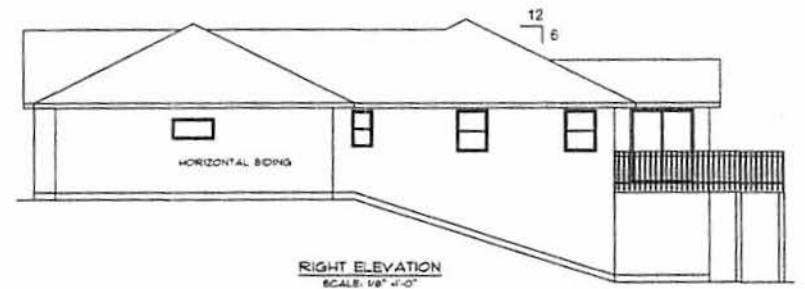
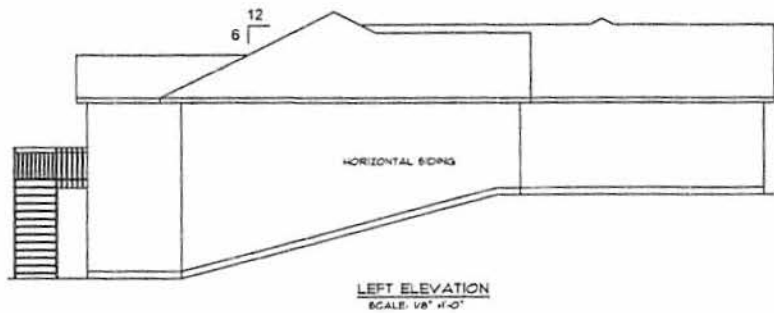
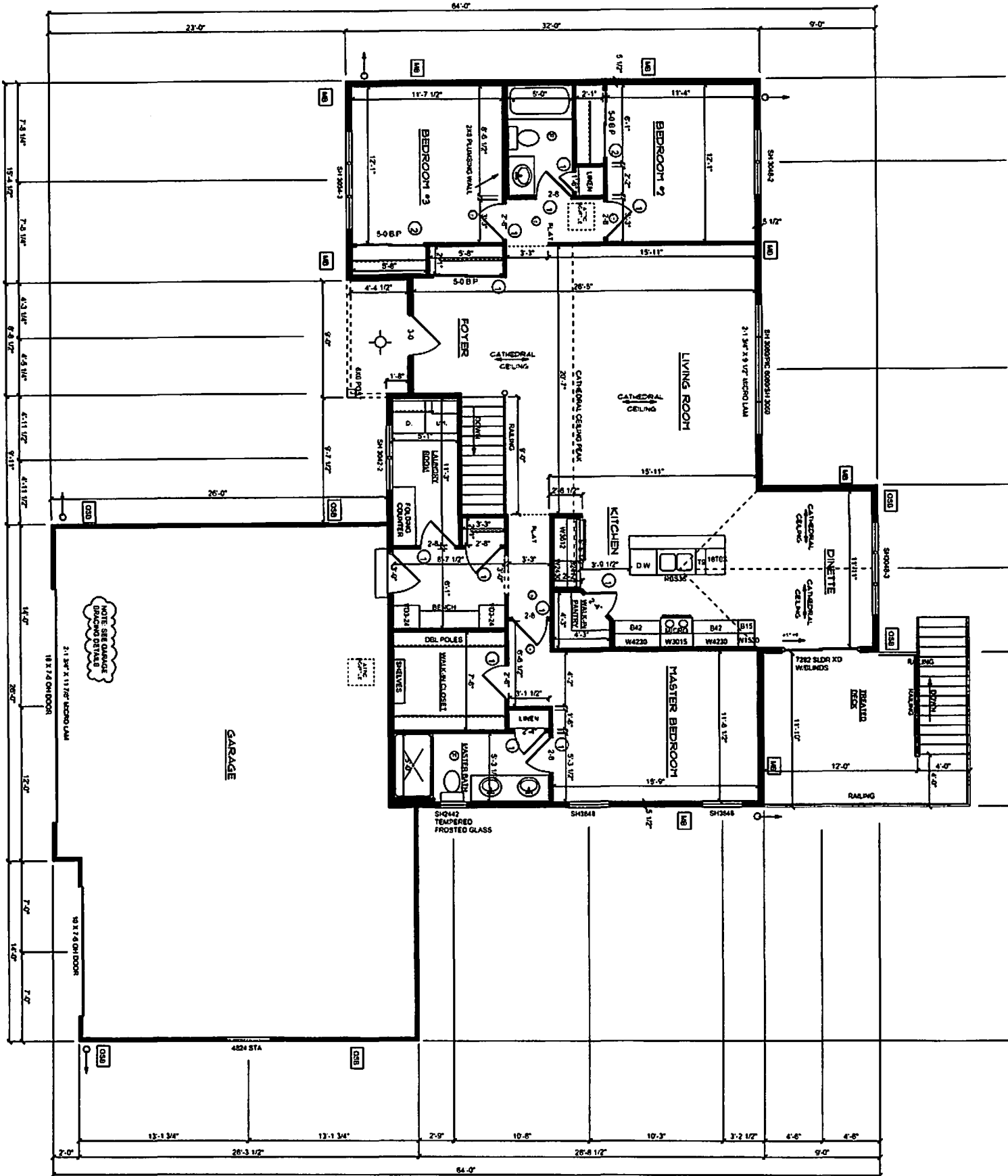


