

**CITY OF SHEBOYGAN**

**REQUEST FOR ZONING BOARD OF APPEALS CONSIDERATION**

---

**ITEM DESCRIPTION:**

Address: 1 NORTH POINT DR

Parcel #: 011960

Owner's Name: LAUREN MICHELLE BLUE

Zoning: SR-5

---

**REPORT PREPARED BY:** Jeff Lutzke, Building Inspector

---

**REPORT DATE:** 03/02/2023

**MEETING DATE:** 03/15/2023

---

**BACKGROUND / ANALYSIS**

**Phase 1**

Owner currently has a 388 sq ft attached garage and would like to construct a second 670 sq ft detached garage. Total garage sq ft is 1058.

**Phase 2**

Owner will remodel existing attached garage and reduce the size by 58 sq ft which reduces the total garage space to 1000 sq ft. And property owner would like to construct a new second driveway access on North Point Drive.

---

Ordinance #: 15.206(8)(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 #: 15.206(8)(d)(1)(b) The maximum square footage of a garage and/or carport is 1,000 square feet. However, a garage structure shall not exceed the footprint square footage of the primary residential structure.

Requesting: 1058 sq ft

Allowed: 1000 sq ft

---

Ordinance #: 15.105(2)(c)(3)(b)B Minimum Lot Width: 60 feet or 70 feet for a corner lot

Requesting: Lot varies from 32.66 ft to 96.4 ft

Allowed: 60 ft minimum

---

Ordinance #: 15.702(3)(a) ... no lot shall be permitted more than one access point on any one street if its frontage on said street is less than 300 linear feet (as measured along the right-of-way line).

Requesting: 96.4 ft

Allowed: 300 ft

---

Ordinance #: 15.702(7) The minimum distance between access drives serving the same property shall be 100 feet on 25 mph speed limit streets

Requesting: distance not shown on plan

Allowed: 100 ft

---

---

**ATTACHMENTS:**

Application, pictures, and drawing



CITY OF SHEBOYGAN

VARIANCE  
APPLICATION

Fee: \$250

Review Date: 3/15/23

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

**SECTION 1: Applicant/ Permittee Information**

Name (Ind., Org. or Entity)

Dr. Lauren Blue

Mailing Address

1 North Point Drive

City

Sheboygan

State

Wisconsin

ZIP Code

53081

Email Address

lauren.blue.md@gmail.com

Phone Number (incl. area code)

205-454-8817

Applicants interest in property:

Owner

**SECTION 2: Property Information**

Property Address

1 North Point Drive

City

Sheboygan

State

Wisconsin

Zip

53081

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: Residential use to remain unchanged.

Non-conforming aspects include: a) Two garages on property in lieu of one; b) Exceed 1,000-sq.ft. garage area limit until Phase-II construction is completed; c) Two driveway access points to North Point Drive; d) Less than 100-ft between access points on same street.

Date last occupied as a nonconforming use:

By Whom:

Previous Use:

**SECTION 4: Requested Variance** Please see separate letter attachment.

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)

Joseph Clarke - Legacy Architecture, Inc.

Title

Senior Project Manager

Phone Number

920-783-6303

Signature of Applicant

Date Signed

02/15/2023

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.



605 Erie Avenue, Suite 101  
Sheboygan, Wisconsin 53081  
(920) 783-6303  
info@legacy-architecture.com  
www.legacy-architecture.com

February 15, 2023

Zoning Board of Appeals  
Sheboygan City Hall  
828 Center Avenue, Suite 208  
Sheboygan, WI 53081

Re: Application for Zoning Board of Appeals – March 15, 2023  
1 North Point Drive  
Sheboygan, WI 53081

Dear Board of Zoning Appeals members:

Thank you for consideration of these variance requests.

Dr. Lauren Blue moved from New Hampshire to Sheboygan in 2021 to join Prevea Health as one of their two current OB/GYN practitioners. She purchased the property at 1 North Point Drive and has engaged Legacy Architecture to develop conceptual design options for potential improvements to that property.

While situated at an ideal location along North Point Drive with wonderful views out to Lake Michigan, the property is an awkward, wedge-shaped configuration. The property is zoned Single Family Residential SR-5, and as such, should have a minimum lot width of 60-feet. Instead, the rear of the property is only 32'-8" wide which allows only 24'-4" between the Accessory Structure Setbacks.

The Zoning Ordinance allows for 1,000-sq.ft. of garage, which equates to a generous 3-car garage. Given the configuration of this property, however, it is impractical to locate all of those three cars in a single garage at the rear of the site. Instead, Dr. Blue is proposing to build a two-car detached garage at the rear of the property and to incorporate a single-car attached garage into the anticipated addition at the front of the house.

