

*****ATTACHMENTS*****

CITY OF SHEBOYGAN

REQUEST FOR ZONING BOARD OF APPEALS CONSIDERATION

ITEM DESCRIPTION:

Address: 3229 N 28th ST

Parcel #: 627690

Owner's Name: Alexx Isbell

Zoning: MR-8

REPORT PREPARED BY: Jeff Lutzke, Building Inspector

REPORT DATE: 08/06/2021

MEETING DATE: 08/18/2021

BACKGROUND / ANALYSIS

Property owner would like to install a 6 feet high privacy fence in his required street yard.

Ordinance #: 17.720(3)(c)1 -4 feet when located within a required street yard on any property. The fence from the front of the house to the property line shall not exceed 4 feet in height and must be 50% open.

Requesting: 6 feet high privacy fence

Allowed: 4 feet / 50% open fence

Ordinance #:

Requesting:

Allowed:

Ordinance #:

Requesting:

Allowed:

Ordinance #:

Requesting:

Allowed:

ATTACHMENTS:

Wierus, Linnae

From: Alexx Isbell <alex.isbell@icloud.com>
Sent: Wednesday, July 21, 2021 12:39 PM
To: Wierus, Linnae
Subject: Fence variance

I applied for the variance for a privacy fence, due to city ordinance I'm not allowed to put up a 6x8 cedar fence. There are a few reasons why I wanted a privacy fence. My wife and I have a small child and a small dog, we are planning on having more children, We would like to have some privacy when we are having family dinners or play time outside. We also would like a privacy fence because the street we live on doesn't have a stop sign or a children playing sign, therefore drivers tend to speed. The safety of my family is a top priority of mine. The fence wouldn't pose any harm to the community, there will still be a clear line of sight for motorist when turning the corner. Due to the fact that we have to street yards this makes it very difficult to have a back yard with such a small area. The fencing we have picked is a nice color and not an eye sore like a chain link fence. Thank you for your consideration and time.

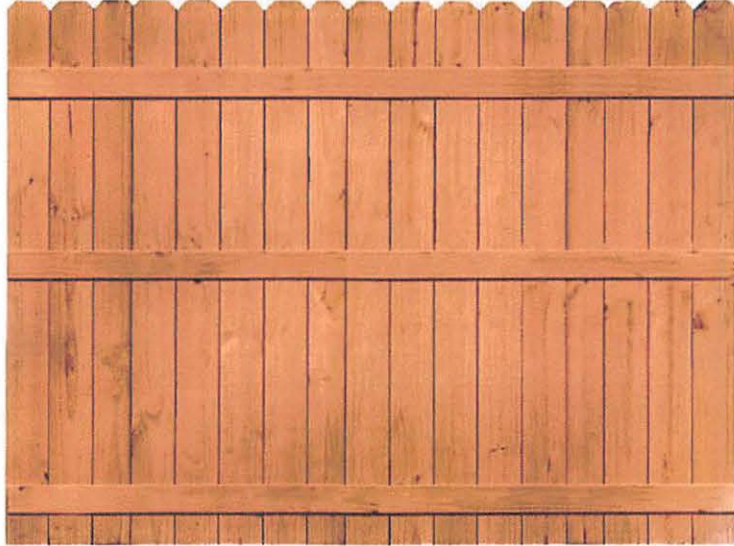
Sent from my iPhone

11:50



homedepot.com

< Back



Pinch Image to Zoom In





69281627710

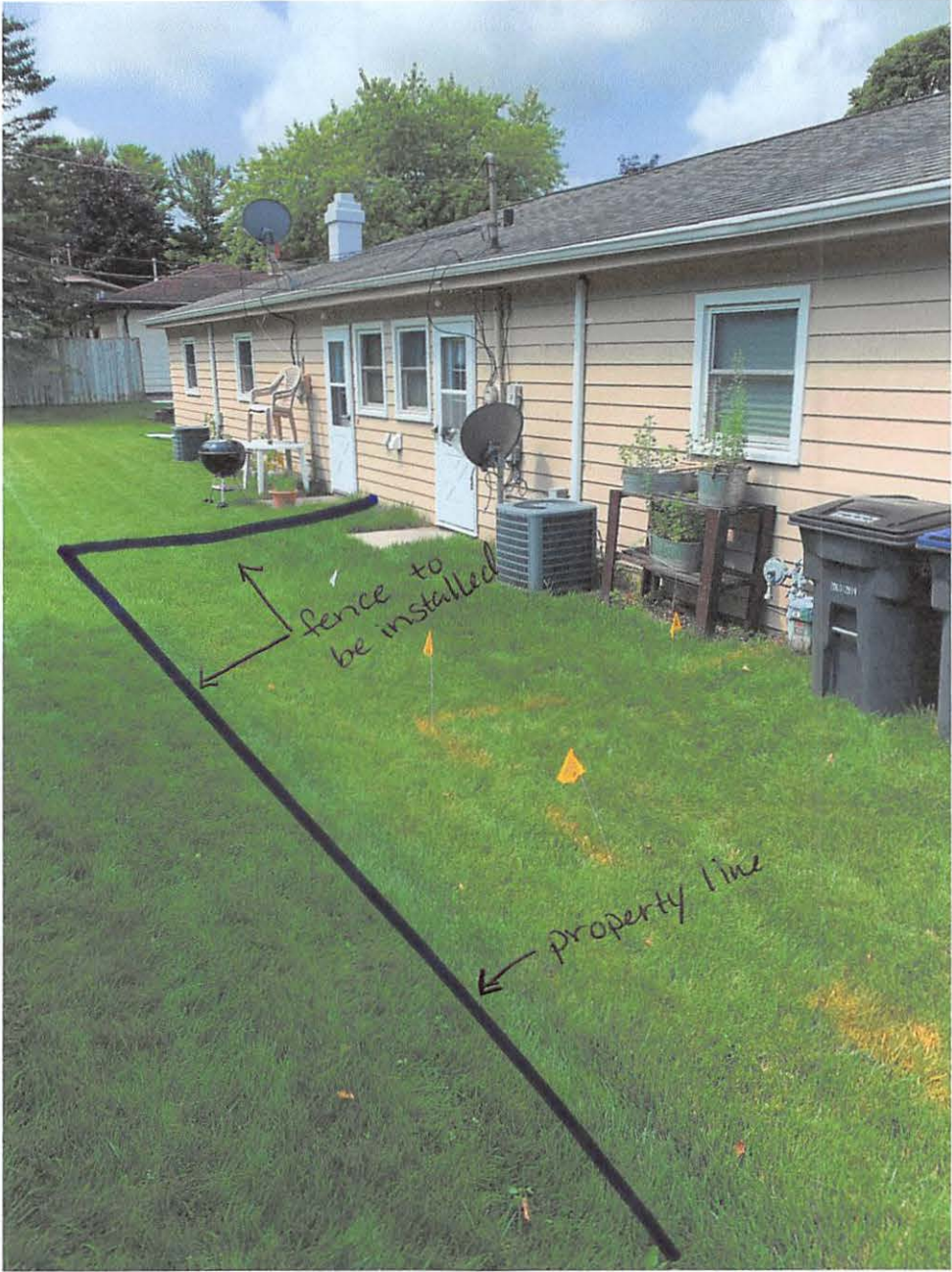
69281627690

↑
fence to
be installed

7400









View from sidewalk on N 28th St.

