



ZONING BOARD OF APPEALS AGENDA

March 19, 2025 at 4:00 PM

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

Persons with disabilities who need accommodations to attend this meeting should contact the Building Inspection Department, (920) 459-4064. Persons other than commission, committee, and board members who wish to participate remotely shall provide notice to the Building Inspection Department at 920-459-4064 at least 24 hours before the meeting so that the person may be provided a remote link for that purpose.

OPENING OF MEETING

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

MINUTES

- [4.](#) Approval of the Board of Appeals minutes from February 19, 2025.

ITEMS FOR DISCUSSION AND POSSIBLE ACTION

- [5.](#) Variance application by Brendan Groh requesting to construct a new parking slab along the side of the garage with a zero setback located at 3836 S 11th Street.

NEXT MEETING

6. Next scheduled meeting date: April 16, 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, February 19, 2025

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

Members Unexcused: Richard Linde and Sala Sander

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 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 October 16, 2024.

MOTION TO APPROVE THE MINUTES OF THE PREVIOUS MEETING HELD ON OCTOBER 16, 2024.

Motion made by Keeli Johnson, seconded by Markus Savaglio

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

Motion carried.

ITEMS FOR DISCUSSION AND POSSIBLE ACTION

- 5. Variance application by John Herzog and Michelle Rejman requesting to construct a new 15ft x 35ft garage located at 2503 Lakeshore Drive.

MOTION TO APPROVE AS PRESENTED WITH THE FOLLOWING CONDITION.

Motion made by Keeli Johnson, seconded by Markus Savaglio

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

- 1. Drainage cannot cause a nuisance to the neighboring properties.

Motion carried.

NEXT MEETING

- 6. Next scheduled meeting date: March 19, 2025

The next meeting is scheduled on March 19, 2025.

ADJOURN

7. Motion to Adjourn

MOTION TO ADJOURN AT 4:08PM

Motion made by Markus Savaglio, seconded by Tad Tjapkes

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

REQUEST FOR ZONING BOARD OF APPEALS CONSIDERATION

ITEM DESCRIPTION:

Address: 3836 S 11TH ST

Parcel #: 321253

Owner's Name: BRENDAN R GROH

Zoning: SUBURBAN RESIDENTIAL – 5 (SR-5)

REPORT PREPARED BY: Ellise Rose, Associate Planner

REPORT DATE: 02/26/2025

MEETING DATE: 03/19/2025

BACKGROUND / ANALYSIS

Owner would like to construct a new parking slab along side the garage.

Ordinance #: Sec 105-203(b)(3)(j) Minimum paved surface setback from side or rear property line: 3 feet

Requesting: 0 feet

Allowed: 3 feet


Ordinance #: Sec 105-927(c)(2)(b)(3)(ii) Width of parking pad: 9 feet wide

Requesting: 8 feet 9"

Allowed: 9 feet

ATTACHMENTS:

Application, pictures, and drawing

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

SECTION 1: Applicant/ Permittee Information

Name (Ind., Org. or Entity) BRENDAN R. GROH			
Mailing Address 3836 S 11TH ST.	City SHEBOYGAN	State WI	ZIP Code 53081
Email Address tritan84@hotmail.com		Phone Number (incl. area code) (920) 912-0579	
Applicants interest in property: OWNER			

SECTION 2: Property Information

Property Address 3836 S 11TH ST.	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 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

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.

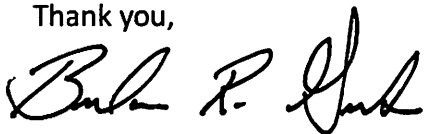
Name of Owner/Authorized Representative (please print) BRENDAN R. GROH	Title MR.	Phone Number (920) 912-0579
Signature of Applicant <i>Brendan R. Groh</i>		Date Signed 02-12-2025

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.

Members of the Board,

I am requesting a variance at the property of 3836 S 11th St. in Sheboygan, WI. The request which I am asking for is about a parking slab that would be located on the south side of the garage and extend to the property line to the south. This parking slab would run the length of the garage, west to east, and angle into the existing driveway on the south portion of the driveway. I intend to store a utility trailer on this parking slab to comply with the city of Sheboygan's rule that anything being stored or parked, such as a camper, boat or trailer, must be parked on a concert slab. Currently, a 3' set back from the property line is set within the code. Due to the width of the lot, from the garage to the lot line, and the width of the utility trailer I own, I would be unable to comply with the 3' set back and would need the full width of the yard from the garage to lot line. Also, due to the location of the house to the lot line on the north side of the property, being far too narrow to use for this application, I believe the south side of the garage is the most practical place in which a parking slab could be placed. The garage at this property is used to store both vehicles my wife and I own. If I were to put a trailer in the garage it prevents space for the vehicles. This would cause a safety concern for my wife and myself not being able to park in the garage to unload groceries or safely enter the house from that garage with the overhead door shut. (As a Merchant Marine I spend several months away from home, thus my wife is alone for several months as well.) I feel that there would be no harm to the public if this variance were to be granted.

