

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





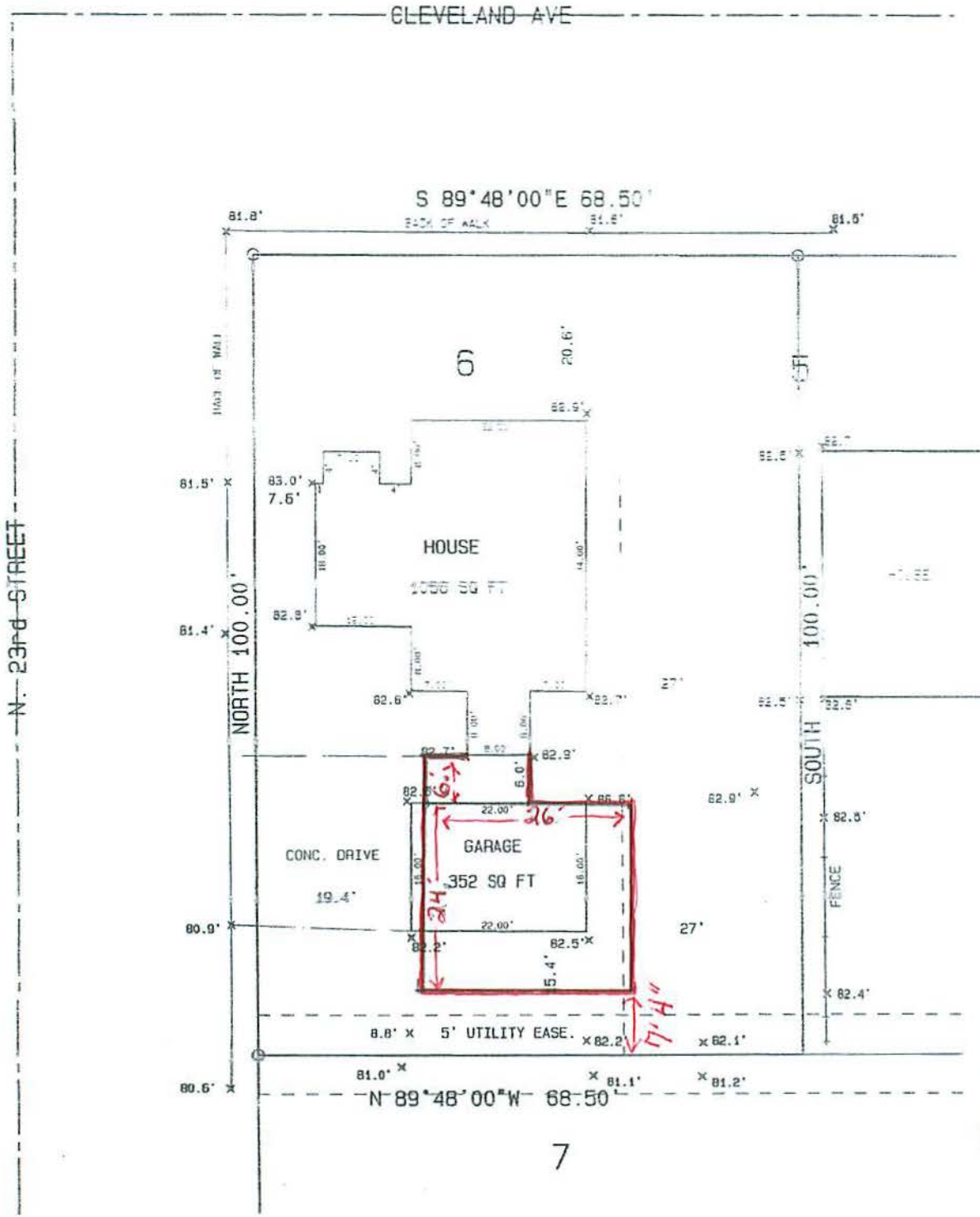
2225 →  
Cleveland  
Ave





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

2225 CLEVELAND AVE.  
 PARCEL NO. 59281625070  
 BEING THE WEST HALF OF LOT 5 AND ALL OF LOT 6 OF BLOCK 4 OF  
 ST. DOMINIC'S SUBDIVISION, CITY OF SHEBOYGAN, SHEBOYGAN  
 COUNTY, WISCONSIN.



