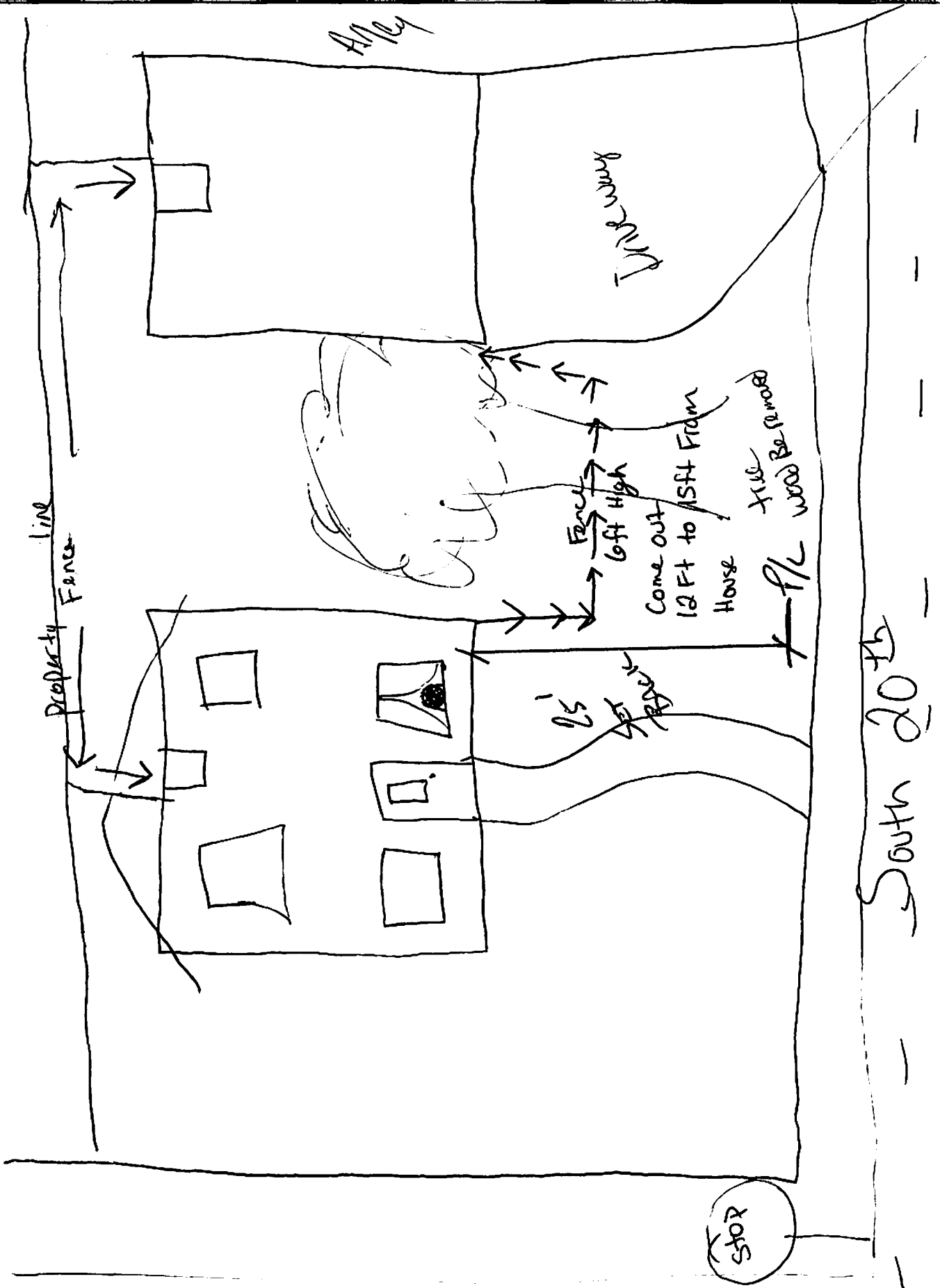


*****ATTACHMENTS*****

Block 307 A 50



South 20th



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



GILDNER, FRED
1915 BROADWAY AVE
SHEBOYGAN WI 530815611

WINKEL TRUST
WINKEL, FREDERICK W & MARY L
1835 BROADWAY AVE
SHEBOYGAN WI 530815609

JONET, THOMAS E
1715 FOX HILL RD
SHEBOYGAN WI 530817535

WETTSTEIN, SHEILA
1639 S 19TH ST
SHEBOYGAN WI 530815139

YANG, LEILA X
2755 NORTHWICKE DR
BUFORD GA 305197602

LEDERER JEREMIAH J
LEDERER LAURA N
N6702 CARDINAL DRIVE
SHEBOYGAN WI 53083

MC COY, RYAN J.
1836 BROADWAY AVE
SHEBOYGAN WI 530815610

HIDIC, MIRSA D
1640 S 19TH ST
SHEBOYGAN WI 530815140

KUMBALEK, CARLA S.
1644 S 19TH ST
SHEBOYGAN WI 530815140

MENDEZ, JUAN
MENDEZ, CRECENCIA
1904 BROADWAY AVE
SHEBOYGAN WI 530815612

PETERSON, MARILYN J.
1910 BROADWAY AVE
SHEBOYGAN WI 530815612

PETERSON, MEG M.
1914 BROADWAY AVE
SHEBOYGAN WI 530815612

JURSS, JOHN C.
1643 S 20TH ST
SHEBOYGAN WI 530815149

BOUHER, SEAN & RAE LYN
1639 S 20TH ST
SHEBOYGAN WI 530815149

SHEBOYGAN WI 530815149
1639 S 20TH ST
BOUHER, SEAN & RAE LYN

SHEBOYGAN WI 530815149
1643 S 20TH ST
JURSS, JOHN C.

SHEBOYGAN WI 530815149
1653 S 20TH ST
REIF, STEVEN J

SHEBOYGAN WI 530815612
1914 BROADWAY AVE
PETERSON, MEG M.