**\*\*\*ATTACHMENTS\*\*\***



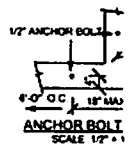
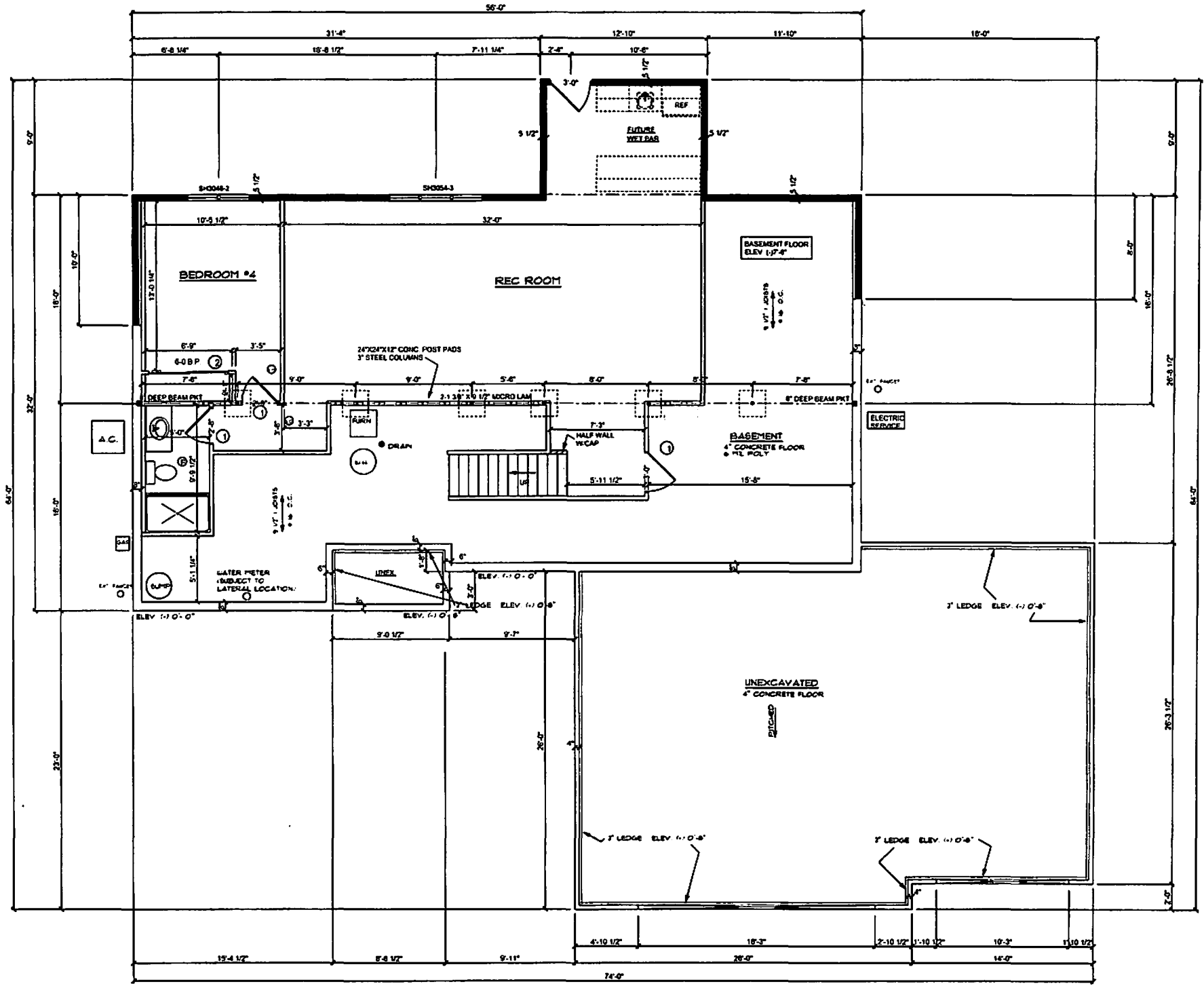
DOORS  
IN CORE OR DOORS



