE 11/23

AMERICAN GARAGE BUILDERS

Wisconsin Dwelling Contractor Certification ID# 080200071

Wisconsin Dwelling Contractor Qualifier ID# 2649

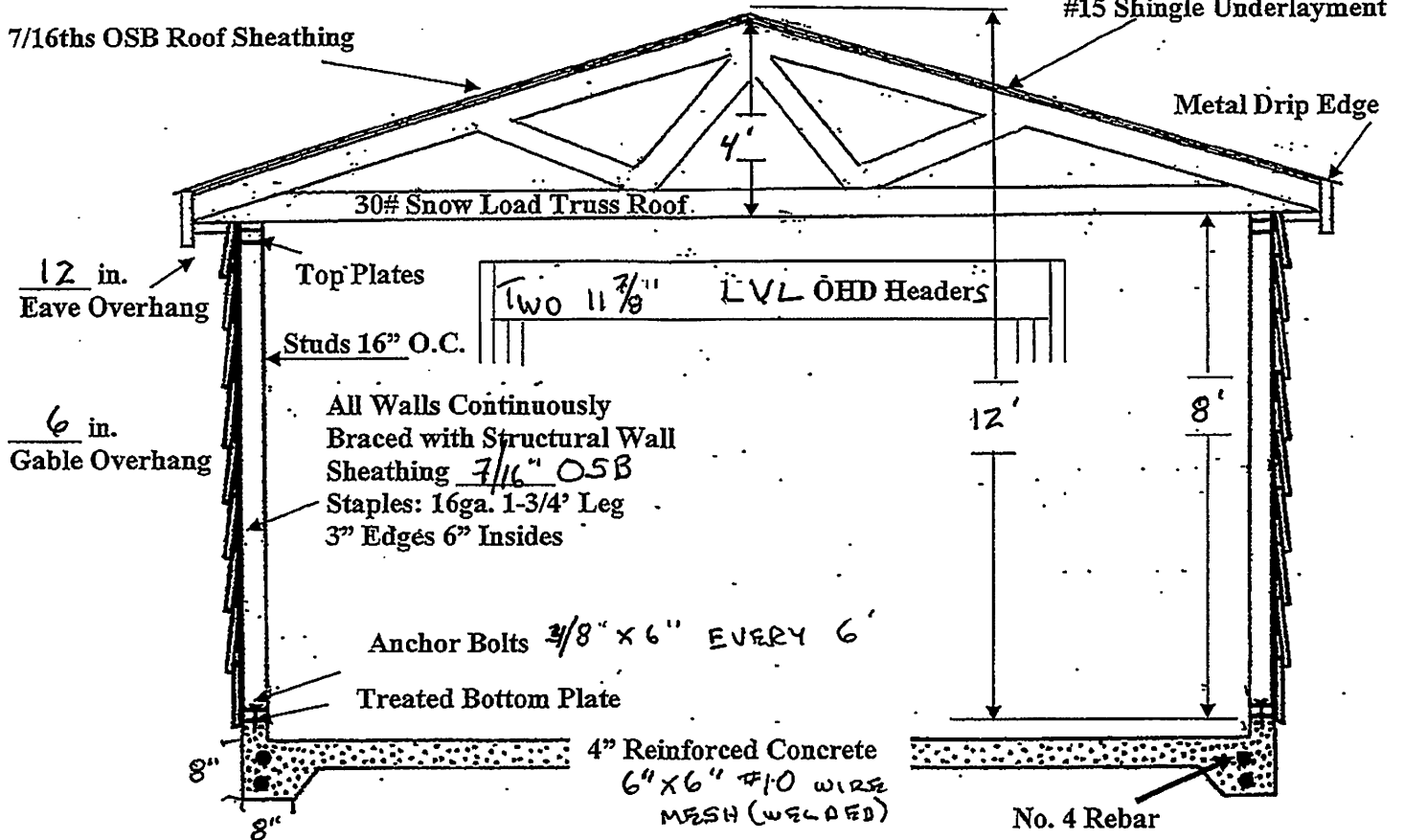
Roof Pitch 4/12

25 Year Asphalt Shingles

7/16ths OSB Roof Sheathing

#15 Shingle Underlayment

Metal Drip Edge



Building Size: Gable 22' Eave 22'

Property Owner NAMIE + JULIE CALDWELL

Job Site Address 1801 8TH ST

City SHEBOYGAN State WI Zip 53081

American Representative _____ Phone _____

Revised 3/2025

CUST: Caldwell #71-102

LABEL: 4GABLE

QTY 2

Item 5.

SEQN: T6.6.20 - 21166 DESIGNER:

L.STUB
L.CANT

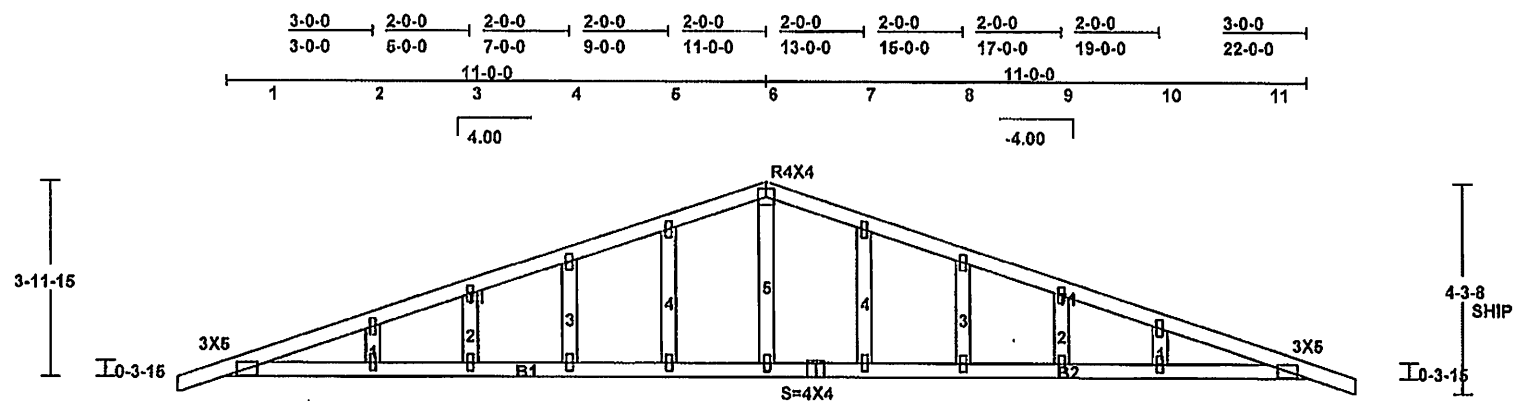
R.STUB
R.CANT

L.HLPK1 11-8-6
L.HLPK2 11-8-7

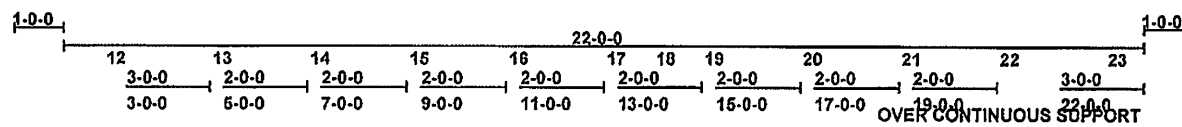
R.HLPK1 11-8-6
R.HLPK2 11-8-7

SLP OHL: 1-0-10

SLP OHR: 1-0-10



TYPICAL PLATE : 1.5X4



<p>TOP CHORD 1,2</p> <p>18.4 / 12-7-3</p> <p>71.6 \ 0-3-5</p> <p>Qty 4 2x4 SPF #2 O/A 12-8-14</p>	<p>GABLE BLK 1,9</p> <p>0-8-3</p> <p>90.0 [0-3-8</p> <p>Qty 4 2x4 SPF #2 O/A 0-9-6</p>	<p>GABLE BLK 4,6</p> <p>2-8-3</p> <p>90.0 [0-3-8</p> <p>Qty 4 2x4 SPF #2 O/A 2-9-6</p>
<p>BOT CHORD 1</p> <p>18.4 / 11-2-4</p> <p>90.0 [0-0-4</p> <p>Qty 2 2x4 SPF #2 O/A 12-0-0</p>	<p>GABLE BLK 2,8</p> <p>1-4-3</p> <p>90.0 [0-3-8</p> <p>Qty 4 2x4 SPF #2 O/A 1-5-6</p>	<p>GABLE BLK 5</p> <p>71.6 / 0-1-14</p> <p>71.6 \ 0-1-14</p> <p>Qty 2 2x4 SPF #2 O/A 3-4-12</p>
<p>BOT CHORD 2</p> <p>18.4 / 9-2-4</p> <p>90.0 [0-0-4</p> <p>Qty 2 2x4 SPF #2 O/A 10-0-0</p>	<p>GABLE BLK 3,7</p> <p>2-0-3</p> <p>90.0 [0-3-8</p> <p>Qty 4 2x4 SPF #2 O/A 2-1-6</p>	

DATE: 10/3/2024 CUST: Caldwell #71-102

LABEL: 4

QTY 10

Item 5.

SEQN: T6.6.20 - 21167 DESIGNER:

L.STUB
L.CANT

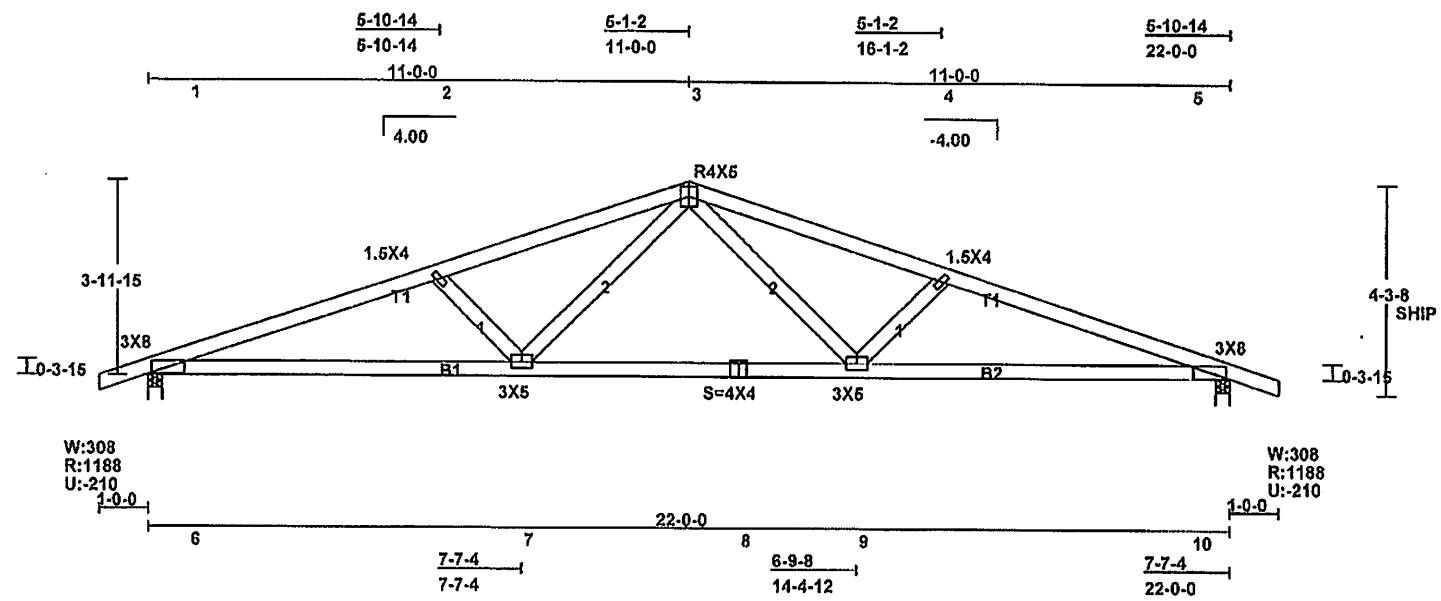
R.STUB
R.CANT

L.HLPK1 11-8-6
L.HLPK2 11-8-7

R.HLPK1 11-8-6
R.HLPK2 11-8-7

SLP OHL: 1-0-10

SLP OHR: 1-0-10



TOP CHORD 1,2				
18.4 /	12-7-3			
71.6 \	0-3-5	12-7-13	0-3-11	171.6
		12-7-13		
Qty 20	2x4	SPF	#2	O/A 12-8-14
BOT CHORD 1				
18.4 /	11-2-4			
90.0 [0-0-4	12-0-0	0-3-8	190.0
		12-0-0		
Qty 10	2x4	SPF	#2	O/A 12-0-0
BOT CHORD 2				
18.4 /	9-2-4			
90.0 [0-0-4	10-0-0	0-3-8	190.0
		10-0-0		
Qty 10	2x4	SPF	#2	O/A 10-0-0

WEB 1,4				
45.0 /	0-2-8	2-2-3		
45.0 \	0-2-8	2-4-13	0-3-15	163.4
		2-3-15		
Qty 20	2x4	SPF	#2	O/A 2-5-11
WEB 2,3				
45.0 /	0-2-8	4-4-6	0-3-15	126.6
45.0 \	0-2-8	4-9-10	0-2-8	145.0
		4-6-2		
Qty 20	2x4	SPF	#2	O/A 4-9-10



CITY OF SHEBOYGAN

VARIANCE
APPLICATION

Fee: _____

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)

Moraine Properties

Mailing Address

W 3329 Sunset Ave

City

Sheboygan Falls

State

WI

ZIP Code

53085

Email Address

morainebuilders@gmail.com

Phone Number (incl. area code)

920 467-6303

Applicants interest in property:

*Owner***SECTION 2: Property Information**

Property Address

1915 N 11th St

City

Sheboygan

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)

David East

Title

VP

Phone Number

920 467-6303

Signature of Applicant

[Signature]

Date Signed

5-19-25

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.

