

CITY OF SHEBOYGAN

REQUEST FOR ZONING BOARD OF APPEALS CONSIDERATION

ITEM DESCRIPTION:

Address: 1801 S 8TH ST

Parcel #: 316720

Owner's Name: JULIE A CALDWELL

Zoning: NR-6 (Neighborhood Residential- 6)

REPORT PREPARED BY: Ellise Rose, Associate Planner

REPORT DATE: 06/4/2025

MEETING DATE: 06/18/2025

BACKGROUND / ANALYSIS

Owner would like to construct a garage within their required street-yard setback of 25 feet.


Ordinance #: Sec 105-234(b)(3)(b) - Front or street side lot line to house: 25 feet. Sec 105-722 - Accessory uses shall not be located between a principal building and a street frontage on the same lot, nor within any required front yard or street side yard.

Requesting: 10.9 foot setback


Allowed: 25 foot setback

ATTACHMENTS:

Application, pictures, and drawing

	CITY OF SHEBOYGAN		Fee: _____
	VARIANCE APPLICATION		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>JAMIE + JULIE CALDWELL</u>			
Mailing Address <u>1801 S. 8TH ST.</u>	City <u>SHEBOYGAN</u>	State <u>WI</u>	ZIP Code <u>53081</u>
Email Address		Phone Number (incl. area code) <u>920.226.9848</u>	
Applicants interest in property: <u>OWNERS</u>			
SECTION 2: Property Information			
Property Address <u>1801 S. 8TH ST.</u>	City <u>SHEBOYGAN</u>	State <u>WI</u>	Zip <u>53081</u>
Type of Building: <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential			
Request for: <input type="checkbox"/> New Construction <input type="checkbox"/> Repairs <input type="checkbox"/> Alterations <input type="checkbox"/> Addition <input type="checkbox"/> Nonconforming Use <input checked="" 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>JEFF M. BERG</u>		Title	Phone Number <u>608.834.9335</u>
Signature of Applicant 		Date Signed <u>5/16/25</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.

Requested Variance for 1801 S. 8th St.

The requested variance is to allow the front lot setback to be 10.9' rather than 25' for a corner lot.

Our situation passes the THREE TESTS FOR A VARIANCE:

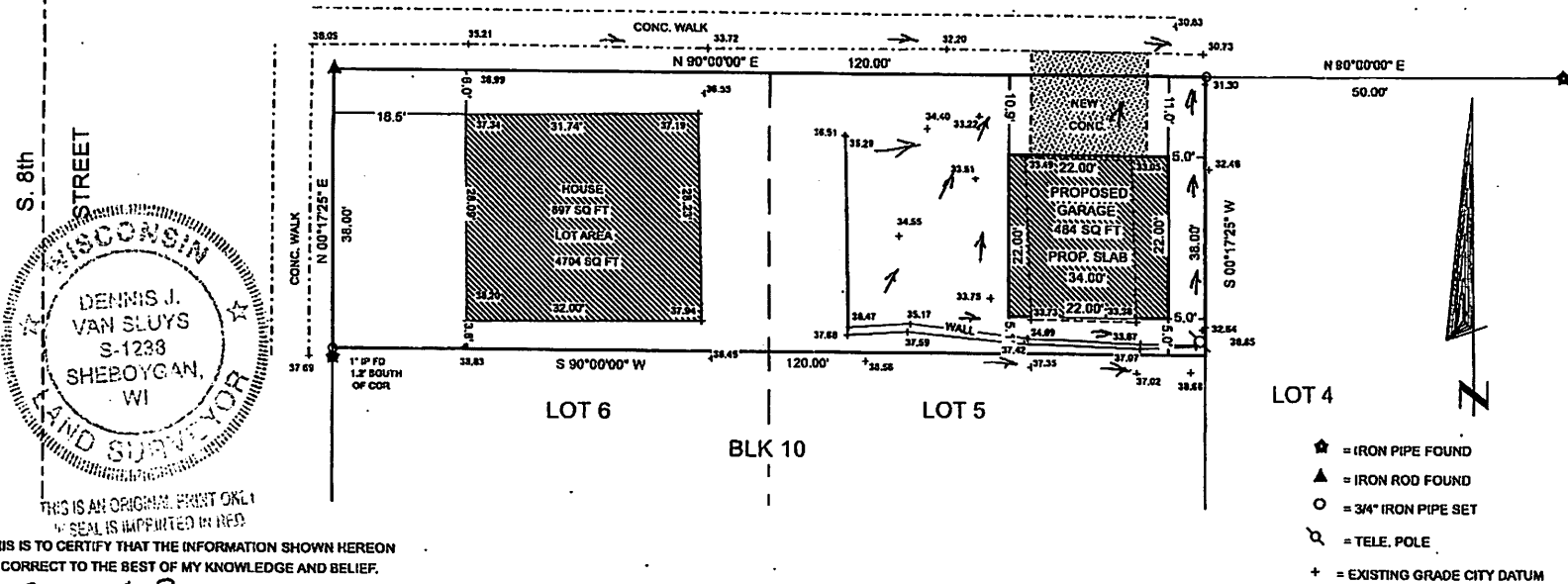
1. UNNECESSARY HARDSHIP – without the variance we would not be able to build a garage that would be deep enough to park our car in it. The garage is 22' x 22' on a lot that is only 38' deep
2. UNIQUE PROPERTY LIMITATIONS – the property is on a corner with the length of the property running parallel to High Avenue where the driveway is located and given the location of the house there is not another option for locating the garage. As the property is only 38' deep, the house was built only 6' from the front property line and 5' from the rear lot line.
3. NO HARM TO THE PUBLIC INTEREST – the existing garage is the same depth as the new garage will be and has not harmed the public interest.

The above clearly shows that the property passes all three tests so we respectfully request approval for the variance.

D & H LAND SURVEYS LLC
1628 GEORGIA AVENUE
SHEBOYGAN, WISCONSIN

1801 S. 8th STREET
PARCEL 59281316720
DESCRIBED AS THE NORTH 38 FEET OF LOT 5 AND 6 OF BLOCK 10
OF OTTEN & SAEMANN'S ADDITION, CITY OF SHEBOYGAN,
SHEBOYGAN COUNTY, WISCONSIN.

HIGH
AVE.