CITY OF SHEBOYGAN

REQUEST FOR ZONING BOARD OF APPEALS CONSIDERATION

ITEM DESCRIPTION:

Address: 1911 N 1st ST

Parcel #: 007150

Owner's Name: Jeffrey T Schultz

Zoning: NR-6

REPORT PREPARED BY: Jeff Lutzke, Building Inspector

REPORT DATE: 08/06/2021

MEETING DATE: 08/18/2021

BACKGROUND / ANALYSIS

Property owner would like to concrete his gravel driveway. Currently has 11 feet 6 inches from house to rear lot line.

Ordinance #: 15.702(10)

Requesting: 1 foot 6 inches from lot line to concrete

Allowed: 3 feet from lot line to concrete

Ordinance #:

Requesting:

Allowed:

Ordinance #:

Requesting:

Allowed:

Ordinance #:

Requesting:

Allowed:

ATTACHMENTS:

application, pictures, survey

APPLYING FOR A VARIANCE

Variations 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:

7/21/2021
Application Deadline Date

8/18/2021
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.

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

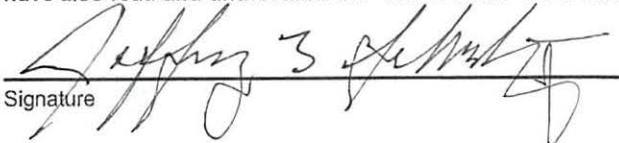
Applicants should be prepared to answer the following questions:

- * *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 

Date July 19, 2021

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): 1911 1st Street
- 2). Applicant: 25 Hickory Dr Telephone #: 720351-0192
Address: Random Lake, WI 53075
- 3). Legal Property Description (Lot, Block, Subdivision, etc.) Part of Lot 6 Block 4, Corson's and Mallmann's subdivision to the City of Sheboygan, Sheboygan County, Wisconsin
- 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: OwneT
- 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: 7/19/2021

Signature: Jeffrey T Schultz
Printed Name: Jeffrey T Schultz
Mailing Address: 25 Hickory Dr
Random Lake, WI 53075
jeff@aerowebworks.com

007150

July 19, 2021

To whom it may concern,

Our family recently purchased a 100-year-old home at 1911 N. 1st street. We are interested in constructing a driveway and garage on the property. However, due to the location of the house, the slopes on the property, and the building codes in place at the time the house was constructed, the only feasible location to construct the driveway and garage is in the back yard of the lot. The driveway would be constructed off the existing alley that runs along the side of the property and would be located along the back lot line.

We need to apply for a variance because the distance from the back lot line to the house is 11.5 feet, approximately 1.5 feet narrower than the distance required to meet current building codes requiring a 10-foot minimum driveway width and a 3-foot offset from the property line. (Exhibits G and H)

HARDSHIP

The current driveway is part gravel, part concrete, and presents a safety issue due to its current slope and condition (Exhibit A1, A2, A3). There is also a power pole located in somewhat of a precarious location in the alley at the base of this gravel and concrete driveway (Exhibit B1, B2). During winter, the driveway is difficult to shovel as well as navigate cars up and down due to the current slope and the location of the pole.

Also, all the other homes in the immediate area have a driveway and garage (Exhibits C and D).

A new concrete driveway would be constructed with a more gradual slope, eliminating the current problems and potential safety hazard.

UNIQUE PHYSICAL LIMITATIONS

The property is bounded by a garage on one side, an alley on the other side, a driveway and garage on the back side, and very limited parking on the 60 feet of narrow roadway frontage in the front.

In addition, the slope on the roadway side is almost 1:1, is approximately 4 feet high, and has a concrete retaining wall in front of it next to the sidewalk which presents a very difficult construction and cost prohibitive option (Exhibit E). Also, since the lot does not provide a backyard area (the current 10-foot gravel and concrete drive exists there), it would eliminate the only usable yard located on this lot (Exhibit F).

NO HARM TO PUBLIC INTEREST

The existing gravel/concrete driveway and storage building is not very appealing in its current state and probably lowers the value of both the property itself as well as the adjacent properties. Constructing the upgraded driveway and garage in the proposed location where the existing drive and shed are located would not harm the value of the adjacent properties, and in fact would likely increase the value of all mentioned properties. It would eliminate the only gravel driveway in the immediate area, it would improve the slope in the alley for better access and it would improve safety and alley plowing activities in the winter. In addition, there would be no negative effect on traffic in the area by keeping the driveway in the alley and the current street parking would not be reduced by 2 spots in front of the house if the driveway were to be relocated off 1st street instead of the alley.

It would also improve the look of the property and bring it up to the same standard look and appeal of the other driveways, garages, and properties in the neighborhood.

In conclusion, we feel a building variance on this property to upgrade the existing driveway and storage building would benefit not only the us, property owner, but all stakeholders involved, including the adjacent neighbors, the city of Sheboygan and visitors around Vollrath park. It would increase property values, improve the visual appeal of the area, reduce the impact on street parking and traffic flow, and would positively impact everyone involved.

We are providing drawings, pictures, and videos to support our position and descriptions above and we look forward to the opportunity to present our request at your next meeting in August.

Thank you for your consideration on this matter.

