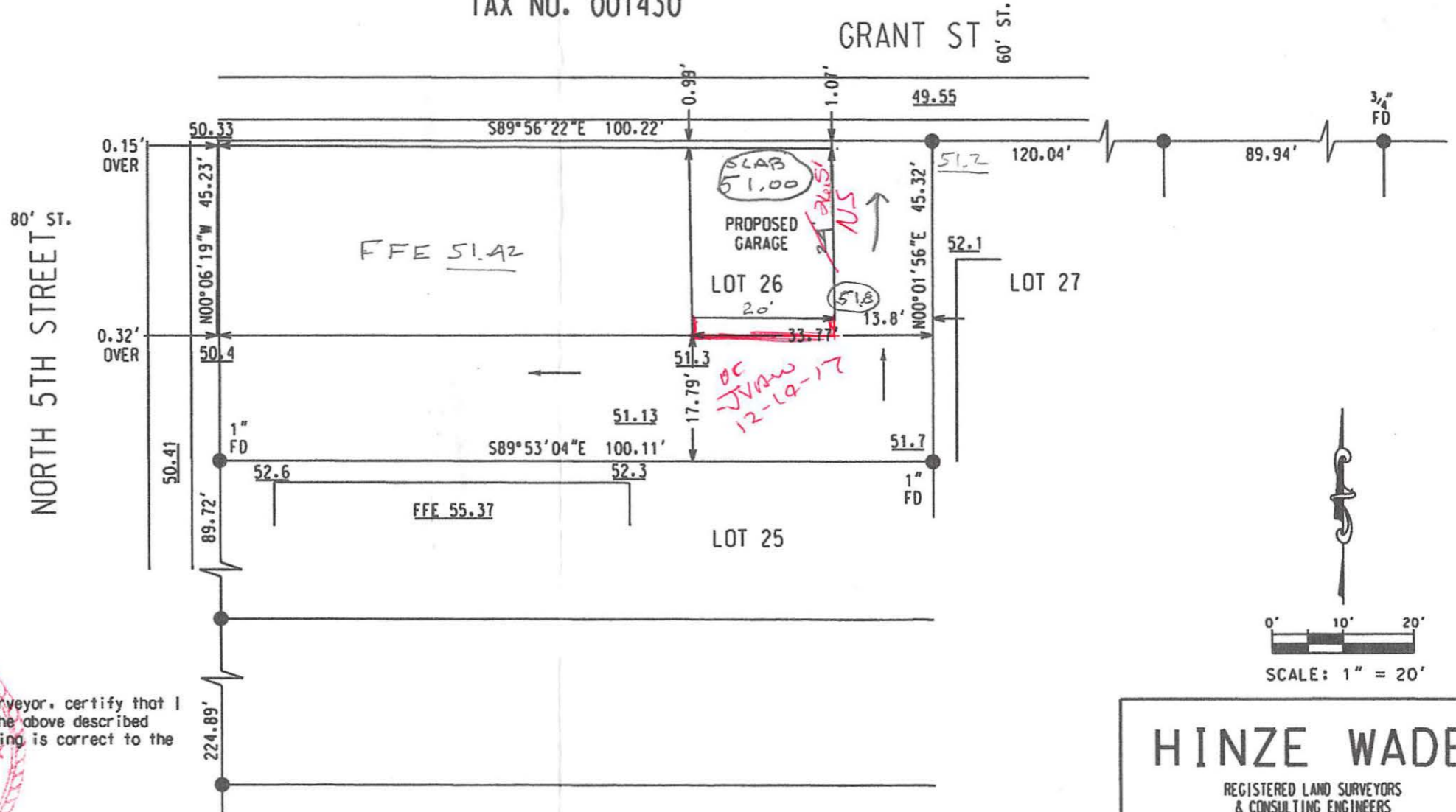


*****ATTACHMENTS*****

LOT 26, BLOCK 5, ASSESSMENT SUBDIVISION NO. 4,
CITY OF SHEBOYGAN, SHEBOYGAN COUNTY, WISCONSIN

TAX NO. 001430

app. for
Opn - City of Sheboygan
12-14-17



HOUSE = 1773 SQ. FT.
LOT = 4535 SQ. FT.

