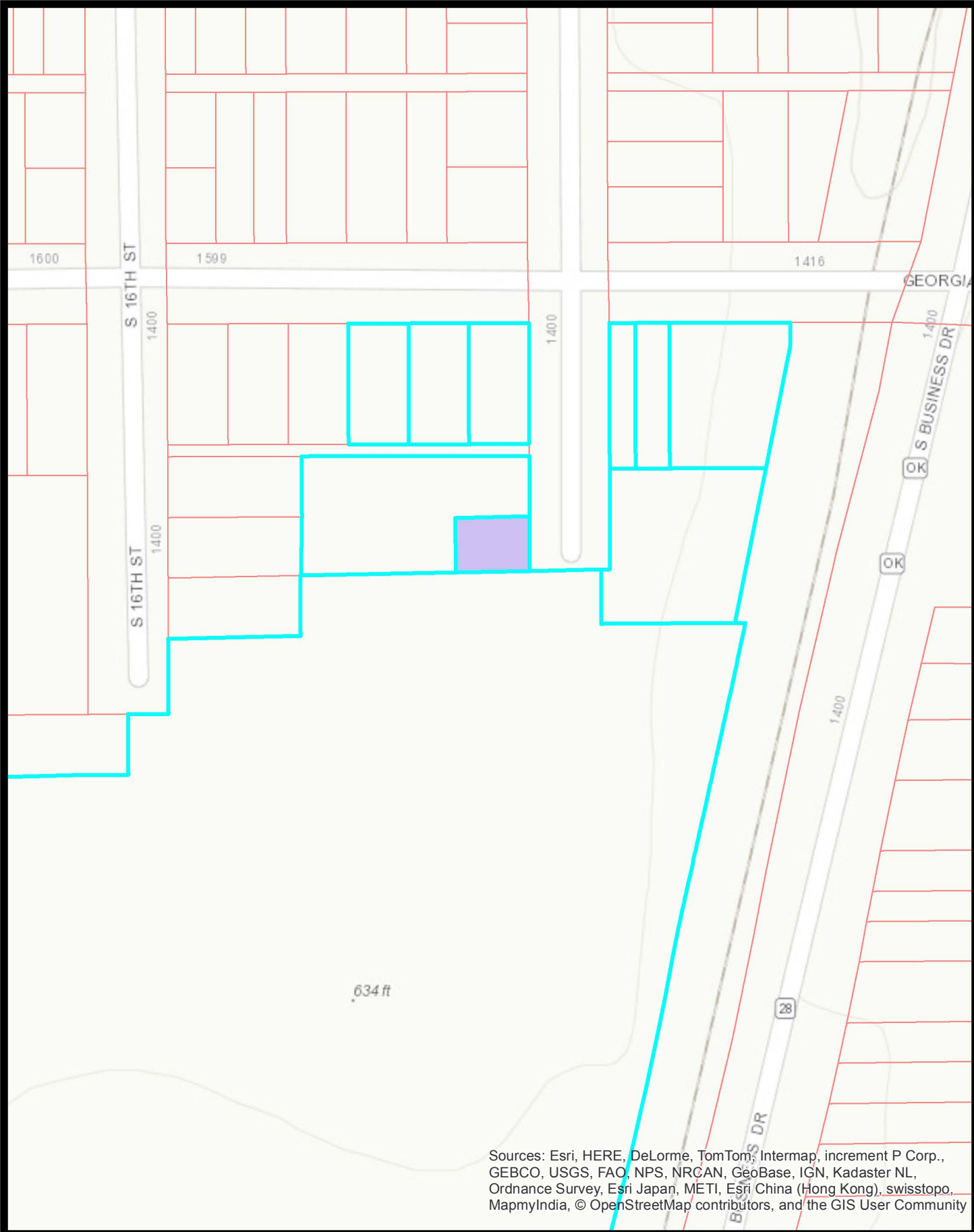


*****ATTACHMENTS*****



Sources: Esri, HERE, DeLorme, TomTom, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community