This approach would actually require two variances to the language of Ordinance Section 15.034, Definitions:

**Garage (residential):** A detached accessory building or portion of the principal building, including a carport, which is used primarily for storing passenger vehicles, trailers or one (1) truck of a rated capacity not in excess of ten thousand (10,000) pounds. The maximum square footage of a garage is 1,000 square feet. However, a garage structure shall not exceed the footprint square footage of the primary residential structure. A maximum of one (1) garage per lot. (GO 48-14-15; 4/20/15)

Variances requested:

- 1) To be allowed two (2) garages on the lot in lieu of the maximum of one (1) cited by Ordinance.
- 2) To (temporarily) exceed the 1,000-sq.ft. maximum combined area for the garages in order to accommodate the planned phasing sequence of work.
  - a. Dr. Blue's plan is to complete the new 2-car garage as phase-I of her project during 2023. She would also be proceeding with finalizing plans for the phase-II house expansion and remodeling project during that time, with an anticipated construction during 2024.
  - b. At the completion of this phased work, the two garages would total the allowable 1000-sq.ft. area. The existing 1-1/2-car garage at the front of the property is 388-sq.ft. where the anticipated single-car garage that would take its place would only be 330-sq.ft. Until the phase-II work is completed, the allowable garage area would be exceeded by 58-sq.ft.



The Zoning Ordinance also states in Section 15.702 Access Standards:

(3) Number of Access Points:

- (a) **Except under unusual circumstances as permitted by the Plan Commission, no lot shall be permitted more than one access point on any one street if its frontage on said street is less than 300 linear feet (as measured along the right-of-way line).**
- (7) **Distance Between Access Drives:** The minimum distance between access drives serving the same property shall be 100 feet on 25 mph speed limit streets, 125 feet on 30 mph streets, and 150 feet on streets of 35 mph or more, as measured at the property line. A distance in excess of the above listed measures may be required if, in the opinion of the Plan Commission, present or projected traffic factors warrant a greater distance.

While the driveways are the purview of the Plan Commission, the City has recommended that we submit Dr. Blue's driveway requests to the Zoning Board of Appeals for your determination:

- 1) To allow two driveway access points.
  - a. This is requested to allow better traffic-flow for proximity and visibility to the front door in addition to just accessing the garage.
- 2) To allow less than 100-feet between access drives serving the same property.
  - a. The front of the lot is 96'-5" wide and the distance between side-yard paving setbacks is only 90'-5" which does not allow compliance with the stated 100-ft. separation distance.
  - b. Instead, Dr. Blue is proposing to keep the two access points pushed as far as possible toward the outside edges of her property along North Point Drive.

In summary, we feel that these requests pass the "Three Tests for a Variance":

- a) A hardship is created by the irregular configuration of this property (which does not comply with the Zoning Ordinance minimum width requirements) in that that use of the property for an allowed three-car garage at the rear of the lot is not reasonable.
- b) The unique physical characteristics of this property's irregular/wedge-shape prevent development of the property in compliance with the Zoning Ordinance.
- c) Granting of these variance requests would not harm the public interest in any way.

While we understand that each Application for Variance shall be considered on its own merits, we have also included a neighborhood site plan documenting several other previously approved instances of two separate garages on a property and/or looped driveways with two points of access along North Point Drive. Although these instances were obviously not intended to set a precedent, they do support our contention that such conditions do not pose any harm to the public interest in this neighborhood.

We appreciate that the application package states that "the **property** must qualify for the variance, **not your particular situation,**" but did also want to convey some additional background information as to why Dr. Blue needs to maintain direct garage access along North Point Drive.

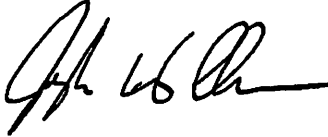
- a) As an OB/GYN doctor, she is regularly on-call and is contractually required to be able to get to the hospital within a set amount of time when called – even during a snowstorm. As indicated on the neighborhood site plans, the properties along North Point Drive had originally been platted to back onto a shared driveway to the rear that looped around a shared greenspace. The actual current condition is that there is a single, narrow, private drive that cuts through the center of that intended greenspace. Given how critical it is for Dr. Blue to always have direct access to plowed streets in order to reach the hospital, she needs to rely on the City Department of Public Works to clear North Point Drive, which will typically happen long before the driveway in the back getting plowed.

- b) She also wanted to improve the appearance of her property from North Point Drive by eliminating the long, blank brick side wall of the existing garage and by not reintroducing an imposing three-car garage façade along that prominent public right-of-way.

We appreciate the Board's time and consideration in addressing these requests. Please contact us if there are any questions or if you require further information.

Sincerely,

Legacy Architecture, Inc.

