

CITY OF SHEBOYGAN

REQUEST FOR ZONING BOARD OF APPEALS CONSIDERATION

ITEM DESCRIPTION:

Address: 1013 N 12 STREET

Parcel #: 206200

Owner's Name: GUSTAV LUTZ

Zoning: UI

REPORT PREPARED BY: Pat Eirich, Building Inspector

REPORT DATE:

MEETING DATE:

BACKGROUND / ANALYSIS

Ordinance #: 15.403 (1) (a) 1

Requesting: INCREASE AN ADDITIONAL NON-CONFORMITY

Allowed: NOT ALLOWED

Ordinance #:

Requesting:

Allowed:

Ordinance #:

Requesting:

Allowed:

Ordinance #:

Requesting:

Allowed:

ATTACHMENTS:

APPLYING FOR A VARIANCE

Variances to zoning ordinances are considered by the CITY OF SHEBOYGAN Zoning Board of Appeals monthly on the third Wednesday at 3p.m. at a public hearing. In order to be considered for the next meeting, applications must be received in the Building Inspection Department Office **no later than 4:30p.m.** on the third Wednesday of the month prior to the scheduled public hearing:

1/19/22
Application Deadline Date

2/16/22
Board of Appeals Meeting Date

All applications must include:

- 1) Application forms, signed and dated, which are available at the Building Inspection Department Office and online.
- 2) The non-refundable filing fee - \$250.00.
- 3) Photographs of the property.
- 4) A site sketch, drawn to scale 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.

Note:

- a) The applicant can present any additional information to inform the Board of the facts.
- b) In addition to the application information noted above, a survey is strongly recommended.
- c) Applicants should be aware staff may require a survey as part of the application information in order to clarify specific variance(s) requested.
- d) Applicants should be aware the Board of Appeals may require a survey as part of the application review and/or as a condition of approval prior to issuance of a building permit if a variance is granted.
- e) Building permits must be acquired within 6 months of the granted approval or the approval will be voided.

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 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 and municipal property within 1,000 feet of your property. Notice of hearing will also be sent to the City of Sheboygan Planning Department. It is important you discuss your proposal with the Building Inspection and Planning Departments.

The property owner or a representative shall be present at the public hearing to present his or her request to the Board and answer any questions the Board members may have. Should an appearance not be made, or insufficient information presented, the appeal will not be considered and may be either placed on the agenda for the next meeting or denied. The appellant will be required to pay the additional expense incurred because of postponement of the hearing. Appellants are reminded 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.

Austin Lutz
Signature

1/18/22
Date

206200

**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): 1013 N 12th Street Sheboygan, WI 53081
- 2). Applicant: GUSTAV LUTZ Telephone #: (563) 608-1752
Address: _____
- 3). Legal Property Description (Lot, Block, Subdivision, etc.) Parcel 206200
Plat N 40' of Lot 7 BIK 92
- 4). Type of Building (Circle): Commercial Residential
- 5). Request for (Circle): New Construction - Repairs - Alterations - Addition - Nonconforming Use - Other
(if other) please list: _____
- 6). If the request is for a nonconforming use:
Your intended use: _____
Date last occupied as a nonconforming use: _____
By Whom: _____ Previous use: _____
- 7). Applicants interest in property: Owner
- 8). On a separate letter to the Board describe the requested variance and include 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 THERETO ARE TRUE, CORRECT AND COMPLETE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Date: 1/18/22

Signature: Gustav Lutz
Printed Name: GUSTAV LUTZ
Mailing Address: 3309 Echo Ave S
Strawberry Point, IA 52076

THE THREE "TESTS" FOR A VARIANCE

The CITY OF SHEBOYGAN adheres to a set of Zoning Ordinances to make certain your proposed construction is consistent with neighboring developments, a development does not infringe on the enjoyment of property belonging to neighboring owners, it does not detract from surrounding buildings or lots and is not out of character with the neighborhood, and a project meets necessary public health and safety standards. If your proposed construction cannot meet the requirements of the zoning or sign code, a **VARIANCE** is needed.

To obtain a variance, you must establish, 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 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 the 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 the proposed construction would not harm the public interest.

The Board, in granting a variance, may impose conditions on the proposed construction to assure 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.

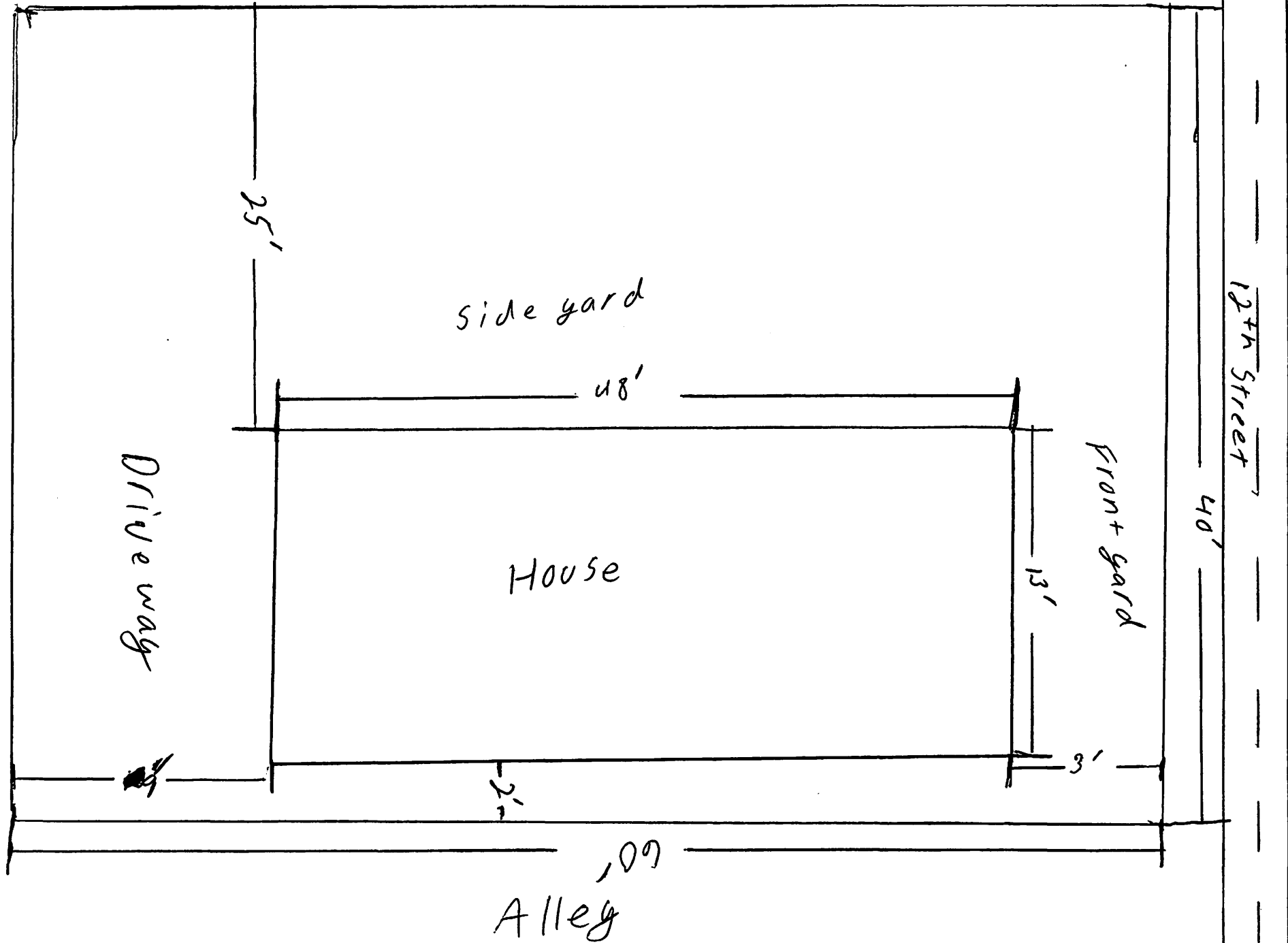
Please contact the staff at the City's Planning Department and/or Building Inspection Department if you have any further questions.