All applications must include:

- 1) Application forms, signed and dated, which are available at the Building Inspection Department Office and online.
- 2) The non-refundable filing fee - \$250.00.
- 3) Photographs of the property.
- 4) Samples of materials being used – roofing, siding, decking, etc.
- 5) A site sketch (see example), drawn to scale indicating location of all existing structures and proposed construction. Also indicate lot lines, size of lot, streets and other public ways, driveways, off-street parking, loading areas, and existing and proposed front, side and rear yards. *Please consult with Building Inspection staff for more information.*

Notes:

- a) The applicant can present any additional information to inform the Board of the facts.
- b) Applicants should be aware staff may require a survey as part of the application information in order to clarify specific variance(s) requested.
- c) Applicants should be aware the Board of Appeals may require a survey as part of the application review and/or as a condition of approval prior to issuance of a building permit if a variance is granted.
- d) Building permits must be acquired within 6 months of the granted approval or the approval will be voided.
- e) Any information submitted on the application will become public record and is not subject to confidentiality.

**FAILURE TO SUPPLY ADEQUATE AND / OR ACCURATE INFORMATION AS REQUESTED ABOVE CAN BE
 GROUNDS FOR DISMISSAL OF THE APPEAL REQUEST.**

Applicants should be prepared to answer the following questions:

- *What **hardship** is created by the application of the Zoning Ordinance to this property? Is **reasonable use** of the property denied by the zoning regulations? In other words, is there an alternative plan that would **comply** with the ordinance?*
- *Is there a **unique physical characteristic** of the property which prevents development of the property in compliance with the Zoning Ordinance?*
- *Would granting the variance harm the **public interest** in any way? For example, would public safety be compromised? (Note: Lack of neighborhood opposition does not necessarily mean a variance would not harm the public interest.)*

A notice of the date and time of the hearing will be mailed to all property owners within 100 feet and municipal property within 1,000 feet of your property. Notice of hearing will also be sent to the City of Sheboygan Planning Department. It is important you discuss your proposal with the Building Inspection and Planning Departments.

The property owner or a representative shall be present at the public hearing to present his or her request to the Board and answer any questions the Board members may have. Should an appearance not be made, or insufficient information presented, the appeal will not be considered and may be either placed on the agenda for the next meeting or denied. The appellant will be required to pay the additional expense incurred because of postponement of the hearing. Appellants are reminded the filing fee for a variance request is non-refundable.

THE THREE "TESTS" FOR A VARIANCE

The CITY OF SHEBOYGAN adheres to a set of Zoning Ordinances to make certain your proposed construction is consistent with neighboring developments, a development does not infringe on the enjoyment of property belonging to neighboring owners, it does not detract from surrounding buildings or lots and is not out of character with the neighborhood, and a project meets necessary public health and safety standards. If your proposed construction cannot meet the requirements of the zoning or sign code, a **VARIANCE** is needed.

To obtain a variance, you must establish, due to some peculiarity of the property's size, shape, topography, etc., it would be a hardship or practical difficulty to meet zoning code requirements. ***These circumstances must not be self-imposed or self-created.*** In short, your proposed construction must meet and pass the three "tests" for a variance listed below.

IT IS RECOMMENDED YOU MEET WITH THE STAFF IN THE CITY'S PLANNING DEPARTMENT AND BUILDING INSPECTION DEPARTMENT BEFORE SUBMITTING YOUR APPLICATION FOR A VARIANCE. BUILDING INSPECTION STAFF WILL REVIEW THE STANDARDS FOR A VARIANCE (BELOW) PRIOR TO YOUR FILLING OUT THE APPLICATION AND PAYING THE NON-REFUNDABLE FILING FEE.

TEST #1: UNNECESSARY HARDSHIP

The Wisconsin Supreme Court has ruled that unnecessary hardship only exists when the zoning ordinance denies ***all reasonable use*** of the property. ***If there is an alternative plan that is within the bounds of the zoning ordinance, a variance is not warranted.***

The hardship experienced ***must not be self-imposed***; loss of profit, expense already incurred and additional expense incurred to comply with zoning ordinances ***are not*** unnecessary hardships.

TEST #2: UNIQUE PROPERTY LIMITATIONS

Unique physical characteristics of your property must prevent you from completing your proposed construction in compliance with the ordinance. The **property** must qualify for the variance, **not your particular situation**.

Additionally, existing violations on other properties or improper variances previously granted are not grounds for a variance.


TEST #3: NO HARM TO PUBLIC INTEREST

The Board members will be taking into account the reason for the existence of the zoning ordinance in applying this test. Lack of opposition ***does not*** necessarily mean the proposed construction would not harm the public interest.

The Board, in granting a variance, may impose conditions on the proposed construction to assure the public's interests are protected. Board members may only grant the ***minimum relief*** necessary for the reasonable use of the property.

Your proposed construction must meet all three "tests" to qualify for a variance. Variances are meant to be an ***infrequent remedy*** where an ordinance imposes a unique and substantial burden. ***They are not intended as an accommodation for a property owner's convenience.*** A variance decision may be appealed within 30 days of the filing of the decision in the office of the board.

Please contact the staff at the City's Planning Department and/or Building Inspection Department if you have any further questions.

	<p align="center">CITY OF SHEBOYGAN</p> <p align="center">VARIANCE APPLICATION</p>	Fee: _____
		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)

Moraine Properties

Mailing Address

W 3329 Sunset Ave

City

Sheboygan Falls

State

WI

ZIP Code

53085

Email Address

morainebuilds@gmail.com

Phone Number (incl. area code)

920 467-6303

Applicants interest in property:

owner

SECTION 2: Property Information

Property Address

1921 N 11th St

City

Sheboygan

State

WI

Zip

53081

Type of Building: ☐ Commercial ☒ Residential

Request 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.

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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)

David East

Title

VP

Phone Number

920 467-6303

Signature of Applicant

[Signature]

Date Signed

5-19-25

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THE THREE "TESTS" FOR A VARIANCE

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IT IS RECOMMENDED YOU MEET WITH THE STAFF IN THE CITY'S PLANNING DEPARTMENT AND BUILDING INSPECTION DEPARTMENT BEFORE SUBMITTING YOUR APPLICATION FOR A VARIANCE. BUILDING INSPECTION STAFF WILL REVIEW THE STANDARDS FOR A VARIANCE (BELOW) PRIOR TO YOUR FILLING OUT THE APPLICATION AND PAYING THE NON-REFUNDABLE FILING FEE.

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PROJECT SCOPE AND VARIANCE CRITERIA

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This request is for a variance is to allow for the placement of concrete up to the property lines as noted above and as shown on the attached site plan.



Existing Concrete Driveway



1921 N. 11th Street Parking Area



1915 N. 11th Street Parking Area

59281705340

1921

59281705330

Replace
Existing

59281705320

1915

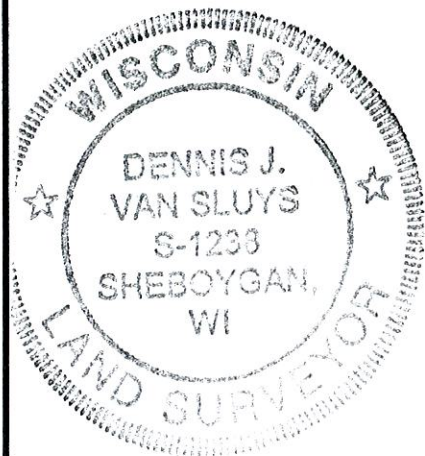
59281705310

0 0 0 mi



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

DRIVE EASEMENT
DESCRIBED AS THE SOUTH 12 FEET OF THE WEST 120 FEET
OF LOT 17 OF BLOCK 5 OF ASSESSMENT SUBDIVISION NO. 12,
CITY OF SHEBOYGAN, SHEBOYGAN COUNTY, WISCONSIN.

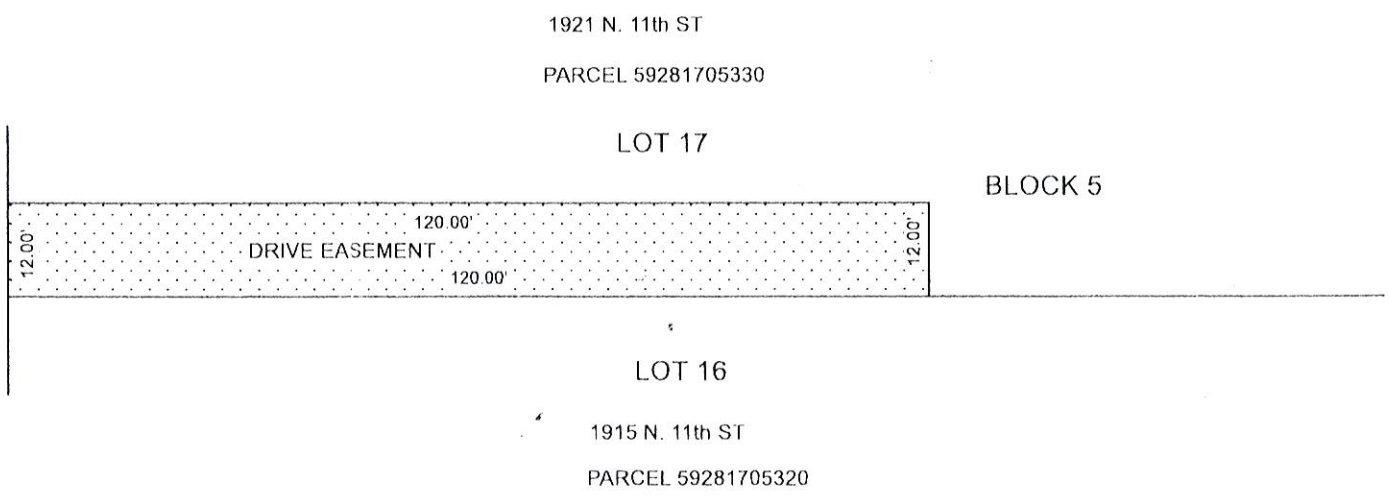


THIS IS AN ORIGINAL PRINT ONLY
IF SEAL IS IMPRINTED IN RED
THIS IS TO CERTIFY THAT THE INFORMATION SHOWN HEREON
IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

[Signature]
Dennis J. Van Sluys S-1238

Dated this 6th day of March 2025.

N. 11th
STREET



1" = 30'

DATA/CSHEB25/1915N11 L-24913



CITY OF SHEBOYGAN

VARIANCE
APPLICATION

Fee: _____

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)

Moraine Properties

Mailing Address

W 3329 Sunset Ave

City

Sheboygan Falls

State

WI

ZIP Code

53085

Email Address

morainebuilders@gmail.com

Phone Number (incl. area code)

920 467-6303

Applicants interest in property:

*Owner***SECTION 2: Property Information**

Property Address

1915 N 11th St

City

Sheboygan

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:

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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.

