



ZONING BOARD OF APPEALS AGENDA

August 16, 2023 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. 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 19, 2023

ITEMS FOR DISCUSSION AND POSSIBLE ACTION

- [5.](#) Variance application by Joe and Jamie McDonald requesting to raze existing dwelling due to structural issues and construct a new dwelling at 433 Niagara Avenue.
- [6.](#) Variance application by Peter Lensink requesting to construct a 676 sq. ft (26 feet x 26 feet) detached garage located closer than 25 feet to the required street yard property line. Garage will meet 5-foot setback to alleyway and 3-foot setback to north property line at 2003 N 9th Street.

NEXT MEETING

7. September 20, 2023

ADJOURN

8. 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 19, 2023

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

Members Excused: Sala Sander

Staff/Officials Present: Program Assistant Ellise Rose and Building Inspector Jeff Lutzke

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 May 17, 2023

Motion by Kellie Johnson, second by Markus Savaglio to approve. Motion carried.

ITEMS FOR DISCUSSION AND POSSIBLE ACTION

5. Variance application by Alan Sukowaty requesting to pave a legally nonconforming driveway located at 1410 N 28th Street.

Motion by Keeli Johnson, second by Ed Surek to approve with the following conditions:

1. Driveway can't extend in front of the house and can't exceed a maximum width of 11 feet.
2. Up to a 3 feet sidewalk may be added to the 11 feet wide driveway. Driveway and sidewalk can't exceed 14 feet wide.
3. Curb to be installed on the south side of the driveway to assist with the water drainage.

Motion carried.

6. Variance application by Andrew Rosenthal requesting to construct an attached 24 ft x 27 ft garage and 10 ft x 27 ft bonus room to the east side of the two-family dwelling. The addition would be set 2 feet back (north) from the south wall of the dwelling located at 834 Mayflower Avenue. The owner would combine the two parcels if variance is approved.

Motion Markus Savaglio, second by Ed Surek to approve as presented. Motion carried.

7. Variance application by Paul Baalke requesting to pave a second legally nonconforming driveway located 1421 Logan Avenue.

Motion by Markus Savaglio, second by Keeli Johnson to approve with the following condition:

1. Driveway must be pitched or a curb added to the east edge of the driveway to prevent drainage issues.

Item 4.

Motion carried.

8. Variance application by Chad Fritz requesting to install a 6-foot-high privacy fence in his required street yard (Lincoln Ave) located at 1907 N 6th Street. The fence would be located 8 feet from the public sidewalk.

Motion by Markus Savaglio, second by Keeli Johnson to approve as presented.

Motion carried.

NEXT MEETING

9. August 16, 2023

ADJOURN

10. Motion to Adjourn

Motion by Markus Savaglio, second by Ed Surek to adjourn. Motion carried.

Being no further business, the meeting was adjourned at 3:41 p.m.

REQUEST FOR ZONING BOARD OF APPEALS CONSIDERATION

ITEM DESCRIPTION:

Address: 433 NIAGARA AVE

Parcel #: 110270

Owner's Name: JOE AND JAMIE MCDONALD

Zoning: NR-6

REPORT PREPARED BY: Jeff Lutzke, Building Inspector

REPORT DATE: 08/01/2023

MEETING DATE: 08/16/2023

BACKGROUND / ANALYSIS

Property owner would like to raze existing dwelling due to structural issues and construct a new dwelling.

Ordinance #: Sec 105-812 Residential Bulk Standards requires 25 ft setback to front/street yard, 30 ft combined side yard for corner lot, 20 ft setback to rear yard.

Requesting: 15.25 ft to front yard (Niagara Ave), 5 ft to street yard (N 5th ST), 18.52 ft combined side yards, and 10.17 ft to rear yard.

Allowed: 25 ft to front/street yard, 30 ft combined side yards and 20 ft rear yard setbacks.

Ordinance #: Sec 105-234(1)(a) Minimum lot area

Requesting: 4650 sq ft

Allowed: 6000 sq ft

Ordinance #: Sec 105-234(2) Minimum lot width 70 feet for corner lot

Requesting: 61.53 ft

Allowed: 70 ft


Ordinance #: Sec 105-234(b)(3)a Building coverage ratio

Requesting: 41 percent

Allowed: 40 percent

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) Joe and Jamie McDonald, owners of RiverHouse, LLC

Mailing Address 427 Niagara Ave	City Sheboygan	State Wi	ZIP Code 53081
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Email Address wifarmhouse@gmail.com	Phone Number (incl. area code) (608) 556-9980
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Applicants interest in property: Owner

SECTION 2: Property Information

Property Address 433 Niagara Ave	City Sheboygan	State Wi	Zip 53081
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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: Please see email and pictures for explanation.

Date last occupied as a nonconforming use:

By Whom:	Previous Use:
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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) Jamie McDonald	Title Owner	Phone Number (608) 556-9980
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Signature of Applicant 	Date Signed July 27, 2023
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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.

Joe and Jamie McDonald
427 Niagara Ave
Sheboygan, Wi 53081
wifarmhouse@gmail.com
(608) 556-9980

July 18, 2023

Sheboygan City Planning Department
Attn: Jeff Lutzke
jeffrey.lutzke@sheboyganwi.gov

Subject: Request for Razing of Property at 433 Niagara Ave and Proposal for New Construction Single Family Home

Dear Sheboygan City Planning Department,

I am writing to bring to your attention the significant defects and irreparable condition of the property located at 433 Niagara Ave. Furthermore, I would like to propose the construction of a new single-family home in its place, which has been designed with the neighborhood's aesthetics in mind.

My husband Joe and I purchased the aforementioned property in November of 2022, in the current state, with the intention of restoring the existing structure. However, upon closer inspection, it has become evident that the house is beyond repair and holds no notable architectural or historical value to the Ellis Historical Neighborhood. The major defects we have observed include:

1. Westside exterior studs have rotted 2 feet up from the foundation wall.
2. Mud sill has rotted and decomposed.
3. The main floor features four structural beams that have dry rotted.
4. First floor has no structural floor joist.
5. Second floor joists span 20 feet without a bearing wall.
6. Second floor joists have been cut to accommodate plumbing and heating ducts without support or replacement.
7. Third floor loft removed roof trusses and not replaced. Currently no support in roof.
8. The house is leaning approximately 3.5 to 4 inches towards the south.
9. Water currently pools in the basement.
10. The house lacks a concrete basement floor.
11. There are no foundation footings present.

Given the severity of these defects, we are requesting approval for the demolition of the property. In its place, we propose the construction of a new single family home that has been thoughtfully designed to harmonize with the architectural style of a 1920s bungalow. The exterior will feature Cream City color brick, LP SmartSide in seaside colors and a professionally landscaped yard.

To ensure the new home fits seamlessly within the current lot, we seek variances that would provide adequate side, front, and back yard space. Additionally, the plan includes a garage and driveway to alleviate on-street parking in the area.

We believe that our proposed construction project will not only enhance the aesthetics of the neighborhood but also contribute to the overall revitalization efforts. Our goal is to create a beautiful and functional home that respects the historical context of the area while offering modern amenities and livability.

Thank you for your time and consideration. Should you require any additional information or documentation, please do not hesitate to contact us. We are eagerly awaiting your response.

Sincerely,

Jamie McDonald

Jamie McDonald



Jamie McDonald
1:13 PM Yesterday



House leaning south. Downspout is level.