BURGER, MATHEW
1427 GEORGIA AVE
SHEBOYGAN WI 530815231

PARRA, SALVADOR
& ESPINOZA, MARICELA
1727 N 12TH ST
SHEBOYGAN WI 530812507

SCOBBA, JOAN M
1435 GEORGIA AVE
SHEBOYGAN WI 530815231

MCNEEL, AMIE
14032 35TH AVE NE
SEATTLE WA 981253706

NACK, THOMAS A
NACK, JOHANNA
1010 FOREST AVE
SHEBOYGAN WI 530817831

MOHAR, THOMAS R
412 WASHINGTON ST
SHEBOYGAN FLS WI 530851261

MUJKANOVIC, SUVAD
MUJKANOVIC, SABIHA
1505 GEORGIA AVE
SHEBOYGAN WI 530815233

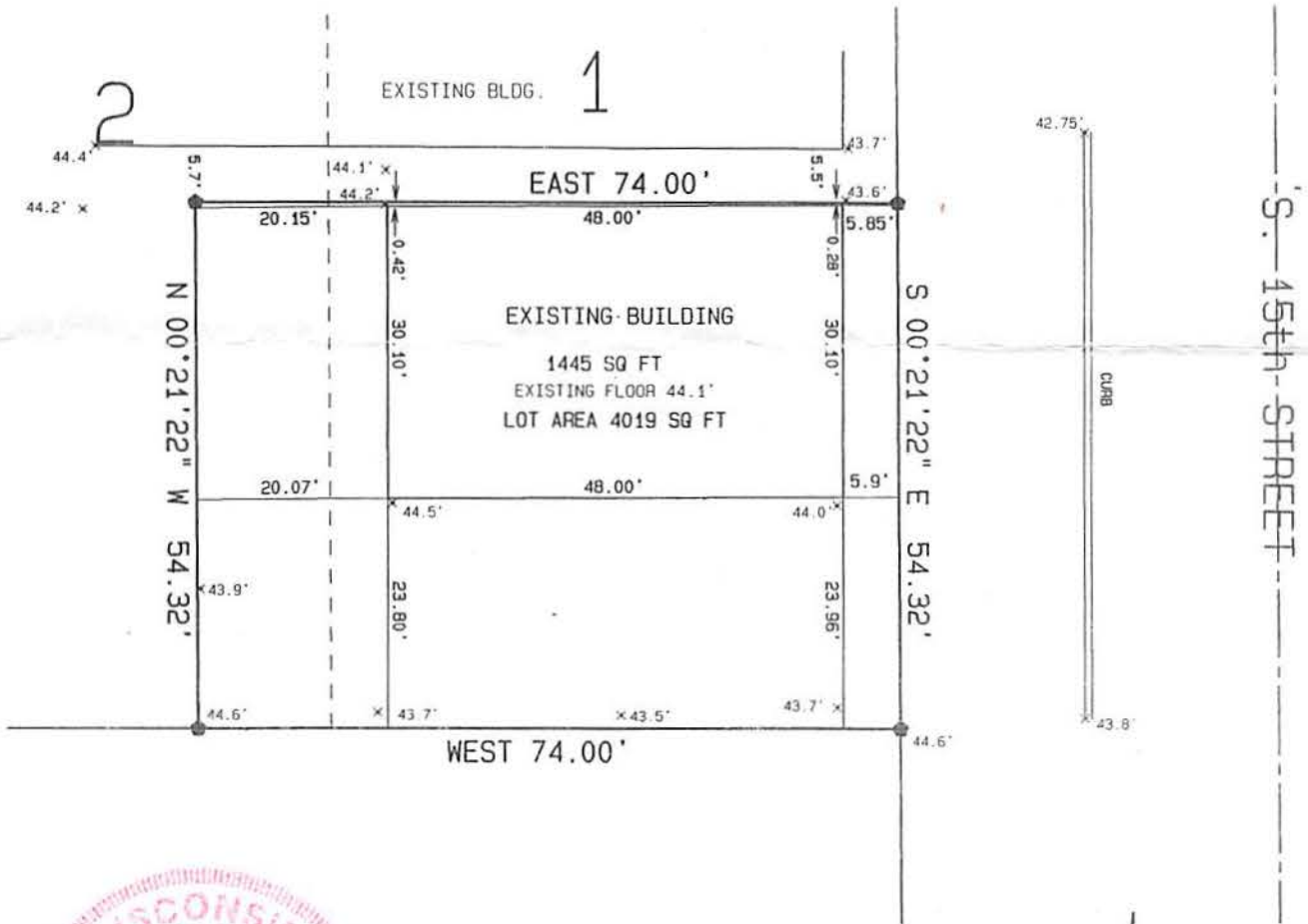
WINKLER, ARTHUR H
WINKLER, LEONA A
1511 GEORGIA AVE
SHEBOYGAN WI 530815233

STEGEMEYER, PHILIP G.
& CONNIE J.
1515 GEORGIA AVE
SHEBOYGAN WI 530815233

LOHR PROPERTIES SHEBOYGAN LLC
PO BOX 490
SHEBOYGAN WI 530820490

D & H LAND SURVEYS LLC
 1628 GEORGIA AVENUE
 SHEBOYGAN, WISCONSIN

1422 S. 15th STREET
 PARCEL NO. 59281509910
 BEING THE EAST 74 FEET OF THE SOUTH 54.32 FEET OF THE NORTH 246.32 FEET OF LOTS 1 AND 2 OF BLOCK 301 OF THE ORIGINAL PLAT OF THE CITY OF SHEBOYGAN, SHEBOYGAN COUNTY, WISCONSIN.



THIS IS AN ORIGINAL PRINT ONLY
 IF SEAL IS IMPRINTED IN RED

THIS IS TO CERTIFY THAT THE INFORMATION SHOWN HEREON
 IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Dennis J. Van Sluys
 Dennis J. Van Sluys S-1238

Dated this 14th day of September 2017.



⊗ = 1" IRON PIPE FOUND
 × = EXISTING GRADE CITY DATUM
 DATA/CSHEB17/1422S15 L-21969

APPLYING FOR A VARIANCE

Variances 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) Dec 28, 2017
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.

Thomas A. Nack
Signature THOMAS A. NACK

12-28-17
Date