I Brian Hoegsted am filling for a variance on
Behalf of Gustav LUTZ for the property at
1013 N 12th Street Sheboygan, WI 53081.
Parcel #206200, Plat N 40' of Lot 7 Block 92
we were told we cant add on because of
the setback where the house is sitting right
next to the alley. Since we are not asking
to build out we are asking to finish the
second story the length of the existing house.
There was a fire back on 8/17/21 and I am
doing the restoration, Gus wanted to do this
addition now since I have to take the roof
off and replace some of the trusses, They
would like to move the kids bedroom's out
of the basement since that is where the fire
started because of the dryer. They are nervous
about the kids sleeping down there, This
Project would not effect anyone in the neighborhood
because of it sitting at the bottom of the hill.
Gus lives in Iowa making it hard for him to
deal with this because he owns a cattle farm
and has a job so he asked me to do this for
him. My contact info is Brian Hoegsted
9819 S 31st Street
Franklin, WI 53132
(262) 822-6881

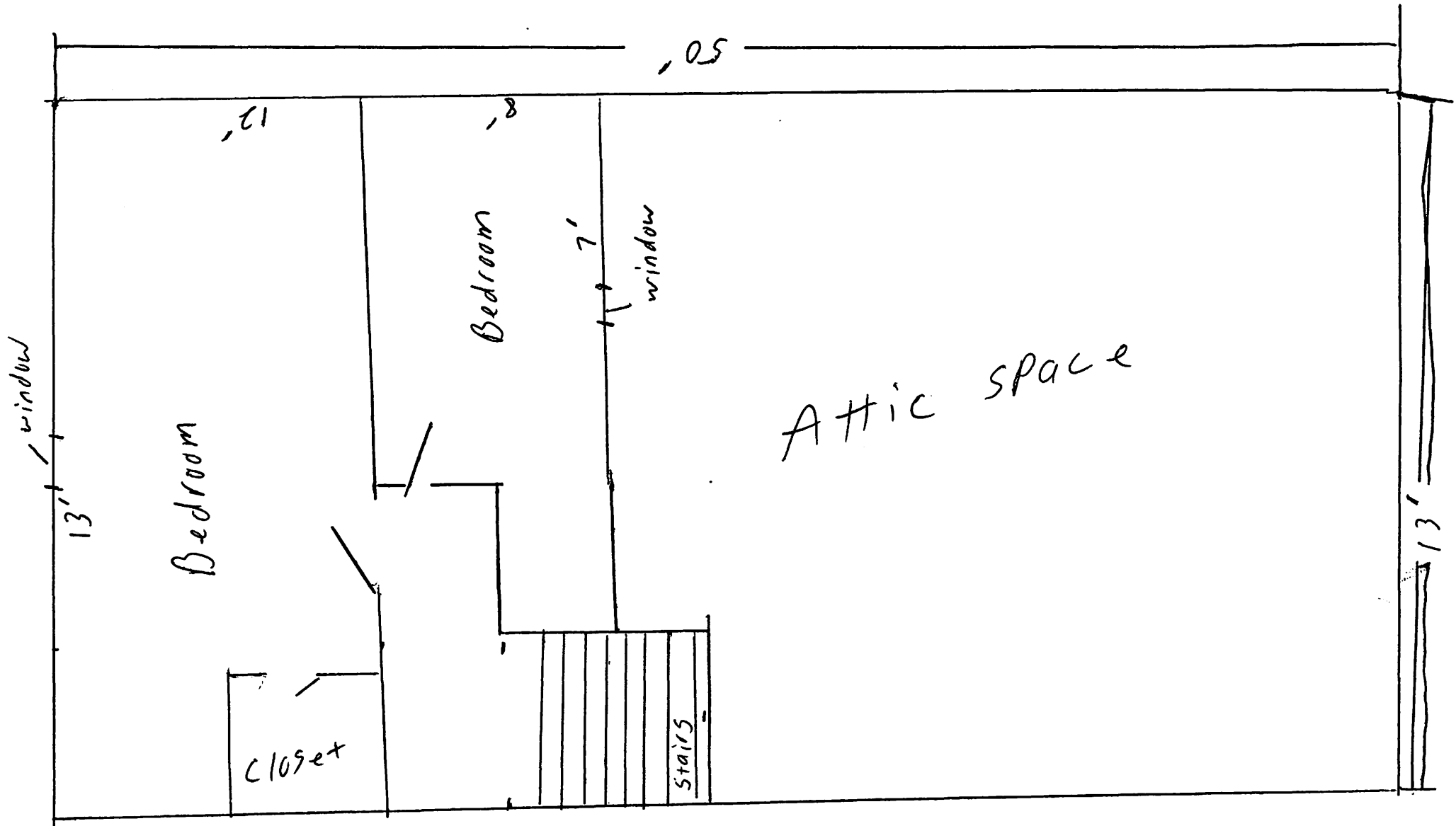
Thank you

M. ~~Hoegsted~~

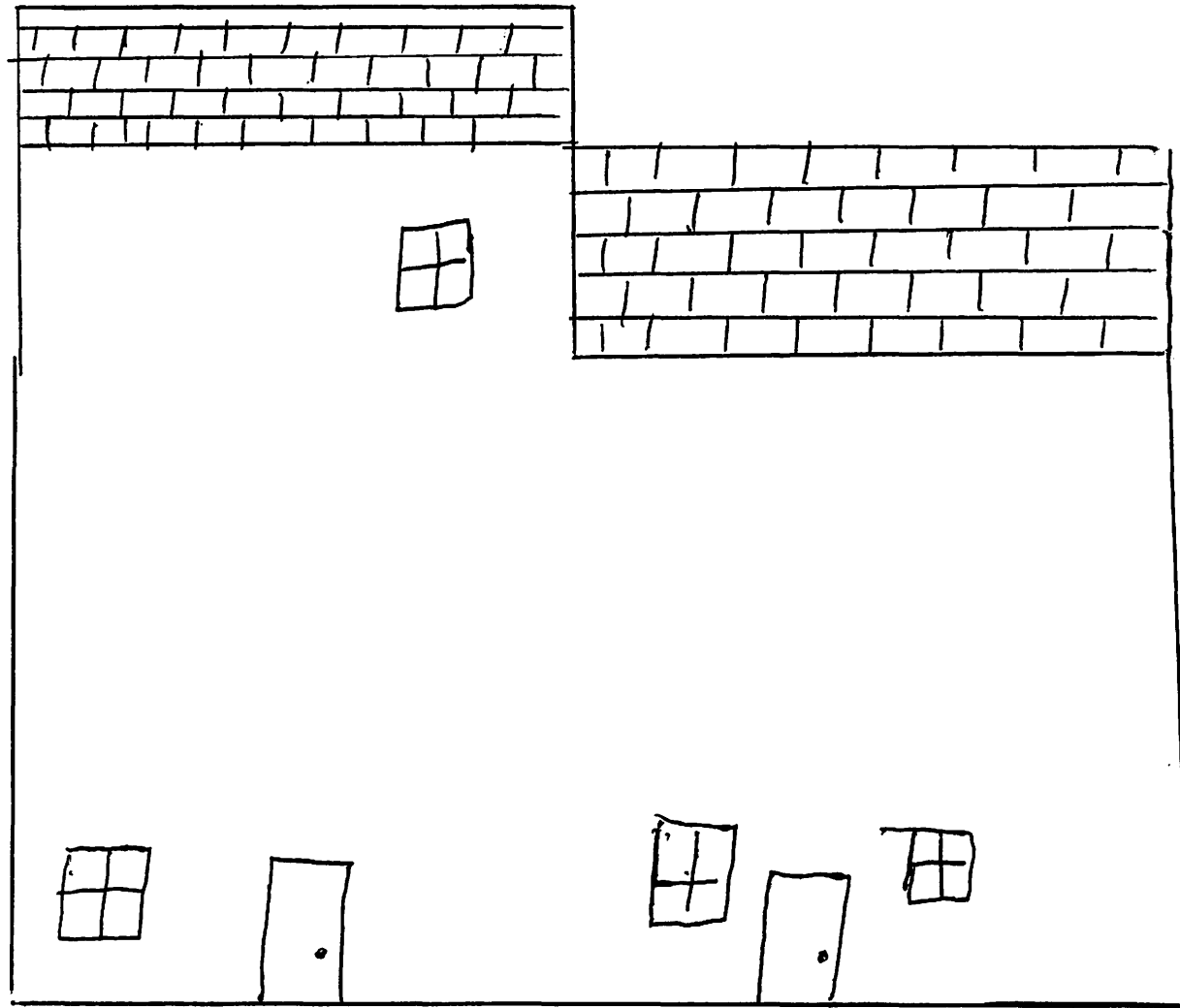
Property TOP view



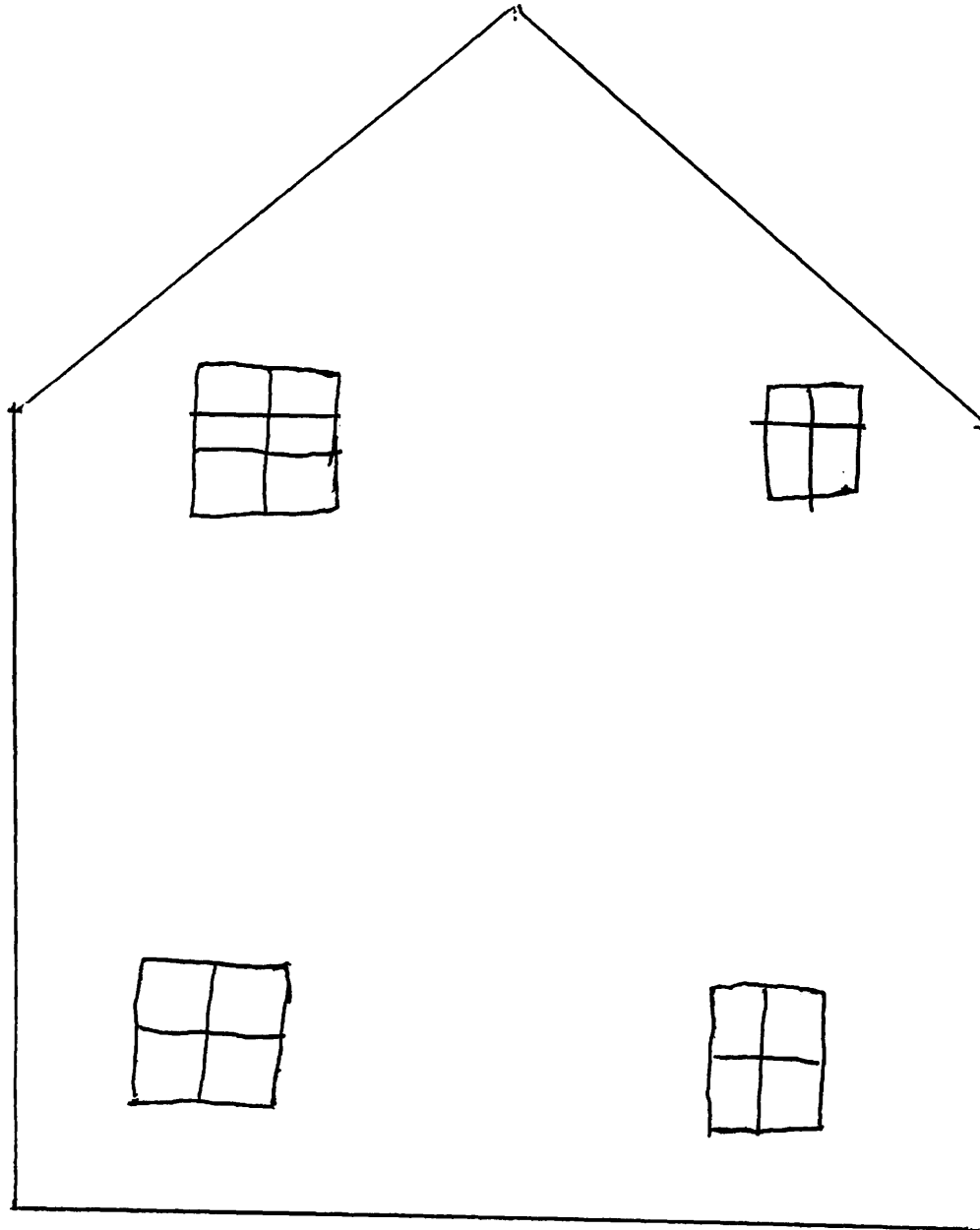
Current Floor Plan 2nd Floor



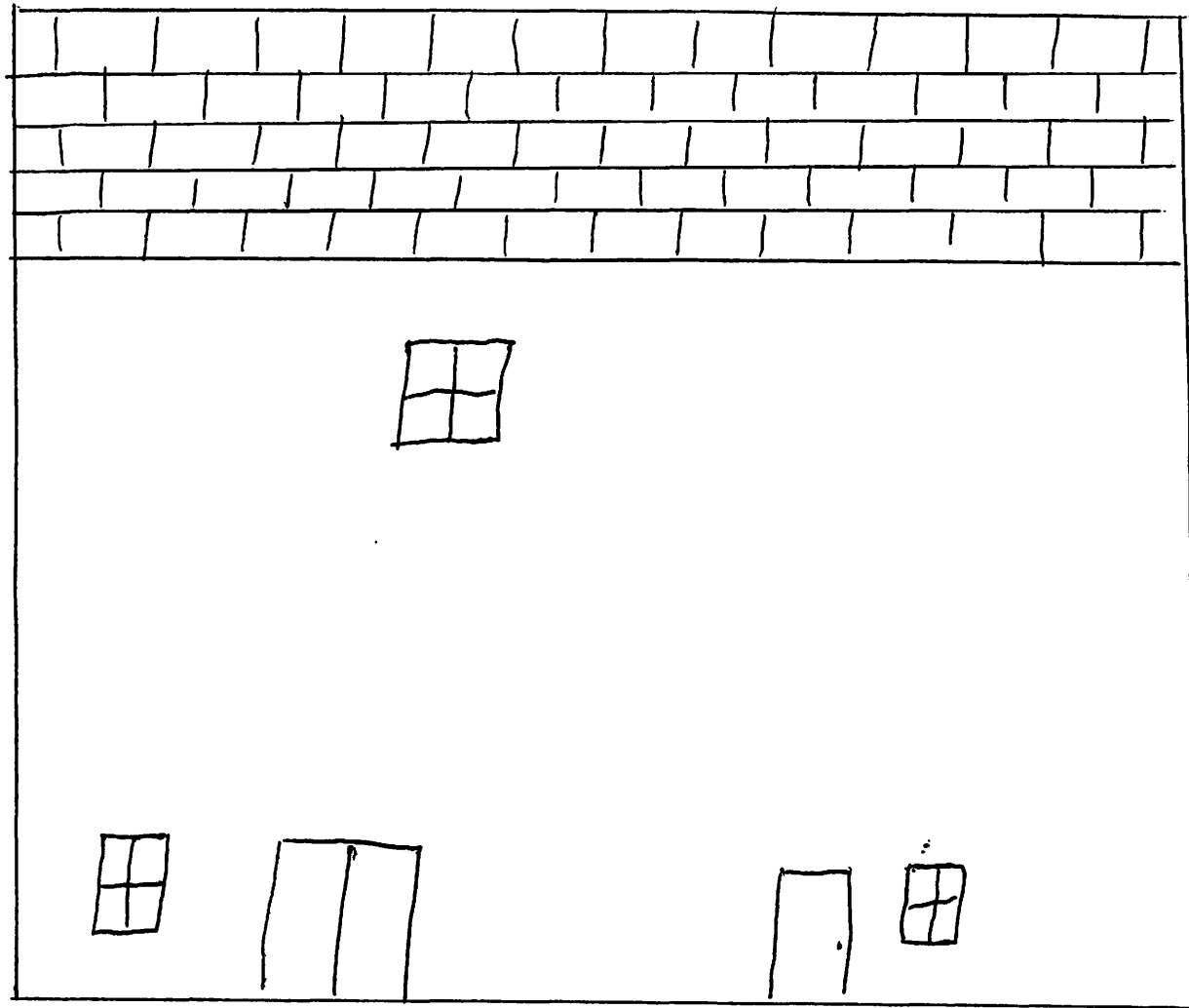
current side view of house



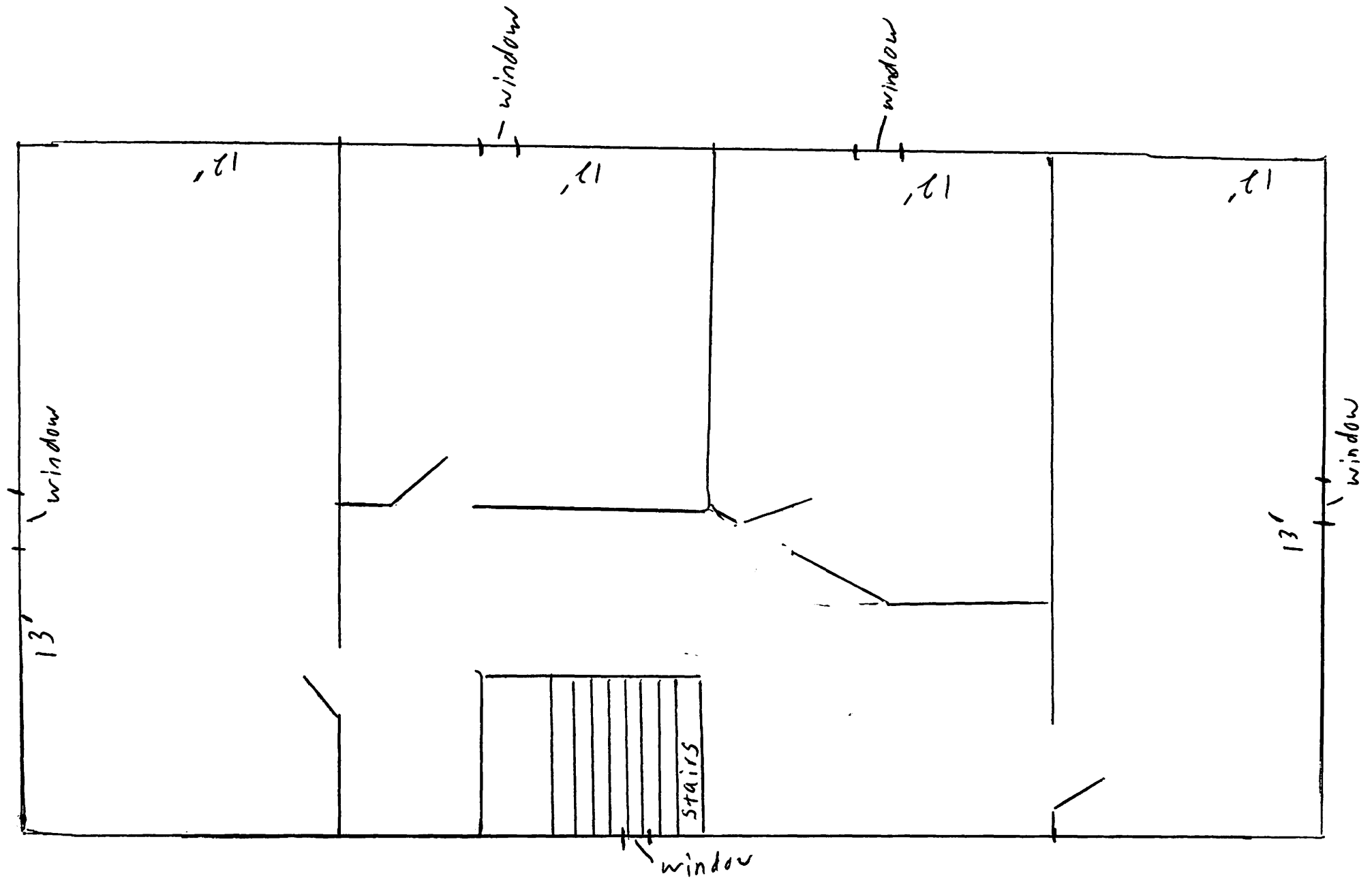
Proposed front view
&
Rear view



Proposed side view



Proposed floor Plan 2nd floor











CITY OF SHEBOYGAN

REQUEST FOR ZONING BOARD OF APPEALS CONSIDERATION

ITEM DESCRIPTION:

Address: 521 NIAGARA AVE.

Parcel #: 206200

Owner's Name: J.C. DOBAS

Zoning: UI

REPORT PREPARED BY: Pat Eirich, Building Inspector

REPORT DATE:

MEETING DATE:

BACKGROUND / ANALYSIS