NORTH 5TH STREET

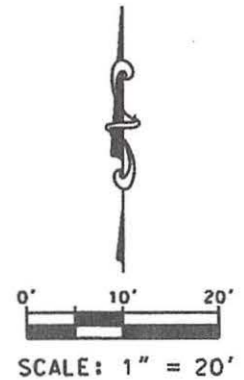
SURVEYORS CERTIFICATE:

I, David C. Hinze, Professional Land Surveyor, certify that I have caused the survey to be made of the above described property and that this survey and drawing is correct to the best of my knowledge and belief.

Dated this 12 day of DEC. 2017

David C. Hinze, PLS S-924
BOOK 176 P. 124-125

JOB. 825



HINZE WADE

REGISTERED LAND SURVEYORS
& CONSULTING ENGINEERS

P.O. BOX 364
Sheboygan, Wisconsin 53081
920.458.5921





Mark

Kissman

As you know, we have requested changes to the east/northeast portion of our property. The original thought was to add a parking slab to the east of the building. Upon further consideration and study of the space that would be occupied by the slab, we determined that adding on to the building and enclosing the slab was a more prudent direction – but requires the variance we are requesting.

Granting this variance is in the city's best interest for the following reasons:

1. The corner of N. 5th and Grant has an inordinately high number of cars parking on the street. Adding additional off-street parking will help alleviate some of this parking congestion.
2. Reducing on-street parking with an open slab looks worse aesthetically than a garage. Enclosing this space will be more visually appealing.
3. Adding a seamless, matching addition to the building by continuing east along the same wall as the north side of the building (versus a separate or set-back garage) will also be more visually appealing and will add value to the property. Putting the addition in the proposed location, as an extension of the existing building will improve the continuity of the existing structure.
4. Building in the proposed location keeps the new construction further away from the east and south property lines and the existing structures there. The east wall of the proposed addition will be approximately 13 feet from the east lot line. The south wall of the proposed addition does not change the building's distance to the south lot line. It will blend with the existing south wall.
5. The current attached garage is for the upstairs resident. The additional garage will be used for the downstairs business. Often, this business is loading and unloading sensitive computer equipment – currently from curbside. Loading and unloading from street side has been, at times, disruptive to the foot traffic and also exposes this sensitive and expensive computer equipment to the elements and to those with potentially nefarious intent. With the addition of this off-street enclosed parking, this loading and unloading will happen off the street, out of the elements and away from curious eyes.
6. With this property being across the street from Grant Elementary School, there are at least two times a day when parents and their vehicles take up every available parking spot around the property. Every additional car we can help get off the street during those times is a spot for one of these parents and their kids.

Thank you for considering our request. It is our hope that you will grant this variance.

Roger Thompson - Owner
1641 N. 5th Street

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:

March 29, 2019
Application deadline date (last working day of the month)

April 17 2019
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.

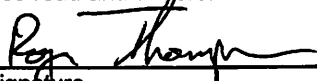
Applicants should be prepared to answer the following questions:

- * *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

3-27-19
Date

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

CASE NO. 2.2
FILING DATE 3-29-19
RECEIPT NO. 95472
ZONING DIST. NR

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

- 1). Appeal Location (address): 1641 N. 5th St.
- 2). Applicant: Roger Thompson Telephone #: (920) 980-5519
Address: W6360 Aurora Rd., Plymouth, WI 53073
- 3). Legal Property Description (Lot, Block, Subdivision, etc.)

- 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: _____
- 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 / Proprietor
- 8). Describe the requested variance and grounds for refusal of a permit.
See attached description

- 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.:
See attached description

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: 3-27-19

Signature: Roger Thompson
Mailing Address: W6360 AURORA RD.
PLYMOUTH, WI 53073

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:

March 29, 2019
Application deadline date (last working day of the month)

April 17, 2019
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.

