

*****ATTACHMENTS*****

AHNERT, PETRA
2115 N 56TH ST
MILWAUKEE WI 53208

JAKUM, TERRI J
536 PETRA LN
SHEBOYGAN WI 53081

JAKUM, TERRI
536 PETRA LN
SHEBOYGAN WI 53081

MOULTON, JONATHON VAIL
N7804 SHORELAND RD
ELKHART LAKE WI 53020

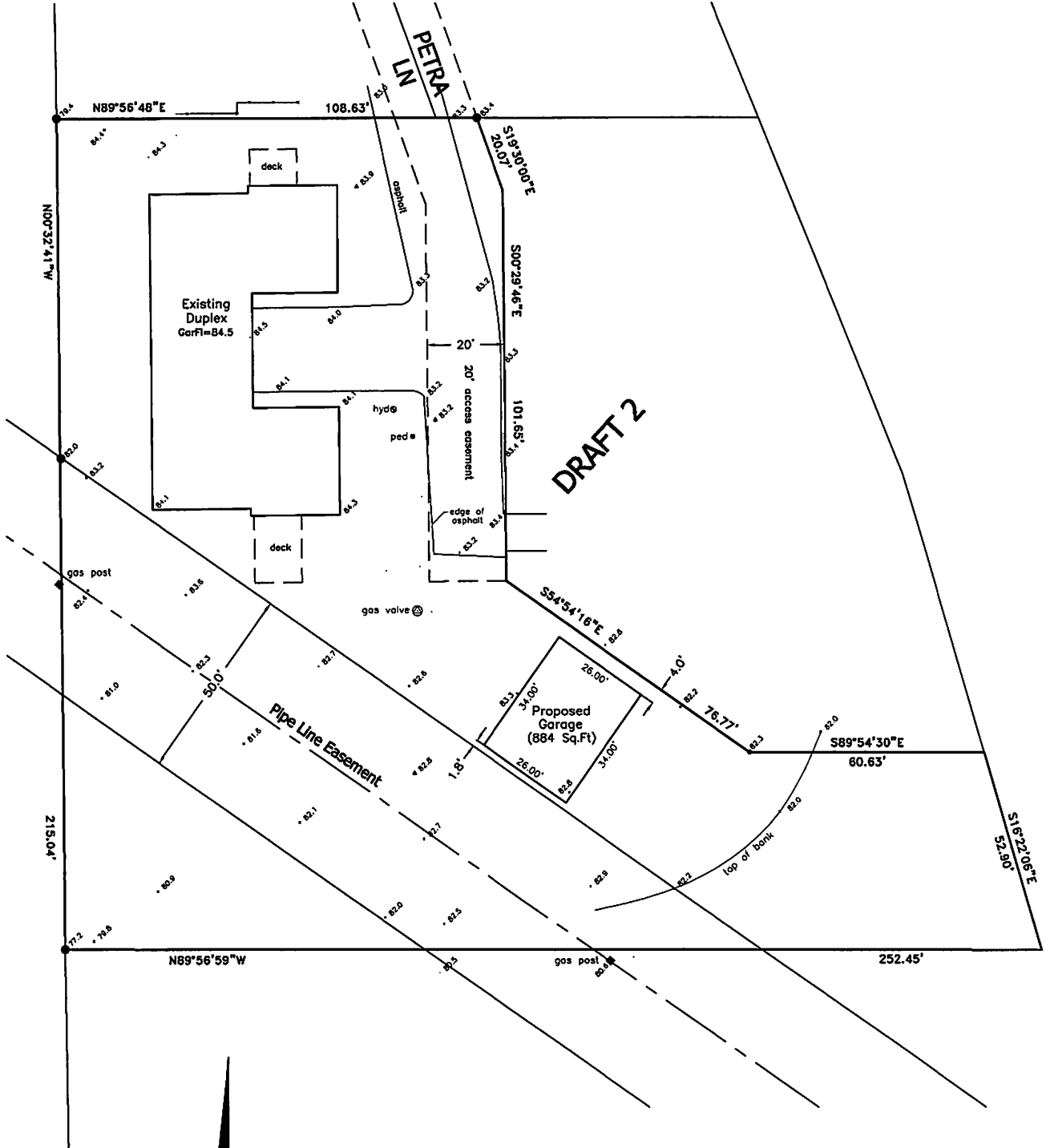
CURRY, ROBERT N
3635 ERIE AVE
SHEBOYGAN WI 53081