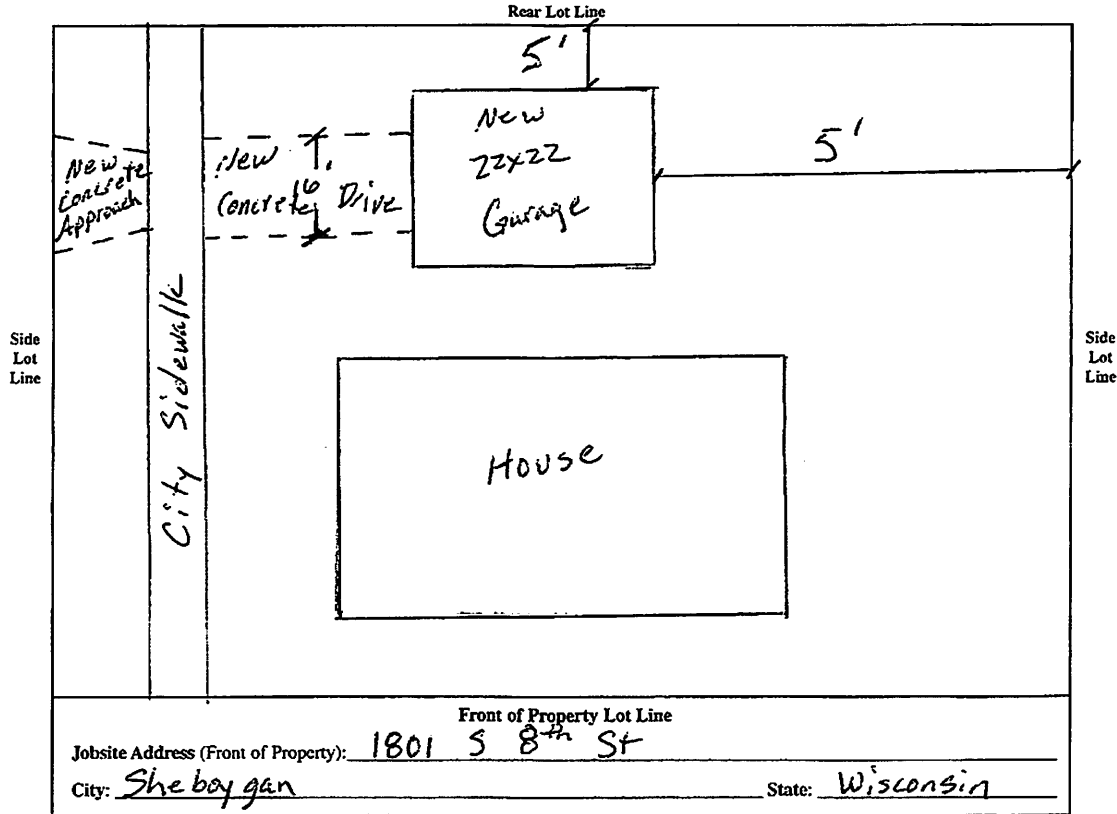
AMERICAN GARAGE BUILDERS

Book 71-102

PLACEMENT LAYOUT

OWNER(S) Jamie & Julie Caldwell

GARAGE PLACEMENT: Owner(s) accept responsibility for the placement of the garage slab and any related concrete work on the property as the drawing shows on the PLACEMENT LAYOUT. American relies on the information from the Owner(s) about the property such as but not limited to: the location of Lot Lines; Subdivision Covenants; Deed Restrictions; Local Zoning Ordinances; Easements and Underground Utilities and American assumes no responsibility for violations due to the placement of the garage slab, the structure and any related concrete work on the property. Owner(s) will furnish a Plat of Survey if needed and agrees to cooperate with American to obtain all necessary building and/or zoning permits at no cost to American.



Construct reinforced concrete floating slab with raised curb Yes Concrete mix 6 bag. Place 2 rod row(s) around slab.

Form all sides of slab down to the original ground to retain the fill Yes Pour the slab on un-retained fill and Owner(s) will retain the fill with black dirt or sod NO

The top of floor at the Overhead door entrance will be approximately 4" inches Above City ~~Street~~ Grade

Service Door Curb Cut Out NO Pour 418 sq. ft. extra concrete.

Curb height at Overhead door 3 1/2 Curb height at back of slab 0 Slope of slab 3/2

Strip Sod Yes Haul sod away Yes Leave sod on property NO

Remove 0 sq. ft. of old blacktop. Remove 750 sq. ft. of old concrete.

Remove old 15 x 22 garage. Remove old 15 x 22 slab.

Heavy Material Trucks Can enter on the property.

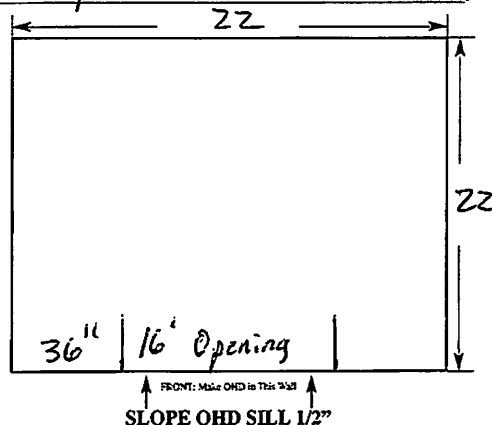
Wheel Concrete Yes No No X

Approx. slab elevations measuring from existing ground to top of concrete:

Front right 8 Front left 8 Rear right 8 Rear left 8

Other Specifications Remove & Replace City ROW

Curb Approach



American will not be responsible for the payment or warranty of any additional work and/or changes to the work not pursuant to this order without a signed CHANGE ORDER from the OWNER(S) noting the additional work and/or changes.