Ordinance #: 15.105(h) 4b D

Requesting: 2' SET BACK TO THE SIDE PROPERTY LINE

Allowed: 25'-0"

Ordinance #: 15.105(h) 4b E

Requesting: 2' SET BACK TO THE REAR PROPERTY LINE

Allowed: 25'-0"

Ordinance #:

Requesting:

Allowed:

Ordinance #:

Requesting:

Allowed:

ATTACHMENTS:

220301



BUILDING INSPECTION DEPARTMENT
 828 Center Avenue, Suite 208
 Sheboygan, WI 53081-4442
 Phone: (920) 459-3477
buildinginspection@sheboyganwi.gov

APPLYING FOR A VARIANCE

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Note:

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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

[Signature] 1-19-22
 dobassjvolvo@yahoo.com

110320

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

CASE NO: _____
FILING DATE: _____
RECEIPT NO: _____
ZONING DIST: UI

206200

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

- 1). Appeal Location (address): 521 Niagra Ave Sheboygan WI 53081
- 2). Applicant: 750 Audubon Rd Telephone #: (920) 912-0885
Address: Howards Grove, WI 53083
- 3). Legal Property Description (Lot, Block, Subdivision, etc.) _____
W 2.48' of the N 53' of Lot 3 & The N 53' of
E 45' of Lot 4 BLK 306
- 4). Type of Building (Circle): Commercial - Residential
- 5). Request for (Circle): New Construction - Repairs - Alterations - Addition - Nonconforming Use - Other
(if other) please list: _____
- 6). If the request is for a nonconforming use:
Your intended use: Residential Property (Rebuild Existing Building)
Date last occupied as a nonconforming use: _____
By Whom: past tenants Previous use: Rental property
- 7). Applicants interest in property: Owning for rental or possible Airbnb