EVANS, BRYAN A
3615 ERIE AVE
SHEBOYGAN WI 53081

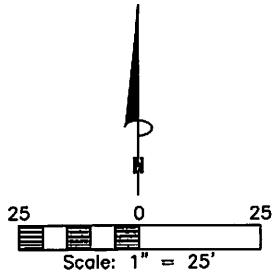
STONEHOUSE, DAVID
525 GREENDALE RD
SHEBOYGAN WI 53081

JONATHON VAIL MOULTON
NANCY H MOULTON
N7804 SHORELAND RD
ELKHART LAKE, WI 53020-1821

TOWN OF SHEBOYGAN
1512 N 40TH ST
SHEBOYGAN, WI 53081



DRAFT 2



Plat of Survey
for
Terrl Jakum

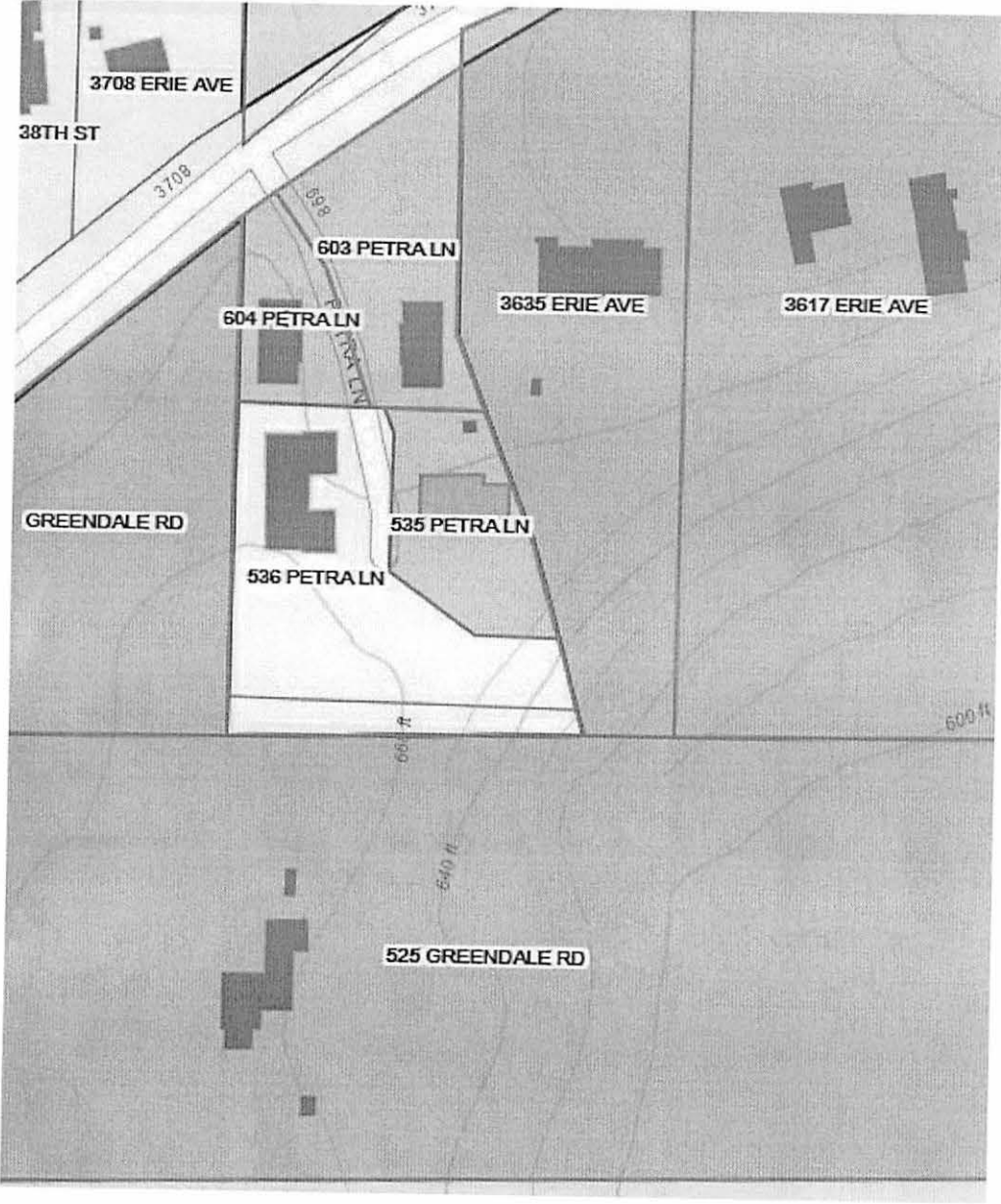
- ⊙ = 1"x18" iron pipe set
- = 1" iron pipe found
- ➔ = Proposed drainage
- 82.0 = Existing grade elevation
- = Suggested silt fence