7

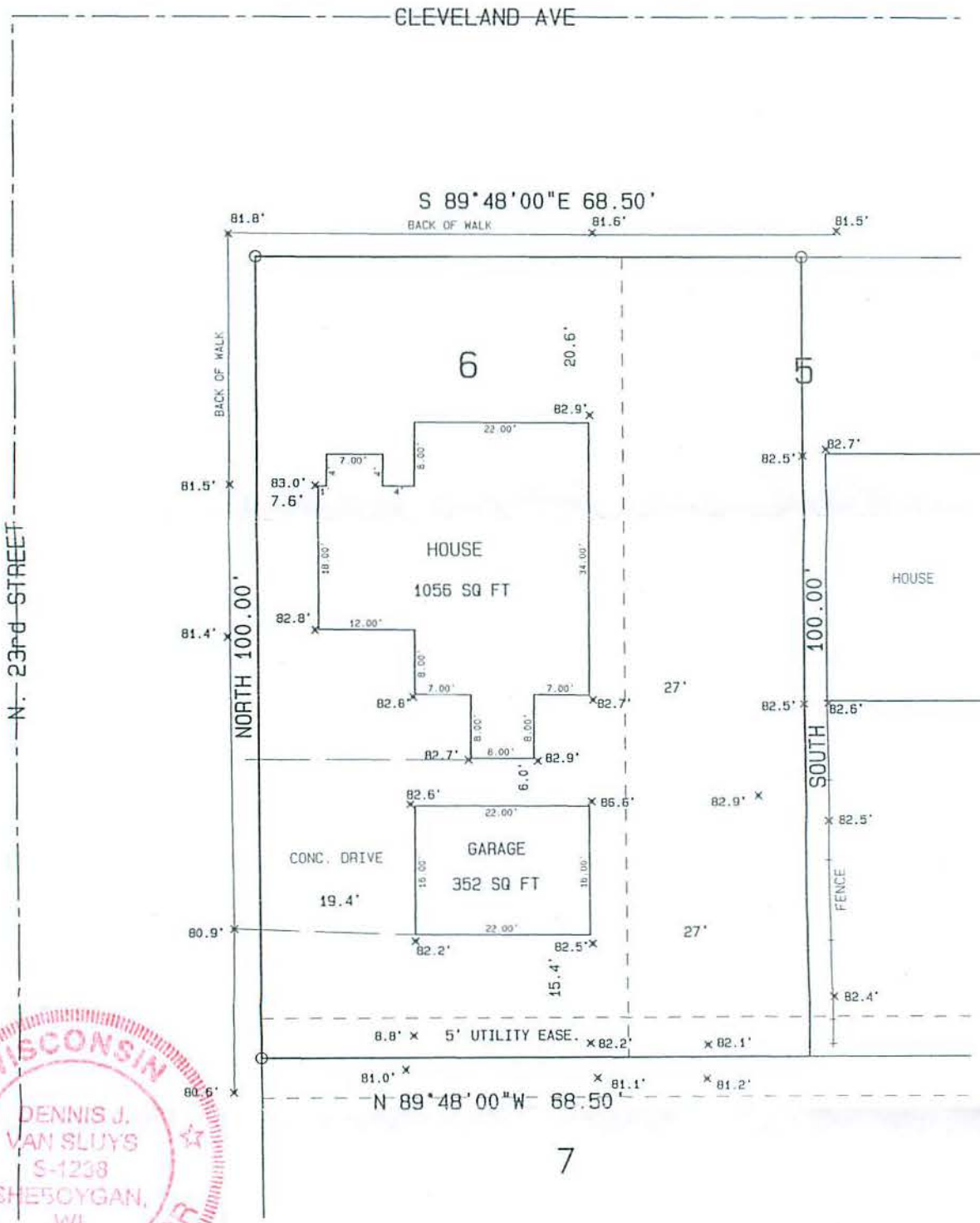


LOT AEA 6850 SQ FT

1" = 20'

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

2225 CLEVELAND AVE.  
 PARCEL NO. 59281625070  
 BEING THE WEST HALF OF LOT 5 AND ALL OF LOT 6 OF BLOCK 4 OF  
 ST. DOMINIC'S SUBDIVISION, CITY OF SHEBOYGAN, SHEBOYGAN  
 COUNTY, WISCONSIN.



LOT AEA 6850 SQ FT

1" = 20'

x = EXISTING GRADE CITY DATUM  
 o = 1" IRON PIPE SET

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 14<sup>th</sup> day of APR, 2017.

DATA/CSHEB17/2225CLEA L-21925

THE UNIVERSITY OF CHICAGO  
LIBRARY

THE UNIVERSITY OF CHICAGO  
LIBRARY  
1215 EAST 58TH STREET  
CHICAGO, ILLINOIS 60637  
TEL: 773-936-3200

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CHICAGO, ILLINOIS 60637  
TEL: 773-936-3200

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1215 EAST 58TH STREET  
CHICAGO, ILLINOIS 60637  
TEL: 773-936-3200







Tom - 912 - 8321





MICKERTONE

Hunter Green

Mission B



CLAY



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

CASE NO. 25  
FILING DATE 5-26-17  
RECEIPT NO. \_\_\_\_\_  
ZONING DIST. NR

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

Send  
Separate  
notice  
to  
2225  
Cleveland

1). Appeal Location (address): 2225 Cleveland Ave, Sheboygan

2). Applicant: Mary Ann Perl Telephone #: (920) 452-7121  
Address: 1635 N. 10<sup>th</sup> St.  
Sheboygan, WI 53081

3). Legal Property Description (Lot, Block, Subdivision, etc.) West half of Lot 5 and  
all of Lot 6 of Block 4 of St. Dominic  
subdivision, City of Sheboygan, Sheboygan County,  
WI

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

5). Request for (Circle): New Construction - Repairs - Alterations - Addition - Nonconforming Use - Other  
(if other) please list: expansion of 1 1/2 car to a 2 car  
garage.

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

7). Applicant's interest in property: owner

8). Describe the requested variance and grounds for refusal of a permit.  
Variance request street side 19' 4" and  
rear property 7' 4"

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:  
Existing attached garage does not meet  
current zoning setbacks but would like to  
replace garage in same location

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: 5-25-17

Signature: Mary Ann Perl  
Mailing Address: 1637 N. 10<sup>th</sup> St.  
Sheboygan, WI 53081

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)

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.

