



# **ZONING BOARD OF APPEALS AGENDA**

**April 16, 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 March 19, 2025.

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

- [5.](#) Variance application by Tamara Lukonen requesting to construct a 6 foot high privacy fence within their required street yard setback of 25 feet located at 3990 Pine Bluff Drive.

## **NEXT MEETING**

6. Next scheduled meeting date: May 21, 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, March 19, 2025**

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

**Members Excused:** 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 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 February 19, 2025.

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

Motion made by Keeli Johnson, seconded by Ed Surek

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

Motion carried.

**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 11<sup>th</sup> Street.

MOTION TO APPROVE WITH ADDING A 4 INCH CURB TO PREVENT WATER DRAINAGE ISSUES.

Motion made by Keeli Johnson, no second.

Motion died for lack of second.

MOTION TO DENY.

Motion made by Tad Tjapkes, seconded by Ed Surek

Voting yea: Kevin Sampson, Tad Tjapkes and Ed Surek

Voting nay: Keeli Johnson

Motion carried.

**NEXT MEETING**

6. Next scheduled meeting date: April 16, 2025

Item 4.

## **ADJOURN**

7. Motion to Adjourn

MOTION TO ADJOURN AT 4:19 PM.

Motion made by Keeli Johnson, seconded by Tad Tjapkes

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

Motion carried.

## REQUEST FOR ZONING BOARD OF APPEALS CONSIDERATION

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**ITEM DESCRIPTION:**

Address: 3990 PINE BLUFF DR

Parcel #: 654029

Owner's Name: TAMARA L LUKONEN

Zoning: SR-3 (SUBURBAN RESIDENTIAL 3)

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**REPORT PREPARED BY:** Ellise Rose, Associate Planner

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**REPORT DATE:** 04/7/2025

**MEETING DATE:** 04/16/2025

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**BACKGROUND / ANALYSIS**

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

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

Requesting: solid fence

Allowed: 50% opaque

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

Requesting: 6 feet height within required street yard

Allowed: 4 feet height within required street yard

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

Requesting: 6 feet within required street yard

Allowed: 4 feet within required street yard

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**ATTACHMENTS:**

Application, pictures, and drawing





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)

Tamarca Lukonen

Mailing Address

3990 Pine Bluff Drive

City

Sheboygan

State

WI

ZIP Code

53083

Email Address

tamarca.lukonen@gmail.com

Phone Number (incl. area code)

(920) 207-5547

Applicants interest in property:

home owner

## SECTION 2: Property Information

Property Address

3990 Pine Bluff Drive

City

Sheboygan, WI

State

WI

Zip

53083

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)

Tamarca Lukonen

Title

owner

Phone Number

(920) 207-5547

Signature of Applicant

Tamarca Lukonen

Date Signed

3/19/25

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.

Good Afternoon,

We are requesting a variance for the fencing code requiring fences on corner houses to have 4ft 50% openings. We would like to have a 6ft privacy fence. We live in a cul de sac and I work from home. We do have alot of people speeding through our area as we are off of LS and the speed out there is significantly higher. We don't have sidewalks for the kids to walk on so when the kids play in the yard it's easier for them to run into the road which is a safety risk.

I also Work from home. It is hard to be in the yard when our 5yo wants to be on the swingset which is located on the other side of the house with no visibility from the living quarters. I do understand the crime rate is low but it's never zero. It is sad having to tell my daughter she can't go play because I have work calls and employees to attend to.

We also have a small dog that would get out of the 50% open recommended fence. If we would put up that fence we still would not be able to let him out in his own yard.

We live on a hill with drainage ditches, so putting a 4 ft fence at the bottom of the hill would not offer any privacy or protection.

We have asked surrounding neighbors and they are in favor of us getting a fence as well. Which poses no harm to public interest.

Our fence On the garage side would need to extend past the sidewalk on the pathway as theres existing cement and landscape that prevent fence from sitting flush with house/structure.

We are also going to be doing an egress window in the near future. Although required for safety in the lower level, it also creates another entrance Into our home. Some home owners are able to purchase guns as protection and peace of mind. My dad committed suicide, I had to take him off of life support due to a gun shot injury so that is not an option for me. I am just asking to feel safe in my home.

The 3 reasons we want a fence are Safety, privacy, and containment. None of which can be accomplished with a 4ft 50% open fence.