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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)

David East

Title

VP

Phone Number

920 467-6303

Signature of Applicant

[Signature]

Date Signed

5-19-25

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All applications must include:

- 1) Application forms, signed and dated, which are available at the Building Inspection Department Office and online.
- 2) The non-refundable filing fee - \$250.00.
- 3) Photographs of the property.
- 4) Samples of materials being used – roofing, siding, decking, etc.
- 5) A site sketch (see example), drawn to scale indicating location of all existing structures and proposed construction. Also indicate lot lines, size of lot, streets and other public ways, driveways, off-street parking, loading areas, and existing and proposed front, side and rear yards. *Please consult with Building Inspection staff for more information.*

Notes:

- a) The applicant can present any additional information to inform the Board of the facts.
- b) Applicants should be aware staff may require a survey as part of the application information in order to clarify specific variance(s) requested.
- c) Applicants should be aware the Board of Appeals may require a survey as part of the application review and/or as a condition of approval prior to issuance of a building permit if a variance is granted.
- d) Building permits must be acquired within 6 months of the granted approval or the approval will be voided.
- e) Any information submitted on the application will become public record and is not subject to confidentiality.

**FAILURE TO SUPPLY ADEQUATE AND / OR ACCURATE INFORMATION AS REQUESTED ABOVE CAN BE
 GROUNDS FOR DISMISSAL OF THE APPEAL REQUEST.**

Applicants should be prepared to answer the following questions:

- *What **hardship** is created by the application of the Zoning Ordinance to this property? Is **reasonable use** of the property denied by the zoning regulations? In other words, is there an alternative plan that would **comply** with the ordinance?*
- *Is there a **unique physical characteristic** of the property which prevents development of the property in compliance with the Zoning Ordinance?*
- *Would granting the variance harm the **public interest** in any way? For example, would public safety be compromised? (Note: Lack of neighborhood opposition does not necessarily mean a variance would not harm the public interest.)*

A notice of the date and time of the hearing will be mailed to all property owners within 100 feet and municipal property within 1,000 feet of your property. Notice of hearing will also be sent to the City of Sheboygan Planning Department. It is important you discuss your proposal with the Building Inspection and Planning Departments.

The property owner or a representative shall be present at the public hearing to present his or her request to the Board and answer any questions the Board members may have. Should an appearance not be made, or insufficient information presented, the appeal will not be considered and may be either placed on the agenda for the next meeting or denied. The appellant will be required to pay the additional expense incurred because of postponement of the hearing. Appellants are reminded the filing fee for a variance request is non-refundable.

THE THREE "TESTS" FOR A VARIANCE

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	<p align="center">CITY OF SHEBOYGAN</p> <p align="center">VARIANCE APPLICATION</p>	Fee: _____
		Review Date: _____

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Phone Number (incl. area code)

920 467-6303

Applicants interest in property:

owner

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Request for: ☐ New Construction ☐ Repairs ☐ Alterations ☐ Addition ☐ Nonconforming Use ☒ Other

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Replace
Existing

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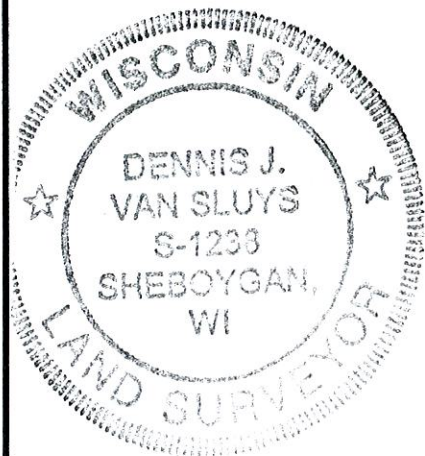
1915

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

DRIVE EASEMENT
DESCRIBED AS THE SOUTH 12 FEET OF THE WEST 120 FEET
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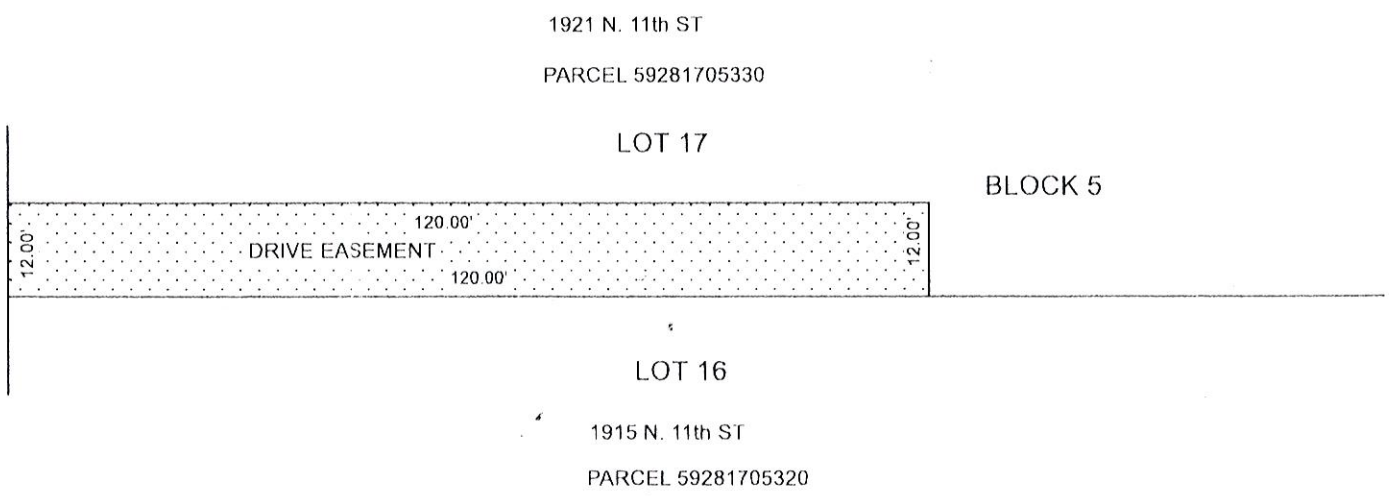
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IF SEAL IS IMPRINTED IN RED

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 6th day of March 2025.

N. 11th
STREET



1"= 30'

DATA/CSHEB25/1915N11 L-24913

REQUEST FOR ZONING BOARD OF APPEALS CONSIDERATION

ITEM DESCRIPTION:

Address: 80 LINCOLN AVE

Parcel #: 007120

Owner's Name: JONATHAN R CRAVEN LIVING TRUST

Zoning: NR-6 (NEIGHBORHOOD RESIDENTIAL)

REPORT PREPARED BY: Ellise Rose, Associate Planner

REPORT DATE: 09/30/2024

MEETING DATE: 10/16/2024

BACKGROUND / ANALYSIS

Owner would like 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.

Ordinance #: 105-234(b)(3)(d) Total of both sides, lot lines to house/attached garage: Single-family and single-family: 15 feet or 30 feet for a corner lot

Requesting: 11'3"

Allowed: 15 feet

ATTACHMENTS:

Application, pictures, and drawing



CITY OF SHEBOYGAN

VARIANCE
APPLICATION

Fee: _____

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)

JONATHAN CRAVEN

Mailing Address

80 LINCOLN AVE

City

SHEBOYGAN

State

WI

ZIP Code

53081

Email Address

AJ.CRAVEN@PRODIGY.NET

Phone Number (incl. area code)

804.339.0656

Applicants interest in property:

OWNER / OCCUPANT

SECTION 2: Property Information

Property Address

80 LINCOLN AVE

City

SHEBOYGAN

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: GARAGE & FAMILY ROOM ON SECOND LEVEL

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.

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Name of Owner/Authorized Representative (please print)

JONATHAN CRAVEN

Title

OWNER / OCCUPANT

Phone Number

804.339.0656

Signature of Applicant

Date Signed

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Jonathan Craven
80 Lincoln Ave
Sheboygan, WI 53081
Phone: (804) 339-0656
E-mail: aj.craven@prodigy.net

September 6, 2024

Dear Esteemed Members of the Board:

Thank you in advance for your time today to review this request for a variance.


In the fall of 2020 I purchased 80 Lincoln Avenue as a condemned property. Since that time, I have completed an exhaustive rehabilitation of the property, down to the exterior studs. My wife and I were finally able to occupy the property in September 2022.

I am 63 and my wife is 69. As we planned and looked forward, we have renovated the property with a mindset of hoping this will be the last property we will occupy until we may need to go into assisted living, which ties into our request.

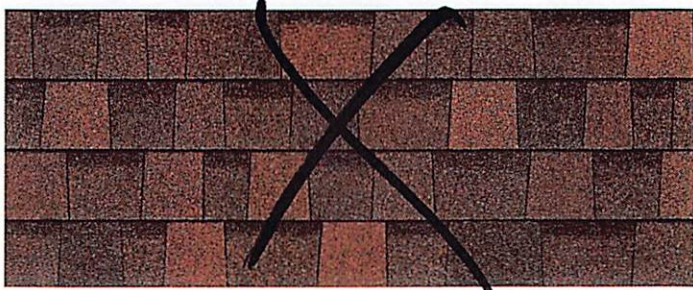
We are requesting a variance to build an attached garage, which will also have a family room above, approximately 4 feet closer to the east property line. We are aware that the total combined setback is 15 feet. The existing house currently sits 4 feet from the west property line; therefore we would need 11 feet from the east property line for the proposed addition. We are asking for a variance to be able to build to within 7 feet from the east property line. With the additional requested width for the garage, we feel this will help us in the future. Not only would it give us a stall for our cars, but also additional room for a handicap ramp, if needed. This would allow us a safer way to enter our home, in an enclosed area and protected from the weather in the event a handicap ramp would be needed. With the ramp situated in the garage, it would also keep the aesthetics of the neighborhood, as the ramp would be out of sight in the garage.

Once again, thank you for your time and thank you in advance for your consideration of this request.

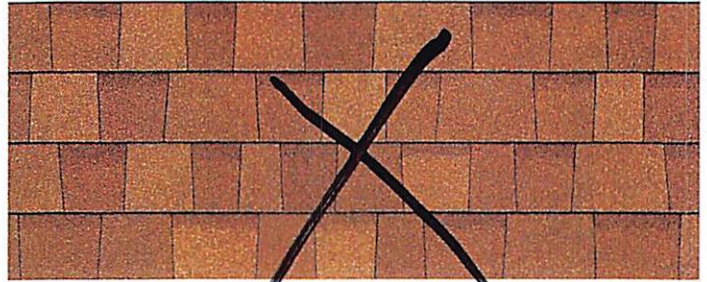
Sincerely,



Jonathan Craven



Brownwood¹



Desert Tan¹



Driftwood¹



Estate Gray¹



Onyx Black¹



Teak¹

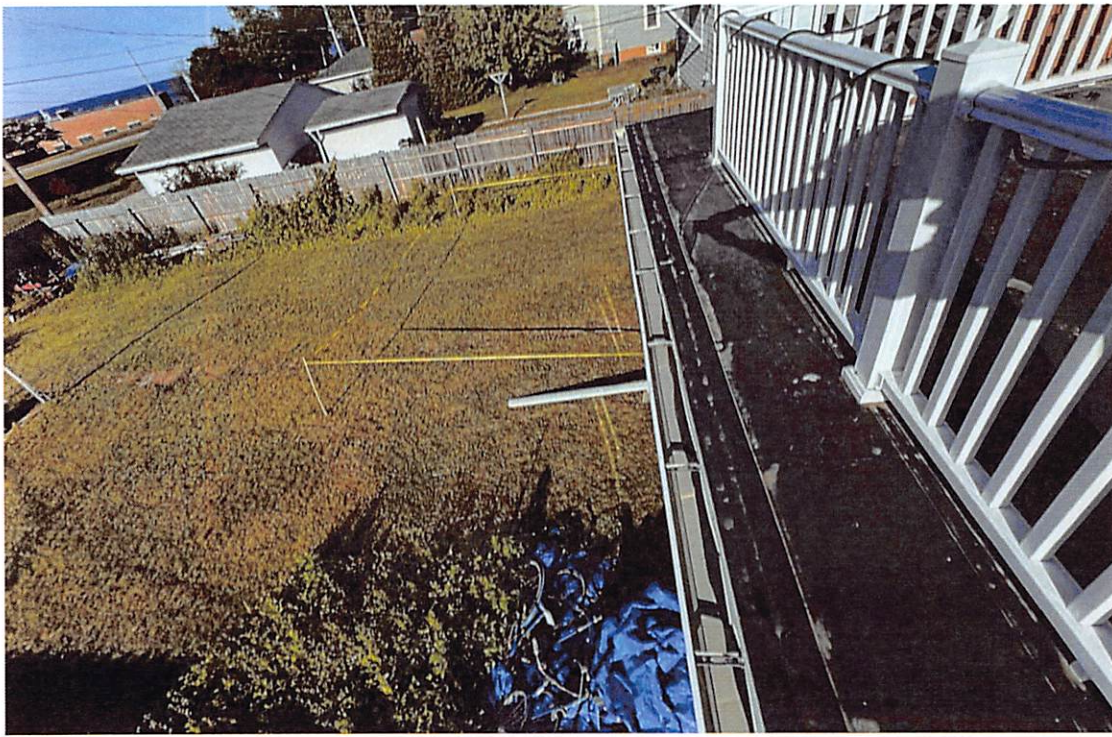
DRIFTWOOD IS ON EXISTING
ROOF INSTALLED 2020

