

*****ATTACHMENTS*****

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:

8-31-16 Application deadline date (last working day of the month) Date: 9-21-16 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

8-30-16
Date

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 12:00 p.m.

Application deadline date (last working day of the month) _____ Date: _____ Board of Appeals Meeting

All applications must include:

1. Application form, 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.

CAN BE GROUNDS FOR DISMISSAL OF THE APPEAL REQUEST. FAILURE TO SUPPLY ADEQUATE AND/OR ACCURATE INFORMATION AS REQUESTED ABOVE

Applicants should be prepared to answer the following questions:

1. What hardship is created by the application of the Zoning Ordinance to the 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?

2. Is there a unique physical characteristic of the property which prevents development of the property in compliance with the Zoning Ordinance?

3. Would granting the variance from 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 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 denied. The applicant will be required to pay the additional expense that is incurred because of postponement of the hearing. Applicants 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.

Date _____

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

CASE NO. _____
FILING DATE _____
RECEIPT NO. _____
ZONING DIST. SR-5

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

1. Appeal Location (address): 3247 Main Ave Sheboygan
2. Applicant: Dave Last - Mercine Builders Telephone #: (920) 487-6303
Address: W3329 Sunset Rd
Sheboygan Falls WI 53085
3. Legal Property Description (Lot, Block, Subdivision, etc.)
lots 21 & 22, Block 31 of Graceland Subdivision No 18
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: Building Contractor
8. Describe the requested variance and grounds for refusal of a permit.
See Attached sheet
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 sheet

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: 8-30-16

Signature: [Signature]
Mailing Address: W3329 Sunset Rd
Sheboygan Falls WI 53085

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): _____

2) Applicant Address: _____
Telephone #: (____) _____

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 - Renairs - Alterations - Addition - Nonconforming Use - Other _____
(if other) please list:

6) If the request is for a nonconforming use:
Your intended use: _____
Date last occurred as a nonconforming use: _____
By Whom: _____
Previous use: _____

7) Applicant's interest in property: _____

8) Describe the requested variance and grounds for refusal of a permit. _____

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. _____

I HEREBY CERTIFY THAT THE ABOVE APPLICATION AND/OR APPEAL AND ALL ATTACHMENTS THEREON ARE
TRUE, CORRECT AND COMPLETE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Signature: _____
Mailing Address: _____

Date: _____

- 8) The Ruth Aleksic project is an “aging in place” project that consists of two additions to allow for the owner to remain functional in her current home. The main floor addition consists of expanding an existing small bedroom into a functional first floor master bedroom, an adjoining walk in closet, and a first floor laundry area (see attached plan). The second addition is a 2 car attached garage to be utilized in place of the existing detached garage.

We are requesting a variance to allow for the existing detached garage to remain in place and be converted to a storage shed. The existing overhead door will be framed in and converted to a 6’ wide double door. The size of the existing garage is 720 square feet, which is over the square footage allowed by city ordinance for storage sheds.

- 9) The existing garage is in very good condition and has a long functional life remaining. The subject property is a uniquely large parcel for this area of the city and lot coverage with the existing garage and all new additions is only 8.78%. In addition, the home and garage are substantially setback from Main Ave and are elevated several feet above the road surface of Taylor Drive (see attached pics). Both of these factors make the existing house and detached garage less noticeable to traffic and the public in general.

Close proximity to the West lot line limited the size of the new detached garage and therefore limited the amount of storage which could be made available within the confines of the new garage structure.

The existing garage is architecturally fitting with the farm house style structure that has been on the site long before the surrounding neighborhood was built up around it. Utilizing the existing building as a storage shed is a reasonable use of the structure and would allow the owner to enjoy the long functional life still available from the building.