Sincerely,

Jeff Schultz, Mark Schultz, and Mimi Schultz

Exhibit A1 – Existing Drive, Slope and Condition



Exhibit A2 – Existing Drive, Slope and Condition



Exhibit A3 – Existing Drive, Slope and Condition



Exhibit B1 – Alley, Existing Driveway, Power Pole and Neighbors Driveway



Exhibit B2 – Alley, Existing Driveway, Power Pole and Neighbors Driveway



Exhibit C - Neighbors Garage on 1st Street



Exhibit D – Neighbors Garage in Alley



Exhibit E – 1st Street front yard slope and layout

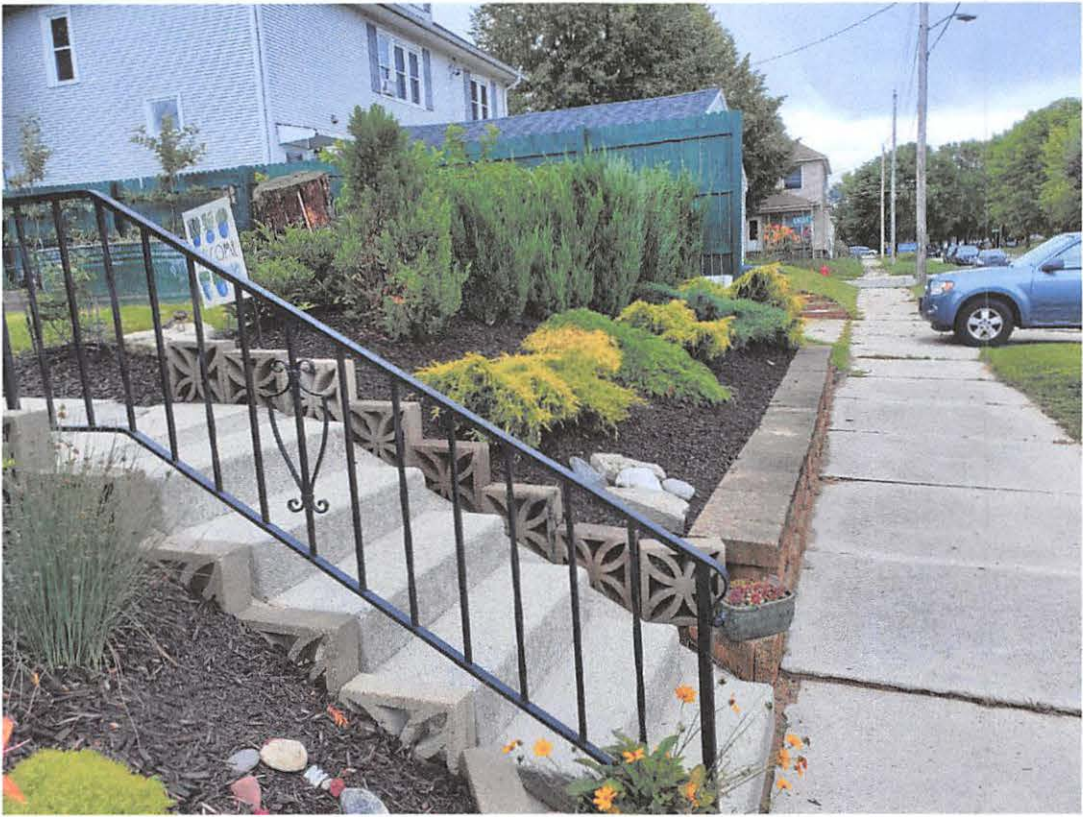


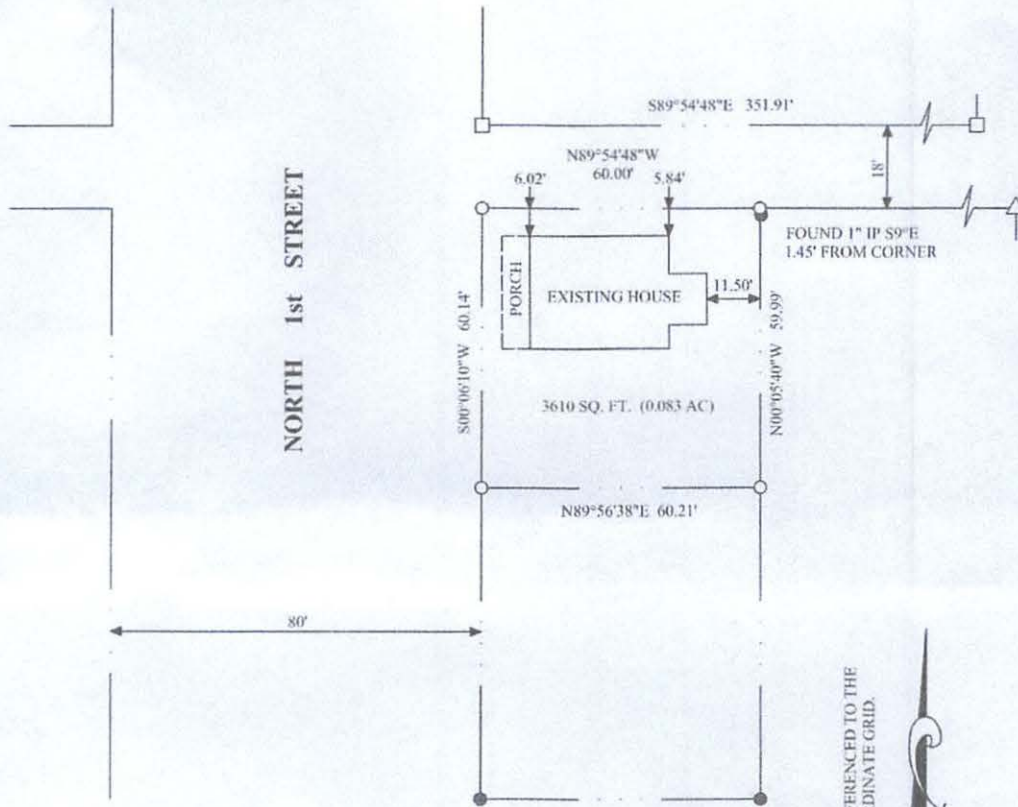
Exhibit F – Property Side Yard (The back yard is the current gravel/concrete drive)



Exhibit G – Boundary Survey

PLAT OF SURVEY

PART OF LOT 6, BLOCK 4, CORSON'S AND MALLMANN'S SUBDIVISION TO THE CITY OF SHEBOYGAN,
SHEBOYGAN COUNTY, WISCONSIN



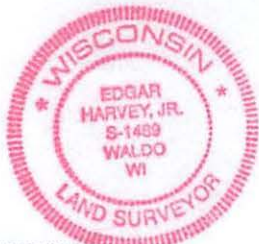
LEGEND

- 1" X 24" IRON PIPE SET WEIGHING 1.13 LB'S / LIN FT.
- 1" IRON PIPE FOUND
- CONCRETE MONUMENT WITH IRON ROD FOUND
- △ IRON ROD FOUND

BEARINGS HEREON ARE REFERENCED TO THE SHEBOYGAN COUNTY COORDINATE GRID.



SCALE: 1" = 30'



