



# **ZONING BOARD OF APPEALS AGENDA**

**August 20, 2025 at 4:00 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 July 16, 2025.

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

- [5.](#) Variance application by Christopher and Elizabeth Gotwald requesting to construct a roundabout driveway with a second access point located at 510 Evergreen Parkway.

## **NEXT MEETING**

6. Next scheduled meeting date: September 17, 2025

## **ADJOURN**

7. Motion to Adjourn

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

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

**CITY OF SHEBOYGAN**  
**ZONING BOARD OF APPEALS MINUTES**  
**Wednesday, July 16, 2025**

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**Members Present:** Kevin Sampson, Keeli Johnson, Tad Tjapkes, Markus Savaglio and Ed Surek

**Members Excused:** Richard Linde, and Drew Phillips

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

**OPENING OF MEETING**

1. Call to Order

Kevin Sampson called the meeting

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 June 18, 2025.

MOTION TO APPROVED THE MINUTES OF THE PREVIOUS MEETING HELD ON JUNE 18, 2025.

Motion made by Markus Savaglio, seconded by Tad Tjapkes

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

Motion carried.

**ITEMS FOR DISCUSSION AND POSSIBLE ACTION**

5. Variance application by Daniel Martin requesting to construct a second garage located at 622 N Evans Street.

MOTION TO APPROVE AS PRESENTED.

Motion made by Markus Savaglio, no second motion. Motion died.

MOTION TO APPROVE SECOND GARAGE NOT EXCEEDING 1,000 SQ FT OR FOOTPRINT OF HOUSE WHICH EVER IS LESS.

Motion withdrawn.

MOTION TO DENY VARIANCE DUE TO LACK OF PROPERTY HARDSHIP.

Motion made by Tad Tjapkes, seconded by Keeli Johnson

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

Nay: Markus Savaglio

Motion carried.

## **NEXT MEETING**

6. Next scheduled meeting date: August 20, 2025

The next meeting is scheduled for August 20, 2025.

## **ADJOURN**

7. Motion to Adjourn

MOTION TO ADJOURN AT 4:34 PM

Motion made by Markus Savaglio, seconded by Tad Tjapkes

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

Motion carried.

## REQUEST FOR ZONING BOARD OF APPEALS CONSIDERATION

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**ITEM DESCRIPTION:**

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Address: 510 EVERGREEN PKWY

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Parcel #: 011490

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Owner's Name: CHRISTOPHER AND ELIZABETH G GOTWALD

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Zoning: SR-3 (SUBURBAN RESIDENTIAL)

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**REPORT PREPARED BY:** Ellise Rose, Planning and Zoning Administrator**REPORT DATE:** 07/31/2025**MEETING DATE:** 08/20/2025

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**BACKGROUND / ANALYSIS**Owner would like to construct a roundabout driveway with a second access point

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Ordinance #: 105-927(c)(2)(a)(1) No lot shall be permitted more than one access point on any one street if its frontage on said street is less than 300 linear feet (as measured along the right-of-way line).

Requesting: Two access points

Allowed: One access point

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Ordinance #: 105-927(c)(2)(b) The minimum distance between access drives serving the same property shall be 100 feet on 25 miles per hour speed limit streets

Requesting: ~90 feet between access drives

Allowed: 100 feet between access drives


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**ATTACHMENTS:**

Application, pictures, and drawing

252326

Item 5.

	<b>CITY OF SHEBOYGAN</b>  <b>VARIANCE APPLICATION</b>	Fee: _____
		Review Date: _____

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

<b>SECTION 1: Applicant/ Permittee Information</b>			
Name (Ind., Org. or Entity) ELIZABETH GOTWALD			
Mailing Address 510 EVERGREEN PARKWAY	City SHEBOYGAN	State WI	ZIP Code 53083
Email Address bethgotwald@yahoo.com	Phone Number (incl. area code) 920-912-0883		
Applicants interest in property:			
<b>SECTION 2: Property Information</b>			
Property Address 510 Evergreen Parkway	City Sheboygan	State WI	Zip 53083
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 type="checkbox"/> Other			
<b>SECTION 3: If the Request is for a Nonconforming Use</b>			
See attached pages for Section 3:			
Date last occupied as a nonconforming use: N/A this is a request for a new variance,			
By Whom: Not applicable		Previous Use: this is a residential home	
<b>SECTION 4: Requested Variance</b>			
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.			
<b>SECTION 5: Certification and Permission</b>			
<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. <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.			
Name of Owner/Authorized Representative (please print) Elizabeth Gotwald	Title Owner	Phone Number 920-912-0883	
Signature of Applicant		Date Signed 7/11/2025	

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.

