



ZONING BOARD OF APPEALS AGENDA

October 16, 2024 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 17, 2024

ITEMS FOR DISCUSSION AND POSSIBLE ACTION

- [5.](#) Variance application by Jonathan Craven Living Trust is requesting to construct an attached 26ft x 24ft garage and family room on the second level to the east side of the single-family dwelling. The addition would be set 7 ft back from the east property line located at 80 Lincoln Avenue.
- [6.](#) Variance application by David Konwinski is requesting to construct a detached 25ft x 30ft garage to the east of the single-family dwelling. The garage would be set 1.5 ft back from the east property line with a height of 18ft 9in located at 2025 N 8th Street.

NEXT MEETING

7. Next scheduled meeting date: November 20, 2024

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 17, 2024

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

Members Excused: 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 June 19, 2024

MOTION TO APPROVE THE MINUTES OF THE PREVIOUS MEETING HELD ON JUNE 19, 2024.

Motion made Markus Savaglio, seconded by Tad Tjapkes

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

ITEMS FOR DISCUSSION AND POSSIBLE ACTION

- 5. A variance application by Austin Jaeger requesting to construct a detached 22 ft x 26 ft garage to the north of the single-family dwelling. The garage would be set 1.5 feet back from the east property line and 5 feet from the north property line located at 716 Highland Terrace.

MOTION TO APPROVE AS PRESENTED

Motion made by Keeli Johnson, seconded by Markus Savaglio

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

- 6. A 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.

MOTION TO APPROVE AS PRESENTED

Motion made by Markus Savaglio, seconded by Tad Tjapkes

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

- 7. A variance application by Gregory Schmidt requesting to construct a 6-foot-high privacy fence within their required street-yard setback of 25 feet located at 1816 Grams Court.

MOTION TO APPROVE WITH THE FOLLOWING CONDITIONS

Motion made by Markus Savaglio, seconded by Keeli Johnson

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

1. 6FT vinyl or shadow box style fencing allowed on the north and west side of the property.
 2. 4FT solid vinyl or shadow box style solid fencing allowed on the south side of the property.
 3. Landscaping to be completed per owner's discretion
8. A 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.

MOTION TO APPROVE WITH THE FOLLOWING CONDITIONS:

Motion made by Markus Savaglio, seconded Keeli Johnson

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

1. 6ft solid fence allowed on the northern side of the property with gate as presented. Fencing material of owner's choosing.
2. For the required street yard (25 ft) on the southside of the property, property owner can pick ONE option. Fencing material of owner's choosing.
 - a. 6ft solid fence allowed to be installed behind the existing landscaping, approximately 10ft setback from the property line
 - b. 4ft solid fence with a setback of 1ft from the property line

NEXT MEETING

9. Next scheduled meeting date August 21, 2024

The next meeting is scheduled on August 21, 2024

ADJOURN

10. Motion to Adjourn

MOTION TO ADJOURN AT 4:17 PM

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: 80 LINCOLN AVE

Parcel #: 007120

Owner's Name: JONATHAN R CRAVEN LIVING TRUST

Zoning: NR-6 (NEIGHBORHOOD RESIDENTIAL)

REPORT PREPARED BY: Ellise Rose, Associate Planner

REPORT DATE: 09/30/2024

MEETING DATE: 10/16/2024

BACKGROUND / ANALYSIS

Owner would like to construct an attached 26 ft x 24 ft garage and family room on the second level to the east side of the single-family dwelling. The addition would be set 7 feet back from the east property line.


Ordinance #: 105-234(b)(3)(d) Total of both sides, lot lines to house/attached garage: Single-family and single-family: 15 feet or 30 feet for a corner lot

Requesting: 11'3"


Allowed: 15 feet

ATTACHMENTS:

Application, pictures, and drawing

	<p>CITY OF SHEBOYGAN</p> <p>VARIANCE APPLICATION</p>	<p>Fee: _____</p> <p>Review Date: _____</p>
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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) JONATHAN CRAVEN			
Mailing Address 80 LINCOLN AVE	City SHEBOYGAN	State WI	ZIP Code 53081
Email Address AJ.CRAVEN@PRODIGY.NET		Phone Number (incl. area code) 804.339.0656	
Applicants interest in property: OWNER / OCCUPANT			
SECTION 2: Property Information			
Property Address 80 LINCOLN 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 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: GARAGE & FAMILY ROOM ON SECOND LEVEL			
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) JONATHAN CRAVEN	Title OWNER / OCCUPANT	Phone Number 804.339.0656	
Signature of Applicant 		Date Signed	

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.

Jonathan Craven
80 Lincoln Ave
Sheboygan, WI 53081
Phone: (804) 339-0656
E-mail: aj.craven@prodigy.net

September 6, 2024

Dear Esteemed Members of the Board:

Thank you in advance for your time today to review this request for a variance.

In the fall of 2020 I purchased 80 Lincoln Avenue as a condemned property. Since that time, I have completed an exhaustive rehabilitation of the property, down to the exterior studs. My wife and I were finally able to occupy the property in September 2022.

I am 63 and my wife is 69. As we planned and looked forward, we have renovated the property with a mindset of hoping this will be the last property we will occupy until we may need to go into assisted living, which ties into our request.

We are requesting a variance to build an attached garage, which will also have a family room above, approximately 4 feet closer to the east property line. We are aware that the total combined setback is 15 feet. The existing house currently sits 4 feet from the west property line; therefore we would need 11 feet from the east property line for the proposed addition. We are asking for a variance to be able to build to within 7 feet from the east property line. With the additional requested width for the garage, we feel this will help us in the future. Not only would it give us a stall for our cars, but also additional room for a handicap ramp, if needed. This would allow us a safer way to enter our home, in an enclosed area and protected from the weather in the event a handicap ramp would be needed. With the ramp situated in the garage, it would also keep the aesthetics of the neighborhood, as the ramp would be out of sight in the garage.

Once again, thank you for your time and thank you in advance for your consideration of this request.

Sincerely,



Jonathan Craven



Brownwood¹



Desert Tan¹



Driftwood¹



Estate Gray¹



Onyx Black¹



Teak¹

DRIFTWOOD IS ON EXISTING
ROOF INSTALLED 2020

COLOR DISCLAIMER

As color experts, we know getting the shingle color right is a big part of any roofing purchase. Due to printing color variations, in addition to viewing shingle literature, we suggest you request an actual shingle sample to see how it will appear on your home and with your home's exterior elements in various natural lighting conditions. Lastly, we recommend you verify your color choice by seeing it installed on an actual home; your roofing contractor or supplier can provide a sample and may be able to direct you to a local installation.

DESCARGO DE RESPONSABILIDAD SOBRE LOS COLORES

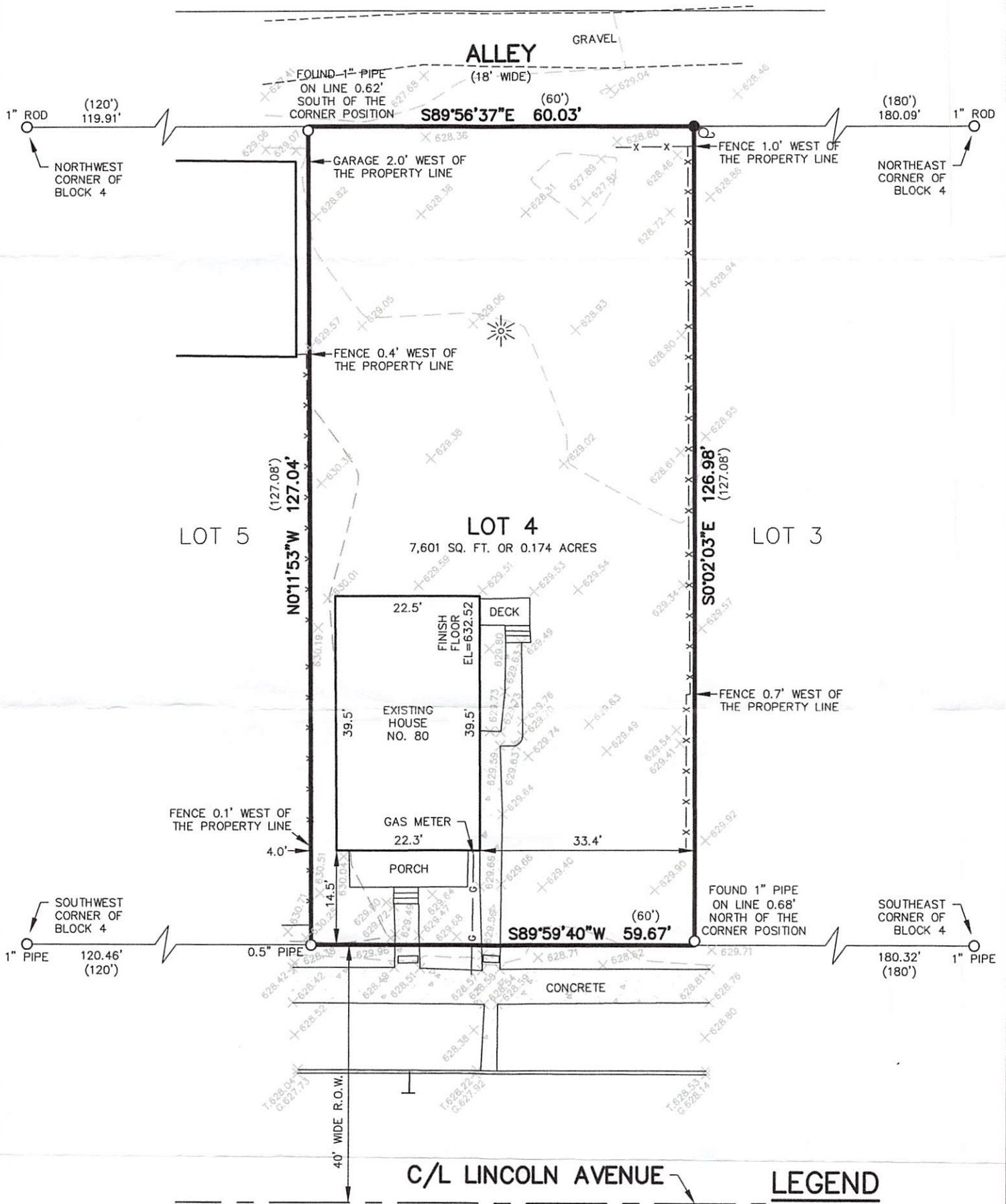
En tanto que especialistas en color, sabemos que obtener el color de teja perfecto es una parte importante en toda compra de techos. Debido a las variaciones en los colores impresos, además de mirar folletos de tejas, le sugerimos que solicite una muestra de la teja para ver como se verá en su hogar y con los elementos externos de la vivienda bajo distintas condiciones de luz natural. Finalmente, le recomendamos que para verificar su elección de colores, vea cómo lucen las tejas ya instaladas en una vivienda; su contratista de techos o su proveedor le pueden dar una muestra e incluso indicarle dónde ver un techo ya instalado.

