



ZONING BOARD OF APPEALS AGENDA

October 19, 2022 at 3:00 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.

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 August 17, 2022.

ITEMS FOR DISCUSSION AND POSSIBLE ACTION

5. Housing appeal application by Ryan Laswell requesting to construct 2 bedrooms and a storage room in his basement with a 6 foot 6 inch ceiling located at 2609 Main Avenue.
6. Variance application by Jill and James Prigge requesting to remove and reconstruct an enclosed front porch that is too close to the front property line. The new structure will be similar size and design as the old structure, 5-foot x 13-foot 6-inches located at 504 Pennsylvania Avenue.
7. Variance application by Adam and Julia Schmitz requesting to add second floor living space to a legally nonconforming structure. The addition would increase the nonconformity in the front yard and in the street yard located at 842 Ashland Avenue.
8. Variance application by Anastasia Chronis requesting to construct a 20-foot x 28-foot parking pad in their required street yard located at 1331 Indiana Avenue.
9. Variance application by Debra Fettig requesting to construct a new driveway on the west side of the dwelling. The distance to the west property line is approximately 11 foot 6 inches from the dwelling. The new driveway would be 10 feet wide and have a 1 foot 6-inch setback to the west side property line located at 1504 Michigan Avenue.

NEXT MEETING

10. November 16, 2022

ADJOURN

11. 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, August 17, 2022

Members Present: Kevin Sampson, Don Gerber, Ed Surek, Sala Sander and Kimberly Meller

Members Excused: Richard Linde and Keeli Johnson

Staff/Officials Present: Manager of Planning & Zoning Steve Sokolowski

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 July 20, 2022.

Motion by Don Gerber, second by Ed Surek to approve. Motion carried.

ITEMS FOR DISCUSSION AND POSSIBLE ACTION

5. Variance application by Joseph Koerner is requesting to construct a parking pad for their RV trailer in their required street yard located at 837 Leland Avenue.

Motion by Kimberly Meller, second by Ed Surek to approve with the following conditions:

1. Submittal and approval of landscape plan to screen RV trailer location.
2. Landscaping shall be installed prior to the building permit issuance.

Motion carried.

6. Variance application by Melanie Gutschow to construct a 6-foot-tall wooden privacy fence in the required start yard of the property located at 1004 Erie Avenue.

Motion by Ed Surek, second by Kimberly Meller to approve with the following condition:

1. The fence shall be a shadow box design.

Motion carried.

7. Variance application by Travis Hammer is requesting to replace an existing garage with a new 20-foot x 24-foot garage. The new garage would not meet the required street yard property line setback located at 2017 Broadway Avenue.

Motion by Sala Sander, second by Kimberly Meller to approve as presented. Motion carried.

8. Variance application by Scott Rutledge who widened his existing driveway to 36 feet when the maximum width is 25 feet located at 1547 N 21st Street.

Motion Kimberly Meller, second by Ed Surek to approve as presented. Motion carried.

9. Variance application by Fidel Najera who poured concrete sidewalks and patios around the perimeter of the dwelling. The concrete at the west side is closer than 3 feet to the side property line, and the concrete on the east side crosses over the side property line located at 1612 Indiana Avenue.

Motion by Kimberly Meller, second by Sala Sanders to TABLE until a survey can be submitted to re-evaluate the actual location of the sidewalk and the paving setbacks.

Motion carried.

NEXT MEETING

10. September 21, 2022

ADJOURN

10. Motion to Adjourn

Motion by Kimberly Meller, second by Sala Sanders to adjourn. Motion carried.

Being no further business, the meeting is adjourned at 3:55 p.m.

REQUEST FOR BOARD OF HOUSING APPEALS CONSIDERATION

ITEM DESCRIPTION:

Address: 2609 Main Ave

Parcel #: 630650

Owner's Name: Ryan Laswell

Zoning: SR-5

REPORT PREPARED BY: Jeff Lutzke, Building Inspector

REPORT DATE: 10/03/2022

MEETING DATE: 10/19/2022

BACKGROUND / ANALYSIS

Owner would like construct 2 bedrooms and a storage room in his basement with a 6 foot 6 inch ceiling.

UDC Code #: 321.06 **Ceiling height.** All habitable rooms, kitchens, hallways, bathrooms and corridors shall have a ceiling height of at least 7 feet.

Requesting: 6 foot 6 inch ceiling height

Allowed: 7 foot ceiling height

UDC Code #:

Requesting:

Allowed:

ATTACHMENTS:

Application, pictures, and drawing

Lutzke, Jeffrey

From: Ryan Laswell <ryan.s.laswell@gmail.com>
Sent: Tuesday, October 4, 2022 4:44 PM
To: Lutzke, Jeffrey
Subject: Re: Variance
Attachments: 63911367-3219-4D4B-82A6-AC825E5C859B.jpeg

Greetings,

I am asking for a variance on my new 30x20 basement construction which attaches to my 1947 original basement. I would like to have 2, 15x10 bedrooms in our basement along with a kids toy storage area. We will have forced air from our furnace, 5 can lights per room and each room has a 3x5 foot southern facing window. There is plenty of light, warmth, and they are safe spaces for bedrooms. The egress windows have large window wells that are easy to get out of. The issue is the ceiling height of my existing basement is 6 foot 6 inches and when we poured our new basement that too has a height from floor to ceiling of 6 foot 6 inches.

I am asking to please waive the requirement for 7 foot ceiling for our new basement bedrooms.

Thank you,

On Tuesday, October 4, 2022, Ryan Laswell <ryan.s.laswell@gmail.com> wrote:
Yes! Thanks for the reminder on that!

On Monday, October 3, 2022, Lutzke, Jeffrey <Jeffrey.Lutzke@sheboyganwi.gov> wrote:

Ryan,

Can you please send my your variance request information by noon on Wednesday, October 5th?

Thank you,

Jeff Lutzke

Building Inspector

[City of Sheboygan](#)

[828 Center Ave., Suite 208](#)

[Sheboygan, WI. 53081-4442](#)

920-459-3481 (Phone)

920-459-0210 (Fax)

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Ryan Laswell
920-460-5418
ryan.s.laswell@gmail.com

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Ryan Laswell
920-460-5418
ryan.s.laswell@gmail.com



REQUEST FOR ZONING BOARD OF APPEALS CONSIDERATION

ITEM DESCRIPTION:

Address: 504 Pennsylvania Ave

Parcel #: 110940

Owner's Name: Jill and James Prigge

Zoning: SO

REPORT PREPARED BY: Jeff Lutzke, Building Inspector

REPORT DATE: 10/03/2022

MEETING DATE: 10/19/2022

BACKGROUND / ANALYSIS

Owner would like to remove and reconstruct an enclosed front porch that is too close to the front property line. The new structure will be similar size and design as the old structure, 5 foot x 13 foot 6 inches. Note – the contractor was informed this work required an approved variance prior to starting, but proceeded to start the work without approval.

Ordinance #: 15.105(2)(b)(3)(b)(E) Front or Street Side Lot Line to House: **Single family:** 30 feet

Requesting: 1 foot 5 inches setback

Allowed: 30 feet setback


Ordinance #: 15.105(2)(b)(3)(b)(G) Side Lot Line to House or Attached Garage: 10 feet

Requesting: 4 foot 1 inch setback

Allowed: 10 feet setback

ATTACHMENTS:

Application, pictures, and drawing

	<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)

CREATIVE CONSTRUCTION + RENOVATION INC.

Mailing Address

9033 MARTIN LN

City

BRIDLEVIEW

State

IL

ZIP Code

60455

Email Address

PAUL-N-DEB@COMCAST.NET

Phone Number (incl. area code)

708-912-9511

Applicants interest in property:

SECTION 2: Property Information

Property Address

504 PENNSYLVANIA AVE

City

SHEBOYGAN

State

WI

Zip

53081

Type of Building:

☐ Commercial

☒ Residential

3 FAMILY

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.

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)

PAUL KUNIS

Title

CONTRACTOR

Phone Number

708-912-9511

Signature of Applicant

Paul Kunis

Date Signed

9-20-22

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*; losses 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.

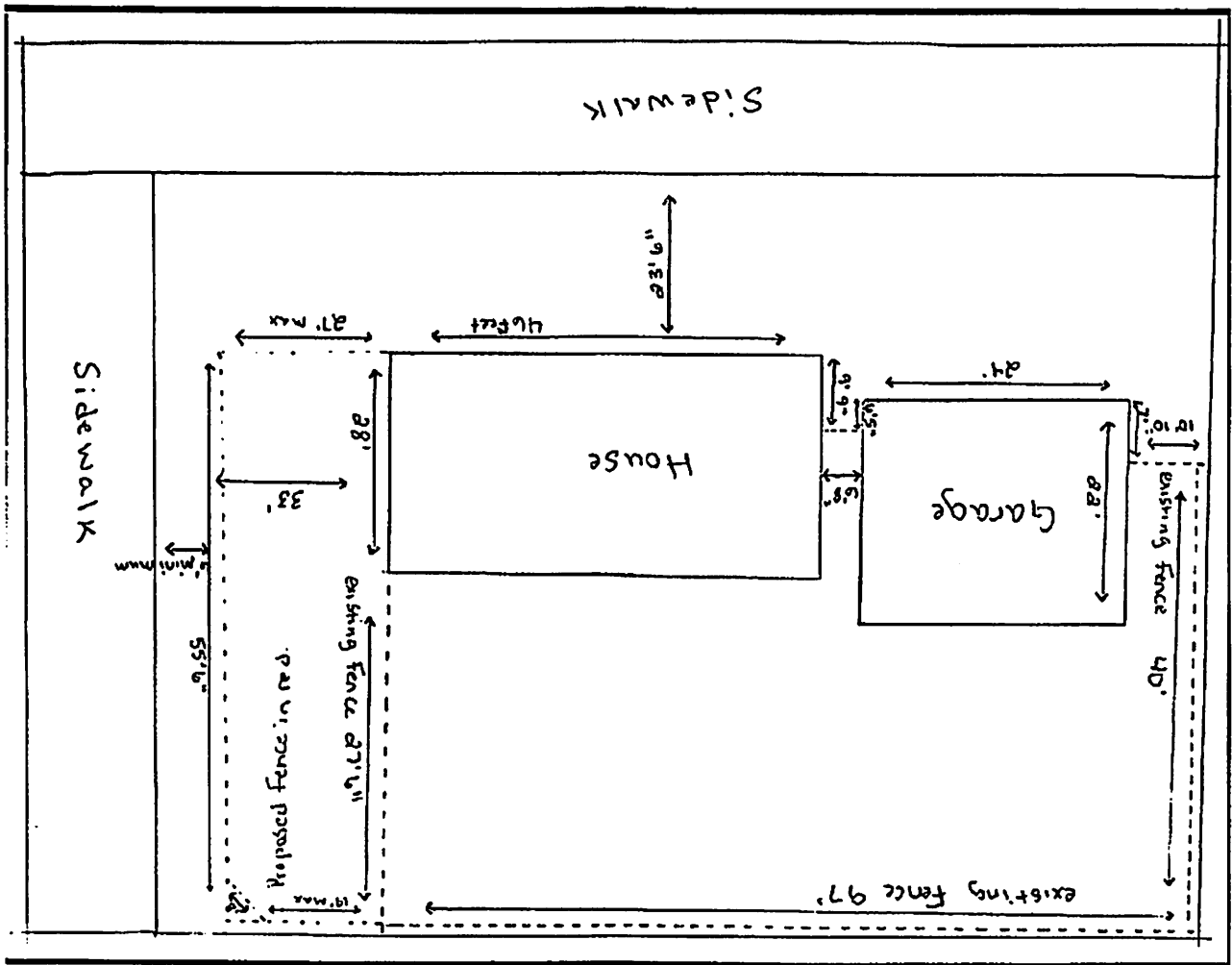
TEST #3: NO HARM TO PUBLIC INTEREST

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.