- 8). On a separate letter to the Board describe the requested variance and include 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 THERETO ARE TRUE, CORRECT AND COMPLETE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Date: 1-18-22

Signature: J.C. DoBas
Printed Name: J.C. DoBas
Mailing Address: 750 Audubon Rd
Howards Grove, WI 53083

2" ROAD 2" SIDE

THE THREE "TESTS" FOR A VARIANCE

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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 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.

LETTER OF INTENT

Dear City of Sheboygan:

I am writing this letter to request approval for a Zoning Variance to allow the restoration of a structure that had seriously deteriorated from water damage and thirteen (13) years of neglect. Specifically, the part of the building that housed the kitchen and bedroom had become so dilapidated that the integrity of the structure had been completely compromised, necessitating its demolition and removal. Accordingly, the home still requires the kitchen and bedroom to be replaced and there are no other areas in the home where they can be relocated. Below are the justifications to approve the requested variance:

Test #1: Unnecessary Hardship

This request has nothing to do with a personal convenience. Instead, the limited structure that is being replaced is a kitchen and bedroom. Without the kitchen and bedroom, the house would not be usable as per its original intent, specifically, as a family dwelling. Furthermore, the structure serves as the landing pad for the second floor, which is required for safety purposes in case of fire or other emergencies. Additionally, the house was subject to severe neglect and water damage. This means failure to replace this structure would prevent any subsequent owner from using the property and dwelling for its original purpose.