SHEBOYGAN WI 530815061
1643 S 21ST ST
& KRISTINA A.
THIEL, ERIK J.

SHEBOYGAN WI 530815614
2016 BROADWAY AVE
FRANZEN, STEPHEN N.

SHEBOYGAN WI 530815614
2010 BROADWAY AVE
SCHROEDER, ERIC

SHEBOYGAN WI 530815150
1654 S 20TH ST
RIDENOUR, TRAVIS

SHEBOYGAN WI 530815150
1646 S 20TH ST
KUZNACIC, DENNIS P

SHEBOYGAN WI 530815150
1638 S 20TH ST
FREDRICHSEN, KRIS F.

SHEBOYGAN WI 530815611
1919 BROADWAY AVE
BOERNER, JOHN M.

SHEBOYGAN WI 530815611
1925 BROADWAY AVE
MARY ANN
DREWS, KELLY M. &

SHEBOYGAN WI 530815613
2003 BROADWAY AVE
RADKE, BRIAN E.

SHEBOYGAN WI 530815613
2009 BROADWAY AVE
DEMASTER, VONNI M
DEMASTER, RANDAL J

SHEBOYGAN WI 530815613
2013 BROADWAY AVE
MESSNER, LISA A

429 550

30

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

CASE NO. 2.2
FILING DATE 6-22-16
RECEIPT NO. _____
ZONING DIST. SR-5

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

1). Appeal Location (address): 1654 S. 20th Street Sheboygan, WI 53081

2). Applicant: Travis Ridenour & Leah Grano Telephone #: (920) 889-6539
Address: 1654 S. 20th

3). Legal Property Description (Lot, Block, Subdivision, etc.) lot - corner S 20th & Broadway.
No Back yard

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: Fence

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: beside at the home

8). Describe the requested variance and grounds for refusal of a permit.
We would like to build a 6ft fence that comes beyond our home in between house and garage

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:
Due to our lot, we are unable to provide a safe private area for our kids to play. We set a pool up in the summer to keep them busy however we were not aware of the ordinances prior to purchasing this property. We have talked to 90% of neighbors & they don't mind the fence. Need the variance to fence the area in.

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: 6/22/16

Signature: [Signature]
Mailing Address: 1654 S. 20th
Sheboygan, WI
53081

With Broadway Ave being so busy, we need an area for our dogs & kids to play where they are out of sight from the cars driving by as well as an area where they can be themselves. The fence will allow us the decent size secured area for them, the ability to put up a small pool for them, not affecting anyone around us, and be able to keep our unique property.

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.

Signature

Date

6/22/16

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
12
FT
FT

← 14 FT →
Pot Farm

Standing on

Front
Steps



Standing

on corner

of

Broadway $\frac{1}{2}$ S. 20th



Standing
in Newry
For Street
! ! Broadway



Area

wanting

to fence





Broadway



Back
Property
Behind
House



Back property
Behind
Garage

CITY OF SHEBOYGAN

Parcel # 429530

REQUEST FOR /

B.O.A.

CONSIDERATION

SR-5

ITEM DESCRIPTION:

VARIANCE

1654 S. 20

REPORT PREPARED BY:

P. EIRICH

REPORT DATE:

6/29/16

MEETING DATE:

7-20-16

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:

FENCE (6' HIGH) IS FRONT YARD SOLID 10' TO P/L

STAFF COMMENTS:

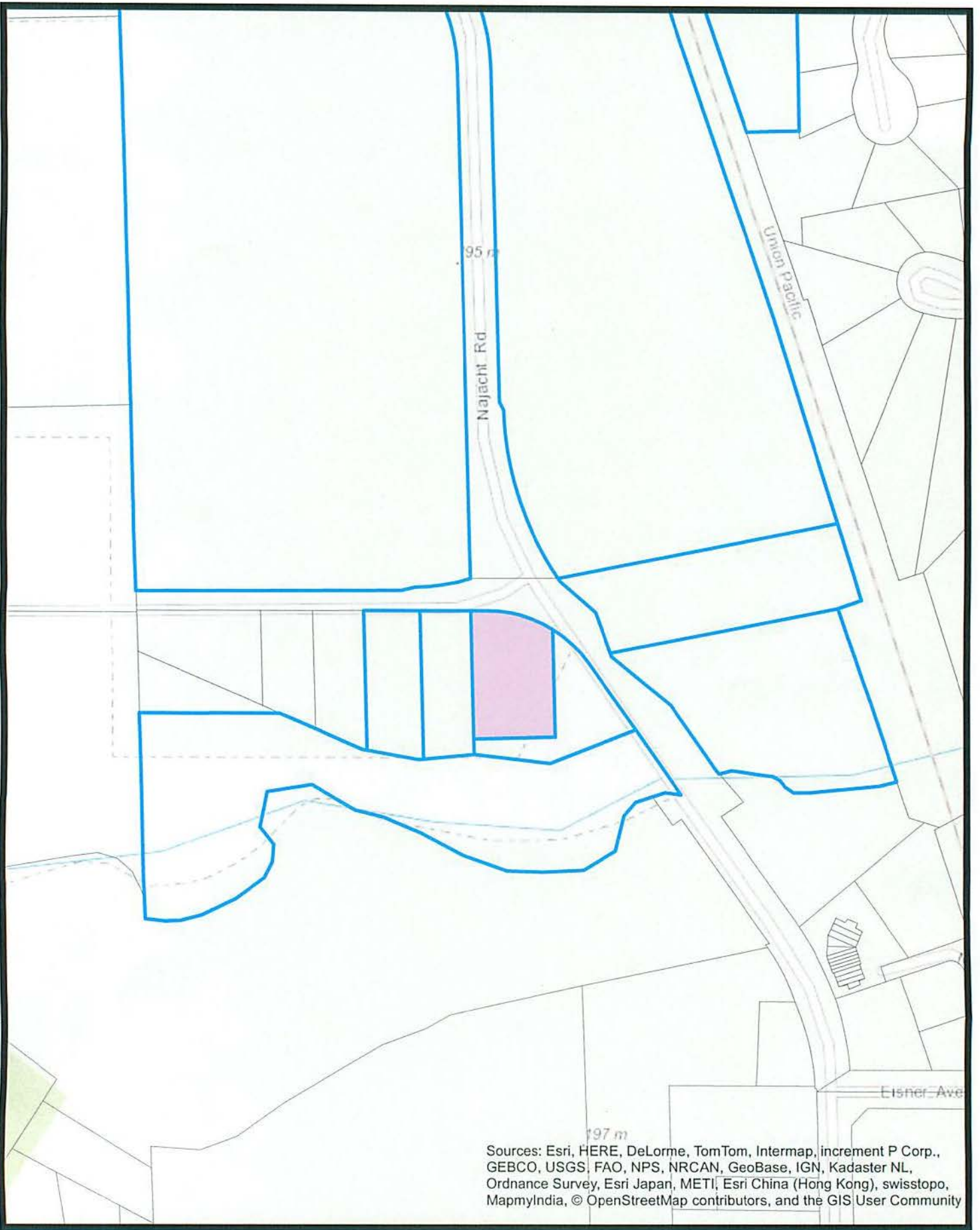
ACTION REQUESTED:

~~17.720~~

17.720 (3) | 25'

ATTACHMENTS:

Path: G:_Janet\PC_Labels\BOA 72016\Freye.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: 6/30/2016



City of Sheboygan





MERKEL FOUNDATION INC
3712 BISMARCK CIR
SHEBOYGAN WI 530832653

HINZ, GINA DEE
2221 MILL RD
SHEBOYGAN WI 530832037

BRANDT, KENNETH R.
& JANICE M.
2219 MILL RD
SHEBOYGAN WI 530832037

FREYE, EDWARD L.
& CAROL M.
2215 MILL RD
SHEBOYGAN WI 530832037

CITY OF SHEBOYGAN
828 CENTER AVE
SHEBOYGAN WI 530814442

AMERICAN ORTHODONTICS CORP
PO BOX 1048
SHEBOYGAN WI 530821048

AMERICAN ORTHODONTICS CORP
PO BOX 1048
SHEBOYGAN WI 530821048

MERKEL FOUNDATION, INC.
3712 BISMARCK CIR
SHEBOYGAN WI 530832653

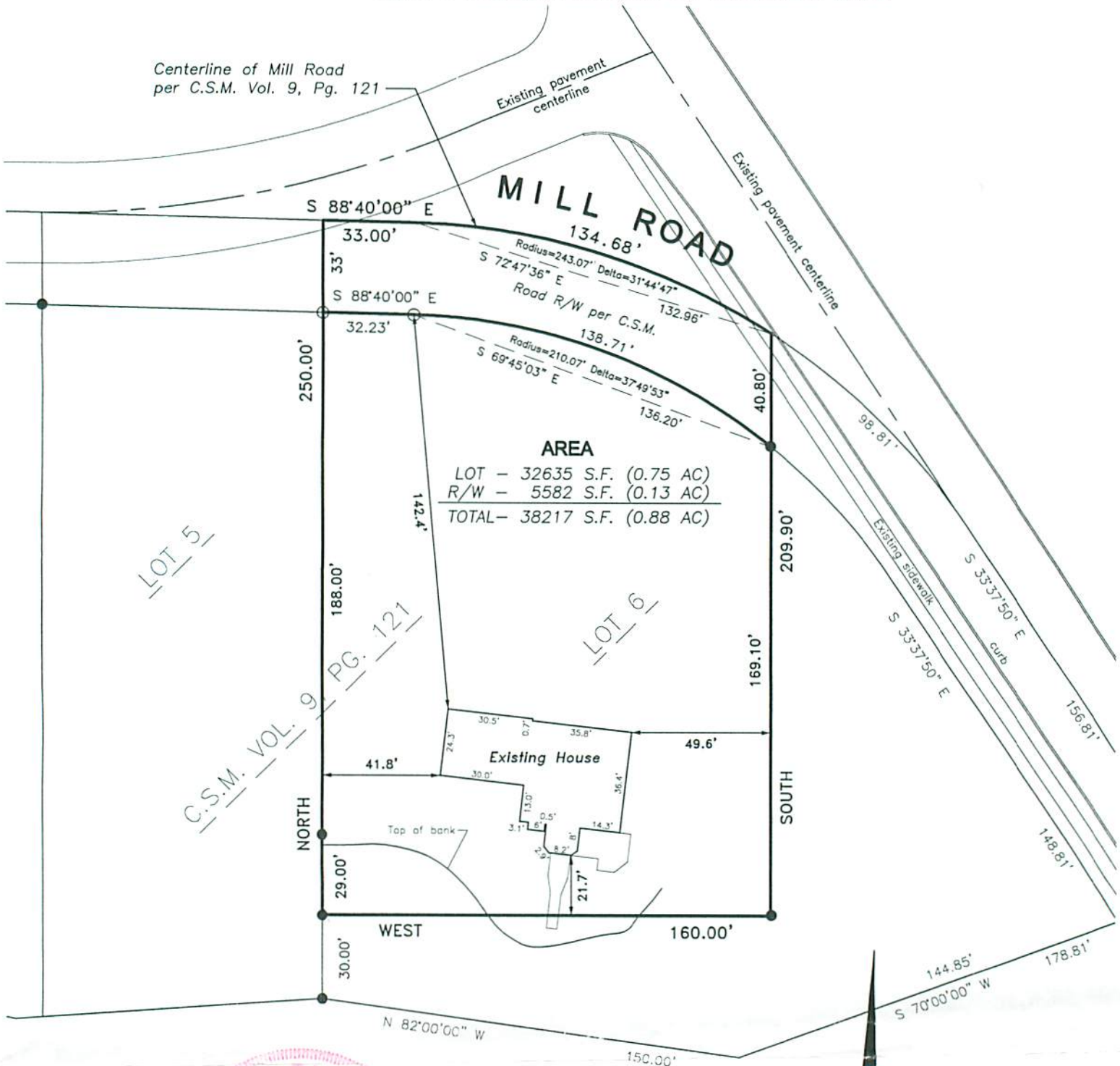
CITY OF SHEBOYGAN
828 CENTER AVE
SHEBOYGAN WI 530814442