PLAT OF SURVEY

Item 5.

FOR: Jonathan Craven

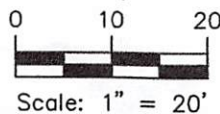
Lot 4, Block 4, Corson & Mallmann's Subdivision, Part of the NE 1/4 of the SE 1/4, Section 14, T15N, R23E, City of Sheboygan, Sheboygan County, Wisconsin.



LEGEND

- = Iron Stake Found
- = Iron Stake Set
- ⊕ = Power Pole
- ☼ = Light Pole
- x-x- = Fence
- T = Top of Curb Elevation
- G = Gutter Elevation
- (###) = Recorded Dimension

Benjamin J. Reenders
BENJAMIN J. REENDERS
 S-3114
 OOSTBURG
 WIS.
 4/18/2023
LAND SURVEYOR



941 Center Avenue, Suite 1
Oostburg, WI 53070
920-547-0599

CEDAR CREEK SURVEYING, LLC
www.cedarcreeksurveying.com

I Benjamin J. Reenders do hereby certify that this survey is correct to the best of my knowledge and belief.



Item 5.

9

Item 5.





Item 5.

An aerial photograph showing a large, rectangular area of green grass. A yellow caution tape is stretched across the field, forming a large rectangle. In the bottom right corner, the corner of a building's roof is visible, featuring a dark, textured surface with several circular indentations. In the background, there is a wooden fence and some trees.

Item 5.

12

An aerial photograph showing a residential property. On the right side, a portion of a roof with grey asphalt shingles and a blue metal gutter is visible. Below the roofline, a dark-colored driveway leads to a blue car. The central and left portions of the image show a green lawn with some yellowish patches. In the background, a concrete driveway leads to a dirt area with two orange traffic cones. To the left, a white house with a blue roof and a window is partially visible. A yellow caution tape is stretched across the lawn. The image contains two white boxes with black borders: one in the upper right corner containing the text 'Item 5.' and one in the lower right corner containing the number '13'.

Item 5.

13

Item 5.





Item 5.

15

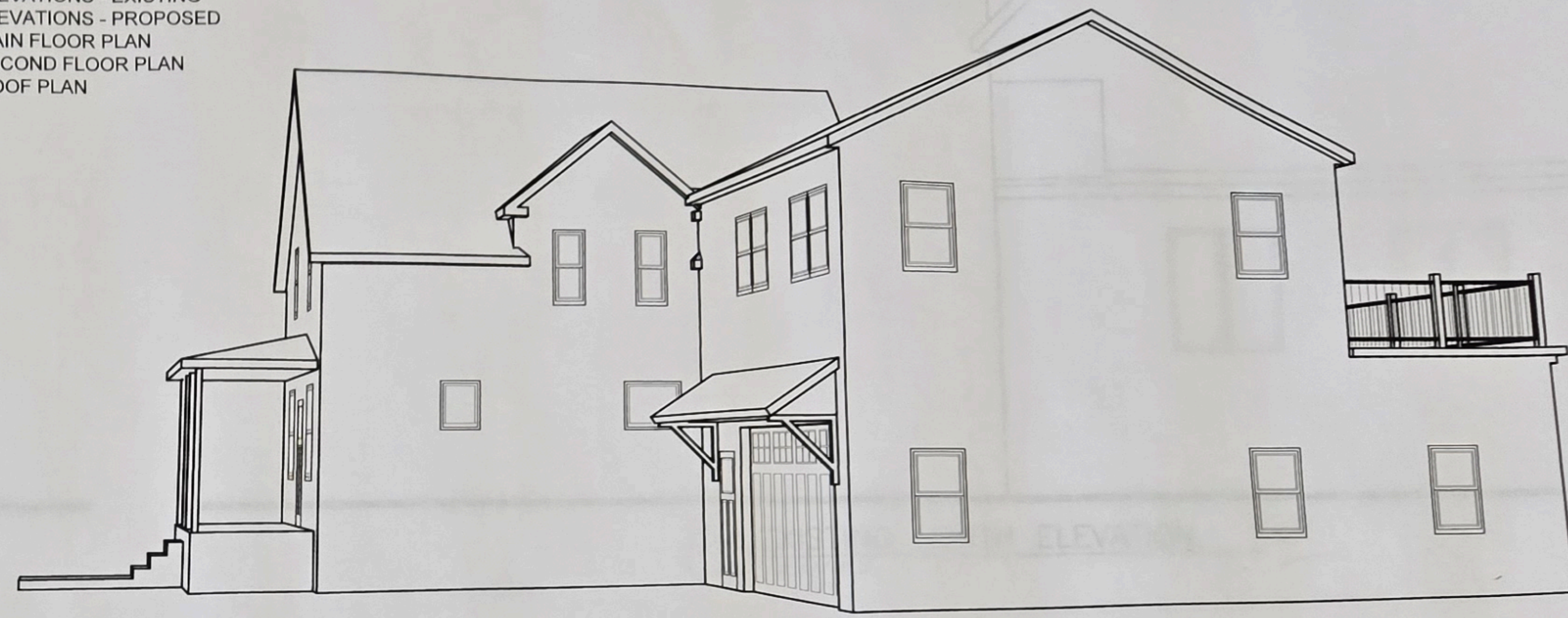
GENERAL NOTES:
 All dimensions are face of stud to face of stud 2x4 (1 1/2"), 2x6 (5 1/2")
 All window header heights to be set at 6'-10" 7/8" unless otherwise noted.
 All bearing headers to be (2) 2x12's, unless otherwise noted.
 All exterior window and door sizes are Rough Openings
 All wall heights to be 8'-1 1/8" unless otherwise noted.

NOTICE:
 Although every effort has been made in designing and preparing these plans and checking them for accuracy, the installer, owner, or contractor must check all details and dimensions and be responsible for any changes or adjustments required during actual construction. The installer is also responsible to follow all state and local codes.

These plans are designed exclusively for the use of our customers, any reproduction or other use is strictly prohibited without the expressed written consent of:

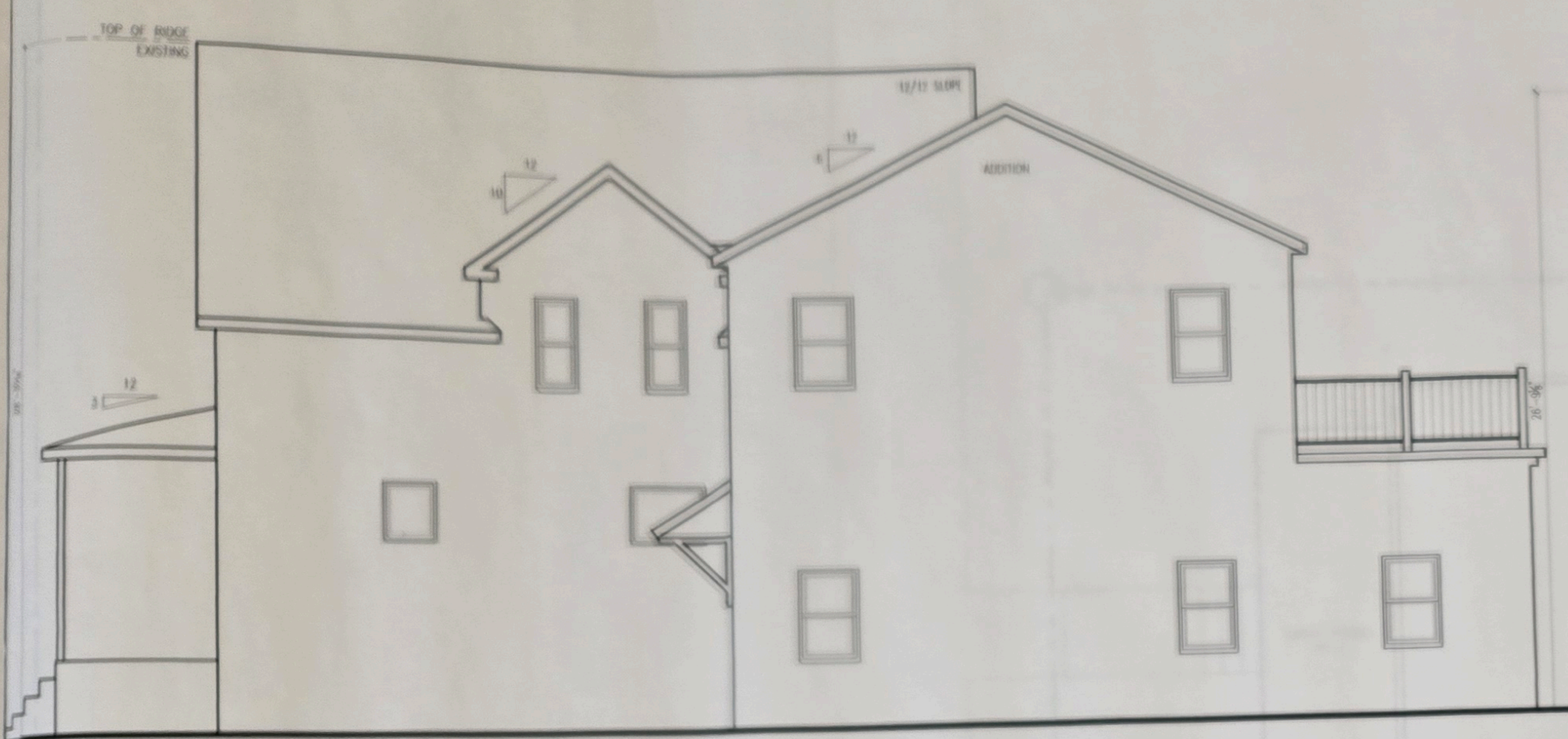
CRAVEN ADDITION

- DRAWING INDEX**
 A001 TITLE PAGE
 A002 ELEVATIONS - EXISTING
 A003 ELEVATIONS - PROPOSED
 A004 MAIN FLOOR PLAN
 A005 SECOND FLOOR PLAN
 A006 ROOF PLAN