Victoria M. Herald
Signature

4-2-19
Date

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

CASE NO. _____
FILING DATE _____
RECEIPT NO. _____
ZONING DIST. SL-5

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

- 1). Appeal Location (address): 1528 S 24th St Sheboygan WI 53081
- 2). Applicant: 1528 S 24th St Telephone #: (704) 664-0598
Address: Sheboygan WI 53081
- 3). Legal Property Description (Lot, Block, Subdivision, etc.) East 65' of the South 18' of Lot 5, all of lot 6 and the east 12' of lot 7 Block 1, Madison Heights Subdivision, City of Sheboygan.
- 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: 6ft high privacy 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.
6ft high privacy fence in required street yard with a 10ft sight triangle for neighbor 10ft from sidewalk / propertyline.
- 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.:
Im on a corner lot so Im restricted on the use of what I can do.

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: 4/2/19

Signature: Victoria M. Herd
Mailing Address: 1528 S. 24th St.
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.

KRUEGER & KROLL

LAND SURVEYORS

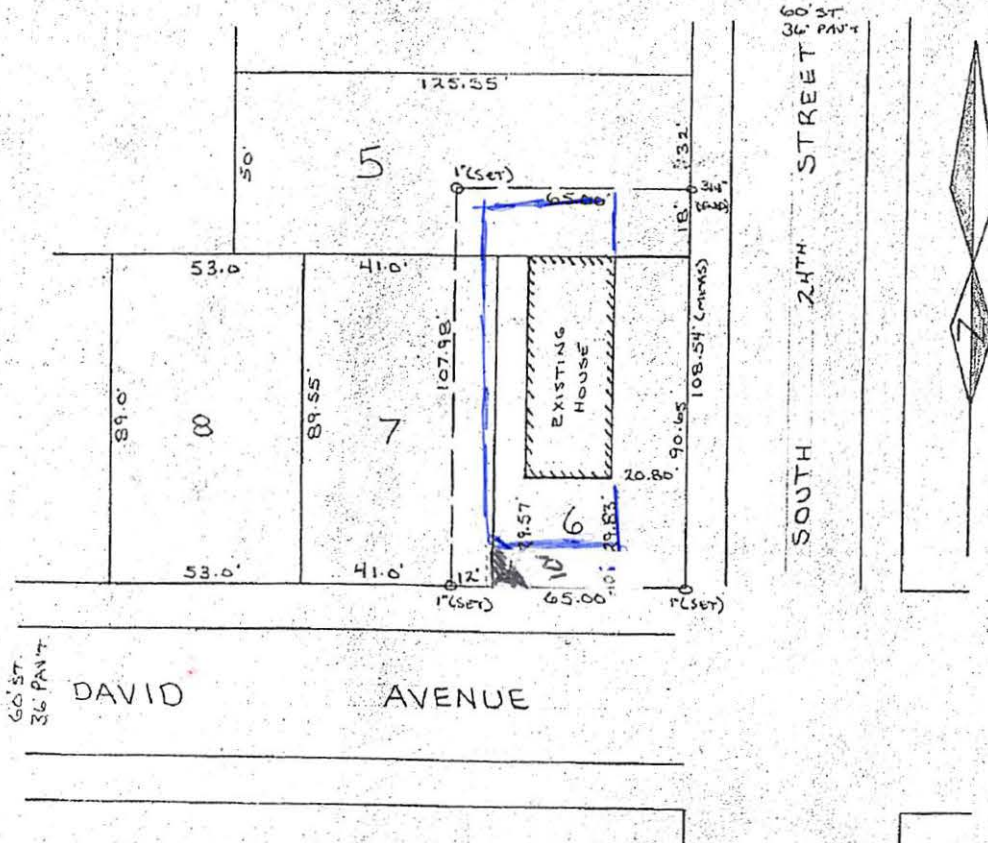
1521 SUPERIOR AVENUE, SHEBOYGAN, WISCONSIN, 53081

Phone: (414) 452-9558

DESCRIPTION: The east 65' of the south 18' of Lot 5, all of Lot 6, and the east 12' of Lot 7, Block 1, Madison Heights Subdivision, City of Sheboygan.