**BRACING TO BE IN PLACE UNTIL PERMITS ARE OBTAINED FROM THE CITY OF MINNEAPOLIS.**

[LB] 4" x 12" LVL  
 [CB] 4" x 12" LVL OR 2" x 12" DIMENSIONAL LVL  
 [DB] METAL TB  
 [EB] 4" x 12" LVL OR 2" x 12" DIMENSIONAL LVL  
 [FB] METAL TB

JRS  
XOONS



REBAR NOTE:  
1) 1-#4 ROD ALONG TT  
2) 2-#4 RODS ON ALL  
3) 1-#4 ROD AT ALL S/ GARAGE /STOOP O

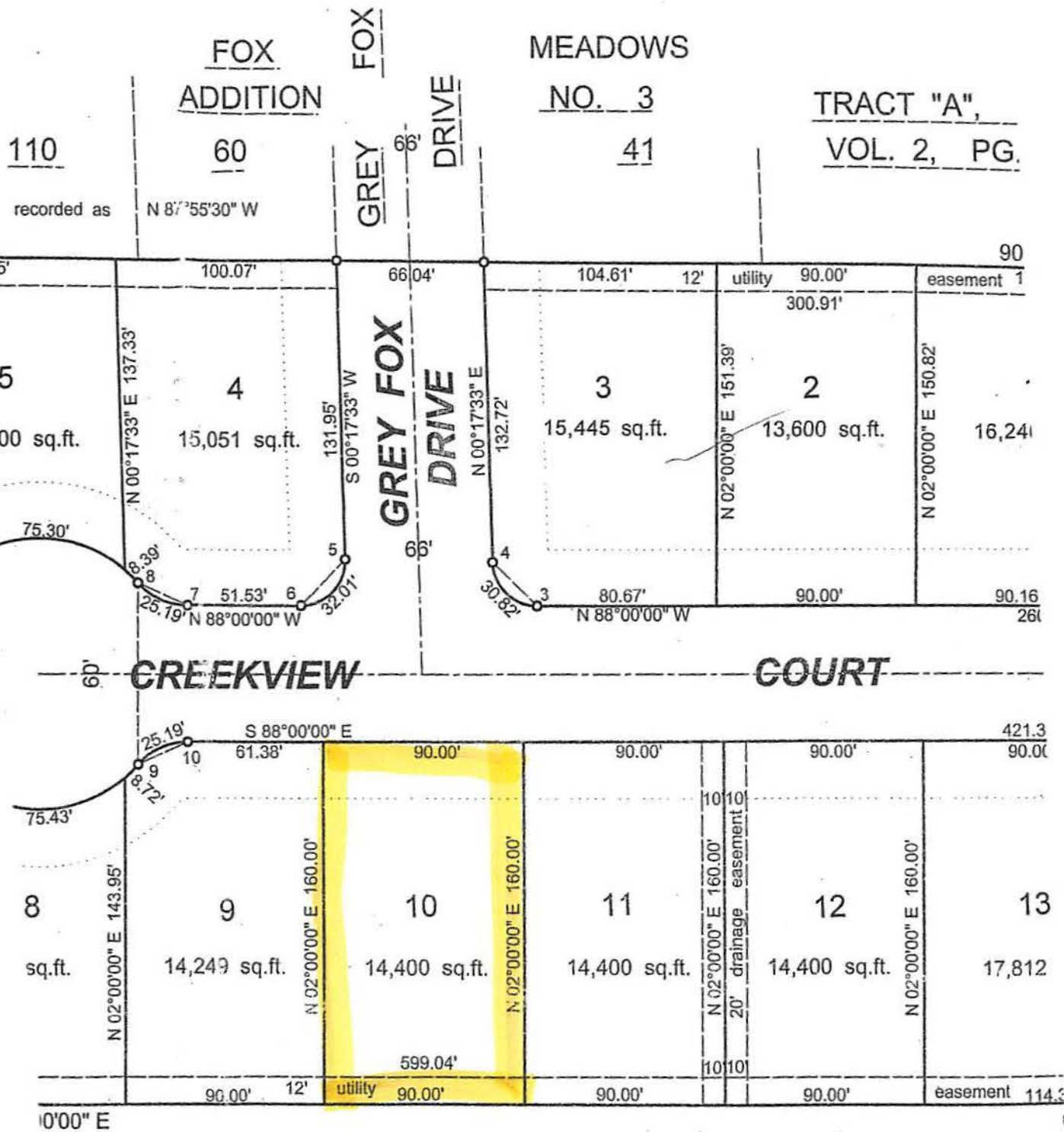


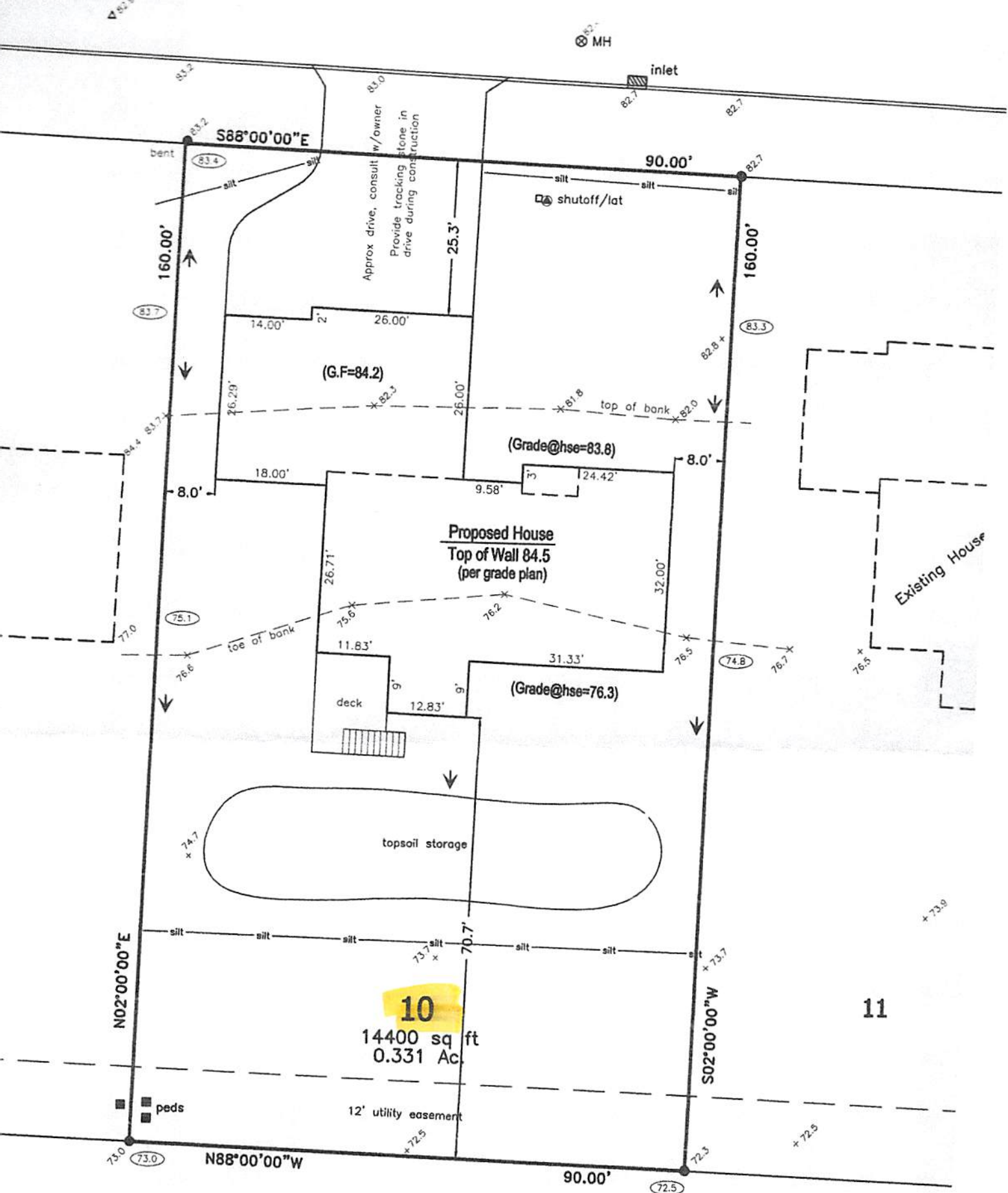
680602610











**Plat of Survey  
for  