011490 5

### **Section 3 If the Request is for a Nonconforming Use**

I am requesting a variance to allow for the completion of a roundabout (drive-through) driveway on my property to improve safety, accessibility, and ease of use for myself and my family. Our current driveway requires vehicles to back out next to a stone wall into the busy city park traffic, which creates a hazardous situation.

The current driveway also has a slope making it very dangerous during icy or snowy conditions if family members who walk up the driveway.

Additionally, I have close family members with health and mobility challenges. This includes individuals with cancer undergoing treatment, as well as family members with special needs, and elderly who require a zero-step drop-off area for safe entry and exit from vehicles. A roundabout driveway would provide the space needed to accommodate these accessibility need in a way that our current layout simply cannot.

Importantly, all neighboring properties in the immediate vicinity already have roundabout drive-through driveways. This request would bring our home into alignment with the established character of the neighborhood, without disrupting the visual or functional consistency of the area.

Approving this variance would greatly enhance the safety and livability of our home while supporting the medical and accessibility needs of my family.

528 Evergreen Parkway-neighbor to the West has roundabout drive through driveway

3004 Evergreen Parkway-neighbor to the North has roundabout drive through driveway

2901 Evergreen Parkway-neighbor to the East directly across the street has roundabout drive through driveway.

(see photos attached)

### **Section 4- Requested Variance**

I am requesting a variance from the City of Sheboygan's zoning code that limits or restricts the construction of roundabout drive-through driveways in residential districts. I am seeking approval which would allow vehicles to enter from one side

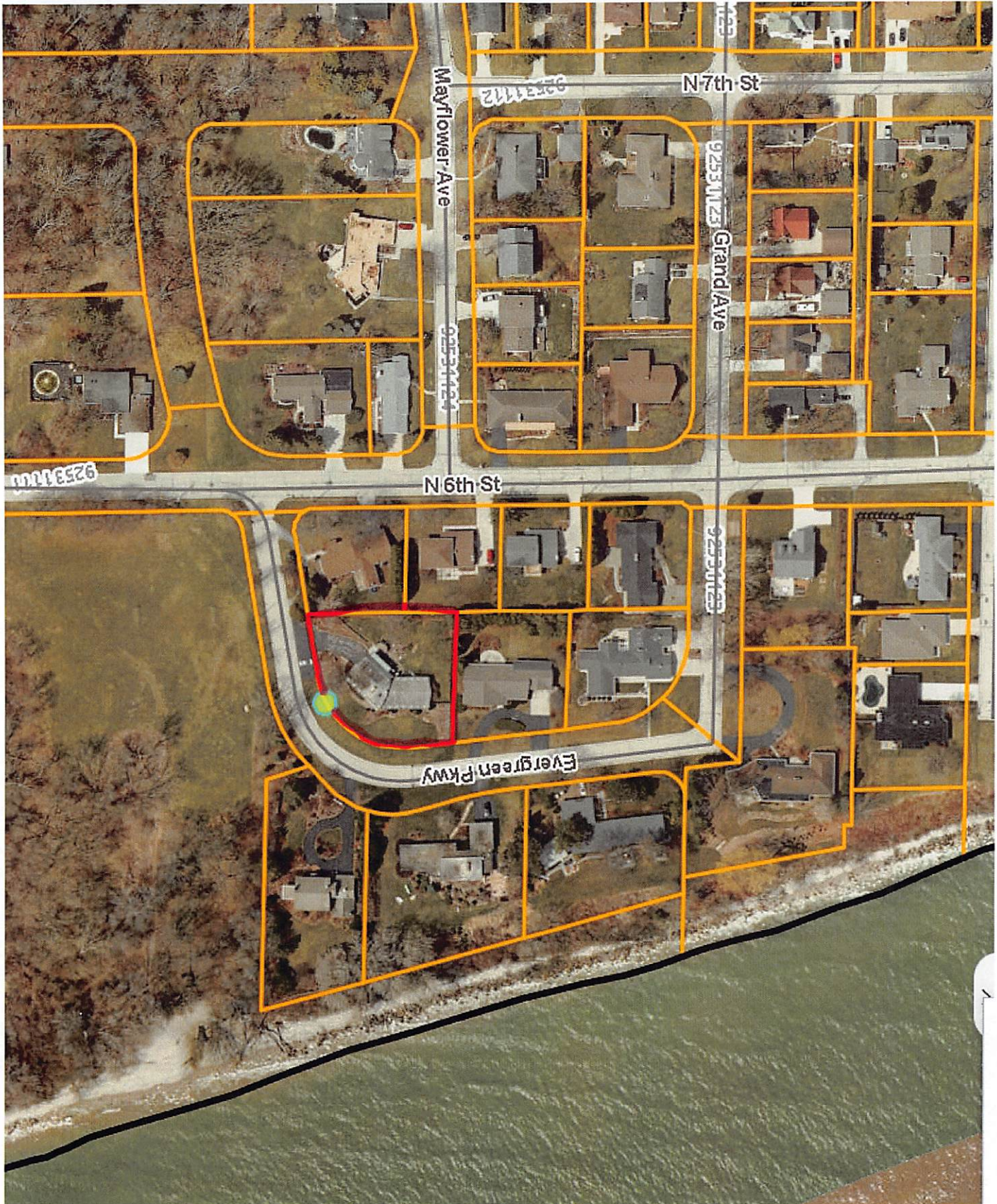
and exit from the other, rather than requiring backing into the busy park street down a sloped driveway.