HABITAT FOR HUMANITY LAKESIDE, INC
1911 N 8TH ST
SHEBOYGAN WI 530812739

JAMES, HAROLD J
3304 MAIN AVE
SHEBOYGAN WI 530833650

RICHTER, JAMIE L.
2465 E MARK DR
SHEBOYGAN WI 530834322

MAXEY, JACK L. & KAREN G
2471 E MARK DR
SHEBOYGAN WI 530834322

MILLER, FREDERICK W.
2468 E MARK DR
SHEBOYGAN WI 530834321

SCHMIDT, MICHAEL F. & DEBRA L.
2421 W MARK DR
SHEBOYGAN WI 530834326

EGGEBEEN, PETER A. & LAURA J.
2445 W MARK DR
SHEBOYGAN WI 530834326

MATZDORF, BERNICE
2453 W MARK DR
SHEBOYGAN WI 530834326

WESENER, DELORES A
2459 W MARK DR
SHEBOYGAN WI 530834326

ZERGER, BRIAN R
2438 W MARK DR
SHEBOYGAN WI 530834325

DEPIES, JAMES J.
2444 W MARK DR
SHEBOYGAN WI 530834325

ALEKSIC, RUTH
3247 MAIN AVE
SHEBOYGAN WI 530833647

ALEKSIC, RUTH
3247 MAIN AVE
SHEBOYGAN WI 530833647

HIZON, JOSEFINA L
441 BACKCOUNTRY LN
HGHLNDS RANCH CO 801265632

WERNER, ROBERT J
4539 S TAYLOR DR
SHEBOYGAN WI 530818978

THE TABBERT IRREVOCABLE TRUST
VOJTA REVOCABLE TRUST
2934 ASHBY CT
SHEBOYGAN WI 530818402

KRUEGER, ADAM N
2517 N TAYLOR DR
SHEBOYGAN WI 530834318

PURDY, ANDREW B. & JENNIFER A.
3232 MAIN AVE
SHEBOYGAN WI 530833646

KRUEGER CONDOMINIUM
OWNERS COMMON AREA

Path: G:\Janet\PC_Labels\BOA092116\3247MainSI.mxd

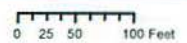


Sources: Esri, HERE, DeLorme, TomTom, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