SITE MAP EXAMPLE

Creative Construction & Renovation Inc.

PAUL KUNIS :
GENERAL & CARPENTRY CONTRACTOR
9033 MARTIN LANE BRIDGEVIEW, IL. 60455
OFF. & FAX NO. 708-430-4858 PAUL'S CELL -708-912-9511
E-Mail: paul-n-deb@comcast.net
09/20/2022

RE: 504 Pennsylvania Ave,

To Whom It May Concern,

We Creative Construction & Renovation, Inc. are requesting a hardship variance for an existing enclosed porch on the south east corner of the existing building. Due to the condition of the roof and deck from many many years of water leaking in these areas we cannot repair these areas by sistering in new lumber next to the existing ceiling and floor joists. Also there were 2 existing brick columns only 2' down from grade which where dilapidated and caused the porch to sag down in several areas due to the conditions in this area.

The only proper thing to do will be to rebuild the entire structure. The structure was built originally when the house was 1st built. But does not meet the set-back requirements now. We are asking for this variance to rebuild this structure in the exact footprint which has been there since the beginning.

We have discussed this project with the neighbor to the east and he has no problem in rebuilding this structure.

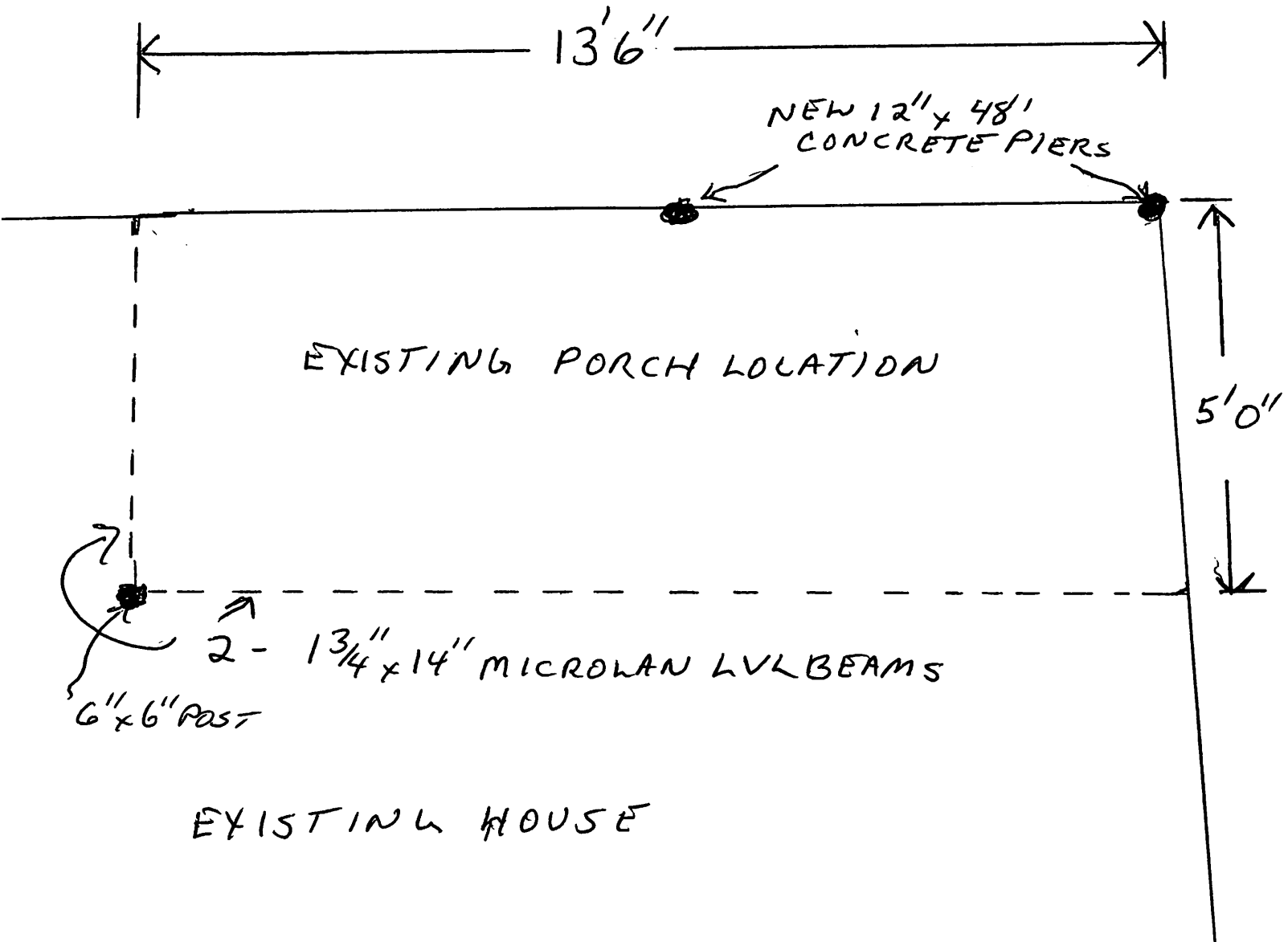
Sincerely,



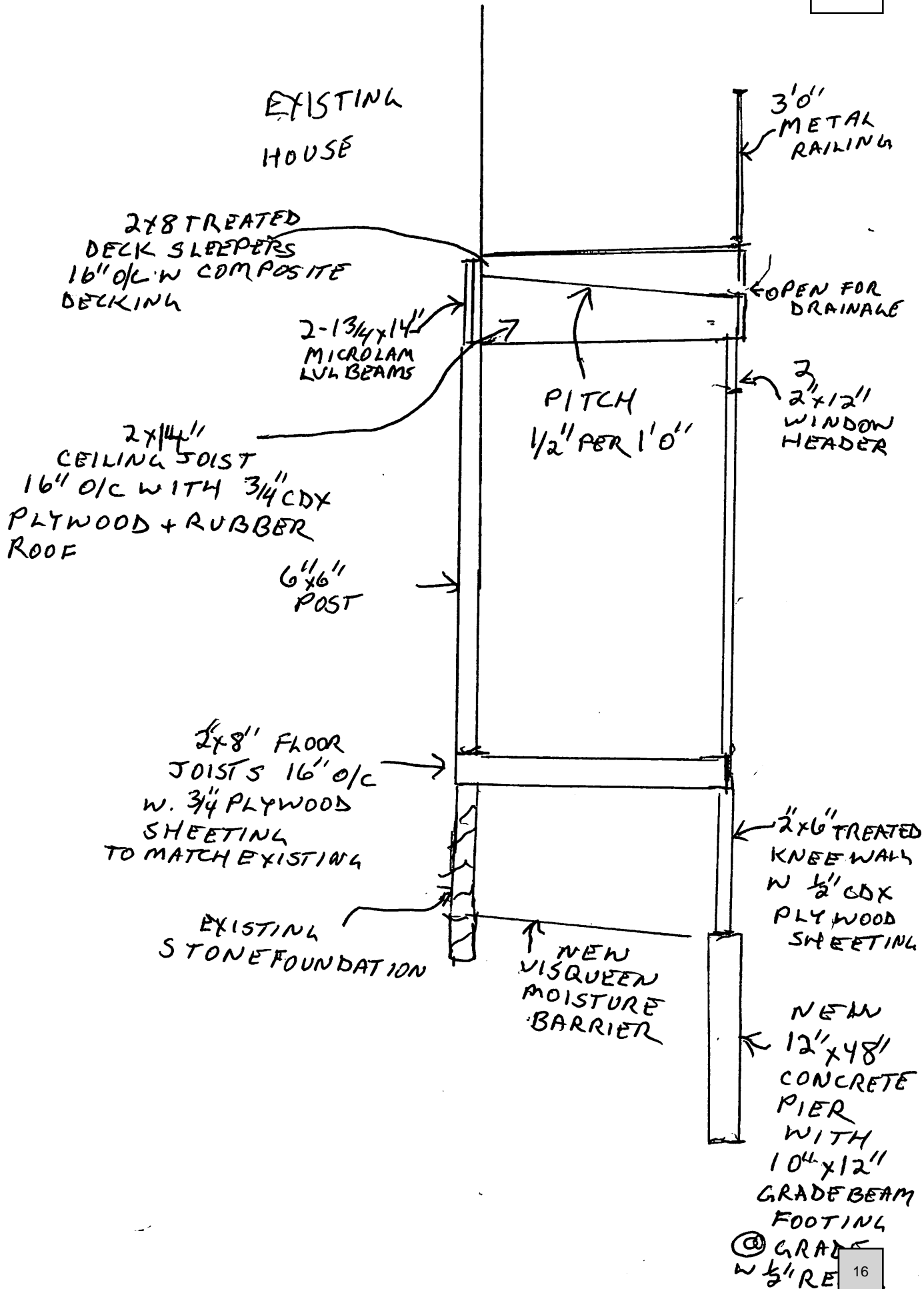
Paul Kunis
President

504 PENNSYLVANIA AVE.

Item 6.

