

**CITY OF SHEBOYGAN**

**REQUEST FOR ZONING BOARD OF APPEALS CONSIDERATION**

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**ITEM DESCRIPTION:**

Address: 716 HIGHLAND TER

Parcel #: 012660

Owner's Name: AUSTIN W JAEGER

Zoning: SR-3 (SUBURBAN RESIDENTIAL 3)

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**REPORT PREPARED BY:** Ellise Rose, Associate Planner

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**REPORT DATE:** 07/2/2024

**MEETING DATE:** 07/17/2024

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**BACKGROUND / ANALYSIS**

Owner would like to construct a detached 22 ft x 26 ft garage to the north of the single-family dwelling. The garage would be set 1.5 feet back from the east property line and 5 feet from the north property line.

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Ordinance #: Sec 104-180(b)(3)(a) Building coverage ratio: 0.30.

Requesting: 0.33 building coverage ratio

Allowed: 0.30 building coverage ratio

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Ordinance #: 105-180(b)(3)(g) Side lot line to accessory structure: Five feet.

Requesting: 1.5 feet

Allowed: 5 feet


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**ATTACHMENTS:**

Application, pictures, and drawing

6/19 - due date, 7/17 - BOA meeting @ 3pm

|   |   |                                      |
|---|---|--------------------------------------|
|  | <b>CITY OF SHEBOYGAN</b><br><br><b>VARIANCE APPLICATION</b> | Fee: _____<br><br>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)

Austin Jaeger

Mailing Address

716 Highland Terrace

City

Sheboygan

State

WI

ZIP Code

53083

Email Address

the.jaegerfam5@gmail.com

Phone Number (incl. area code)

(920) 918-6283

Applicants interest in property:

Owner/Builder

**SECTION 2: Property Information**

Property Address

716 Highland Terrace

City

Sheboygan

State

WI

Zip

53083

Type of Building: ☒ Commercial ☒ Residential

Request for: ☒ New Construction ☐ Repairs ☐ Alterations ☐ Addition ☐ Nonconforming Use ☐ 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)

Austin W Jaeger

Title

Phone Number

(920) 918-6283

Signature of Applicant

Date Signed

17 June 2024

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.

Dear Board Members,

My finance and I purchased the home in December of 2023 at which time there was no structure for the garage and an existing dilapidated foundation. When we started the process of applying for a permit to build the garage, we were informed of the requirements by a previous building department employee. With that information we completed a survey and building plans, but when submitted we were informed that the requirements we were told were different than the actual requirements. Therefore, our proposed garage is oversized for lot coverage and too close to the property line. Because of the expenses incurred with surveying, utility relocation, tree removal, building planning, and insufficient space for family storage, we are requesting a variance. This variance includes 1.5' off the east property line and increased square footage allowance of garage size.

The first test for a variance explains what hardship is created by the application of the zoning ordinance. This ordinance causes our family hardship because based on our lot size, 30% would only allow us a 336 sqft garage, which is insufficient for all of our possessions. As a family of 5 with two working parents that each require a vehicle for work, that small of a garage would prevent us reasonable use of this property. We currently have a temporary shed, however this is not large enough to hold any of our larger outdoor items. This causes unsightly views of the backyard and increased wear and tear on the items.

The second test for a variance explains unique physical characteristics of our property that prevent us from completing proposed construction in compliance with the ordinance. Due to the nature of the small lot and narrow driveway, we are limited on placement for the proposed garage. If we were allowed to build the proposed garage size, but maintain required setback of 5', this would prevent us from being able to utilize the entirety of the garage due to the narrow driveway with getting a vehicle in and out. This would decrease the amount of space for us to enter the garage which could increase the chance of side swiping the northeast corner of our home.

The third test for a variance considers harm to public interest. We feel this would not harm public interest because it would be increasing the aesthetic appeal of our home and would be less of an eyesore for our surrounding neighbors. Since our purchase we have received many complements from neighbors about the improvements we have made from what was here previously for many years. Being allowed to build this proposed garage would allow us to continue increasing the aesthetics of the property and continued approval from surrounding neighbors.

We want to thank you for your time and consideration regarding this variance. We are very excited about our first home and look forward to continuing to improve the property for our needs and the surrounding community.