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

CASE NO. 2.2
FILING DATE 12-28-17
RECEIPT NO. 636666
ZONING DIST. NR

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

1). Appeal Location (address): 1422 S 15th Street

2). Applicant: Jim Klunck / Thomas Telephone #: (920) 950-1377
Address: 2704 S 18th St NACK

3). Legal Property Description (Lot, Block, Subdivision, etc.) Original Plat the E 74.08' of
the S 54.32' of the N 246.82' of lots 1 & 2 Block 361

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

5). Request for (Circle): New Construction - Repairs - Alterations - Addition - Nonconforming Use - Other
(if other) please list: indoor contracting / storage facility

6). If the request is for a nonconforming use:
Your intended use: indoor contracting / storage facility
Date last occupied as a nonconforming use: presently
By Whom: Thomas NACK Previous use: _____

7). Applicants interest in property: Jim Klunck - Klunck Masonry

8). Describe the requested variance and grounds for refusal of a permit.
non-conforming use (commercial) in a residential
zoned area

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:
Would like to continue the use of the existing Storage facility
which is located in a residential zone. There will be no
commercial customer traffic - only employees loading & unloading
equipment / supplies. total employees is five.

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: 12-28-17

X Signature: Thomas NACK
Mailing Address: 1010 FOREST AVE, SHEBOYGAN, WI 53081
THOMAS A. NACK

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.