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

[Signature]
EDGAR HARVEY, JR. WI RLS NO S-1489

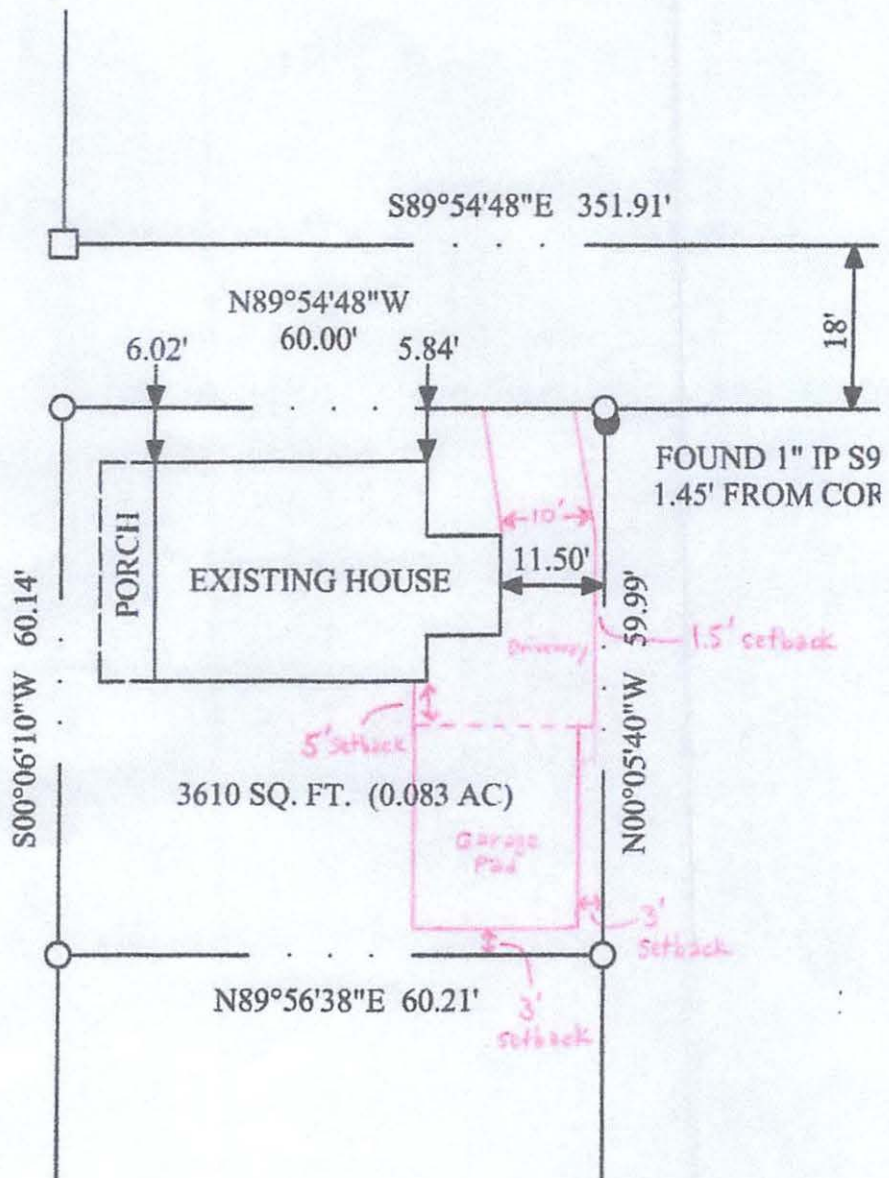
JULY 6, 2021

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

Exhibit H – Proposed Driveway and Garage Pad

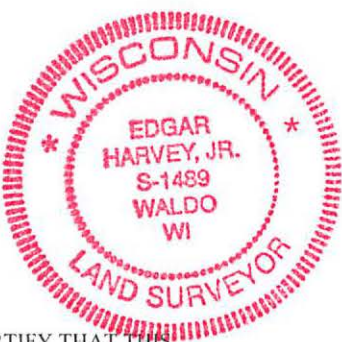
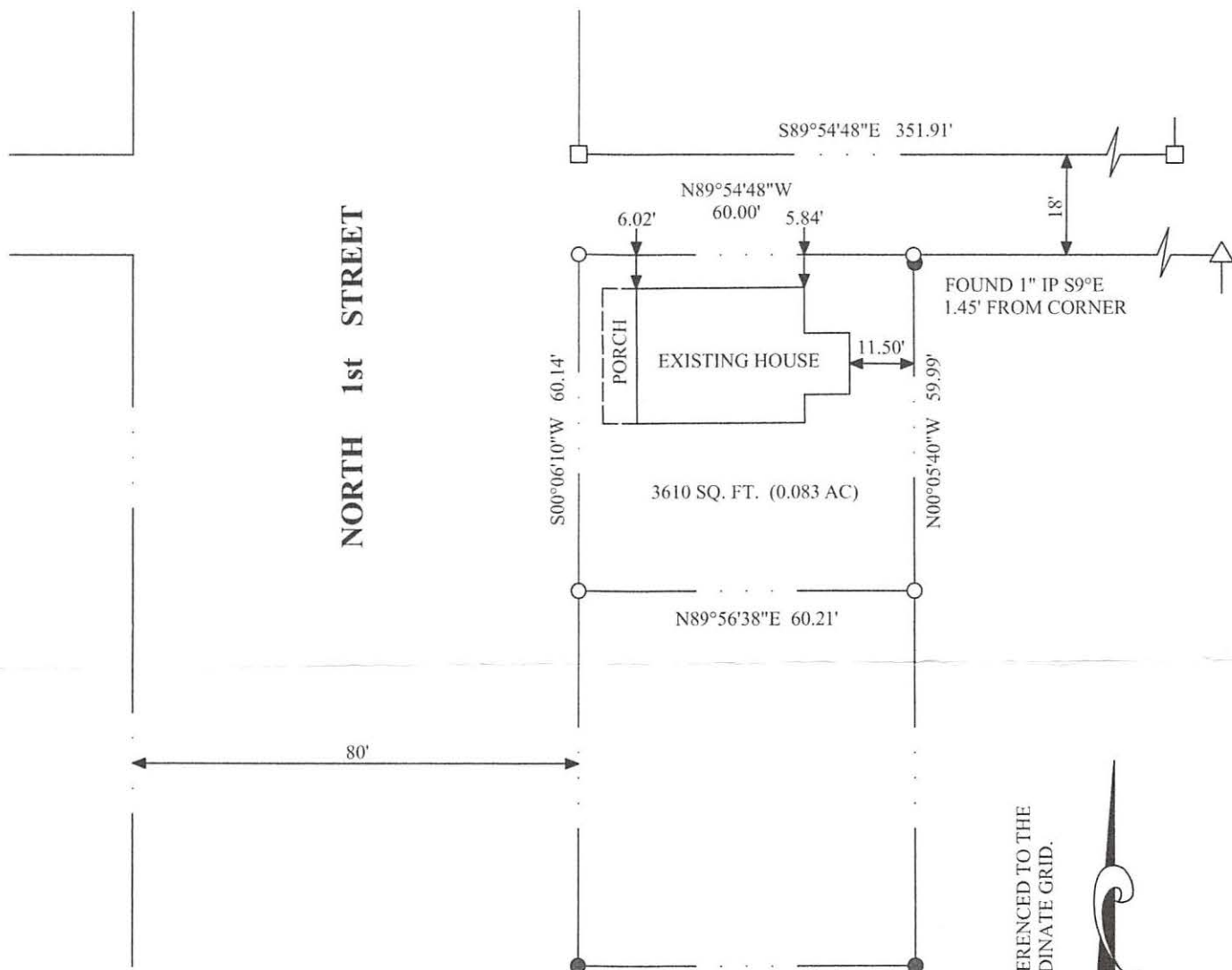
PLAN OF SURVEY

CORSON'S AND MALLMANN'S SUBDIVISION TO THE CITY OF SHEBOYGAN COUNTY, WISCONSIN



PLAT OF SURVEY

PART OF LOT 6, BLOCK 4, CORSON'S AND MALLMANN'S SUBDIVISION TO THE CITY OF SHEBOYGAN,
SHEBOYGAN COUNTY, WISCONSIN



LEGEND

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- 1" IRON PIPE FOUND
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- △ IRON ROD FOUND

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EDGAR HARVEY, JR. WI RLS NO S-1489

JULY 6, 2021

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: 1924 S 8th ST

Parcel #: 319680

Owner's Name: Jessica L Greer-Lorge

Zoning: NR-6

REPORT PREPARED BY: Jeff Lutzke, Building Inspector

REPORT DATE: 08/06/2021

MEETING DATE: 08/18/2021

BACKGROUND / ANALYSIS

Property owner would like to install a 6 feet high privacy fence in her required street yard.

Ordinance #: 17.720(3)(c)1 -4 feet when located within a required street yard on any property. The fence from the front of the house to the property line shall not exceed 4 feet in height and must be 50% open.