Test #2 Unique Property Limitations

The property at issue currently has no kitchen. The original structure, prior to severe neglect and water damage, housed the kitchen and an additional bedroom. As constructed, there is no other location available to build a kitchen, which exemplifies the limited nature of this property. Furthermore, adhering to the ordinance would cause the owner to lose nearly 300 square feet from the home's original dimensions. Additionally, the only feasible way to comply with SPS 31.321(2)(a) would be to allow for said variance as this structure would serve as an exit for all residing on the second floor.

Test #3 No Harm to Public Interest

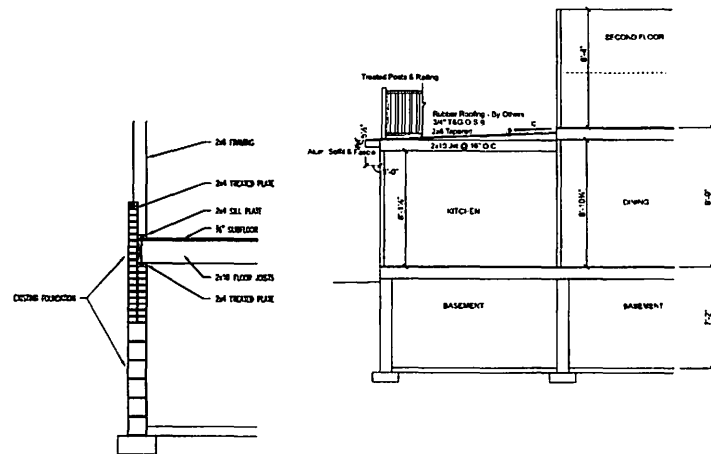
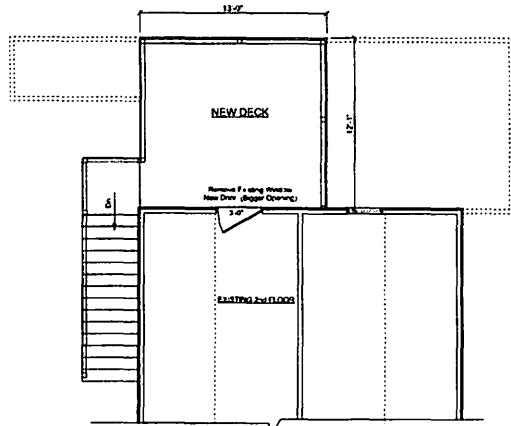
There is no identifiable harm to public interest. Rather, the rapid deterioration and dilapidation of the building made it unsafe for the general public and would seriously devalue all adjoining properties, as evidenced in the attached photos. Essentially, I am simply asking to rebuild the property as originally constructed.

Thank you in advance for your anticipated cooperation.

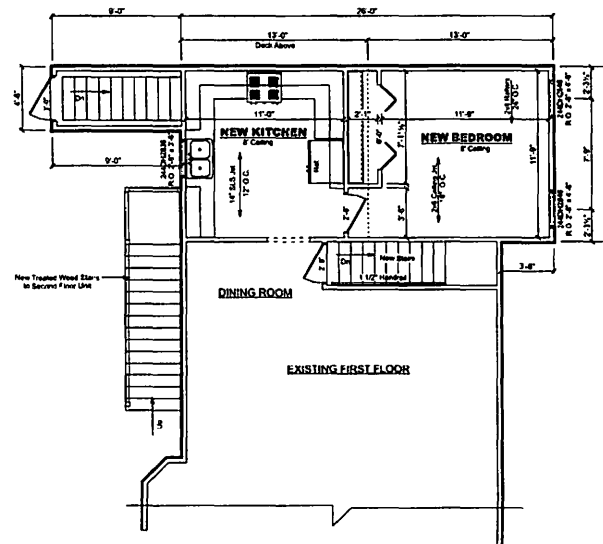
Sincerely,

J.C. Dobas

3d. Leaves never less than 1/2 inch in length and 1/4 inch in width.
 3d. Leaves broader than long or to less than 1/2 inch long and 1/4 inch wide.
 3d. Leaves broader than long or to less than 1/2 inch long and 1/4 inch wide.
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$$MAD = 15.7\%$$


Vol. 11.6



Vol. 119

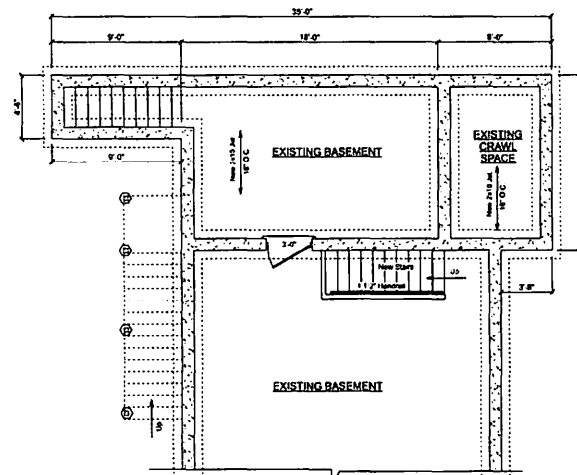


Figure 1

NOTICE:

Visit us at
www.mechughaat.com
E-mail us
branding@mechughaat.com

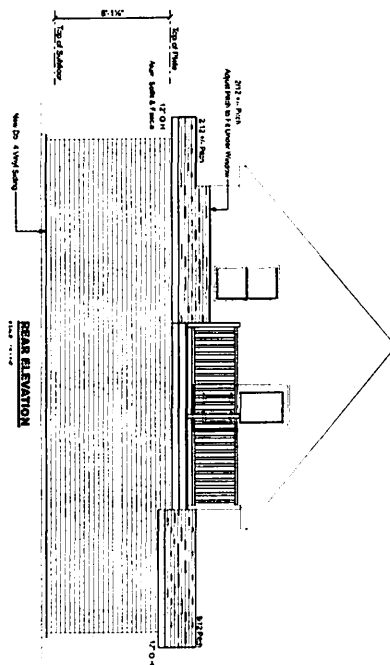
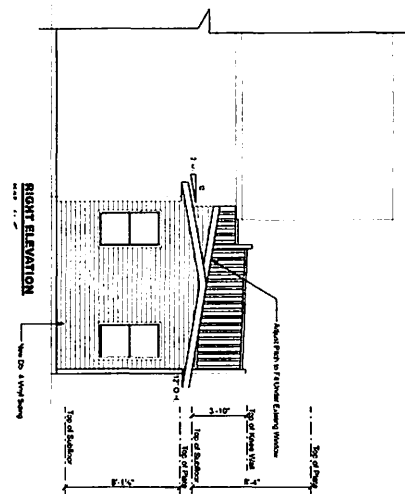
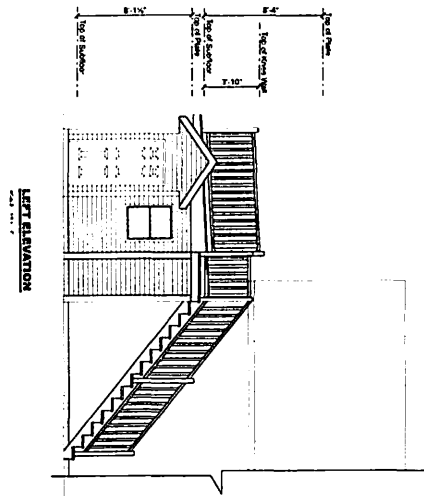
**OOSTBURG LUMBER
COMPANY, Inc.**

12181' above sea level
12181' above sea level
12181' above sea level
12181' above sea level

PROHA FOR
JC DOBAS
521 NIAGARA
SHEBOYGAN

Page:	2	2	DATE	6/27/21
			REV DATE	06/21
			REV DATE	06/17/2022
			REV DATE	
			REV DATE	
			REV DATE	

For discussion see *Journal of the Royal Society of Medicine*, 77, 409 (1984).
 In addition, further progress is to be made in the following areas:
 (a) to develop a new generation of drugs, which will be more effective
 (b) to develop a new generation of drugs, which will be more effective
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 (y) to develop a new generation of drugs, which will be more effective
 (z) to develop a new generation of drugs, which will be more effective