Date: 9/1/2016



City of Sheboygan



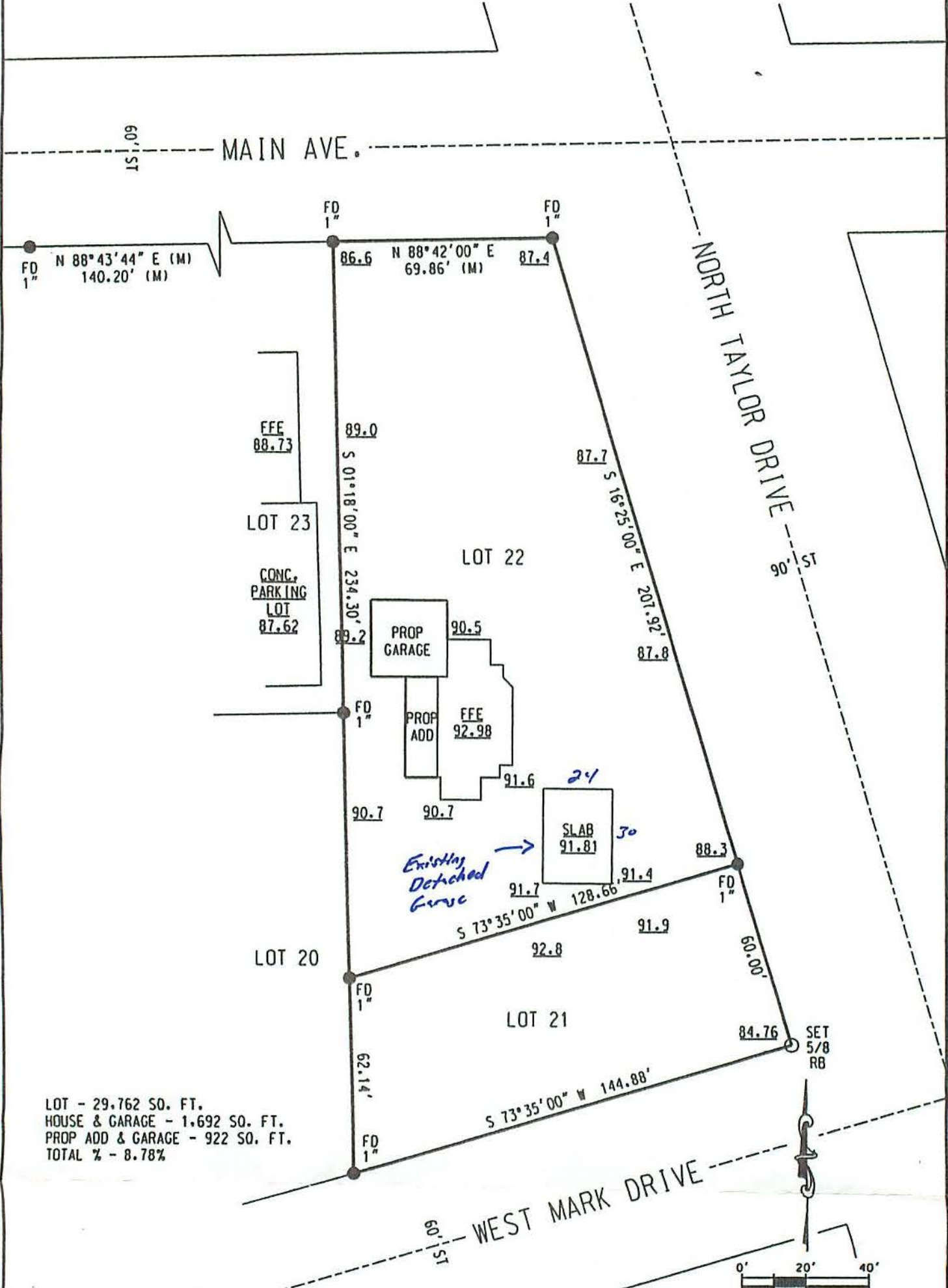








LOTS 21 AND 22, BLOCK 31 OF GRACELAND SUBDIVISION NO. 18
CITY OF SHEBOYGAN, SHEBOYGAN COUNTY, WISCONSIN



SURVEYORS CERTIFICATE:

I, David C. Hinze, Professional Land Surveyor, certify that I have caused the survey to be made of the above described property and that this survey and drawing is correct to the best of my knowledge and belief.