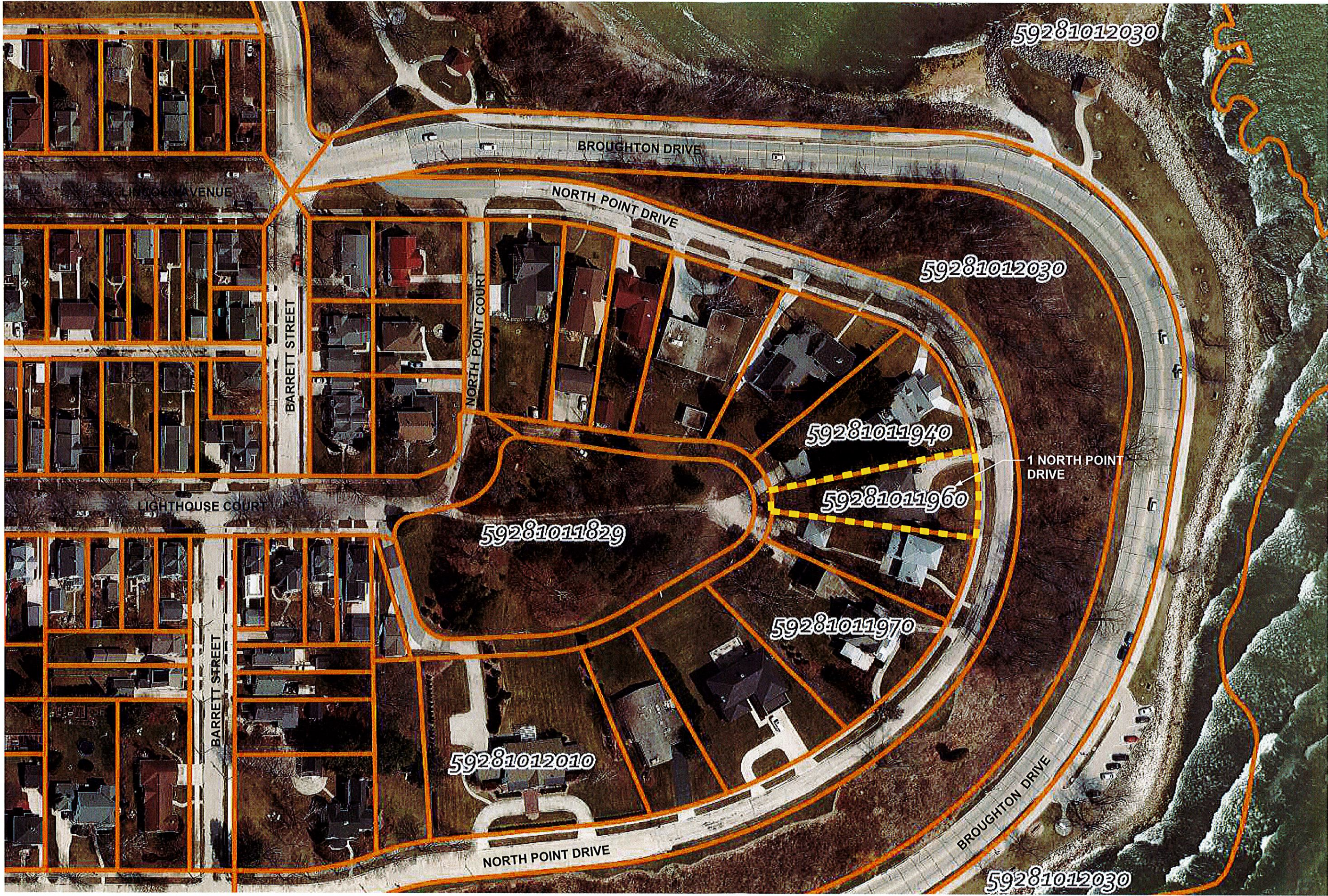
A handwritten signature in black ink, appearing to read 'J. E. Clarke', written in a cursive style.

Joseph E. J. Clarke, Assoc. AIA, LEED-AP  
Senior Project Manager










NORTH  
 NEIGHBORHOOD PLAN  
1" = 100'-0"