I, John M. DuMez, Wisconsin Professional Land Surveyor, 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.

John M. DuMez - Wisconsin P.L.S. S-2267 Date / / 2019
The certification contained on this document shall not apply to copies.

compsite
Surveying & Mapping
Oostburg, Wisconsin
(920) 564-6812

TAX KEY No. 59281208355
ADDRESS: 536 Petra Ln
PATH: c:\projects\jakum_1\dwg\jakum_1.dwg
DRAWN BY: jdm
PROJECT: 4090



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:

6/28/2019
Application deadline date (last working day of the month)

July 17, 2019 4pm
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.

Scott Dukem
Signature

6-28-19
Date

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

CASE NO. 2.2
FILING DATE 6-28-19
RECEIPT NO. _____
ZONING DIST. MU-8

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

1). Appeal Location (address): 536 Petra Lane

2). Applicant: Terri Jakum Telephone #: () _____
Address: 536 Petra Lane

3). Legal Property Description (Lot, Block, Subdivision, etc.) Greenbriar Park Part W1-2
SW 1-4 Sec. 21 T15N. R23E. part tract I
CSM. REC. VOL. 8 P54 lot 3 CSM REC. VOL. 15 P144 DOC. 1509874

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

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

6). If the request is for a nonconforming use:
Your intended use: Storage facility for maintenance equipment for Corco.
Date last occupied as a nonconforming use: NA
By Whom: NA Previous use: _____

7). Applicants interest in property: Owner Terri Jakum

8). Describe the requested variance and grounds for refusal of a permit.
I need the storage for maintenance equipment to maintain the grounds and street for the Corcos since I own them I have to maintain my equipment now is outside.

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.:

- 1. I have a gas line on this property which limits my investment
- 2. my intent is to build additional property on lot 1 and not able to
- 3. Usual nuisance looking at all maintenance equipment due to outside and its deteriorating my stuff.

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: June 28

Signature: Terri Jakum
Mailing Address: 536 Petra Lane
Sheboygan, WI 53081

THE THREE "TESTS" FOR A VARIANCE

The CITY OF SHEBOYGAN adheres to a set of Zoning Ordinances to make certain that your proposed construction is consistent with neighboring developments, that a development does not infringe on the enjoyment of property belonging to neighboring owners, that it does not detract from surrounding buildings or lots and is not out of character with the neighborhood, and that a project meets necessary public health and safety standards. If your proposed construction cannot meet the requirements of the zoning code or sign code, a **VARIANCE** is needed.

To obtain a variance, you must establish that, due to some peculiarity of the property's size, shape, topography, etc., it would be a hardship or practical difficulty to meet zoning code requirements. ***These circumstances must not be self-imposed or self-created.*** In short, your proposed construction must meet and pass the three "tests" for a variance listed below.