COLOR DISCLAIMER

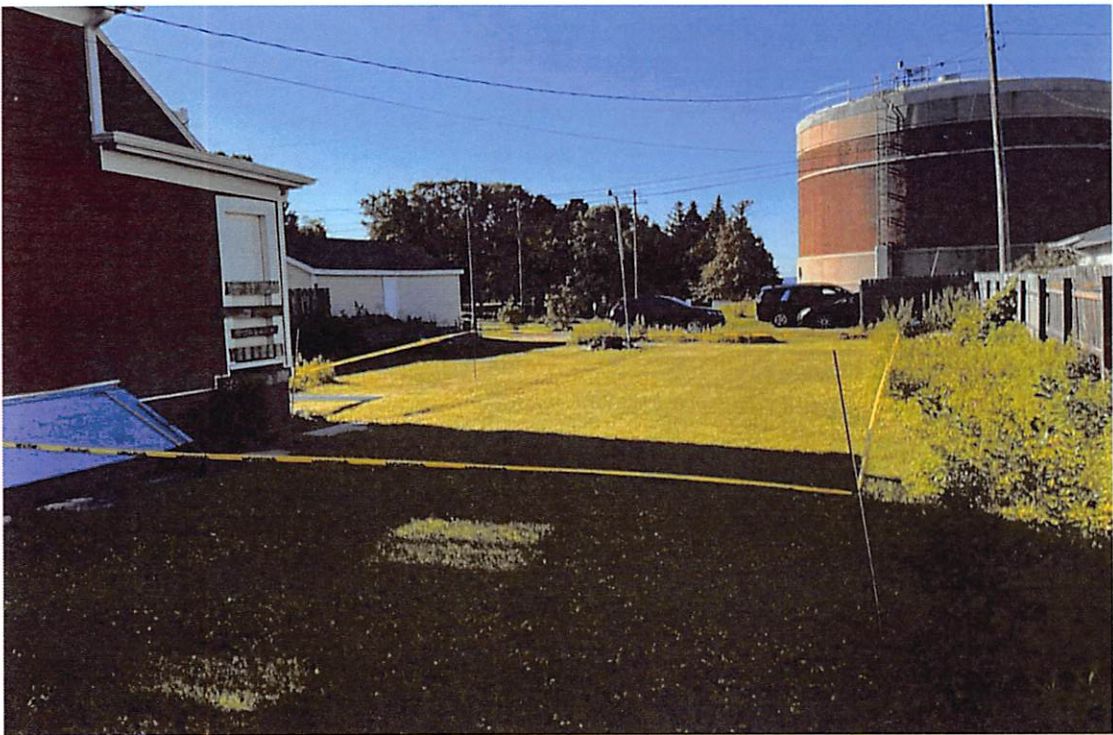
As color experts, we know getting the shingle color right is a big part of any roofing purchase. Due to printing color variations, in addition to viewing shingle literature, we suggest you request an actual shingle sample to see how it will appear on your home and with your home's exterior elements in various natural lighting conditions. Lastly, we recommend you verify your color choice by seeing it installed on an actual home; your roofing contractor or supplier can provide a sample and may be able to direct you to a local installation.

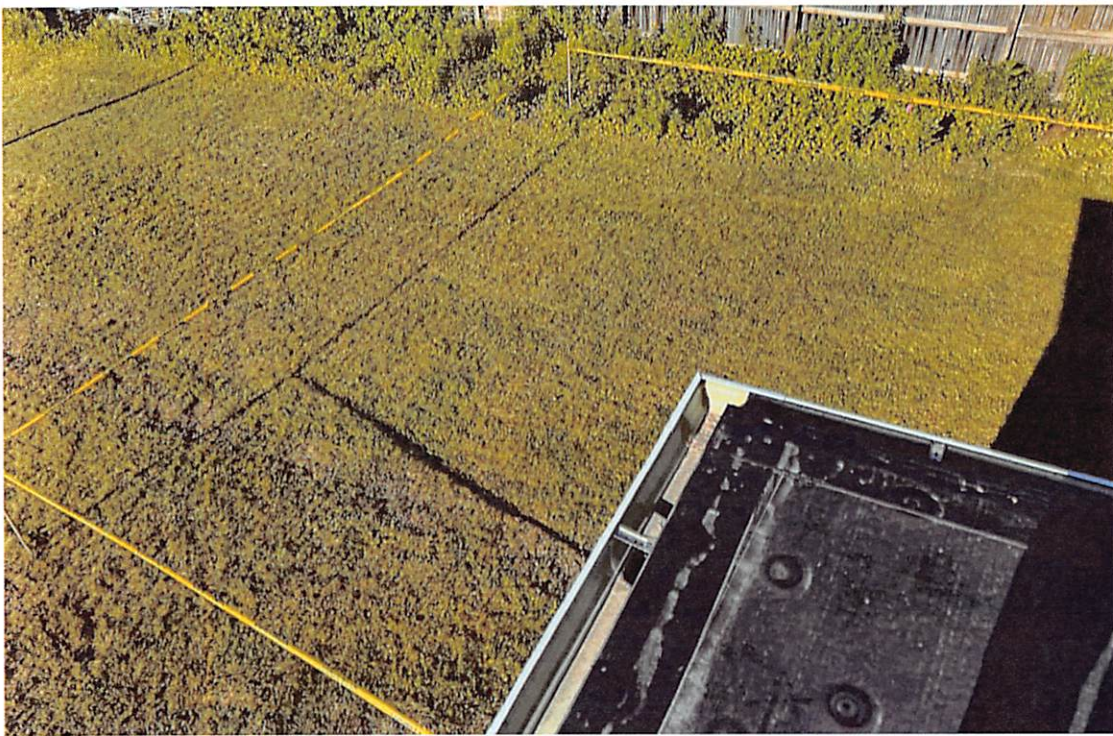
DESCARGO DE RESPONSABILIDAD SOBRE LOS COLORES

En tanto que especialistas en color, sabemos que obtener el color de teja perfecto es una parte importante en toda compra de techos. Debido a las variaciones en los colores impresos, además de mirar folletos de tejas, le sugerimos que solicite una muestra de la teja para ver como se verá en su hogar y con los elementos externos de la vivienda bajo distintas condiciones de luz natural. Finalmente, le recomendamos que para verificar su elección de colores, vea cómo lucen las tejas ya instaladas en una vivienda, su contratista de techos o su proveedor le pueden dar una muestra e incluso indicarle dónde ver un techo ya instalado.



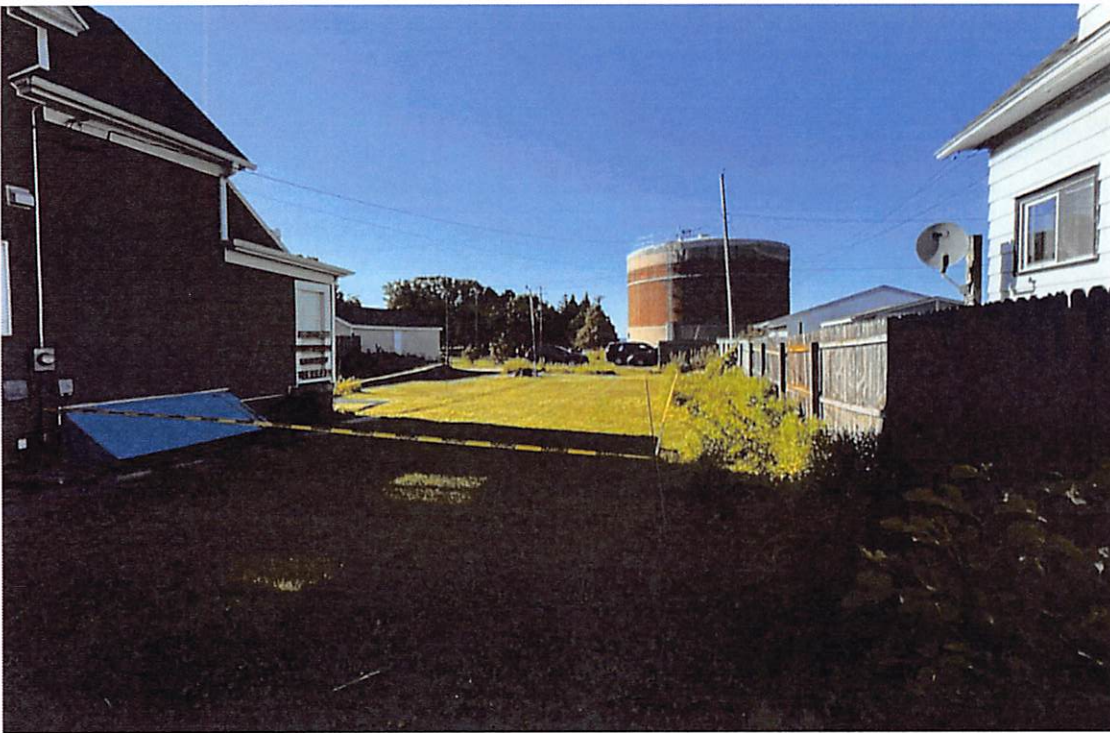
Item 8.

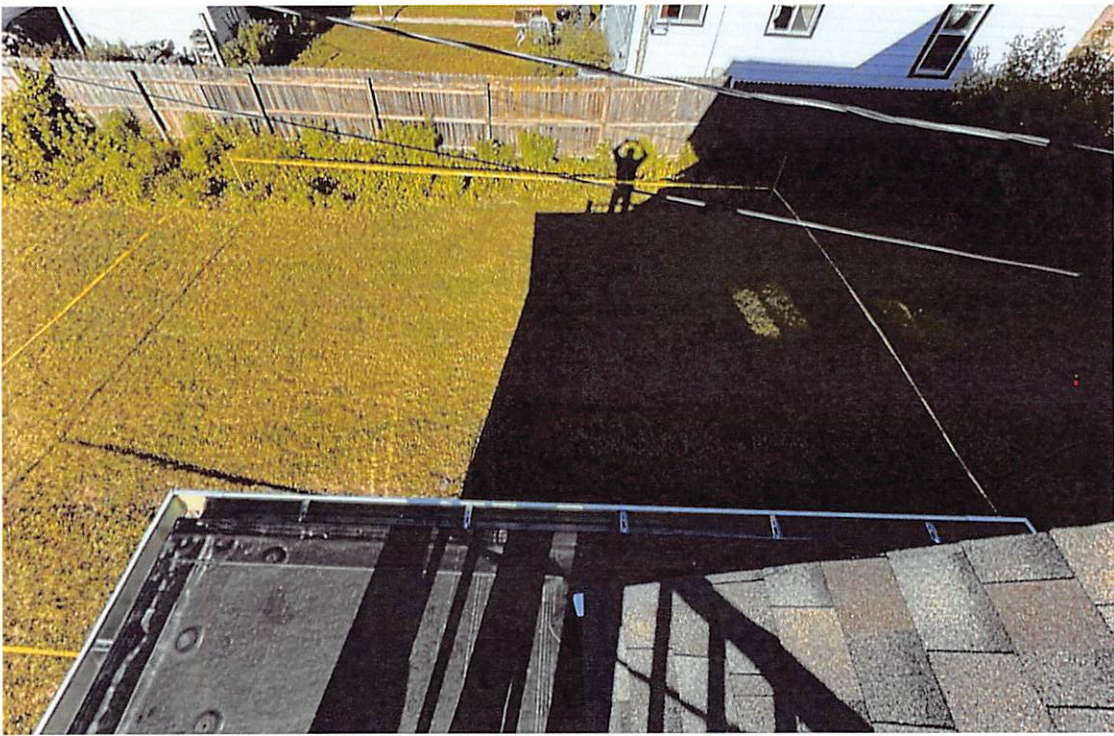






Item 8.



