

CITY OF SHEBOYGAN

REQUEST FOR ZONING BOARD OF APPEALS CONSIDERATION

ITEM DESCRIPTION:

Address: 622 N EVANS ST

Parcel #: 207250

Owner's Name: DANIEL L MARTIN

Zoning: SR-5 (SUBURBAN RESIDENTIAL)

REPORT PREPARED BY: Ellise Rose, Associate Planner

REPORT DATE: 07/2/2025

MEETING DATE: 07/16/2025

BACKGROUND / ANALYSIS

Owner would like to construct a second detached garage.

Ordinance #: 105-722(d)(2)(a) The maximum number of accessory structures per lot is three--not to exceed one garage, one shed, one gazebo or one greenhouse.


Requesting: Two detached garages

Allowed: One detached garage

ATTACHMENTS:

Application, pictures, and drawing

251978

	<p align="center">CITY OF SHEBOYGAN</p> <p align="center">VARIANCE APPLICATION</p>	Fee: <u>\$250 -</u>
		Review Date: _____

Read all instructions before completing. If additional space is needed, attach additional pages.

SECTION 1: Applicant/ Permittee Information

Name (Ind., Org. or Entity) <u>DAN MARTIN</u>			
Mailing Address <u>622 N EVANS ST.</u>	City <u>Sheb.</u>	State <u>WI</u>	ZIP Code <u>53081</u>
Email Address <u>COUNTYBOY67@Gmail.com</u>		Phone Number (incl. area code) <u>920 946-1785</u>	
Applicants interest in property:			

SECTION 2: Property Information

Property Address <u>622 N EVANS ST</u>	City <u>Sheb.</u>	State <u>WI</u>	Zip <u>53081</u>
Type of Building: <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential			
Request for: <input checked="" type="checkbox"/> New Construction <input type="checkbox"/> Repairs <input type="checkbox"/> Alterations <input type="checkbox"/> Addition <input type="checkbox"/> Nonconforming Use <input type="checkbox"/> Other			

SECTION 3: If the Request is for a Nonconforming Use

Your intended use:	
Date last occupied as a nonconforming use:	
By Whom:	Previous Use:

SECTION 4: Requested Variance

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.

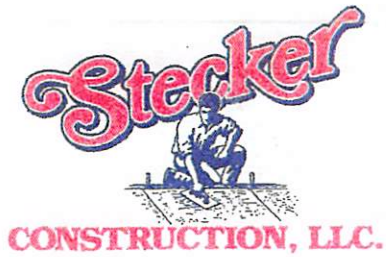
SECTION 5: Certification and Permission

Certification: I hereby certify that I am the owner or authorized representative of the owner of the property which is the subject of this Variance Application. I certify that the information contained in this form and attachments are true and accurate. I certify that the project will be in compliance with all conditions. I understand that failure to comply with any or all of the provisions of the permit may result in permit revocation and a fine and/or forfeiture under the provisions of applicable laws.

Permission: I hereby give the City permission to enter and inspect the property at reasonable times, to evaluate this notice and application, and to determine compliance with any resulting permit coverage.

Name of Owner/Authorized Representative (please print) <u>DAN</u>	Title <u>Owner</u>	Phone Number <u>920 946-1785</u>
Signature of Applicant <u>Dan Martin</u>		Date Signed <u>6-18-25</u>

Complete application is to be filed with the Building Inspection Department, 828 Center Avenue, Suite 208. Variances to zoning ordinances are considered by the City of Sheboygan Zoning Board of Appeals monthly on the third Wednesday at 3 p.m. at a public hearing. To be placed on the agenda of Zoning Board of Appeals, application must be received no later than 4:30 p.m. on the third Wednesday of the month prior to the scheduled public hearing. Applications will not be processed if all required attachments and filing fee of \$250 (payable to the City of Sheboygan) are not submitted along with a complete and legible application. Application filing fee is non-refundable.



701 N. 10th Street
P.O. Box 700020
Oostburg, WI 53070
(920) 564-3989
FAX (920) 564-3818

- Commercial & Residential Flatwork
 - Decorative Concrete Installation
 - Outdoor Living Space Design
 - Patios, Pool Decks, Retaining Walls
 - Poured Foundation Walls
-

June 16, 2025

I stopped by Dan Martin's house (622 N Evans, Sheboygan) to look at his project. For us to attach a new garage slab to his existing will not work because of water issues. The alley is so much higher, we would have to put a retaining wall along the alley. The better plan would be to put the new garage west of the existing garage on the hill, 7' from the property line. Then we can get the water to drain the right way.

Thank You

Brian Stecker

Dear CITY Board

I am requesting a Variance for a second Garage That has to be another Detached Garage, Reason being I Do not have Proper water drainage adding on to my existing Garage. I had 3 well experienced Mason Contractors here that did Their own Surveys and There is not enough Pitch to The alley Therefore The water will Run Towards my House.

The alley Starts Sloping UP Just Past or West of my existing Driveway

~~I have~~

The New Garage will MATCH The same as The House and existing Garage, Shingles, Siding, Overhang





13 FT OFF North PL
For Garage Slab

S88°35'04"E 165.00' 662.15

CONCRETE ALLEY

660.11

CONCRETE

PROPOSED CONC. DRIVE

GRAVEL

EXISTING HOUSE NO. 622

LOT 10
PARCEL #59281207250
9,921 SQ. FT.
OR 0.228 ACRES

C/L N EVANS ST

30' R.O.W.

BENCHMARK
SET REBAR
TOP OF REBAR
EL. = 664.52

LOT 1
7 FT EAST
OF WEST
PL

N1°34'10"E 57.00'

LOT 2

14 FT OFF South PL

S88°35'04"E 183.10'

LOT 9

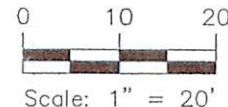
HOUSE NO. 616



I Joshua L. TenDolle do hereby certify that this survey is correct to the best of my knowledge and belief.

NOTES:

1. PROPOSED CONCRETE DRIVEWAY GRADING SHALL BE DETERMINED BY PROPERTY OWNER AND CONCRETE CONTRACTOR.
2. UTILITY STRUCTURES VISIBLE ON THE GROUND SURFACE HAVE BEEN SHOWN PER ACTUAL MEASUREMENTS. UNDERGROUND UTILITY LINES HAVE NOT BEEN SHOWN CALL DIGGERS HOTLINE PRIOR TO ANY EXCAVATION.



LEGEND

- = Iron Stake Found
- = 0.75" Iron Rebar Set
- x-x- = Fence
- = Spot Elevation
- ⊕ = Power Pole
- = Overhead Electric
- (###) = Recorded Dimension
- = Proposed Flow
- [000.00] = Proposed Grade

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100 South 10th Street
Oostburg, WI 53070
920-547-0599

FILE No.: 2025059s DATE: 6/3/2025 PAGE: 1 OF 1

7 FT EAST OF WEST PROPERTY line

13 FT OFF ALLEY FOR garage slab

14 FT OFF SOUTH PROPERTY line

EXISTING DRIVEWAY 32 FT

Can I do 40 FT of concrete / 30 for garage
and 10 for parking slab

~~150.00~~
~~6x6x10~~
~~PAVING~~
~~PAVING~~