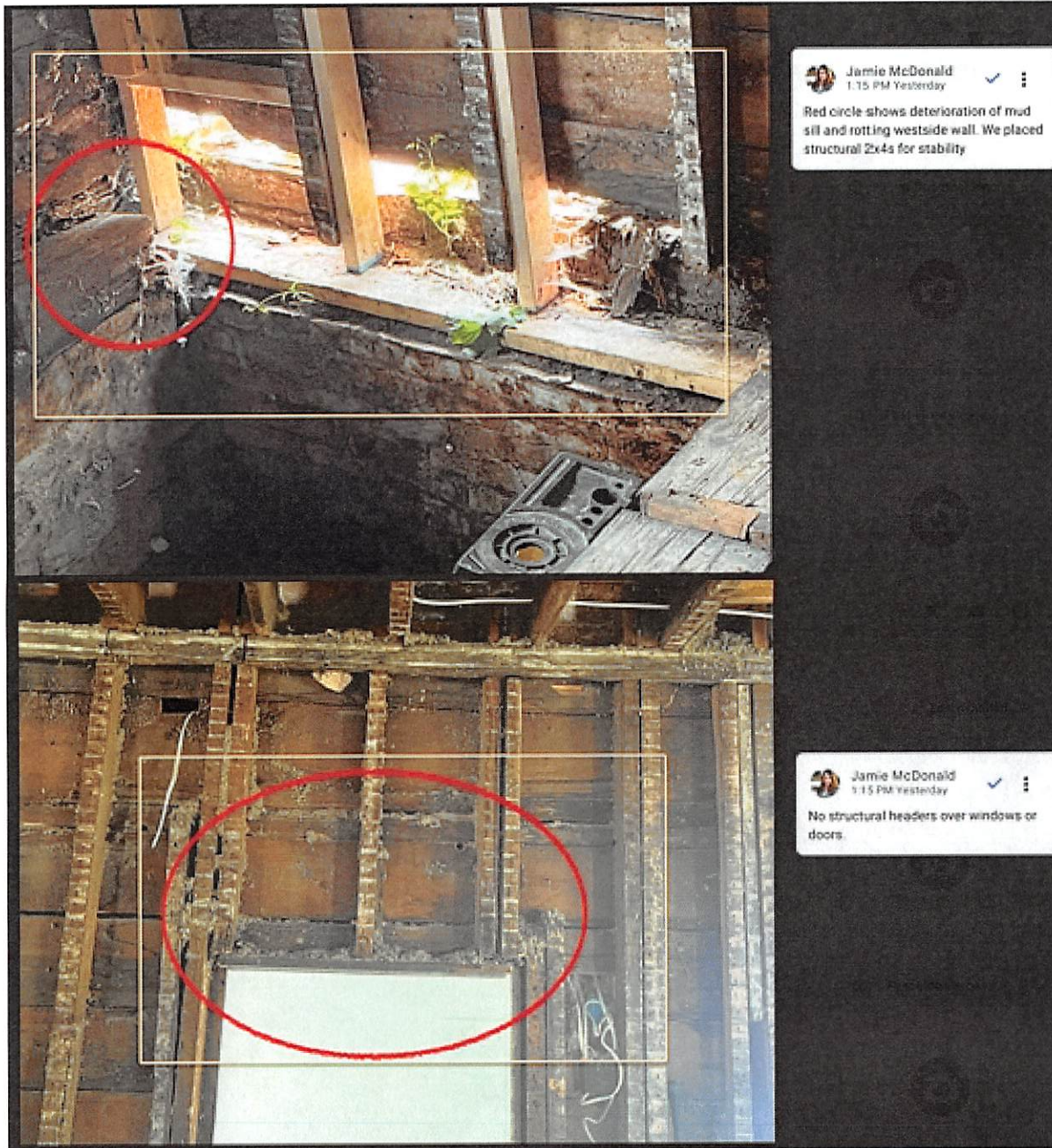


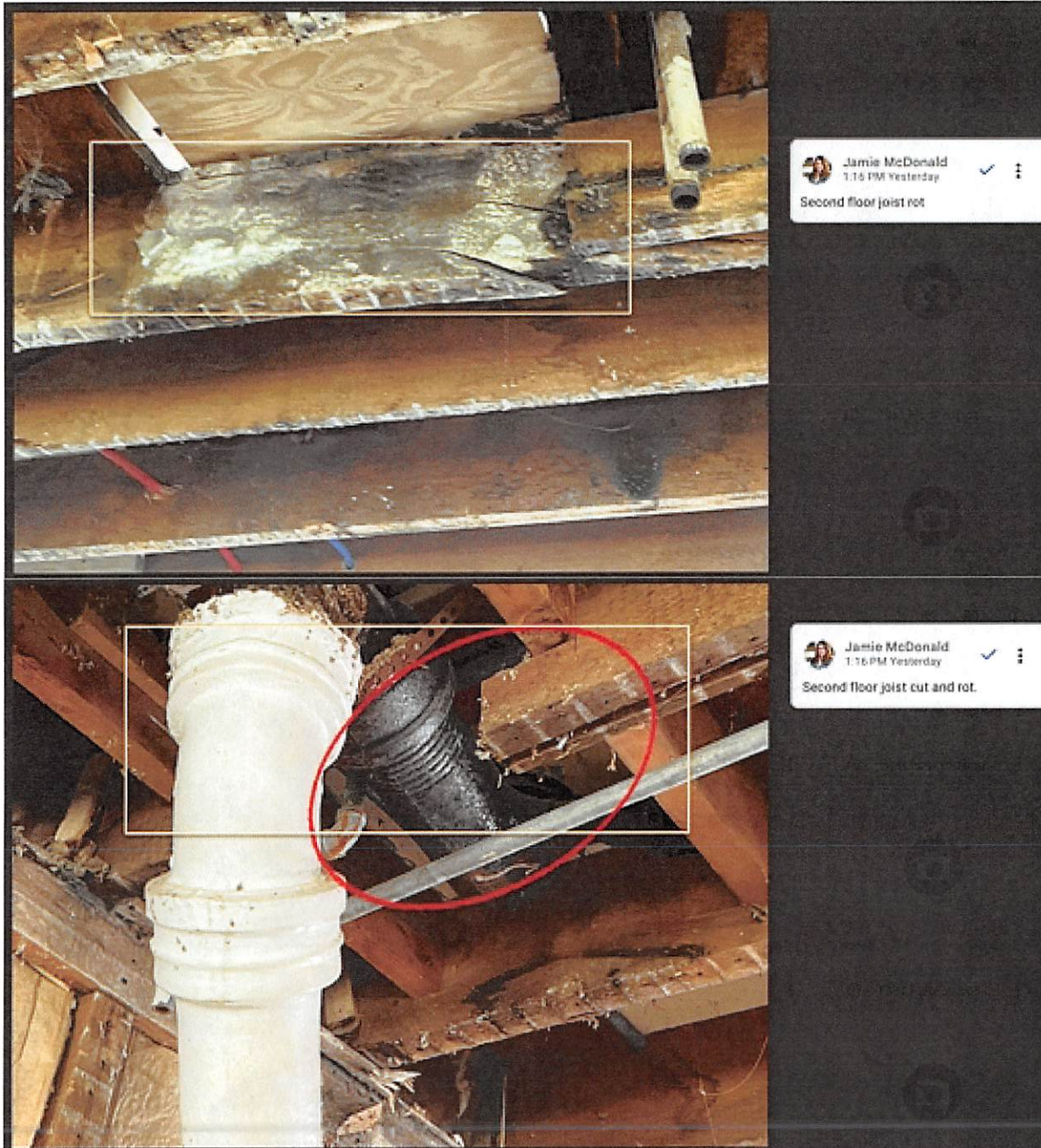


Jamie McDonald
1:13 PM Yesterday
Mud sill rot from exterior



Jamie McDonald
1:12 PM Yesterday
Exterior flowers beds compromising
wood structure and allowing water to
flow inside basement

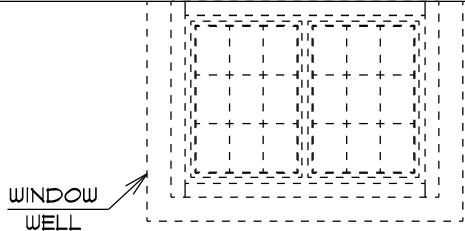




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FRONT ELEVATION
SCALE: 1/4" = 1'-0"



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

A1

AMERICAN DESIGN CONCEPTS

1334 APPLGATE, MADISON WI 53713 (608) 213-OTTO AMERICANDESIGNCONCEPTS.COM

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Purchaser has been granted a one-time license
to build the structure shown herein (or, if CAD
files have been purchased, a license for the purchase
to use such files internally for purposes of building
multiple buildings); please see license terms. Any
unauthorized use, distribution, or disclosure is prohibited.

ELEVATIONS

SCALE: 1/4" = 1'

PLAN START DATE 05/24/23

REVISED 06/02/23

REVISED 06/08/23

REVISED 07/13/23

WISCONSIN FARMHOUSE LLC
LOT 6 - 433 NIAGARA AVE

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ALL TALL WALLS GREATER THAN 10'-0" TO BE ENGINEERED BY MATERIAL SUPPLIER.



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



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

AMERICAN DESIGN CONCEPTS

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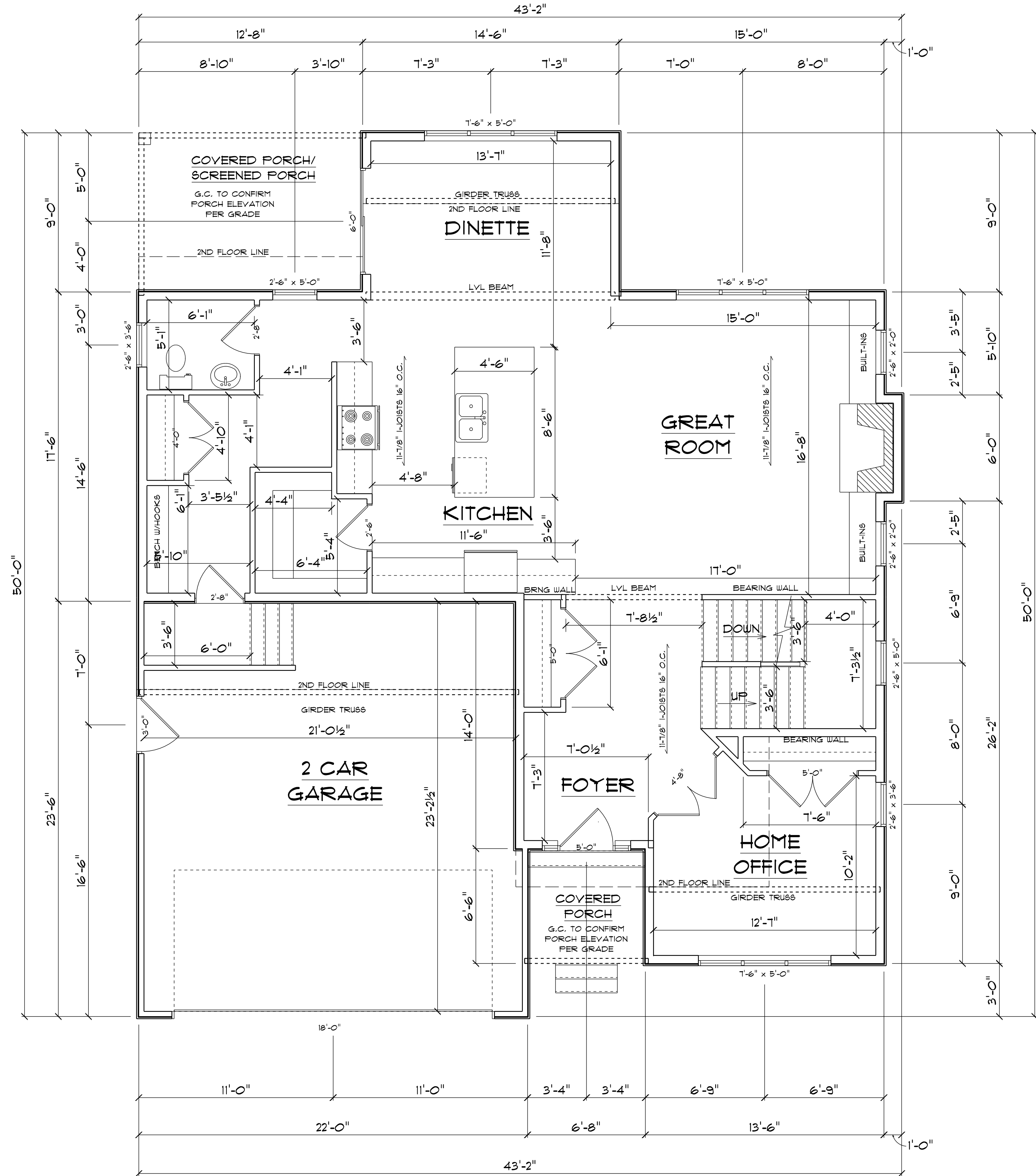
WISCONSIN FARMHOUSE LLC
LOT 6 - 433 NIAGARA AVE