Owner(s) Jamie Caldwell Date 9/19/24 Owner(s) Julie Caldwell Date 9/19/24

DO NOT SIGN IF YOU DO NOT UNDERSTAND THIS LAYOUT. PLEASE READ BOTH SIDES OF ALL PAPERS.

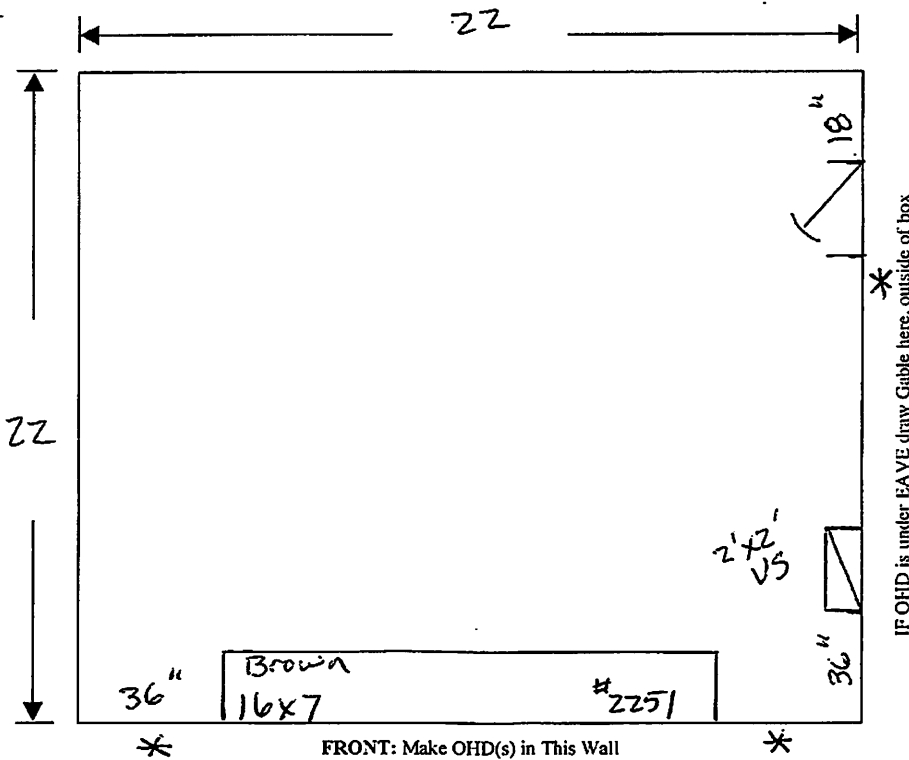
Directions to job: _____

AMERICAN GARAGE BUILDERS

Book No. 71-102

STRUCTURE LAYOUT

Owner(s) Name: Jamie & Julie Caldwell Date: 9/19/24
 JOBSITE Address: 1801 S 8th St City Sheboygan County Sheboygan State WI Zip 53081
 Home Phone (920) 627-2919 Day/Cell (920) 226-9848 Garage Size: GABLE WALL 22 EAVE WALL 22
 Studs: 2x4 @ 16" OC. Wall Sheathing: OSB Building Wrap Yes Vinyl Siding 4/4 Rugged Canyon
 Fascia & Drip Edge Color Brown Vinyl Soffit Color Brown J-Block(s) Qty. 3 Color Rugged Canyon Size 7 x 7
 Window(s) in walls 1 - 2'x2' VS Color Brown Gable Overhang 6 in. Eave Overhang 12 in.
 Trusses 24" OC: Standard Trusses Yes Storage Trusses — Attic Trusses — Roof Pitch 4/12 Snow Load 30 #
 Attic Floor — sq. ft. Attic Floor Thickness — Pull Down Stairs — 4ft. Stairway Opening — Ridge Vent 20 ft. Roof Vents — Color —
 25 Year 3tab Shingles — Dimensional Shingles Yes Shingle Color Appalachian Sky Gutters — Color —
 Overhead Door(s) 16x7 Raised Panel CHI #2251 Color Brown Under Gable Curb Height @ OHD 3 1/2
 Drill/Slide OHD Lock — Weather-Strip Color Brown OHD Trim Color Brown Windows in OHD # — Angle Corners —
 Garage Door Opener(s) with Two Transmitters Yes Keyless Entry — Primed Coated Service Door(s) Yes Service Door Trim Color Brown
 With Glass — Service Door Curb Cut Out — Hip Roof — Misc. * J-Block Locations
 Heavy Material Trucks Yes enter the Property Electricity available Yes Carry garage to slab NO Remove leftover debris Yes



Other Specifications _____

OWNER Jamie Caldwell Date 9/19/24 OWNER Julie Caldwell Date 9/19/24
 PLEASE READ THE BACK BEFORE SIGNING

Directions Job: _____

WHITE: Home Office Copy CANARY: Sales Office Copy PINK: Customer Copy

More Information on Back

YARD SIGN O.K. _____

Newspaper _____ Google _____ Shopper _____ Facebook _____ Direct Mail _____ Referral _____ JFE 11/23