This design will:

- Improve safety for vehicles entering and exiting the property
- Provide a zero-step drop-off area for family members with mobility issues and medical needs
- Match the character of surrounding homes, which have similar roundabout driveways.

The variance is necessary to meet both accessibility needs and neighborhood consistency, while enhancing safety during winter conditions.

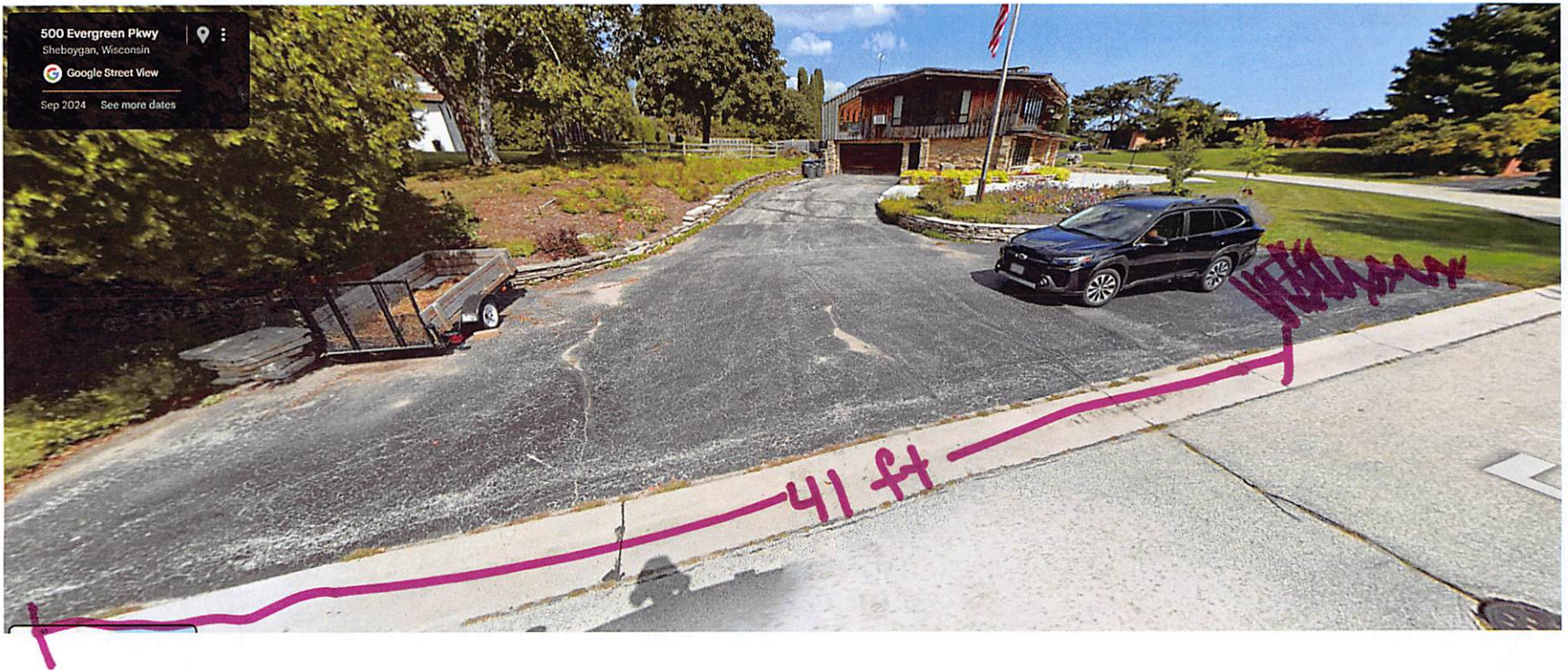








- Removing Section of blacktop.
- Approx 41 ft of blacktop along street is remaining





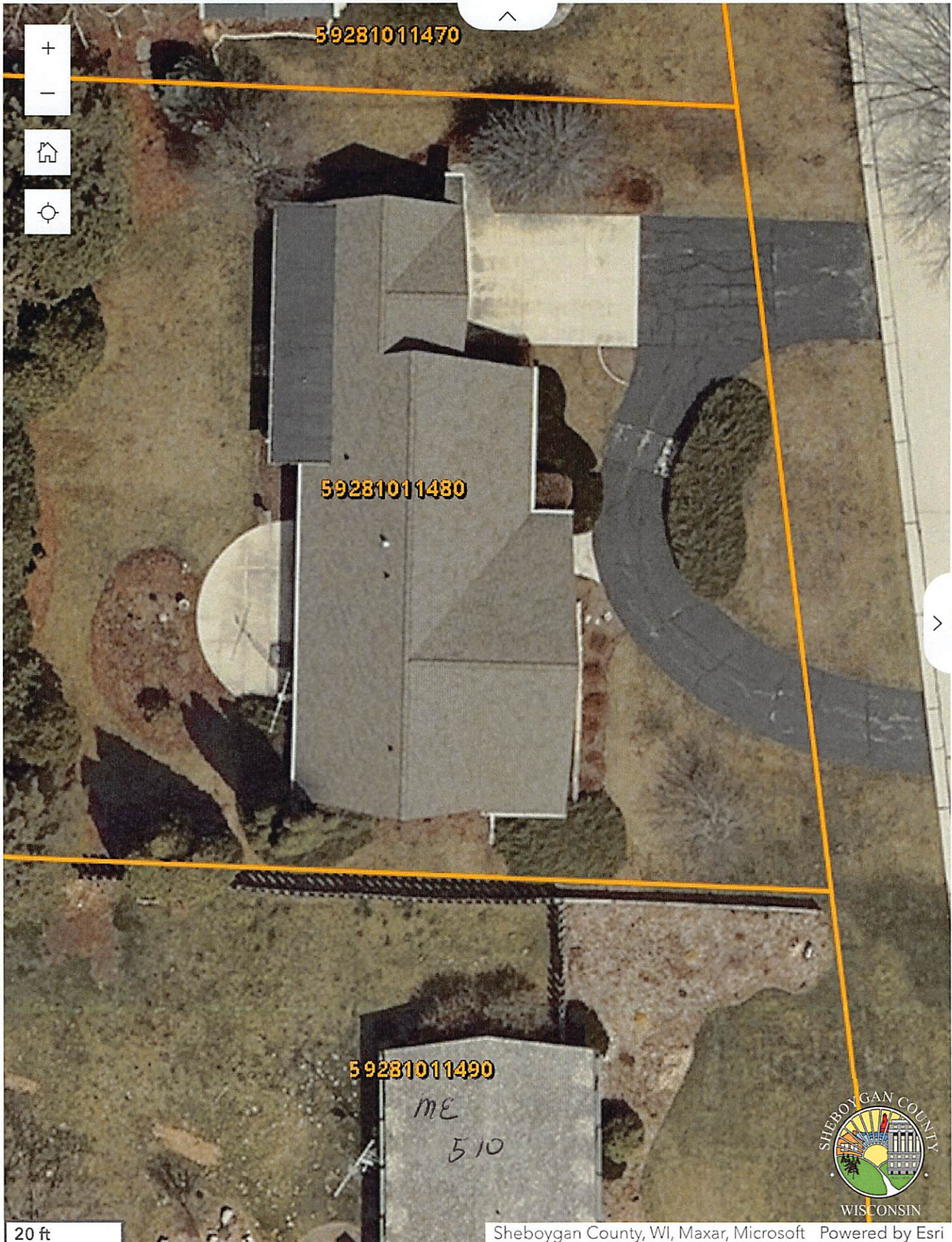
My neighbor North right next to me 3004 Evergreen Pkwy