Requesting: 6 feet high privacy fence

Allowed: 4 feet / 50% open fence

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:

6/10/21 7/21/21
 Application Deadline Date

8/18/21
7/21/21 @ 3pm
 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:

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- * *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]
 Signature

7/20/21
 Date



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): 1924 South 8th St.
- 2). Applicant: Johnny Lorge Jessica Greer Lorge Telephone #: (763) 286-3300
Address: 1924 South 8th Street
- 3). Legal Property Description (Lot, Block, Subdivision, etc.) _____

- 4). Type of Building (Circle): Commercial - ~~Residential~~
- 5). Request for (Circle): New Construction - Repairs - Alterations - Addition - Nonconforming Use - Other
(if other) please list: 10 Ft Fence

6). If the request is for a nonconforming use:
Your intended use: is for character and privacy
Date last occupied as a nonconforming use: May 3rd 2021

By Whom: Jessica Greer-Lorge Johnny Lorge Previous use: Jessica Greer-Lorge Johnny Lorge

- 7). Applicants interest in property: to provide security & privacy as well as character
- 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: 7/20/21

Signature: [Signature]
Printed Name: Jessica L. Greer-Lorge
Mailing Address: 1924 South 8th St.
Sheboygan WI 53081

To the City of Sheboygan Zoning Board

The property of 1924 S 8th Street. Owners Johnny Lorge and Jessica Greer-Lorge are applying for variance.

Test #1. Unnecessary Hardship the 4 ft. Fence would not provide the security of a 6ft. fence. If there is a possibility that having privacy in the backyard and still comply.

Test 2. Our Unique Physical Characteristic is being on a corner lot that exposes the entire yard. We are unable to feel secure when we are in the backyard due to traffic, people, and there dogs. Hence No Privacy. The people in our community have reacted with smiles and gratitude for our 6 ft. fence.

Test 3. For what the public interests are and what know so far has been welcomed with compliments about the 6 ft. Fence. It has not hurt anyone nor put anyone in danger. Nor a blind spot for vehicles or pedestrians.

Granting us the Right of variance or Alternative plan to comply With the Building inspection Department.

Owners,  

Date 7/20/21

13' between
fence : sidewalk







2:09



86°



2:09

86°











ST
20
HAM AV
800





City of

Sheboygan

spirit on the lake.

June 1, 2021

JOHNNY R LORGE
JESSICA L GREER-LORGE
1924 S 8TH ST
SHEBOYGAN WI 53081-6010

RE: 1924 S 8th St – Fence – No Permit

Dear Property Owner:

The Building Inspection Department, during a routine inspection, noted that a fence has been erected and no permit was issued for the work. A building permit is required.

The Building Inspection Department requires you to apply for and obtain a Building Permit prior to June 15th, 2021. A penalty fee; double the permit fee plus \$100, will be charged for the permit if the contractor is licensed, or double the permit fee plus \$200 for hiring an unlicensed contractor. Failure to comply by the deadline date may result in the issuance of a municipal citation.

Call 920-459-3480 if you have any questions and to schedule an inspection.

BUILDING INSPECTION DEPARTMENT

Pat Eirich
Building Inspector

PE:er

BUILDING INSPECTION

CITY HALL
828 CENTER AVENUE
SUITE 208
SHEBOYGAN, WI 53081

920/459-3477 (Phone)
920/459-0210 (Fax)

www.sheboyganwi.gov

NO PERMIT

Date 5-26-21

Name _____

Address _____

City, St _____

RE: 1924 S. 8

Dear _____:

During a routine inspection/~~after receiving a complaint~~ it was noted that _____

A FENCE HAS BEEN ERECTED

and no permit was issued for this work. A permit is required and this department will require you to apply for a permit by 6-10-21. A double fee plus \$100 will be charged for the permit and if a contractor is doing the work, he/she must be licensed with the City of Sheboygan.

Call 459-3480 if you have any questions.

BUILDING INSPECTION DEPARTMENT

Patrick Eirich
Building Inspector

CITY OF SHEBOYGAN

REQUEST FOR ZONING BOARD OF APPEALS CONSIDERATION

ITEM DESCRIPTION:

Address: 412 Michigan Ave

Parcel #: 101600

Owner's Name: Thomas and Patricia Ludwig

Zoning: NR-6

REPORT PREPARED BY: Jeff Lutzke, Building Inspector

REPORT DATE: 08/06/2021

MEETING DATE: 08/18/2021

BACKGROUND / ANALYSIS

Property owner would like to have a second garage (4 accessory structures) after purchasing adjacent parcel 101610 which has a stand-alone garage on it. Property owner will combine parcels.

Ordinance #: 15.206(d)(1)(a) The maximum number of accessory structures per lot is three (3) – not to exceed one (1) garage, one (1) shed, one (1) gazebo or one (1) greenhouse.

Requesting: 2 garages

Allowed: 1 garage

Ordinance #:

Requesting:

Allowed:

Ordinance #:

Requesting:

Allowed:

Ordinance #:

Requesting:

Allowed:

ATTACHMENTS:

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July 21, 2021

Application Deadline Date

August 18, 2021 3Pm

Board of Appeals Meeting Date

All applications must include:

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- 2) The non-refundable filing fee - \$250.00.
- 3) Photographs of the property.
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Signature

Date



BUILDING INSPECTION DEPARTMENT
828 Center Avenue, Suite 208
Sheboygan, WI 53081-4442
Phone: (920) 459-3477
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): 412 Michigan Ave Sheboygan WI 53081
- 2). Applicant: Thomas + Patricia Ludwig Telephone #: (920) 452-4181
Address: 412 Michigan Ave
- 3). Legal Property Description (Lot, Block, Subdivision, etc.) We bought 408 Michigan Ave
and we are combining it to one lot. there is an existing garage
on the property. we want to keep the garage plus our 1 car garage
- 4). Type of Building (Circle): Commercial - Residential
- 5). Request for (Circle): New Construction - Repairs - Alterations - Addition - Nonconforming Use - Other
(if other) please list: Keep Garage, plus our 1 car garage, plus shed + deck
- 6). If the request is for a nonconforming use:
Your intended use: the 2 1/2 car garage, our 1 car garage, our shed plus deck
Date last occupied as a nonconforming use: _____
By Whom: _____ Previous use: _____
- 7). Applicants interest in property: we own 0.11 in 408 Michigan which we have combined
to our house
- 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: 7/2/21

Signature: [Handwritten Signature]
Printed Name: Thomas Ludwig / Patricia Ludwig
Mailing Address: 412 Michigan Ave
Sheboygan WI 53081

July 2nd, 2021

To Whom it May Concern:

We, Patricia and Thomas Ludwig Sr are requesting a variance at the addresses of 408 and 412 Michigan Avenue, which are two parcels of land that we will be combining. There are currently 4 structures total on the two parcels of the land in which we are proposing to maintain all 4 within the combined single parcel once all is complete.

The reasons for this request include:

1. We are 62 and 63 years old and have had two incidents where we have fallen in the street due to our vehicles being parked there. Those incidents include:

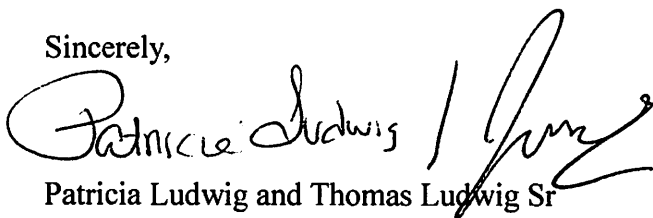
- Thomas slipping and falling in the street while cleaning off snow from his vehicle in the winter months, which resulted in a torn rotator cuff and surgery (Please see medical record #1)
- Patricia slipping on the ice in the street and breaking her foot (Medical record not available at this time)

2. We also have other medical issues, which jeopardized our health and create additional issues, such as back surgeries (Please see medical record #2 for Thomas), knee surgeries (Please see medical record #3 for Thomas), and Patricia has asthma that we feel the approval of this variance will help mitigate complications and/or repeat incidents given we'd be able to keep all of our vehicles in a heated garage and not have the requirement of walking out to the street, standing out in the code, and cleaning them off.