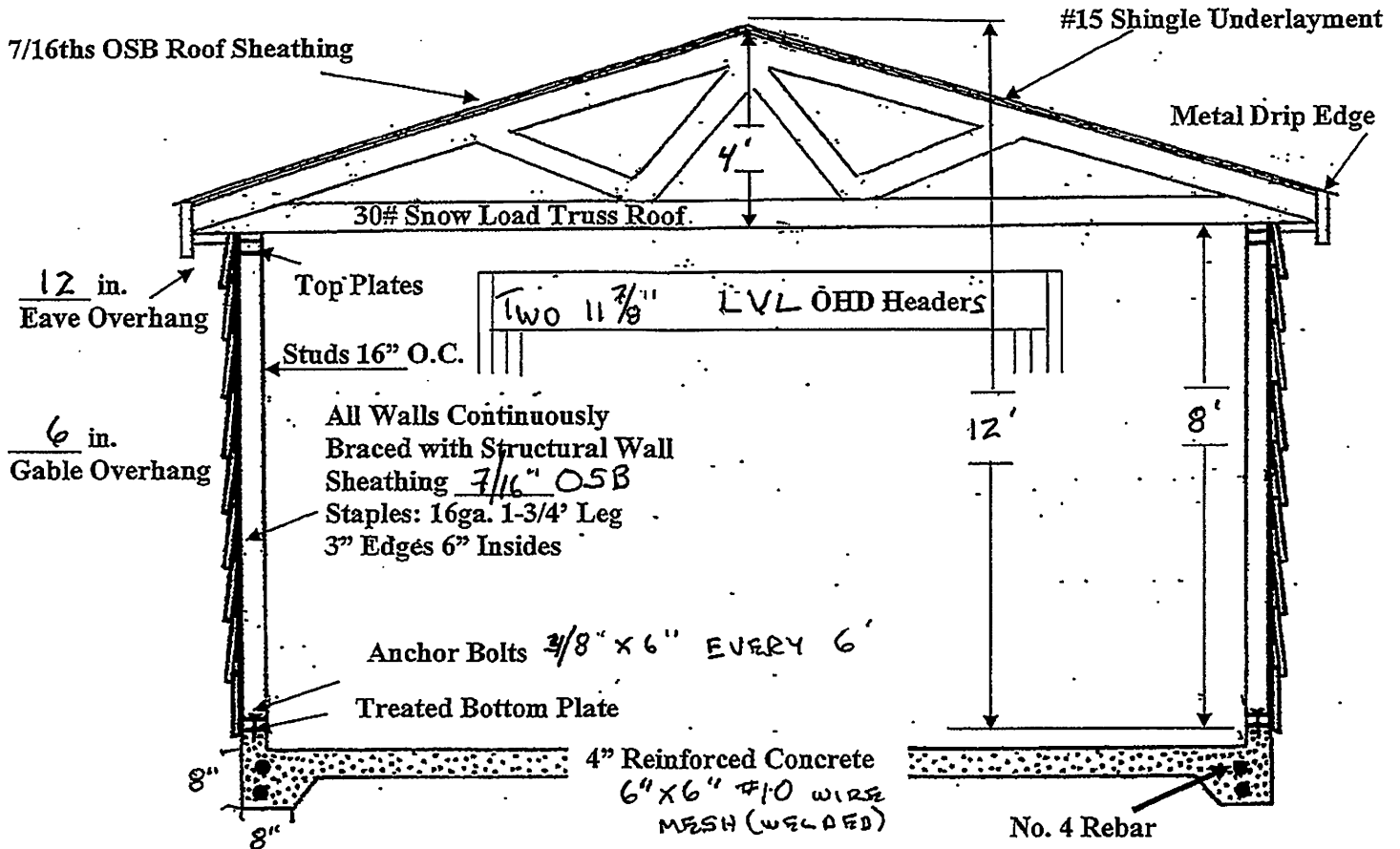
AMERICAN GARAGE BUILDERS

Wisconsin Dwelling Contractor Certification ID# 080200071

Wisconsin Dwelling Contractor Qualifier ID# 2649

Roof Pitch 4/12

25 Year Asphalt Shingles



Building Size: Gable 22' Eave 22'

Property Owner NAMIE + JULIE CALDWELL