SIDE ELEVATIONS
SCALE: 1/4" = 1'

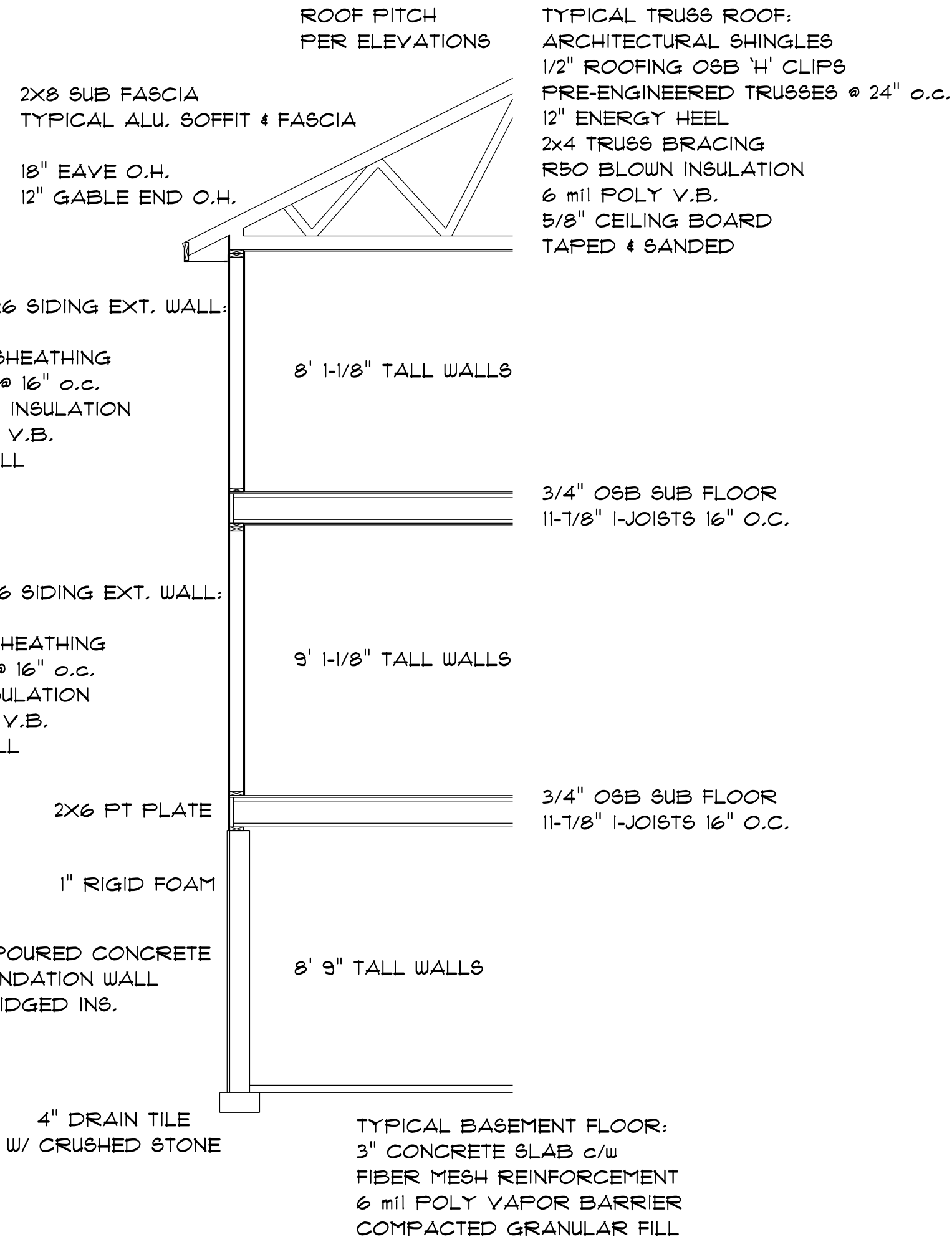
PLAN START DATE 05/24/23
REVISED 06/02/23
REVISED 06/08/23
REVISED 07/13/23

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ALL TALL WALLS GREATER THAN 10'-0" TO BE ENGINEERED BY MATERIAL SUPPLIER.



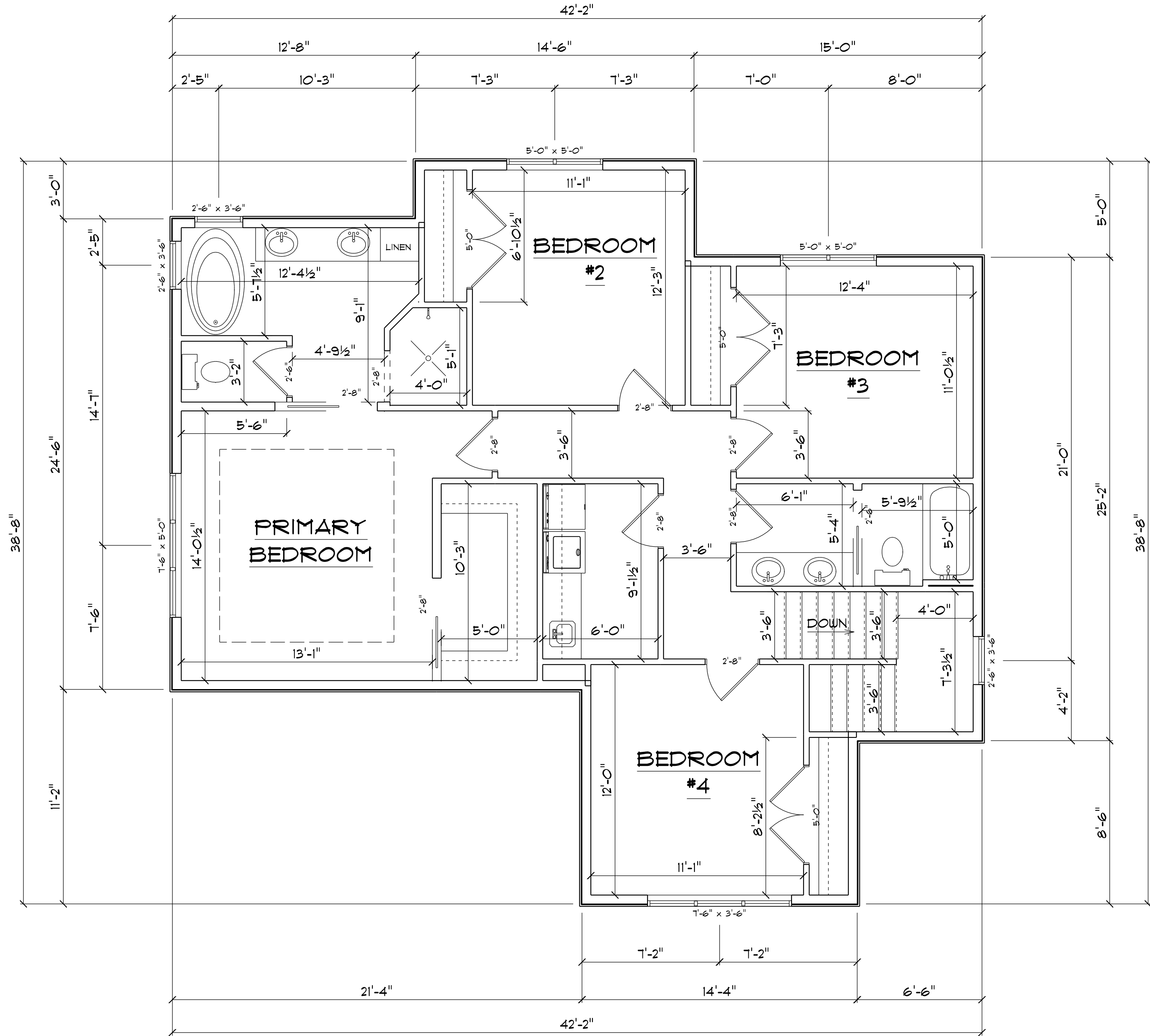
1ST FLOOR PLAN
SCALE: 1/4" = 1'-0"
1248 SQFT FINISHED AREA



TYPICAL WALL SECTION

GENERAL HEADER NOTE (UNLESS OTHERWISE NOTED)
-ALL OPENINGS ≤ 5'-0" TO BE 2X10 - 2-PLY SPF
-ALL OPENINGS > 5'-0" TO 1'-0" TO BE 2-PLY 11-7/8" LVL
- ALL OPENINGS > 1'-0" TO BE ENGINEERED PER SUPPLIER

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ALL TALL WALLS GREATER THAN 10'-0" TO BE ENGINEERED BY MATERIAL SUPPLIER.