Page: 1 of 2	DATE: 11/11/11
	REV DATE: 06/21/11
	REV DATE: 08/17/2011
	REV DATE:
Drawn by: L. M.	REV DATE:
Checked by: K. D.	REV DATE:

PROJECT FOR
JC DOBAS
521 NIAGARA AVE.
SHIEBOYGAN, WI

1218 Center Ave
Chadburg, WY 83070
Phone: (873) 664-2178
Fax: (873) 564-3000

**OOSTBURG LUMBER
COMPANY, Inc.**

Visit us at
www.austlii.org/au/other/melbuniv/australia.htm

E-mail us
E-mail address: melbuniv@melbuniv.edu.au

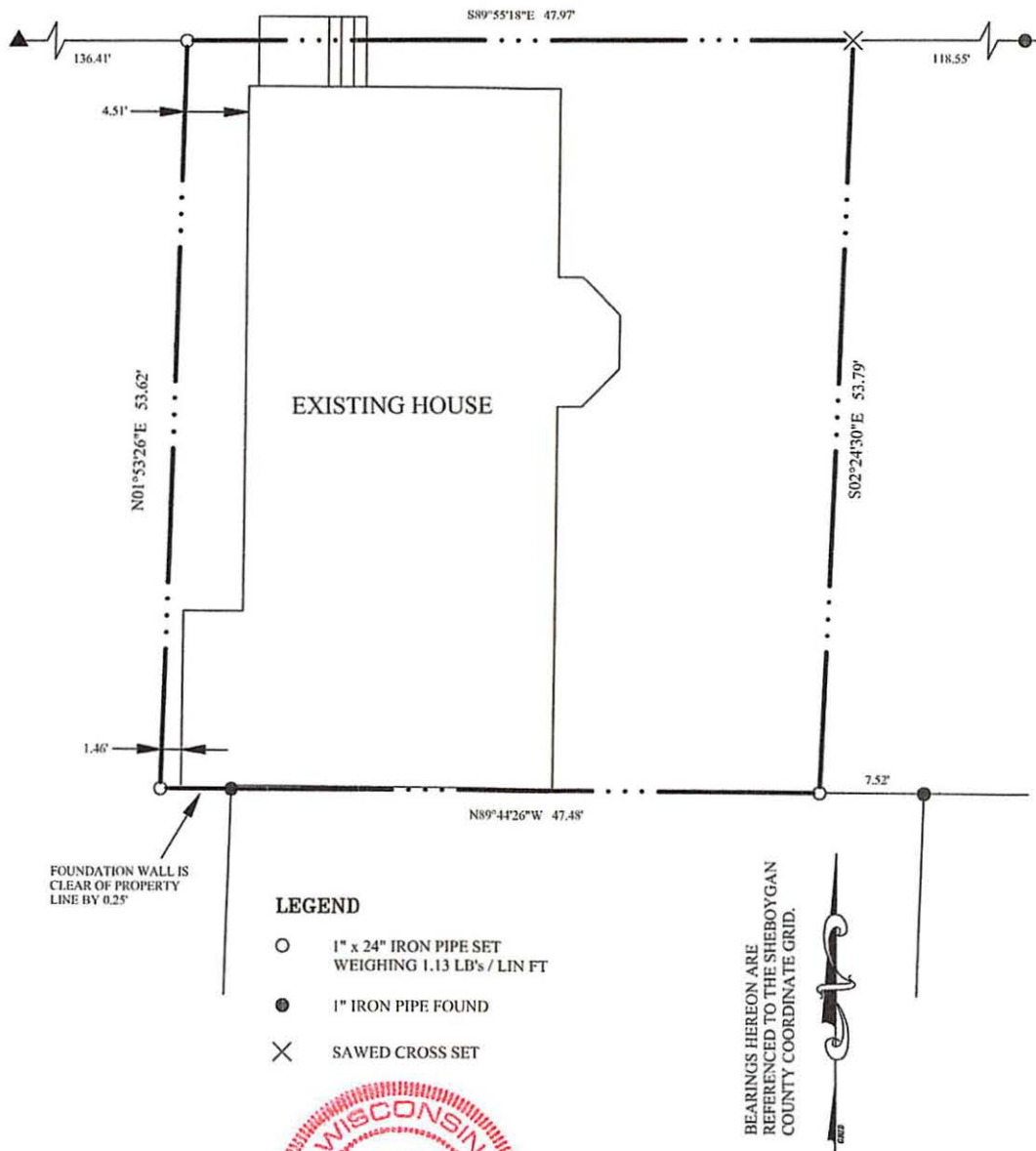
NOTICE:

OOSTBURG LUMBER COMPANY, INC.

PLAT OF SURVEY

THE WEST 2.48' OF THE NORTH 53' OF LOT 3, AND THE EAST 45' OF THE NORTH 53 FEET OF LOT 4, BLOCK 306, ORIGINAL PLAT OF THE CITY OF SHEBOYGAN, SHEBOYGAN COUNTY, WISCONSIN

NIARAGA AVENUE (80' STREET)



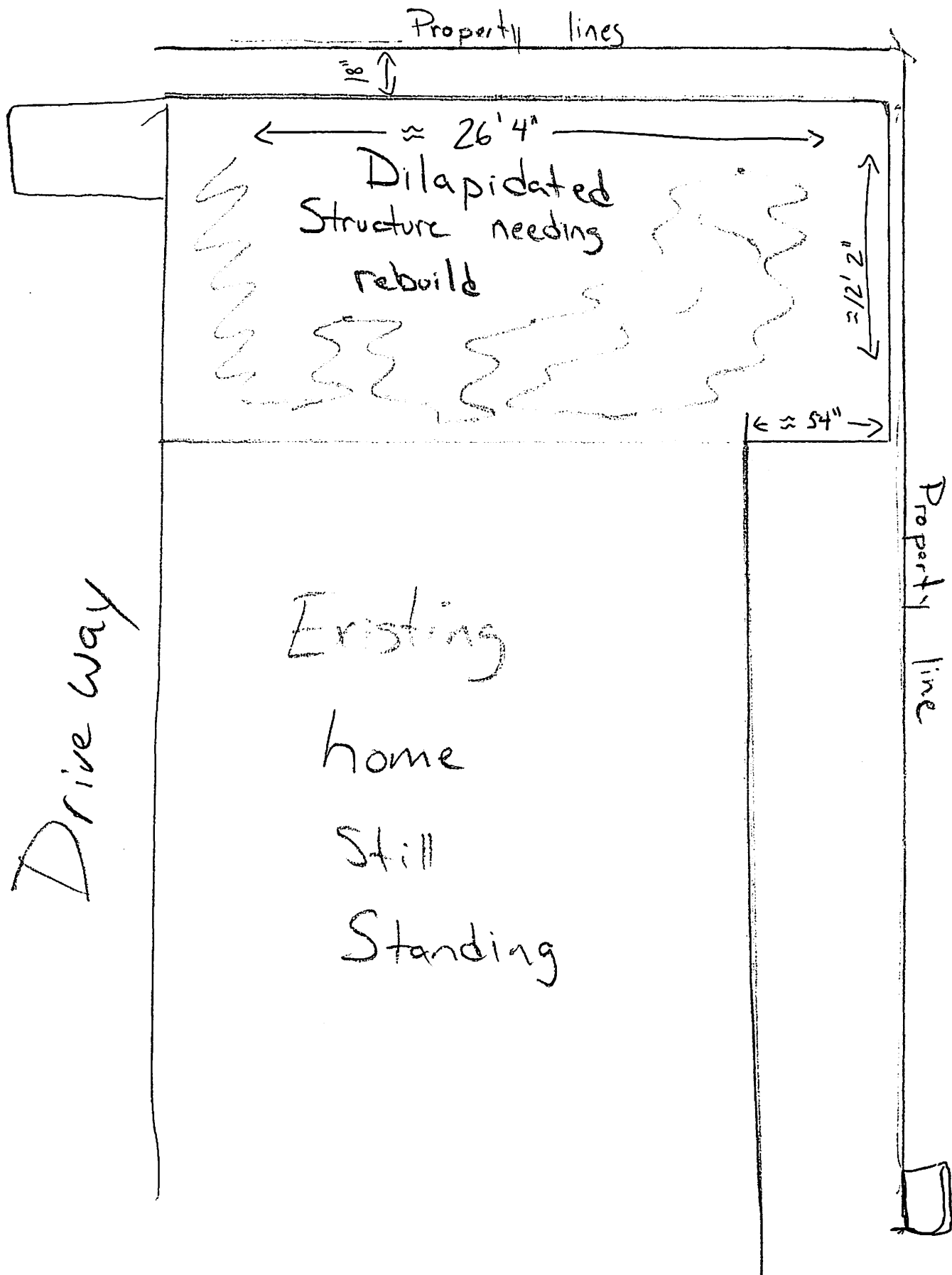
I HEREBY CERTIFY THAT THIS SURVEY IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF

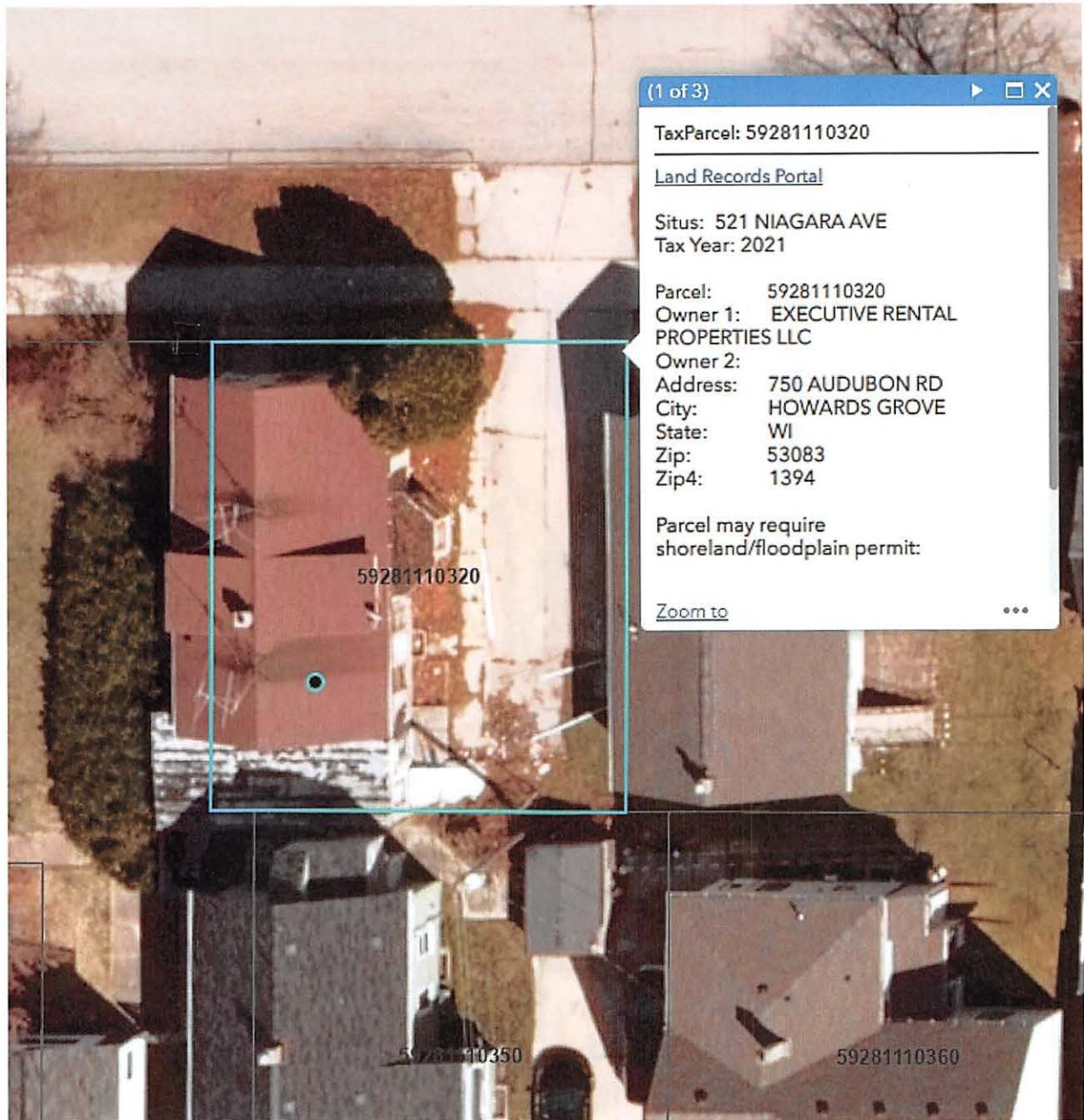
EDGAR HARVEY, JR. WRLS NO S-1489



FEBRUARY 8, 2022

ED HARVEY'S LAND OFFICE, LLC.
N3635 TIMBERVIEW ROAD
WALDO, WI 53093
920-528-7071























CITY OF SHEBOYGAN

REQUEST FOR ZONING BOARD OF APPEALS CONSIDERATION

ITEM DESCRIPTION:

Address: 708 N EVANS STREET

Parcel #: ~~2803022~~ 212340

Owner's Name: JOEL BRUNNBAUER

Zoning: NR-6

REPORT PREPARED BY: Pat Eirich, Building Inspector

REPORT DATE:

MEETING DATE:

BACKGROUND / ANALYSIS

Ordinance #: 15.105 3bP

Requesting: GARAGE ROOF HEIGHT OF 15'-9"

Allowed: 15'-0"

Ordinance #:

Requesting:

Allowed:

Ordinance #:

Requesting:

Allowed:

Ordinance #:

Requesting:

Allowed:

ATTACHMENTS:

APPLYING FOR A VARIANCE

Variances to zoning ordinances are considered by the CITY OF SHEBOYGAN Zoning Board of Appeals monthly on the third Wednesday at 3:00 pm at a public hearing. In order to be considered for the next meeting, applications must be received in the Building Inspection Department Office **no later than** 4:30 pm on the third Wednesday of the month prior to the scheduled public hearing:

1/19/22
Application Deadline Date

2/16/22
Board of Appeals Meeting Date

All applications must include:

- 1) Application forms, signed and dated, which are available at the Building Inspection Department Office and online.
- 2) The non-refundable filing fee - \$250.00.
- 3) Photographs of the property.
- 4) A site sketch, drawn to scale 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.

Note:

- a) The applicant can present any additional information to inform the Board of the facts.
- b) In addition to the application information noted above, a survey is strongly recommended.
- c) Applicants should be aware staff may require a survey as part of the application information in order to clarify specific variance(s) requested.
- d) Applicants should be aware the Board of Appeals may require a survey as part of the application review and/or as a condition of approval prior to issuance of a building permit if a variance is granted.
- e) Building permits must be acquired within 6 months of the granted approval or the approval will be voided.

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

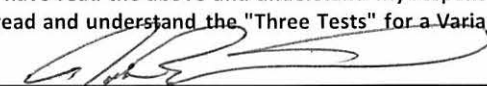
Applicants should be prepared to answer the following questions:

- * 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 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 and municipal property within 1,000 feet of your property. Notice of hearing will also be sent to the City of Sheboygan Planning Department. It is important you discuss your proposal with the Building Inspection and Planning Departments.

