



# ZONING BOARD OF APPEALS AGENDA

**April 17, 2024 at 3:00 PM**

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

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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 March 20, 2024.

## **ITEMS FOR DISCUSSION AND POSSIBLE ACTION**

- [5.](#) Variance application by Robert Schroeder Jr. requesting to construct a 6 ft high privacy fence within his required street yard setback of 25 ft located at 1606 Parkwood Boulevard.

## **NEXT MEETING**

6. Next scheduled meeting date: May 15, 2024

## **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, March 20, 2024**

**Members Present:** Kevin Sampson, Keeli Johnson, Tad Tjapkes, Sala Sander, Richard Linde and Ed Surek

**Members Excused:** Markus Savaglio

**Staff/Officials Present:** Building Inspector Jeff Lutzke, 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 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 January 17, 2024.

MOTION TO APPROVE THE MINUTES OF THE PREVIOUS MEETING HELD ON JANUARY 17, 2024.

Motion made by Keeli Johnson, seconded by Ed Surek.

Voting yea: Kevin Sampson, Keeli Johnson, Tad Tjapkes, Sala Sander, Richard Linde and Ed Surek

**ITEMS FOR DISCUSSION AND POSSIBLE ACTION**

- 5. Variance application by Norman and Amanda Butler requesting to construct a 6 ft 7 in x 5 ft covered porch in the front of the dwelling that is closer than 25 feet to the front property line located at 1515 Greenfield Avenue.

MOTION TO APPROVE AS PRESENTED.

Motion made by Keeli Johnson, seconded by Tad Tjapkes

Voting yea: Kevin Sampson, Keeli Johnson, Tad Tjapkes, Sala Sander, Richard Linde and Ed Surek

**NEXT MEETING**

- 6. Next scheduled meeting date: April 17, 2024

**ADJOURN**

- 7. Motion to Adjourn

MOTION TO ADJOURN AT 3:04 PM.

Motion made by Sala Sander, seconded by Tad Tjapkes

Voting yea: Kevin Sampson, Keeli Johnson, Tad Tjapkes, Sala Sander, Richard Linde and Ed Surek

REQUEST FOR ZONING BOARD OF APPEALS CONSIDERATION

ITEM DESCRIPTION:

Address: 1606 PARKWOOD BLVD

Parcel #: 421230

Owner's Name: ROBERT SCHROEDER JR

Zoning: SR-5 (SURBAN RESIDENTIAL 5)

REPORT PREPARED BY: Jeff Lutzke, Building Inspector

REPORT DATE: 04/02/2024

MEETING DATE: 04/17/2024

BACKGROUND / ANALYSIS

Owner would like to construct a 6 foot high privacy fence within their required street-yard setback of 25 feet.

Ordinance #: Sec 105-945(c)(1)a - Any fence within a street yard, including along property lines which intersect a right-of-way, shall be a maximum of 50 percent opaque.

Requesting: solid fence

Allowed: 50% opaque

Ordinance #: Sec 105-945(c)(3)a - *Maximum height.* The maximum height of any fence, landscape wall, or decorative post shall be the following: Four feet when located within a required street yard on any property...

Requesting: 6 feet height within required street yard

Allowed: 4 feet height within required street yard


1. Ordinance #: Sec 105-945(c)(3)b - Six feet when located on any residentially zoned property, within required interior side or rear yards, but not within a required front yard or a required street yard.

Requesting: 6 feet within required street yard

Allowed: 4 feet within required street yard

**ATTACHMENTS:**  
Application, pictures, and drawing

Item 5.

	<p><b>CITY OF SHEBOYGAN</b></p> <p><b>VARIANCE APPLICATION</b></p>	<p>Fee: _____</p> <p>Review Date: _____</p>
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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>Robert Schroeder Jr</i>			
Mailing Address <i>1606 Parkwood Blvd</i>	City <i>Sheboygan</i>	State <i>WI</i>	ZIP Code <i>53081</i>
Email Address <i>me28813@yahoo.com</i>		Phone Number (incl. area code) <i>920 627 1136</i>	
Applicants interest in property: <i>owner</i>			
SECTION 2: Property Information			
Property Address <i>1606 Parkwood Blvd</i>	City <i>Sheboygan</i>	State <i>WI</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 checked="" type="checkbox"/> Addition <input type="checkbox"/> Nonconforming Use <input 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			
<p><b>Certification:</b> 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.</p> <p><b>Permission:</b> 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.</p>			
Name of Owner/Authorized Representative (please print) <i>Robert Schroeder Jr</i>		Title <i>MR</i>	Phone Number <i>920 627 1136</i>
Signature of Applicant <i>[Handwritten Signature]</i>		Date Signed <i>3/20/24</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.

**Fw: Variance**

1 message

**Robert Schroeder** <me28813@yahoo.com>  
Reply-To: Robert Schroeder <me28813@yahoo.com>  
To: "gweidemann09@gmail.com" <gweidemann09@gmail.com>

Wed, Mar 20, 2024 at 9:05 AM

[Yahoo Mail: Search, Organize, Conquer](#)

----- Forwarded Message -----

**From:** "Miranda Schroeder" <mschroeder0316@gmail.com>  
**To:** "HUSBAND 💎💎❤️" <me28813@yahoo.com>  
**Sent:** Wed, Mar 20, 2024 at 12:37 AM  
**Subject:** Variance

Dear members of the Sheboygan Zoning Board of Appeals:

I am writing to seek a fence variance for my single family home at [1606 Parkwood Boulevard](#) in Sheboygan, WI. Our property currently has a partial fence up in which we would like to complete. In order to continue from where the standing fence has been left off, zoning rules state that the new section must be no more than 4 feet tall and 50% open; I respectfully request to install fully enclosed fencing that is 6 feet tall.

I currently have two large-breed dogs and three young children that love to play outside. It would be my wish to allow them to run around in our backyard knowing that they are safe from traffic and any negative interactions with passing pedestrians and/or dogs. With a 4 foot fence, this would not be attainable as my dogs are more than capable of jumping over that height. My dogs are vaccinated, licensed, and very friendly. But I would hate for them to be met by an aggressive dog and a fight to ensue. Having small children, I would also prefer the privacy aspect of a 6 foot fence as it is my top priority to keep them safe and out of sight of any possible offenders in the area.

In order to build a 6 foot fence without a variance, it would require us to tear part of the existing fence down and build starting at the end of our house. This would deny us the use of quite a large portion of our yard and eliminate access to the maple tree on our lot. Currently, our children's playset sits on this section of yard and their swing is hung from the tree.

Out of consideration for my neighbors, I have discussed my proposed plan with a few of them and have been met with no opposition thus far. To my understanding, the yard was not properly kept up with prior to my purchasing of the property. It is my goal to make my property an aesthetically pleasing part of the neighborhood and many close by homeowners have shared excitement in this intention.

I hope you agree that my request would produce an appropriate addition if not an enhancement to my neighborhood. Should you have any questions, please do not hesitate to contact me at (920) 627-1136. Thank you for your thoughtful consideration of this request.

Respectfully yours,

Robert Schroeder JR. and Family

Item 5.



Item 5.





Item 5.