**Plot of Survey
for
Carol Freye**

Part of Lot 6 of a Certified Survey Map recorded in Volume 9, Pg. 121 of C.S.M.s located in the SW 1/4 NW 1/4 of Section 10, T.15N.-R.23E., City of Sheboygan, Sheboygan County, Wisconsin containing 0.88 Acres of land and described as follows:

Commencing at the S.E. corner of said Lot 6; thence NORTH 30.00 feet along the west line of said Lot 6 to the point of beginning; thence continuing, NORTH 250.00 feet to the northwest corner of said Lot 6; thence along the north line of said Lot 6, S. 88°40'00" E. 33.00 feet; thence 134.68 feet along a 243.07 foot radius curve to the right whose long chord bears S. 72°47'36" E. a distance of 132.96 feet; thence SOUTH 209.90 feet; thence WEST 160.00 feet to the point of beginning.

Subject to easements, reservations and restrictions of record.



Scale 1" = 50'

- = 1" iron pipe found
- = 1"x18" iron pipe set

Compsite
Surveying & Mapping
Oostburg, Wisconsin
(920) 564-6812

I hereby certify that I have surveyed the above described property and that the above map is a true representation thereof and shows the size and location of the property, its exterior boundaries, the location of all visible structures and dimensions of all principal buildings thereon, boundary fences, apparent easements, roadways and visible encroachments, if any. This survey is made for the use of the present owner(s) of the property, and also those who purchase, mortgage, or guarantee the title thereto within one (1) year from the date hereof.

John M. DuMez 6/14/2003
John M. DuMez - Reg. Land Surveyor S-2267

If the surveyor's seal and signature is not red colored, the drawing is a copy that should be assumed to contain unauthorized alterations. The certification contained on this document shall not apply to copies.

TAX KEY No. 629378
ADDRESS: 2215 Mill Road
FILE: c:\dwg\lindloff\lindloff.dwg
DRAWN BY: jdm
PROJECT: 2095

CITY OF SHEBOYGAN

REQUEST FOR / B.O.A. → CONSIDERATION

SL 3

ITEM DESCRIPTION: VARIANCE 2215 MILL RD

REPORT PREPARED BY: P. EIRICH

REPORT DATE: 6/29/16 MEETING DATE: 7-20-16

FISCAL SUMMARY:

STATUTORY REFERENCE:

Budget Line Item: N/A
Budget Summary: N/A
Budgeted Expenditure: N/A
Budgeted Revenue: N/A

Wisconsin Statutes: N/A
Municipal Code: YES

BACKGROUND / ANALYSIS: DRIVEWAY ADDITION UP TO PROPERTY LINE

STAFF COMMENTS:

ACTION REQUESTED: = 15.105(2)(b) 3 D M
3' REQUIRED

ATTACHMENTS: YES

Rock

Butzen Contracting, Inc. ▲ ▼ ▲ ▼ ▲ ▼ ▲ ▼ ▲ ▼ ▲ ▼ ▲ ▼ ▲

1825 Erie Avenue, Sheboygan, WI 53081 Telephone 920-458-5360 Fax 920-458-9711

Ed & Carol Freye
 2215 Mill Road
 Sheboygan, WI 53083

April 23, 2015
 Revised: June 10, 2016

Re: Concrete proposal F1504098P

Ph: 920-452-9124

Dear Ed and Carol,
 As per your request, this proposal is for the replacement of the concrete and asphalt driveway from the garage west to the grass and out to the street with all concrete with the same existing layout. Also included is the installation of concrete (3' by 166') in stone area next to west side of driveway as discussed on site. All work would be completed to include the following items:

- 1- Remove, haul, and dispose of existing necessary concrete and asphalt as needed.
- 2- Remove, haul, and dispose of dirt sub base for new granular base installation only if necessary.
- 3- Establishing new concrete heights
- 4- Forming of new driveway pitching away from house for proper water runoff.
- 5- Adding and compacting granular base as needed.
- 6- Laying wire mesh reinforcement throughout entire driveway area to be pulled up upon pouring of concrete.
- 7- Installing rubber expansion joint material where necessary.
- 8- Pouring concrete 4" thick using six bag mix.
- 9- Surface shall be given a trowel and broom finish.
- 10- Sawing of control joints upon sufficient curing.
- 11- Price to complete the above stated project: **\$22,325.00**

-Option-

- 12- If desired, we would pour concrete 5" thick instead of 4" thick for additional cost of: **\$2800.00**

Note: Quote does not include any landscaping after concrete forms are pulled as discussed on site.

TERMS OF CONTRACT

- 1- The above quoted price does not include any work other than that work specifically stated above. Additional work would be completed on a Time and Materials basis, with prior notification.
- 2- Unless purchased by homeowner, permit fee will be added to final billing.
- 3- Payment shall be due in full upon completion and receipt of billing for this project.

Should you have any questions concerning this proposal, please contact our office during normal business hours. If the above proposal is agreeable, please sign and return one copy to us, so that we may schedule this project. Thank you Ed and Carol, for the opportunity to provide you with this quote.

ACCEPTANCE OF THE ABOVE PROPOSAL IS INDICATED BY SIGNATURE BELOW

DATED _____ **SIGNED** _____

Respectfully,

Robert Butzen

CONTRACT TERMS AND CONDITIONS

The person that has signed this Construction Contract accepts all of the conditions as stated on this Construction Contract and all of the following terms:

Payment will be due upon completion of the contracted work, or in any other time frame that has been stated on the Contract, no exceptions will be made.

Payment will be due on the day specified by this Contract and shall be paid upon receipt of invoice, regardless of any extenuating circumstances, including any complaints or disputes regarding the completed contracted work. Any complaints or disputes regarding the contracted work will be negotiated only after payment as been made in full as contracted.