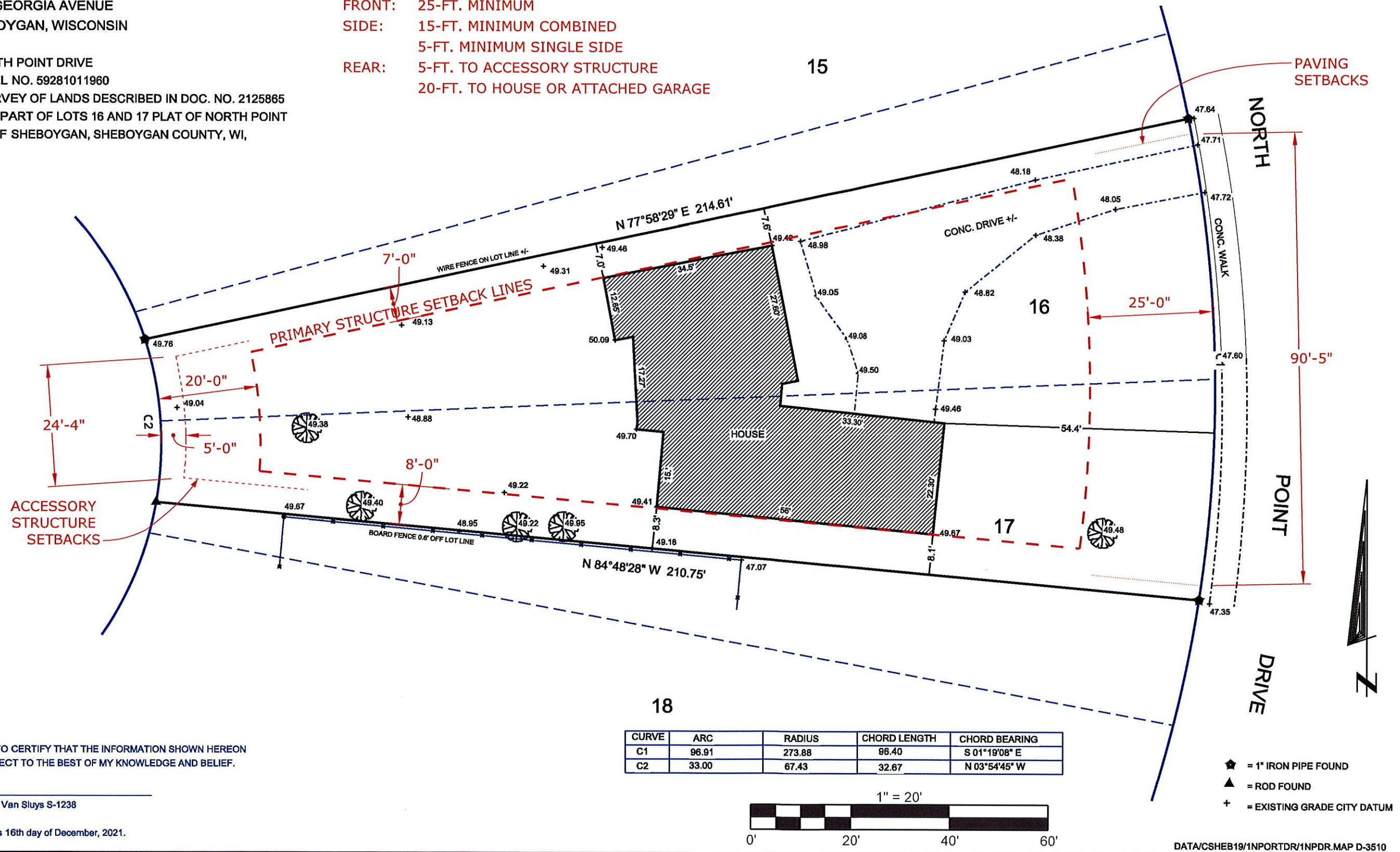
PRELIMINARY - NOT FOR CONSTRUCTION

LEGACY architecture 605 Erie Avenue Sheboygan, Wisconsin 53081 (920) 783-4303 www.legacyarchitecture.com		NO.	REVISIONS	DATE
				
GARAGE CONCEPTS FOR: LAUREN BLUE 1 NORTH POINT DRIVE SHEBOYGAN, WI 53081				
PROJECT NUMBER 21,088.01				
DRAWN BY J. CLARKE				
CHECKED BY J. LEHRKE				
DATE February 15, 2023				
SHEET TITLE PROPERTY BOUNDARIES IN NEIGHBORHOOD CONTEXT				
SHEET NUMBER 2				



1 NORTH POINT DRIVE  
PARCEL NO. 59281011960  
RESURVEY OF LANDS DESCRIBED IN DOC. NO. 2125865  
BEING PART OF LOTS 16 AND 17 PLAT OF NORTH POINT  
CITY OF SHEBOYGAN, SHEBOYGAN COUNTY, WI,

**FRONT:** 25-FT. MINIMUM  
**SIDE:** 15-FT. MINIMUM COMBINED  
 5-FT. MINIMUM SINGLE SIDE  
**REAR:** 5-FT. TO ACCESSORY STRUCTURE  
 20-FT. TO HOUSE OR ATTACHED GARAGE



Dated this 16th day of December, 2021.

CURVE	ARC	RADIUS	CHORD LENGTH	CHORD BEARING
C1	96.91	273.88	96.40	S 01°19'08" E
C2	33.00	67.43	32.67	N 03°54'45" W

☆ = 1" IRON PIPE FOUND  
 ▲ = ROD FOUND  
 + = EXISTING GRADE CITY DATUM

DATA/CSHEB19/1NPORTDR/1NPDR.MAP D-3510

**PRELIMINARY - NOT FOR CONSTRUCTION**

**GARAGE CONCEPTS FOR:  
LAUREN BLUE  
1 NORTH POINT DRIVE  
SHEBOYGAN, WI 53081**

PROJECT NUMBER	21.088.01
----------------	-----------

DRAWN BY  
J. CLARKE

CHECKED BY  
J. LEHRKE

DATE  
February 15, 2023

**SHEET TITLE**  
**SURVEY**  
**& SETBACKS**

SHEET NUMBER

# 3

**LEGACY**  
architecture  
605 Erie Avenue  
Sheboygan, Wisconsin 53081  
(920) 783-6303  
[www.legacy-architecture.com](http://www.legacy-architecture.com)

[illegible]







COMBINED PROPOSED GARAGE AREA:	1,000-SQ.FT.	(1,000-SQ.FT. MAXIMUM ALLOWED)
PROPOSED GARAGE HEIGHT:	14'-5"	(15'-0" MAXIMUM ALLOWED)
PROPOSED GARAGE ROOF SLOPE:	3:12	(3:12 MINIMUM ALLOWED)
PROPOSED GARAGE ROOF EAVE DIM.:	24"	(18" MINIMUM ALLOWED)