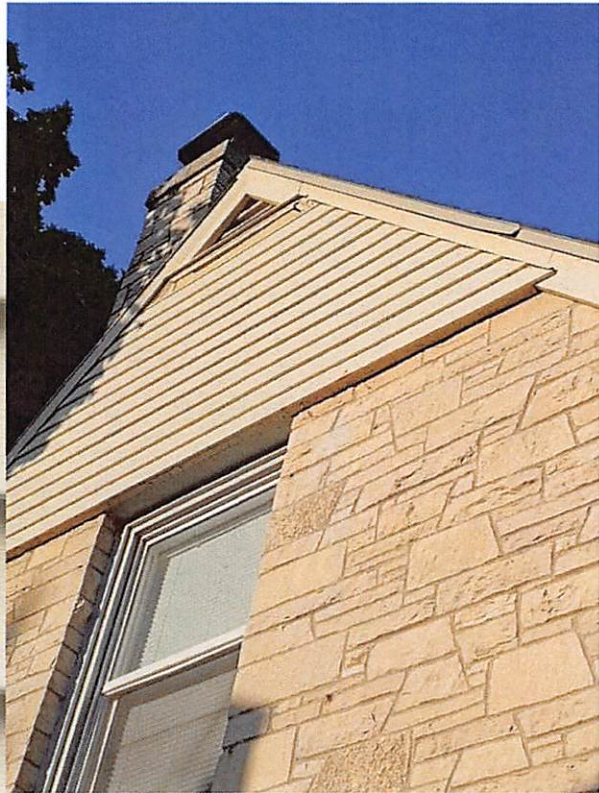
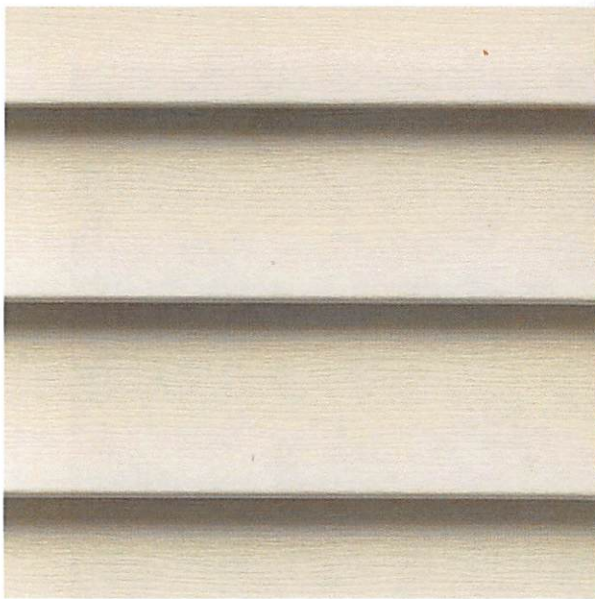
Sincerely,  
The Jaeger Family

Photographs of the property



This is the new proposed garage service door next to our current front door on the house. This is meant to show similarity between the two.





This is a photo of the proposed garage siding next to existing house siding. This is meant to show that we are keeping the colors of the garage siding consistent with what is existing on the home.

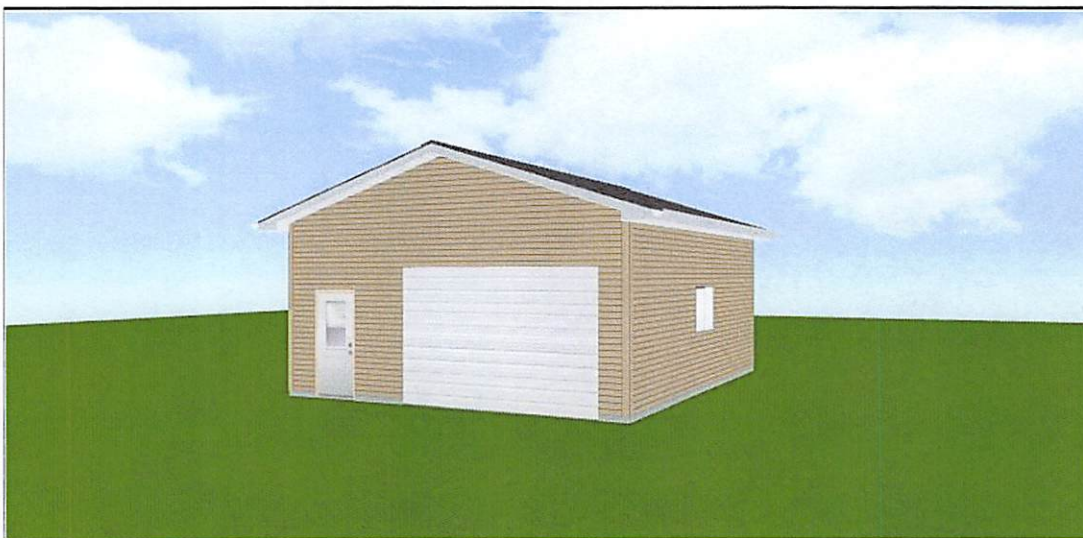


This is a photo of the existing roof on the home next to the proposed roof for the garage. This is meant to show that we are staying consistent with the material and color between the home and garage.