CITY OF SHEBOYGAN

REQUEST FOR

B.O.A.

CONSIDERATION

ITEM DESCRIPTION:

VARIANCE

NR

REPORT PREPARED BY:

J. VAW

REPORT DATE:

1-2-18

MEETING DATE:

1-17-18

FISCAL SUMMARY:

Budget Line Item:

N/A

Budget Summary:

N/A

Budgeted Expenditure:

N/A

Budgeted Revenue:

N/A

STATUTORY REFERENCE:

Wisconsin Statutes:

N/A

Municipal Code:

YES

BACKGROUND / ANALYSIS:

Purchaser would like to keep/change the non-conforming use from contractor storage to contractor business.

STAFF COMMENTS:

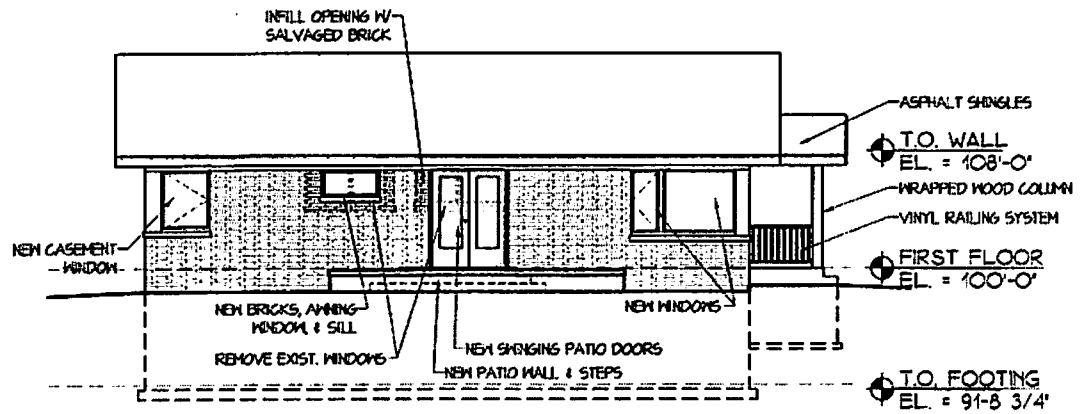
ACTION REQUESTED:

requesting variance to Sec 15.207(7) To change one non-conforming (storage) to contractor business

ATTACHMENTS:

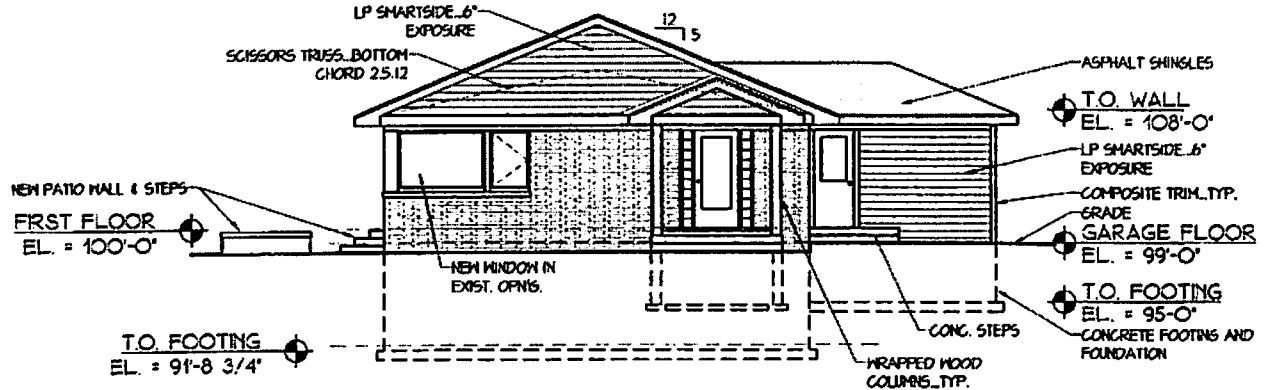
Application

Survey



EAST ELEVATION

SCALE 1/8" = 1'-0"