- 1) TWO GARAGES:  
ORDINANCE STATES A MAXIMUM OF ONE GARAGE PER LOT. (BACK OF PROPERTY ONLY 32.66-FT. WIDE, AND ONLY 24.3-FT. WIDE BETWEEN ACCESSORY-BUILDING SETBACKS) (MINIMUM LOT WIDTH PER ORDINANCE IS 60-FT. WIDE FOR SR-5 PROPERTIES)
- 2) EXCEED (TEMPORARILY?) ORDINANCE 1,000-SQ.FT. GARAGE AREA LIMIT:  
EXISTING GARAGE IS 388-SQ.FT. FUTURE "FRONT" GARAGE IS PLANNED TO BE  $\pm$  330-SQ.FT. UNTIL EXISTING GARAGE IS CONVERTED TO LIVING-SPACE, GARAGES ON PROPERTY WILL EXCEED 1,000-SQ.FT. LIMIT BY  $\pm$  58-SQ.FT.
- 3) SECOND ACCESS POINT ON NORTH POINT DRIVE:  
ORDINANCE STATES THAT PROPERTIES SHALL HAVE A SINGLE ACCESS-POINT ON ANY ONE STREET. FOR RESIDENTIAL USES, PLAN COMMISSION MAY APPROVE TWO ACCESS POINTS.
- 4) DISTANCE BETWEEN ACCESS DRIVES TO BE LESS THAN 100-FT.:  
ORDINANCE STATES THAT THE MINIMUM DISTANCE BETWEEN ACCESS DRIVES SERVING THE SAME PROPERTY SHALL BE 100-FT. ON 25 MPH SPEED LIMIT STREETS.  
(FRONT OF PROPERTY IS ONLY 96.4-FT. WIDE. AND ONLY 90.3-FT. BETWEEN PAVING SETBACKS)

**PRELIMINARY - NOT FOR CONSTRUCTION**

**GARAGE CONCEPTS FOR:  
LAUREN BLUE  
1 NORTH POINT DRIVE  
SHEBOYGAN, WI 53081**

PROJECT NUMBER  
21.088.01

DRAWN BY  
J. CLARKE

CHECKED BY  
J. LEHRKE

DATE  
February 15, 2023

**SHEET TITLE**  
**CONCEPTUAL**  
**SITE PLAN**

SHEET NUMBER

5

[illegible]

**LEGACY**  
architecture  
605 Erie Avenue  
Sheboygan, Wisconsin 53081  
(920) 783-6303  
[www.legacy-architecture.com](http://www.legacy-architecture.com)