Mary Ann Pearl  
Signature

5-25-17  
Date

## 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.

Neighbor to South of garage on  
2225 Cleveland Ave, Sheboygan, WI,

Mrs. Emma Balde

2009 N. 23<sup>th</sup> St.

Sheboygan, WI 53081

We would like to inform you that  
we are planing to expand the  
1 1/2 car garage to 2 car. It would  
come within 7'4" of the property  
line and 13'4" from your house.

Date 5-25-17

X Emma Balde  
Emma Balde  
(920-457-3738)

TAPIA, MARY JO  
620 SCHOOL ST  
KOHLER WI 530441430

BUZAITIS, JONATHON  
VANDOSKE-BUZAITIS, CATHY MARIE  
2003 N 23RD ST  
SHEBOYGAN WI 530812112

DIER, DOUGLAS A.  
2006 N 23RD ST  
SHEBOYGAN WI 530812111

HOCEVAR, PAULA A  
4022 N 31ST ST  
SHEBOYGAN WI 530832017

METZ, MICHAEL G.  
& NICOLE L.  
2219 CLEVELAND AVE  
SHEBOYGAN WI 530812142

PERL, MARY ANN  
1637 N 10TH ST  
SHEBOYGAN WI 530812619

BALDE, EMMA  
2009 N 23RD ST  
SHEBOYGAN WI 530812112

KUZNACIC, JULIA A.  
2010 N 22ND ST  
SHEBOYGAN WI 530812238

BECK, LARRY O.  
2224 CLEVELAND AVE  
SHEBOYGAN WI 530812141

SCHMITTING, JOHN T.  
& AUSTRENG, TINA M.  
2220 CLEVELAND AVE  
SHEBOYGAN WI 530812141

BOERNER, JAMES M.  
2216 CLEVELAND AVE  
SHEBOYGAN WI 530812141

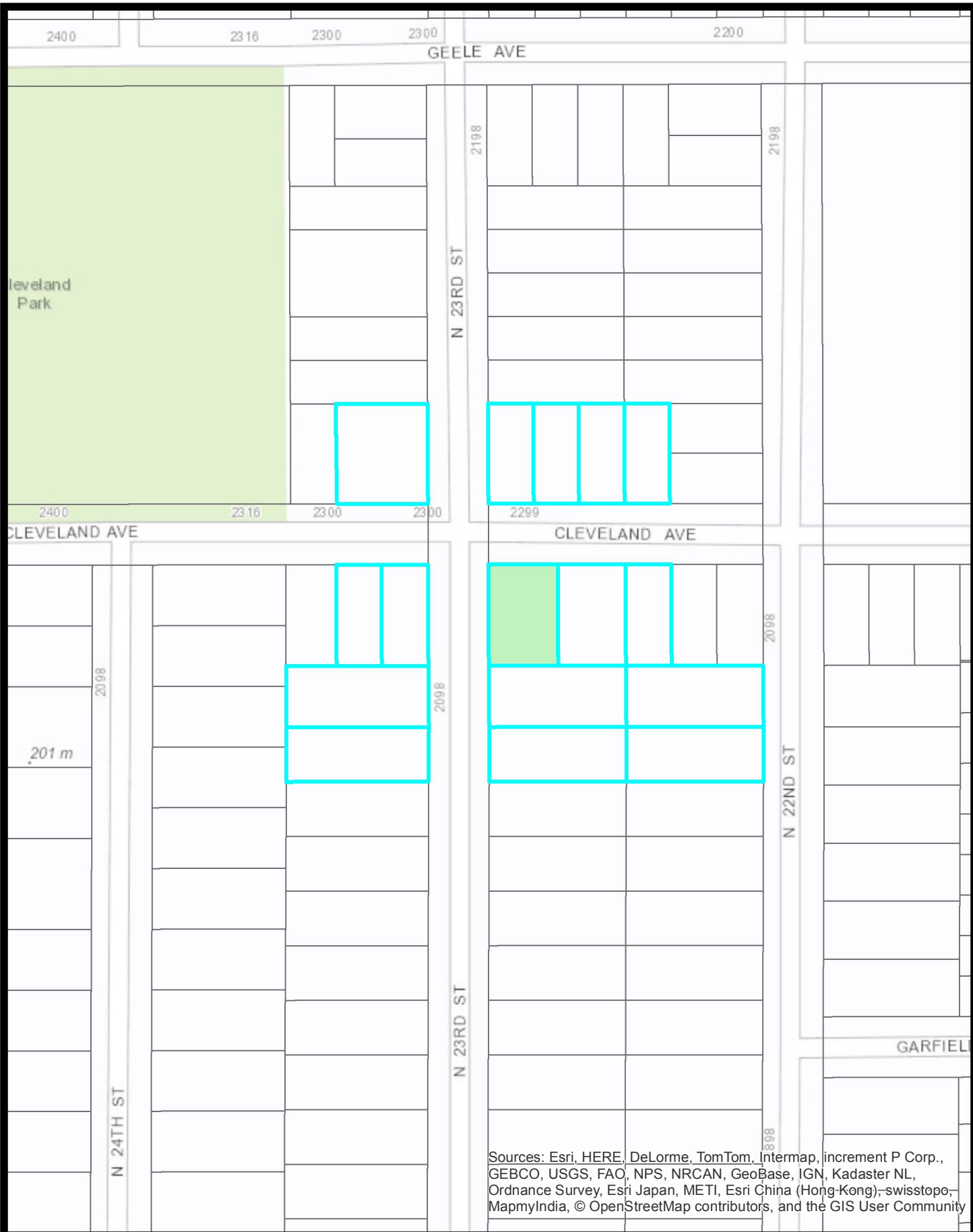
HEANEY, MAUREEN A  
2212 CLEVELAND AVE  
SHEBOYGAN WI 530812141

