

*****ATTACHMENTS*****

CITY OF SHEBOYGAN

REQUEST FOR ZONING BOARD OF APPEALS CONSIDERATION

ITEM DESCRIPTION:

Address: 1504 n. 17th Street

Parcel #: 600355

Owner's Name: 2nd Generation of Sheboygan LLC

Zoning: NR-6

REPORT PREPARED BY: Pat Eirich, Building Inspector

REPORT DATE: April 21, 2020

MEETING DATE: May 20, 2020

BACKGROUND / ANALYSIS:

Variance application by Chad Mentink to Section 15.207(7) of the City of Sheboygan Zoning Ordinance requesting to change one nonconforming use (auto detail) to another nonconforming use (HVAC Contractor) at 1504 N. 17th Street.

ATTACHMENTS:

- Application
- Survey
- Pictures

APPEAL FROM RULING OF THE BUILDING INSPECTOR
AND/OR ZONING ADMINISTRATOR

CASE NO. _____
FILING DATE _____
RECEIPT NO. _____
ZONING DIST. _____

TO: THE ZONING BOARD OF APPEALS, CITY OF SHEBOYGAN, SHEBOYGAN COUNTY, WI

- 1). Appeal Location (address): 1504 N 17TH STREET
- 2). Applicant: CHAD MENTINK Telephone #: 920,980-9736
Address: 1426 NTH 27TH STREET
SHEBOYGAN, WI 53081
- 3). Legal Property Description (Lot, Block, Subdivision, etc.) LOT

4). Type of Building (Circle) Commercial Industrial - Institutional - Residential - Apartment - Other (if other)
please list: METAL POLL BUILDING.

5). Request for (Circle): New Construction - Repairs - Alterations - Addition Nonconforming Use Other
(if other) please list: _____

6). If the request is for a nonconforming use:
Your intended use: BUSINESS, OFFICE, STORAGE & LIGHT SHEET METAL FAB.
Date last occupied as a nonconforming use: _____
By Whom: _____ Previous use: _____

7). Applicants interest in property: BUSINESS OFFICE, STORAGE & LIGHT SHEET METAL FABRICATION

8). Describe the requested variance and grounds for refusal of a permit.
CURRENTLY METAL BUILDING IS IN RESIDENTIAL NEIGHBORHOOD.
WE REQUEST USING THIS BUILDING TO CONDUCT A HEATING & A/C
SHOP WITH NO MORE THAN 3 EMPLOYEE'S DURING NORMAL
BUSINESS HOURS ONLY.

9). 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.:

I HEREBY CERTIFY THAT THE ABOVE APPLICATION AND/OR APPEAL AND ALL ATTACHMENTS THERETO ARE TRUE, CORRECT AND COMPLETE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Date: 4/2/2020

Signature: [Signature]
Mailing Address: 1426 NTH 27TH STREET
SHEBOYGAN, WI 53081

APPLYING FOR A VARIANCE

Variations to zoning ordinances are considered by the CITY OF SHEBOYGAN Zoning Board of Appeals monthly at a public hearing. In order to be considered at the next meeting, applications must be received in the Building Inspection Department Office **no later** than **NOON** on:

Application deadline date (last working day of the month)

Date: Board of Appeals Meeting

All applications must include:

1. Application forms, signed and dated, which are available at the Building Inspection Department Office.
2. A legal description of the property.
3. The non-refundable filing fee - \$250.00.
4. A site sketch, drawn to scale if possible, indicating the location of all existing structures and the 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.
5. Photographs of the property.

Note The applicant can present any additional information which is necessary to inform the Board of the facts.

**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 that a variance would not harm the public interest.)*

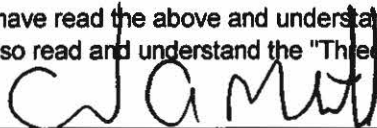
A notice of the date and time of the hearing will be mailed to all property owners within 100 feet of your property. Notice of hearing will also be sent to the City of Sheboygan Planning Department. It is important that you discuss your proposal with the Building Inspection Department and Planning Department.

The property owner or a representative shall be present at the public hearing to present his or her request to the Board and to answer any questions the Board members may have. Should an appearance not be made, or should insufficient information be presented, the appeal will not be considered and may be either placed on the agenda for the next meeting or be denied. The appellant will be required to pay the additional expense that is incurred because of postponement of the hearing. Appellants are reminded that the filing fee for a variance request is non-refundable.

I have read the above and understand my responsibilities regarding my appeal to the Zoning Board of Appeals. I have also read and understand the "Three Tests" for a Variance included with this form.

Signature

Date



4/2/2020

These plans will show the following:

- The overall property dimensions
- Where existing buildings and parking lot are located.
- A floor plan showing how the facility will be used – business, residences, etc.
- Where is fencing and landscaping to be installed?
- All information necessary to understand the proposal

4. You will need to provide written authorization from the property owners stating that the owner of the property is giving you the authorization to make such an application. Therefore, a letter from the owner must accompany the application submittal (Staff may not act on an application without the owner’s consent). The letter shall be signed and dated and could be written as follows:

I, PETER D. GUSKE (owner/seller), authorize
CHAD MENTINK (buyer) to submit a
 variance application to operate a LIGHT SHEET METAL FABRICATION use
 from my property located at 1504 N. 17th Street (address of property buyer will operate from).