IT IS RECOMMENDED THAT YOU MEET WITH THE STAFF IN THE CITY'S PLANNING DEPARTMENT AND BUILDING INSPECTION DEPARTMENT BEFORE SUBMITTING YOUR APPLICATION FOR A VARIANCE. BUILDING INSPECTION STAFF WILL REVIEW THE STANDARDS FOR A VARIANCE (BELOW) PRIOR TO YOUR FILLING OUT THE APPLICATION AND PAYING THE NON-REFUNDABLE FILING FEE.

TEST #1: UNNECESSARY HARDSHIP

The Wisconsin Supreme Court has ruled that unnecessary hardship only exists when the zoning ordinance denies ***all reasonable use*** of property. ***If there is an alternative plan that is within the bounds of the zoning ordinance, a variance is not warranted.***

The hardship experienced ***must not be self-imposed***; loss of profit, expense already incurred and additional expense incurred to comply with zoning ordinances ***are not*** unnecessary hardships.

TEST #2: UNIQUE PROPERTY LIMITATIONS

Unique physical characteristics of your property must prevent you from completing your proposed construction in compliance with the ordinance. The **property** must qualify for the variance, **not your particular situation.**

Additionally, existing violations on other properties or improper variances previously granted are not grounds for a variance.

TEST #3: NO HARM TO PUBLIC INTEREST

The Board members will be taking into account the reason for the existence of the zoning ordinance in applying this test. Lack of opposition ***does not*** necessarily mean that the proposed construction would not harm the public interest.

The Board, in granting a variance, may impose conditions on the proposed construction to assure that the public's interests are protected. Board members may only grant the ***minimum relief*** necessary for the reasonable use of the property.

Your proposed construction must meet all three "tests" to qualify for a variance. Variances are meant to be an ***infrequent*** remedy where an ordinance imposes a unique and substantial burden. ***They are not intended as an accommodation for a property owner's convenience.*** A variance decision may be appealed within 30 days of the filing of the decision in the office of the board.

Please contact the staff at the City's Planning Department and/or Building Inspection Department if you have any further questions.

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.

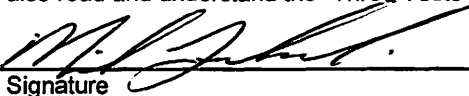
Applicants should be prepared to answer the following questions:

- * *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

7-1-19
Date

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

CASE NO. 2.3
FILING DATE 7-1-19
RECEIPT NO. 1044876
ZONING DIST. SK-5

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

1). Appeal Location (address): 3434 South 10th Place

2). Applicant: Mike Lukaszewski Telephone #: (920) 627-5339
Address: 3434 South 10th Place

3). Legal Property Description (Lot, Block, Subdivision, etc.) Poppe Gardens Lot 6 Block 3

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

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

6). If the request is for a nonconforming use:
Your intended use: _____
Date last occupied as a nonconforming use: _____
By Whom: _____ Previous use: _____

7). Applicants interest in property: Owner

8). Describe the requested variance and grounds for refusal of a permit.
Want to put a solid fence (6 foot high) in a required street yard.

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.:
When we purchased the home the fence was already in place. We live on a corner lot and would like the privacy as everyone else. We also have dogs and children we would like to keep in the yard and safe.

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: 7-1-19
Signature: [Signature]
Mailing Address: 3434 South 10th Place
Sheboygan WI 53081

THE THREE "TESTS" FOR A VARIANCE

The CITY OF SHEBOYGAN adheres to a set of Zoning Ordinances to make certain that your proposed construction is consistent with neighboring developments, that a development does not infringe on the enjoyment of property belonging to neighboring owners, that it does not detract from surrounding buildings or lots and is not out of character with the neighborhood, and that a project meets necessary public health and safety standards. If your proposed construction cannot meet the requirements of the zoning code or sign code, a **VARIANCE** is needed.