2ND FLOOR PLAN
SCALE: 1/4" = 1'-0"
1148 SQFT FINISHED AREA

AMERICAN DESIGN CONCEPTS

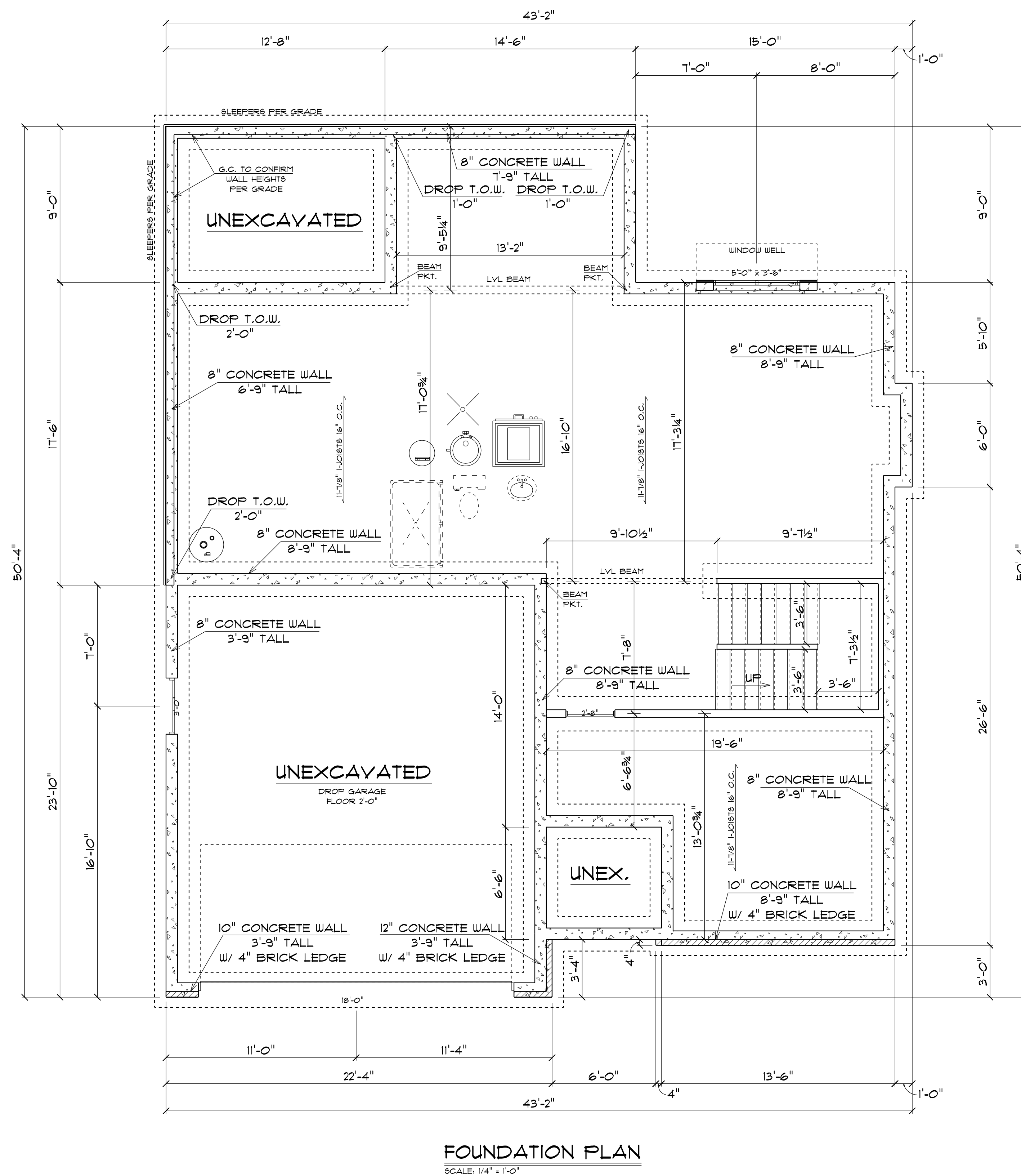
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WISCONSIN FARMHOUSE LLC
LOT 6 - 433 NIAGARA AVE

SECOND FLOOR PLAN
1148 SQFT TOTAL AREA
SCALE: 1/4" = 1'

PLAN START DATE 05/24/23
REVISED 06/02/23
REVISED 06/08/23
REVISED 07/13/23

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ALL TALL WALLS GREATER THAN 10'-0" TO BE ENGINEERED BY MATERIAL SUPPLIER.

A5

AMERICAN DESIGN CONCEPTS

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WISCONSIN FARMHOUSE LLC
LOT 6 - 433 NIAGARA AVE

SCALE: 1/4" = 1'

PLAN START DATE 05/24/23

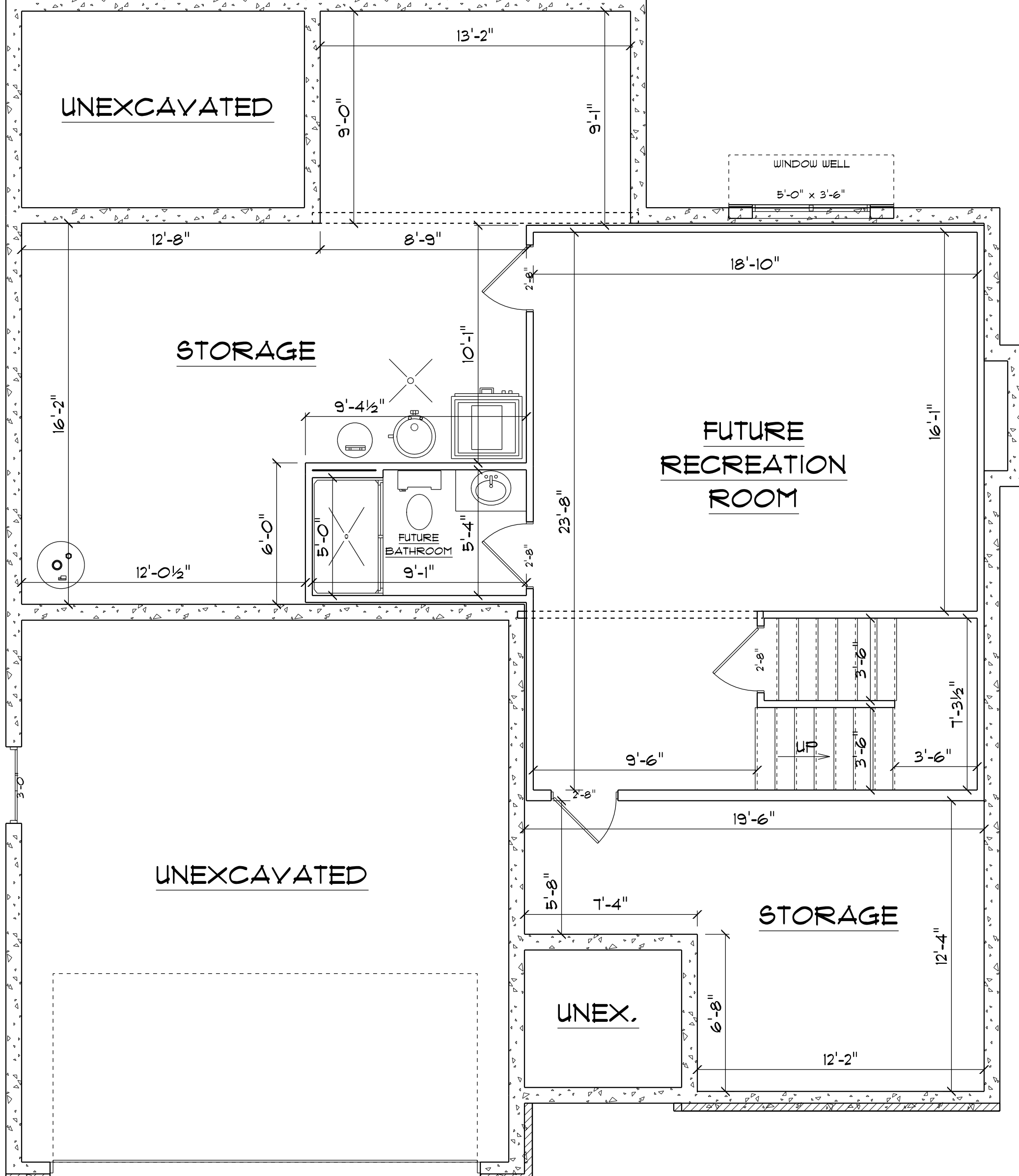
REVISÉ 06/02/23

REVISÉD 06/08/23

REVISÉ 07/13/23

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ALL TALL WALLS GREATER THAN 10'-0" TO
BE ENGINEERED BY MATERIAL SUPPLIER.



FOUNDATION FINISH PLAN

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AMERICAN DESIGN CONCEPTS

334 APPELATE, MADISON WI 53713 (608) 273-0770 AMERICANDESIGNCONCEPTS.COM

WISCONSIN FARMHOUSE LLC
LOT 6 - 433 NIAGARA AVE

FOUNDATION FINISH PLAN
428 SQFT FUTURE FINISHED AREA
SCALE: 1/4" = 1'