The property owner or a representative shall be present at the public hearing to present his or her request to the Board and answer any questions the Board members may have. Should an appearance not be made, or insufficient information presented, the appeal will not be considered and may be either placed on the agenda for the next meeting or denied. The appellant will be required to pay the additional expense incurred because of postponement of the hearing. Appellants are reminded 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

1/19/22
Date



www.sheboyganwi.gov

220302

BUILDING INSPECTION DEPARTMENT
828 Center Avenue, Suite 208
Sheboygan, WI 53081-4442
Phone: (920) 459-3477
Fax: (920) 459-0210
buildinginspection@sheboyganwi.gov

**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): 708 N. EVANS STREET
- 2). Applicant: JOEL BRUNNBACHER Telephone #: (920) 912-5193
Address: 708 N. EVANS STREET
- 3). Legal Property Description (Lot, Block, Subdivision, etc.) SHEBOYGAN GARDEN DIVISION
THE S. 40' OF LOT 29
- 4). Type of Building (Circle): Commercial - Residential
- 5). Request for (Circle): New Construction - Repairs - Alterations - Addition - Nonconforming Use - Other
(if other) please list: _____
- 6). If the request is for a nonconforming use:
Your intended use: _____
Date last occupied as a nonconforming use: _____
By Whom: _____ Previous use: _____
- 7). Applicants interest in property: _____
- 8). On a separate letter to the Board describe the requested variance and include 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 THERETO ARE TRUE, CORRECT AND COMPLETE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Date: 1/19/22

Signature: [Signature]

Printed Name: JOEL BRUNNBACHER

Mailing Address: 708 N. EVANS STREET

SHEBOYGAN, WI. 53081

212340

Reason for Variance Request / Hardship

- The current 20' x 20' garage can only support a small vehicle, motorcycles, and some misc. equipment
- We own 3 vehicles and 2 motorcycles along with yard equipment and misc. items
- We have no room left in current garage to allow us to park our vehicles inside garage to keep them secure and out of the inclement weather
- We have had some issues with damage to our vehicles due to parking along alleyway that is very narrow
- In the past years we have also had a couple break-ins to our vehicles
- The only variance that I am requesting is a height restriction of 9"
 - In order to span the garage roof, the trusses need to be built to code which makes the peak 9" taller than the allowed city specifications

Design Criteria

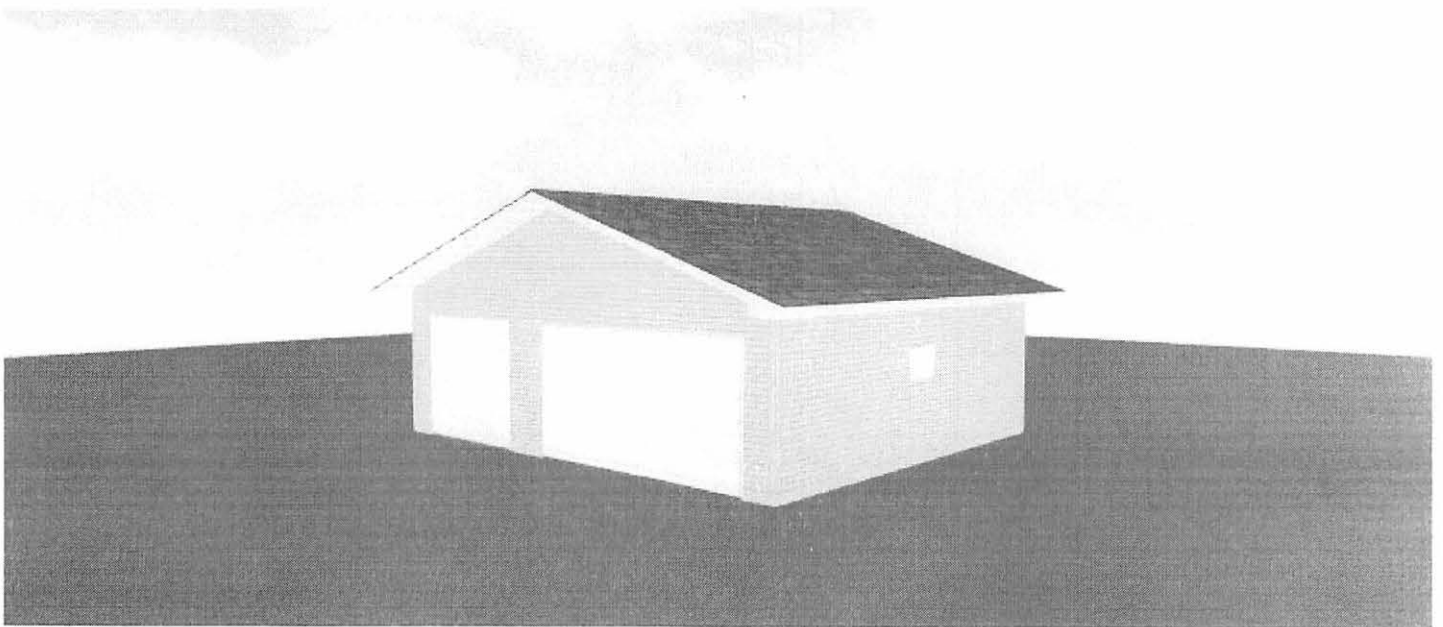
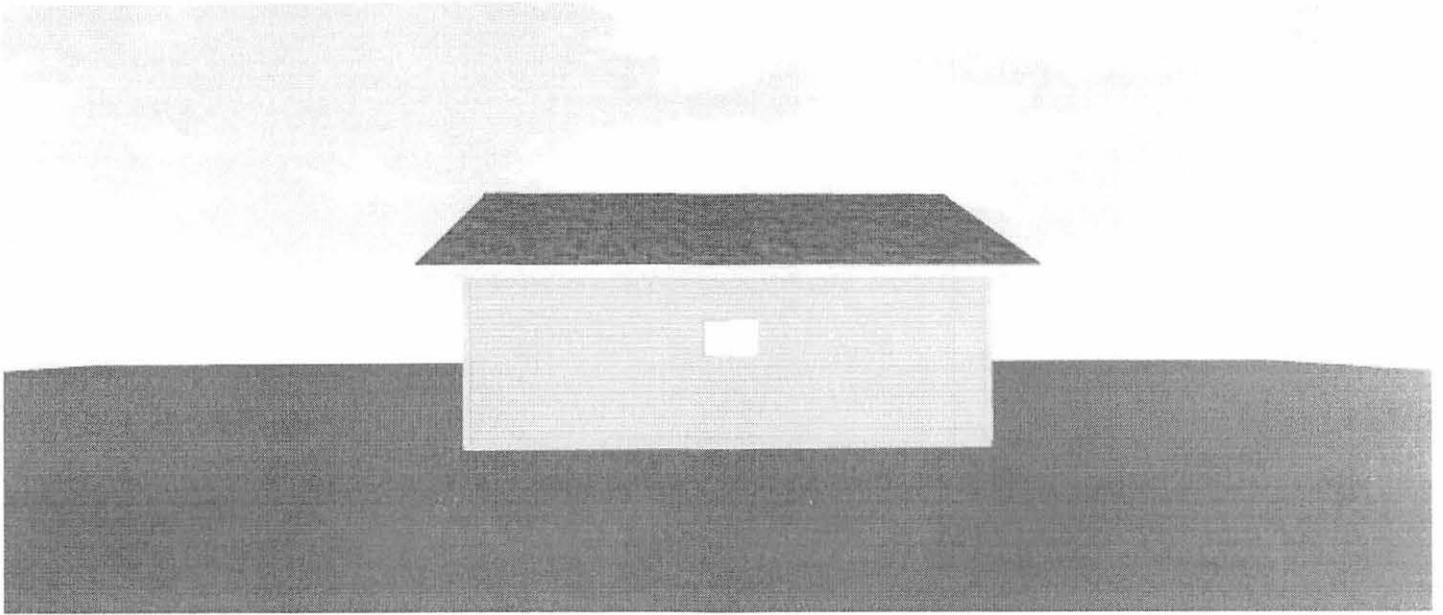
- Construct a 32' x 28' garage which will allow us to put all vehicles in the garage along with the motorcycles and misc. equipment
- Vinyl Siding & roofing materials to be the same color and style as what is currently on the house
- Add character to my property and the neighborhood

Joe Brunnbauer

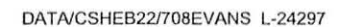
708 N Evans Street

Sheboygan, WI 53081

920-912-5193



708 N. EVANS STREET
PARCEL 59281212340
BEING THE SOUTH 40 FEET OF LOT 29 OF SHEBOYGAN GARDEN DIVISION,
CITY OF SHEBOYGAN, SHEBOYGAN COUNTY, WISCONSIN.













View
South



VIEW
NORTH