Werner Homes / Debraal**



CITY OF SHEBOYGAN  
828 CENTER AVE  
SHEBOYGAN WI 530814442

MAASS, NOREEN B  
2516 CREEKVIEW CT  
SHEBOYGAN WI 530818579

JAKEL, LAURA J  
PASCOE, AMY J  
2524 CREEKVIEW CT  
SHEBOYGAN WI 530818579

MOREAU, DALE G  
MOREAU, RITA A  
2604 CREEKVIEW CT  
SHEBOYGAN WI 530818578

ZIMBAL, VALERIE L  
2616 CREEKVIEW CT  
SHEBOYGAN WI 530818578

VUE, THOMAS J  
LOR, IA  
2613 CREEKVIEW CT  
SHEBOYGAN WI 53081

MARTIN, WILLIAM C  
MARTIN, MARY S  
2603 CREEKVIEW CT  
SHEBOYGAN WI 530818578

DEBRAAL, MARK R  
DEBRAAL, SUZANNE B  
1105 FOREST AVE  
SHEBOYGAN WI 530817853

MCLAUGHLIN, TODD D  
MCLAUGHLIN, PATRICIA A  
1206 CARMEN AVE  
SHEBOYGAN WI 530817615

MEADE, MARC E  
MEADE, JESSICA T  
2515 CREEKVIEW CT  
SHEBOYGAN WI 530818579

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:

10-31-17 NOON  
Application deadline date (last working day of the month)

11-15-17 4 pm  
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.