3. We have had issues in regards to vandalism of our vehicles while parking on the street. We have included two photos (Please see photos #1 and #2) of the most recent vandalism within this submission for your review.

We do appreciate your time and consideration in reviewing our proposal and welcome any questions that you may have.

Sincerely,

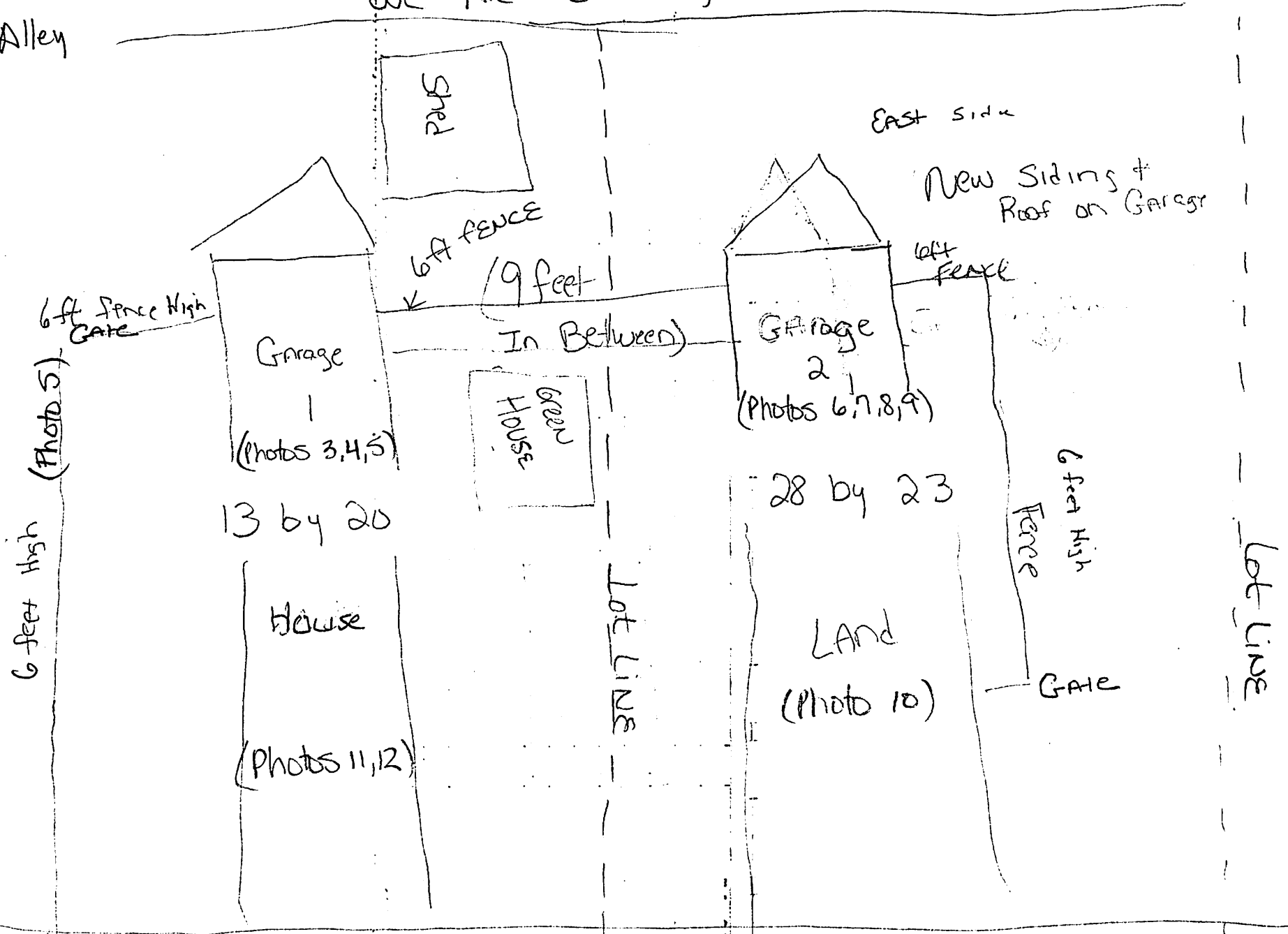


Patricia Ludwig and Thomas Ludwig Sr

Both Lots ARE 150 By 30

We Are Combining the Properties to be 412 Michigan

Alley



Michigan Avenue

08/08/2014 - Admission (Discharged) in ASMMC Surgical Services

H&P Notes

Interval H&P Note by Rachael J Nikkola, CRNA at 8/8/2014 0645

I reviewed the H&P, I examined the patient, and there are no changes in the patient's condition.

Electronically signed by Rachael J Nikkola, CRNA at 8/8/2014 6:45 AM

Source Note

56 year old White male present for preoperative consultation per request of Dr.Lang For planned R rotator cuff repair scheduled August 8, 2014 at Memorial Hospital. Fell and tore rotator cuff in February. Able to use, pain at night and uses Aleve and Tylenol.

ALLERGIES:

No Known Allergies

Current Outpatient Prescriptions

Medication	Sig	Dispense	Refill
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Past Medical History

Diagnosis	Date
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02/11/2021 - Admission (Discharged) in ASMMC 4th floor Inpatient Unit - Orthopedics

Clinical Notes

Op Note

Jonathan D Pond, MD at 2/11/2021 1010

Thomas M Ludwig
2912586

Preoperative Diagnosis: L3-4 to L5-S1 stenosis associated with severe facet arthritis and instability at L3-4 and L4-5. Severe degenerative disc disease L5-S1
Adult Degenerative

Postoperative Diagnosis: Same

Procedure: L3-4, L4-5, L5-S1 transforaminal lumbar interbody fusion. Laminectomy, posterior spinal fusion with instrumentation, local autograft and allograft bone

Surgeon: Jonathan Pond, MD

Assistant: Jenna Provance (assistant surgeon), P.A. Assisted with nerve retraction, suction, soft tissue retraction and wound closure.

Anesthesia: General

EBL: 1000 cc

Specimen: None

Complications: None

Disposition: Stable. Anticipate transfer to floor

Indication: 62-year-old gentleman with severe stenosis at L3-4 and L4-5 and moderate stenosis at L5-S1 associated with severe degenerative disc disease. His arthritis at L3-4 and L4-5 is because of facet arthritis and instability and adequate decompression of his canal will result in instability and consequently L3 to the sacrum fusion was recommended.