Item 5.

Sheboygan



Search address or owner...



20 ft

Sheboygan County, WI, Maxar, Microsoft Powered by Esri



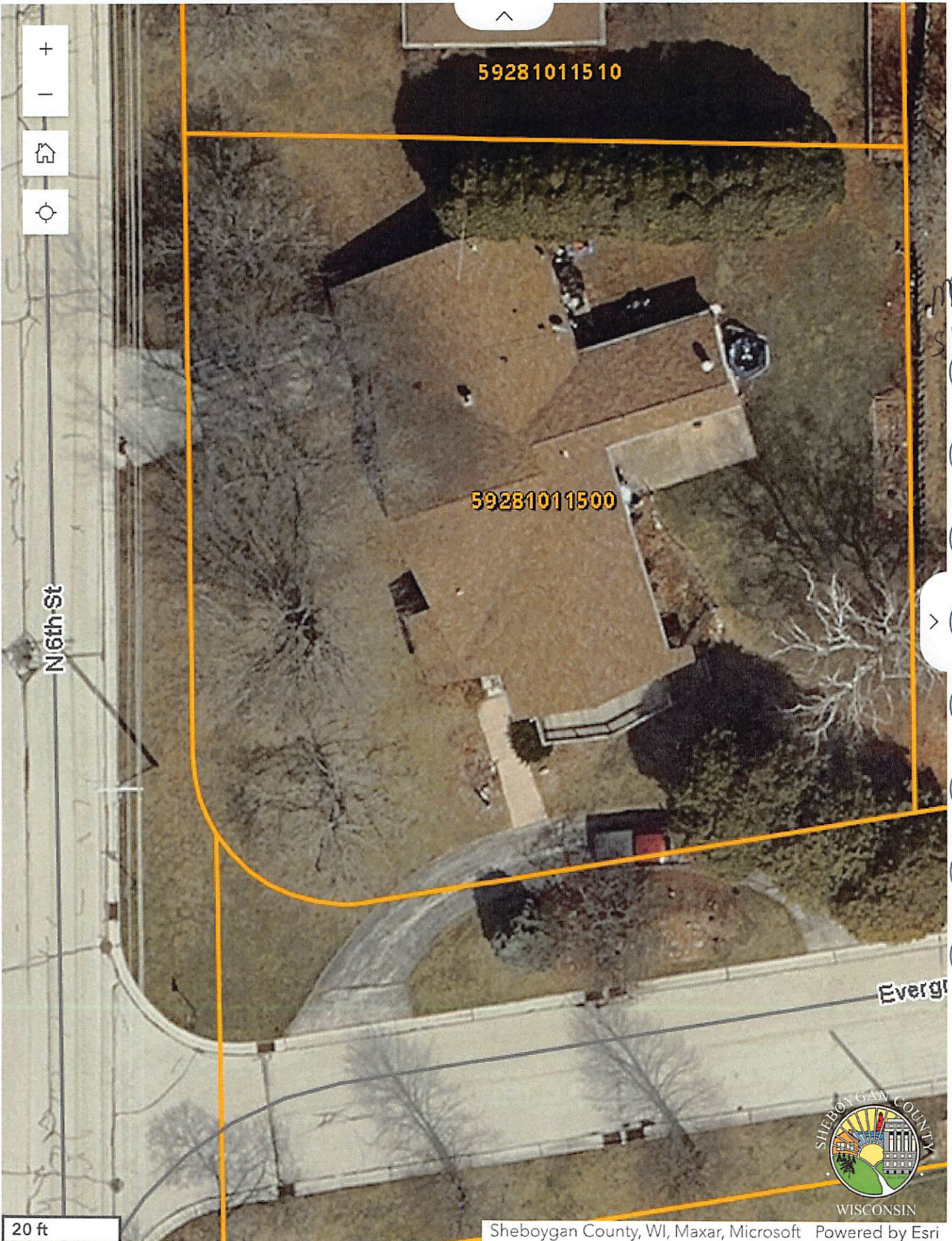
My neighbor to the West 528 Evergreen Pkwy

# Sheboygan



Search address or owner...