NORTH ELEVATION

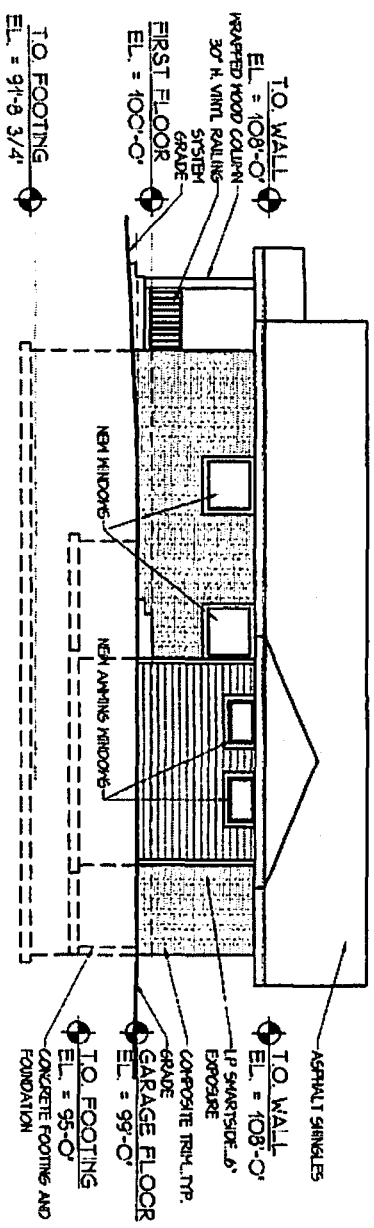
SCALE 1/8" = 1'-0"

NO.	REVISIONS	DATE

LJM Architects
 813 Rivercrest Drive
 Plover, WI 53081
 Phone (262) 416-4800 Fax (262) 416-1465

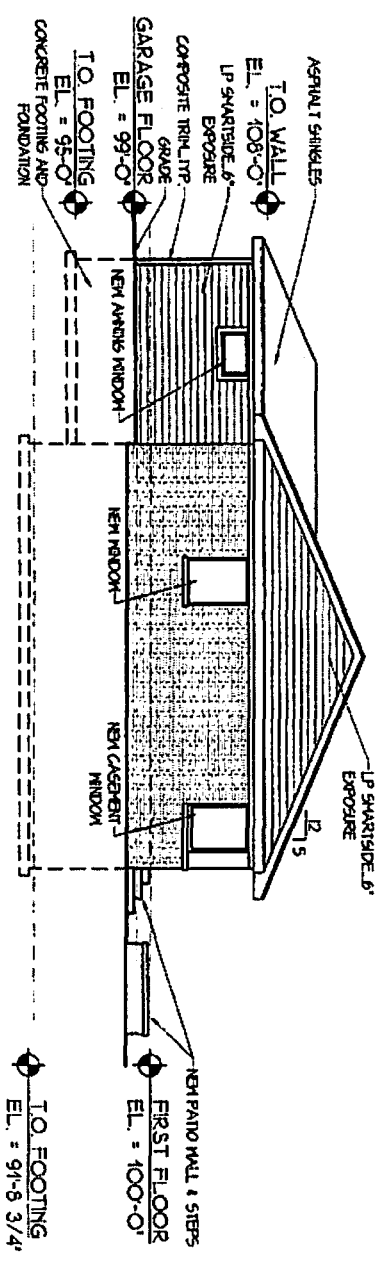
ADDITION AND REMODELING FOR:
 MUELLER/ JENSEN RESIDENCE
 823 UNION AVENUE
 SHEBOYGAN, WI 53081