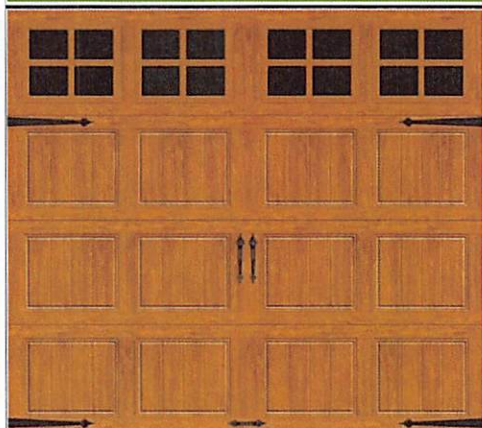




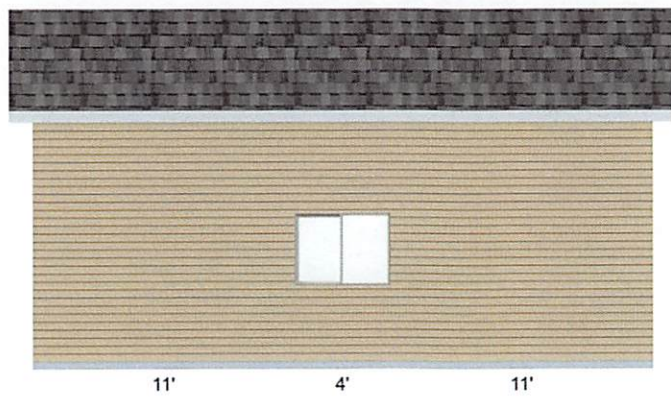
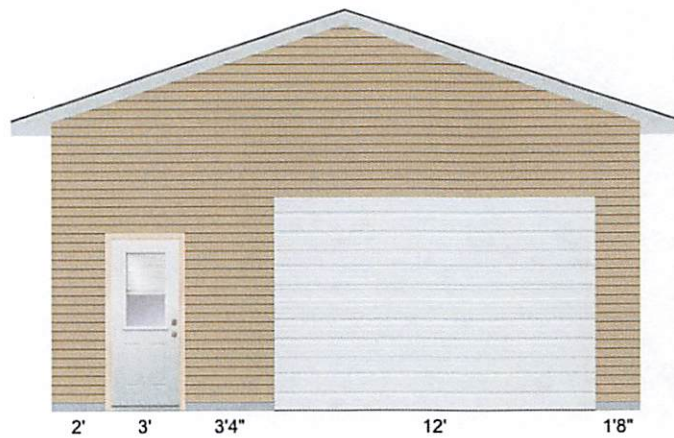
This photo shows the roof and siding color together, which will be the same as the garage for your visual reference.



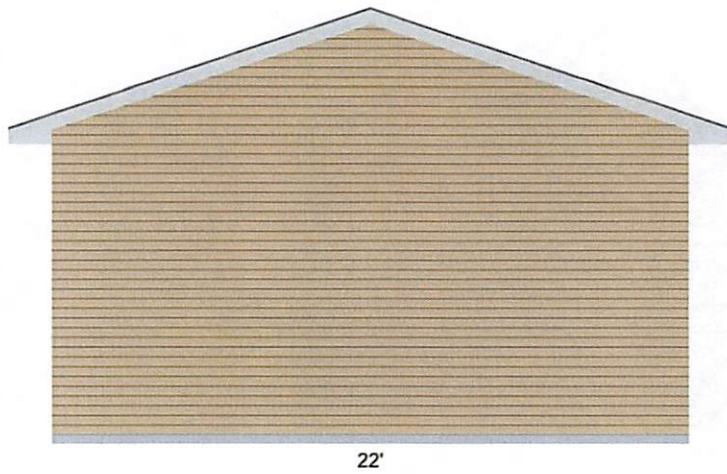
This is what the garage will look like, but with a different garage door which will be shown below.