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 Oostburg, WI 53070
 Phone: (920) 564-2378

OOSTBURG



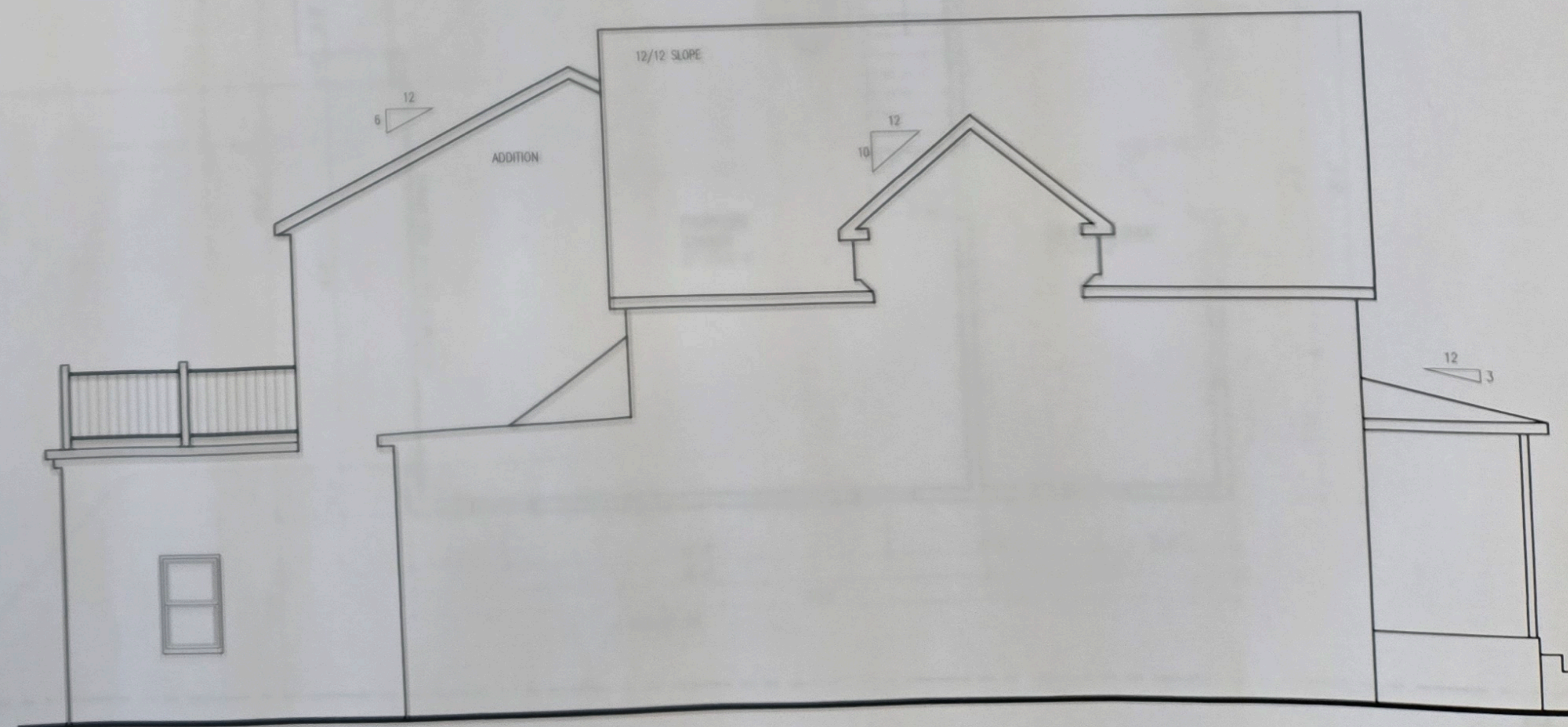
1 PROPOSED EAST ELEVATION
 ADD3 SCALE: 1/4"=1'-0"



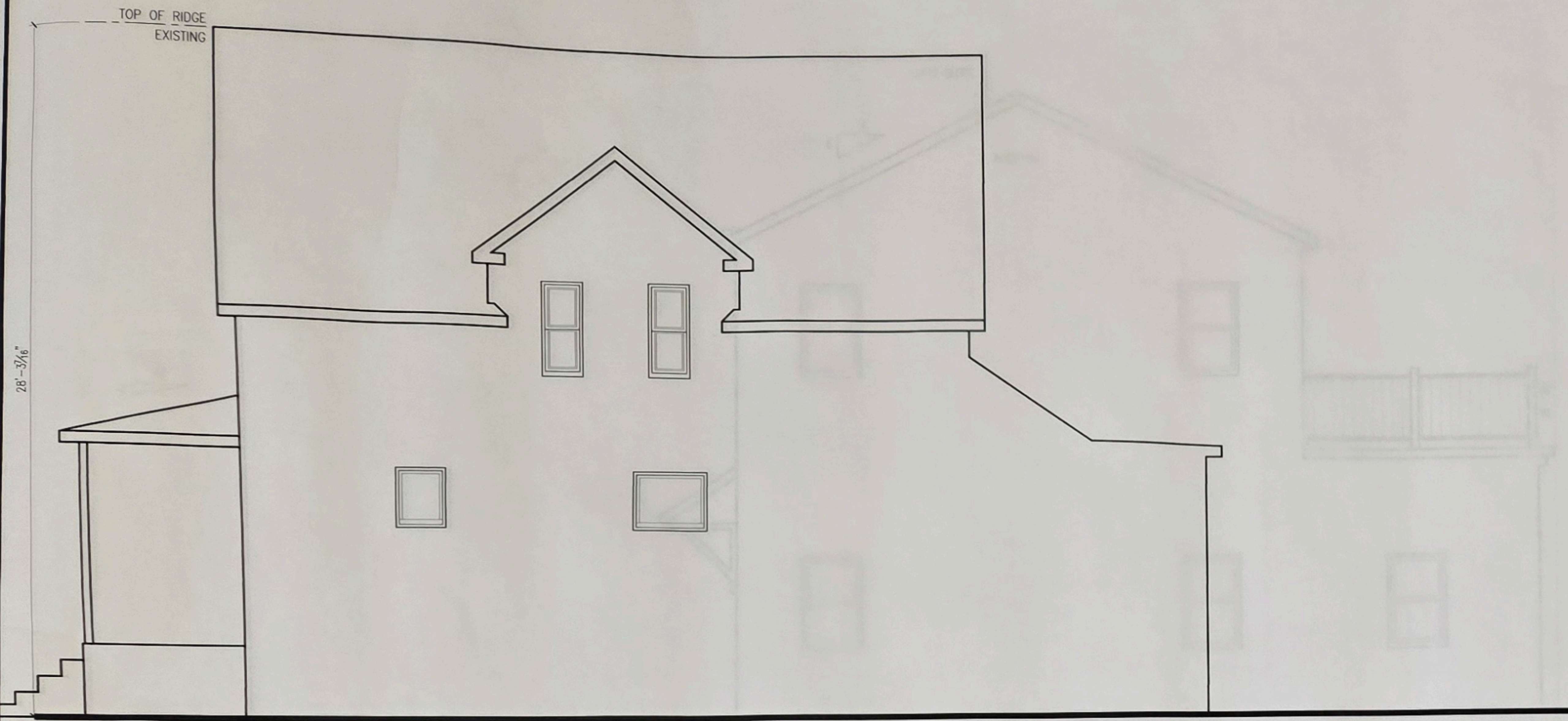
2 PROPOSED NORTH ELEVATION
 ADD3 SCALE: 1/4"=1'-0"