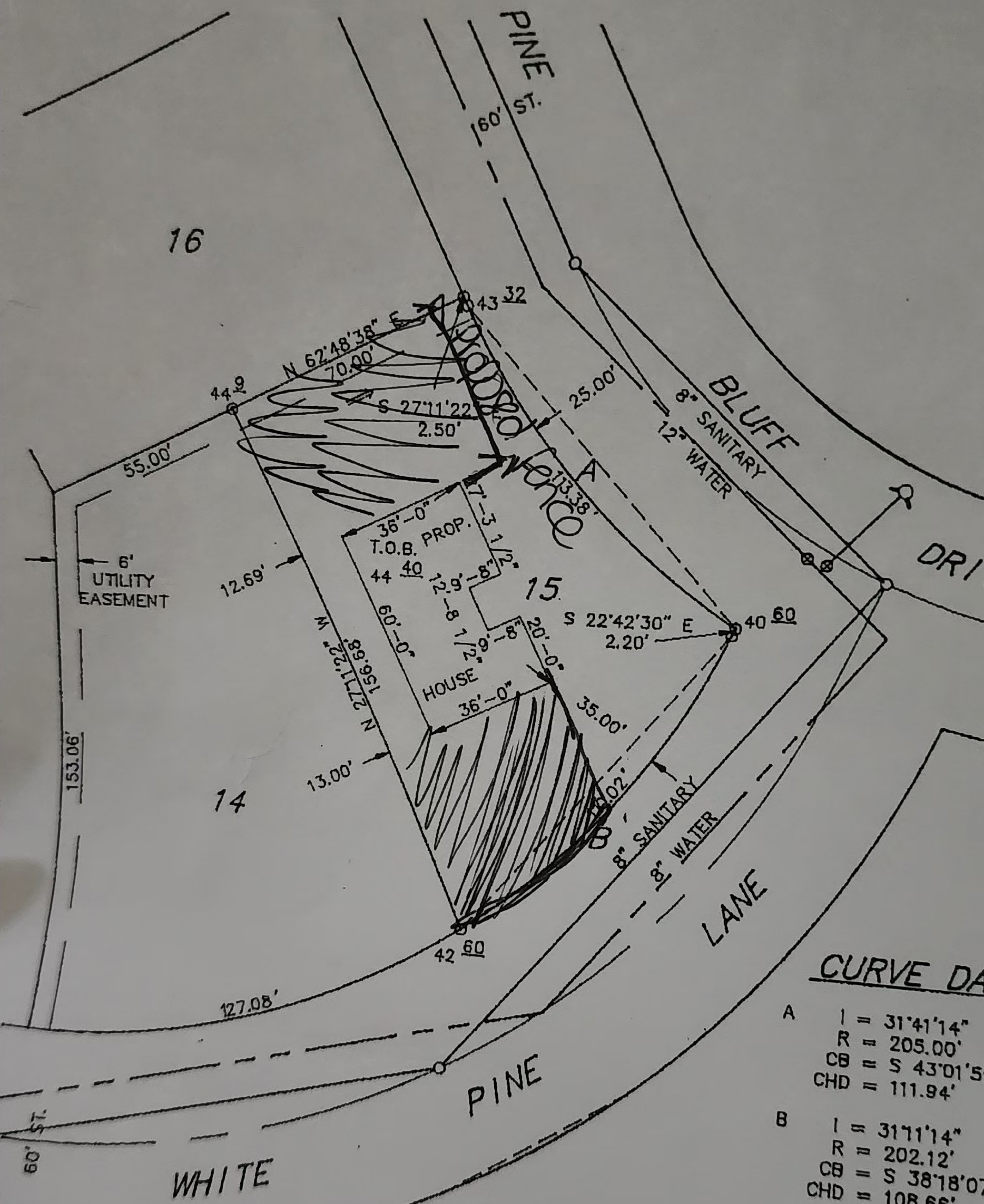
We are requesting the use of a 6ft wooden privacy fence. We live in a wooded area off of pigeon river. Our house is cedar with a brown roof and all of our neighbors have wooden fences. A recommended vinyl fence would not be able to be joined to meet the neighbor fences. It would also look like it doesn't belong. I understand the "step above the dog ear fence" and that's ok. Even the lattice at the top or the horizontal fence is fine. I will include imagery of both.



DESCRIPTION: Lot 15, Matthias & Wagner Pigeon River Bluff, Sheboygan, Sheboygan County, Wisconsin.