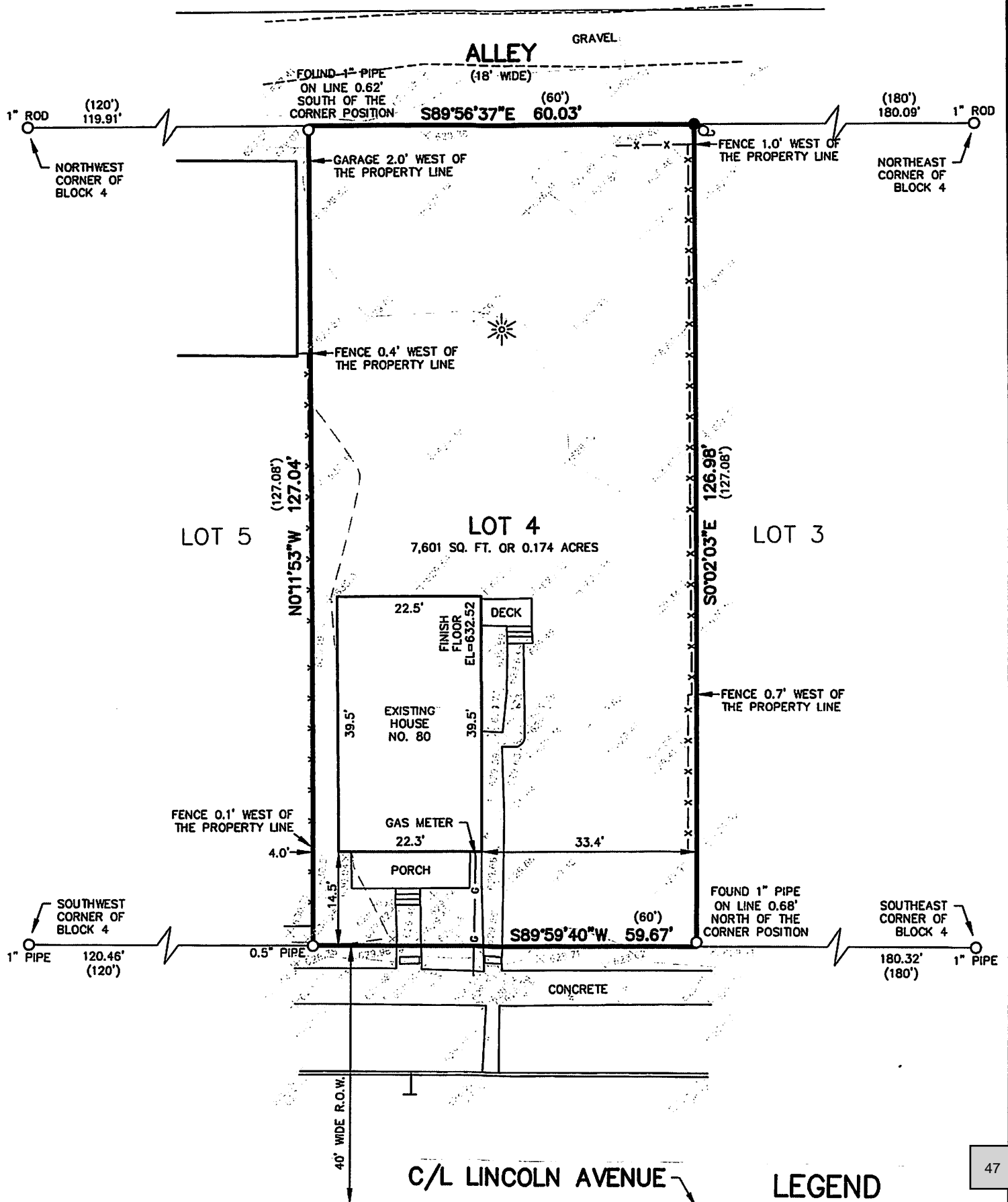


PLAT OF SURVEY

FOR: Jonathan Craven

Lot 4, Block 4, Corson & Mallmann's Subdivision, Part of the NE 1/4 of the SE 1/4,
Section 14, T15N, R23E, City of Sheboygan, Sheboygan County, Wisconsin.

Item 8.

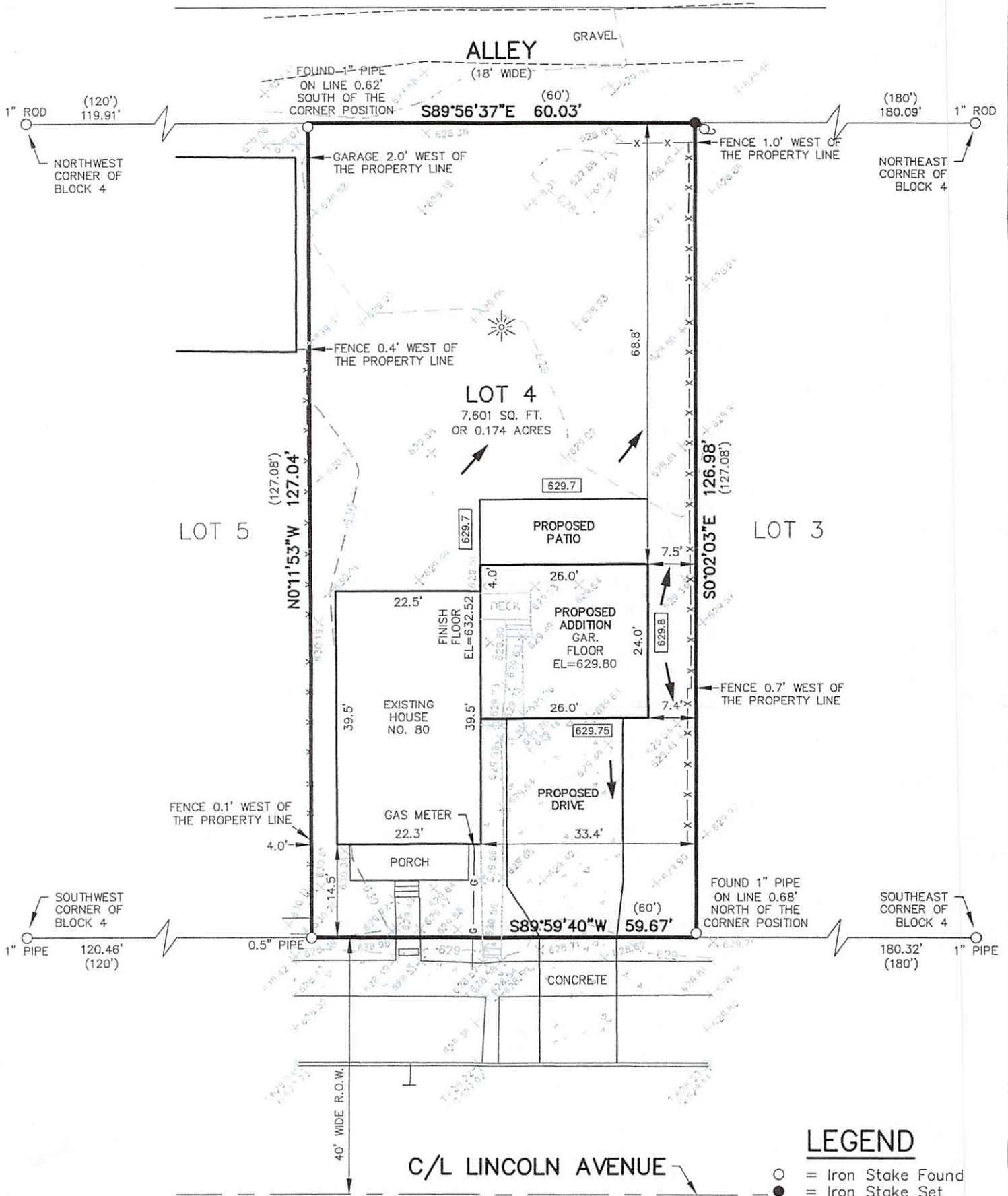


PLAT OF SURVEY

FOR: Jonathan Craven

Lot 4, Block 4, Corson & Mallmann's Subdivision, Part of the Fractional SE 1/4,
Section 14, T15N, R23E, City of Sheboygan, Sheboygan County, Wisconsin.

Item 8.



Benjamin J. Reenders

BENJAMIN J. REENDERS
S-3114
OOSTBURG
WIS.
5/15/2025
LAND SURVEYOR

I Benjamin J. Reenders do hereby certify that
this survey is correct to the best of my
knowledge and belief.

0 10 20
Scale: 1" = 20'