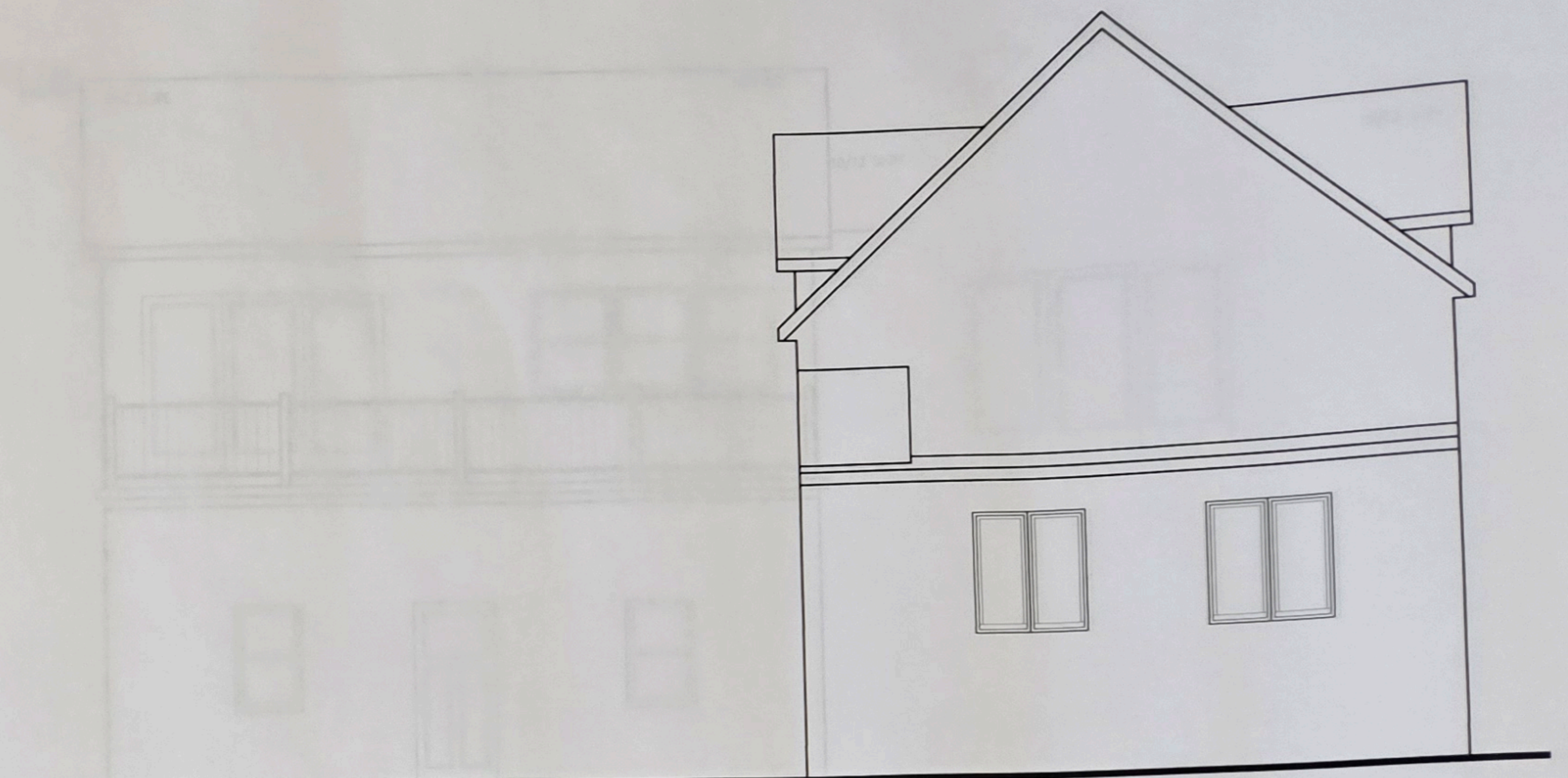
3 PROPOSED SOUTH ELEVATION
 ADD3 SCALE: 1/4"=1'-0"



4 PROPOSED WEST ELEVATION
 ADD3 SCALE: 1/4"=1'-0"



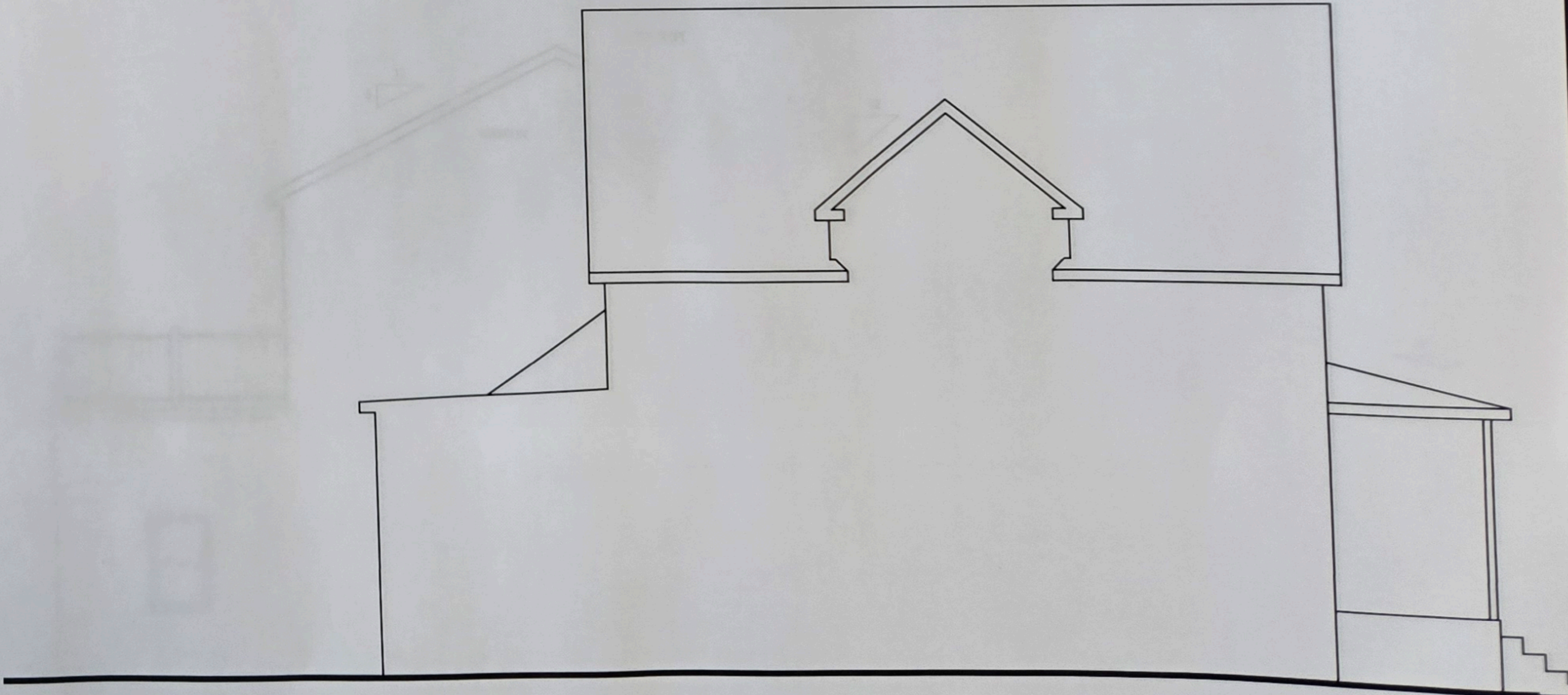
1
A002
EXISTING EAST ELEVATION
SCALE: 1/4"=1'-0"



2
A002
EXISTING NORTH ELEVATION
SCALE: 1/4"=1'-0"



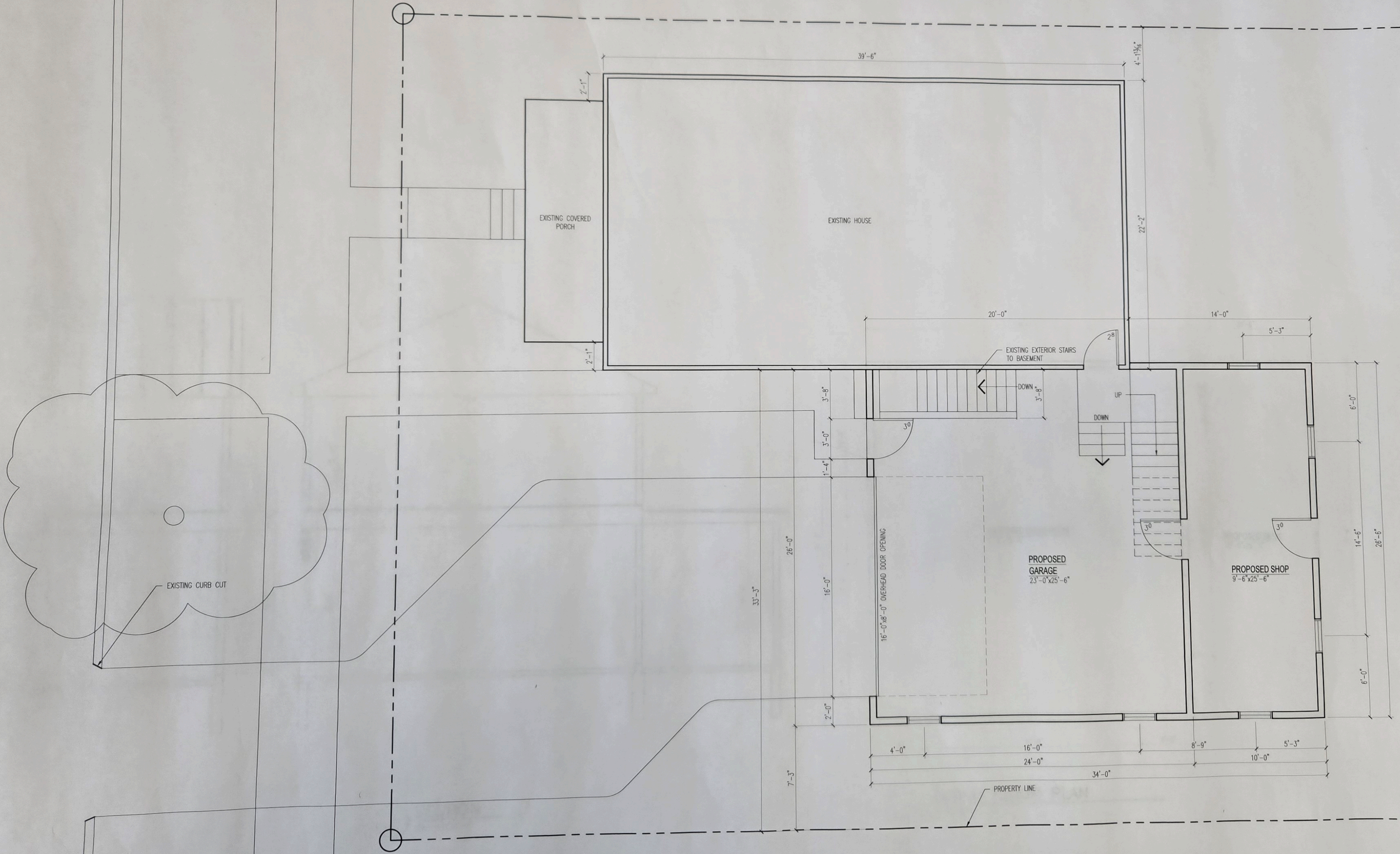
3
A002
EXISTING SOUTH ELEVATION
SCALE: 1/4"=1'-0"