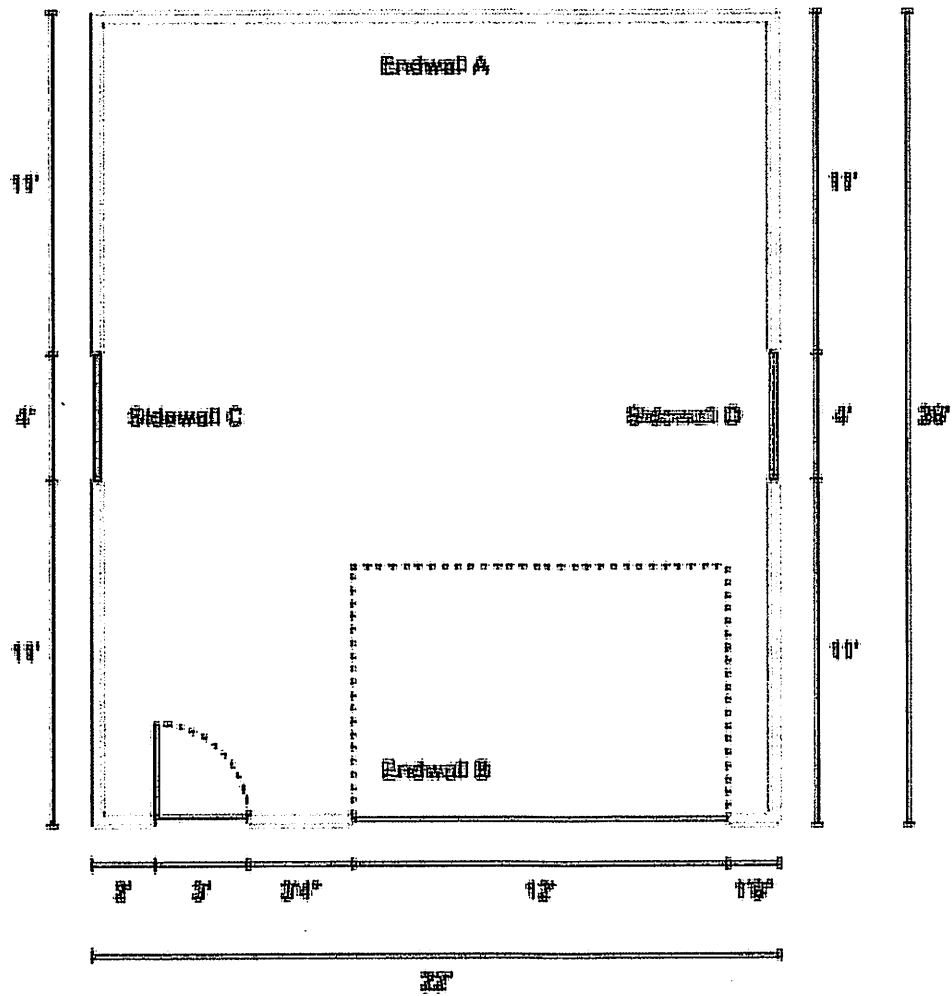




This is what the front and sides of the garage will look like.



This is what the backside of the garage will look like.

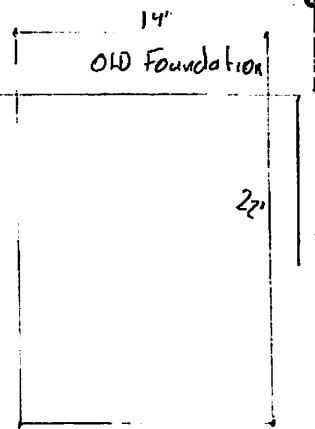


This is the layout with dimensions of the garage including windows and doors.

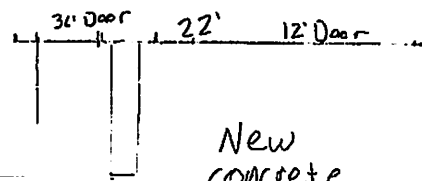


Lot Markers →

50.10'