941 Center Avenue, Suite 1
Oostburg, WI 53070
920-547-0599

CEDAR CREEK SURVEYING, LLC
www.cedarcreeksurveying.com

CRAVEN ADDITION

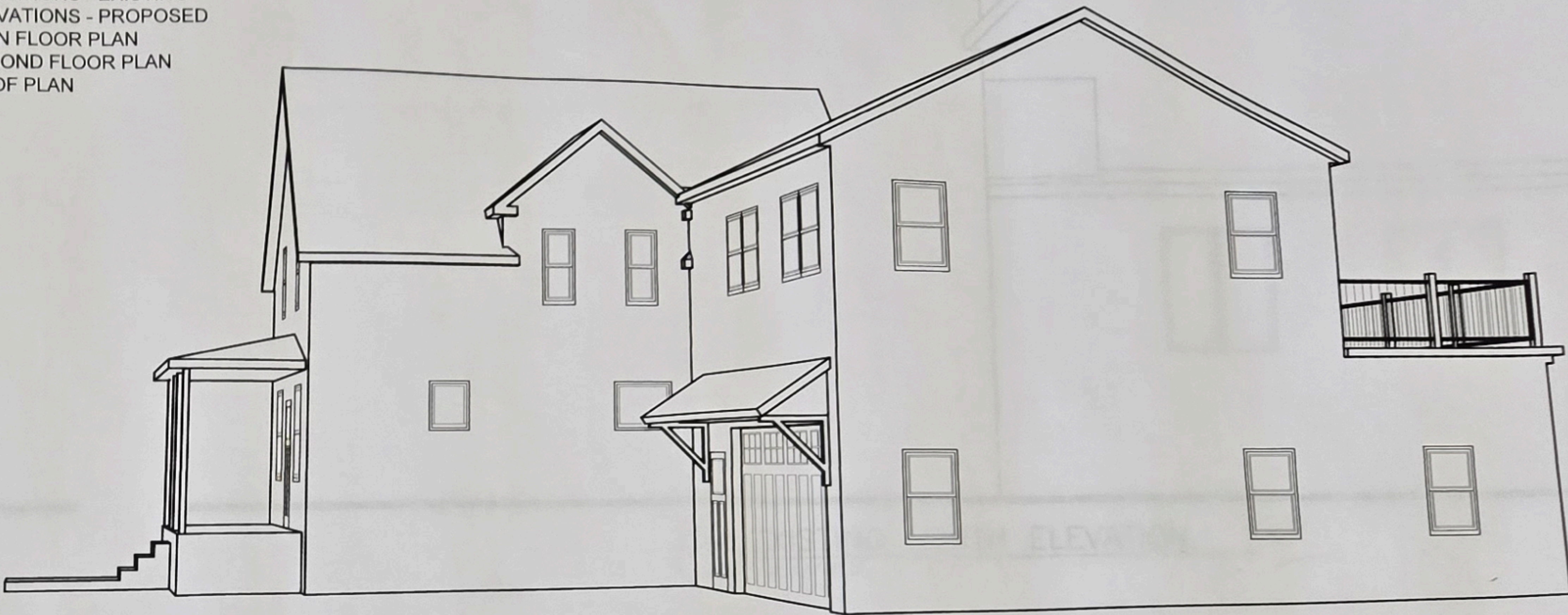
DRAWING INDEX

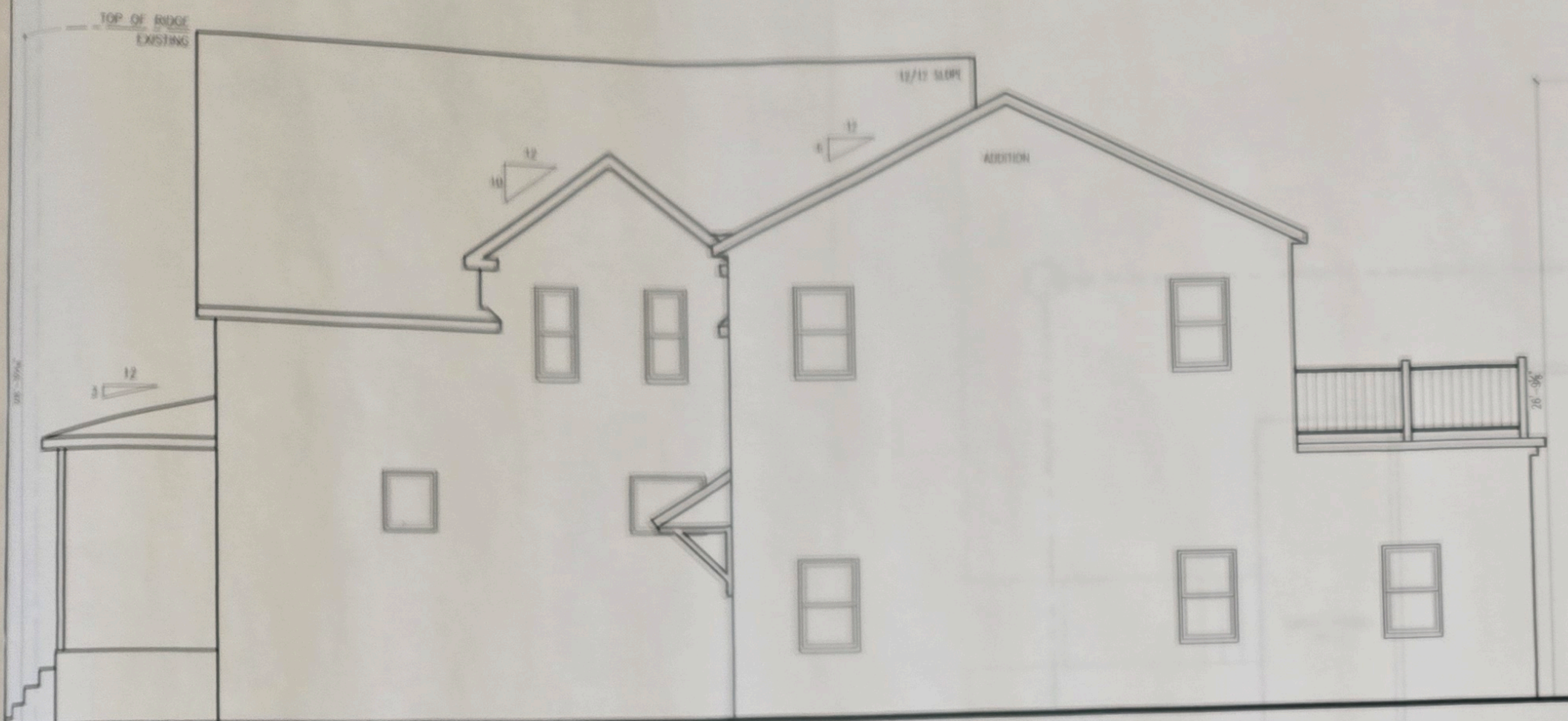
- A001 TITLE PAGE
- A002 ELEVATIONS - EXISTING
- A003 ELEVATIONS - PROPOSED
- A004 MAIN FLOOR PLAN
- A005 SECOND FLOOR PLAN
- A006 ROOF PLAN

GENERAL NOTES:
All dimensions are face of stud to face of stud 2x4 (3 1/2"), 2x6 (5 1/2")
All window header heights to be set at 6'-10" 7/8" unless otherwise noted.
All bearing headers to be (2) 2x12's, unless otherwise noted.
All exterior window and door sizes are Rough Openings
All wall heights to be 8'-1 1/8" unless otherwise noted.

NOTICE:
Although every effort has been made in designing and preparing these plans and checking them for accuracy, the installer, owner, or contractor must check all details and dimensions and be responsible for any changes or adjustments required during actual construction. The installer is also responsible to follow all state and local codes.

These plans are designed exclusively for the use of our customers. Any reproduction or other use is strictly prohibited without the expressed written consent of:





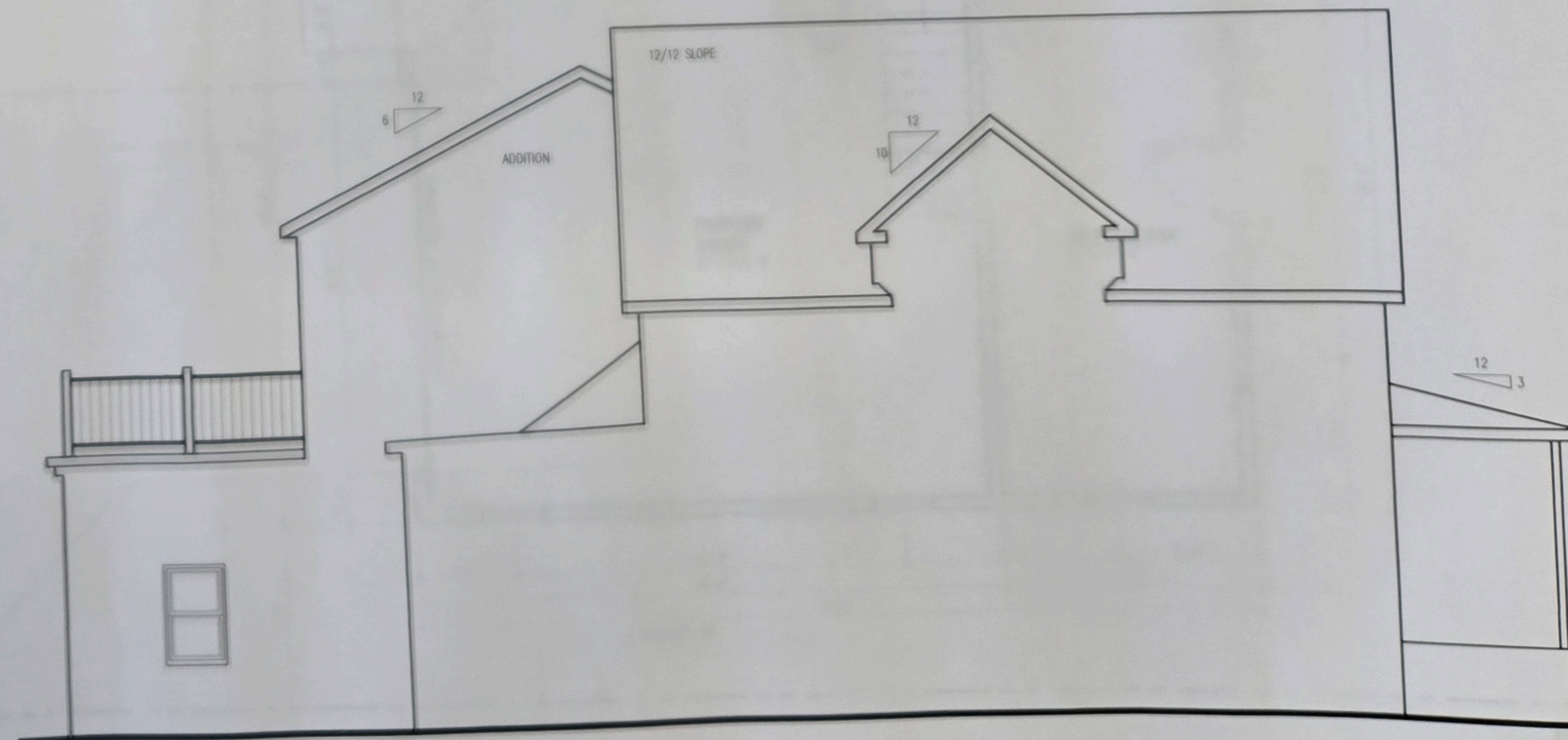
1 PROPOSED EAST ELEVATION
SCALE: 1/4"=1'-0"



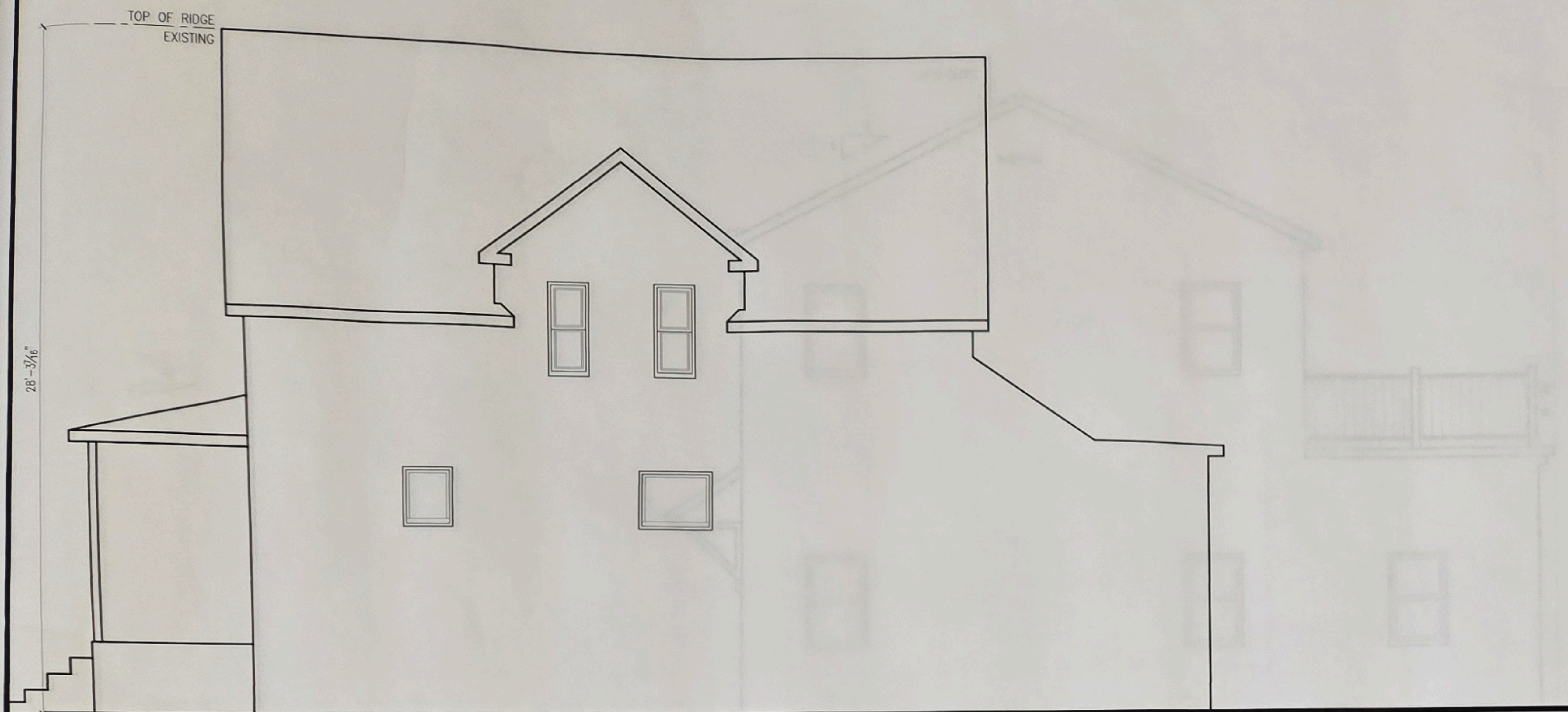
2 PROPOSED NORTH ELEVATION
SCALE: 1/4"=1'-0"