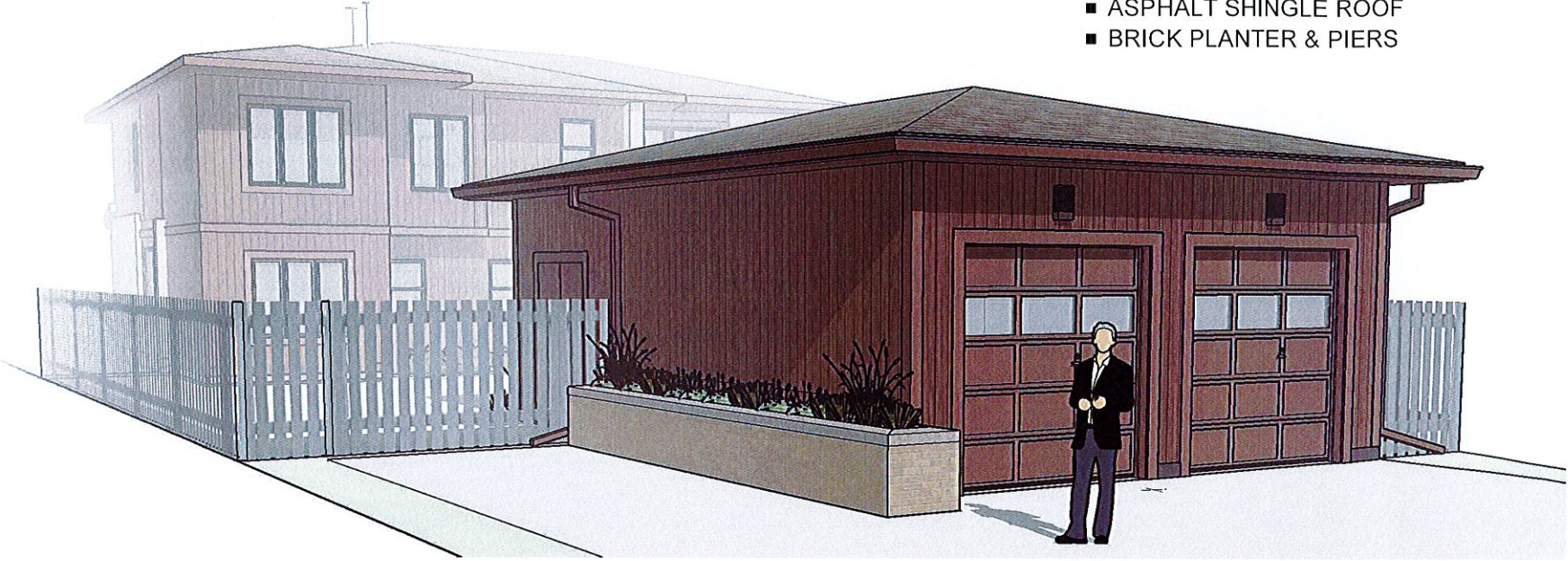






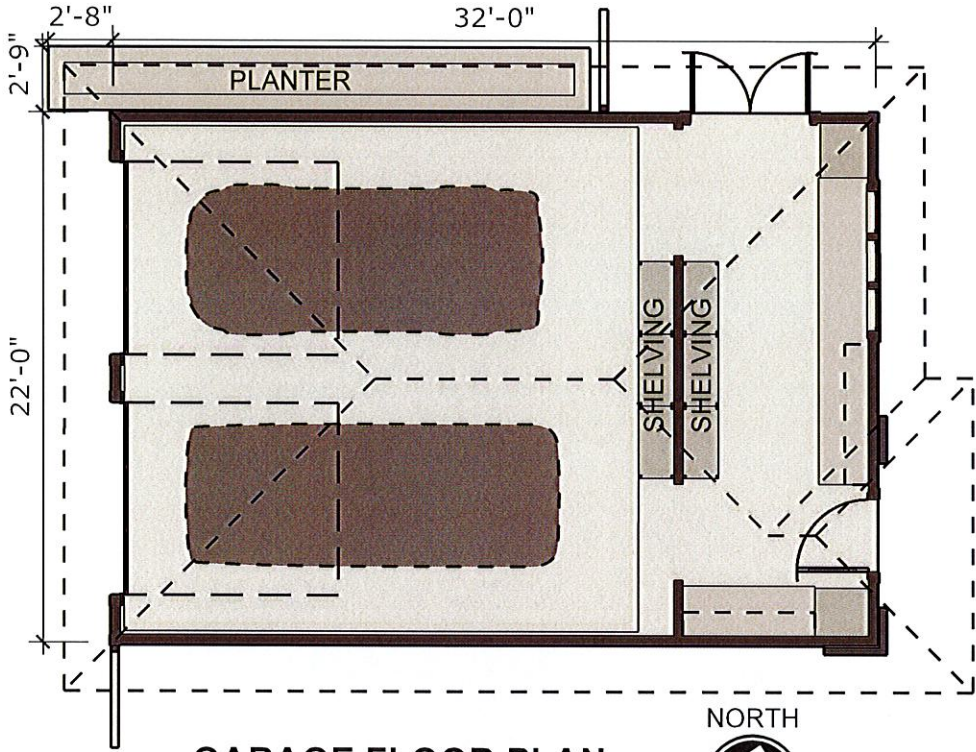


# PROPOSED GARAGE



**GARAGE VIEW - LOOKING SOUTHEAST**  
N.T.S

- GARAGE MATERIALS TO MATCH HOUSE:
- VERTICAL LP-SMART PANEL SIDING
  - ASPHALT SHINGLE ROOF
  - BRICK PLANTER & PIERS



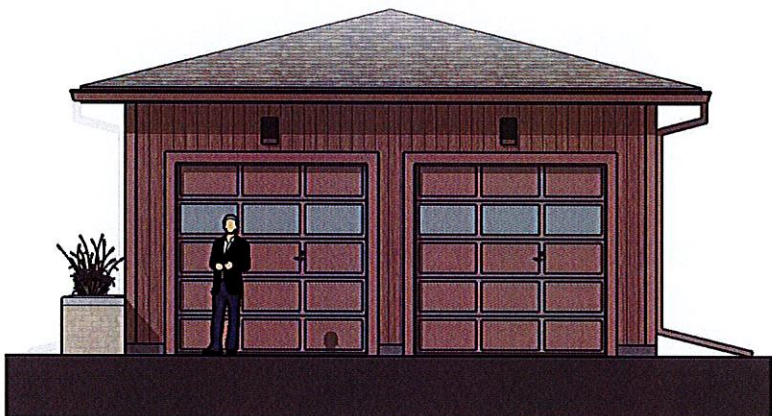
**GARAGE FLOOR PLAN**  
1/8" = 1'-0"



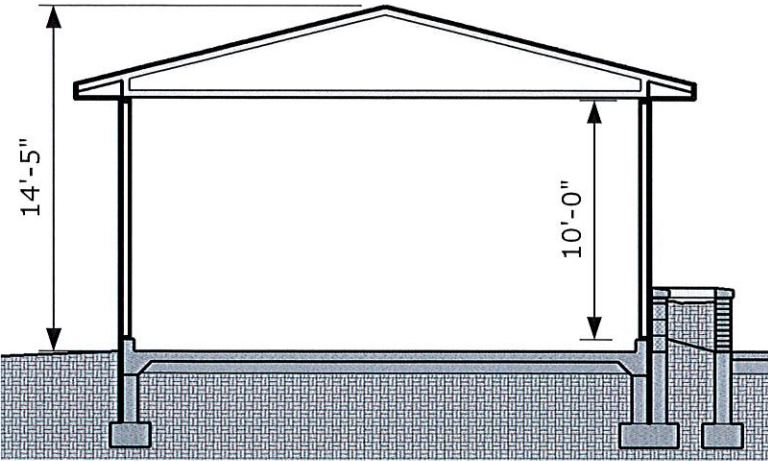
**GARAGE ELEVATION - EAST**  
1/8" = 1'-0"