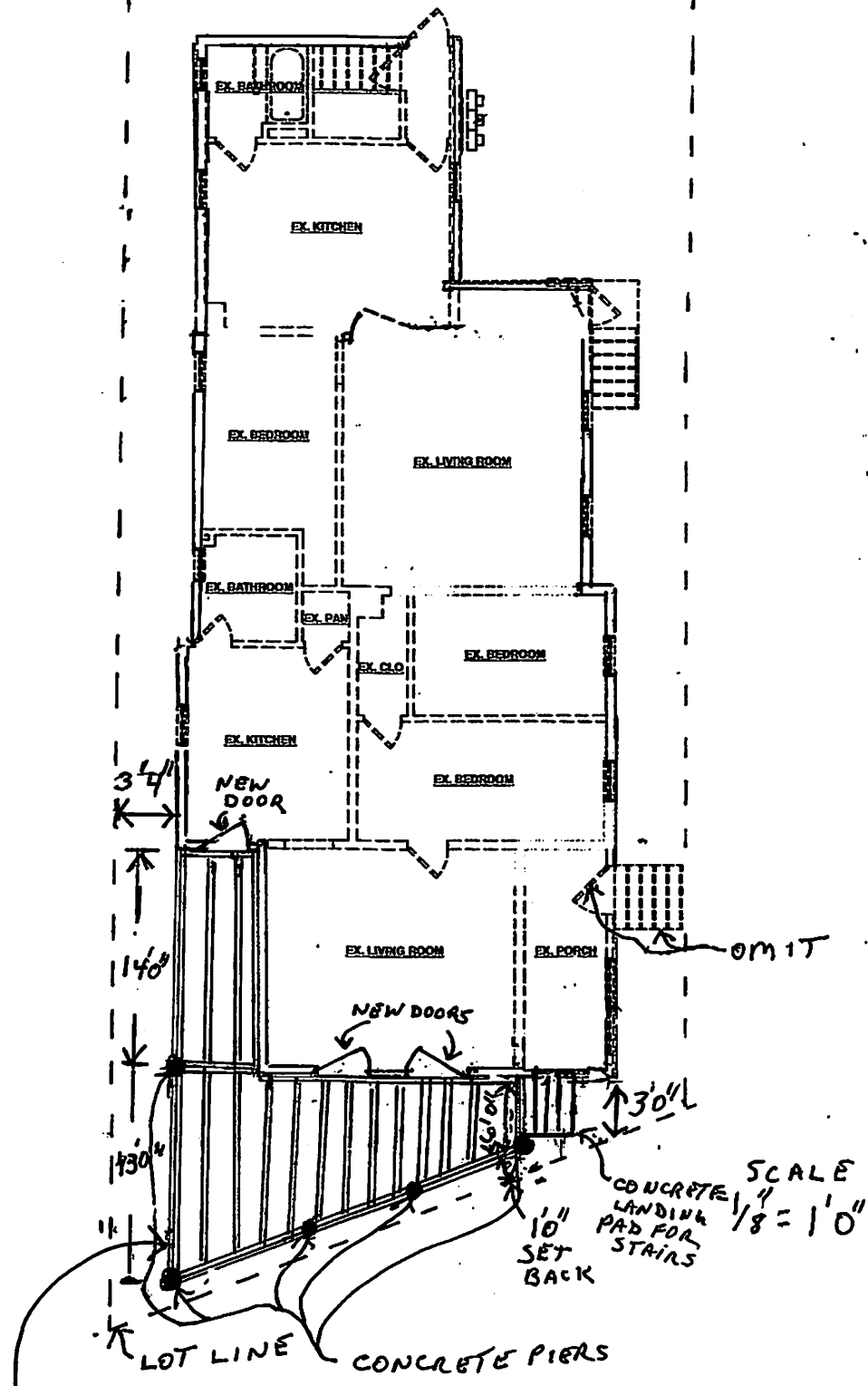


SCALE
 $\frac{1}{2}" = 1'0"$



504 PENNSYLVANIA AVE

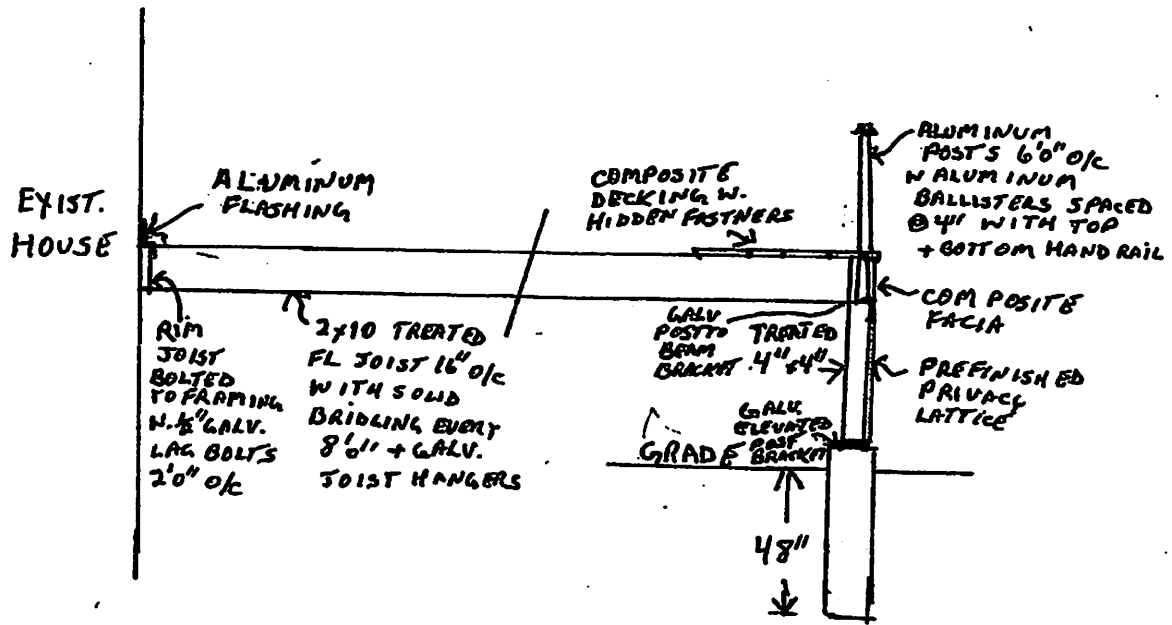
Item 6.



APPROVED
DECK WITH
PREVIOUS
VARIANCE

DECK SPECIFICATIONS

Item 6.

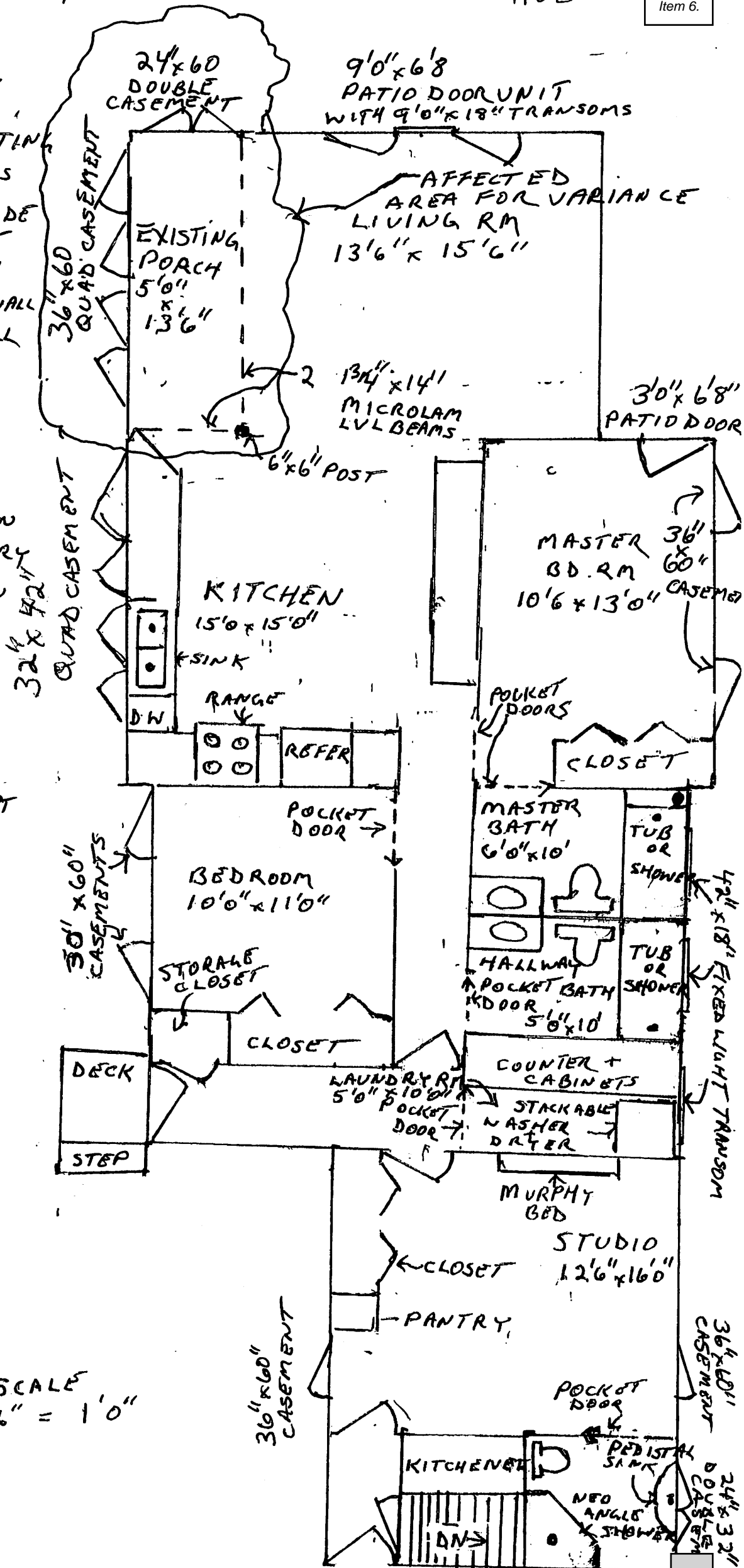


SCALE
1/4" = 1' 0"

SCOPE OF WORK

- REFRAME EXISTING WALL PARTITIONS
- INSULATE OUTSIDE WALLS WITH R-15 FACED INSULATION
- INSTALL 5/8" DRYWALL ON CEILING & 1/2" WALL PARTITIONS
- INSTALL SOLID CORE INTERIOR DOORS + TRIM THROUGHOUT
- INSTALL KITCHEN + BATH CABINETS
- INSTALL KITCHEN + BATH COUNTER TOPS

APPROVED
PLANS BY
BUILDING DEPT



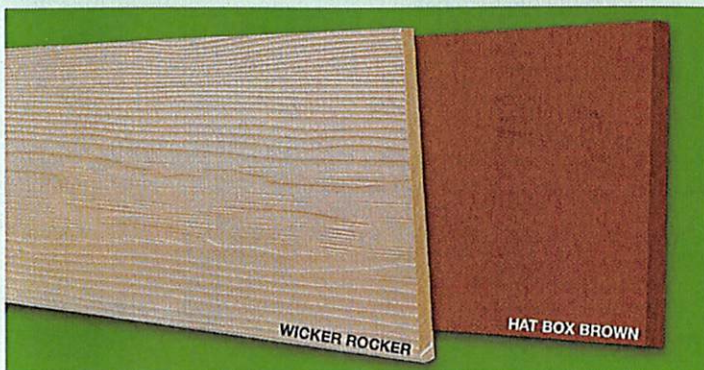
Fiber cement panels topcoated with *Duracolor* coating and a leading competitor's coating were tested in a 5,000-hour accelerated weathering scenario. The tests confirmed:

Item 6.