SHEET TITLE
DRAWN BY JA
CHECKED BY EJ
DATE 11-17
PROJECT NO. 1722
SHEET NO. A2.1



WEST ELEVATION

SCALE 1/8" = 1'-0"

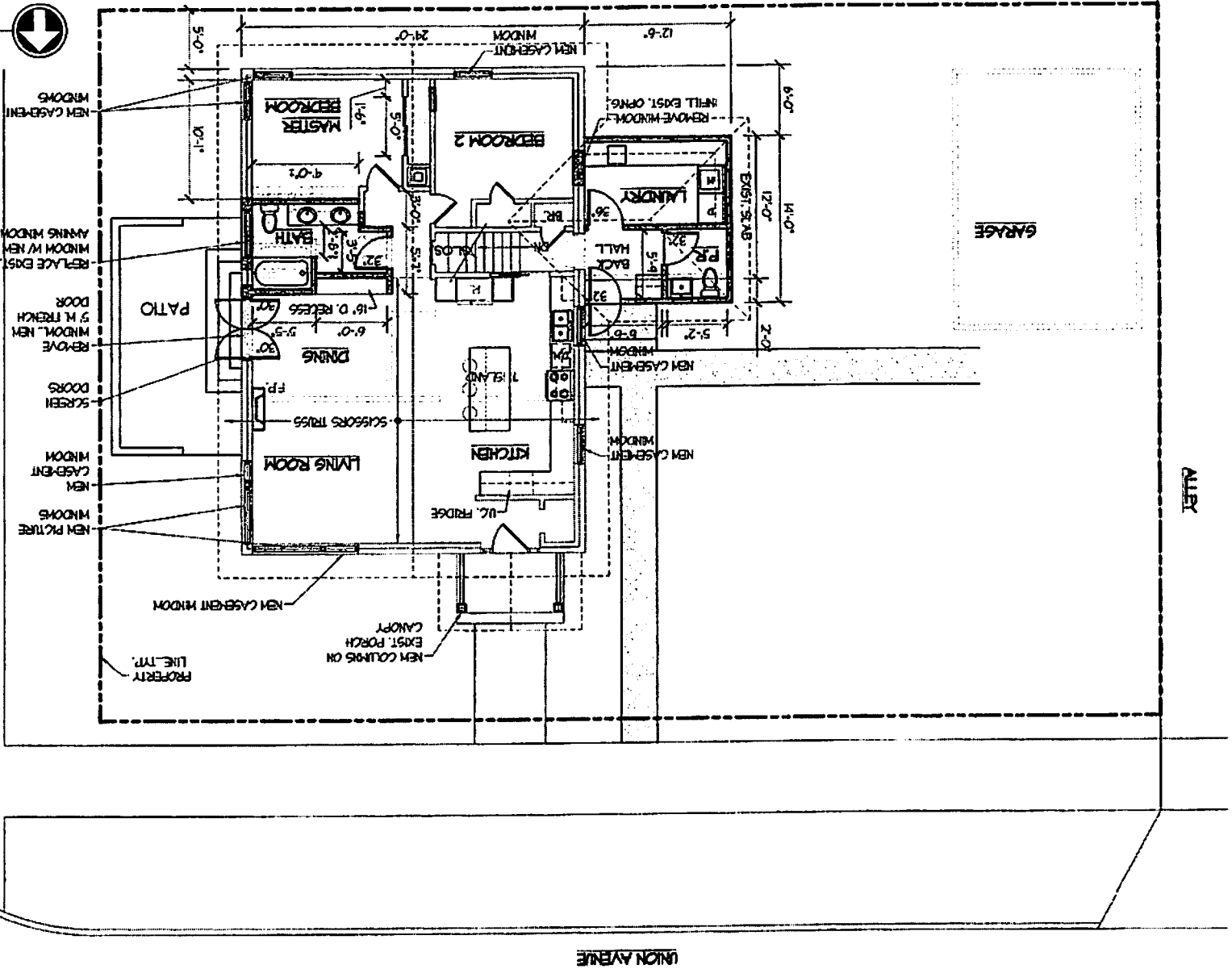


SOUTH ELEVATION

SCALE 1/8" = 1'-0"