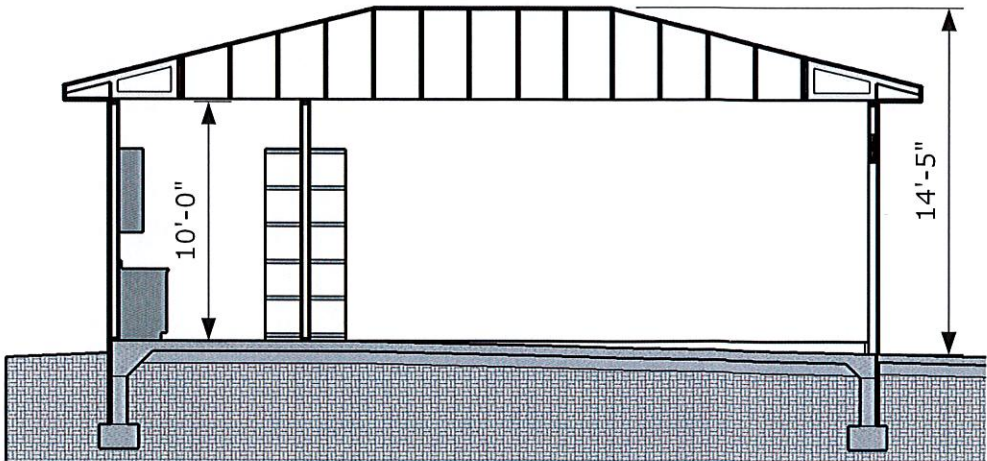
**GARAGE ELEVATION - NORTH**  
1/8" = 1'-0"



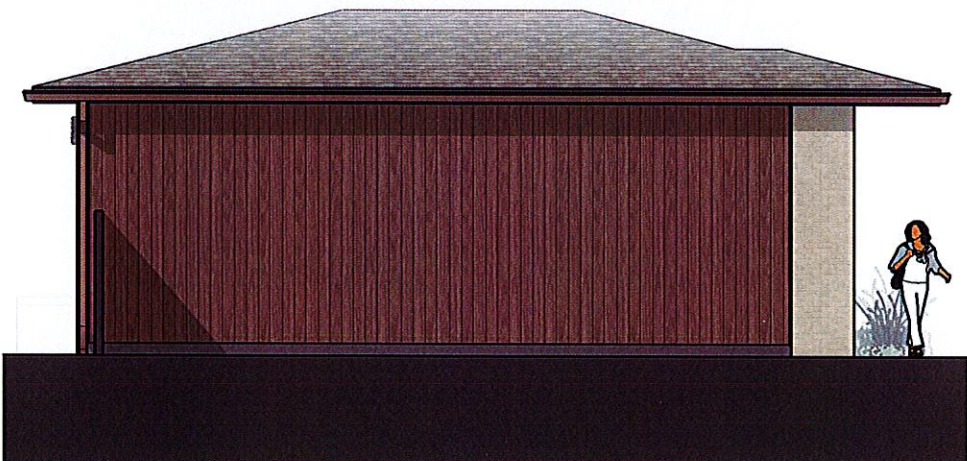
**GARAGE ELEVATION - WEST**  
1/8" = 1'-0"



**GARAGE SECTION - NORTH / SOUTH**  
1/8" = 1'-0"



**GARAGE SECTION - EAST / WEST**  
1/8" = 1'-0"



**GARAGE ELEVATION - SOUTH**  
1/8" = 1'-0"

DATE	
NO.	REVISIONS
<b>LEGACY</b> architecture 605 Erie Avenue Sheboygan, Wisconsin 53081 (920) 783-4303 www.legacyarchitecture.com	
<b>GARAGE CONCEPTS FOR:</b> <b>LAUREN BLUE</b> 1 NORTH POINT DRIVE SHEBOYGAN, WI 53081	
PROJECT NUMBER 21.088.01	
DRAWN BY J. CLARKE	
CHECKED BY J. LEHRKE	
DATE February 15, 2023	
SHEET TITLE CONCEPTUAL GARAGE PLANS	
SHEET NUMBER <b>7</b>	

PRELIMINARY - NOT FOR CONSTRUCTION



EXISTING HOUSE PHOTOGRAPHS



EXISTING VIEW LOOKING WEST  
N.T.S.



EXISTING VIEW LOOKING NORTHWEST  
N.T.S.



EXISTING VIEW LOOKING EAST  
N.T.S.

LEGACY  
architecture

605 Erie Avenue  
Sheboygan, Wisconsin 53081  
(920) 783-6303  
www.legacyarchitecture.com

NO.