Peter D. Guske 4/2/20
 Name Date

Typical conditions of approval for such proposals include but are not limited to signage, outdoor storage, lighting, dumpster enclosures, drainage plans, landscaping plans, lighting plans, etc. You will need to talk to the following City staff people about your proposal:

1. Gary Van Auken about the variance application process and procedure – application, submittal dates, meeting dates, etc. at (920) 459-3393.
2. Pat Eirich about the required building and occupancy permits for such a building addition at (920) 459-3480.

Appeal for 1504 Nth 17th Street. Conditional Use Permit

- My proposed use is to run a small Heating and Cooling company on the site. I will be storing equipment and conduct office functions here. Along with this I am going to be doing light sheet metal fabrication associated with Residential duct systems.
- Previously building housed a sheet metal shop, electrician and auto detail company
- This site was chosen due to its proximity to large accounts I serve.
- Hours of operation 7am to 4 pm
- I am the only employee currently, with the hope to add 2 more. (one office manager and one pre-apprentice. All employees will park in driveway of this location.
- I am not proposing any off-street parking.
- I will work to accommodate neighbors' concerns as this is their residence.
- I will have a Cargo Van which will be parked at home during off hours because I am on call 24 hours. No vehicles will be stored on site.
- I will store a small 2-yard dumpster indoors unless pick up is required. As far a noise goes, we will accommodate any concerns with the up most respect to the neighborhood.
- No fencing or landscaping will be required
- We will have a sign hung on building only.
- Previously Building was occupied by Guske Electric who is the original owner of the building and built on that site. He had 5-6 employees. And operated building for almost ~~10 years~~ ^{35 years}. His use is similar to my use.
- Also directly to the south Kuehlmann Sheet Metal operated a sheet metal shop on the corner.