Dated this 23 day of July, 2016



David C. Hinze, PLS S-924

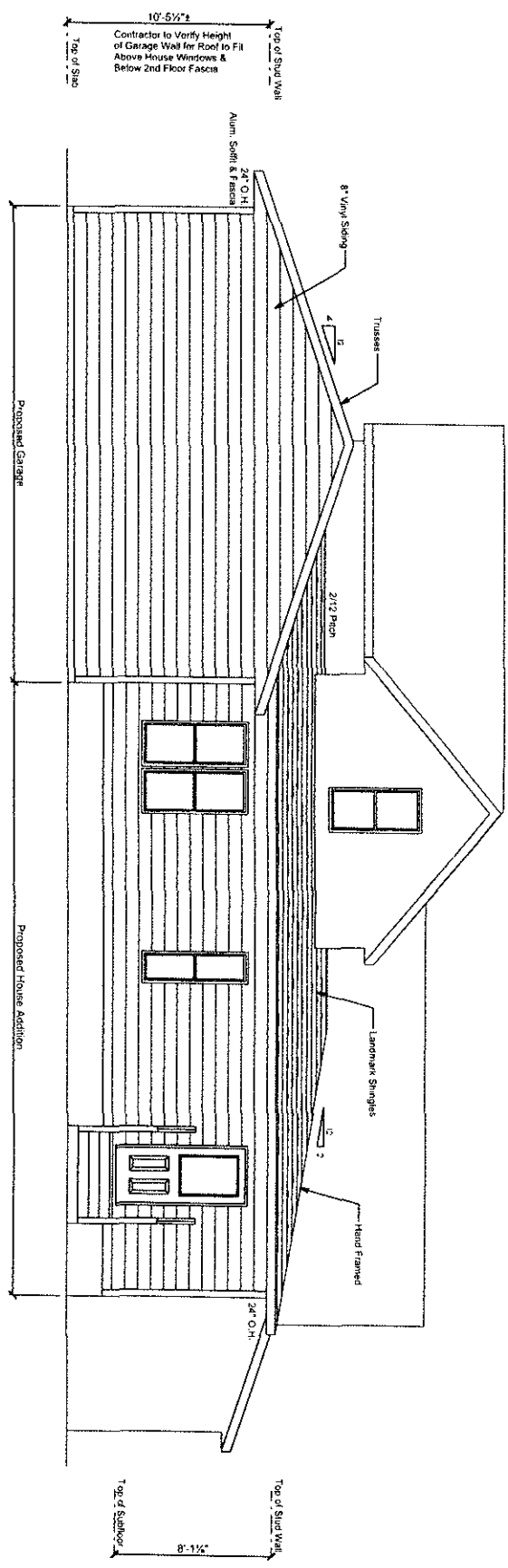
HINZE WADE

REGISTERED LAND SURVEYORS
& CONSULTING ENGINEERS

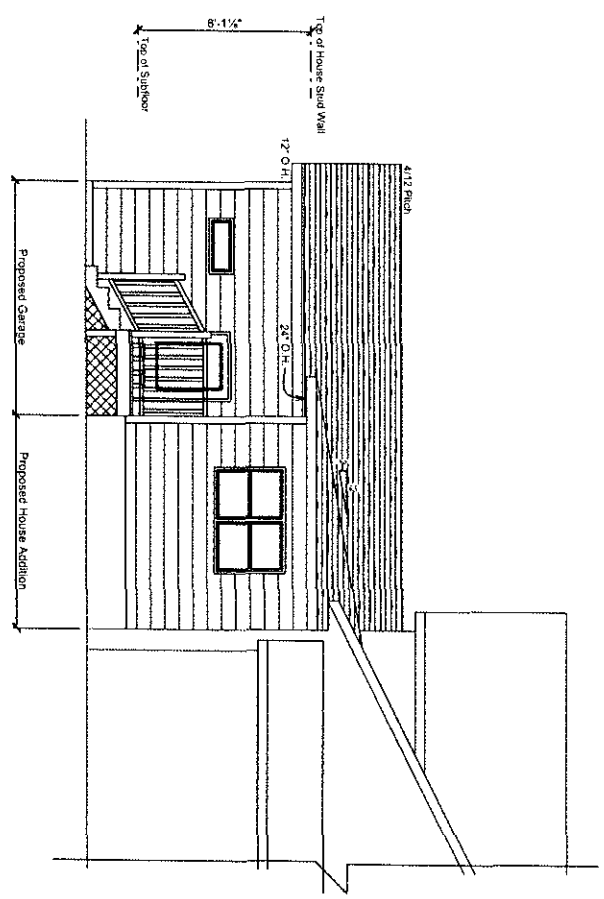
P.O. BOX 364
Sheboygan, Wisconsin 53081
920.458.5921

NOTICE:
 All dimensions are in feet and inches unless otherwise noted. All dimensions are to the center of the member unless otherwise noted. All dimensions are to the finished surface unless otherwise noted. All dimensions are to the exterior unless otherwise noted. All dimensions are to the center of the member unless otherwise noted. All dimensions are to the finished surface unless otherwise noted. All dimensions are to the exterior unless otherwise noted.