Item 5.





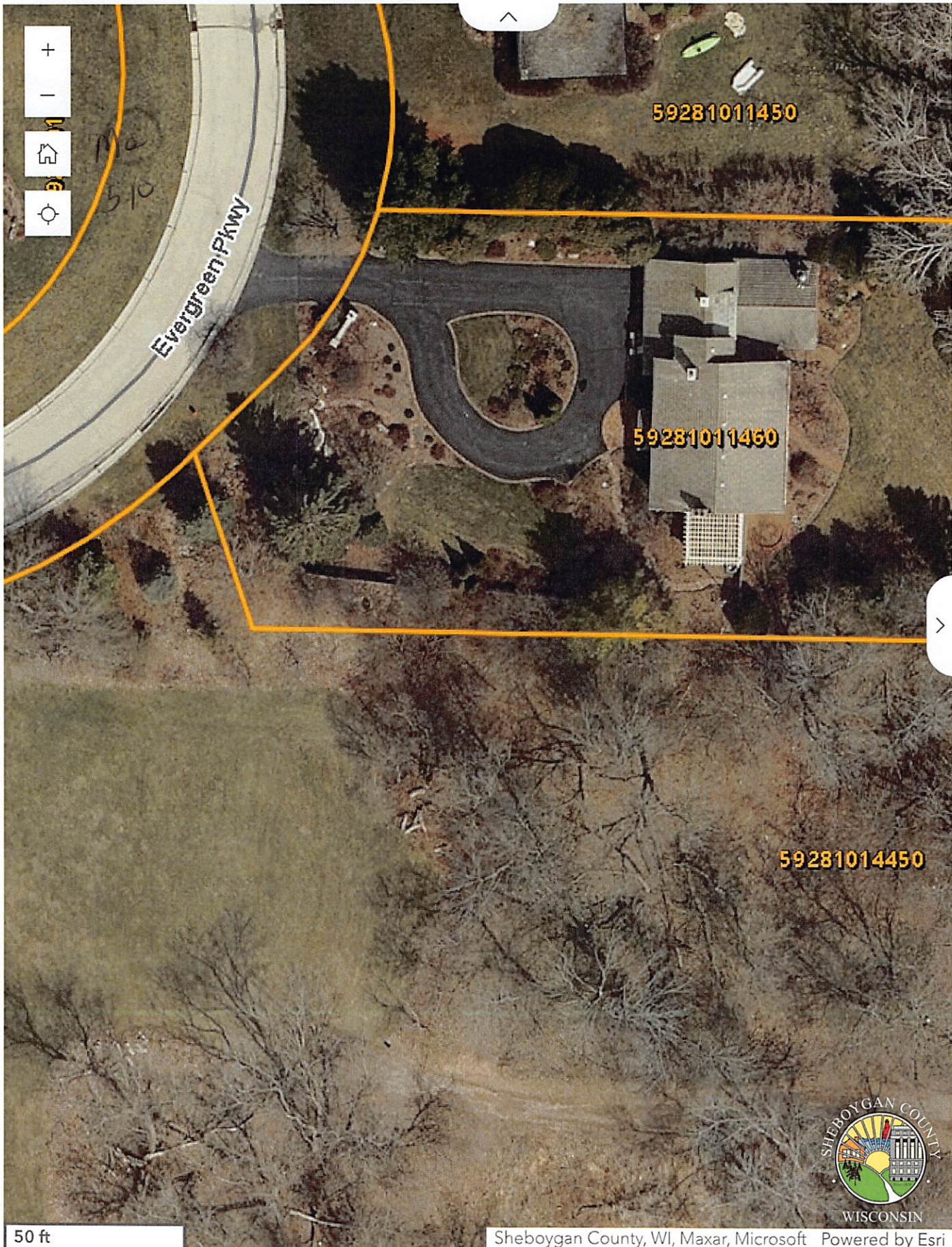
my neighbor directly East across the street 2901 Evergreen Pkwy