Job Site Address 1801 8TH ST

City SHEBOYGAN State WI Zip 53081

American Representative _____ Phone _____

CUST: Caldwell #71-102

LABEL: 4GABLE

QTY 2

SEQN: T6.6.20 - 21166 DESIGNER:

L.STUB
L.CANT

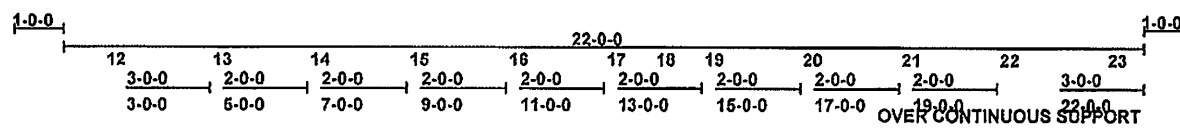
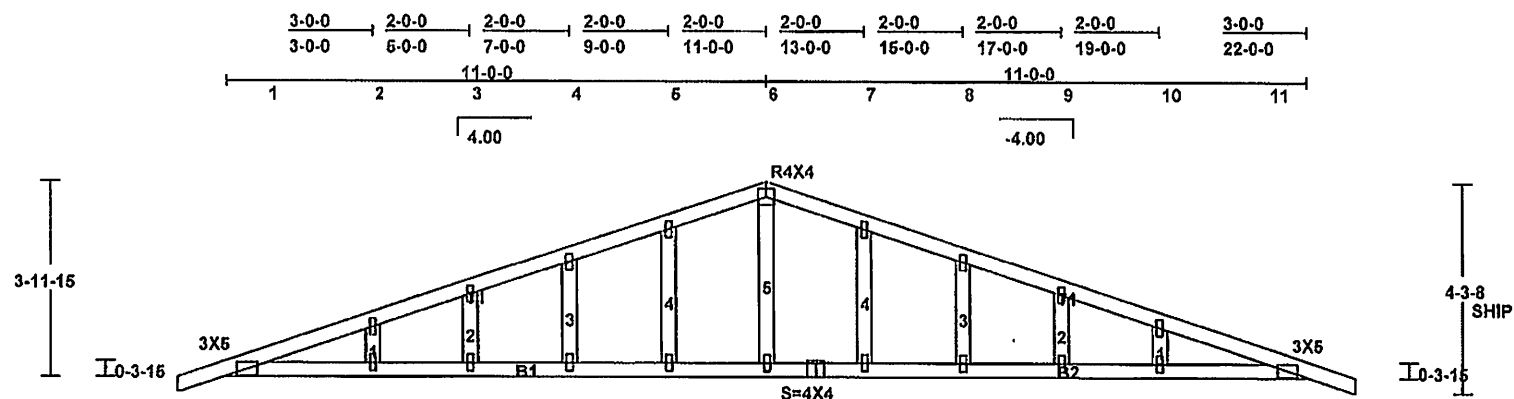
R.STUB
R.CANT