MM MECHANICAL LLC

CHAD MENTINK

920-980-9736

MM.MECHLLC@GMAIL.COM

N 18th St

N 18th St

N 18th St

Superior Ave

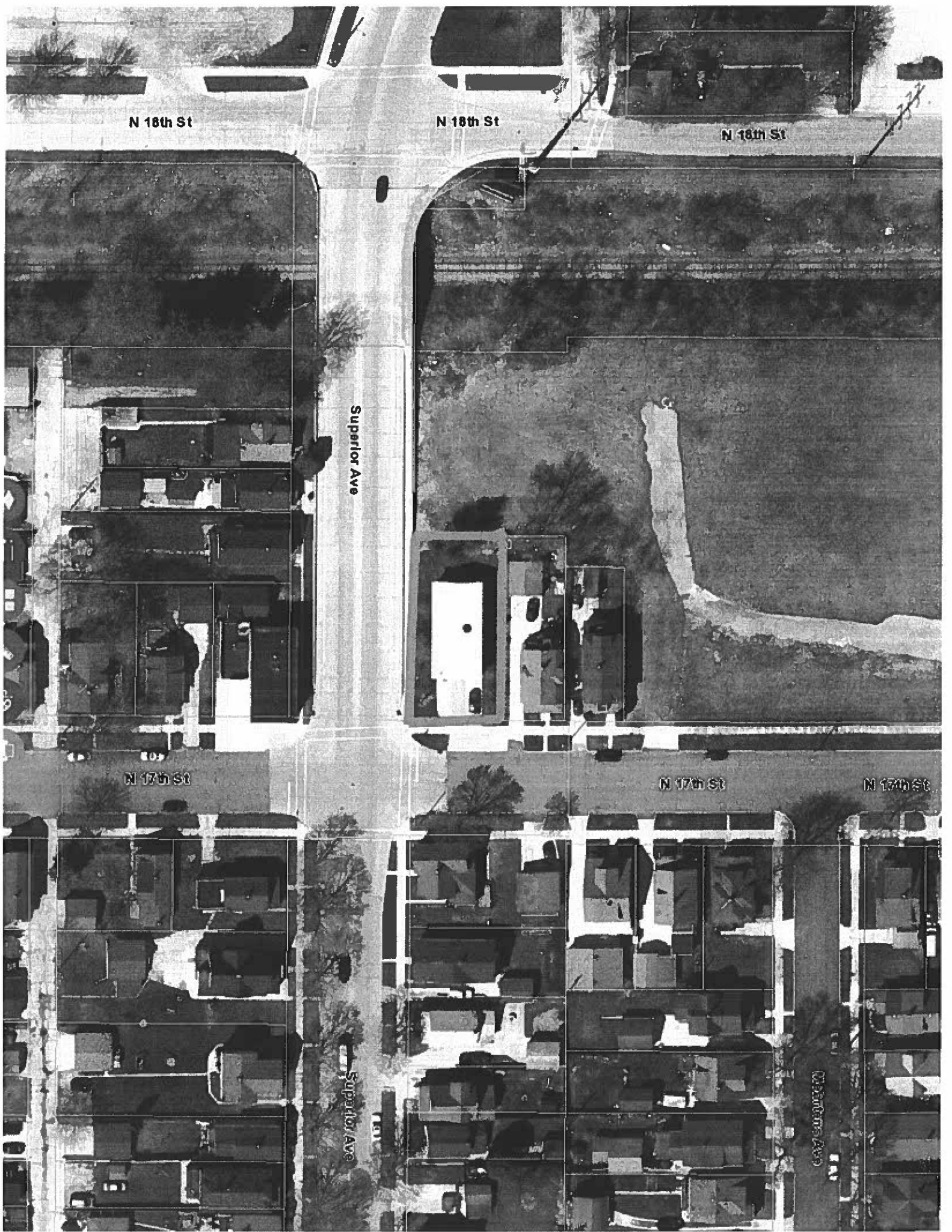
N 17th St

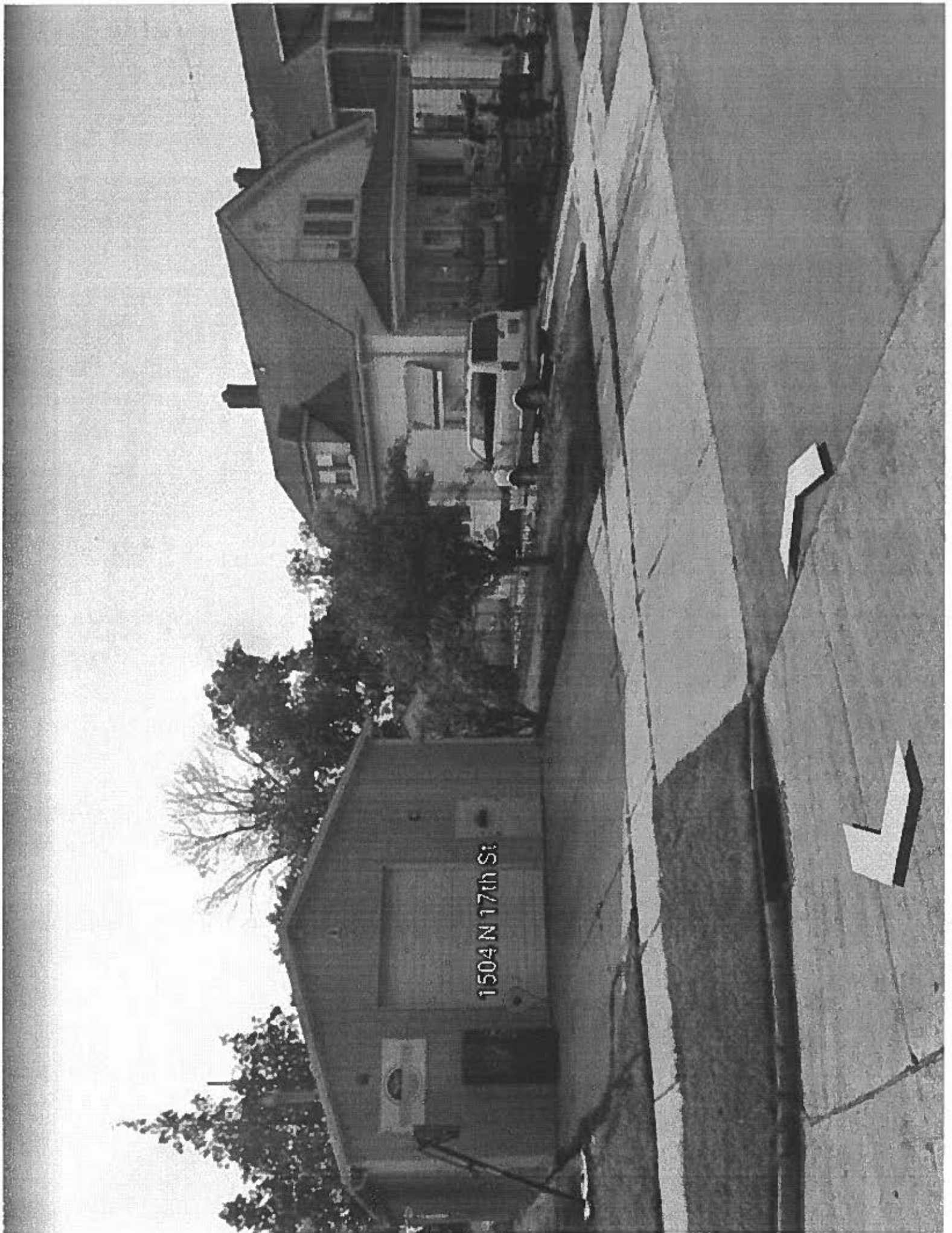
N 17th St

N 17th St

Superior Ave

Wentworth Ave





1504 N 17th St

59281624220

59281624230

59281600350

59281600355

92531515

59281624030

59281624040

59281600340

N 17th St

92532224
Superior Ave

92532216

N 17th St