***Duracolor* eggshell exterior finish outperforms the competition with better durability and color retention.**

FIBER CEMENT SIDING  Advanced Technology in Fiber Cement

50 YEAR LIMITED PRODUCT WARRANTY

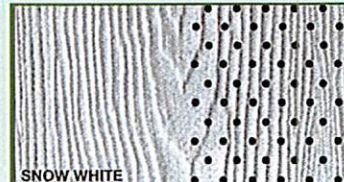


HUNT CLUB RED

STAGGERED EDGE SHAKE SIDING

- 1/4" x 16" x 48"

T 15YR: (140-3335-8425) T 30YR: (140-7483-7504)



SNOW WHITE

TEXTURED SOFFIT

- 1/4" x 12" x 12' Solid

T 15YR: (140-3340-8416) T 30YR: (140-7730-7729)

- 1/4" x 16" x 12' Solid

T 15YR: (140-3346-8421) T 30YR: (140-7776-8498)

- 1/4" x 4' x 8' Solid

T 15YR: (140-3421-8421) T 30YR: (140-7845-7864)

- 1/4" x 12" x 12' Vented

T 15YR: (140-3341-8417) T 30YR: (140-7748-8497)

- 1/4" x 16" x 12' Vented

T 15YR: (140-3343-8419) T 30YR: (140-7799-8495)

- 1/4" x 24" x 12' Vented

T 15YR: (140-3345-8420) T 30YR: (140-7822-8500)



BISCAYNE BLUE

STRAIGHT EDGE SHAKE SIDING

- 1/4" x 16" x 48"

T 15YR: (140-3334-8424) T 30YR: (140-7462-7481)

SIDING & CORNERS

12' TEXTURED LAP SIDING

- 5/16" x 5-1/4" T 15YR: (140-3357-8426) T 30YR: (140-7199-7218)

- 5/16" x 6-1/4" T 15YR: (140-3343-8419) T 30YR: (140-7799-8499)

- 5/16" x 7-1/4" T 15YR: (140-3359-8428) T 30YR: (140-7245-7264)

- 5/16" x 8-1/4" T 15YR: (140-3360-8429) T 30YR: (140-7268-7287)

- 5/16" x 9-1/4" T 15YR: (140-3361-8430) T 30YR: (140-7291-7310)

- 5/16" x 12" T 15YR: (140-3362-8431) T 30YR: (140-7314-7333)

12' SMOOTH LAP SIDING

- 5/16" x 6-1/4"

S 15YR: (140-3350-8432) S 30YR: (140-7351-7370)

- 5/16" x 8-1/4"

S 15YR: (140-3352-8433) S 30YR: (140-7388-7407)

- 5/16" x 12"

S 15YR: (140-3354-8434) S 30YR: (140-7425-7444)

T=Textured S=Smooth



GRECIAN STONE



KNIGHT'S ARMOR



BRONZE



DOVER GRAY

STUCCO-LOOK TEXTURED PANEL SIDING

- 5/16" x 4' x 8' T 15YR: (140-3363-8481) T 30YR: (140-7660-7679)

- 5/16" x 4' x 9' T 15YR: (140-3364-8442) T 30YR: (140-7683-7702)

- 5/16" x 4' x 10' T 15YR: (140-3365-8443) T 30YR: (140-7705-7724)

SMOOTH PANEL SIDING

- 5/16" x 4' x 8' S 15YR: (140-3380-8445) S 30YR: (140-4048-8459)

- 5/16" x 4' x 9' S 15YR: (140-3380-8445) S 30YR: (140-4049-8460)

- 5/16" x 4' x 10' S 15YR: (140-3381-8446) S 30YR: (140-4050-8461)

NO GROOVE TEXTURED PANEL SIDING

- 5/16" x 4' x 8' T 15YR: (140-3371-8438) T 30YR: (140-7591-7610)

- 5/16" x 4' x 9' T 15YR: (140-3372-8439) T 30YR: (140-7614-7633)

- 5/16" x 4' x 10' T 15YR: (140-3373-8440) T 30YR: (140-7637-7656)

TEXTURED 8" GROOVED ON CENTER PANEL SIDING

- 5/16" x 4' x 8' T 15YR: (140-3366-8435) T 30YR: (140-7522-7541)

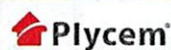
- 5/16" x 4' x 9' T 15YR: (140-3367-8436) T 30YR: (140-7545-7564)

- 5/16" x 4' x 10' T 15YR: (140-3368-8437) T 30YR: (140-7568-7587)

TRIM BOARDS

Nominal Size

Item 6.



50 YEAR LIMITED PRODUCT WARRANTY



50 YEAR SUBSTRATE WARRANTY

12' TEXTURED OR SMOOTH FIBER CEMENT

T=Textured S=Smooth

- 1" x 4" Net Size: 3/4" x 3-1/2"
T 15YR: (140-3385-8448) S 15YR: (140-7893-8468)
T 30YR: (140-6968-7017) S 30YR: (140-8040-8511)
- 1" x 6" Net Size: 3/4" x 5-1/2"
T 15YR: (140-3387-8449) S 15YR: (140-7915-8470)
T 30YR: (140-7022-7041) S 30YR: (140-8053-8513)
- 1-1/4" x 2" Net Size: 1" x 1-3/4"
T 15YR: (140-3394-8450) S 15YR: (140-7944-7963)
T 30YR: (140-7085-7013) S 30YR: (140-7084-7103)

- 1-1/4" x 4" Net Size: 1" x 3-1/2"
T 15YR: (140-3396-8451) S 15YR: (140-7964-8503)
T 30YR: (140-7108-7126) S 30YR: (140-8104-8519)
- 1-1/4" x 6" Net Size: 1" x 5-1/2"
T 15YR: (140-3398-8452) S 15YR: (140-7982-8505)
T 30YR: (140-7130-7149) S 30YR: (140-8125-8521)
- 1-1/4" x 8" Net Size: 1" x 7-1/4"
T 15YR: (140-3399-8453) S 15YR: (140-8000-8506)
T 30YR: (140-7153-8414) S 30YR: (140-8138-8522)
- 1-1/4" x 12" Net Size: 1" x 11-1/4"
T 15YR: (140-3401-8454) S 15YR: (140-8019-8508)
T 30YR: (140-7176-7195) S 30YR: (140-8036-8524)

16' TEXTURED OR SMOOTH SOLID ENGINEERED WOOD

T=Textured S=Smooth



- 1" x 2" Net Size: 3/4" x 2"
T 15YR: (143-2745-4568) S 15YR: (143-4187-4608)
T 30YR: (143-4082-4588) S 30YR: (143-4357-4628)
- 1" x 4" Net Size: 3/4" x 3-1/2"
T 15YR: (143-2768-4570) S 15YR: (142-4204-4610)
T 30YR: (143-4105-4590) S 30YR: (143-4374-4630)
- 1" x 6" Net Size: 3/4" x 5-1/2"
T 15YR: (143-2791-4572) S 15YR: (143-4221-4612)
T 30YR: (143-4128-4592) S 30YR: (143-4391-4632)
- 1" x 8" Net Size: 3/4" x 7-1/4"
T 15YR: (143-2814-4574) S 15YR: (143-4238-4614)
T 30YR: (143-4151-4594) S 30YR: (143-4408-4634)
- 1" x 12" Net Size: 3/4" x 11-1/4"
T 15YR: (143-2837-4576) S 15YR: (143-4255-4616)
T 30YR: (143-4170-4596) S 30YR: (143-4425-4636)
- 1-1/4" x 2" Net Size: 1" x 2"
T 15YR: (143-2600-4577) S 15YR: (143-4272-4618)
T 30YR: (143-3967-3984) S 30YR: (143-4442-4561)
- 1-1/4" x 4" Net Size: 1" x 3-1/2"
T 15YR: (143-2624-4580) S 15YR: (143-4289-4552)
T 30YR: (143-4289-4620) S 30YR: (143-4459-4640)
- 1-1/4" x 6" Net Size: 1" x 5-1/2"
T 15YR: (143-2660-4582) S 15YR: (143-4306-4621)
T 30YR: (143-4442-4602) S 30YR: (143-4476-4642)
- 1-1/4" x 8" Net Size: 1" x 7-1/4"
T 15YR: (143-2696-4584) S 15YR: (143-4306-4622)
T 30YR: (143-4013-4604) S 30YR: (143-4493-4644)
- 1-1/4" x 12" Net Size: 1" x 11-1/4"
T 15YR: (143-2720-4586) S 15YR: (143-4340-4626)
T 30YR: (143-4059-4606) S 30YR: (143-4510-4646)



50 YEAR LIMITED PRODUCT WARRANTY

16' TEXTURED ENGINEERED WOOD STRAND



- 1" x 2" Net Size: 5/8" x 1-1/2"
T 15YR: (142-3551-3944) T 30YR: (142-4550-4569)
- 1" x 4" Net Size: 5/8" x 3-1/2"
T 15YR: (142-3553-3946) T 30YR: (142-4573-4592)
- 1" x 6" Net Size: 5/8" x 5-1/2"
T 15YR: (142-3554-3947) T 30YR: (142-4569-4615)
- 1" x 8" Net Size: 5/8" x 7-1/4"
T 15YR: (142-3555-3948) T 30YR: (142-4619-4638)
- 1" x 12" Net Size: 5/8" x 11-1/4"
T 15YR: (142-3556-3949) T 30YR: (142-4654-4673)
- 1-1/4" x 2" Net Size: 25/32" x 1-1/2"
T 15YR: (142-3550-3952) T 30YR: (142-4677-4696)
- 1-1/4" x 4" Net Size: 25/32" x 3-1/2"
T 15YR: (142-3364-3954) T 30YR: (142-4700-4719)
- 1-1/4" x 6" Net Size: 25/32" x 5-1/2"
T 15YR: (142-3566-3955) T 30YR: (142-4723-4742)
- 1-1/4" x 4" x 10' Preformed Outside Corner
T 15YR: (142-3549-3950) T 30YR: (148-4815-4834) Net Size: 25/32" x 3-1/2"
- 1-1/4" x 8" Net Size: 25/32" x 7-1/4"
T 15YR: (142-3568-3956) T 30YR: (142-4746-4765)
- 1-1/4" x 10" Net Size: 25/32" x 9-1/4"
T 15YR: (142-3569-3957) T 30YR: (142-4769-4787)
- 1-1/4" x 12" Net Size: 25/32" x 11-1/4"
T 15YR: (142-3570-3958) T 30YR: (142-4769-4788)

WINDOWS TO MATCH

13 TIMELESS COLORS

WINDOW TRIM SOFFIT FACIA

Snow White

Hat Box Brown

Arbor Mist

Wicker Rocker

Sandy Clay

Dover Gray

Bronze

Grecian Stone

Smoky Sable

Knight's Armor

Nickel

Biscayne Blue

Hunt Club Red



WARRANTY PROTECTED

Menards confidently offers a 15-year limited paint finish warranty* and a 30-year limited paint finish warranty*, backed by PPG. For warranty information, go to MENARDS.com - keyword: Prefinished Siding

SPANISH CEDAR

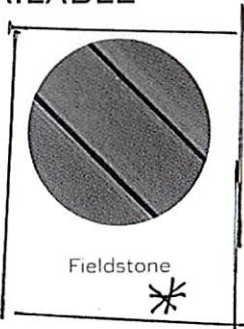


COLORS AVAILABLE

*Colors may vary from colors shown



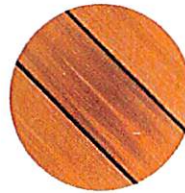
Canyon



Fieldstone *



Sandstone



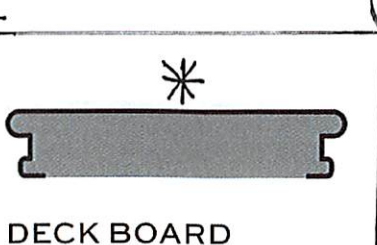
Spanish Cedar

PROFILES



RADIUS EDGE

Use for stair treads & deck
border applications
1" H x 5 3/16" W



DECK BOARD

Use for deck surfaces
1" H x 5 3/16" W

AVAILABLE IN

8', 12', 16', 20' Deck Board
12' Radius Edge
Cladding: Yes

SKUs:

Canyon 112-0385
Fieldstone 112-0373
Sandstone 112-0379
Spanish Cedar 112-0368

SKUs:

Canyon 112-0381-0384
Fieldstone 112-0369-0372
Sandstone 112-0375-0378
Spanish Cedar 112-0360-0366



Item 6.



Item 6.

A photograph of a blue house with white trim and a yellow caution tape on the lawn. The house has blue horizontal siding and white window frames. A yellow caution tape is strung across the lawn in front of the house. A white downspout is visible on the side of the house. A small bush with yellow flowers is in the foreground. A concrete sidewalk is in the foreground, and a street with cars is visible in the background.

Item 6.