L.HLPK1 11-8-6
L.HLPK2 11-8-7

R.HLPK1 11-8-6
R.HLPK2 11-8-7

SLP OHL: 1-0-10

SLP OHR: 1-0-10



TYPICAL PLATE : 1.5X4

<p>TOP CHORD 1,2</p> <p>18.4 / 12-7-3</p> <p>71.6 \ 0-3-5 12-7-13 0-3-11 \ 71.6</p> <p>Qty 4 2x4 SPF #2 O/A 12-8-14</p>	<p>GABLE BLK 1,9</p> <p>90.0 [0-3-8 0-8-3 0-8-12 0-3-11 \ 71.6</p> <p>0-9-5</p> <p>Qty 4 2x4 SPF #2 O/A 0-9-5</p>	<p>GABLE BLK 4,6</p> <p>90.0 [0-3-8 2-8-3 2-8-12 0-3-11 \ 71.6</p> <p>2-9-5</p> <p>Qty 4 2x4 SPF #2 O/A 2-9-5</p>
<p>BOT CHORD 1</p> <p>18.4 / 11-2-4</p> <p>90.0 [0-0-4 12-0-0 0-3-8] 90.0</p> <p>12-0-0</p> <p>Qty 2 2x4 SPF #2 O/A 12-0-0</p>	<p>GABLE BLK 2,8</p> <p>90.0 [0-3-8 1-4-3 1-4-12 0-3-11 \ 71.6</p> <p>1-5-5</p> <p>Qty 4 2x4 SPF #2 O/A 1-5-5</p>	<p>GABLE BLK 5</p> <p>71.6 / 0-1-14 3-4-3</p> <p>71.6 \ 0-1-14 3-4-12 0-3-8] 90.0</p> <p>3-4-3</p> <p>Qty 2 2x4 SPF #2 O/A 3-4-12</p>
<p>BOT CHORD 2</p> <p>18.4 / 9-2-4</p> <p>90.0 [0-0-4 10-0-0 0-3-8] 90.0</p> <p>10-0-0</p> <p>Qty 2 2x4 SPF #2 O/A 10-0-0</p>	<p>GABLE BLK 3,7</p> <p>90.0 [0-3-8 2-0-3 2-0-12 0-3-11 \ 71.6</p> <p>2-1-5</p> <p>Qty 4 2x4 SPF #2 O/A 2-1-5</p>	