A2.2	SHEET NO.	LJM Architects 613 Riverfront Drive Sheboygan, WI 53081 Phone (800) 456-6800 Fax (920) 456-1485	NO. REVISIONS	DATE
	PROJECT NO. 4723			
CHECKED BY EJ	DRAWN BY JN	ADDITION AND REMODELING FOR MUELLER/ JENSEN RESIDENCE 623 UNION AVENUE SHEBOYGAN, WI 53081		
DATE 11/17				

FLOOR PLAN
SCALE 1/8" = 1'-0"



LAKESHORE DRIVE

UNION AVENUE

ALLEY

GARAGE

A-1.1	
SHEET NO.	
PROJECT NO.	
DATE	
CHECKED BY	
DRAWN BY	
SHEET TITLE	
ADDITION AND REMODELING FOR, MUELLEN/ JENSEN RESIDENCE	
623 UNION AVENUE	
SHEBOYGAN, WI 53091	
LJM Architects	
413 Revolut Drive Sheboygan, WI 53091	
Phone (920) 450-4500 Fax (920) 450-1450	
NO. REVISIONS	DATE

MUELLER, CARL F
MUELLER, EDIE M
623 UNION AVE
SHEBOYGAN WI 530816047

LUEDKE, SCOTT J &
SCHMITTING, DIANE L
2110 LAKESHORE DR
SHEBOYGAN WI 530816035

LAUTENSCHLAGER, ANNE M
2116 LAKESHORE DR
SHEBOYGAN WI 530816035

RETTLER, PETER
& BJORKMAN, AMY JO
2115 S 7TH ST
SHEBOYGAN WI 530816005

NITKA, BRIAN E
2113 S 7TH ST
SHEBOYGAN WI 530816005

VANG, PANG
LEE, SUE
2109 S 7TH ST
SHEBOYGAN WI 530816005

JOHNSON, JOHN N.
208 TANGLEWOOD LN
SHEBOYGAN WI 530818715

CITY OF SHEBOYGAN
SOUTH SHORE PARK
828 CENTER AVE
SHEBOYGAN WI 530814442

CROWNS, TIMOTHY J
CROWNS, VICKI L
636 UNION AVE
SHEBOYGAN WI 530816048

GENSON, RICHARD M.
& LETICIA
624 UNION AVE
SHEBOYGAN WI 530816048

ZSCHETZSCHE, JILL A.
2018 LAKESHORE DR
SHEBOYGAN WI 530816034

MAC DONALD, JONATHAN S.
& NICOLE D.
640 UNION AVE
SHEBOYGAN WI 530816048

CITY OF SHEBOYGAN
828 CENTER AVE
SHEBOYGAN WI 530814442

CITY OF SHEBOYGAN

REQUEST FOR

B.O.A.

CONSIDERATION

ITEM DESCRIPTION:

VARIANCE

REPORT PREPARED BY:

J. VAW

REPORT DATE:

MEETING DATE:

FISCAL SUMMARY:

Budget Line Item:

N/A

Budget Summary:

N/A

Budgeted Expenditure:

N/A

Budgeted Revenue:

N/A

STATUTORY REFERENCE:

Wisconsin Statutes:

N/A

Municipal Code:

YES

BACKGROUND / ANALYSIS:

ZONE SR-5

- 1.) 15.105(3) b E - FRONT SET BACK = 25' (FRONT PORCH)
- 2.) 15.405(4) a 3 STREET SIDE SET BACK = 15' (PATIO)

STAFF COMMENTS:

ACTION REQUESTED:

- 1.) REQUESTING 6' SET BACK
- 2.) REQUESTING 1' SET BACK

ATTACHMENTS: