

*****ATTACHMENTS*****



701 NORTH 10TH ST.
 P.O. BOX 700020
 OOSTBURG, WI 53070
 920-564-3989
 FAX 920-564-3818

JOB PROPOSAL
 Sept 22, 2016

PROPOSAL SUBMITTED TO:

WORK TO BE PERFORMED AT:

Mical Esteban
1621 Mead Ave
Sheboygan WI 53081

SAME

WE PROPOSE TO FURNISH THE MATERIALS AND LABOR TO COMPLETE THE FOLLOWING:

Garage Slab - 30' x 24' w/ gradebeam w/ two #4 rods in & anchor bolts * We will pitch out front of garage. * Includes stone base under slab. * We will power-buggy concrete from road.	\$ 5,940.00
Driveway (if we can pour on property line) & Approach - 10' x 93' & 5' x 15' * Includes: curb cut; stone base; and trucking out of dirt & concrete.	6,230.00
Remove & Replace Driveway (12' x 22'); New Patio (8' x 13'); Remove & Replace Front Walk (5' x 26'); & New Area in front of house (4' x 13') -	3,850.00
Remove & Replace Walks around house (4' x 90') - * some hand removal	2,990.00
* Concrete will be poured 5" thick w/ wire mesh using a 6 bag low-chert mix. * Includes normal site preparation w/ necessary fill & excavation & one coat of sealer. * Does NOT include any replacement landscaping. * Does NOT include any permits.	
Please sign the front & the back & return a copy to us & we'll schedule your job.	Total \$ 19,010.00

All material is guaranteed to be as specified and above work to be performed in a professional manner. We require **1/2 downpayment** and the remainder to be made upon receipt of invoice(s). It may be necessary to invoice progressively depending on the overall length of time needed to fully complete the work. (1.5% interest added monthly after 30 days - \$10.00 monthly minimum - Reasonable collection and attorneys fees will be assessed to all accounts placed for collection.)

Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders and will become an extra charge over and above the estimate. All agreements contingent upon accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance upon above work. Workmen's Comp and Public Liability Insurance to be *taken out* by Stecker Construction.

Respectfully submitted: Brian Stecker 920-377-2002

ACCEPTANCE OF PROPOSAL

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. I have received, read, and understand the enclosed flyer "ANSWERS TO YOUR QUESTIONS". Payment will be made as outlined above.

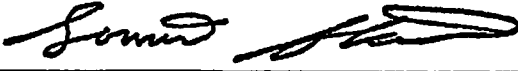
Date: _____ Signature: _____

LIEN LAW NOTICE

YOU ARE HEREBY NOTIFIED THAT PERSONS FOR COMPANIES FURNISHING LABOR OR MATERIALS FOR THE CONSTRUCTION ON YOUR PROPERTY MAY HAVE LIEN RIGHTS ON YOUR LAND AND BUILDING IF THEY ARE NOT PAID. THOSE ENTITLED TO LIEN RIGHTS, IN ADDITION TO THE UNDERSIGNED PRIME CONTRACTOR, ARE THOSE WHO CONTRACT DIRECTLY WITH YOU OR THOSE WHO GIVE YOU IDENTIFICATION NOTICE WITHIN SIXTY (60) DAYS AFTER THEY FIRST FURNISH LABOR OR MATERIALS FOR THE CONSTRUCTION.

YOU PROBABLY WILL RECEIVE NOTICES FROM THOSE WHO FURNISH LABOR AND MATERIALS FOR THE CONSTRUCTION. YOU SHOULD GIVE A COPY OF EACH NOTICE YOU RECEIVE TO YOUR MORTGAGE LENDER, IF ANY. THE UNDERSIGNED PRIME CONTRACTOR AGREES TO COOPERATE WITH YOU AND YOUR LENDER, IF ANY, TO SEE THAT ALL POTENTIAL LIEN CLAIMANTS ARE DULY PAID.

PRIME CONTRACTOR NAME: STECKER CONSTRUCTION LLC

BY: 

AUTHORIZED AGENT'S NAME: LONNIE STECKER

TITLE: MEMBER LLC

I HAVE READ AND UNDERSTAND THE ABOVE STATEMENT THAT PERTAINS TO THE PROJECT AS STATED:

OWNER: _____



ADERMAN, GARY C.
2526 S 16TH ST
SHEBOYGAN WI 530816248

ROSENTHAL, DANIEL C
2523 S 17TH ST
SHEBOYGAN WI 530816107

HARTENBERGER, DEBRA E
2518 S 16TH ST
SHEBOYGAN WI 530816248

BIWAN, MURIEL
2517 S 17TH ST
SHEBOYGAN WI 530816107

KLUMB, RICKY A & LAURA A
2514 S 16TH ST
SHEBOYGAN WI 530816248

WIEGERLING, ANTHONY
& ROXANNE
2511 S 17TH ST
SHEBOYGAN WI 530816107

THAO, PETER S
YANG, KA
2506 S 16TH ST
SHEBOYGAN WI 530816248

RIEBOLDT, NED W.
1609 MEAD AVE
SHEBOYGAN WI 530816257

PONATH, SUZANNE E.
1615 MEAD AVE
SHEBOYGAN WI 530816257

ROBLEDO, LAURA
FALCON-TORRES, ESTEBAN
1621 MEAD AVE
SHEBOYGAN WI 530816257

KALK, PATRICIA A.
1627 MEAD AVE
SHEBOYGAN WI 530816257

HOCEVAR, ROBERTA J
2507 S 17TH ST
SHEBOYGAN WI 530816107

VUE, CHENG
1604 MEAD AVE
SHEBOYGAN WI 530816258

PLUIM, MARYBETH
1622 MEAD AVE
SHEBOYGAN WI 530816258

GROH, BRENDAN R.
1628 MEAD AVE
SHEBOYGAN WI 530816258

THAO, KIA
& LEE, YIA
2427 S 17TH ST
SHEBOYGAN WI 530816105

FIELDS, THOMAS A.
& PATRICIA M.
1616 MEAD AVE
SHEBOYGAN WI 530816258

SANDOVAL, JOSE R
2420 S 16TH ST
SHEBOYGAN WI 530816246

JURK, CATHY L
2420 N 38TH ST
SHEBOYGAN WI 530833521

JURK, CATHY L
2420 N 38TH ST
SHEBOYGAN WI 530833521



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Hinze & Associates, Inc.

REGISTERED LAND SURVEYORS
P.O. BOX 144
SHEBOYGAN, WISCONSIN 53081

458-5921



PLAT OF SURVEY

DESCRIPTION The East 59.90' of Lot 23 and all of Lot 26, Block 12, Braun & Dorst Subdivision.

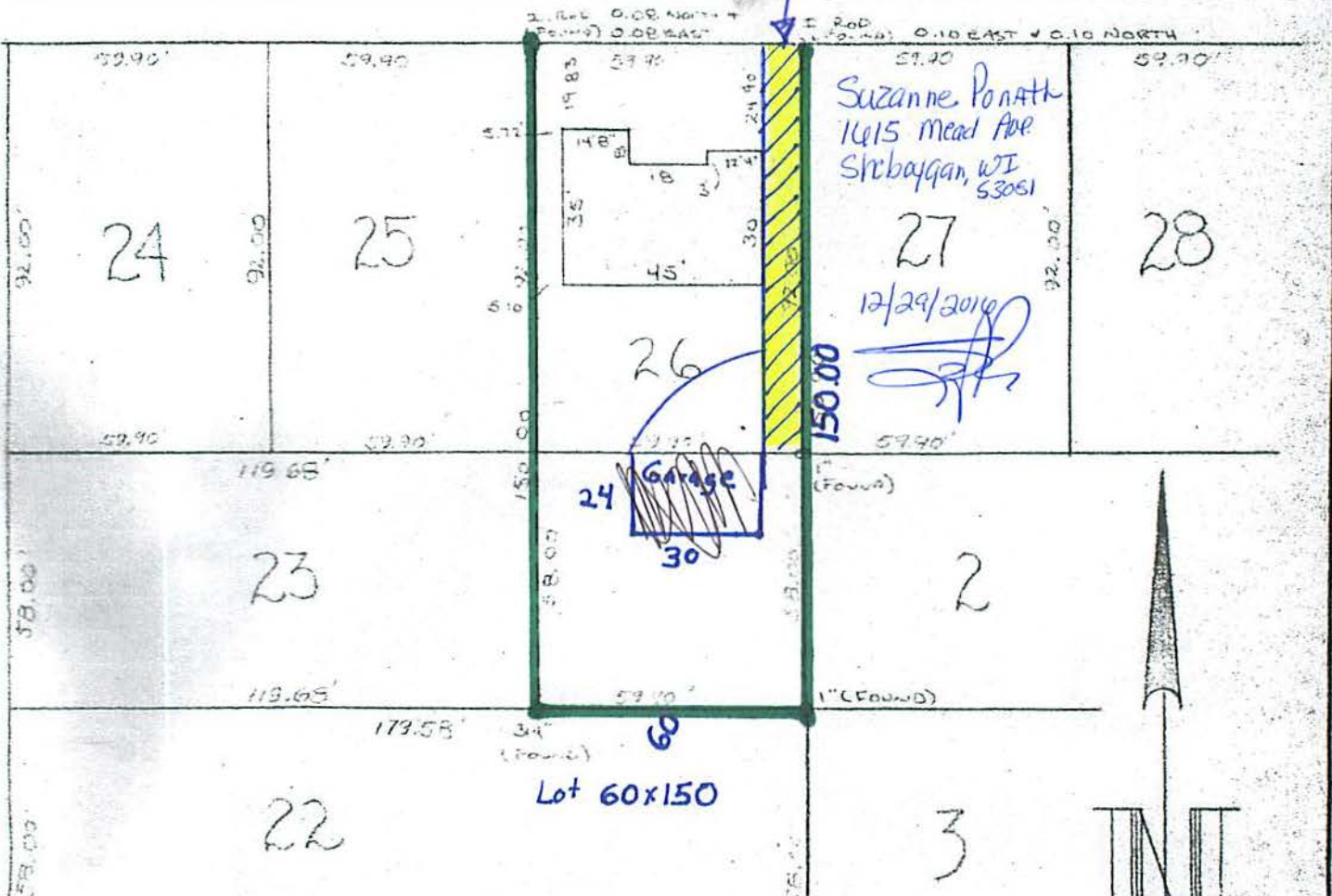
SCALE: 1"=40'

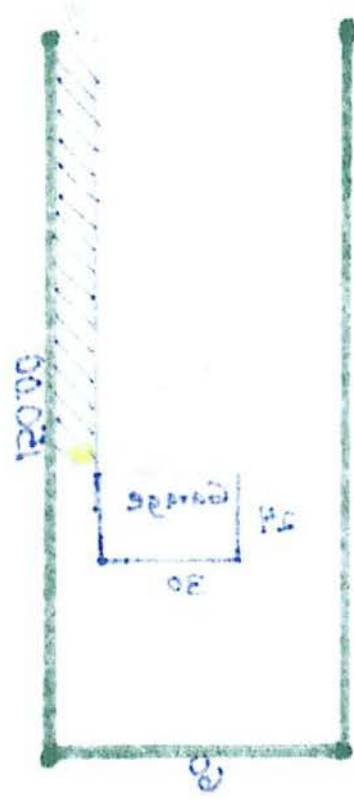
JUNE, 1978

MEAD AVENUE

50.07'
35' PAVT

9' x 92'





December 29, 2016

I, Suzanne Ponath, owner of the property located at 1615 Mead Ave, Sheboygan, Wisconsin 53081, give permission to Esteban Falcon Torres, owner of the property located at 1621 Mead Ave., Sheboygan, Wisconsin 53081 to construct a driveway located between our properties.

A large, stylized handwritten signature in blue ink, appearing to read 'Suzanne Ponath'.

Suzanne Ponath

1615 Mead Ave.

Sheboygan, WI 53081



City of Sheboygan Property Inquiry

City Assessor - (920) 459-3388
Email: assessor@sheboyganwi.gov

Municipal Parking Permits

Real Estate

For Information on

- Sales History
- Transfers
- Land & Owner Information

-- Please Contact --

Sheboygan County at
www.sheboygancounty.com
Register of Deeds (920) 459-3023
County Treasurer (920) 459-3015
Real Property Lister (920) 459-3015

For Zoning Information
contact City Planning at
(920) 459-3377

Real Estate Detail

Roll Year: 2016
Parcel: 407420
Address: 1621 Mead Ave
Unit Number:

Land Value: 21,800
Building Value: 81,100
Assessed Acres: .21

Property Class: Residential

Town: 15N
Range: 23E
Section: 34

Lot Square Feet: 9,000

Lot Dimension(s)	Dimension	Assessed Value
	150 x 60	\$21,800

Sanitary: Sewer
Water: City water
Traffic: Medium

Zoning: SR-5 (SUBURBAN RESIDENTIAL 5)
Map Number: 1523 34 253 003
Street: 1621 MEAD AVE

Legal Description: BRAUN & DORST SUBD THE E 59.9' OF LOT 23 & ALL OF LOT 26 BLK 12

Secondary Addresses:

Detached Garage: No
Utility Shed: No

Primary Owner: Federal Home Loan Mortgage Corporation

Municipality: Sheboygan
<http://www.sheboyganwi.gov>



Residential Buildings

Zoning: Residential Bedrooms: 2
Year Built: 1954 Full Baths: 1
Style: Ranch Half Baths: 0
Occupancy: Single family Family Rooms: 0
Stories: 1 story Additional Rooms: 3
Roof: Asphalt shingles
Exterior: Brick
Attached Garage SF: 0 Full Basement SF: 1,086
Finished Basement:
Heating: Oil, forced air First Floor SF: 1,086
Cooling: A/C, same ducts Second Floor SF:
Third Floor SF:
Fireplace: 0 Finished Attic:
Metal Fireplace: 0 Crawl Space:
Gas Fireplace: 0 Rec Room: 270

Commercial Buildings

Attachments

Description	Square Feet
Att garage, masonry or log	280
Open porch, frame, lower	15

OK

Hinze & Associates, Inc.

REGISTERED LAND SURVEYORS
P.O. BOX 144
SHEBOYGAN, WISCONSIN 53081

458-5921

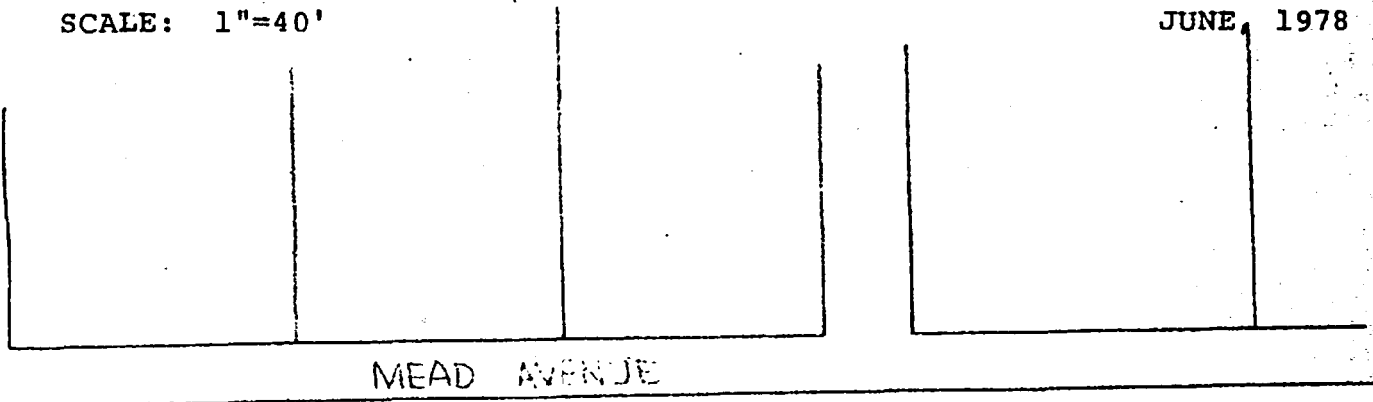


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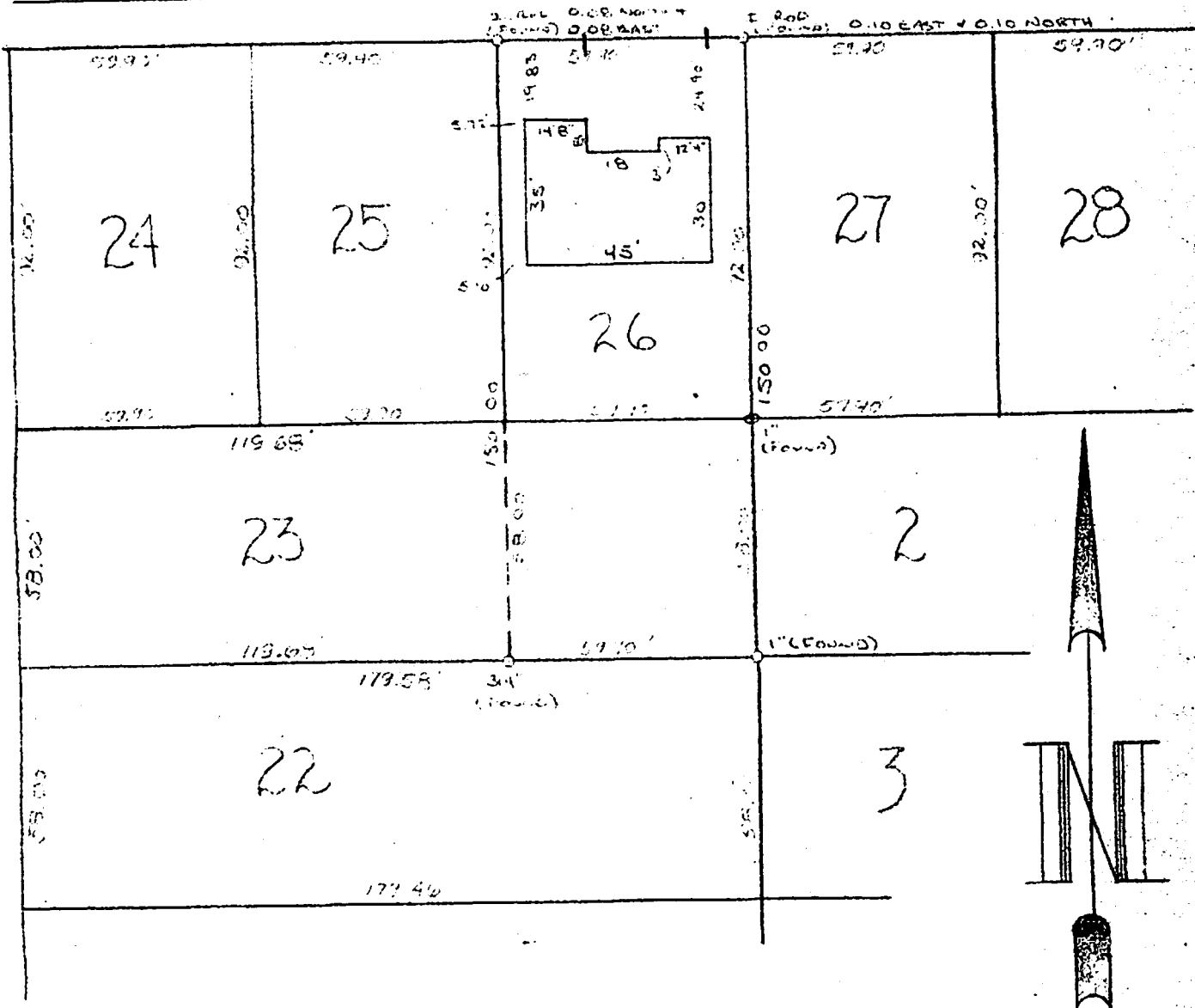
SCALE: 1"=40'

JUNE, 1978



MEAD AVENUE

30' 0" R/W
35' R/W



SURVEY CERTIFICATE

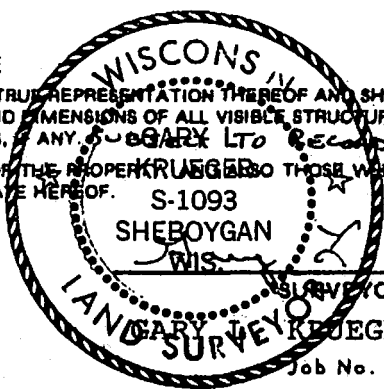
I HAVE SURVEYED THE ABOVE-DESCRIBED PROPERTY AND THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY, ITS EXTERIOR BOUNDARIES, THE LOCATION AND DIMENSIONS OF ALL VISIBLE STRUCTURES THEREON, FENCES, APPARENT EASEMENTS AND ROADWAYS AND VISIBLE ENCROACHMENTS, IF ANY. ~~SUGARY LTD RECORDED EASEMENTS.~~

THIS SURVEY IS MADE FOR THE EXCLUSIVE USE OF THE PRESENT OWNERS OF THE PROPERTY ~~THE PROPERTY~~ ~~THOSE WHO PURCHASE,~~ MORTGAGE, OR GUARANTEE THE TITLE THERETO WITHIN ONE (1) YEAR FROM DATE HEREOF.

S-1093

SHEBOYGAN

WIS.



LAND SURVEYOR

GARY KRUEGER S-1093

Job No. A-7174

FOR: CHAMBERS REALTY

Book No. 55 PAGE 54











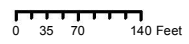


Sources: Esri, HERE, DeLorme, TomTom, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

Path: G:\Janetti\PC_Labels\BOA010417\1621MeadAve.mxd

Date: 1/4/2017

City of Sheboygan



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:

12-29-16
Application deadline date (last working day of the month)

January 18th
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.

Esteban Falcon Torres
Signature

12-29-16
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): 1621 Mead Ave., Sheboygan, WI 53081
- 2). Applicant: Esteban Falcon Torres Telephone #: (920) 912-3303
Address: 1621 Mead Ave.
Sheboygan WI 53081
- 3). Legal Property Description (Lot, Block, Subdivision, etc.) The East 59.90 of Lot 23 and
all of Lot 26, Block 12, Braun & Dorst Subdivision
- 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: addition
- 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: homeowners
- 8). Describe the requested variance and grounds for refusal of a permit.
constructed driveway will be at the property line
of 1615 Mead Ave.
- 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.:
Without constructing drive way to property line at
1615 Mead Ave. the proposal driveway will not be
wide enough for its intended purpose.

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: 12-29-16

Signature: Esteban Falcon Torres
Mailing Address: 1621 Mead Av
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.

- 9)
- 1) 2 driveway / Access pts
From street - allowed is one
 - 2) concrete 0' property requirement 3'
 - 3) Driveway 9' wide where regular is 10''