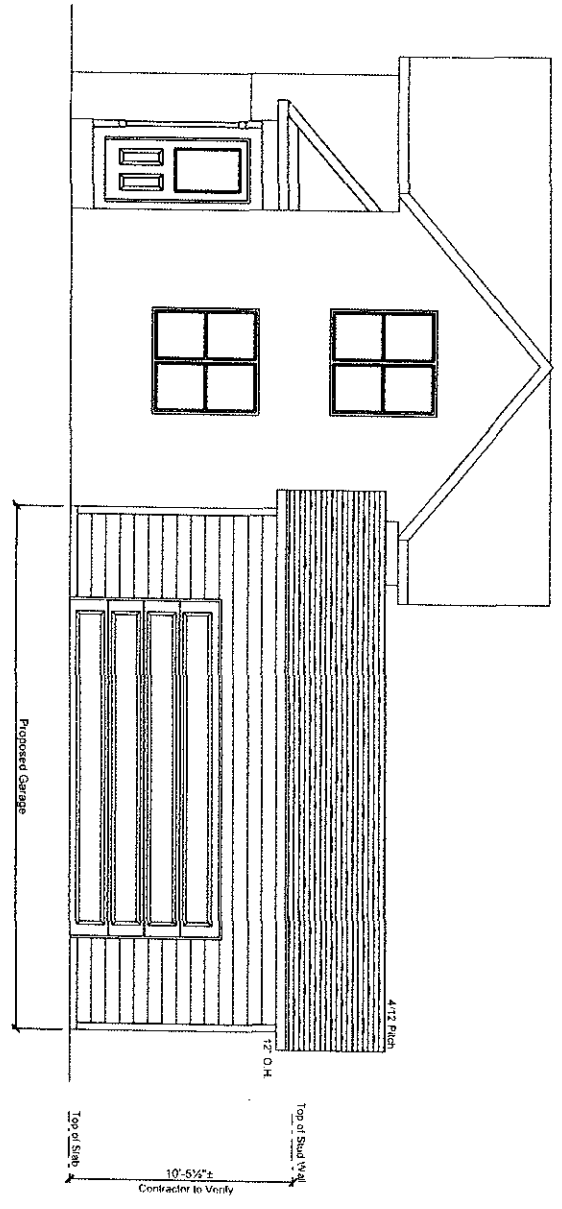
NOTE:
 All dimensions are in feet and inches unless otherwise noted. All dimensions are to the center of the member unless otherwise noted. All dimensions are to the finished surface unless otherwise noted. All dimensions are to the exterior unless otherwise noted.



REAR (WEST) ELEVATION
 Scale: 1/4" = 1'-0"



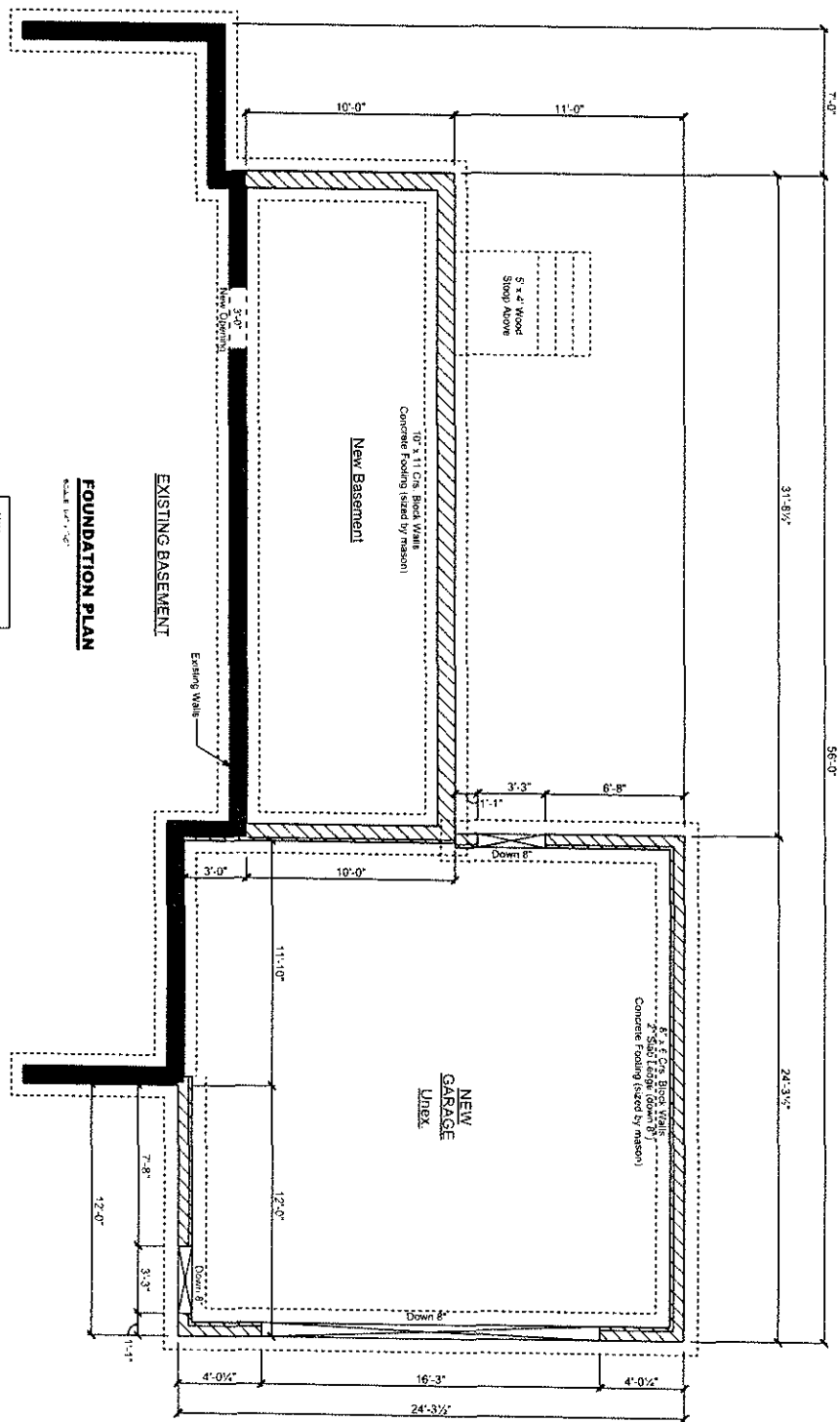
LEFT (SOUTH) ELEVATION
 Scale: 1/4" = 1'-0"