DATE: 10/3/2024 CUST: Caldwell #71-102

LABEL: 4

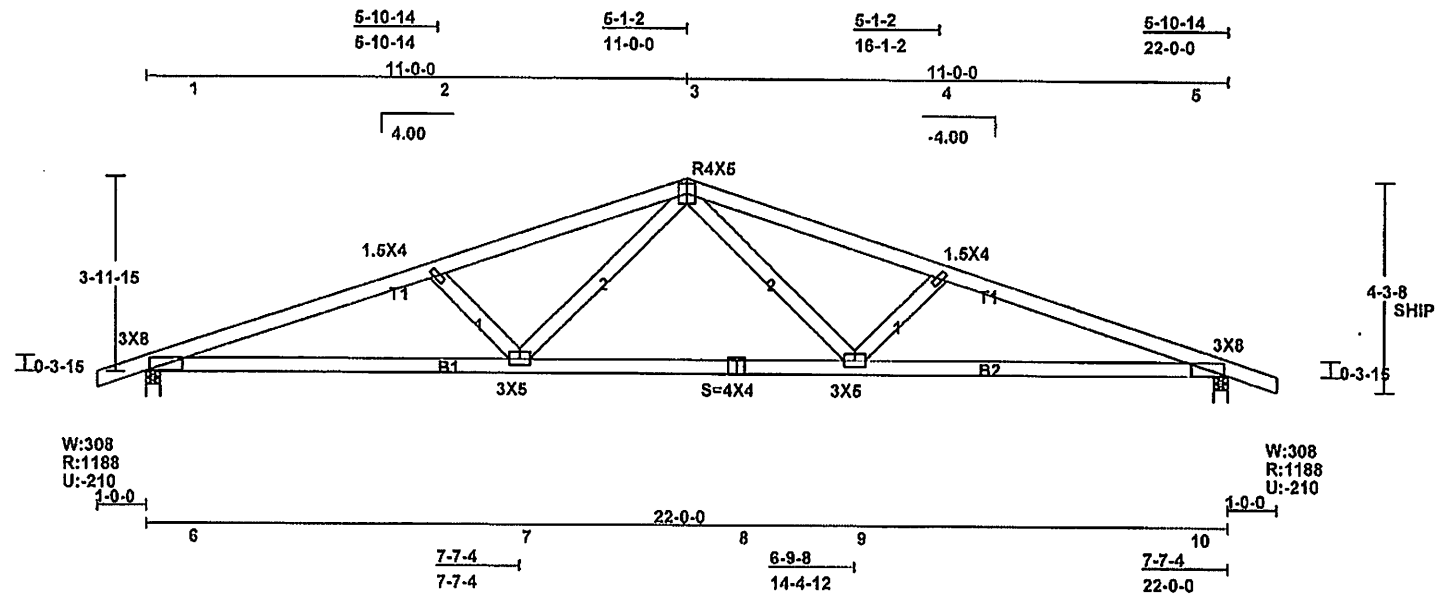
QTY 10

SEQN: T6.6.20 - 21167 DESIGNER:

L.STUB
L.CANTR.STUB
R.CANTL.HLPK1 11-8-6
L.HLPK2 11-8-7R.HLPK1 11-8-6
R.HLPK2 11-8-7

SLP OHL: 1-0-10

SLP OHR: 1-0-10



TOP CHORD 1,2

18.4 / 12-7-3
71.6 \ 0-3-6 12-7-13 0-3-11 171.6
12-7-13

Qty 20 2x4 SPF #2 O/A 12-8-14

BOT CHORD 1

18.4 / 11-2-4
90.0 [0-0-4 12-0-0 0-3-8] 90.0
12-0-0

Qty 10 2x4 SPF #2 O/A 12-0-0

BOT CHORD 2

18.4 / 9-2-4
90.0 [0-0-4 10-0-0 0-3-8] 90.0
10-0-0

Qty 10 2x4 SPF #2 O/A 10-0-0

WEB 1,4

45.0 / 0-2-8 2-2-3
45.0 \ 0-2-8 2-4-13 0-3-16 163.4
2-3-16

Qty 20 2x4 SPF #2 O/A 2-6-11

WEB 2,3

45.0 / 0-2-8 4-4-6 0-3-16 126.6
45.0 \ 0-2-8 4-9-10 0-2-8 145.0
4-6-2

Qty 20 2x4 SPF #2 O/A 4-9-10