Mark DeBenedictis  
Signature

10-30-17  
Date

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

CASE NO. 22  
FILING DATE 10-31-17  
RECEIPT NO. 10154  
ZONING DIST. SR-5

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

- 1). Appeal Location (address): 2531 CREEKVIEW CT
- 2). Applicant: MARK DE BRAAL Telephone #: (920) 458-9796  
Address: 1105 FOREST AVE SHEBOYGAN
- 3). Legal Property Description (Lot, Block, Subdivision, etc.) LOT 10, STONEBROOK  
CROSSING, SECTION 9, T14N-R23E CITY OF  
SHEBOYGAN, SHEBOYGAN COUNTY, WISCONSIN
- 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: \_\_\_\_\_
- 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: PRIMARY RESIDENCE
- 8). Describe the requested variance and grounds for refusal of a permit.  
DRIVEWAY MAX WIDTH AT THE LOT LINE IS 25',  
I WOULD LIKE TO INCREASE TO 36' PLUS A  
FLARE AT THE CURB
- 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.:  
THE THIRD GARAGE STALL WAS MEANT FOR BOAT  
STORAGE. WITHOUT THE WIDER DRIVEWAY I WOULD  
HAVE HAD TO OPEN THE CURB TO PARK THE BOAT  
IN THE GARAGE.