RIGHT (NORTH) ELEVATION
 Scale: 1/4" = 1'-0"

Page: 1 of 3	DATE: 5/9/16	PROJECT FOR: MORaine BUILDERS RUTH ALEKSIC 3247 MAIN AVE. SHEBOYGAN, WI
REV. DATE: 6-1-16	1218 Center Ave Oostburg, WI 53070 Phone: (920) 564-2378 Fax: (920) 564-3080	
REV. DATE:	OOSTBURG LUMBER COMPANY, Inc.	
REV. DATE:	Visit us at www.oostburglumber.com	
REV. DATE:	E-mail to: chrislew@oostburglumber.com	
Drawn by: L. M.	REV. DATE:	NOTICE: THESE PLANS ARE DESIGNED EXCLUSIVELY FOR THE USE OF OUR CUSTOMERS. ANY REPRODUCTION OR OTHER USE IS STRICTLY PROHIBITED WITHOUT THE EXPRESS WRITTEN CONSENT OF OOSTBURG LUMBER COMPANY, INC.
Checked by: C. C.	REV. DATE:	

NOTICE:
 All drawings are prepared by Postburg Lumber Company, Inc. and are subject to change without notice. The customer is responsible for obtaining all necessary permits and approvals. The customer is also responsible for providing all necessary information and data. The customer is also responsible for providing all necessary information and data.



NOTE:
 Design & Placement of
 all Concrete Work
 By Others

FOUNDATION PLAN
 SCALE 1/4" = 1'-0"

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Page 2 of 3	DATE: 6/3/16
	REV. DATE:
Drawn by: L. M.	REV. DATE:
	REV. DATE:
Checked by: C. J.	REV. DATE:
	REV. DATE:

PROJECT FOR
MORaine BUILDERS
RUTH ALEKSIC
3247 MAIN AVE.
SHEBOYGAN, WI

1218 Center Ave
 Oostburg, WI 53070
 Phone: (920) 564-2178
 Fax: (920) 564-3040

**OOSTBURG LUMBER
 COMPANY, Inc.**

Visit us at
www.postburglumber.com

E-mail to:
chris@postburglumber.com

NOTICE:
 THESE PLANS ARE DESIGNED EXCLUSIVELY FOR THE USE OF OUR
 CUSTOMERS. ANY REPRODUCTION OR OTHER USE IS STRICTLY
 PROHIBITED WITHOUT THE EXPRESSED WRITTEN CONSENT OF
 OOSTBURG LUMBER COMPANY, INC.