Non-payment of any monies as per Contract, will null and void any Warrantee or Guarantees.

If the payment terms and conditions are not followed as stated, Butzen Contracting Inc. will exercise its legal rights to collect all contracted monies, as per the following:

- Charge 18% Interest or 1.5% Interest per month, charged on a daily basis until the full amount of the contracted amount has been paid, starting from the date that the work was completed as per contract.*
- Charge a rebilling fee of \$5.00 per Statement or invoice sent out.*
- Charge all legal or any other fees incurred in the collection of the monies owed to Butzen Contracting Inc. pertaining to this signed Construction Contract.*
- File a Construction Lien on the property that the work has been completed on, if payment is not made as agreed to on the signed Contract.*

Time and Materials: Unforeseen work, i.e. deterioration, excessive moisture, dry rot or insect damage, shall be repaired only if necessary to satisfactorily complete a project as contracted in a professional manner. Additional work shall be completed per written Change order.

Due to weather extremes, our inability to control raw product quality, and customer use of concrete slabs, Butzen Contracting Inc. will not Warrantee our installed concrete work in any way including, cracking, popping, spalling, heaving, or any color variations of the surface.

Butzen Contracting Inc. will not be responsible for any vandalism to the surface of newly installed concrete after the final finish has been completed.

Butzen Contracting Inc. will not be responsible for weather related damage claims to property prior to, during or after the completion of a project.

Butzen Contracting is not responsible for the performance of any materials or products installed by us. We do not give any performance Warrantees or Guarantees of any type on the material or products that we use or install.

The owner of the property, requesting specified work against the judgment/recommendation of Butzen Contracting Inc., must sign a Waiver of Responsibility prior to start of the said work.

All prices listed on this Contract shall be valid for 30 days after Contract date.

The Contract shall be completed within a time period of 270 days or as stated on the Contract.

The Contract contains the entire agreement of the parties. No project shall be started prior to provision of actual signed contract to Butzen Contracting Inc. It may not be modified or terminated orally, and no claimed modification, termination or waiver shall be binding unless a written Change Order is presented and agreed upon by both parties. No modification or waiver shall be deemed effected by any acknowledgment of confirmation containing other or different terms. 1/1/00

Kenneth and Janice Brandt

2219 Mill Road

Sheboygan, WI 53083

28 Jun 2016

To Whom It May Concern

Subj: Driveway Variance

Edward and Carol Freye. 2215 Mill Road, Sheboygan, WI have contacted us regarding their plans to redo their driveway in concrete and asked if we would have any objections if it went to the property line. We have no objections to this variance.

Thank you for your attention to this matter.



Kenneth Brandt



Janice Brandt



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)

7-20-16 05:15
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

Edward Sings

Date

6/27/2016

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

CASE NO. 2.3
FILING DATE _____
RECEIPT NO. _____
ZONING DIST. SR-3

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

1). Appeal Location (address): 2215 Mill Road

2). Applicant: Edward & Carol Freue Telephone #: (920) 452-9124
Address: 2215 Mill Rd

3). Legal Property Description (Lot, Block, Subdivision, etc.) See attached

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: Driveway Addition

6). If the request is for a nonconforming use:
Your intended use: N/A
Date last occupied as a nonconforming use: _____
By Whom: _____ Previous use: _____

7). Applicants interest in property: Owners

8). Describe the requested variance and grounds for refusal of a permit.
Want property w/ approx 24-36" Gravel up to property line & would like to pave right up to property line

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 Gravel - would like to pave in place of gravel & is currently up to property line
Plan to replace existing Asphalt driveway with concrete as well

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: 27 June 2016

Signature: Edward Freue
Mailing Address: 2215 Mill Rd
Sheboygan WI 53089

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.

TAX923DS
2215 MILL RD

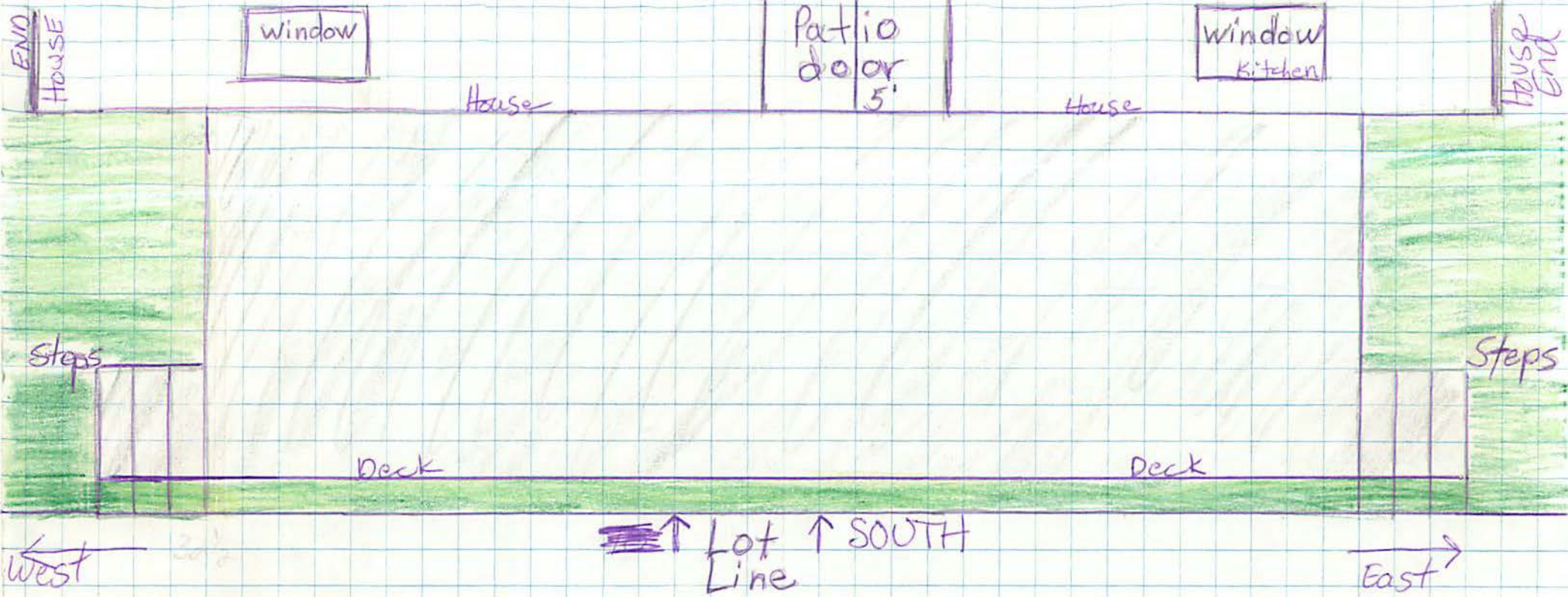
ASSESSMENT ROLL LEGAL DESC.
SEQ# 629378 MAP#: 10 151 007