Scale 1" = 40'

May 14, 1984



SURVEY CERTIFICATE

I have surveyed the above described property, and the above map is a true representation thereof and shows the size and location of the property, its exterior boundaries, the location and dimensions of all visible 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 also those who purchase, mortgage, or guarantee the title thereto within one (1) year from date hereof for Carol Ploetz.

Gay Krueger
 Registered Land Surveyor S-1093
 KRUEGER & KROLL
 SHEBOYGAN, WISCONSIN

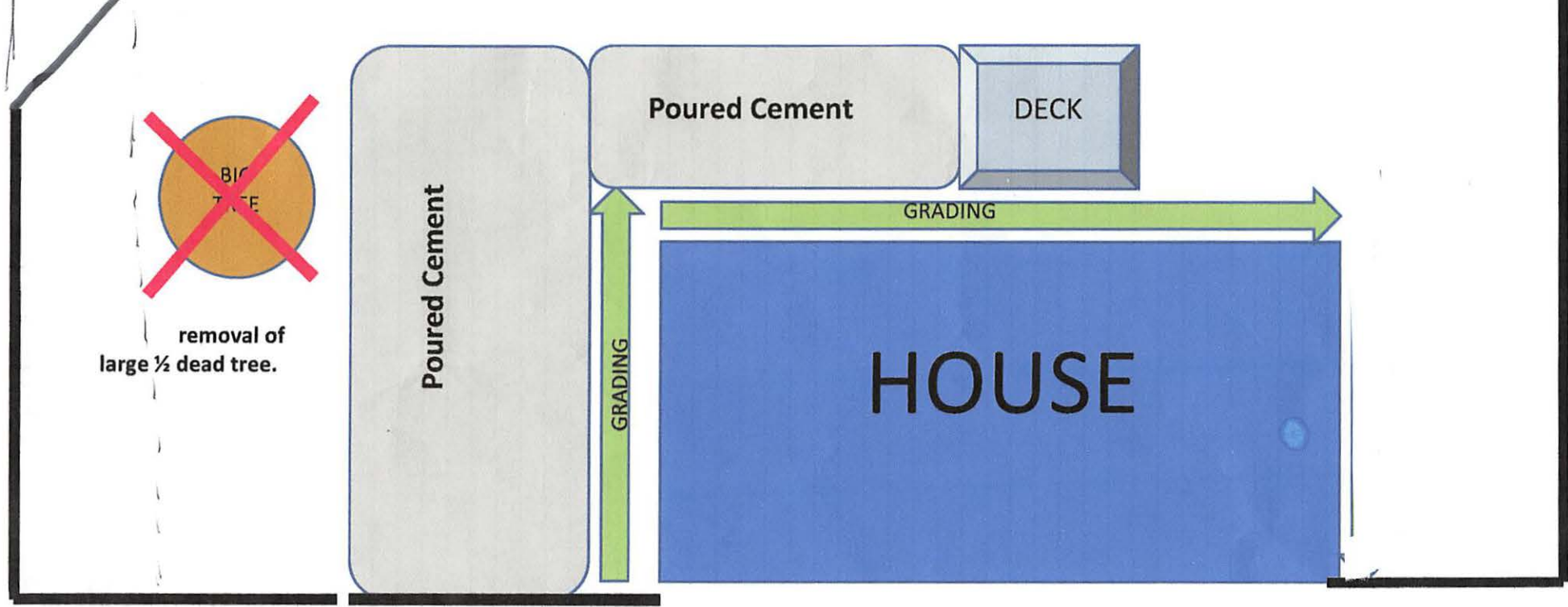
JOB NO. _____

BOOK NO. 3 PAGE NO. 57

A-9607

1528 S 24th St.

10 ft
Sight
triangle



SOLID BLACK LINE IS THE
FENCE-LINE.

Grading & Cement is the most important
Fencing next
Tree Removal
Very bottom of my list is the Pea Gravel Potty Pit





