PLAN START DATE 05/24/23

REVISÉD 06/02/23

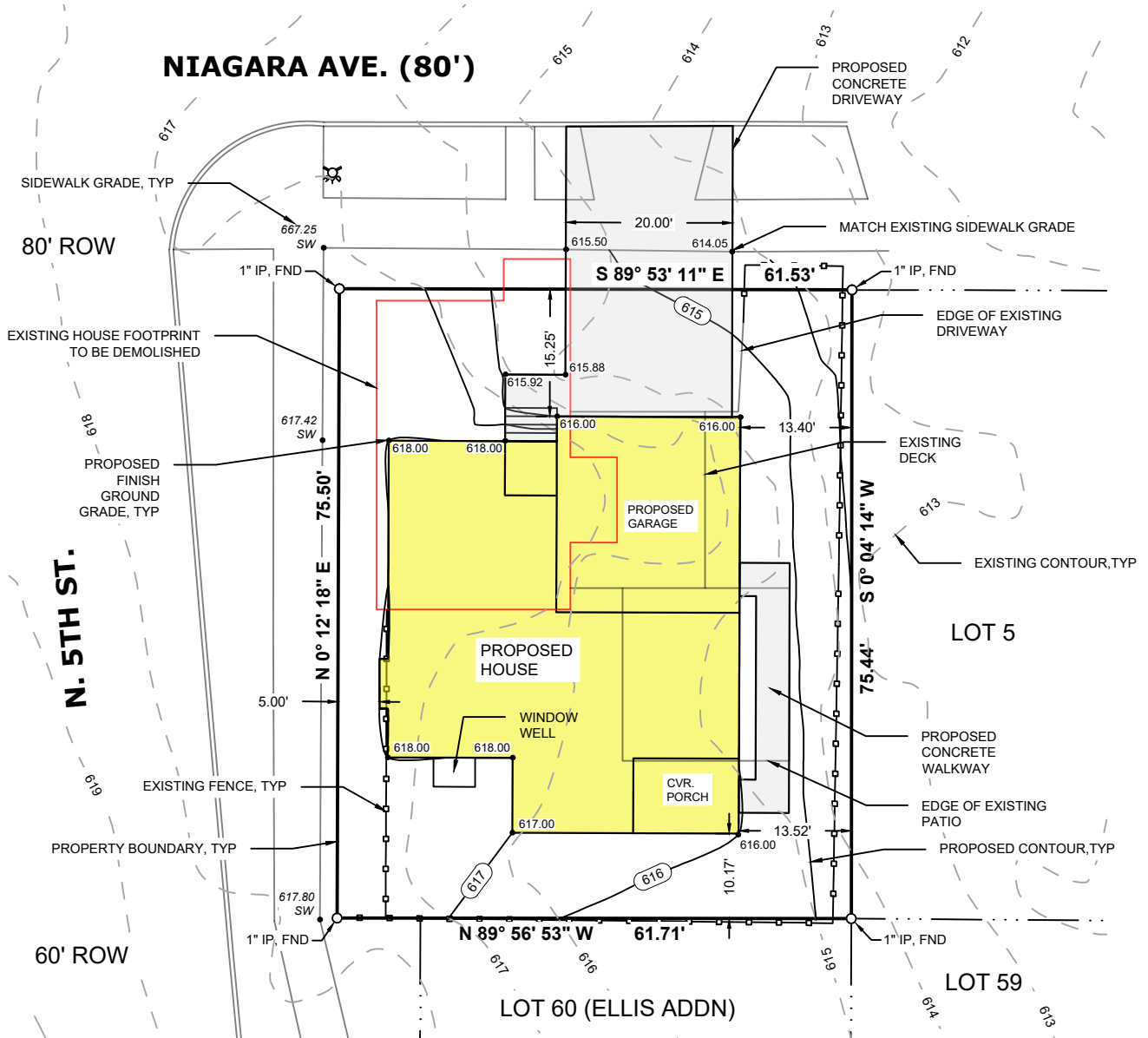
REVISÉD 06/08/23

REVISÉD 07/13/23

Item

PROPERTY SURVEY

LOT 6, BLOCK 305, ORIGINAL PLAT
CITY OF SHEBOYGAN
SHEBOYGAN COUNTY, WISCONSIN



PARCEL NUMBER: 59281110270
PARCEL OWNER: RIVERHOUSE LLC
PARCEL OWNER ADDRESS: 7766 SOLSTICE CT., VERONA, WI
PARCEL AREA: 4650 SF (4500 SF PER PLAT)

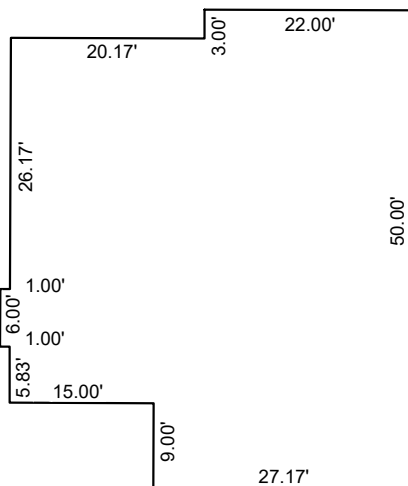
CITY ZONING: NR-6 NEIGHBORHOOD RESIDENTIAL DISTRICT

MINIMUM LOT AREA 6000 SF (VARIANCE REQ. 4650 SF)
MINIMUM LOT WIDTH 70' (VARIANCE REQ. 61.53')
BUILDING COVERAGE MAX = 0.40 (VARIANCE REQ. 0.41)
SETBACKS:
FRONT 25' (VARIANCE REQ. 15.25' NIAGARA AVE.)
(VARIANCE REQ. 5.00' N. 5TH ST.)
SIDE 5' (PLAN 13.52')
REAR 20' (VARIANCE REQ. 10.17')

AREAS

TOTAL LOT AREA = 4650 SF (PER SURVEY)
EXISTING HOUSE (W/ EAVES & PORCHES) = 960 SF
EXISTING CONCRETE DRIVEWAY = 302 SF
EXISTING PATIO = 415 SF
EXISTING DECK = 286 SF
TOTAL EXISTING IMPERVIOUS AREA = 1963 SF
PROPOSED HOUSE (W/O EAVES) = 1919 SF
TOTAL PROPOSED IMPERVIOUS AREA = 2360 SF

BEARINGS AND DISTANCES SHOWN ARE REFERENCED TO THE SHEBOYGAN COUNTY COORDINATE SYSTEM.



PROPOSED BUILDING FOUNDATION LAYOUT

I, CRAIG A. RUSCH, WISCONSIN REGISTERED LAND SURVEYOR NO. S-2274, DO HEREBY CERTIFY THAT THIS SURVEY IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DRAWING DATE: 7-12-2023



GRAPHIC SCALE



1 inch = 20 ft.

Wagner
EXCAVATING
3437 PAINE AVENUE SHEBOYGAN, WI 53081
(920) 458-9082

RIVERHOUSE LLC
433 NIAGARA AVE.
CITY OF SHEBOYGAN

REQUEST FOR ZONING BOARD OF APPEALS CONSIDERATION

ITEM DESCRIPTION:

Address: 2003 N 9TH ST

Parcel #: 717680

Owner's Name: PETER LENSINK

Zoning: NR-6

REPORT PREPARED BY: Jeff Lutzke, Building Inspector

REPORT DATE: 08/01/2023

MEETING DATE: 08/16/2023

BACKGROUND / ANALYSIS

Property owner would like to construct a 676 sq ft (26 feet x 26 feet) detached garage located closer than 25 feet to the required street yard property line. Garage will meet 5 foot setback to alleyway and 3 foot setback to north property line.

Ordinance #: Sec 105-812 Residential Bulk Standards require 25 foot setback to front/street yard.

Requesting: 13 ft (per phone discussion with owner on 08/01/2023)

Allowed: 25 ft

Ordinance #:


Requesting:

Allowed:

ATTACHMENTS:

Application, pictures, and drawing

232286

	CITY OF SHEBOYGAN VARIANCE APPLICATION	Fee: _____	Item 6.
		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) <i>Peter Lensink</i>			
Mailing Address <i>2003 N 9th St</i>	City <i>Sheboygan</i>	State <i>WI</i>	ZIP Code <i>53081</i>
Email Address <i>plensink@live.com</i>		Phone Number (incl. area code) <i>920 889 1902</i>	
Applicants interest in property: <i>Homeowner</i>			
SECTION 2: Property Information			
Property Address <i>2003 N 9th St</i>	City <i>Sheboygan</i>	State <i>WI</i>	Zip <i>53081</i>
Type of Building: <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential			
Request for: <input type="checkbox"/> New Construction <input type="checkbox"/> Repairs <input type="checkbox"/> Alterations <input checked="" type="checkbox"/> Addition <input type="checkbox"/> Nonconforming Use <input type="checkbox"/> Other			
SECTION 3: If the Request is for a Nonconforming Use			
Your intended use:			
Date last occupied as a nonconforming use:			
By Whom:		Previous Use:	
SECTION 4: Requested Variance			
On a separate letter to the Board, describe the requested variance and include what unnecessary hardship or difficulty is caused by following the regulations or requirements of the ordinance. See the attached "The Three Tests for a Variance" and be prepared to argue how you pass the THREE TESTS FOR A VARIANCE.			
SECTION 5: Certification and Permission			
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) <i>Peter Lensink</i>		Title <i>owner</i>	Phone Number <i>920 889 1902</i>
Signature of Applicant <i>[Signature]</i>		Date Signed <i>6-13-23</i>	

Complete application is to be filed with the Building Inspection Department, 828 Center Avenue, Suite 208. Variances to zoning ordinances are considered by the City of Sheboygan Zoning Board of Appeals monthly on the third Wednesday at 3 p.m. at a public hearing. To be placed on the agenda of Zoning Board of Appeals, application must be received no later than 4:30 p.m. on the third Wednesday of the month prior to the scheduled public hearing. Applications will not be processed if all required attachments and filing fee of \$250 (payable to the City of Sheboygan) are not submitted along with a complete and legible application. Application filing fee is non-refundable.

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.