NOTICE:
 All dimensions are to face unless otherwise noted.
 All framing members are to be installed in accordance with the International Building Code (IBC) and the manufacturer's instructions.
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NOTE:
 All dimensions are to face unless otherwise noted.
 All framing members are to be installed in accordance with the International Building Code (IBC) and the manufacturer's instructions.
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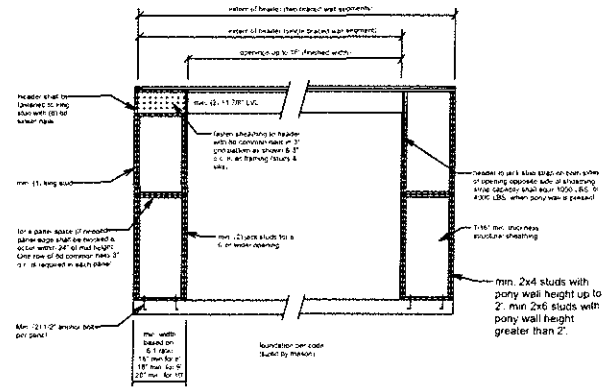
**Table 321.25-G
 BRACING METHODS**

Method	Minimum Brace Material Thickness or Size	Maximum Nominal Wall Height	Minimum Braced Wall Panel Width or Brace Angle	Connection Criteria	
				Minimum Fasteners	Maximum Spacing
Intermittent Bracing Methods					
WSP Wood Structural Panel	3/8" for maximum 16" o.c. stud spacing 7/16" for maximum 24" o.c. stud spacing	10'	48" with Gypsum on interior 80" without Gypsum on interior	1/2" common nail or 6d box nail (2-1/2" long x 0.113" diameter) or 7/16" crown 16 gauge staples, 1 3/4" long	6" edges, 12" field (nails) 3" edges, 6" field (staples)
GB Gypsum board (installed on both sides of Wall)	1/2" maximum 24" o.c. stud spacing	10'	96"	5d collar nails, or #6 screws	7" edges, 7" field (including top and bottom plates)
Continuous Sheathed Exterior Methods					
CS - WSP Continuous sheathed WSP	3/8" for maximum 16" o.c. stud spacing 7/16" for maximum 24" o.c. stud spacing	12'	Refer to Table 321.25-H	Same as WSP	Same as WSP
Narrow Panel Bracing					
PF Portal frame	7/16"	12'	Refer to Figure 321.25-A	Refer to Figure 321.25-A	Refer to Figure 321.25-A