Procedure: Patient was identified in holding and brought to the operating room where general endotracheal anesthesia was administered. His position prone on a Jackson table after Foley catheter was placed. All pressure points well padded and his back was prepped and draped in the usual sterile fashion. A time-out was taken and antibiotics were given. An incision was made in midline and dissection continued down through subcutaneous fat. The fascia was opened on either side of the L3 to the sacrum spinous processes and dissection was continued down exposing the lamina of L3, L4, L5 and the sacrum. I removed the facet capsules from L3-4, L4-5 and L5-S1 and I protected the facet capsules at L2-3. I exposed the transverse processes from L2 all the way down to the sacral ala and then I performed a laminectomy. I performed a laminectomy bilaterally from L3 to the sacrum. I left a small bridge of the lamina at every level in the area where there was not stenosis. On the patient's right side IA removed the entire inferior articular process of

02/11/2021 - Admission (Discharged) in ASMMC 4th floor Inpatient Unit - Orthopedics (continued)

Clinical Notes (continued)

L3 on the patient's left side I removed the entire inferior articular process of L4. IA spent quite a bit of time on the laminectomy at L3-4 as the ligamentum flavum was stuck to the dura and it was really tight all the way up to the neural foramen for the L3 nerve. After I had adequately decompressed the lateral recesses all the way down and the entrances to the neural foramen all the way down I addressed the fusion at the L3-4 level. I did this by retracting the dura from the right side protecting the exiting L3 nerve and cutting a window in the disc space and using a series of rotating cutters and curettes and rongeur is to remove all of the disc material down to subchondral bone and then I placed an 11 mm tall by 35 mm long, crescent-shaped lordotic Titan cage packed with local autograft bone. Then did the same thing on the patient's left side at the L4-5 level. This was the same size cage. Then, on the patient's left side at L5-S1 I exposed the disc space and protected the S1 nerve root and then used a series of curettes and rotating cutters to prep the disc space and I placed an 8 mm tall by 26 mm long Titan cage packed with local autograft bone. This was a straight cage. It was placed obliquely but relatively central in the disc space. Then, I placed fiducial screws and obtained an intraoperative CT scan and then used Stryker navigation to place Medtronic Solera pedicle screws. I placed 6.5 mm screws bilaterally at every level at L3 they were 55 mm in length at L4 they were 55 mm in length at L5 they were 40 mm in length on the left and 55 mm in length on the right and at S1 they were 50 mm in length bilaterally. I placed 90 mm rods bilaterally and final tightened the rods under compression utilizing end caps that were sheared off at the appropriate torque. Then, I made certain that the decompression was appropriate that I could easily pass a double ball probe out the neural foramen for the L3 nerve root down along the lateral recess for the L4 nerve in out the neural foramen for the L4 nerve root and then down along the lateral recess for the L5 nerve root and out the neural foramen for the L5 nerve roots and then finally the lateral recess for the S1 nerve roots. After being confident that that was all adequately decompressed I decorticated the transverse process bilaterally from L3 to the sacrum and placed local autograft and allograft bone into the posterolateral gutters. I had placed some bone graft behind the cages at L3-4 and L4-5 previous to that. Then, I irrigated the wound with Irrisept and then placed 0.2 cc of Duramorph in the intrathecal space and covered the exposed dura with Nu knit and then closed the wound with 0 Vicryl suture in the fascial layer, 2 0 Vicryl deep subcutaneous and running 3 0 Monoderm followed by Steri-Strips on the skin. A sterile dressing was applied. Patient was then awakened and transferred to recovery in stable condition.

Electronically signed by Jonathan D Pond, MD at 2/11/2021 4:16 PM

12/20/2017 - Admission (Discharged) in ASMMC 4th floor Inpatient Unit - Orthopedics

Clinical Notes

Op Note

Mark S Lang, MD at 12/20/2017 1047

Preoperative diagnosis: Severe osteoarthritis of both knees

Postoperative diagnosis: Severe osteoarthritis of both knees

Procedure performed: Bilateral total knee arthroplasty

Surgeon: Mark Lang M.D.

Asst.: Aimee Ingelse PA

Anesthesia: Spinal

EBL: Minimal

Specimens: None

Complications: None

Drain: none

Implants used: Stryker triathlon posterior stabilized total knee arthroplasty components with X3 polyethylene were used, consisting of a size 6 femoral component, a size 6 tibial baseplate, a 13 mm thickness posterior stabilized polyethylene tibial insert, and a 35 mm medialized resurfacing polyethylene patellar component on the left side. On the right side I used a size 6 femur, a size 6 tibia, a 9 mm thickness tibial insert and a size 35 patellar component. One packet of simplex P speed set bone cement was used for fixation of the tibia, femur, and patellar components in each knee.

Indications: The patient has severe osteoarthritis of both knees. The patient is limited in activity because of the pain. Conservative treatment measures have been tried without success. I have recommended bilateral total knee arthroplasty and the patient has elected to proceed after discussion of the risks, benefits, and alternatives to surgery.

Findings unique to this procedure: The patient had significant varus deformity of both knees. This required aggressive elevation of the deep and superficial MCL bilaterally to properly balanced the knee. The ACL was absent in both knees.

Procedure: The patient was brought to the operating room. It was confirmed that we were doing a bilateral total knee arthroplasty. Patient was administered a spinal anesthetic. 1 g of tranexemic acid was given intravenously and this was repeated at the end of the procedure. The patient was given an appropriate dose of intravenous antibiotics. A Foley catheter was placed. A tourniquet was placed to both proximal thighs. Both legs were prepped and draped in sterile fashion. The left leg was elevated and tourniquet inflated to 300 mmHg.

12/20/2017 - Admission (Discharged) in ASMMC 4th floor Inpatient Unit - Orthopedics (continued)**Clinical Notes (continued)**

A 15-20 cm longitudinal incision was made over the anterior aspect of the knee. I incised through the subcutaneous tissues down to the extensor mechanism. A medial parapatellar arthrotomy was performed. Soft tissues were elevated off of the anteromedial and anterolateral proximal tibia. The patellar fat pad was removed. The patella was everted and soft tissues were elevated from the articular edge of the patella. A patellar cutting guide was placed and the patellar cut was made leaving a uniformly thick remaining patella. Hypertrophic soft tissues were now removed from the suprapatellar pouch region. The knee was flexed. The ACL was absent and the PCL was removed. A drill was then placed down the femoral canal and using intramedullary instrumentation a distal femoral cut was made in 5° of valgus. A sizing guide was now placed. A size 6 femoral component was found to be appropriate. 3° external rotation drill holes were made in the cut surface of the distal femur. The 4 in 1 cutting guide was then placed on the cut surface of the distal femur and the distal femoral cuts were made without difficulty using the oscillating saw. The notch cutting guide was now placed and the notch cuts made appropriately. The tibia was now subluxed anteriorly with appropriate retractors. The medial and lateral meniscus were removed. A drill was taken down the tibial canal and then using intramedullary instrumentation, a proximal tibial cut was made in 0° of varus/valgus. The cutting guide was set to remove approximately 3 mm of bone medially and 10 mm of bone laterally. A size 6 tibial baseplate template fit best on the cut surface of the tibia. The posterior aspect of the femoral condyles were inspected for any osteophytes and these were removed. Trial components were then placed. I found that the best combination of motion and stability was with the 13 mm polyethylene insert. The knee could be fully extended and fully flexed with satisfactory varus/valgus stability. With the knee in an extended position with the trials in place and the patella everted once again, the 35 mm trial fit best on the surface. Drill holes were made through the guide and then the trial component was placed. Appropriate patellofemoral tracking was ensured. All of the trial components were now removed from the knee. The keel punch was used to score the proximal tibial surface in the appropriate degree of external rotation. The knee was now thoroughly irrigated with antibiotic and saline solution delivered by pulsatile lavage. A total of 3 L of used throughout the surgery. The posterior capsular tissues of the knee were injected with a total of 8 cc of 0.25% Marcaine with epinephrine and 8 cc of diluted Exparel. As this was being performed, cement was prepared at the back table. Once the cement had reached appropriate consistency and the cut surfaces were dried, I placed the components, first the tibia, followed by the femur, then the patella. The components were impacted appropriately with excess cement removed. The trial polyethylene tibial insert was placed as the cement hardened. The knee was placed in an extended position and axially loaded. The patellar clamp was used to compress the patella. Irrigation was performed as the cement hardened. Once the components were solidly fixed and the cement had fully hardened, motion and stability of the knee were checked once again and found to be outstanding. The trial tibial insert was removed. The posterior aspect the knee was inspected for fragments of bone or cement. The final polyethylene tibial insert was then snapped into position. Final motion check was outstanding. Final irrigation was performed. The subcutaneous tissues, capsule tissues and periosteal tissues about the knee were then further injected with 0.25% Marcaine with epinephrine and diluted Exparel. A total of 30 cc of 0.25% Marcaine with epinephrine and 20 cc of Exparel which was diluted with 40 cc of saline was used. The arthrotomy was closed with #1 Vicryl suture. 2-0 Vicryl suture was used in subcutaneous tissues followed by staples in the skin. Dressings were applied followed by a Coban wrap. The tourniquet was let down after being up for a total of approximately 82 minutes at 300 mm of mercury.