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: 10-30-17

Signature: Mark De Braal  
Mailing Address: 1105 FOREST AVE  
SHEBOYGAN, WI

53081



NEW HOUSE

2531 CREEKVIEW CT

SEIPEL, MARLANA H.  
418 GRANT AVE  
SHEBOYGAN WI 530812856

DELIGIANNIS, NICK J.  
426 GRANT AVE  
SHEBOYGAN WI 530812856

RAHE, HENRY A.  
W1981 FAIRFIELD LN  
SHEBOYGAN WI 530833204

SCHNUR, MICHAEL J  
SCHNUR, MIRIAM B  
2710 PRAIRIE WINDS CT  
SHEBOYGAN WI 530819003

WEBER, CHRISTOPHER D  
WEBER, GINA M  
1713 N 5TH ST  
SHEBOYGAN WI 530812839

HUERTA, JAVIER A.  
& AMANDA L.  
1714 N 5TH ST  
SHEBOYGAN WI 530812838

BARNETT, ROBERT L  
BARNETT, SUSAN F  
712 PARK AVE  
S MILWAUKEE WI 531721328

GALLIMORE, STEVEN M.  
& MARY  
504 GRANT AVE  
SHEBOYGAN WI 530812858

SHEB AREA SCHOOL DIST  
GRANT SCHOOL  
830 VIRGINIA AVE  
SHEBOYGAN WI 530814427

GUEHNA, NANCY A  
1631 N 5TH ST  
SHEBOYGAN WI 530812837

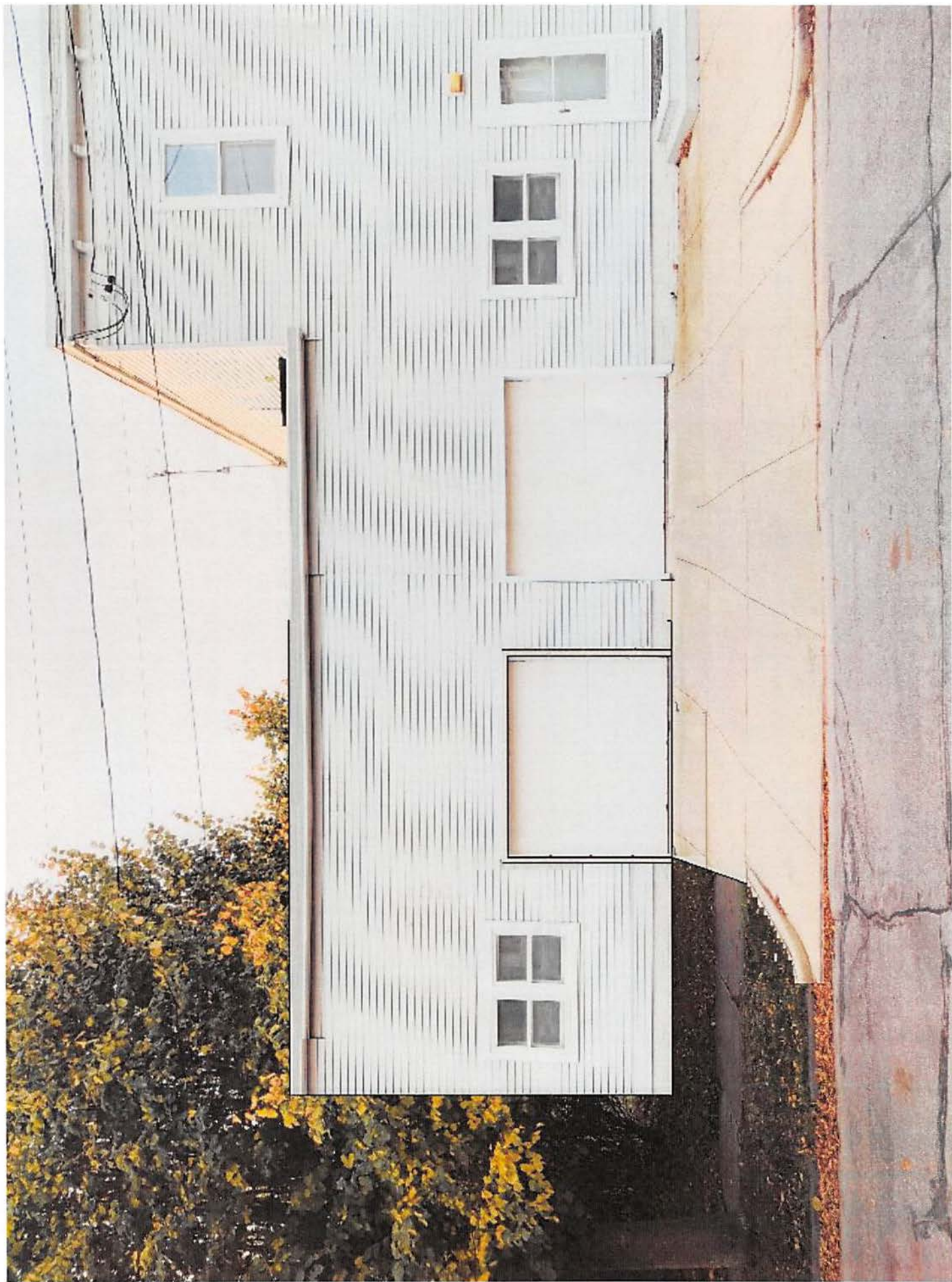
NELSON, TODD J  
308 PARK AVE  
SHEBOYGAN WI 530812866