Item 6.

Item 6.





Item 6.



Item 6.



Item 6.

Item 6.



A photograph showing a damaged roof edge. In the foreground, there is a large, dark, jagged piece of material, possibly asphalt or a membrane, which has been torn away. To the left of this piece, a red and black power tool, likely a reciprocating saw, lies on the concrete surface. Several wooden planks and debris are scattered around the damaged area. In the background, a concrete sidewalk runs alongside a grassy area. Beyond the sidewalk, a street is visible with a white truck, a dark car, and a person in a red shirt walking. A large green bush is on the left side of the frame.

Item 6.



Item 6.

Item 6.



A photograph of a dilapidated wooden house with a man standing near scaffolding and a large bush in the foreground. The house has dark, weathered horizontal siding and a white-framed window on the left. A man in a light blue shirt is standing near a set of blue scaffolding that is erected against the side of the house. A large, leafy green bush with some pink flowers is in the foreground, partially obscuring the view of the house. The ground is covered with grass and some debris, including a yellow object and a piece of wood. The sky is overcast.

Item 6.



Item 6.



Item 6.

REQUEST FOR ZONING BOARD OF APPEALS CONSIDERATION

ITEM DESCRIPTION:

Address: 842 Ashland Ave

Parcel #: 313830

Owner's Name: Julia Schmitz

Zoning: NR-6

REPORT PREPARED BY: Jeff Lutzke, Building Inspector

REPORT DATE: 09/30/2022

MEETING DATE: 10/19/2022

BACKGROUND / ANALYSIS

Owner would like add second floor living space to a legally nonconforming structure. The addition would increase the nonconformity in the front yard and in the street yard.

Ordinance #: 15.105(2)(d)(3)(b)(E) Front or Street Side Lot Line to House: **Single family: 25 feet**

Requesting: less than 25 feet setback – dimension not provided

Allowed: 25 feet setback

Ordinance #:

Requesting:

Allowed:

ATTACHMENTS:

Application, pictures, and drawing



www.sheboyganwi.gov

BUILDING INSPECTION DEPARTMENT
 625 Center Avenue, Suite 205
 Sheboygan, WI 53081-4442
 Phone: (920) 455-3477
 Fax: (920) 459-0210
 buildinginspection@sheboyganwi.gov

**APPEAL FROM RULING OF THE BUILDING INSPECTOR
 AND/OR ZONING ADMINISTRATOR**

CASE NO: _____
 FILING DATE: _____
 RECEIPT NO: _____
 ZONING DIST: _____

TO: THE ZONING BOARD OF APPEALS, CITY OF SHEBOYGAN, SHEBOYGAN COUNTY, WI

- 1). Appeal Location (address): 842 Ashland Ave, Sheboygan
- 2). Applicant: Adam and Julia Schmitz Telephone #: (920) 334-1575
 Address: _____
- 3). Legal Property Description (Lot, Block, Subdivision, etc.) Parcel # 5928, 313820
- 4). Type of Building (Circle): Commercial ☐ Residential ☒
- 5). Request for (Circle): New Construction - Repairs - Alterations - Addition - Nonconforming Use - Other
 (if other) please list: _____
- 6). If the request is for a nonconforming use:
 Your intended use: _____
 Date last occupied as a nonconforming use: _____
 By Whom: _____ Previous use: _____
- 7). Applicants interest in property: Add 3rd bedroom to rent/add resale value
- 8). 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.

I HEREBY CERTIFY THAT THE ABOVE APPLICATION AND/OR APPEAL AND ALL ATTACHMENTS THERETO ARE TRUE, CORRECT AND COMPLETE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Date: 9-11-20

Signature: Julia Schmitz
 Printed Name: Julia Schmitz
 Mailing Address: 4141 51st St
Sheboygan, WI 53081



223401

Item 7.

BUILDING INSPECTION DEPARTMENT
828 Center Avenue, Suite 208
Sheboygan, WI 53081-4442
Phone: (920) 459-3477
Fax: (920) 459-0210
buildinginspection@sheboyganwi.gov

APPLYING FOR A VARIANCE

Variances to zoning ordinances are considered by the CITY OF SHEBOYGAN Zoning Board of Appeals monthly on the third Wednesday at 3:00 pm at a public hearing. In order to be considered for the next meeting, applications must be received in the Building Inspection Department Office **no later than 4:30 pm** on the third Wednesday of the month prior to the scheduled public hearing:

Application Deadline Date

Board of Appeals Meeting Date

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) A site sketch, drawn to scale indicating the location of all existing structures and the 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.

Note:

- a) The applicant can present any additional information to inform the Board of the facts.
- b) In addition to the application information noted above, a survey is strongly recommended.
- c) Applicants should be aware staff may require a survey as part of the application information in order to clarify specific variance(s) requested.
- d) 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.
- e) Building permits must be acquired within 6 months of the granted approval or the approval will be voided.

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.

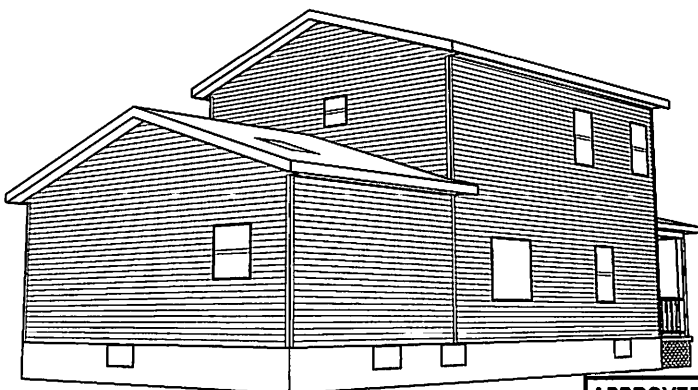
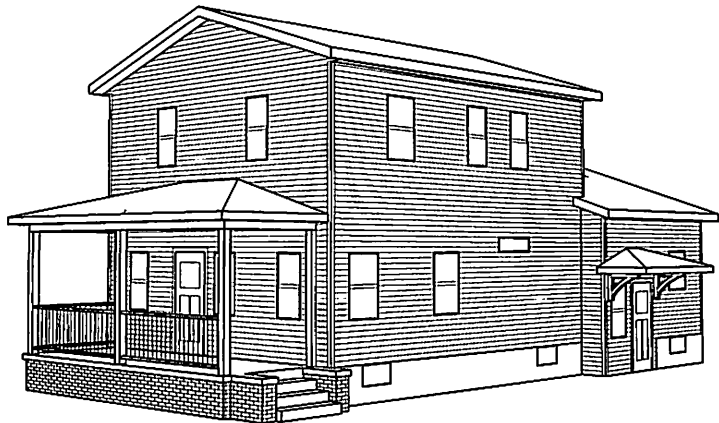
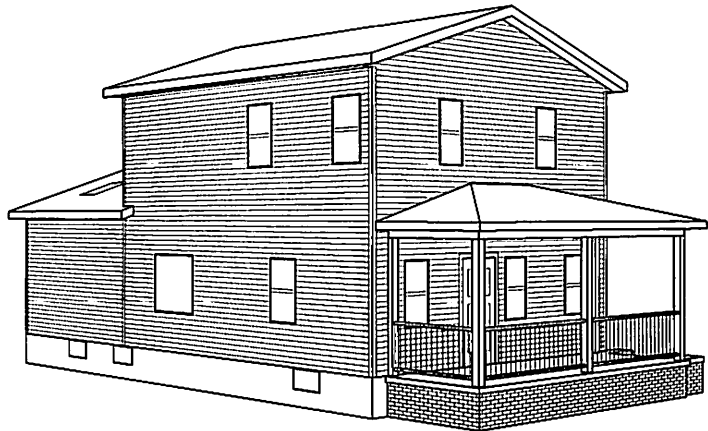
I have read the above and understand my responsibilities regarding my appeal to the Zoning Board of Appeals. I have also read and understand the "Three Tests" for a Variance Included with this form.


Signature


Date

NOTICE
Although every effort has been made in preparing and printing these plans and drawings, the user assumes all responsibility for any errors, omissions, or inaccuracies that may appear hereon. The user agrees to hold the architect and engineer harmless for any damages or consequences resulting from the use of these plans and drawings.

NOTES
All dimensions are from the face of the wall or the center of the pipe, unless otherwise noted.
All window openings are to be installed with 30" wide aluminum frames.
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All window openings are to be installed with 30" wide aluminum frames.



**APPROVED FOR
CONSTRUCTION**

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OOSTBURG LUMBER COMPANY, Inc.
Visit us at www.oostburglumber.com
Email to info@oostburglumber.com
1214 Center Ave
Oostburg, WI 53151
Phone: (608) 544-2178
Fax: (608) 544-3040

PROJECT FOR:
ADAM & JULIA SCHMITZ
842 ASHLAND AVE.
SHEBOYGAN, WI

DATE 12/4/22	REV DATE 07/22
REV DATE 07/22	REV DATE 07/22
REV DATE 07/22	REV DATE 07/22
REV DATE 07/22	REV DATE 07/22

Page 5 of 5
Drawn by: J.S.
Checked by: R.D.

Wierus, Linnae

From: Wierus, Linnae
Sent: Tuesday, September 13, 2022 10:59 AM
To: Lutzke, Jeffrey
Subject: FW: Variance request 3

Thoughts on this?

Linnae Wierus
Building Inspection Specialist
City of Sheboygan
920-459-4064
Linnae.Wierus@sheboyganwi.gov
www.sheboyganwi.gov

From: Julia Markelz <judemarkelz@yahoo.com>
Sent: Monday, September 12, 2022 8:23 PM
To: Wierus, Linnae <Linnae.Wierus@sheboyganwi.gov>
Subject: Variance request 3





We are requesting a variance to change the 2nd floor walls from sloped to 9 feet tall on the entire 2nd floor. This would make the 2nd floor more usable space and allow for a 3rd bedroom and bathroom on the 2nd floor.

I will mail a check this week for the variance application.

Julia Schmitz

920-207-4449



Julia Schmitz
920-207-4449

Wierus, Linnae

From: Wierus, Linnae
Sent: Tuesday, September 13, 2022 10:58 AM
To: Lutzke, Jeffrey
Subject: FW: Variance request 2
Attachments: Schmitz, Adam & Julia 2022.0819 2.pdf; Ashland variance.pages

Linnae Wierus
Building Inspection Specialist
City of Sheboygan
920-459-4064
Linnae.Wierus@sheboyganwi.gov
www.sheboyganwi.gov

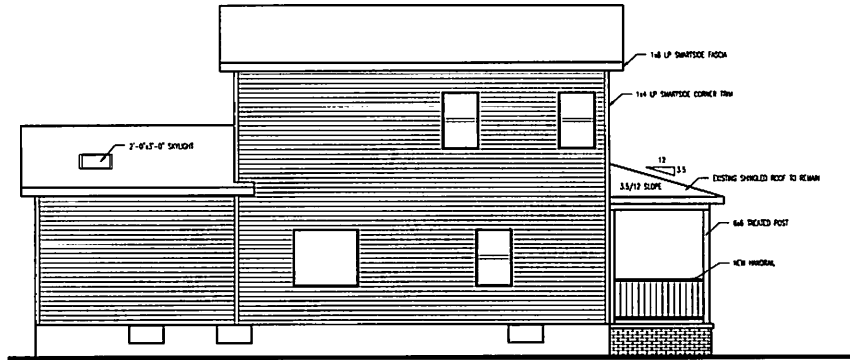
From: Julia Markelz <judemarkelz@yahoo.com>
Sent: Monday, September 12, 2022 8:19 PM
To: Wierus, Linnae <Linnae.Wierus@sheboyganwi.gov>
Subject: Variance request 2





NOTES:
 All dimensions are from face of stud to face of stud for 2x4's, and 2x6's.
 All exterior finish is to be 1/2" thick 1/2" square shingles.
 All framing members to be 2x4's, unless otherwise noted.
 All exterior finish and trim to be as shown on drawings.
 All roof pitches to be 12/12 unless otherwise noted.