Attention was now turned to the right knee. The exact same procedure was performed. The findings were basically the same. I only needed a 9 mm polyethylene insert. The knee was closed in the same fashion and the soft tissues were injected with the same combination of 0.25% Marcaine with epinephrine and Exparel. The tourniquet was up for a total of 82 minutes on the right side. Sterile dressings were applied to the right



Aurora Health Care

Medical #3

AURORA SHEBOYGAN
MEMORIAL MEDICAL
CENTER
2629 N 7TH ST
SHEBOYGAN WI 53083-4932

Ludwig, Thomas M

12/20/2017 - Admission (Discharged) in ASMMC 4th floor Inpatient Unit - Orthopedics (continued)

Clinical Notes (continued)

knee. To both knees, a cold therapy pack and Ace bandage were applied. This completed the procedure. The patient tolerated it well. There were no complications. Final counts were correct. The patient was taken to the recovery room in good condition.

Electronically signed by Mark S Lang, MD at 12/20/2017 10:50 AM

WILEY
A CAR RENTALS SERVICE
1-800-333-3333

Photo #1



Photo #2



Photo #3



Photo #4



Photo #5



Photo #6



photo #7

photo #8



Photo #9





Photo # 10



Photo #11

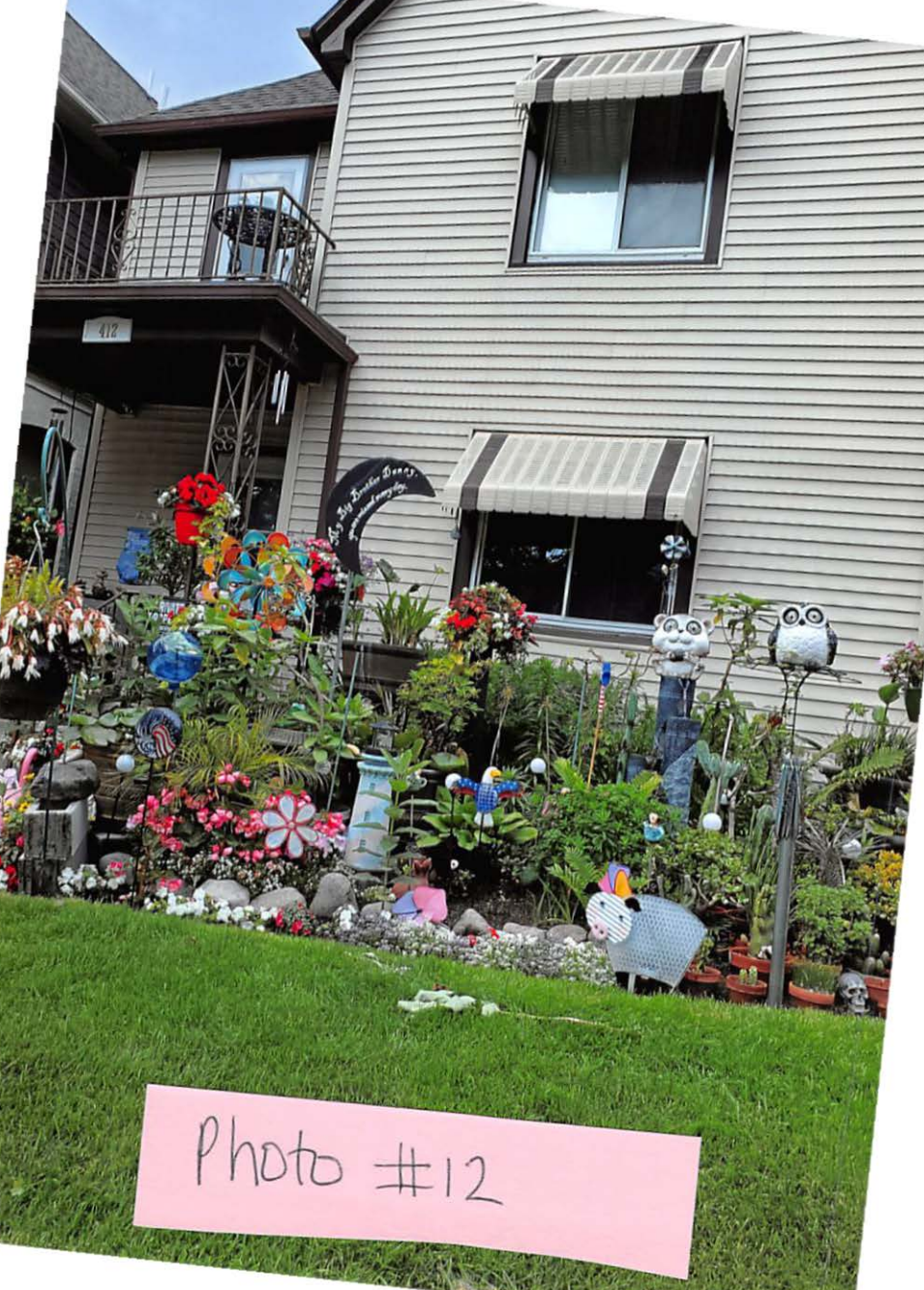


Photo #12

Wierus, Linnae

From: Lutzke, Jeffrey
Sent: Wednesday, August 18, 2021 7:31 AM
To: Sokolowski, Steve; Wierus, Linnae
Subject: FW: 412 Michigan

See the email below.

Thank you,

Jeff Lutzke
Building Inspector
City of Sheboygan
828 Center Ave., Suite 208
Sheboygan, WI. 53081-4442
920-459-3481 (Phone)
920-459-0210 (Fax)

-----Original Message-----

From: Susan Jackson OLeary <susjoleary@gmail.com>
Sent: Tuesday, August 17, 2021 9:41 PM
To: Lutzke, Jeffrey <Jeffrey.Lutzke@sheboyganwi.gov>
Subject: 412 Michigan

Hi Jeff,

I live across the street from Tom and Patti Ludwig. I can't make it to the meeting but I want you to know that I am in favor of their plans for a second garage. They are kind and thoughtful neighbors and I am happy to hear they bought the property next door. Their home and landscaping is always well-maintained and I'm sure their efforts will improve the neighborhood.

Sincerely,
Susan O'Leary
411 Michigan Ave
920-287-7976