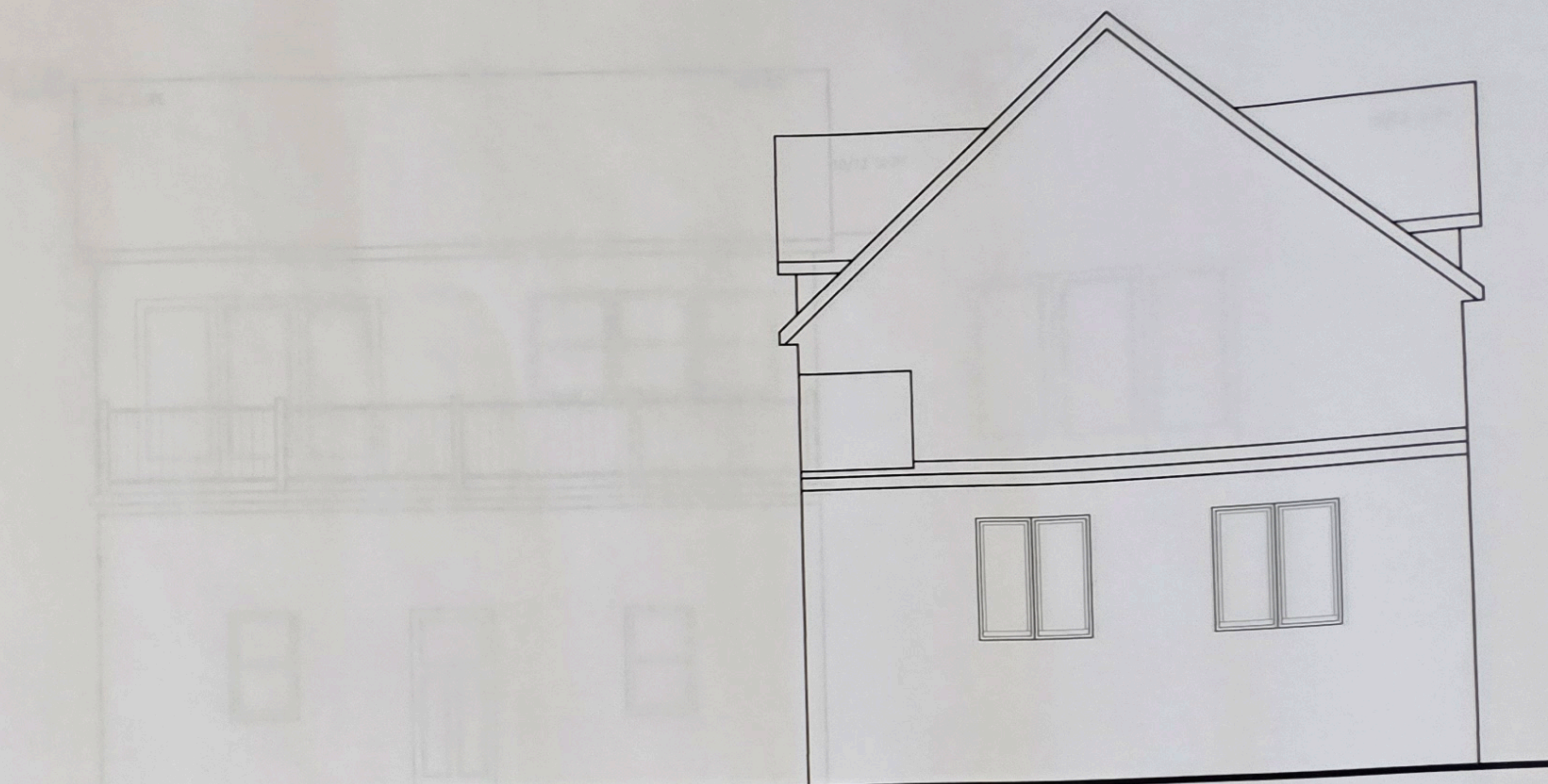
3 PROPOSED SOUTH ELEVATION
SCALE: 1/4"=1'-0"



4 PROPOSED WEST ELEVATION
SCALE: 1/4"=1'-0"



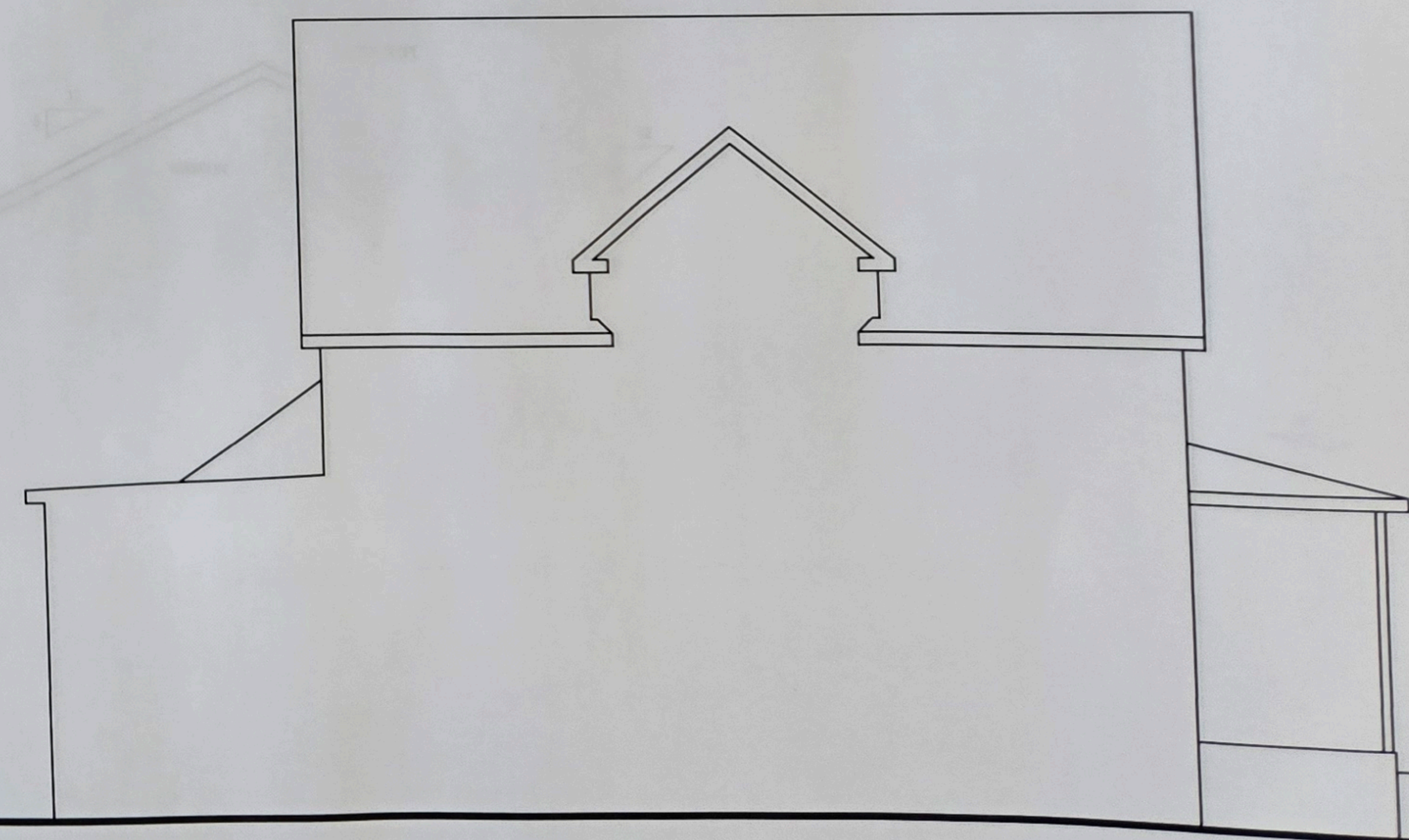
1
A002
EXISTING EAST ELEVATION
SCALE: 1/4"=1'-0"



2
A002
EXISTING NORTH ELEVATION
SCALE: 1/4"=1'-0"



3
A002
EXISTING SOUTH ELEVATION
SCALE: 1/4"=1'-0"



4
A002
EXISTING WEST ELEVATION
SCALE: 1/4"=1'-0"



1
A004

MAIN FLOOR PLAN

SCALE: 1/4"=1'-0"

Visit us at:
1218 Center Ave.
Oostburg, WI 53070
Phone: (920) 564-2378
Fax: (920) 564-3040
Web: www.oostburglum.com
E-mail to: kristindedering@oostburglum.com

OOSTBURG
LUMBER CO., INC.

1'-0"

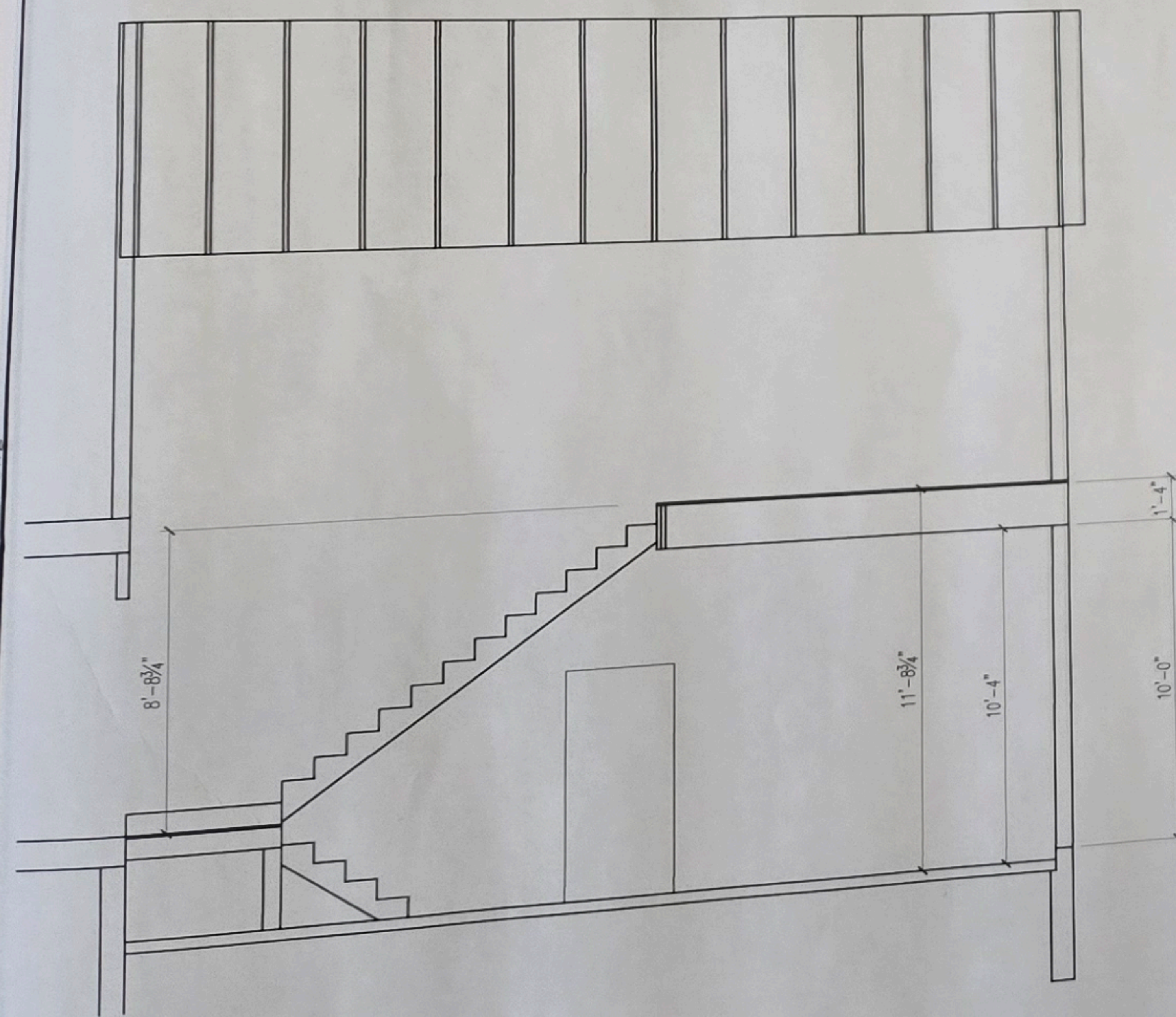
0 2' 4'