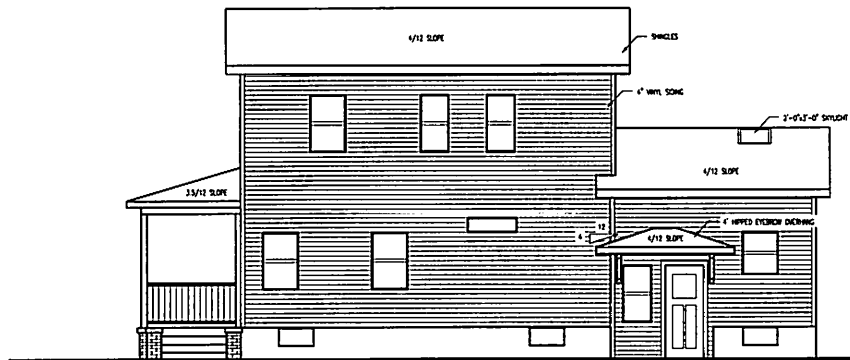
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 All exterior finish and trim to be as shown on drawings.
 All roof pitches to be 12/12 unless otherwise noted.



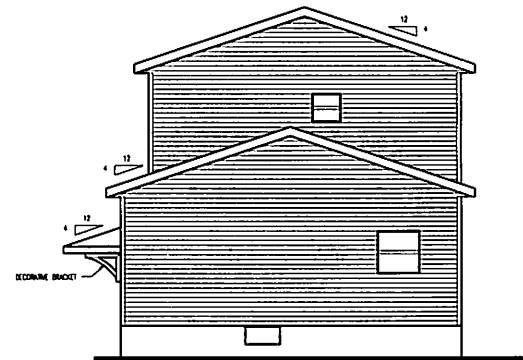
1 PROPOSED WEST ELEVATION
 SCALE 1/8"=1'-0"



2 PROPOSED SOUTH ELEVATION
 SCALE 1/8"=1'-0"



3 PROPOSED EAST ELEVATION
 SCALE 1/8"=1'-0"



4 PROPOSED NORTH ELEVATION
 SCALE 1/8"=1'-0"

APPROVED FOR
 CONSTRUCTION

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 THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF OOSTBURG LUMBER COMPANY, INC. NO PART OF THESE PLANS OR SPECIFICATIONS MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF OOSTBURG LUMBER COMPANY, INC.

PROJECTOR:
 ADAM & JULIA SCHMITZ
 842 ASHLAND AVE.
 SHEBOYGAN, WI

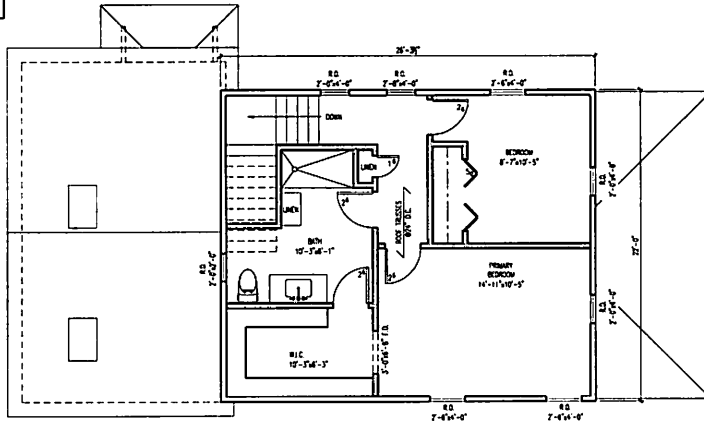
1218 Center Ave.
 Oostburg, WI 53070
 Phone: (920) 544-2378
 Fax: (920) 544-1940
 Website: www.oostburglumber.com
 Email: info@oostburglumber.com

DATE	REV	DATE	REV	DATE	REV	DATE	REV
12/24/22	1	6/7/22	2	7/27/22	3	8/19/22	4

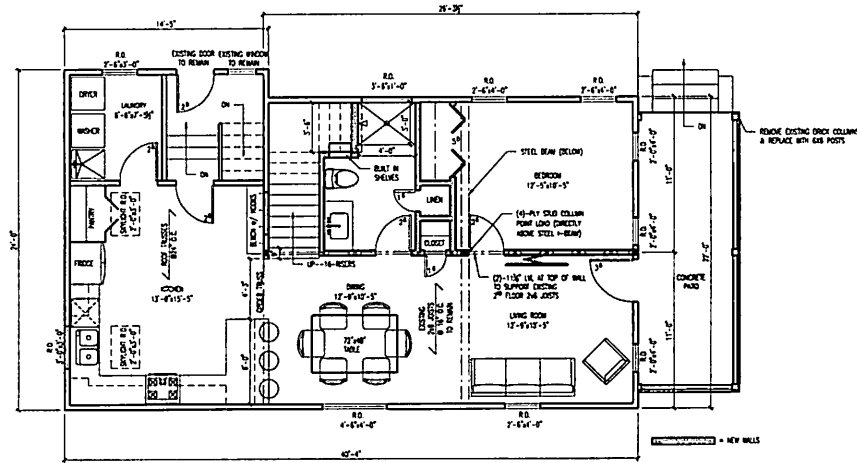
Page 3 of 5
 Drawn by: J.S.
 Checked by: J.D.

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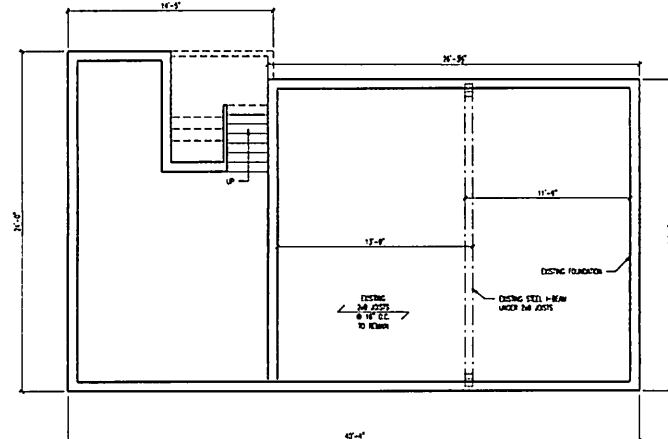
NOTE:
All dimensions are from the face of wall to the face of wall unless otherwise noted. All dimensions are from the face of wall to the face of wall unless otherwise noted. All dimensions are from the face of wall to the face of wall unless otherwise noted.



2 PROPOSED UPPER FLOOR PLAN
SCALE 1/4" = 1'-0"



1 PROPOSED MAIN FLOOR PLAN
SCALE 1/4" = 1'-0"



3 BASEMENT FLOOR PLAN
SCALE 1/4" = 1'-0"



APPROVED FOR CONSTRUCTION

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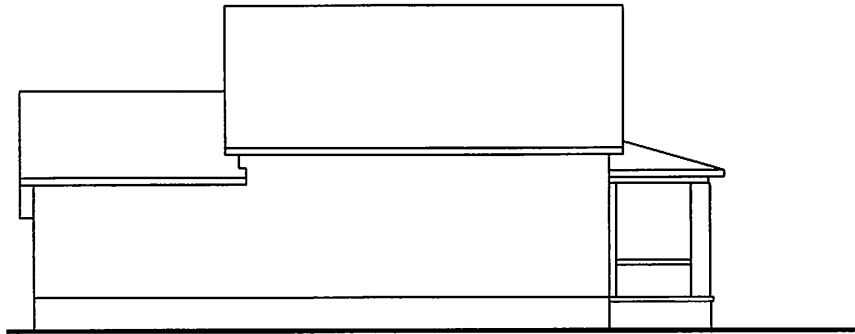
OOSTBURG LUMBER COMPANY, Inc.
1318 Cedar Ave.
Oostburg, WI 53070
Phone: (920) 864-2378
Fax: (920) 864-2348

PROJECT FOR:
ADAM & JULIA SCHMITZ
842 ASHLAND AVE.
SHEBOYGAN, WI

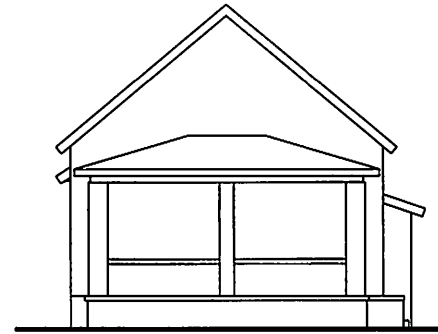
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4	5	5	5	5
Drawn by: J.S.	Checked by: R.D.	Checked by: R.D.	Checked by: R.D.	Checked by: R.D.

NOTES:
 All dimensions are based on the face of the wall unless otherwise noted.
 All exterior finish is to be 1/2" thick unless otherwise noted.
 All interior finish is to be 1/2" thick unless otherwise noted.
 All work is to be in accordance with the latest edition of the International Building Code (IBC) and the International Residential Code (IRC).
 The owner is responsible for obtaining all necessary permits and approvals from the local building department.

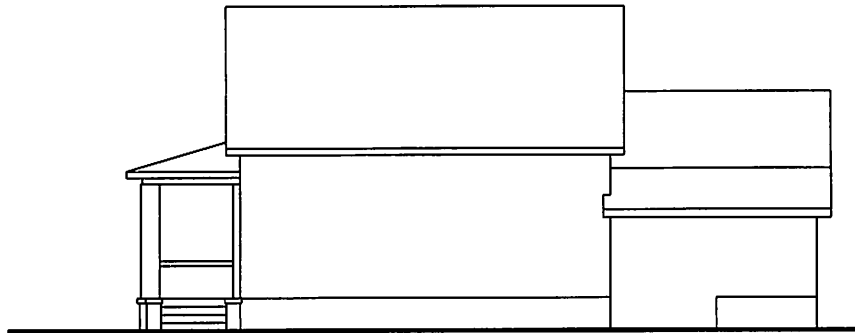
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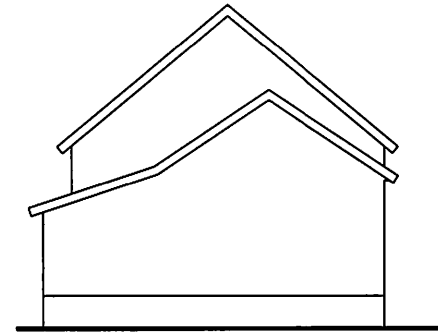
1 EXISTING WEST ELEVATION
 SCALE: 1/8"=1'-0"



2 EXISTING SOUTH ELEVATION
 SCALE: 1/8"=1'-0"



3 EXISTING EAST ELEVATION
 SCALE: 1/8"=1'-0"



4 EXISTING NORTH ELEVATION
 SCALE: 1/8"=1'-0"

APPROVED FOR
 CONSTRUCTION

NOTICE:
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OOSTBURG LUMBER COMPANY, Inc.
 1218 Center Ave.
 Oostburg, WI 53071
 Phone: (920) 544-2078
 Fax: (920) 544-3010
 Email: info@oostburglumber.com
 Website: www.oostburglumber.com

PROJECT FOR:
 ADAM & JULIA SCHMITZ
 842 ASHLAND AVE.
 SHEBOYGAN, WI

DATE	REV	DATE	REV
12/2/23	1	6/7/23	1
6/7/23	2	6/9/23	2
6/9/23	3	7/7/23	3
7/7/23	4	8/9/23	4

Drawn by: JS
 Checked by: KD

REQUEST FOR ZONING BOARD OF APPEALS CONSIDERATION

ITEM DESCRIPTION:

Address: 1331 Indiana Ave

Parcel #: 507570

Owner's Name: Anastasia S Chronis

Zoning: UC

REPORT PREPARED BY: Jeff Lutzke, Building Inspector

REPORT DATE: 09/30/2022

MEETING DATE: 10/19/2022

BACKGROUND / ANALYSIS

Owner would like to construct a 20 foot x 28 foot parking pad in their required street yard.