SCALE:
1 Square = 3 feet

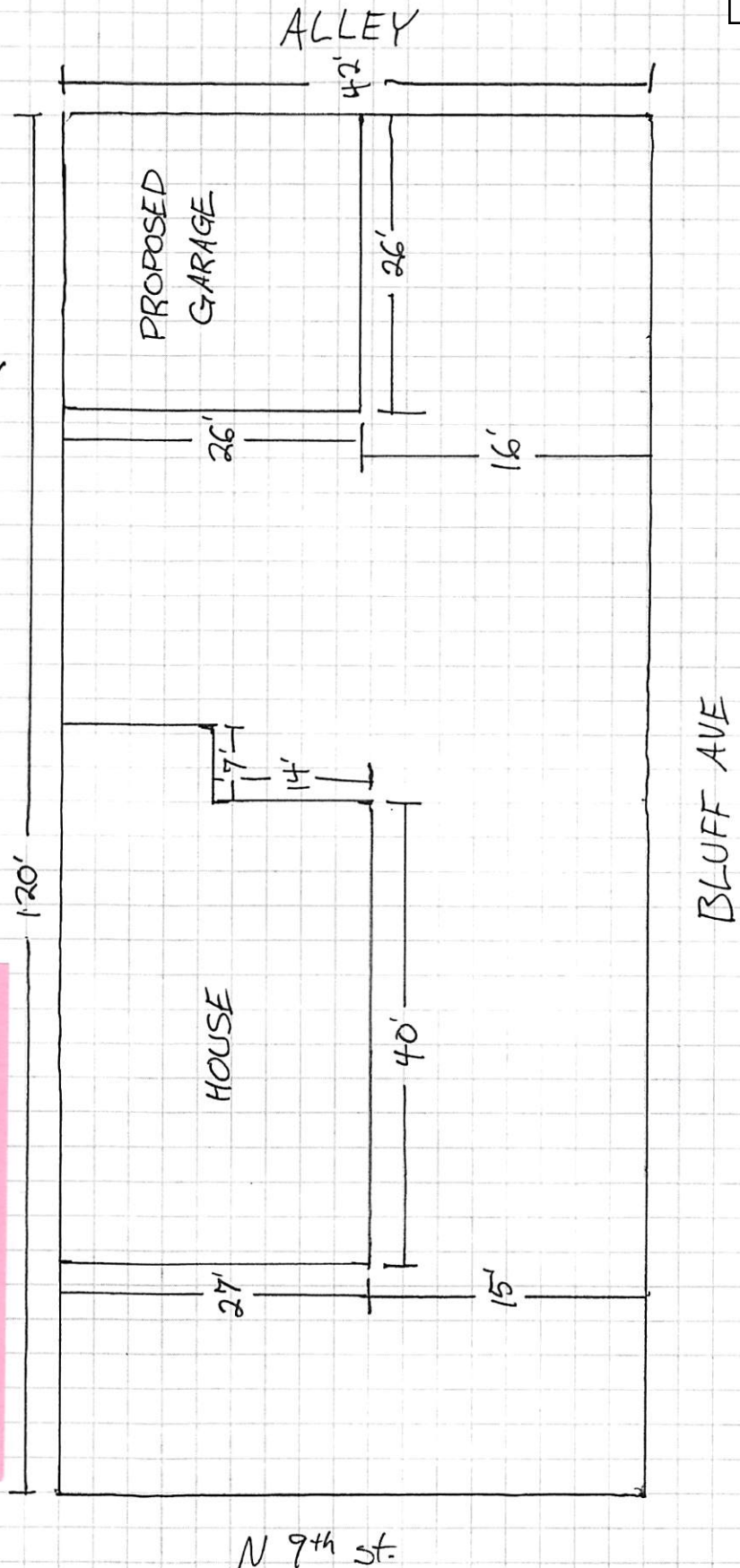
2003 N 9th St
Sheboygan, WI 53081

Proposed location
of garage building

Variance to build
within 25' of Bluff
ave. street lot line

TALKED WITH PETER ON
8-1-23. GARAGE WILL
BE 5' FROM ALLEY,
3' FROM NORTH PROPERTY
LINE AND APPROX 13'
FROM PROPERTY LINE ON
BLUFF AVE.

JEFF LUTZKE
8-1-23



7/7/23

Variance Application

2003 N9th street
Sheboygan, WI 53081

Prepared by: Peter Lensink
Ph: 920-889-1902
plensink@live.com

Proposed variance to build garage structure within 25' of street side lot line

Test #1 - Unnecessary hardship

To build a garage within 25' of the Bluff ave. side lot line and within 3' of the North side lot line would not leave enough depth to comfortably park an average sized vehicle.

Test # 2 - Unique property limitations

With the lot being on a corner and being 42' in width from North to South, a garage could only be a maximum of 17' deep (exterior dimensions) if built within 25' of the street side lot line.

Test # 3 - No harm to public interest

The proposed site and dimensions of the structure would not obstruct any view of neighboring properties or alley traffic. The dwelling on the property as well as other houses on Bluff ave. are closer to the street side lot line than the proposed garage (see drawing).

Date: 7/12/2023 - 8:08 AM
Design ID: 324758413176
Estimated Price: \$13,582.34


**Today's estimated price. Future pricing may go up or down. Tax, labor, and delivery not included.*

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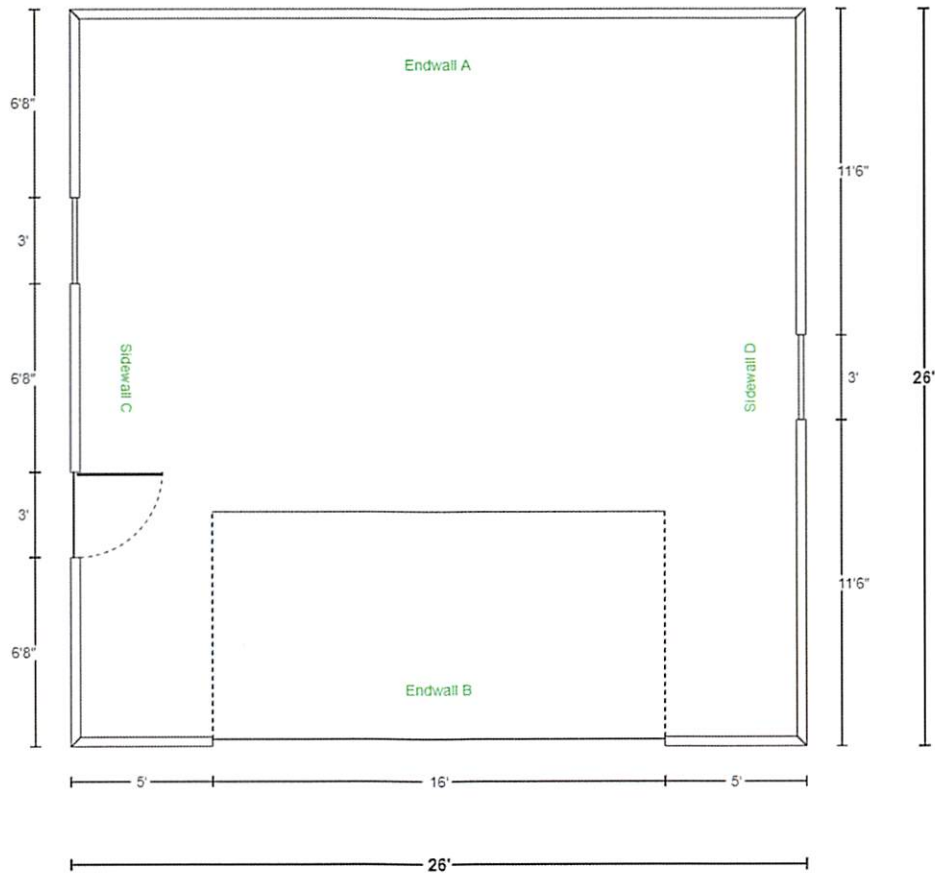
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<p>How to recall and purchase your design at home:</p> <div><div>OR</div><div><div>1. On Menards.com, enter "Design & Buy" in the search bar</div><div>2. Select the Garage Designer</div><div>3. Recall your design by entering Design ID: 324758413176</div><div>4. Follow the on-screen purchasing instructions</div></div></div>	<p>How to purchase your design at the store:</p> <div><div>1. Enter Design ID: 324758413176 at the Design-It Center Kiosk in the Building Materials Department</div><div>2. Follow the on-screen purchasing instructions</div></div>
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Garage Image



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Floor type (concrete, dirt, gravel) is NOT included in estimated price. The floor type is used in the calculation of materials needed. Labor, foundation, steel beams, paint, electrical, heating, plumbing, and delivery are also NOT included in estimated price. This is an estimate. It is only for general price information. This is not an offer and there can be no legally binding contract between the parties based on this estimate. The prices stated herein are subject to change depending upon the market conditions. The prices stated on this estimate are not firm for any time period unless specifically written otherwise on this form. The availability of materials is subject to inventory conditions.

MENARDS IS NOT RESPONSIBLE FOR ANY LOSS INCURRED BY THE GUEST WHO RELIES ON PRICES SET FORTH HEREIN OR ON THE AVAILABILITY OF ANY MATERIALS STATED HEREIN. All information on this form, other than price, has been provided by the guest and Menards is not responsible for any errors in the information on this estimate, including but not limited to quantity, dimension and quality. Please examine this estimate carefully.

MENARDS MAKES NO REPRESENTATIONS, ORAL, WRITTEN OR OTHERWISE THAT THE MATERIALS LISTED ARE SUITABLE FOR ANY PURPOSE BEING CONSIDERED BY THE GUEST. BECAUSE OF WIDE VARIATIONS IN CODES, THERE ARE NO REPRESENTATIONS THAT THE MATERIALS LISTED HEREIN MEET YOUR CODE REQUIREMENTS. THE PLANS AND/OR DESIGNS PROVIDED ARE NOT ENGINEERED. LOCAL CODE OR ZONING REGULATIONS MAY REQUIRE SUCH STRUCTURES TO BE PROFESSIONALLY ENGINEERED AND CERTIFIED PRIOR TO CONSTRUCTION.

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Dimensions

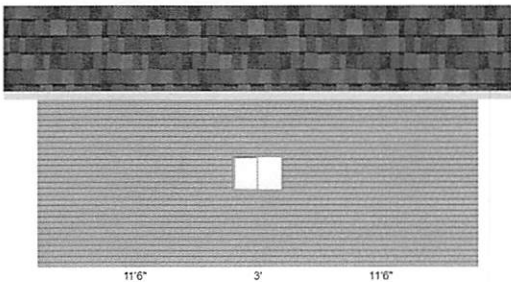
Wall Configurations

*Some items like wainscot, gutter, gable accents, are not displayed if selected.