To obtain a variance, you must establish that, due to some peculiarity of the property's size, shape, topography, etc., it would be a hardship or practical difficulty to meet zoning code requirements. ***These circumstances must not be self-imposed or self-created.*** In short, your proposed construction must meet and pass the three "tests" for a variance listed below.

IT IS RECOMMENDED THAT YOU MEET WITH THE STAFF IN THE CITY'S PLANNING DEPARTMENT AND BUILDING INSPECTION DEPARTMENT BEFORE SUBMITTING YOUR APPLICATION FOR A VARIANCE. BUILDING INSPECTION STAFF WILL REVIEW THE STANDARDS FOR A VARIANCE (BELOW) PRIOR TO YOUR FILLING OUT THE APPLICATION AND PAYING THE NON-REFUNDABLE FILING FEE.

TEST #1: UNNECESSARY HARDSHIP

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The hardship experienced ***must not be self-imposed***; loss of profit, expense already incurred and additional expense incurred to comply with zoning ordinances ***are not*** unnecessary hardships.

TEST #2: UNIQUE PROPERTY LIMITATIONS

Unique physical characteristics of your property must prevent you from completing your proposed construction in compliance with the ordinance. The **property** must qualify for the variance, **not your particular situation.**

Additionally, existing violations on other properties or improper variances previously granted are not grounds for a variance.