Ordinance #: 15.105(2)(e)(3)(b)(E) Front or Street Side Lot Line to House: **Single family:** 30 feet

Requesting: 5 feet setback

Allowed: 30 feet setback

Ordinance #:

Requesting:


Allowed:

ATTACHMENTS:

Application, pictures, and drawing

223400

Item 8.

	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)

Anastasia S. Chronis

Mailing Address

 1318 S. 17th St

City

Sheboygan

State

WI

ZIP Code

53081

Email Address

a.s.chronis@hotmail.com

Phone Number (incl. area code)

920-912-3030

Applicants interest in property:

Co-owner

SECTION 2: Property Information

Property Address

1331 Indiana Ave

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.

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)

Anastasia S. Chronis

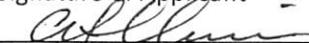
Title

Home owner

Phone Number

920-912-3030

Signature of Applicant



Date Signed

9-12-22

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*; losses 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.

Requesting a driveway that is located in a required street yard.

The property is located at the top of the hill on the corner of S. 14th St. and Indiana Ave. The 14th St. bridge runs the length of the property (N/S). The back of the property has an alley that runs E/W, and is a dead end to the 14th St. bridge (W). There is also a grass hill at the back of the property to the alley. The hill is approx. 4 ft. high on the east end and levels off to the west. Also, the road in question is S. 14th St., which is approx. 6 ft. above the ground at the back of property. We would like to have parking pad run N/S, off the alley, as far west as possible where the lot has less of a hill.

In the winter during winter parking rules parking availability is minimal, especially on even days. The only parking available is on the north side of Indiana Ave. (after the oil change parking lot) or on S. 13th St. Parking on Indiana Ave. is near impossible considering there are 3 houses that need to park their cars as well. Parking on S. 13th St. is also limited, particularly on weekends since there is a bar located on the corner of Indiana Ave. and S. 13th St.

Wierus, Linnae

From: Tess Chronis <a.s.chronis@hotmail.com>
Sent: Sunday, September 18, 2022 9:48 PM
To: Wierus, Linnae
Subject: 1331 Indiana Ave Photos
Attachments: 20220917_190154.jpg; 20220917_190305.jpg; 20220917_190808.jpg; 20220918_205307.jpg; 20220918_205413.jpg; Resized_20220917_141950.jpeg; Resized_20220917_142012.jpeg; Resized_20220917_142025 - Copy.jpeg

Hello,

Attached are additional photos with the area we want paved marked with the green stakes. We measured 5 feet from the property line to start the parking pad. The property line is marked with the orange flag. There are also photos of the parking situation on 13th St. and Indiana Ave. and of the estimate.

Thanks

Anastasia Chronis



Garage has been demolished.

Dead End (Alley)

Parking pad / driveway
30' x 28'



Payment S

Deposit (4

Staring Da

Before Po

Notes:

This estimate is for campleting the job as desc
does not include additional expenses which ma
arise work as stared.

Parking Spot
28 Ft by 20 Ft

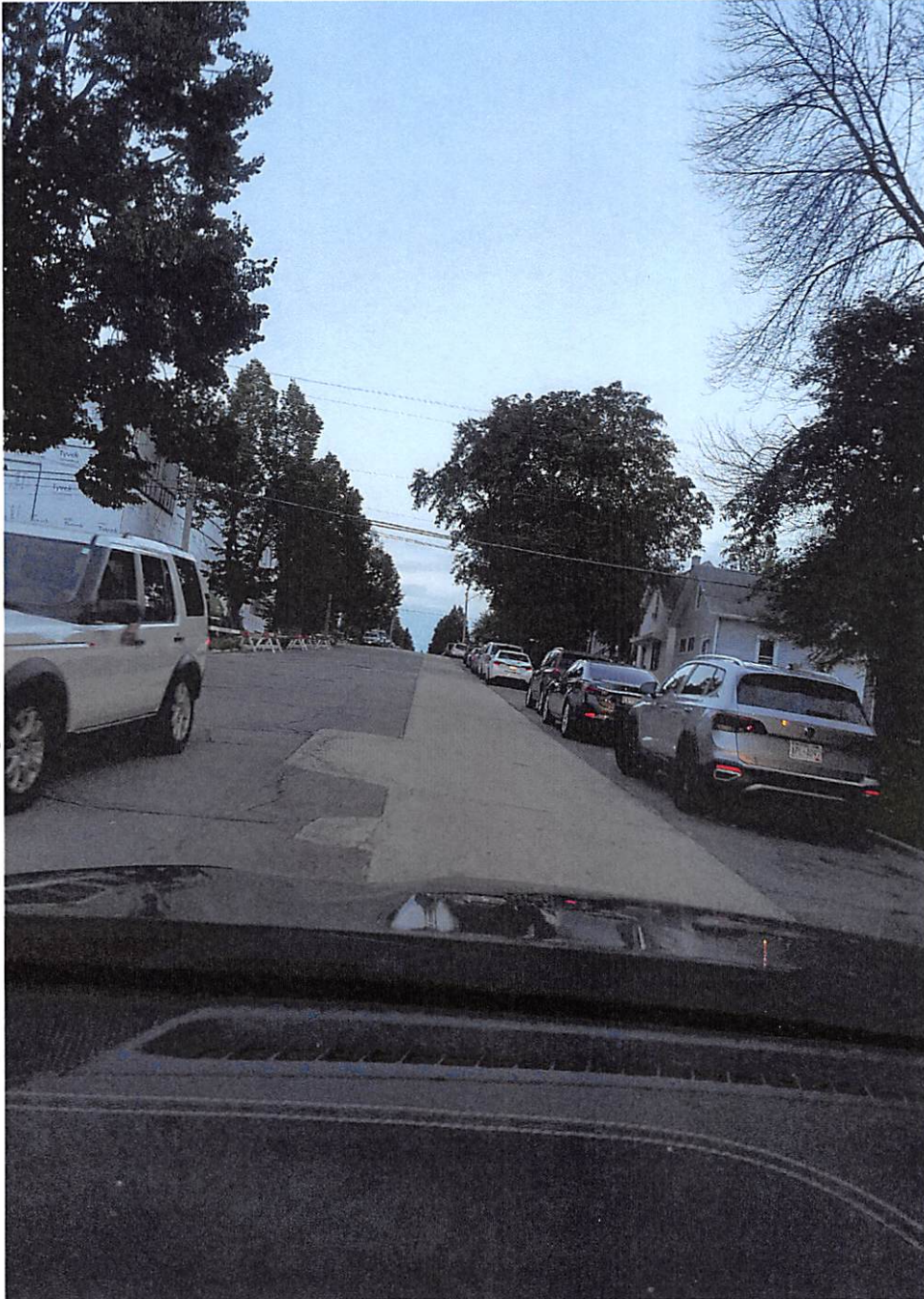
With a total 560 SQ. FT













Item 8.



Item 8.



Item 8.

A photograph of a residential property. In the background, a two-story light blue house with white trim and a white door is visible. Two windows are on the first floor, each with a white frame. A small concrete path leads to the front door. To the left of the path, there are two blue planters with red flowers. To the right, there is a black trash can and a wooden fence. The yard is covered in grass and some weeds. In the foreground, there is a concrete sidewalk with a crack running diagonally across it. A white box with the text "Item 8." is in the upper right corner. Another white box with the number "67" is in the bottom right corner.

Item 8.



Item 8.

REQUEST FOR ZONING BOARD OF APPEALS CONSIDERATION

ITEM DESCRIPTION:

Address: 1504 Michigan Ave

Parcel #: 201800

Owner's Name: Debra E Fettig

Zoning: NR-6

REPORT PREPARED BY: Jeff Lutzke, Building Inspector

REPORT DATE: 10/03/2022

MEETING DATE: 10/19/2022

BACKGROUND / ANALYSIS

Owner would like construct a new driveway on the west side of the dwelling. The distance to the west property line is approximately 11 foot 6 inches from the dwelling. The new driveway would be 10 feet wide and have a 1 foot 6 inch setback to the west side property line.

Ordinance #: 15.105(2)(d)(3)(b)(M) Minimum Paved Surface Setback: 3 feet from a side or rear property line

Requesting: 1 foot 6 inches setback

Allowed: 3 feet setback

Ordinance #:

Requesting:


Allowed:

ATTACHMENTS:


Application, pictures, and drawing

pd 9-20

Item 9.

	<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) DEBRA E Fetting			
Mailing Address 1509 Michigan Ave	City Sheboygan	State WI	ZIP Code 53081
Email Address Debbie.Fetting59@gmail.com	Phone Number (incl. area code) 920-946-2849		
Applicants interest in property: OWN			
SECTION 2: Property Information			
Property Address 1509 Michigan Ave	City Sheboygan	State WI	Zip 53081
Type of Building: <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential			
Request for: <input type="checkbox"/> New Construction <input type="checkbox"/> Repairs <input checked="" type="checkbox"/> Alterations <input 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>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.</p> <p>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.</p>			
Name of Owner/Authorized Representative (please print) Debbie Fetting	Title	Phone Number 920-946-2849	
Signature of Applicant 		Date Signed 9-17-22	

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.

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Notes:

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

09-16-2022 To City of Sheboygan
Whom it may concern

I am Kermit Elkfson, managing member of KLE/KME LLC which owns the property at 1512 Michigan Ave. in Sheboygan, WI. Our adjacent property to the East of me is 1504 Michigan Ave. Sheboygan WI.

I understand the owner of 1504 Michigan Ave. has requested to place a driveway which would allow entry and egress to Michigan Ave. very close to or on our property line.

I agree with their request and would allow the driveway but they can't use any of our property to complete the driveway, or cause us to incur cost.

If you need anything more to allow this you can reach me at 920-946-4277 and I will provide what you need.