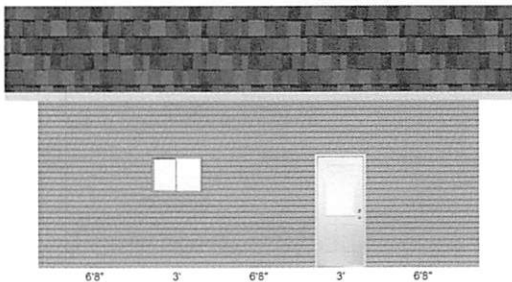
ENDWALL B

Ideal Door®; Traditional 16' x 8' White Insulated with Windows



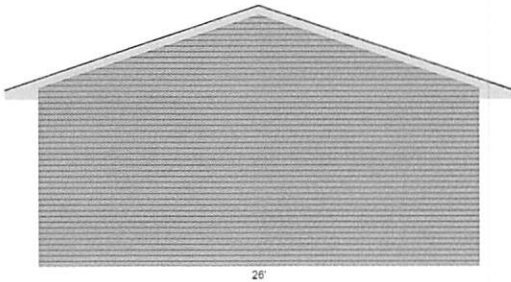
SIDEWALL D

36"W x 24"H JELD-WEN®; Vinyl Slider



SIDEWALL C

Mastercraft®; 36W x 80H Primed Steel Half Lite
36"W x 24"H JELD-WEN®; Vinyl Slider



ENDWALL A

For other design systems search "Design & Buy" on Menards.com

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Materials

Building Info

Building Location Zip Code:	53081
Building Width:	26'
Building Length:	26'
Building Height:	10'
Curb:	None
Foundation Type:	Thickened Slab
Wall Framing Stud:	2 x 4
Roof Framing:	Truss Construction
Truss Type:	Common
Roof Pitch:	4/12 Pitch
Eave Overhang:	24"
Gable Overhang:	24"
Custom Garage Plan:	No I do not need a custom building plan

Wall Info

Siding Material Types:	Vinyl
Vinyl Siding:	ABTCO® Cedar Creek™ Double 4, Color: Clay
Vinyl Corner Trim Color:	Clay
Accent Material Type:	None
Wainscot Material Type:	None
Wall Sheathing:	7/16 x 4 x 8 OSB(Oriented Strand Board)
House Wrap:	Kimberly-Clark BLOCK-IT®9'x75'House Wrap
Gable Vents:	None

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Roof Info

Roof Sheathing:	1/2 x 4 x 8 OSB(Oriented Strand Board)
Roofing Material Type:	Architectural Shingle
Architectural Roofing:	Owens Corning® TruDefinition® Duration® Limited Lifetime Warranty Architectural Shingles (32.8 sq. ft.), Color: Estate Gray
Roof Underlayment:	Owens Corning® ProArmor® Synthetic Roofing Underlayment 42" x 286' (1,000 sq. ft.)
Ice and Water Barrier:	Owens Corning® WeatherLock® G Granulated Self-Sealing Ice and Water Barrier 3' x 66.7'(200sq.ft)
Fascia Material Type:	Textured Aluminum Fascia
Fascia:	6" x 12' Aluminum Rustic Fascia, Color: White
Soffit Material Type:	Aluminum Soffit
Soffit:	16" x 12' Aluminum Vented Soffit, Color: White
Gutter Material Type:	Steel
Gutter:	Pro-Steel 6 x 12' K-Style Steel Gutter
Ridge Vent:	Owens Corning® VentSure® 11-1/4" x 20' Shingle Over Ridge Vent
Roof Vents:	None

Openings

Service Door:	Mastercraft® 36W x 80H Primed Steel Half Lite
Overhead Door:	Ideal Door® Traditional 16' x 8' White Insulated with Windows
Overhead Door Trim Type:	Vinyl
Vinyl Trim Color:	White
Garage Door Opener:	Performax™ 1/2 HP Chain Drive Garage Door Opener
Windows:	36"W x 24"H JELD-WEN® Vinyl Slider
Windows:	36"W x 24"H JELD-WEN® Vinyl Slider

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Additional Options

Ceiling Insulation:	Blow-in Cellulose
Ceiling Insulation R Value:	R13 INSULMAX® Blow-in Cellulose Insulation
Wall Insulation:	R-13 Unfaced Fiberglass Insulation 3-1/2" x 15" x 93" - 106.56 sq ft
Ceiling Finish:	7/16 x 4 x 8 OSB(Oriented Strand Board)
Wall Finish:	7/16 x 4 x 8 OSB(Oriented Strand Board)
Mounting Blocks:	No
Hydronic Radiant Heat:	No
Anchor bolt:	Grip Fast® 1/2 x 10 HDG Anchor Bolt w/ Nut & Washer
Framing Fasteners:	Grip Fast® 3-1/4 16D Vinyl-Coated Smooth Shank Sinker Nail - 5 lb. Box
Sheathing Fasteners:	Grip Fast® 2-1/2 8D Vinyl-Coated Smooth Shank Sinker Nail - 5 lb. Box
Roofing/Shingle Fasteners:	Grip Fast® 1-1/4 Electro-Galvanized Coil Roofing Nails - 7,200 Count
Truss Fastener:	FastenMaster® TimberLOK® 5/16 x 6 Hex Drive Black Hex Head Timber Screw - 50 Count
Overhead Opening Hardware:	Yes

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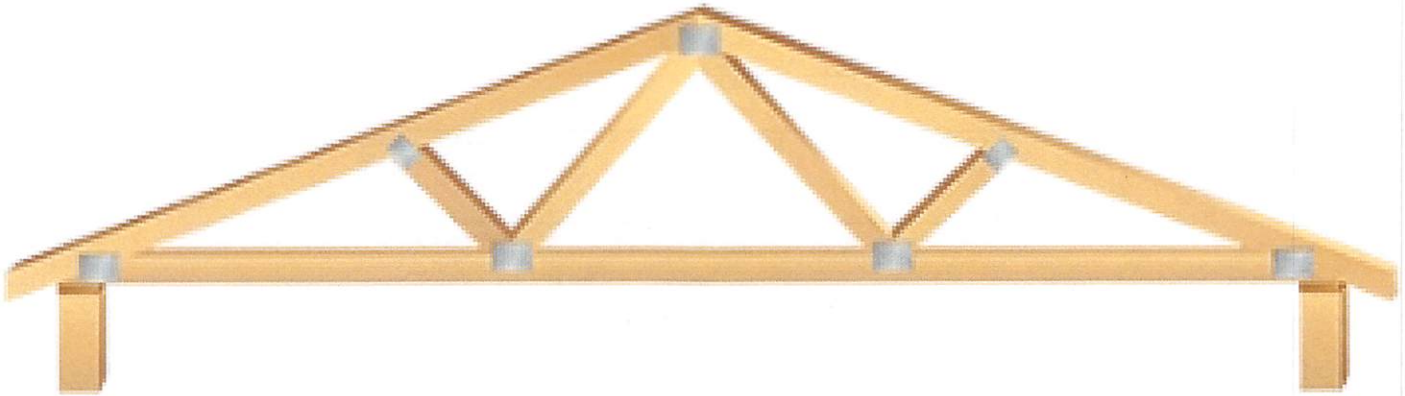
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Helpful Hints for Garage Construction

- Studs are estimated 16 inches on center with single treated bottom plate and double top plate.
- For 10- and 12-foot-tall buildings studs should be cut for an approximate 10- or 12-foot plate height.
- If steel is estimated (Pro-Rib or Pro-Snap), the steel lengths should be verified based off the actual framing. Plate height (stud length), truss heel and other framing should be confirmed. Steel is estimated to the inch, make sure the lengths are accurate based on final overall building design.
- Trusses included are estimated at 2 feet on center spacing. The design is based on the zip code provided, design and loading should be verified.
- Trusses should not be cut or modified with the exception of trimming the truss tails to the correct overhang.
- The bottom chord is designed to support standard ceiling and insulation materials.
- Dropped end trusses are estimated with 18 inch and 24 inch gable overhangs.



Menards Building Checklist Planning

- Get a permit. Check restrictions, building codes or local zoning to make sure your design complies with all requirements.
- Contact local utilities to ensure construction will not disturb any electrical, cable or plumbing.
- If necessary, hire a professional to help with planning and construction.
- Consider site conditions including soil type, grade, and runoff before finalizing your design.
- Material estimates provided can be changed to meet your needs.
- Menards offers professional delivery of materials. Delivery is extra based on the distance from your local Menards store to your building site.
- Practice good safety habits, use PPE including eye protection & dust masks during construction.
- Make sure to follow good building practice and all manufacturer's instructions. Use all the hardware and fasteners recommended.

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Midwest Manufacturing Address 1 Address 2 City, State Zip							Truss: C11026 JobName: RES STOCK Date: 02/22/17 09:26:02 Page: 1 of 1		
SPAN 26-0-0	PITCH 4/12	QTY 1	OHL 2-0-0	OHR 2-0-0	CANT L 0-0-0	CANT R 0-0-0	PLYS 1	SPACING 24 in	WGT/PLY 77 lbs

All plates shown to be Eagle 20 unless otherwise noted.

Loading (psf) TC/LL: 42 Snow(Ps/Pg): 42/60 TC/LL: 10 BC/LL: 0 BC/LL: 10	General Bldg Code: IRC 2015 TPI 1-2007 Rep Mbr Increase: Yes Lumber D.O.L.: 115 %	CSI Summary TC: 0.95 (1-2) BC: 0.86 (5-6) Web: 0.72 (3-8)	Deflection Vert TL: 0.56 in Vert LL: 0.3 in Horiz TL: 0.12 in	L/ (loc) L/547 (5-6) L/999 (5-6) 5	Allowed L/180 L/240
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Reaction Summary									
JT	Brq Combo	Brq Width	Req Brq Width	Max React	Max Grav Uplift	Max MWFRS Uplift	Max C&C Uplift	Max Uplift	Max Floor
1	1	3.5 in	2.85 in	1,820 lbs	.	.	-291 lbs	-291 lbs	-7 lbs
5	1	3.5 in	2.85 in	1,820 lbs	.	.	-291 lbs	-291 lbs	.

