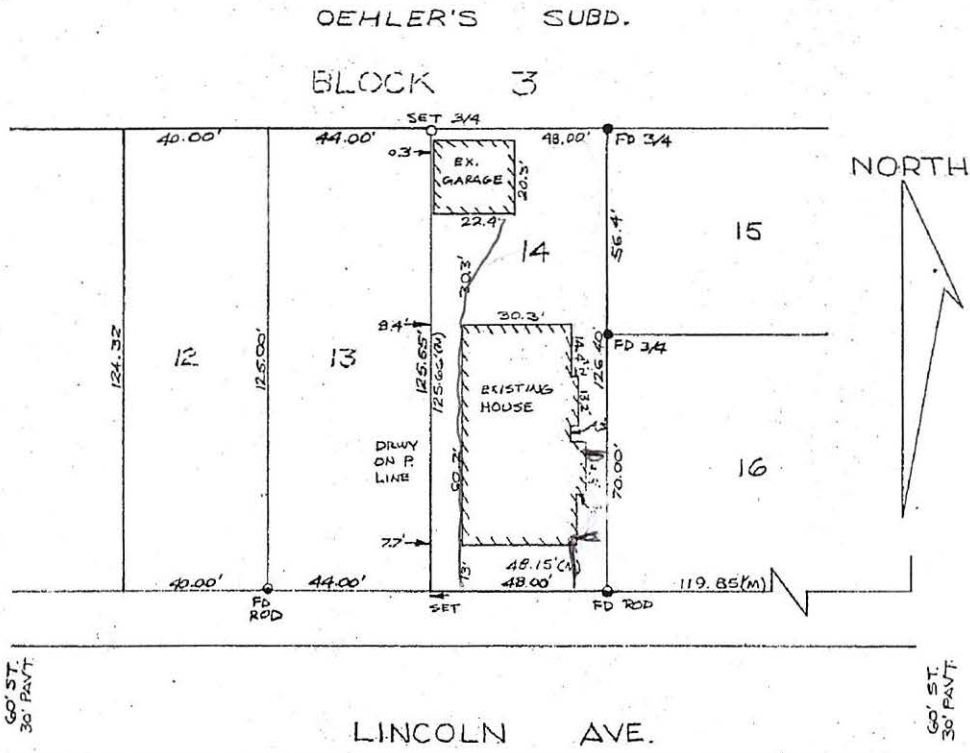


*****ATTACHMENTS*****

DESCRIPTION: Lot 14, Block 3, Assessment Subd. No. 13,
City of Sheboygan, Sheboygan County, WI.

SCALE: 1"=40'

JUNE : 1984



Lot width

Side yard House Bumpout
 $7.7 + 30.3 + 2' = 40' - 48' = 8'$ Bump out to prop. line
 Front setback Parking pad
 $13' + 18.5 = 31.5$ w/o bump out = 10'

1212 SOUTH 21st STREET • P.O. BOX 144 • SHEBOYGAN, WISCONSIN 53081 • (414) 458-5921

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 YEAR FROM DATE HEREOF.



*Filed
8-2-84
mms*

ST PAUL'S EVANGELICAL LUTHERAN
CHURCH
1818 N 13TH ST
SHEBOYGAN WI 53081

FIRESIDE HOMES LLC
W5971 PHEASANT LN
PLYMOUTH WI 53073

GABRIELSE, MICHAEL J
1919 N 18TH ST
SHEBOYGANWI53081

ANDERSON, TANYA J
1910 N 13TH ST
SHEBOYGANWI53081

JACOBS, BRENT S
JACOBS, LAUREN
1345 MARIE CT
SHEBOYGANWI53081

MONDLOCH ENTERPRISES LLC
130 SAUK TRAIL RD
OOSTBURG WI 53070

FILIPIAK, VICKI
1906 N 13TH ST
SHEBOYGAN WI 53081

PIETENPOL, RICHARD M
1340 LINCOLN AVE
SHEBOYGANWI53081

ZERKEL, JOSEPH D
ZERKEL, JENNIFER L
1916 N 13TH ST
SHEBOYGANWI53081

ALVAREZ, MARIA G
1333 MARIE CT
SHEBOYGANWI53081

KCPLATE RENTALS LLC
740 MORNING DOVE DR
SHEBOYGAN WI 53083

OCHOA, ISABEL
1402 LINCOLN AVE
SHEBOYGANWI53081

OLIVAS, JUAN
1232 TRIMBERGER CT
SHEBOYGANWI53081

JACOBS, BRENT S
JACOBS, LAUREN
1345 MARIE CT
SHEBOYGANWI53081
WILHELM, GENE & KAREN A
1920 N 13TH ST
SHEBOYGANWI53081

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.