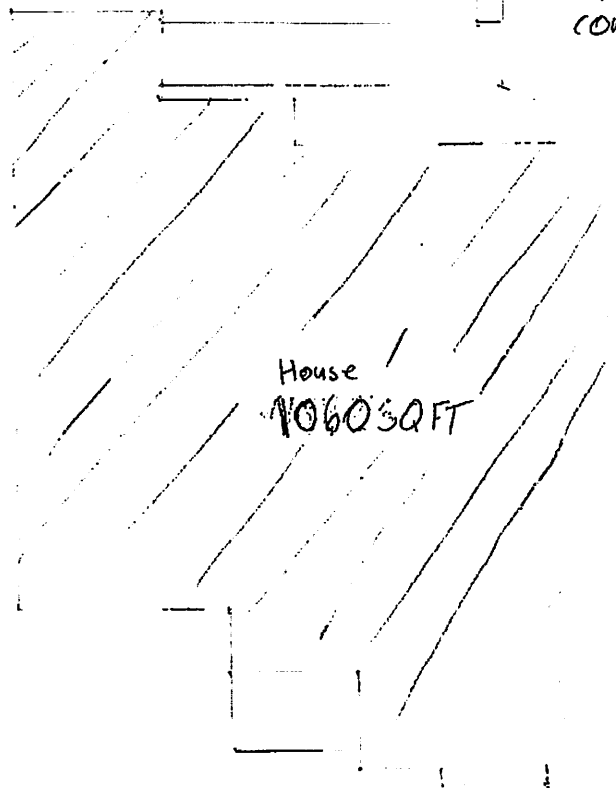
NEW garage 572 sq ft



New concrete

1" = 10'

100.04'



House 1060 sq ft

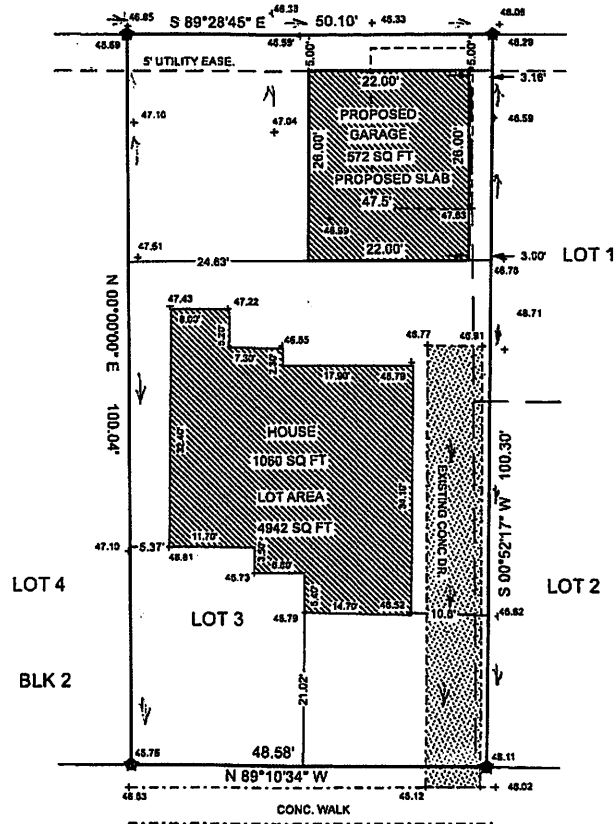
EXISTING DRIVE WAY

100.30'

48.58'

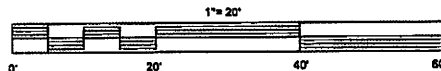
D & H LAND SURVEYS LLC  
1628 GEORGIA AVENUE  
SHEBOYGAN, WISCONSIN

716 HIGHLAND TERRACE  
PARCEL 59281012880  
BEING ALL OF LOT 3 BLOCK 2 OF PLEASANT VIEW SUBDIVISION,  
CITY OF SHEBOYGAN, SHEBOYGAN COUNTY, WISCONSIN,  
AND PART OF LOT 1 AND 2 OF BLOCK 2 OF PLEASANT VIEW SUBDIVISION  
DESCRIBED AS COMMENCING AT THE SW CORNER OF LOT 2;  
THENCE NORTH ON THE WEST LINE OF LOT 1 AND 2 TO THE NW CORNER OF LOT 1;  
THENCE EAST ALONG NORTH LINE OF LOT 1 3.50 FEET;  
THENCE SOUTHWESTERLY TO A POINT IN THE SOUTH LINE OF LOT 2,  
THENCE WEST 1.5' TO THE POINT OF BEGINNING.



HIGHLAND

TERRACE



THIS IS TO CERTIFY THAT THE INFORMATION SHOWN HEREON  
IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF

*Dennis J. Van Sluys*  
Dennis J. Van Sluys S-1238

- ★ = 1" IRON PIPE FOUND
- + = EXISTING GRADE CITY DATUM

Dated this 24th day of April, 2024.

DATA/CSHEB24/716HIGHL L-24827