PRELIMINARY

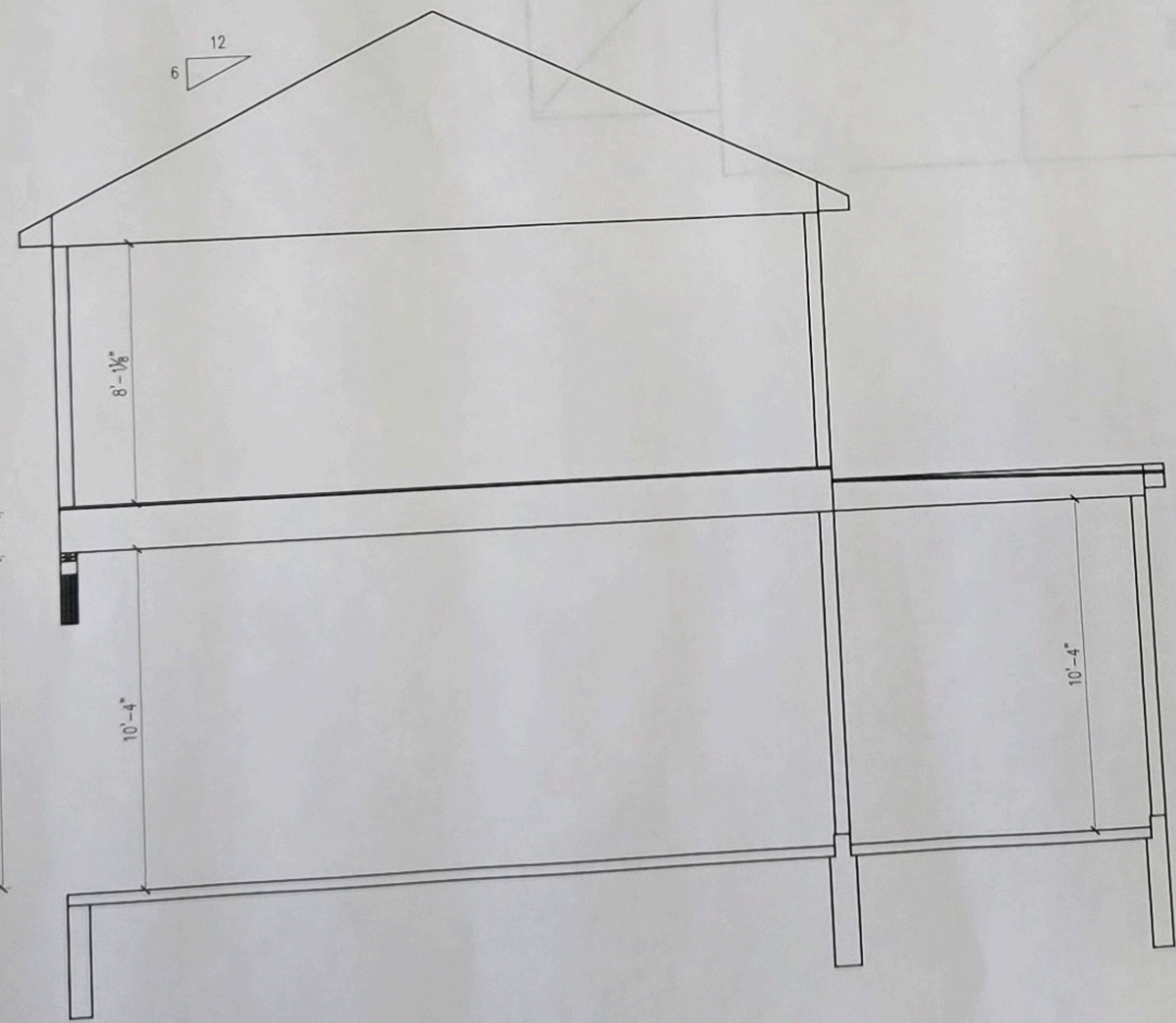
JOB # 24-081-001

PROJECT FOR:
IONATHAN CRAVEN

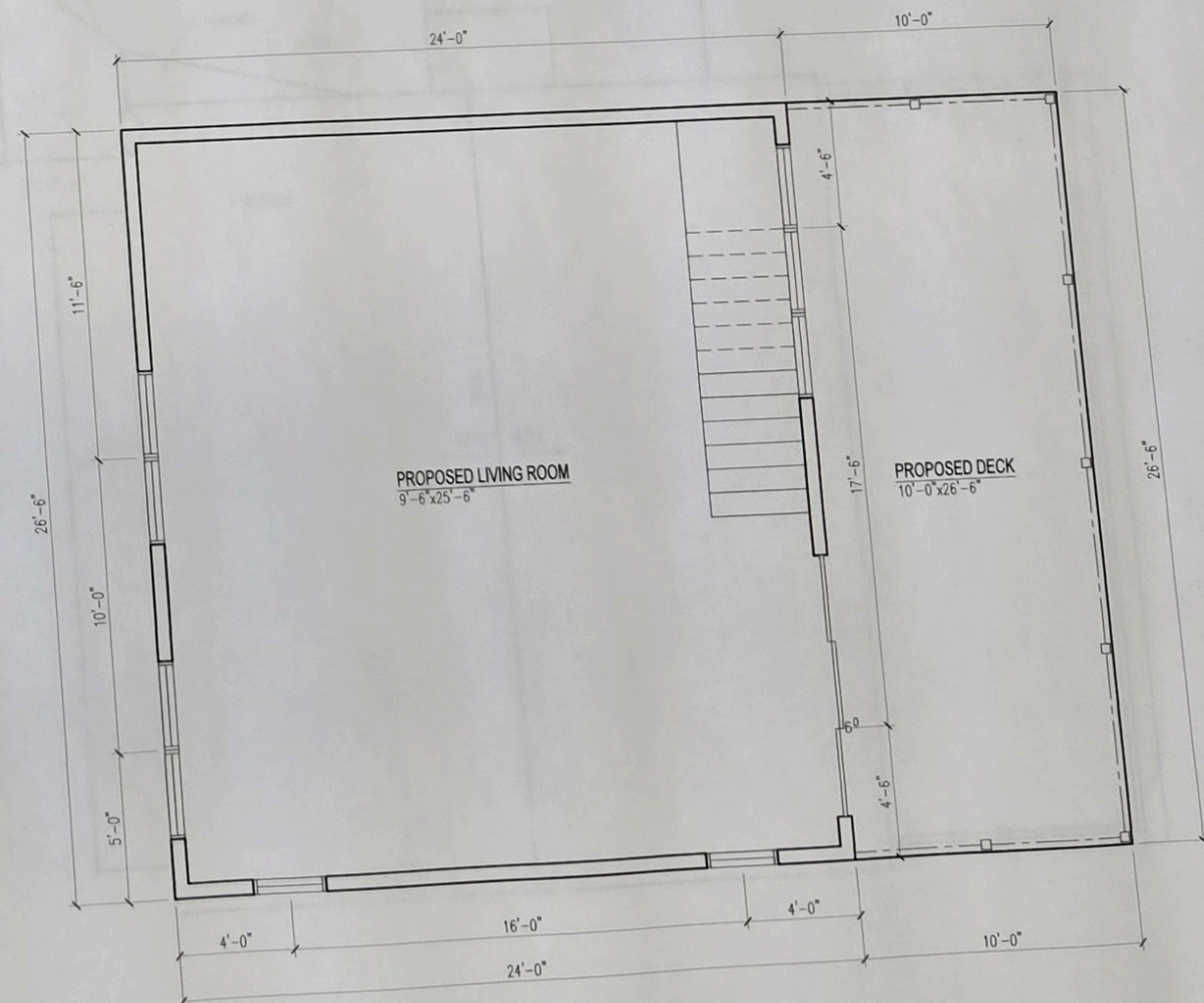
4 of 5



1 SECTION
A005 SCALE: 1/4"=1'-0"



2 SECTION
A005 SCALE: 1/4"=1'-0"



3 SECOND FLOOR PLAN
A005 SCALE: 1/4"=1'-0"



Visit us at:
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Web: www.oostburglumber.com
E-mail to:
kristindedering@oostburglumber.com

OOSTBURG
LUMBER CO., INC.

1/4"=1'-0"
0 2' 4' 8'

PRELIMINARY

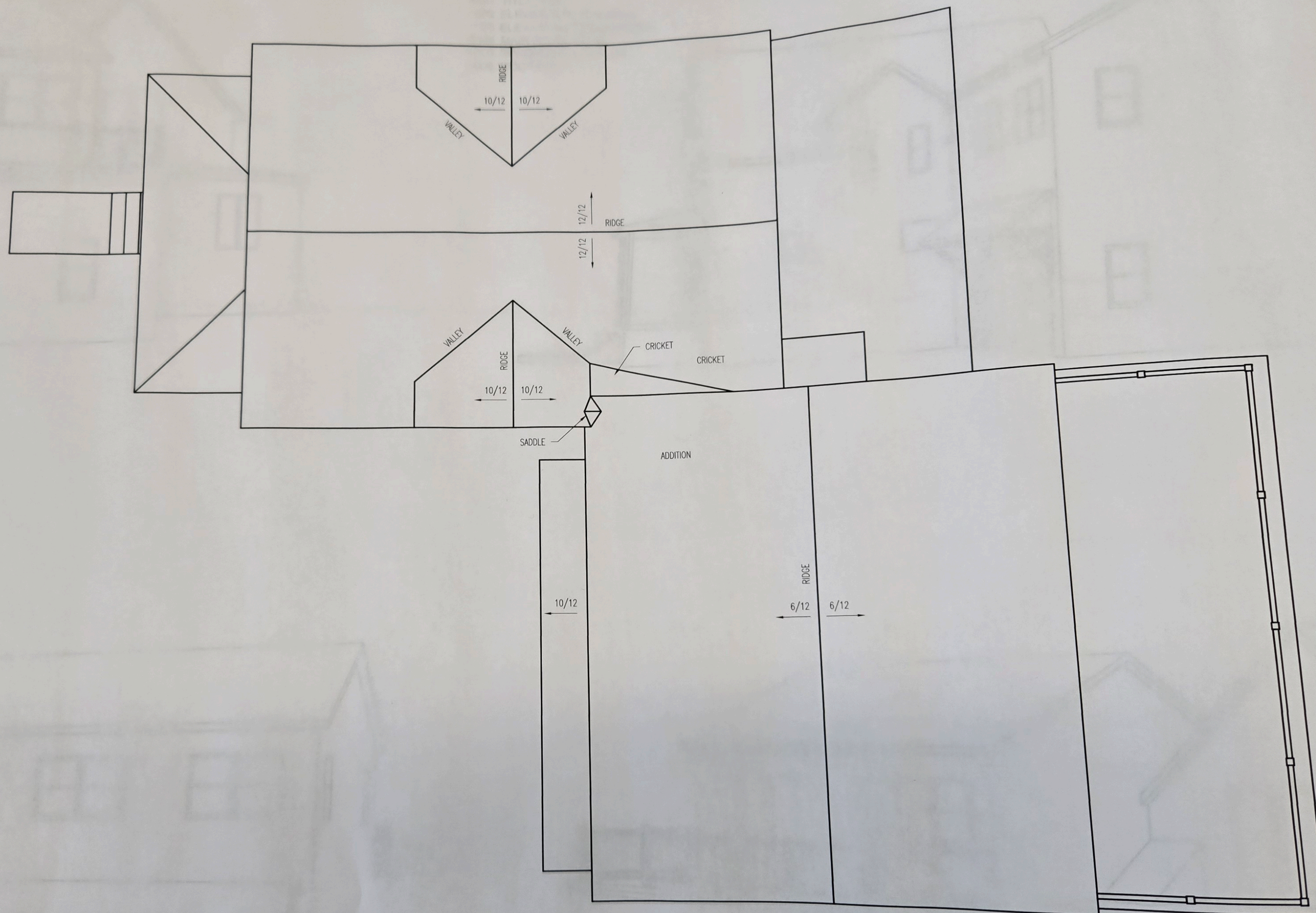
JOB # 24-081-001

PROJECT FOR: AITN

DATE: 2/20/24
REV. DATE:

Page:

CRAVEN ADDITION



1 ROOF PLAN
A006 SCALE: 1/4"=1'-0"