4
A002
EXISTING WEST ELEVATION
SCALE: 1/4"=1'-0"

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Visit us at:
1218 Center A



1
A004 MAIN FLOOR PLAN
SCALE: 1/4"=1'-0"



Page: 4
of 6

DATE: 2/20/24
REV. DATE:
REV. DATE:
REV. DATE:

PROJECT FOR:
JONATHAN CRAVEN

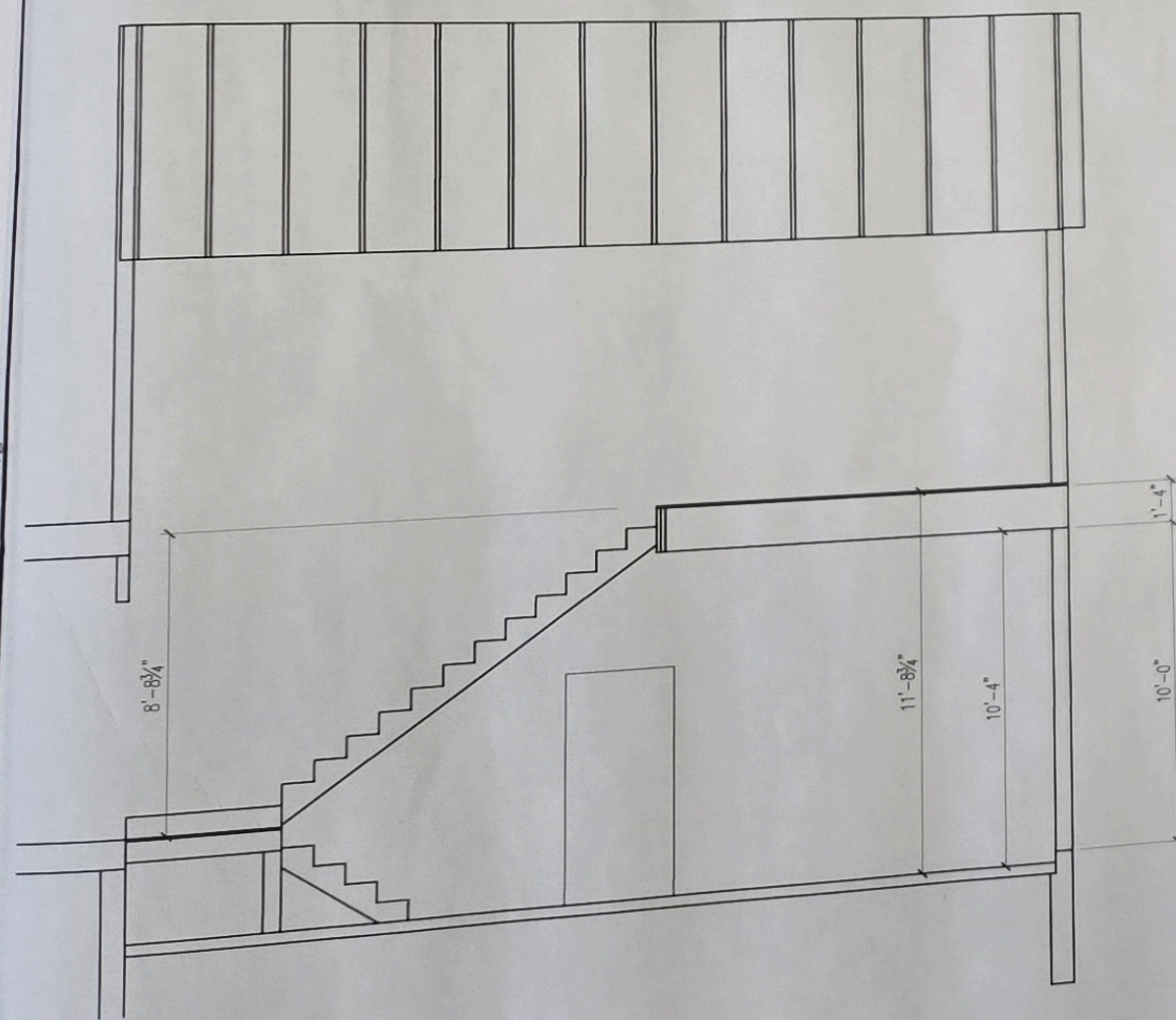
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PRELIMINARY

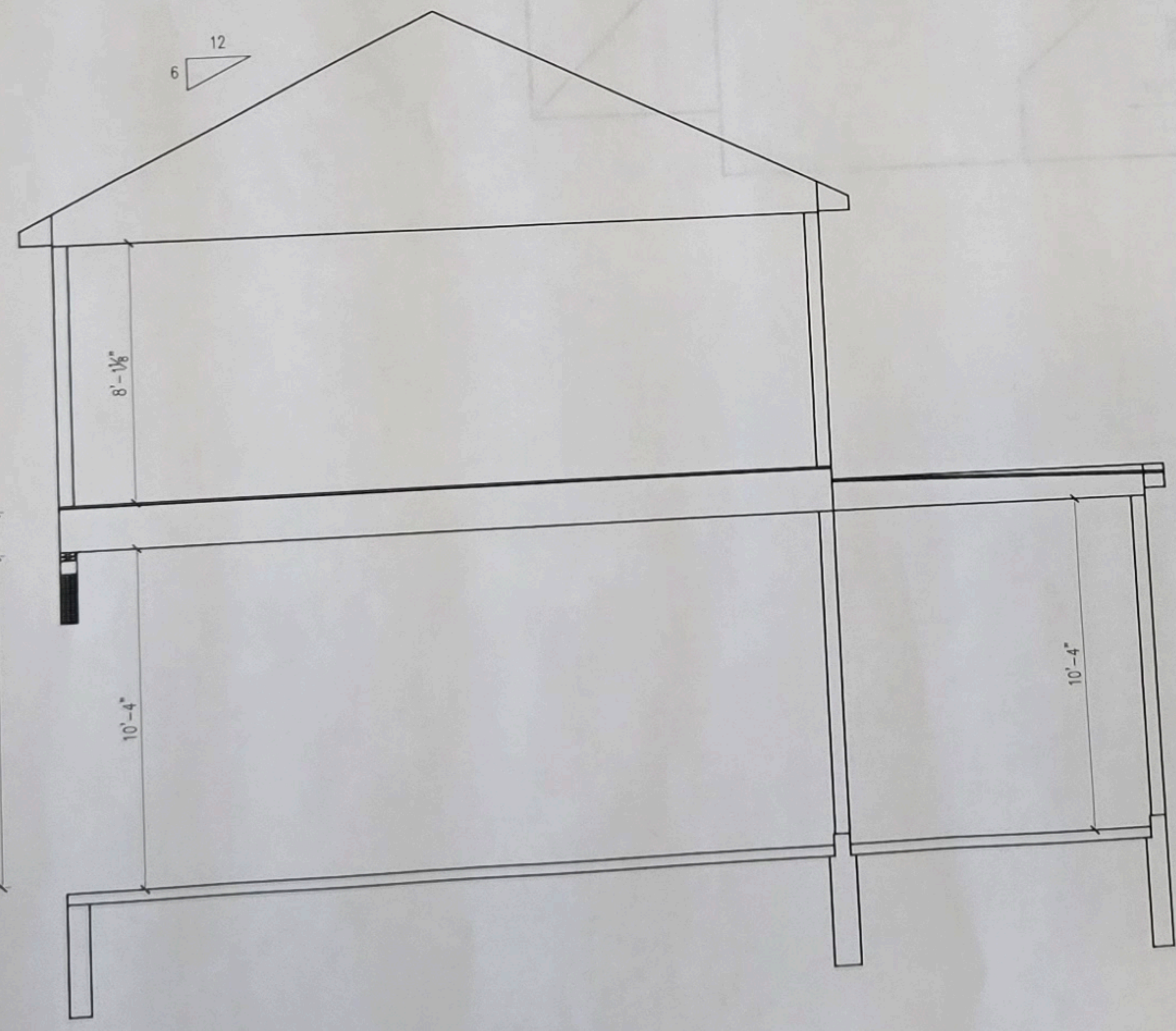
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LUMBER CO., INC.

Visit us at:
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Oostburg, WI 53070
Phone: (920) 564-2378
Fax: (920) 564-3040
Web: www.oostburglumber.com
E-mail to: kristindeclerking@oostburglumber.com