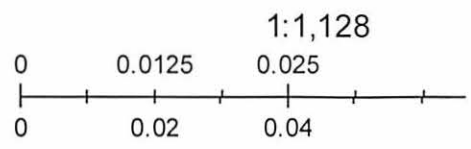
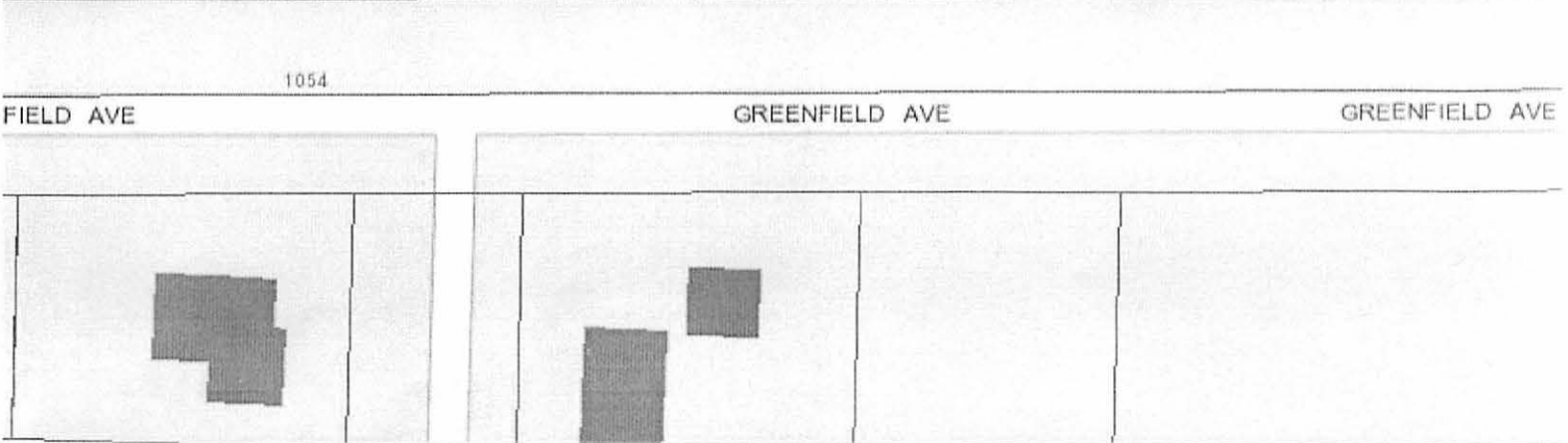
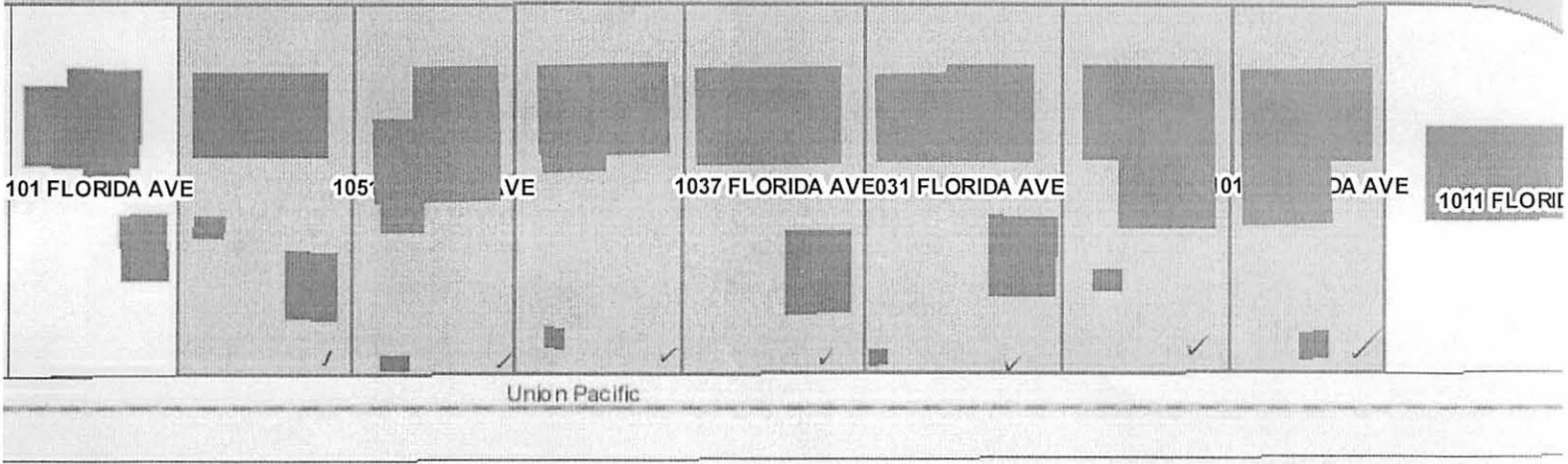
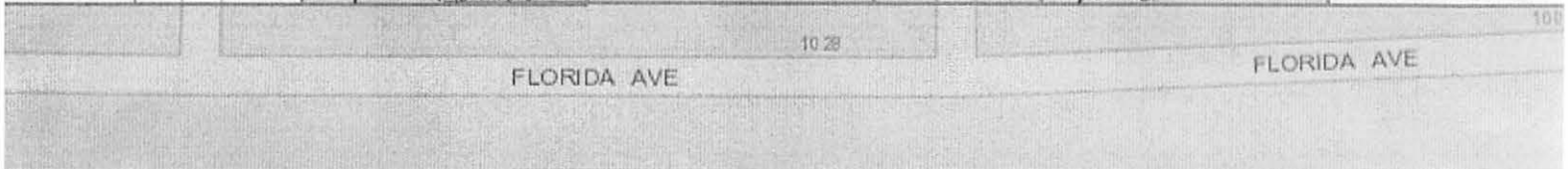
TEST #3: NO HARM TO PUBLIC INTEREST

The Board members will be taking into account the reason for the existence of the zoning ordinance in applying this test. Lack of opposition ***does not*** necessarily mean that the proposed construction would not harm the public interest.

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Your proposed construction must meet all three "tests" to qualify for a variance. Variances are meant to be an ***infrequent*** remedy where an ordinance imposes a unique and substantial burden. ***They are not intended as an accommodation for a property owner's convenience.*** A variance decision may be appealed within 30 days of the filing of the decision in the office of the board.

Please contact the staff at the City's Planning Department and/or Building Inspection Department if you have any further questions.