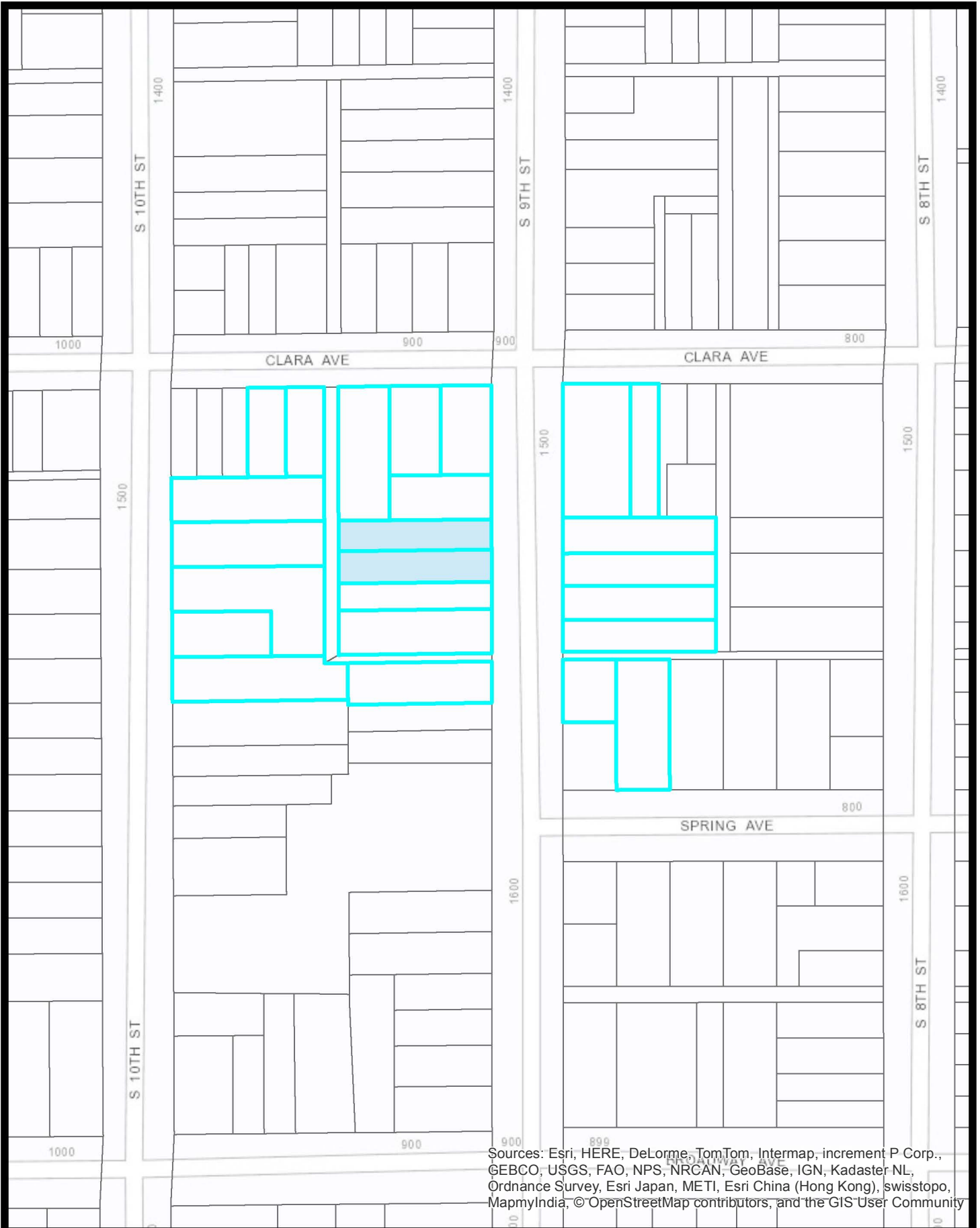
NACK, JESS P  
2104 N 23RD ST  
SHEBOYGAN WI 530812113

SCHUETTE, JOAN E.  
2020 N 23RD ST  
SHEBOYGAN WI 530812111

KEMPF, RICHARD J.  
2307 CLEVELAND AVE  
SHEBOYGAN WI 530812144

KRUEGER, KATHRYN L.  
2010 N 23RD ST  
SHEBOYGAN WI 530812111





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



KIRCHSTEIN, BENJAMIN D  
KIRCHSTEIN, CONNIE M  
905 CLARA AVE  
SHEBOYGAN WI 530815352

LARSON, RAYMOND J.  
& DIANE C.  
911 CLARA AVE  
SHEBOYGAN WI 530815352

GEE, KARL  
GEE, TINA RENEE  
917 CLARA AVE  
SHEBOYGAN WI 530815352

DORA, KENNETH E  
DORA, SUSAN E  
W2857 COUNTY ROAD C  
SHEBOYGAN FLS WI 530852521

FIBIGER, TAMMY J.  
925 CLARA AVE  
SHEBOYGAN WI 530815352

HIGGINS, JOSEPH P  
2514 ELM RD  
MANITOWOC WI 542209570

LEE, THAO PAO & MAI KIA  
1515 S 10TH ST  
SHEBOYGAN WI 530815802

DAVIES, MICHAEL W  
DAVIES, NANCY J  
1521 S 10TH ST  
SHEBOYGAN WI 530815802

KETTLEVIEW PROPERTIES LLC  
N4320 KETTLE VIEW RD  
PLYMOUTH WI 530734505

SAWATZKI, GARY  
SAWATZKI, SARAH  
4218 S 12TH ST  
SHEBOYGAN WI 530817806

MOUA, BOUA THAI  
& DER YANG  
1534 S 9TH ST  
SHEBOYGAN WI 530815835

LAUMANN, KEITH  
1528 S 9TH ST  
SHEBOYGAN WI 530815835

BULKOW, RICHARD ETAL  
1524 S 9TH ST  
SHEBOYGAN WI 530815835

HABITAT FOR HUMANITY LAKESIDE  
INC  
PO BOX 973  
SHEBOYGAN WI 530820973

HABITAT FOR HUMANITY LAKESIDE  
INC  
PO BOX 973  
SHEBOYGAN WI 530820973

KIRCHSTEIN, DANA S.  
1512 S 9TH ST  
SHEBOYGAN WI 530815835

VAESSEN, SCOTT & DAVID  
VAESSEN, PATRICK  
828 SPRING AVE  
SHEBOYGAN WI 530815840

SHEBOYGAN SOUTH, LLC  
PO BOX 785  
SHEBOYGAN WI 530820785

MENDEZ, MAURO M.  
& ISABEL G.  
3437 S 17TH ST  
SHEBOYGAN WI 530817171

ALBITER, ROSA ISELA BENITEZ  
1525 S 9TH ST  
SHEBOYGAN WI 530815834

FISCHER, KEITH F &  
STROHMEYER, KRISTEN M  
5225 S 12TH ST  
SHEBOYGAN WI 530818012

CHOPICH, JOHN F  
W6678 ESKER RDG  
ELKHART LAKE WI 530201804

WALLACE HOMES OF SHEBOYGAN LLC  
1610 HURON AVE  
SHEBOYGAN WI 530813265

WALLACE HOMES OF SHEBOYGAN LLC  
1610 HURON AVE  
SHEBOYGAN WI 530813265

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

CASE NO. 2.6  
FILING DATE 5-30-17  
RECEIPT NO. 50548  
ZONING DIST. NR C

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

- 1). Appeal Location (address): 1518 S 9th St Sheboygan, WI 53081 Parcel 306000
- 2). Applicant: Habitat For Humanity Telephone #: (920) 458-3399 x304  
Address: 111 N 8th St Sheboygan, WI 53001
- 3). Legal Property Description (Lot, Block, Subdivision, etc.) lots 45, Block 2, Assessment subdivision no. 17, City of Sheboygan, Sheboygan County WI
- 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: temporary non-conforming
- 6). If the request is for a nonconforming use:  
Your intended use: Future home will have use of the garage  
Date last occupied as a nonconforming use: N/A  
By Whom: \_\_\_\_\_ Previous use: \_\_\_\_\_
- 7). Applicants interest in property: Future development
- 8). Describe the requested variance and grounds for refusal of a permit.  
We would like to be able to leave the garage standing on the property after the house gets demolished. The garage is in good structural shape with a new roof, 2 insulated garage doors. We would scrape and paint the structure it allowed to remain standing.
- 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.:  
Habitat does not include a garage in our new home builds. The existing garage not only adds value to the home, but for the future home owner, it adds secure storage for their vehicles and belongings.

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: 5/16/17

Signature: \_\_\_\_\_  
Mailing Address: PO Box 973  
Sheboygan, WI 53082

### 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:

5/31/17  
Application deadline date (last working day of the month)

6/21/17  
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

Date

5/16/17

## 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.

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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.

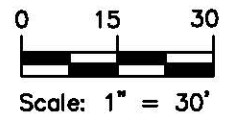
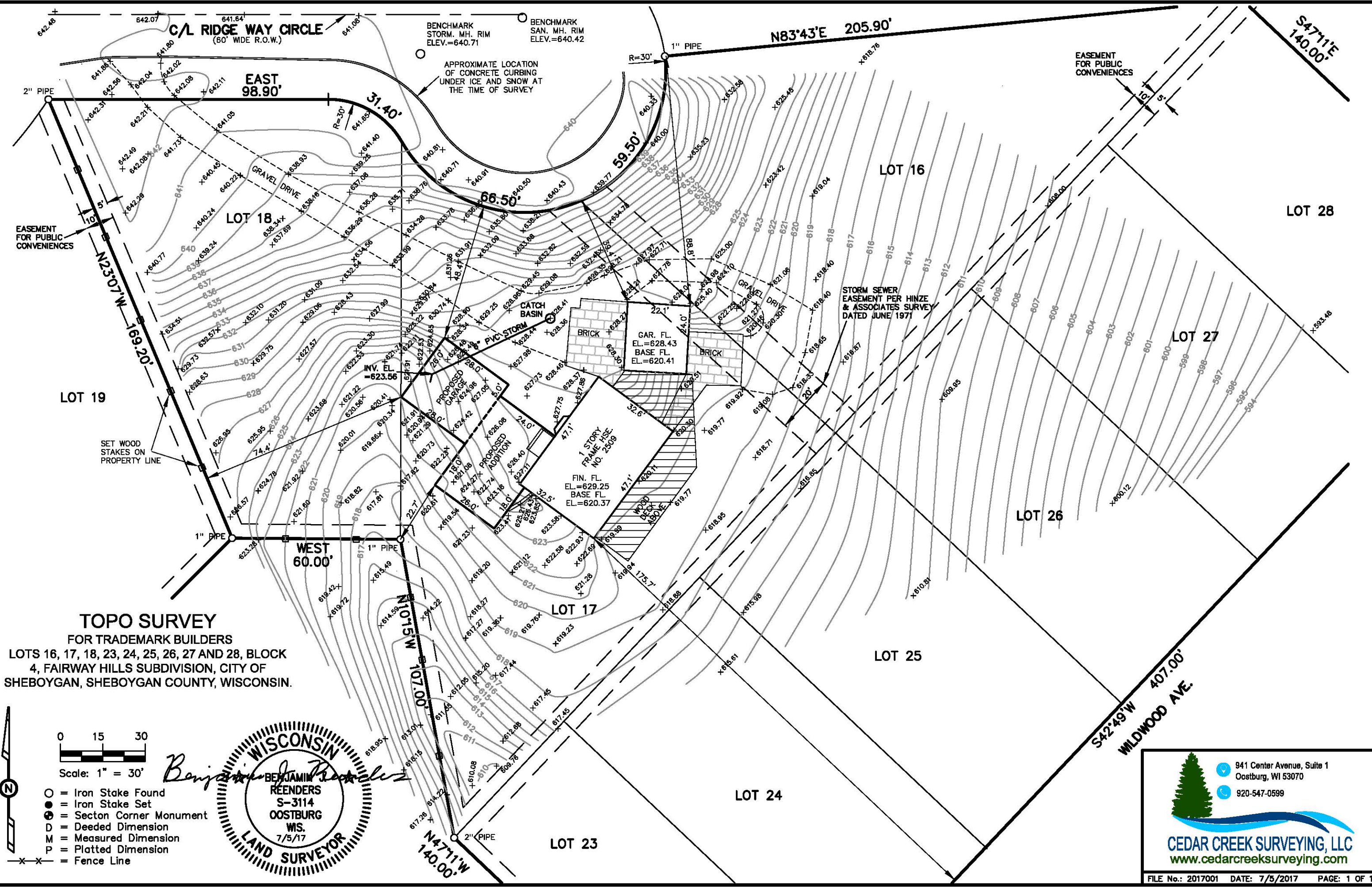
### TEST #3: NO HARM TO PUBLIC INTEREST

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.***



- = Iron Stake Found
- = Iron Stake Set
- ⊕ = Section Corner Monument
- D = Deeded Dimension
- M = Measured Dimension
- P = Platted Dimension
- x-x- = Fence Line



941 Center Avenue, Suite 1  
Oostburg, WI 53070  
920-547-0599

**CEDAR CREEK SURVEYING, LLC**  
www.cedarcreeksurveying.com

FILE No.: 2017001 DATE: 7/5/2017 PAGE: 1 OF 1

FAIRWAY HILLS

BOETTNER, TODD P  
HALBACH, KRISTEN J  
2514 RIDGEWAY CIR  
SHEBOYGAN WI 530814256

CITY OF SHEBOYGAN  
828 CENTER AVE  
SHEBOYGAN WI 530814442

WIS PUBLIC SERVICE CORP  
933 S WILDWOOD AVE  
SHEBOYGAN WI 530814710

CITY OF SHEBOYGAN  
828 CENTER AVE  
SHEBOYGAN WI 530814442

CITY OF SHEBOYGAN  
WILDWOOD REC AREA  
828 CENTER AVE  
SHEBOYGAN WI 530814442

CITY OF SHEBOYGAN  
WILDWOOD HARBALL FIELD  
828 CENTER AVE  
SHEBOYGAN WI 530814442

BRILLOWSKI, JOSEPH F  
634 FAIRWAY DR  
SHEBOYGAN WI 530814244

KOBYLINSKI, CASEY S  
934 MICHIGAN AVE  
SHEBOYGAN WI 530813350

WIERZBACH, DONALD E  
718 FAIRWAY DR  
SHEBOYGAN WI 530814246

MADRIGAL, SIMON  
MADRIGAL, ROSA  
625 FAIRWAY DR  
SHEBOYGAN WI 530814260

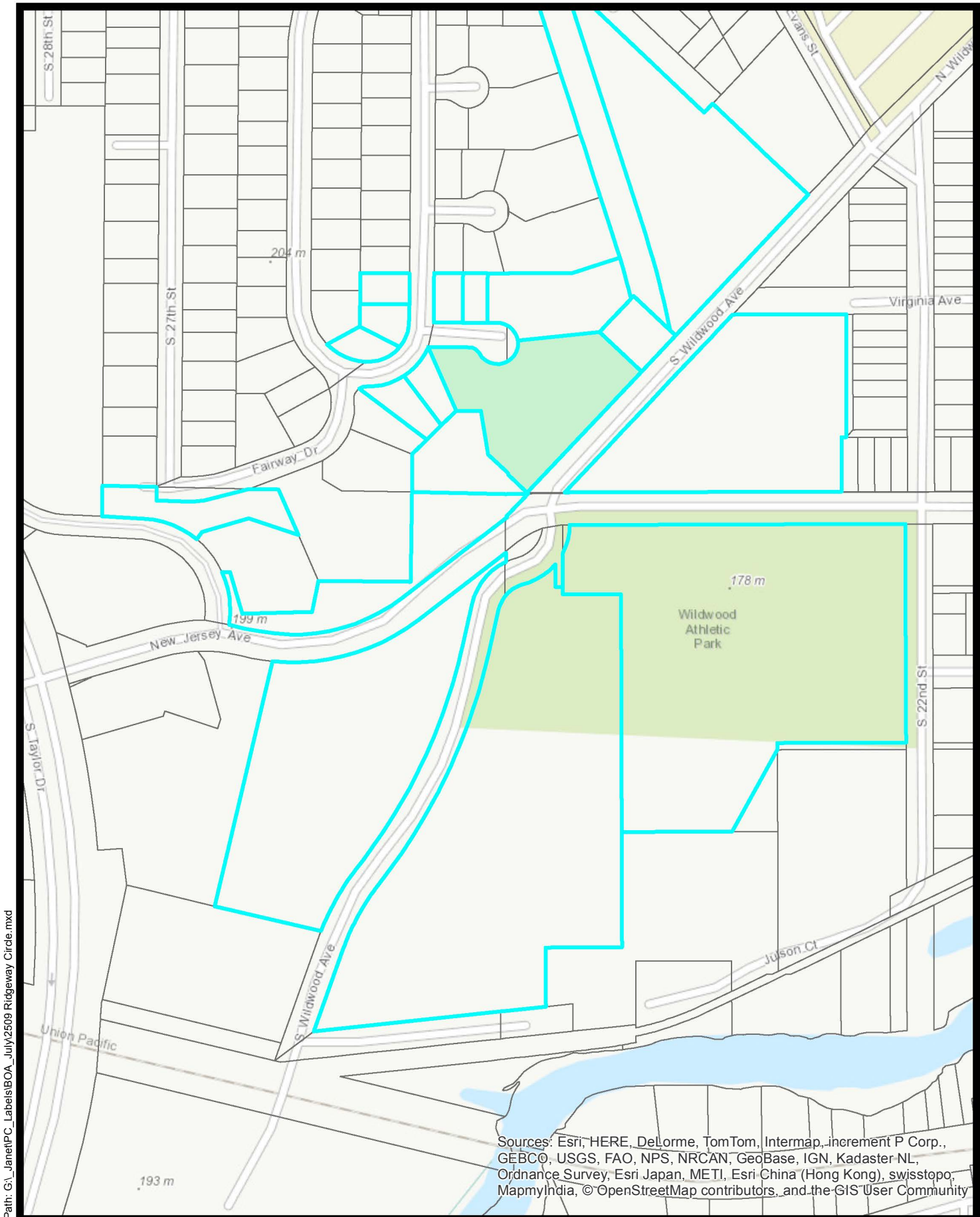
GILBERT, STEPHEN M.  
& STRAUS, ERICA A.  
2506 RIDGEWAY CIR  
SHEBOYGAN WI 530814256

WAGNER, THOMAS M  
WAGNER, NANCY A  
2509 RIDGEWAY CIR  
SHEBOYGAN WI 530814256

VERHASSELT, DANIEL R  
705 FAIRWAY DR  
SHEBOYGAN WI 530814245

BUTLER, CHARLES E.  
& JULIE K.  
713 FAIRWAY DR  
SHEBOYGAN WI 530814245

CITY OF SHEBOYGAN  
828 CENTER AVE  
SHEBOYGAN WI 530814442



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

Path: G:\JanettiPC\_Labels\BOA\_July\2509 Ridgeway Circle.mxd

Date: 7/3/2017

# City of Sheboygan

0 70 140 280 Feet



Dear Committee Members,

The property owners of 2509 Ridgeway Circle are seeking a variance to allow them to have a detached and attached garages on the property. They are also seeking a variance to allow them to exceed the 1,000 square foot of maximum of combined garage space per Section 15.206(8)(d)).

-The existing garage has 2 levels due to the elevation changes of the site. Each level is 528 square feet, for a total of 1056 square feet. The lower level is currently used as a storage area for property maintenance equipment for the large city property. The lower level does not have the height required to park a vehicle inside of it. The access is also very limited as you can see by the picture below.



-In the design phase of this project we looked into expanding the existing garage to meet modern day standards. But we are can't expand the garage to the north or east due to an existing 20 foot wide storm sewer easement as located on the enclosed survey. This existing storm sewer is located within 7 feet of the northeast corner of the existing garage. The two pictures below will show you this.



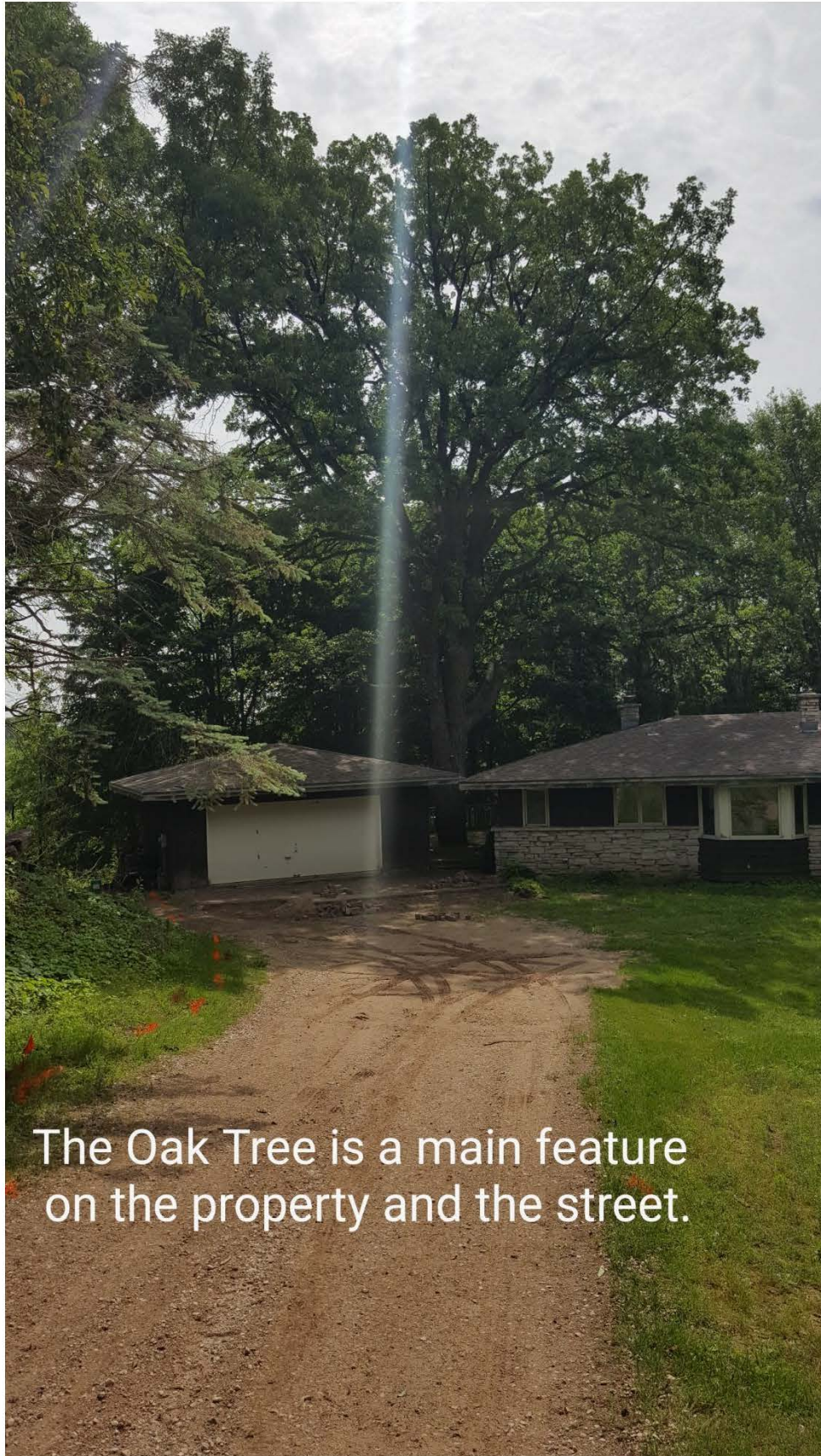
Existing storm sewer is marked with the painted line.



-We also could not expand to the west as this will limit the turnaround area of the driveway. And the driveway is quite steep already.

-We also could not expand the existing garage to the south as there is an existing 4 foot diameter, 70 foot tall oak tree located between the garage and house. If we were to remove said tree the property and neighborhood would be greatly impacted. The pictures below will show you what a great feature it is to the neighborhood.





The Oak Tree is a main feature on the property and the street.



Backside of existing garage



Existing garage and Oak tree from Ridgeway



-The owners are willing to put a substantial investment into improving this distressed property. The photo below show the distressed exterior of the property. The attached building plans show what kind of investment they are making.



-The owners have decided to attached a garage to the proposed addition, due to the problems associated with the existing garage as described previous. They are seeking to build a modest 28ft x 26ft two car attached garage for a total of 728 square feet on the main level of garage space.

-Due to the elevation drop on the property a lower storage area below the main floor attached garage is needed. This will add another 728 square feet of basement storage space below. The other option to this would be to truck in hundreds of yards of fill material to bring the area up as needed. This option would ruin the unique wood valley feel of the property and the neighbors properties. The pictures below will better show you the change in elevation of the proposed garage.





-With this project the entire house and existing garage will have new roofing, windows, soffits, siding, & fascia installed. Also the gravel driveway will be paved with either asphalt or concrete.

-Due to the secluded nature and the 2.45 acre lot size of this property, we feel the proposed variances do not impact the surrounding properties as you can see in the photos below.



Existing garage and Oak tree from Ridgeway



Project area from Ridgway



View from Wildwood