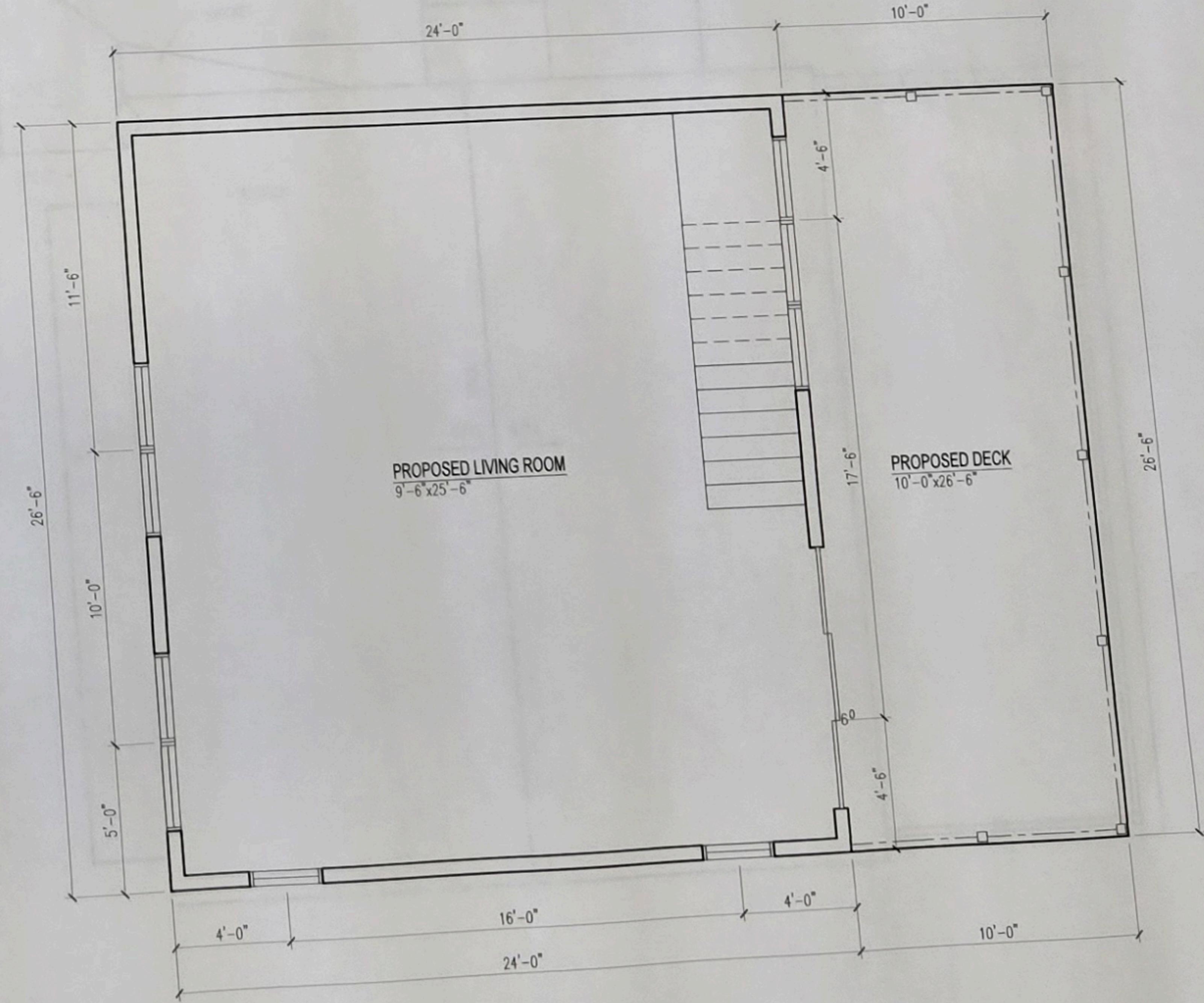




1 SECTION
A005 SCALE: 1/4"=1'-0"



2 SECTION
A005 SCALE: 1/4"=1'-0"

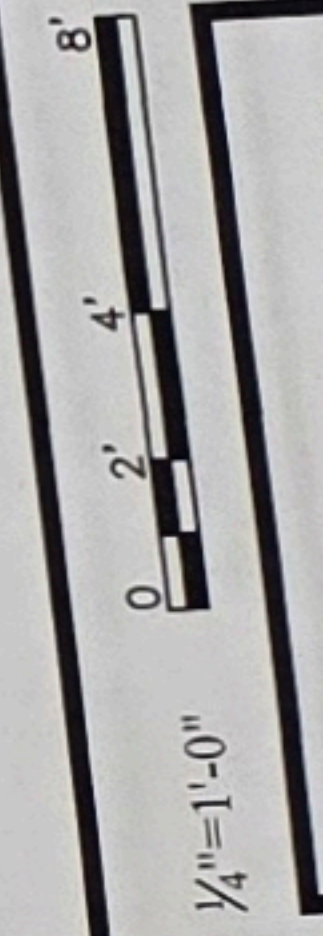


3 SECOND FLOOR PLAN
A005 SCALE: 1/4"=1'-0"



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1218 Center Ave.
Oostburg, WI 53070
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Fax: (920) 564-3040
Web: www.oostburglumber.com
E-mail: kristin@oostburglumber.com

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PRELIMINARY

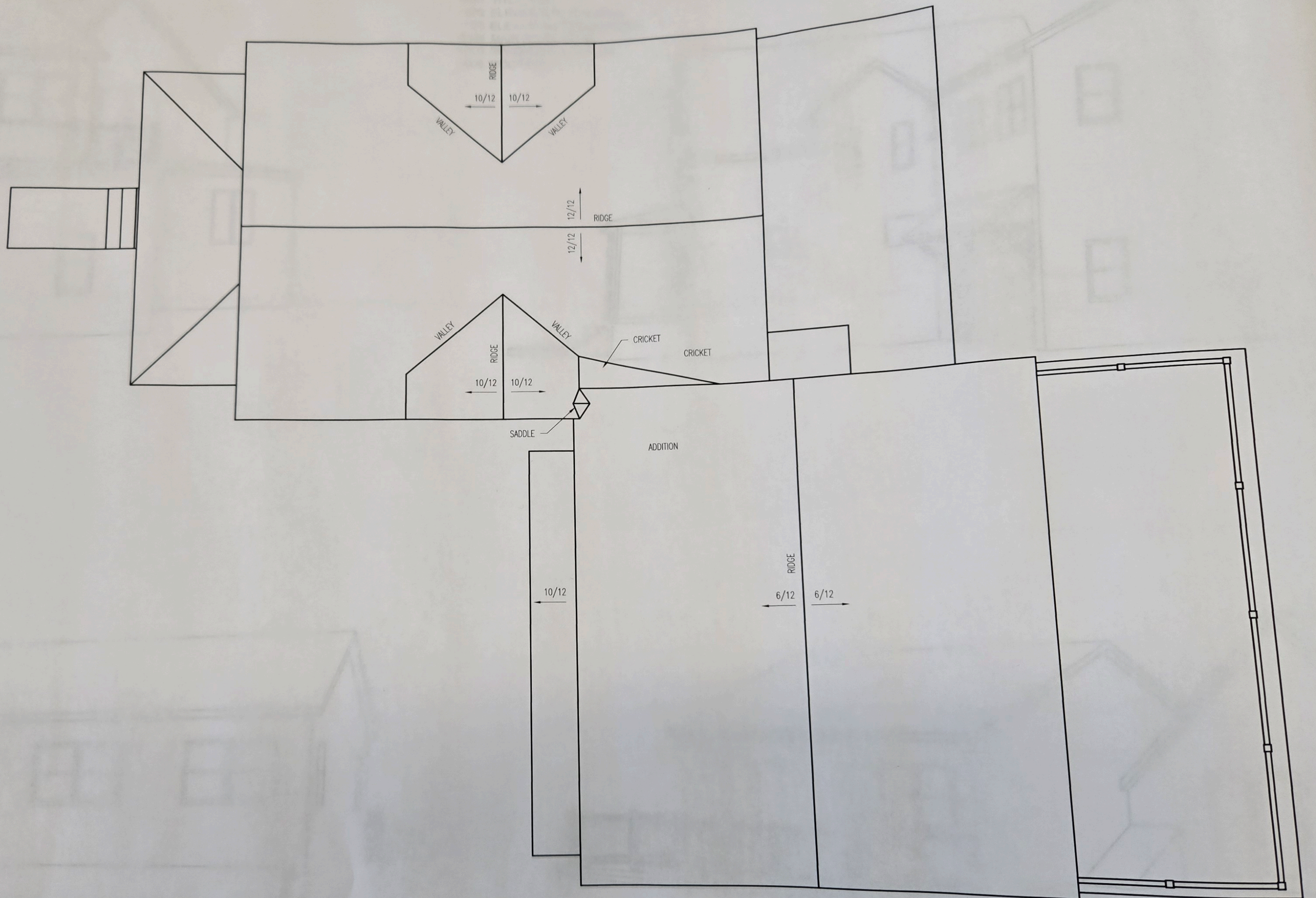
JOB # 24-081-001
PROJECT FOR: [unclear]

DATE: 2/20/24
REV. DATE:



rs)\john.schneider\medrive - bluffert_lumber\oostburg\john.schneider\24-081-001.dwg

CRAVEN ADDITION



1 ROOF PLAN
A006 SCALE: 1/4" = 1'-0"

REQUEST FOR ZONING BOARD OF APPEALS CONSIDERATION

ITEM DESCRIPTION:

Address: 2025 N 8TH ST

Parcel #: 003140

Owner's Name: DAVID D KONWINSKI

Zoning: NR-6 (NEIGHBORHOOD RESIDENTIAL)

REPORT PREPARED BY: Ellise Rose, Associate Planner

REPORT DATE: 09/30/2024

MEETING DATE: 10/16/2024

BACKGROUND / ANALYSIS

Owner would like to construct a detached 22 ft x 30 ft garage to the east of the single-family dwelling. The garage would be set 1.5 feet back from the east property line with a height of 18'9".

Ordinance #: Sec 105-234(b)(3)(f) Side lot line to accessory structure: Three feet

Requesting: 1.5 feet

Allowed: 3 feet

Ordinance #: 105-234(b)(3)(l) Maximum height of accessory structure: 15 feet

Requesting: 18'9"


Allowed: 15 feet

ATTACHMENTS:

Application, pictures, and drawing

243105

Item 6.

	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) David Konwinski			
Mailing Address 2025 N 8th St	City Sheboygan	State WI	ZIP Code 53081
Email Address davekonwinski@gmail.com		Phone Number (incl. area code) 920-946-9203	
Applicants interest in property: Owner primary residence			
SECTION 2: Property Information			
Property Address 2025 N8th 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 type="checkbox"/> Addition <input type="checkbox"/> Nonconforming Use <input checked="" 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) David Konwinski	Title Owner	Phone Number 920-946-9203	
Signature of Applicant		Date Signed	

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.

2025 N 8th St Variance request;

1: Variance to build new garage to replace dilapidated garage less than 3' from the North property line.

2: Variance to build a new garage that will have an 18'9" overall roof height

I purchased the house in September of 2023 and purchased it in an as is condition with the intention to completely redo the house, garage and yard. The entire property had an extensive amount of deferred maintenance because owner was not able to attend to the property for a number of years.

Construction is currently underway on the house, most of the remodeling is focused on bringing the house back to the 1920's era look. In addition, new fence has been installed on the South and West sides and have completed a lot of yard cleanup and landscape work in the yard. To date I have hauled out 4 – 30-yard dumpsters of debris from the property.

The existing garage was covered with a large grey plastic tarp and had over 15 bags of salt holding the tarp in place. In addition, later found that there was a notice from the city that the roof had to be repaired or replaced. I contacted the city to check into the notice and informed them of my intention to replace the existing structure, but would not be able to till later in the year because of contractor scheduling.

The reason I'm requesting the property line variance is the garage was built in an odd way/location to where over half of the garage is set behind the house, there is a 12 foot concrete pad between the house and the garage, but it's a restrictive curve to turn into the garage.

My contractors looked at the garage, we determined it was too damaged to repair/rebuild. It has two garage doors, which makes it extremely tight to get a regular vehicle in the garage. The plan is to demo the existing garage structure, and concrete pad, which is severely cracked, and build a new garage structure and slab in almost the exact location, just moving it 18" to the South away from the North property line. This provides the distance required for a 6" overhang and attached gutter.

I had a survey of the property completed in November 2023; the existing garage structure sits a few inches from the north property line. I'm requesting a variance on the distance from the property line to build the new structure with the North wall being 18 inches from the north property line. (6" overhang and the gutter) The new garage will have a single 16-foot door, which will allow easier access to get a vehicle in and out, but still having to enter the garage from an angle.

The current garage sits 5'2" from the garage on the property to the north of me, the neighbor uses that space just for some storage and that area allows for us to have natural slope drainage from the front or west of the garage east into my backyard, which is lower.

Variance request for overall garage height:

The second variance request is to build a new garage with a 10-12 pitch roof which is similar to the existing house roof. This roof pitch will end up being an overall height of 18'9", 3'9" over the current code of 15"

The reasoning behind this request is that the goal is to restore the house to it's 1920s look and with the house having a steep roof and by building the new garage with the same roof pitch, it will look much more uniform and cohesive from the street view. The new garage will have the same siding, trim and roof as the current house.

It will have the wider 8" lap siding and dimensional shingles. The color palette will tentatively be a darker sage color, sample attached. Trim will be a cream color and indigo black roof. Once the construction on the house is completed, it will be repainted in the same color combination.

The current garage, has a gable roof on the north 2/5 of the garage and a lean to sloping south with the remaining 3/5 of the garage. The garage structure looks out of place when you're looking at it from the street.

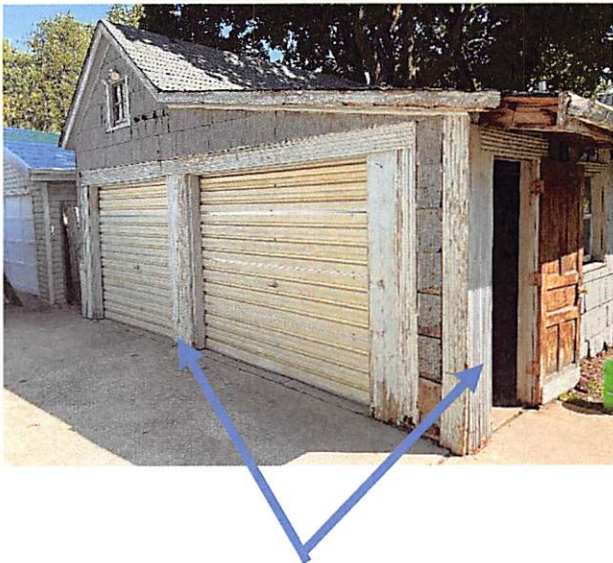
The neighbor to the north garage is a standard 15-foot gable roof. With building a garage that has a roof sloped that matches the house, it will differentiate the two properties from the street view and will be more aesthetically matching with the existing house style. My house and the property to the north each has its own driveway, but they are connected as one wide driveway,



The current garage is located partially behind the house, (about 14' of the 22' of the garage width), if I go the required distance with the new garage from the property line, it would make a more extreme curve to drive a vehicle in to the garage. Even with the variance, I would have to drive in at an angle off the driveway.



Current garage to North property line



Showing the odd roof elevations and the section of garage that is set behind the house, (East side of house, West side of garage)

As an alternative option, I did explore the possibility of moving the garage over South and back to the East. The issue with that is there is a massive tree that sets partially on the property line just to the east of the garage and belongs to the property to the north.



North property line

With major roots structure next to the garage, I checked with a couple tree service and landscape experts in the area. Recommendation from them was, if I have to dig for a foundation, it should be at least 20 feet for the trunk of that tree or you take the chance of severely damaged or even killing it over the next several years.

That also puts the garage right in the middle of the yard. In addition, if the garage was moved over and back, that would create a lot more concrete area and visually from the street it would look very off with the one garage being so far over and back from the existing garage on the north property



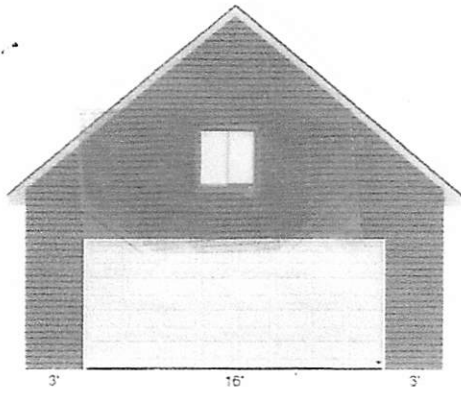


Rear yard facing East



Garage for property to the North, current garages are 5'2" apart, new distance between will be 6'6"

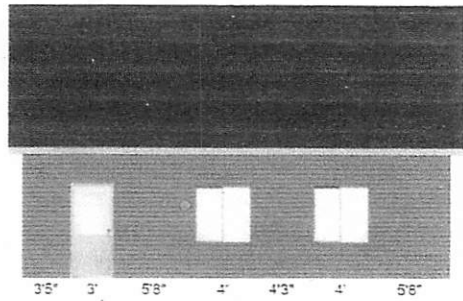
W.



ENDWALL B

16X7 White Raised Panel EZ Set Torsion Spring

S.



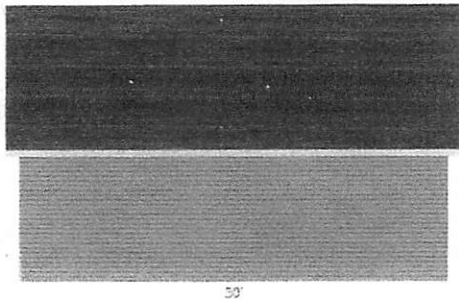
SIDEWALL D

Mastercraft® 36W x 80H Primed Steel Half Lite

48"W x 48"H JELD-WEN® Vinyl Slider

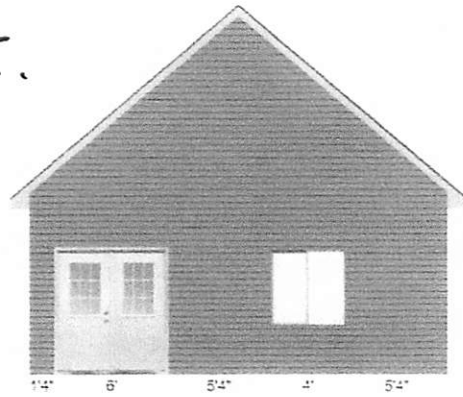
48"W x 48"H JELD-WEN® Vinyl Slider

N.



SIDEWALL C

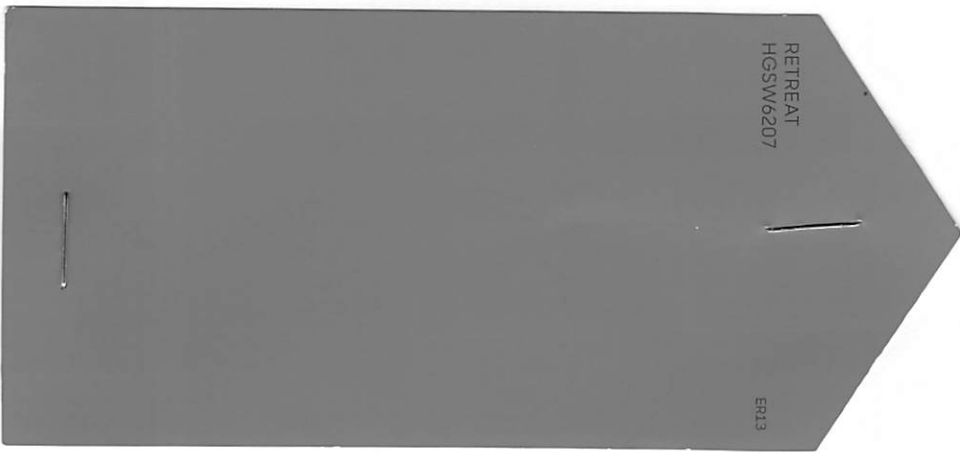
E.



ENDWALL A

Mastercraft® Embossed 72W x 80H Primed Steel 9-Lite 6-Panel Double

48"W x 48"H JELD-WEN® Vinyl Slider



Date: 8/29/2024 - 10:38 AM

Design Name: Garage Design

Design ID: 324754615010

Estimate ID: 8898

Estimated Price: \$14,940.89

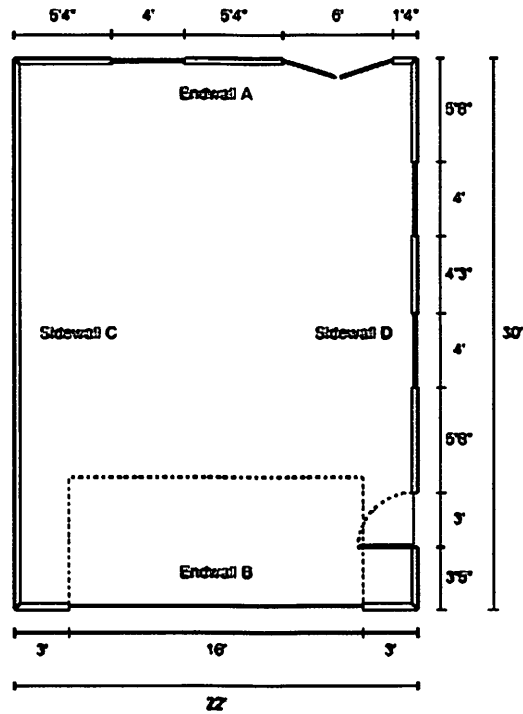
*Today's estimated price. Future pricing may go up or down. Tax, labor, and delivery not included.

MENARDS

Design & Buy
GARAGE

Item 6.

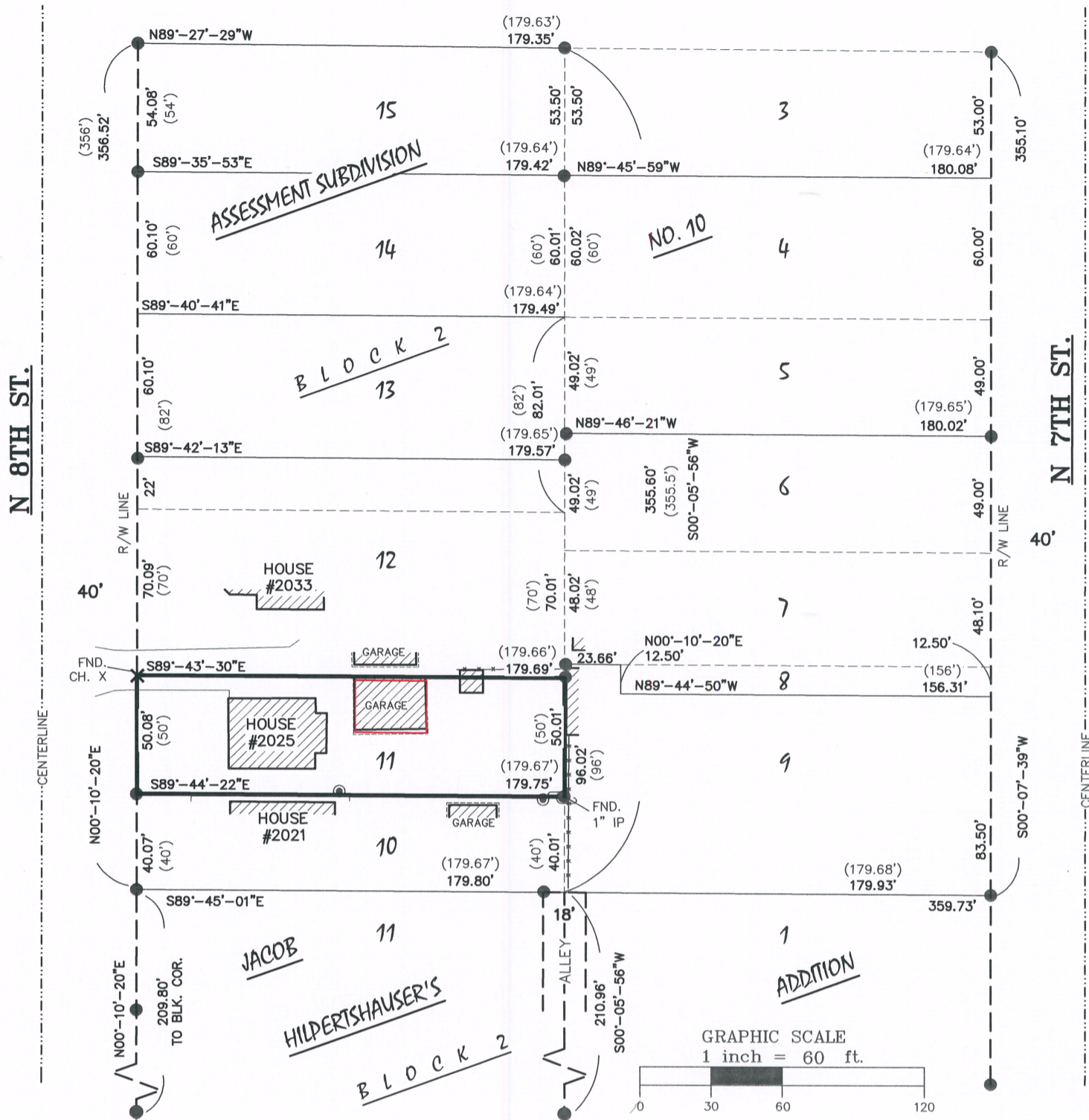
Garage Image



PLAT OF SURVEY

ALL OF LOT 11 OF BLOCK 2 IN ASSESSMENT SUBDIVISION NO. 10,
SECTION 14, T.15N., R.23E., CITY OF SHEBOYGAN,
SHEBOYGAN COUNTY, WISCONSIN

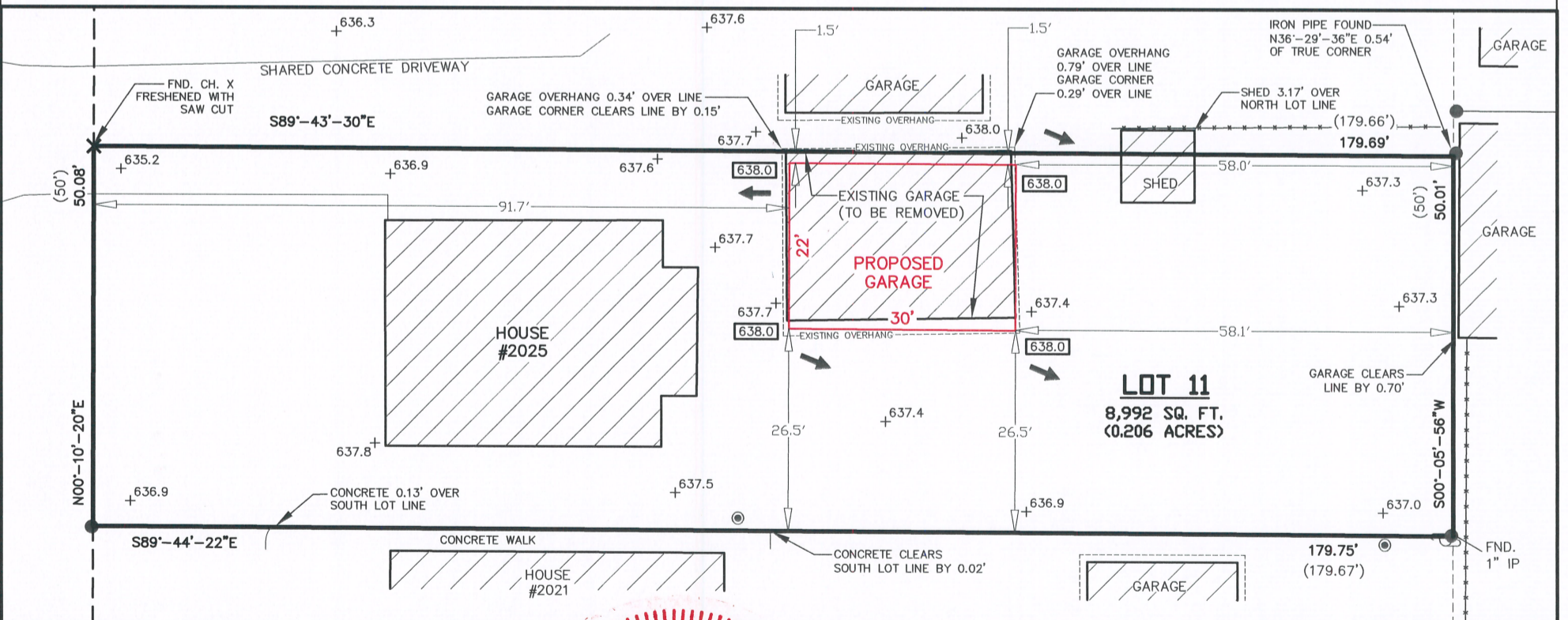
SURVEYED FOR:
DAVE KONWINSKI
2025 N. 8TH ST.
SHEBOYGAN, WI 53081
PARCEL NO: 59281003140
DEED: DOC. NO. 2156204



BEARINGS REFERENCED TO THE WEST LINE
OF BLOCK 2 IN ASSESSMENT SUBDIVISION
NO. 10, SECTION 14, T.15N., R.23E.
ASSIGNED: N00°-10'-20"E PER THE
SHEBOYGAN COUNTY COORDINATE SYSTEM



NOTES:
PROPOSED CONCRETE TO
MATCH EXISTING DRIVEWAY
PROPOSED OVERHANG
TO BE 6" IN WIDTH



SURVEYOR'S CERTIFICATE
I, Brett J. Becker, Professional Land Surveyor of
Meridian Surveying, LLC., certify that I have surveyed the
described property and that the map shown is a true and accurate
representation thereof to the best of my knowledge and belief.

Dated this 15TH day of OCTOBER, 2024.
Brett J. Becker
WISCONSIN PROFESSIONAL LAND SURVEYOR
Brett J. Becker, S-2928



—LEGEND—

- = 1" IRON PIPE FOUND
- ✕ = CHISELED "X" FOUND
- ⊙ = METAL POST
- +600.0 = EXISTING ELEVATION
- 600.0 = PROPOSED ELEVATION AT FOUNDATION
- = PROPOSED WATER DRAINAGE DIRECTION
- () = RECORDED INFORMATION
- ⊕ = EXISTING POWER POLE
- * * * — = WOOD FENCE LINE

GRAPHIC SCALE
1 inch = 20 ft.

MERIDIAN
SURVEYING, LLC

2020 Madison Street Office: 920-993-0881
New Holstein, WI 53061 Fax: 920-273-6037

DRAWN BY: KR	FIELD WORK DATE: 11-10-23
CHECKED BY: BB	FIELD BOOK: NOTES
JOB NO.: 15746	SHEET 1 OF 1