Material Summary		Bracing Summary	
TC	SFP 1650/1.5 2 x 4	TC Bracing	Sheathed
BC	SFP 1650/1.5 2 x 4	BC Bracing	Sheathed or Purlins at 10'-0-0, Purlin design by Others.
Web	SFP Stud 2 x 3		

Loads Summary

1) This truss has been designed for the effects of balanced and unbalanced snow loads for hip/gables in accordance with ASCE 7 - 10 with the following user defined input: 60 psf ground snow load, Terrain Category B, Exposure Category Fully Exposed (Co = 0.9), Risk Category II (I = 1.00), Thermal Condition Cold ventilated (Ct = 1.1), DOL = 1.15. Unventilated. If the roof configuration differs from hip/gable, Building Designer shall verify snow loads.

2) This truss has been designed to account for the effects of ice dams forming at the eaves.

3) This truss has been designed for the effects of wind loads in accordance with ASCE 7 - 10 with the following user defined input: 115 mph (Factor 0), Exposure B, Enclosed, Gable/Hip, Risk Category II, Overall Bldg Dims 25 ft x 60 ft, h = 15 ft, End Zone Truss, Both end webs considered. DOL = 1.60

4) Minimum storage attic loading has been applied in accordance with IRC 301.5

Member Forces Summary									
Tie in direction: Member ID, max CSI, max axial force, (max comp. force if different from max axial force). Only forces greater than 300 lbs are shown in this table.									
TC	1-2	0.946	-3,746 lbs	3-4	0.743	-3,303 lbs			
	2-3	0.743	-3,303 lbs	4-5	0.946	-3,746 lbs			
BC	5-6	0.860	3,456 lbs	(413 lbs)	6-7	0.860	3,456 lbs	(413 lbs)	
Web	2-3	0.364	-903 lbs	3-4	0.722	1,198 lbs	(-45 lbs)	3-6	0.722
									0.722
									1,198 lbs
									(-45 lbs)
									4-6
									0.364
									-903 lbs

JSI Summary

1 = 0.89, 2 = 0.63, 3 = 0.72, 4 = 0.63, 5 = 0.89, 6 = 0.89, 7 = 0.99, and 8 = 0.89

Notes

1) Unless noted otherwise, do not cut or alter any truss member or plate without prior approval from a Professional Engineer.

2) When this truss has been chosen for quality assurance inspection, the Double Polygon Method per TPI 1-2007/Chapter 3 shall be used.

3) The fabrication tolerance for this roof truss is 0 % (Cg = 1.00).

4) Brace bottom chord with approved sheathing or purlins per Bracing Summary.

5) Creep has been considered in the analysis of this truss.

6) Listed wind uplift reactions based on MWFRS & C&C loading.

ALL PERSONS FABRICATING, HANDLING, ERECTING OR INSTALLING ANY TRUSS BASED UPON THIS TRUSS DESIGN DRAWING ARE INSTRUCTED TO REFER TO ALL OF THE INSTRUCTIONS, LIMITATIONS AND QUALIFICATIONS SET FORTH IN THE EAGLE METAL PRODUCTS DESIGN NOTES ISSUED WITH THIS DESIGN AND AVAILABLE FROM EAGLE UPON REQUEST. DESIGN VALID ONLY WHEN EAGLE METAL CONNECTORS ARE USED.	TrueBuild® Software v5.5.2.240 Eagle Metal Products Dallas, TX 75234
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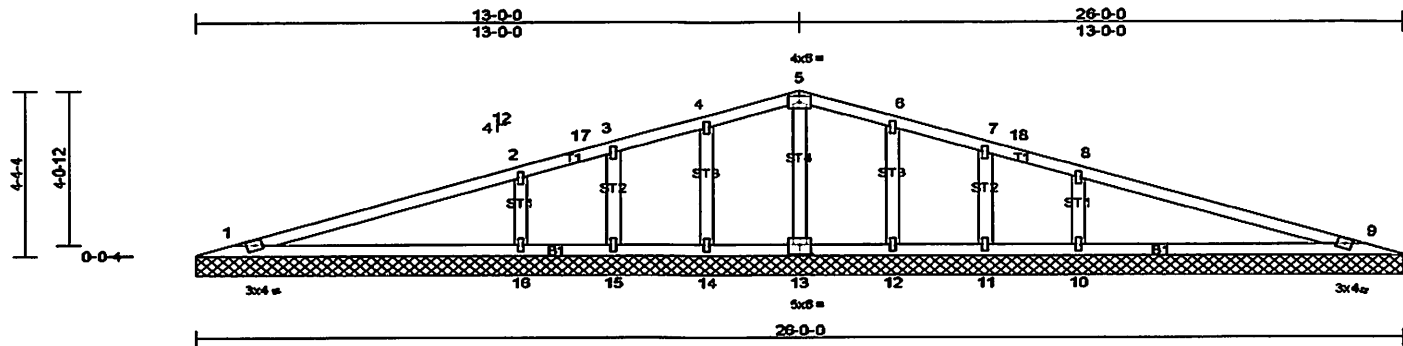
Job	Truss	Truss Type	Qty	Ply	Job Reference (optional)
QTREC0534933	T1DE	COMMON	2	1	

Midwest Manufacturing, Eau Claire, WI

Run: 8.78 S 8.61 Aug 11 2022 MITek Industries, Inc. Tue Jun 13 14:07:4E

Page: 1

ID:NHPC14OCKJup_WFRw0QdkyBaB4-6FpMJoSer7yNFno7TSb0mICbdOSY1Btr1Rkuz6gVx



Scale = 1/44.9

Plate Offsets (X, Y): [13-0-3-0-0-3-0]

Loading	(psf)	Spacing	2-0-0	CSI	DEFL	In	(loc)	Vdefl	L/d	PLATES	GRIP
TCLL (roof)	20.0	Plate Grip DOL	1.15	TC	0.35	Vert(LL)	n/a	-	n/a	999	197/144
Snow (Ps/Pg)	20.8/30.0	Lumber DOL	1.15	BC	0.24	Vert(TL)	n/a	-	n/a	999	
BCDL	7.0	Rep Stress Iner	YES	WB	0.05	Horiz(TL)	0.00	9	n/a	n/a	
BCLL	0.0	Code	IRC2009/TPI2007	Matrix-R							
BCDL	10.0										
										Weight 80 lb	FT = 15%

LUMBER
 TOP CHORD 2x4 SPF No.2
 BOT CHORD 2x4 SPF No.2
 OTHERS 2x4 SPF No.2

BRACING
 TOP CHORD
 BOT CHORD

Structural wood sheathing directly applied or 6-0-0 oc purlins.
 Rigid ceiling directly applied or 10-0-0 oc bracing.

MITek recommends that Stabilizers and required cross bracing be installed during truss erection, in accordance with Stabilizer installation guide.

REACTIONS All bearings 28-0-0.

(lb) - Max Horiz 1=40 (LC 7)

Max Uplift All uplift 100 (lb) or less at joint(s) 1, 9, 10, 11, 12, 14, 15, 16

Max Grav All reactions 250 (lb) or less at joint(s) 1, 9, 11, 13, 15 except 10=517 (LC 2), 12=253 (LC 4), 14=253 (LC 3), 16=517 (LC 2)

FORCES (lb) - Max Comp./Max. Ten. - All forces 250 (lb) or less except when shown.**WEBS** 2-16=347/168, 8-10=347/168**JOINT STRESS INDEX**

1 = 0.53, 2 = 0.51, 3 = 0.51, 4 = 0.51, 5 = 0.28, 6 = 0.51, 7 = 0.51, 8 = 0.51, 9 = 0.53, 10 = 0.51, 11 = 0.51, 12 = 0.51, 13 = 0.22, 14 = 0.51, 15 = 0.51 and 16 = 0.51

NOTES

- Unbalanced roof live loads have been considered for this design.
- Wind: ASCE 7-05; 80mph; TCLL=4.2psf; BCDL=8.0psf; h=25ft; Cat. II; Exp B; Enclosed; MWFRS (low-rise) exterior zone and C-G Exterior (Z) zone; cantilever left and right exposed; end vertical left and right exposed; C-G for members and forces & MWFRS for reactions shown; Lumber DOL=1.60 plate grip DOL=1.60
- Truss designed for wind loads in the plane of the truss only. For studs exposed to wind (normal to the face), see Standard Industry Gable End Details as applicable, or consult qualified building designer as per ANSI/TPI 1.
- TCLL: ASCE 7-05; Pr=20.0 psf (roof live load; Lumber DOL=1.15 Plate DOL=1.15); Pg=30.0 psf (ground snow); Ps=20.8 psf (roof snow; Lumber DOL=1.15 Plate DOL=1.15); Category II; Exp B; Fully Exp.; Ct=1.10
- Roof design snow load has been reduced to account for slope.
- Unbalanced snow loads have been considered for this design.
- All plates are 1.5x4 MT20 unless otherwise indicated.
- Gable requires continuous bottom chord bearing.
- Gable studs spaced at 2-0-0 oc.
- This truss has been designed for a 10.0 psf bottom chord live load nonconcurrent with any other live loads.
- * This truss has been designed for a live load of 20.0psf on the bottom chord in all areas where a rectangle 3-08-00 tall by 2-00-00 wide will fit between the bottom chord and any other members.
- Provide mechanical connection (by others) of truss to bearing plate capable of withstanding 100 lb uplift at joint(s) 1, 9, 14, 15, 16, 12, 11, 10.

LOAD CASE(S) Standard



Item 6.



Item 6.



Item 6.



Item 6.



Item 6.