# Sheboygan



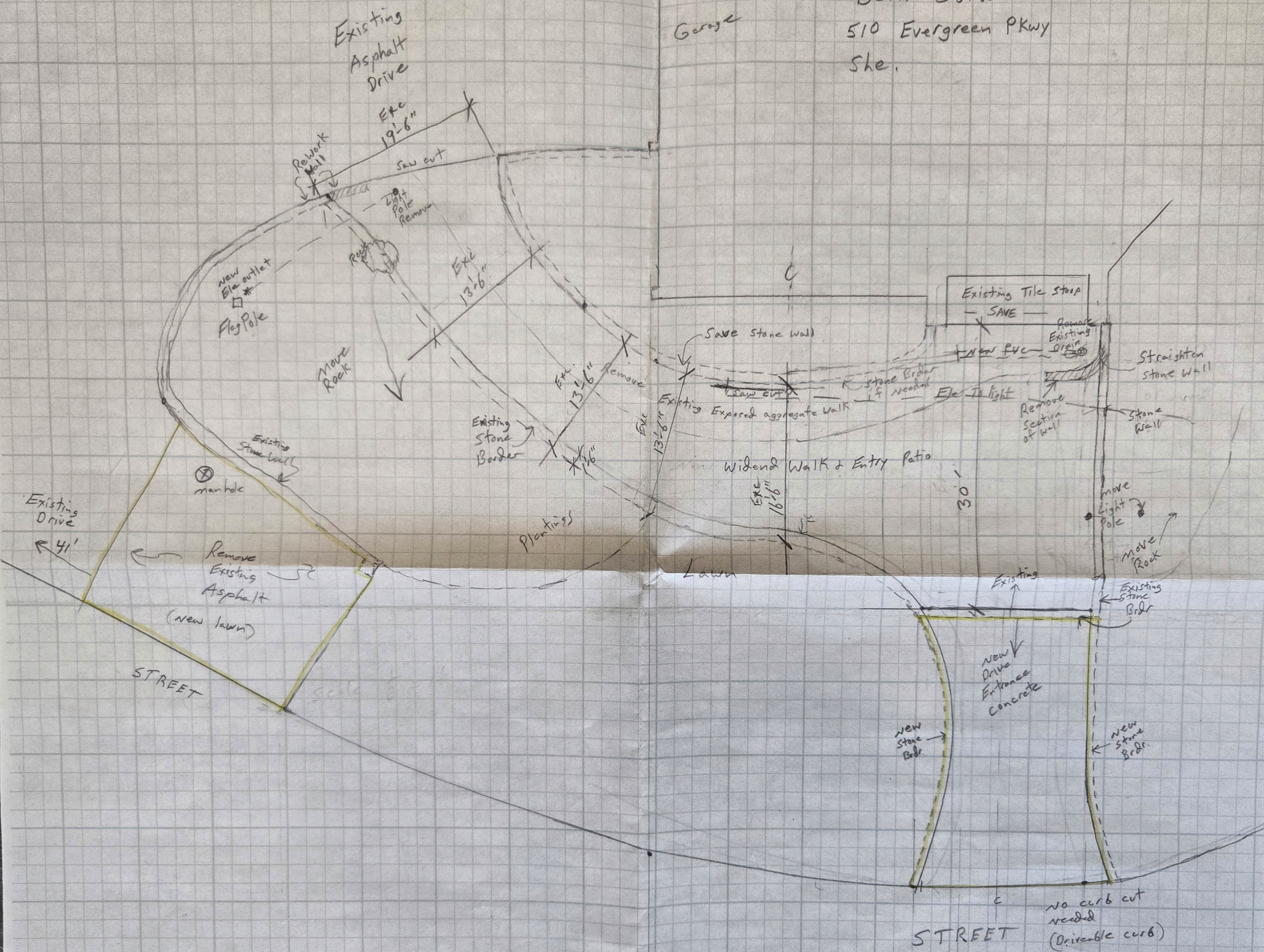
Search address or owner...

Item 5.





Beth Gotwald  
510 Evergreen Pkwy  
She.



Scale  $\frac{1}{8}'' = 1'$