Florida Ave
Waukegan, Wisconsin

Google

View - Sep 2013



CURB N RENEWAL LLC
1708 S 13TH ST
SHEBOYGAN WI 53081

KAZMIERCZAK, MARCIN D
1712 S 12TH ST
SHEBOYGAN WI 53081

KNABE, MICHAEL L
1709 S 13TH ST
SHEBOYGAN WI 53081

BLAUDZUHN, DANIEL P
1223 BROADWAY AVE
SHEBOYGAN WI 53081

JUAREZ, TOBIAS
1429 N 26TH ST
SHEBOYGAN WI 53081

KARTES, NICHOLAS
PO BOX 713
SHEBOYGAN WI 53082

BROCKMAN, LEE C
1708 S 12TH ST
SHEBOYGAN WI 53081

TADYCH, JOANNE M
1323 SUPERIOR AVE
SHEBOYGAN WI 53081

LAMPE, JEFFERY M
1728 S 13TH ST
SHEBOYGAN WI 53081

STANGEL, WILLIAM J
1724 S 13TH ST
SHEBOYGAN WI 53081

MILLER, LOUANN
1720 S 13TH ST
SHEBOYGAN WI 53081

VALLEJO, EMETERIO
1716 S 13TH ST
SHEBOYGAN WI 53081

KLESSIG, KURT R
1731 S 13TH ST
SHEBOYGAN WI 53081

WOIAK, BERNIE J
1732 S 12TH ST
SHEBOYGAN WI 53081

BECKER, FREDERICK A
1729 S 13TH ST
SHEBOYGAN WI 53081

LUKASZEWSKI, MINDY A
1728 S 12TH ST
SHEBOYGAN WI 53081

NISLEIT, ERIK C
1723 S 13TH ST
SHEBOYGAN WI 53081

LUKASZEWSKI, RICHARD L
1724 S 12TH ST
SHEBOYGAN WI 53081

PATZ, TYLER J
2735 N 27TH ST
SHEBOYGAN WI 53083

MORENO, LOUIS A
1718 S 12TH ST
SHEBOYGAN WI 53081

HERNANDEZ, ALFONSO J
1717 S 13TH ST
SHEBOYGAN WI 53081





9ft 6in.

Garage

Garage

Neighbors' House (North)

(is paved) driveway to neighbors Fence

Dirt Driveway

My House

1719 S. 13th

25'

60'

9'6"

fence 1" off line

property line





A 192011

APPLYING FOR A VARIANCE

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7-17-19
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3. The non-refundable filing fee - \$250.00.
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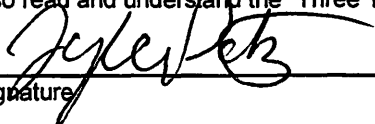
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I have read the above and understand my responsibilities regarding my appeal to the Zoning Board of Appeals. I have also read and understand the "Three Tests" for a Variance included with this form.


Signature

7/5/19
Date

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

CASE NO. 2.4
FILING DATE 7-5-19
RECEIPT NO. _____
ZONING DIST. NR Parcel 401250

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

1). Appeal Location (address): 1719 S. 13th St. Sheboygan, WI.

2). Applicant: Tyler Patz Telephone #: (920) 980-6355
Address: 2735 N. 27th

3). Legal Property Description (Lot, Block, Subdivision, etc.) Subdivision No. 18, Lot 6,
Block 6.
18/6/6

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

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

6). If the request is for a nonconforming use:
Your intended use: _____
Date last occupied as a nonconforming use: _____
By Whom: _____ Previous use: _____

7). Applicants interest in property: _____

8). Describe the requested variance and grounds for refusal of a permit.
Asking to pave my driveway up to the property line
or within a few inches, on the north side of house,
would include expansion joint at neighboring fence.

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.:
A paved driveway would give access to a cement garage pad,
and ease the parking problems on the street, to keep
appearance visually better, to eliminate mud and better
water drainage ----

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: 7/5/19
Signature: Tyler Patz
Mailing Address: 2735 N. 27th St
Sheboygan, WI 53088

10' driveway
9.6" wide x by approx 50' L
house foundation
to property
line

Less < 9' wide
10' wide >