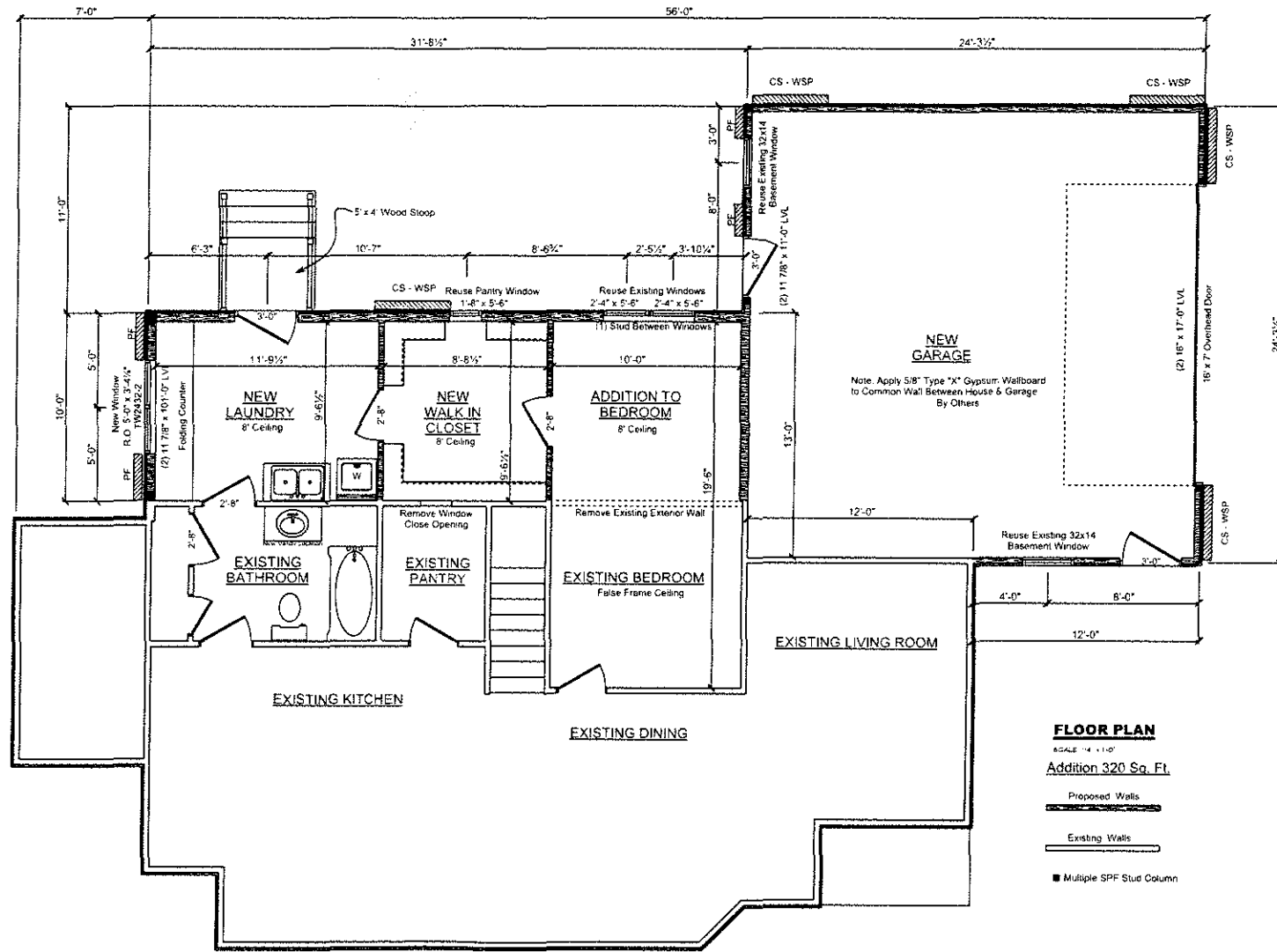
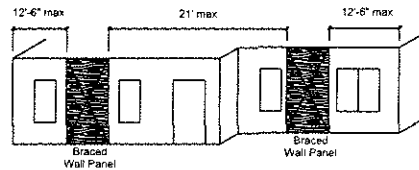
**Table 321.25-H
 MINIMUM WIDTHS OF METHOD CS-WSP BRACED WALL PANELS**

Maximum Opening Height Adjacent to Braced Wall Panel	Minimum Length of Braced Wall Panel (inches)			
	6" Tall Wall	8" Tall Wall	10" Tall Wall	12" Tall Wall
Up to 5' - 4"	24	27	30	36
Up to 6' - 6"	32	30	30	36
Up to 8'	48	41	38	36
Up to 9'	-	52	46	41
Up to 10'	-	-	60	46
Up to 12'	-	-	-	72

**Figure 321.25-A
 METHOD PF - PORTAL FRAME BRACE CONSTRUCTION**



**FIGURE 321.25C
 LOCATION OF BRACED WALL PANELS ALONG A BUILDING SIDE**



FLOOR PLAN
 SCALE: 1/4" = 1'-0"
 Addition 320 Sq. Ft.
 Proposed Walls
 Existing Walls
 Multiple SPF Stud Column

NOTICE:
 OOSTBURG LUMBER COMPANY, INC.
 1218 Center Ave.
 Oostburg, WI 53070
 Phone: (608) 542-2134
 Fax: (608) 542-3088

**OOSTBURG LUMBER
 COMPANY, Inc.**

PROJECT FOR:
**MORRIS BUILDERS
 RUTH ALEKSIĆ
 3247 MAIN AVE.
 SHEBOYGAN, WI**

DATE: 3/26/16	REV. DATE: 4/16/16	REV. DATE: 4/16/16	REV. DATE: 4/16/16	REV. DATE: 4/16/16
3	3	3	3	3
Drawn by: U.M.	Checked by: C.J.			