PAGE 01

06/27/16

SEC 10 T15N R23E SW1/4
NW1/4 PRT OF LOT 6 CSM
REC IN VOL 9 P 121 ROD
DESC AS FOLLOWS: COM AT
SW COR OF LOT 6, TH N
30' TO THE POINT OF BEG,
TH N 250' TO NW COR LOT
6, TH ALG N LN OF LOT 6
S 88*40'00" E 33', TH
134.68' ALG A 243.07'
RADIUS CURVE TO TH E
RIGHT WHOSE CHORD BEARS
S 72*47'36" E 132.96',
TH S 209.90', TH W 160'
TO THE POB.

F3=Exit F12=Previous



Deck 32 x 10

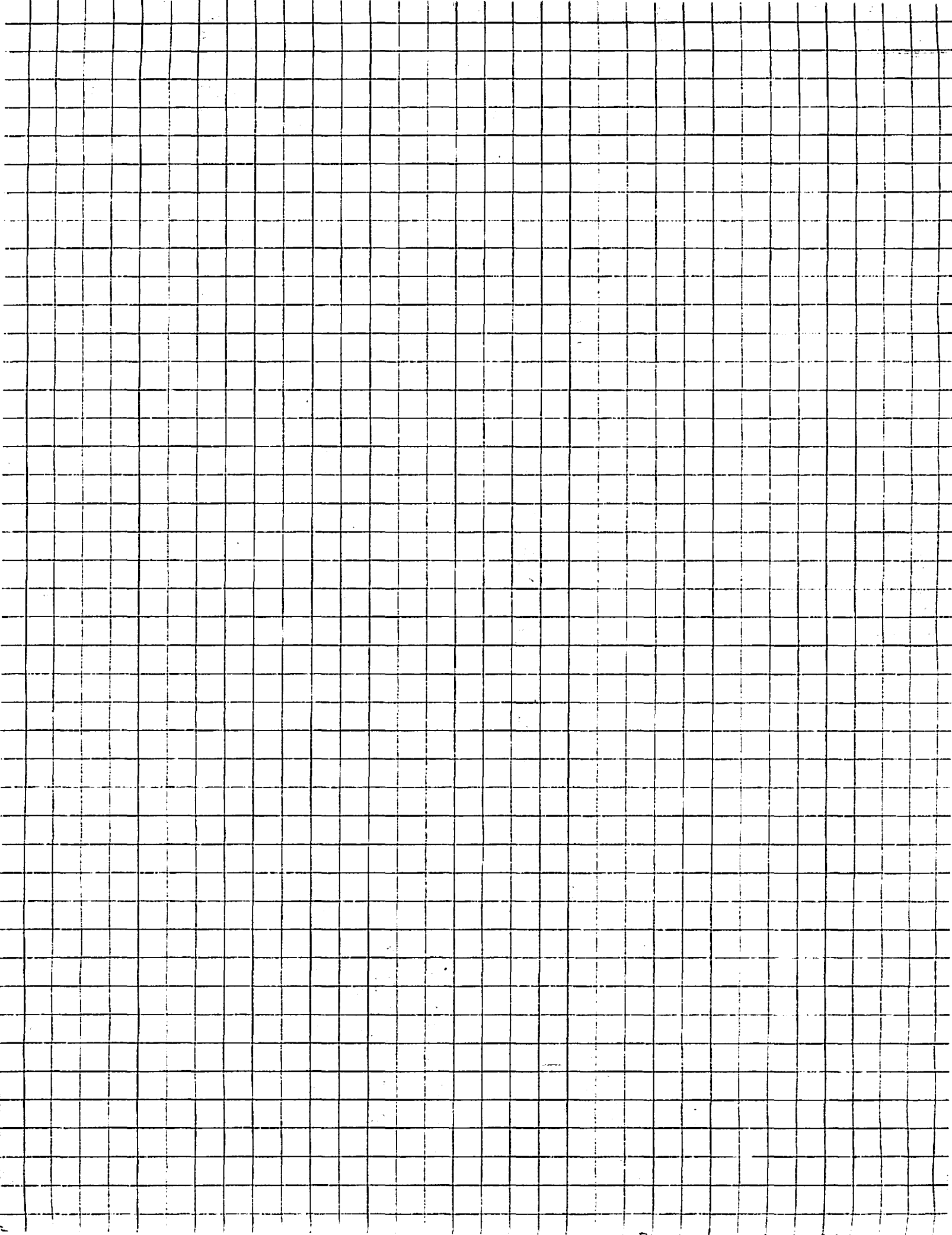
~~Deck 32 x 10~~
~~Deck 32 x 10~~
~~Deck 32 x 10~~

Deck height
 Approximate 28" off ground
 to patio door

To Code decorative railing
 3 sides South, East, West

Steps on East + West sides

Peter Behrensprung
 1025 Main Ave.
 Shep WI 53083
 920-627-5757
 Pam



2.4

CITY OF SHEBOYGAN

REQUEST FOR / B.O.A. CONSIDERATION NR

ITEM DESCRIPTION: VARIANCE 1025 MAIN AVE

REPORT PREPARED BY: P. EIRICH

REPORT DATE: 6/29/16 MEETING DATE: 7-20-16

FISCAL SUMMARY:

STATUTORY REFERENCE:

Budget Line Item: N/A
Budget Summary: N/A
Budgeted Expenditure: N/A
Budgeted Revenue: N/A

Wisconsin Statutes: N/A
Municipal Code: YES

BACKGROUND / ANALYSIS: DECK ADDITION 1' TO REAR PROPERTY LINE

STAFF COMMENTS:

ACTION REQUESTED: 15.405(A)(C) 1
5' & REQUIRED

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:

6/28/16
Application deadline date (last working day of the month)

July 20, 2016
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.