Thank you Kermit L. Elkfson
managing Member KLE/KME LLC

CLINT KOENE MASONRY LLC**ESTIMATE**

N6587 MEADOWBROOK LANE, SHEBOYGAN 53083

PHONE 920.980.5759 FAX 920.467.2358

EMAIL ckoenemasonry@gmail.com

ESTIMATE #1253

DATE: JANUARY 20, 2022

TO:

Debbie Fettig
 1504 Michigan Ave
 Sheboygan, WI 53083
 920.946.2849
Debbie.fettig59@gmail.com

FOR:

New concrete driveway

DESCRIPTION	AMOUNT
<p>New concrete driveway approximately 68' x 10', new city sidewalk and approach approximately 14' x 9' with 16' curb cut.</p> <p>Price includes- Labor and materials</p> <ul style="list-style-type: none"> Excavation includes- Remove fence and posts, tree stumps and bushes. Demo and haul out existing concrete, haul in and compact new gravel base. Excavate approximately 10 holes for new fence posts. Install new 4 x 4 treated posts for new fence. Form new concrete to be 5" thick. Install rubber expansion joint along foundation. Install rebar throughout concrete. Saw cut and remove curb for new approach. Pour, apply cure and seal and saw new concrete. Provide and install 2 new steel bollards around the gas meter Remove forms and backfill new concrete with black dirt. <p>Price does not include-</p> <ul style="list-style-type: none"> Any permits Any landscaping New fence construction <p>50% down payment required at start of project</p>	\$22,680.00

Any alteration or deviation from above specifications involving extra costs will be executed only upon written order and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control. Under the Mechanics' Lien Law, any contractor, subcontractor, laborer, materialman or other person who helps improve your property and is not paid for his labor, services or material has a right to enforce his claim against your property. For new concrete, Clint Koene Masonry, LLC is not responsible for surface scaling/flaking due to de-icing materials; lifting, cracking or surface pops due to winter freeze/thaw conditions. Clint Koene Masonry, LLC recommends applying additional sealer 28 days after your new concrete has been placed and every other year thereafter.

Payment is due upon completion of the job or otherwise specified.

Failure to pay within 30-days of completion will result in a 1½% interest charge.

If you have any questions concerning this proposal, contact:

Clint Koene – 920.980.5759 or ckoenemasonry@gmail.com

Terms of this agreement good for 30-days.

Thank you for your business!

Please sign and return to accept.

Customer Signature: Debbie Fettig Date: 1-23-22

Contractor Signature: _____ Date: _____

BUILDING PERMIT APPLICATION

The undersigned hereby applies for a permit to construct, remodel, repair, or install according to the following statements:

1. Address of Installation: 1504 Michigan Ave
2. Building/Structure Type: Commercial: Residential: X
3. Description of Work: driveway for off street parking on side of house
4. Estimated Cost of Job \$: 23,000 Estimated Start Date: NONE yet this Summer
5. Fees \$: Pmt Method: Cash/Check: Credit Card*: X Escrow:
6. Owner: Debbie Fettig Telephone No.: 920-946-2849
Address: 1504 Michigan Ave City: Sheboygan
7. Contractor: Clint Koene Telephone No.:
City License #: WI Dwelling Qualifier #:
WI Dwelling Contractor #:
8. Sub-Contractor: Telephone No.:
City License #: WI Dwelling Qualifier #:
WI Dwelling Contractor #:
9. Remarks:

PLEASE TAKE NOTE: APPLICANT MUST CALL FOR ALL REQUIRED INSPECTIONS. Failure to do so will result in a penalty fee of \$50 plus may delay any future transactions with the City of Sheboygan. Make checks payable to Sheboygan.

***PAYMENT BY CREDIT CARD.** A Permit Clerk will contact Applicant if not in person by phone for payment after permit verification occurs. Credit Card Payments have a convenience fee of \$3 for every \$100 in payment; i.e.: \$170 Permit Fee results in \$6 convenience fee.

The undersigned hereby applies for a permit to do the work above described, and hereby agrees that such work will be done in accordance with the descriptions herein set forth in this statement; and it is further agreed to construct, alter, repair and install in strict compliance with the building ordinance and other ordinances of the City of Sheboygan and the State Building Code of Wisconsin and to obey any and all lawful orders of the Inspector of Buildings of the City of Sheboygan. The privilege as granted above is granted only on the condition that by the acceptance of the privilege, the said undersigned, shall become primarily responsible and liable for all and any damage to persons or property caused by and arising from the grant and exercise of such privilege.

Applicant Signature: Debbie Fettig

Print Name: Debbie Fettig

E-mail: debbie.fettig59@gmail.com

Phone: 920-946-2849

Address: 1504 Michigan Ave

City, ST Zip: Sheboygan, WI 53081

(over)

**CAUTIONARY STATEMENT TO PROPERTY
OWNERS OBTAINING BUILDING PERMITS**

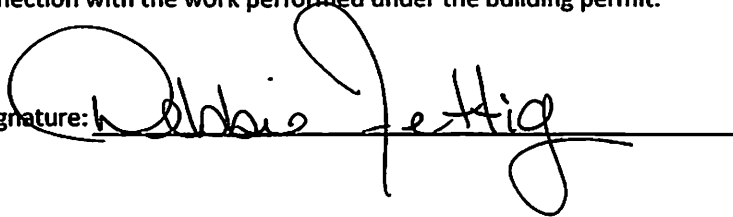
101.65(lr) of the Wisconsin Statutes requires municipalities that enforce the Uniform Dwelling Code to provide an owner who applies for a building permit with a statement advising the owner that:

If the owner hires a contractor to perform work under the building permit and the contractor is not bonded or insured as required under s.101.654(2) (a), the following consequences might occur:

(a) The owner may be held liable for any bodily injury to or death of others that arises out of the work performed under the building permit or that is caused by any negligence by the contractor that occurs in connection with the work performed under the building permit.

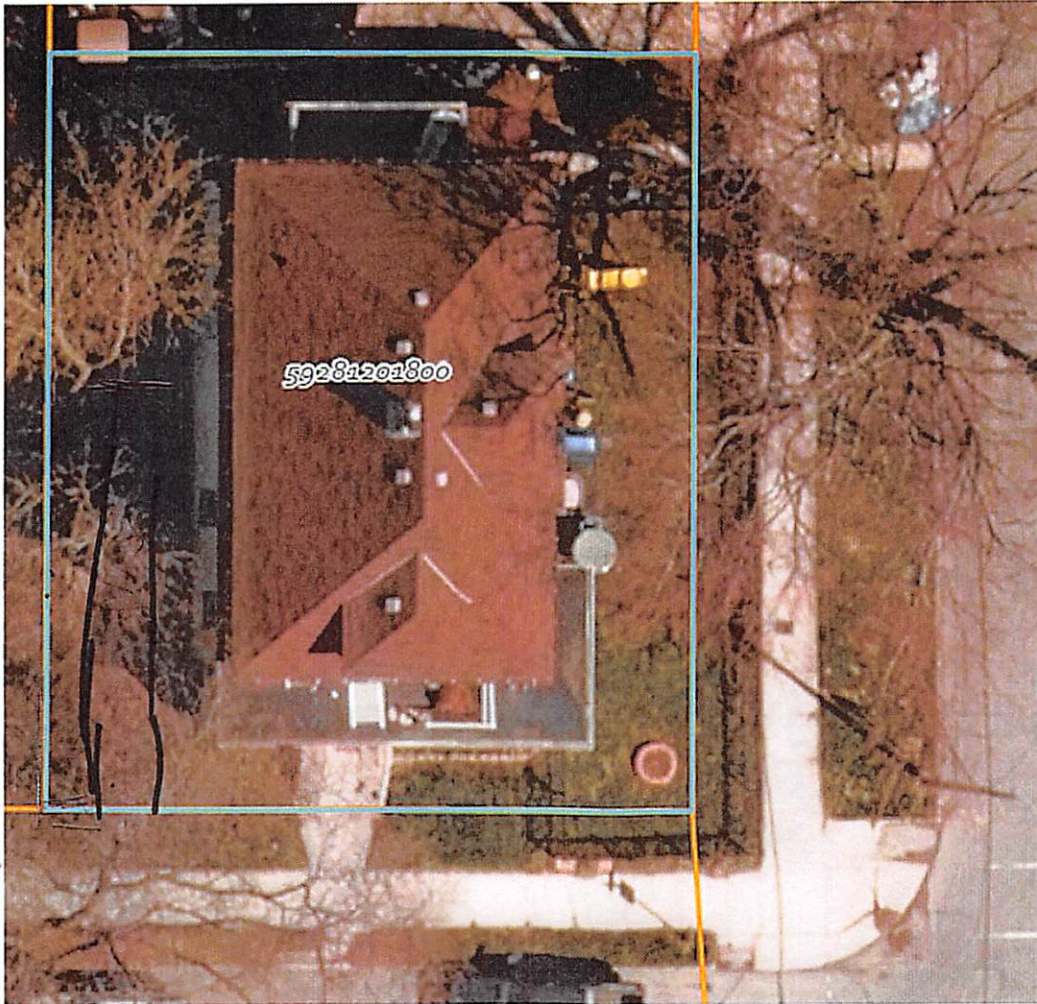
(b) The owner may not be able to collect from the contractor damages for any loss sustained by the owner because of a violation by the contractor of the 1- and 2-family dwelling code or any ordinance enacted under sub. (1) (a), because of any bodily injury to or death of others or damage to the property of others that arises out of the work performed under the building permit or because of any bodily injury to or death of others or damage to the property of others that is caused by any negligence by the contractor that occurs in connection with the work performed under the building permit.

Owner Signature: _____

A handwritten signature in black ink, appearing to read "Robert J. Htig", is written over a horizontal line. The signature is stylized with a large, circular initial 'R' and a long, sweeping tail.



drive way my measurement to fence
 which is property line
 all the way to the alley
 is 11 ft 6 in ~~scribbles~~



43A#

A photograph of a residential backyard. In the foreground, there is a grassy lawn. To the right, a wooden fence runs along the property line. Behind the fence, there is a garden bed with various plants and flowers. A large, leafy tree is on the right side of the image. In the background, other houses and a cloudy sky are visible.

Item 9.

fence
line from
neighbors
& other side
of the fence

N 15th St 1300

SNOW
ROUTE

DURING SNOW
EMERGENCY

Item 9.

Drive way



Item 9.

81

DRIVEWAY 11/24/20



Item 9.

A photograph of a backyard. On the left is a house with light-colored horizontal siding and a red brick foundation. A wooden ladder leans against the red brick part. A black dog is walking away from the camera on a patch of dirt and sparse grass. In the background, there is a wooden fence and a white plastic chair. To the right, a wooden fence runs along the edge of the yard, with some green plants growing along its base. A large tree is visible in the upper right corner.

Item 9.

Inside
fence

Item 9.

11 ft 6 in

Item 9.

Show the
Street in front

I am applying for a Variance
for off Street Parking at
1504 Michigan Ave.


Reasons.


- ① I feel it is safer for me in Winter when we have to Rotate to not have to Cross the Street especially the older I get & the width of Michigan Ave.
- ② Safer for when I have my grand kids not to have to get them out of the Car in the Road
- ③ And it has to make it easier for the City Crew to Clean the Streets with one less Car on it.


And I want to mention the house to the West of me which you will see in the pictures is no where close to where my drive way will be.

Thank You

✓ I am a neighbor of Debbie Fetting
 1504 Michigan Ave
 I have no problem with her
 adding a driveway to the side
 of her property

Name = Lisa Jassoy
 Address = 1512 Michigan Ave.
 Signature = 

Name = Janet Woods
 Address = 1509 Mich. Ave
 Signature = 

Name = Sue Johnson
 Address = 1435 Michigan Ave
 Signature = 

Name = Ronald Mueller
 Address = 1503 Michigan Ave
 Signature = 