Thank you,

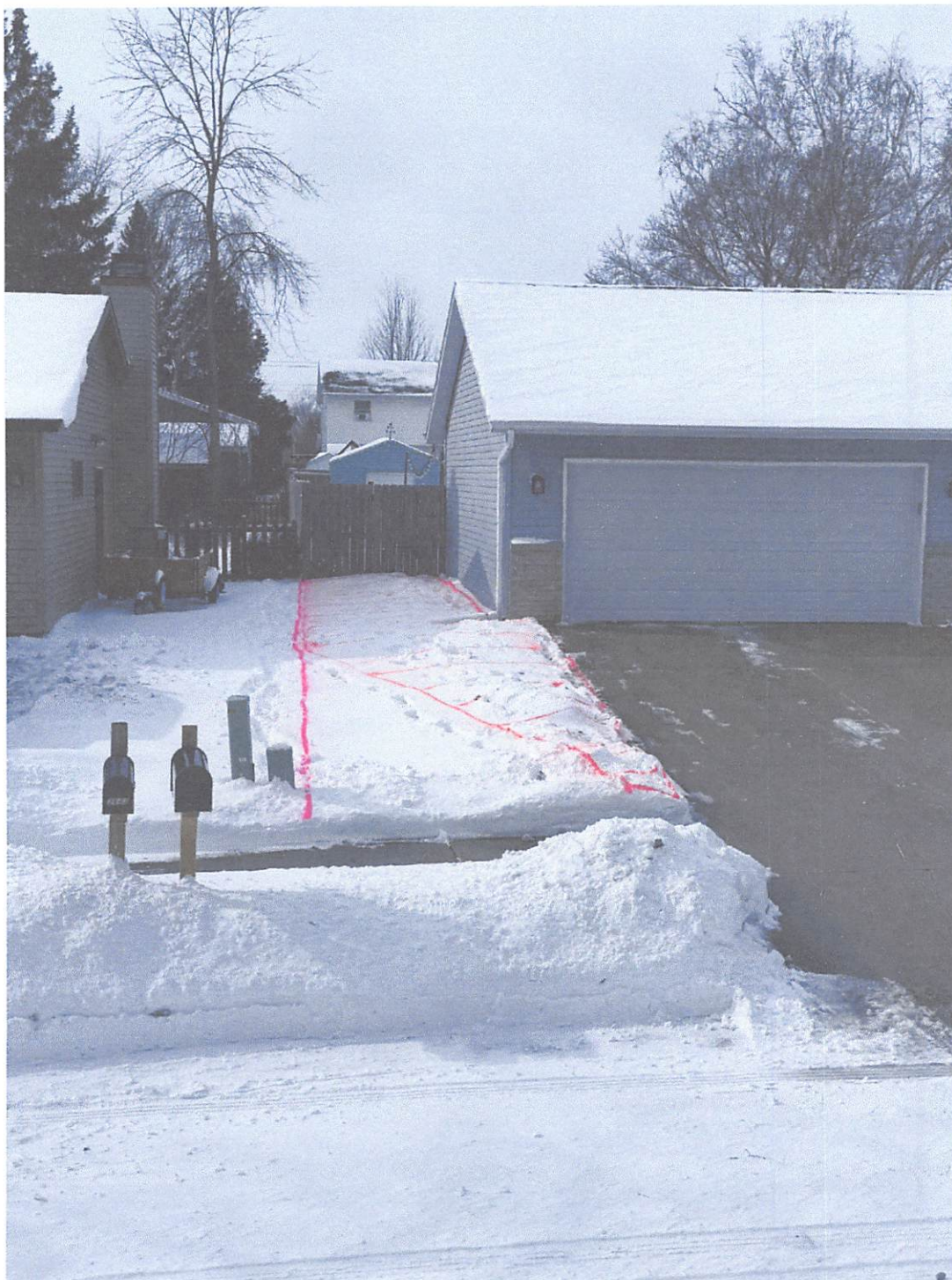


Brendan R. Groh

Proposed parking slab at 3836 S 11th St. Sheboygan, WI

- Parking slab will be poured on top of compacted crushed stone.
- Parking slab will be reinforced with wire mesh rebar through out the slab.
- Parking slab will be poured at least 4" thick with Portland Cement.

Parking slab will meet all current building code for the City of Sheboygan.



View looking west on S 11th St. of the front of proposed parking slab location.

Garage and driveway located to the right in this view, lot line to the left.

Sidewalk and tree easement area along with S 11th St. seen at the bottom.

Proposed parking slab indicated in orange; Lot line indicated in Pink.



View looking west from the front of proposed parking slab location at curb.

Garage and driveway located to the right in this view, lot line to the left.

Sidewalk located in the bottom of this view, along with tree easement area.

Proposed parking slab indicated in orange; Lot line indicated in Pink.



View looking easting from the back of proposed parking slab location.

Garage located to the left in this view, lot line to the right.

Proposed parking slab indicated in orange; Lot line indicated in Pink.

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