BIRCH LANE LLC  
W6360 AURORA RD  
PLYMOUTH WI 530733910

GUENTHER, DONALD C  
DICKMANN TRUST, KAY C  
410 S PLEASANT VIEW RD APT B  
PLYMOUTH WI 530735032

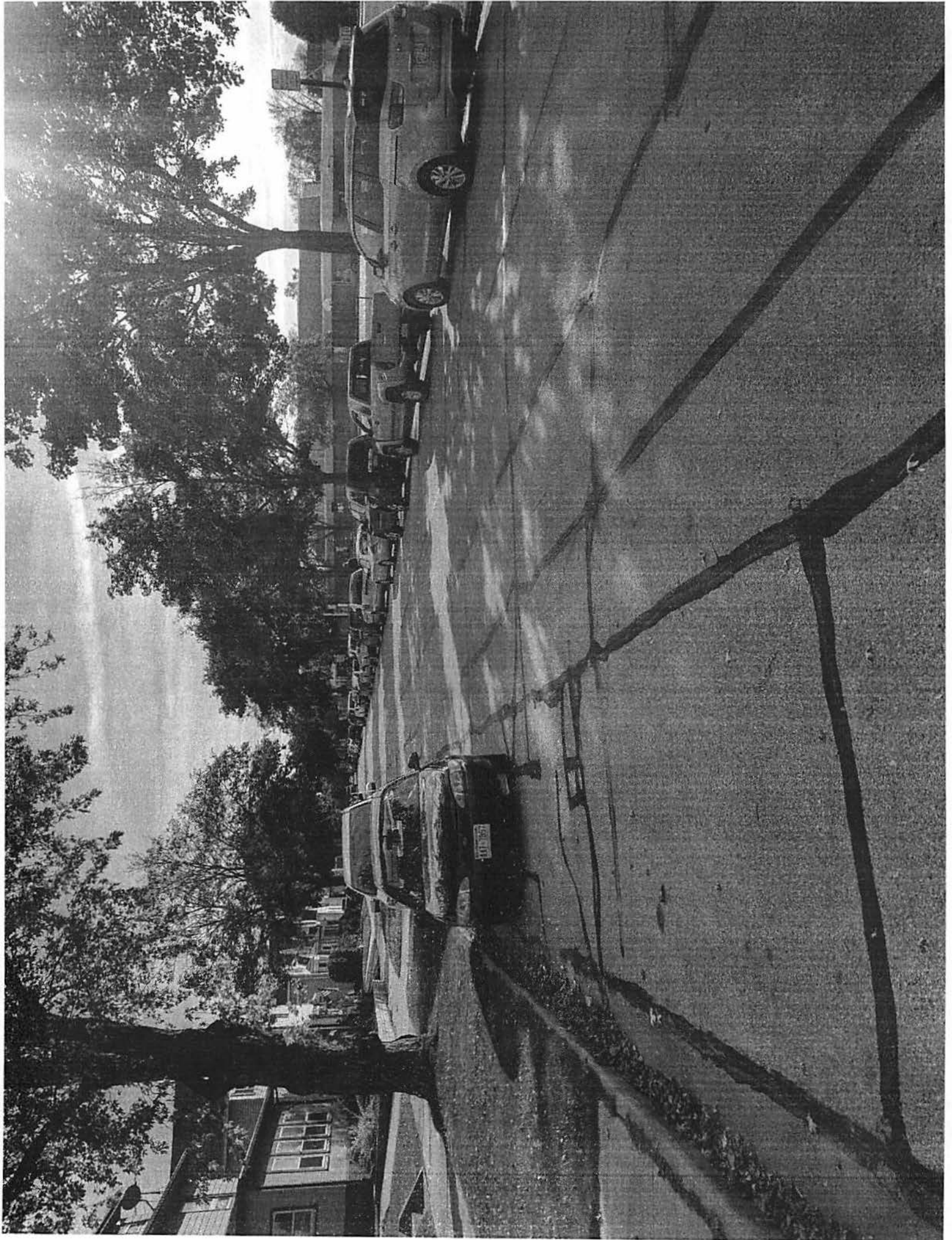
HELMER, WAYNE K  
HELMER, SHERRY L  
421 GRANT AVE  
SHEBOYGAN WI 530812857

DE LORME, ROBERT  
415 GRANT AVE  
SHEBOYGAN WI 530812857









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:

OCT 31 2014 NOON  
Application deadline date (last working day of the month)

November 15 2017 4 pm  
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.

Ray S. Thompson  
Signature

10-31-17  
Date

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): 1041 N. 5<sup>th</sup> 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: 10-31-17

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

## 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.*

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. 5<sup>th</sup> 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. 5<sup>th</sup> Street