Peter Bohannon
Signature

6/28/16
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): 1025 Main Ave.
- 2). Applicant: Peter Pam Behrensprung Telephone #: (920) 627-5757
Address: 1025 Main Ave
- 3). Legal Property Description (Lot, Block, Subdivision, etc.) The West 50' of Lot 1 and the East 3' of Lot 15, Block 4, Assesment Subdivision No. 15, City of Sheboygan, 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: _____
- 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: Personal residence
- 8). Describe the requested variance and grounds for refusal of a permit.
To build a deck closer to the lot line then what is allowed by code.
↓
one foot
- 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 property size is very small and has very little usable outdoor space. The back yard is extremely limited. We can greatly improve the usability of the back yard by putting on a deck with direct access from the house.

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: June 28, 2016

Signature: Peter Behrensprung
Mailing Address: 1025 Main Ave
Sheboygan, WI 53083

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.

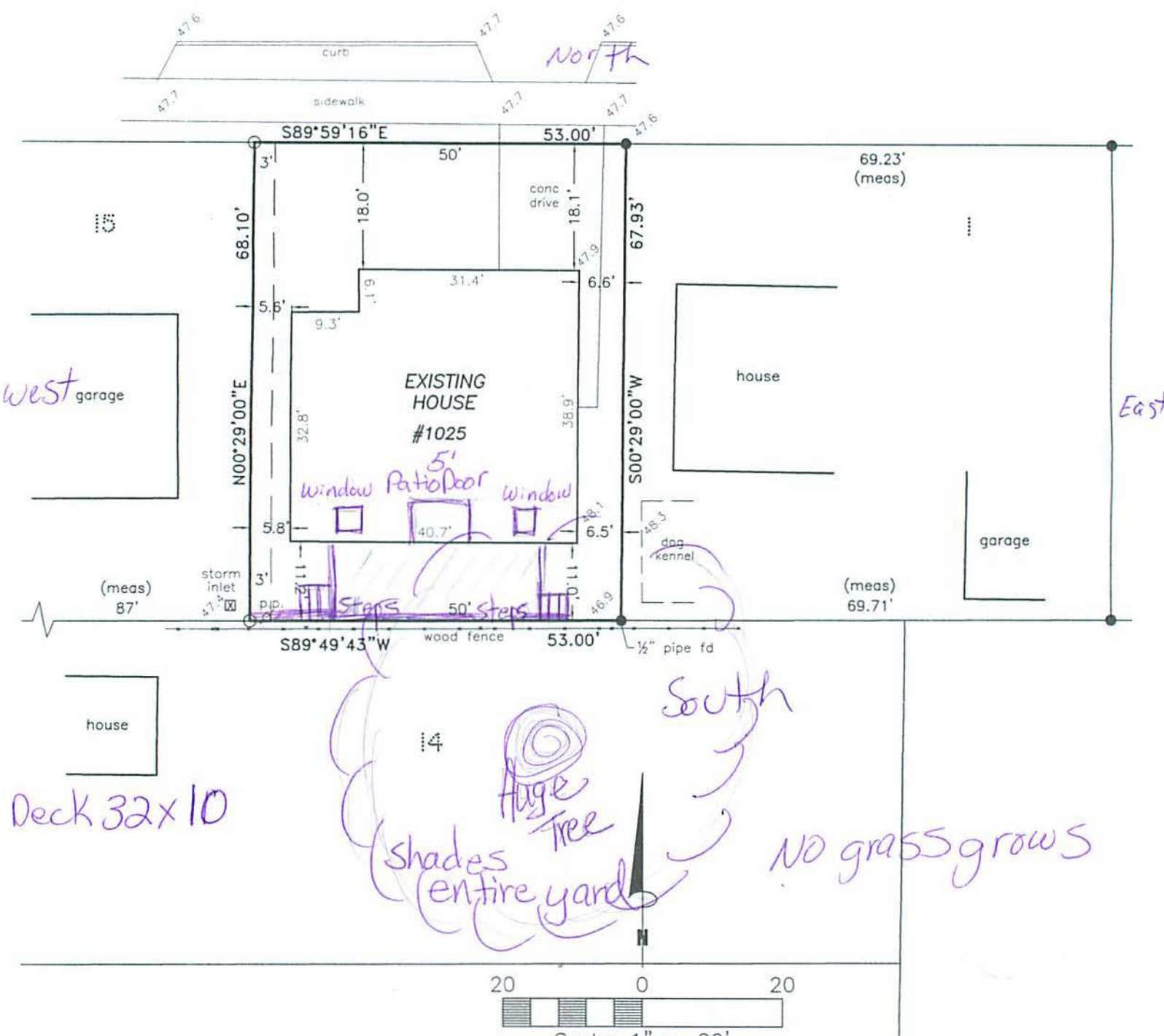
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Please contact the staff at the City's Planning Department and/or Building Inspection Department if you have any further questions.

Peter Behrensprung
 1025 Main Ave.
 Sheb. WI 53083
 920-627-5757
 Pam

MAIN AVE



west garage

East

EXISTING HOUSE #1025

house

garage

house

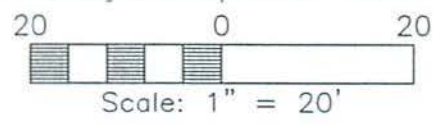
Deck 32x10

shades entire yard

South

NO grass grows

- = 1" iron pipe found
- = 1"x18" iron pipe set
- ➔ = Proposed drainage
- ⊙ = Existing grade elevation

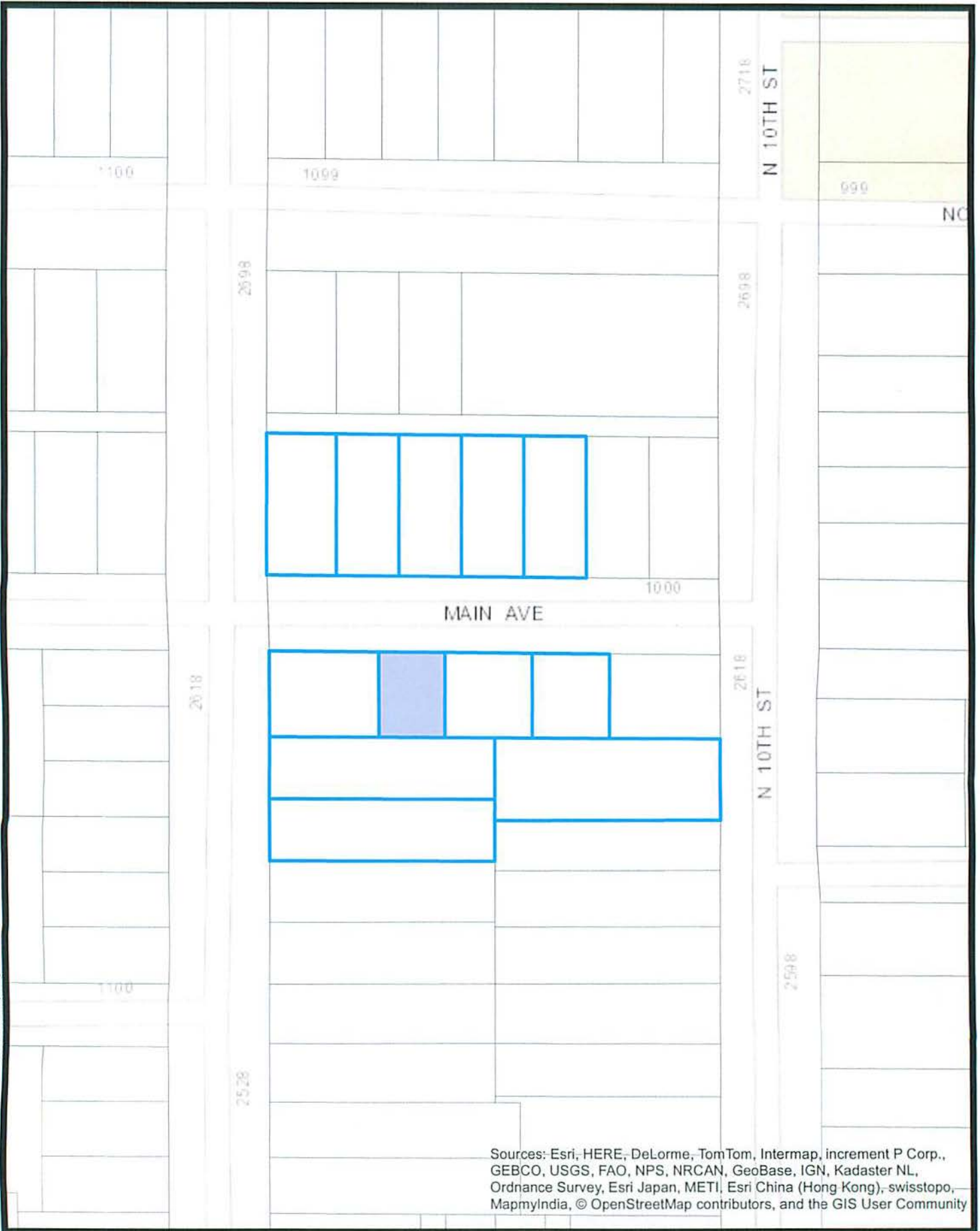


I, John M. DuMez, Wisconsin Professional Land Surveyor, certify that I have surveyed the described property and that the map shown is a true and accurate representation thereof to the best



Compsite
 Surveying & Mapping
 Oostburg, Wisconsin
 (920) 564-6812

Path: G:\Janet\PC_Labels\BOA 72016\Behrensprung.mxd

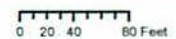


Sources: Esri, HERE, DeLorme, TomTom, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

Date: 6/30/2016



City of Sheboygan



PARTNERS FOR COMMUNITY
DEVELOPMENT INC
1407 S 13TH ST
SHEBOYGAN WI 530815247

STEINDL, ANGELA
%REINHARDT, ANGELA
1030 MAIN AVE
SHEBOYGAN WI 530834831

STAUBER SOIK, CHAD P.
& MICHELLE L.
1024 MAIN AVE
SHEBOYGAN WI 530834831

VUE, THOMAS J
LOR, IA
1020 MAIN AVE
SHEBOYGAN WI 530834831

SALM, DENNIS
1014 MAIN AVE
SHEBOYGAN WI 530834831

BEHRENSPRUNG, PETER
BEHRENSPRUNG, PAMELA
1025 MAIN AVE
SHEBOYGAN WI 530834832

RADWICK, THOMAS R.
1019 MAIN AVE
SHEBOYGAN WI 530834832

LANDGRAF, ROBERT S.
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ERDMANN, SUSAN G
433 NIAGARA ST
KIEL WI 530421682

UNREIN, JUDITH I.
2601 N 11TH ST
SHEBOYGAN WI 530834811

GABRIELSE, JEFFREY D.
& LAURIE L.
2607 N 11TH ST
SHEBOYGAN WI 530834811

VANG, SUE SEE
2613 N 11TH ST
SHEBOYGAN WI 530834811