MAY, 1991

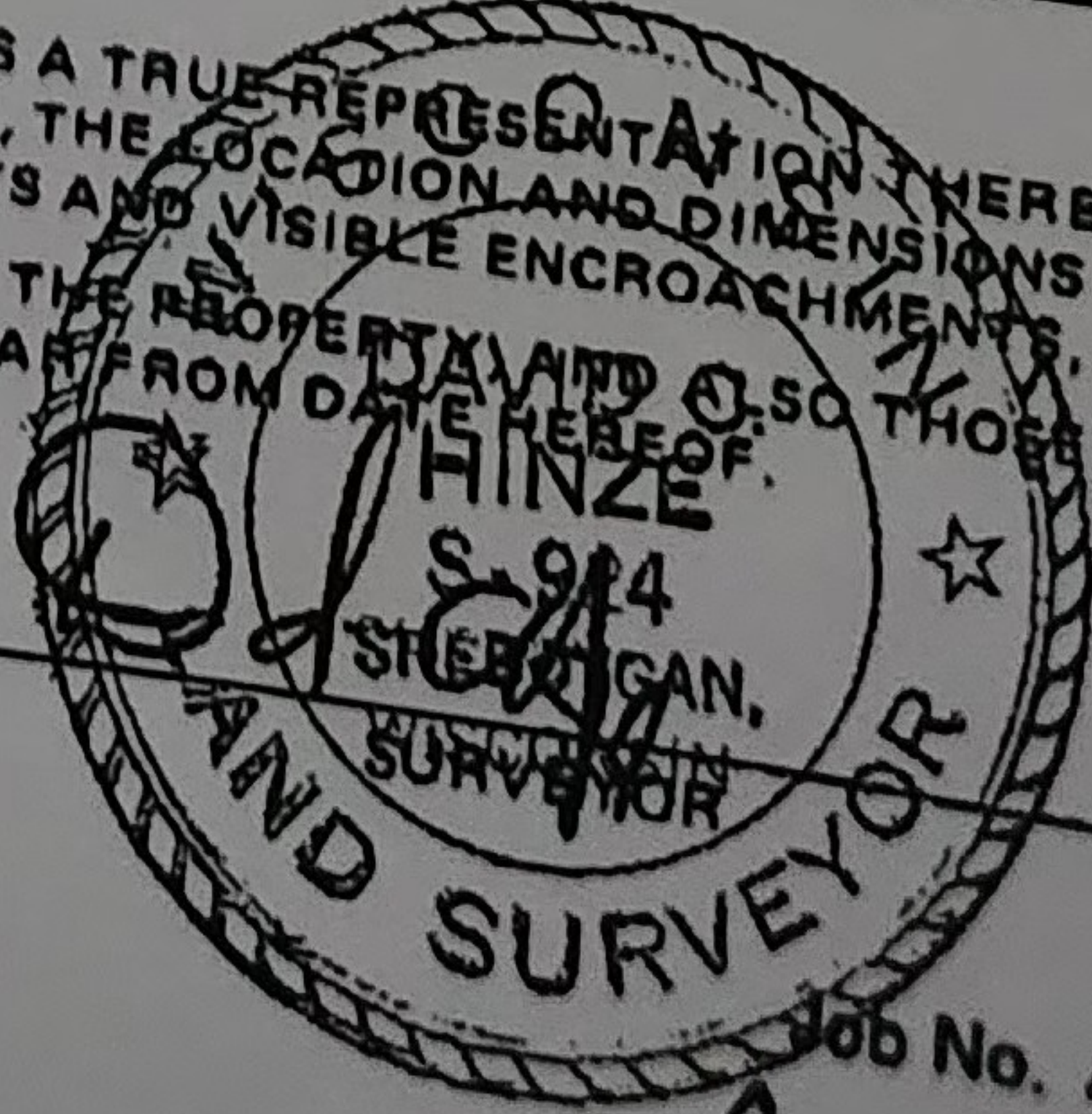
SCALE 1"=40'



NOTE: THERE IS AN 8' TREE PLANTING EASEMENT CONTIGUOUS TO ALL STREET FRONTAGE

SURVEY CERTIFICATE  
I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF. I HAVE ALSO SURVEYED THE SIZE AND LOCATION OF THE PROPERTY, ITS EXTERIOR BOUNDARIES, THE LOCATION AND DIMENSIONS OF ALL BUILDINGS AND STRUCTURES THEREON, FENCES, APPARENT EASEMENTS AND ROADWAYS AND VISIBLE ENCROACHMENTS, IF ANY. THIS SURVEY IS MADE FOR THE EXCLUSIVE USE OF THE PRESENT OWNERS OF THE PROPERTY AND NO OTHER PARTY. NO WARRANTY, GUARANTEE, OR GUARANTEE THE TITLE THERETO WITHIN ONE (1) YEAR FROM DATE HEREOF.

FILED: 6-19-91  
SHEBOYGAN COUNTY  
REAL PROPERTY  
LISTING DEPT. *ms*



Job No. *A-20*





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