REVISIONS

DATE

GARAGE CONCEPTS FOR:  
LAUREN BLUE  
1 NORTH POINT DRIVE  
SHEBOYGAN, WI 53081

PROJECT NUMBER  
21.088.01

DRAWN BY  
J. CLARKE

CHECKED BY  
J. LEHRKE

DATE  
February 15, 2023

SHEET TITLE  
EXISTING HOUSE  
IMAGES

SHEET NUMBER  
8

PRELIMINARY - NOT FOR CONSTRUCTION



# CONCEPTUAL MASSING FOR PHASE-II HOUSE ADDITION



CONCEPTUAL VIEW LOOKING SOUTHWEST  
N.T.S.




CONCEPTUAL VIEW LOOKING NORTHWEST  
N.T.S.

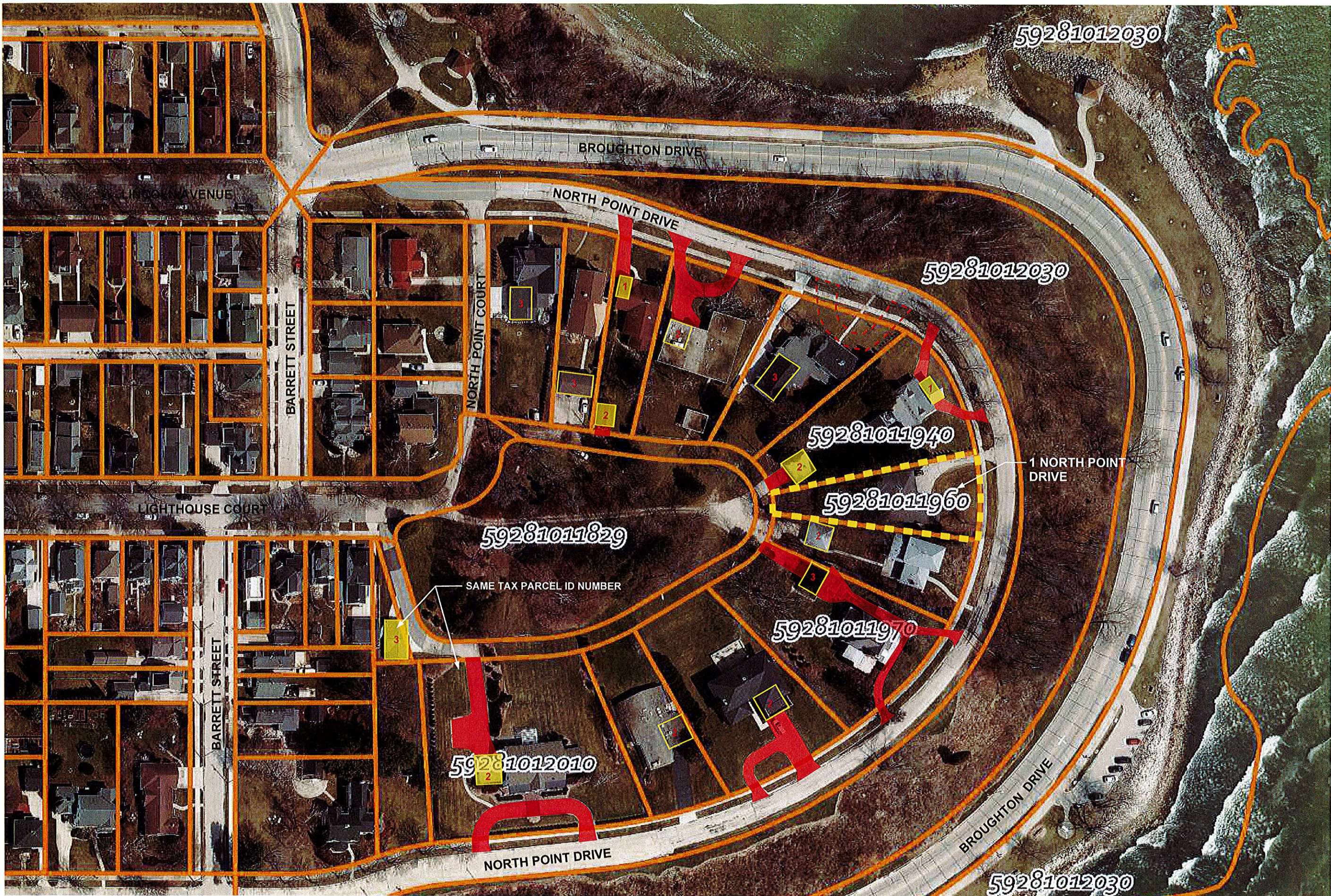


CONCEPTUAL VIEW LOOKING NORTHEAST  
N.T.S.

PRELIMINARY - NOT FOR CONSTRUCTION

	<b>LEGACY</b> architecture 605 Erie Avenue Sheboygan, Wisconsin 53081 (920) 783-4303 www.legacyarchitecture.com	NO.	REVISIONS	DATE
GARAGE CONCEPTS FOR: LAUREN BLUE 1 NORTH POINT DRIVE SHEBOYGAN, WI 53081				
PROJECT NUMBER 21.088.01				
DRAWN BY J. CLARKE				
CHECKED BY J. LEHRKE				
DATE February 15, 2023				
SHEET TITLE PRELIMINARY CONCEPTUAL MASSING				
SHEET NUMBER <b>9</b>				






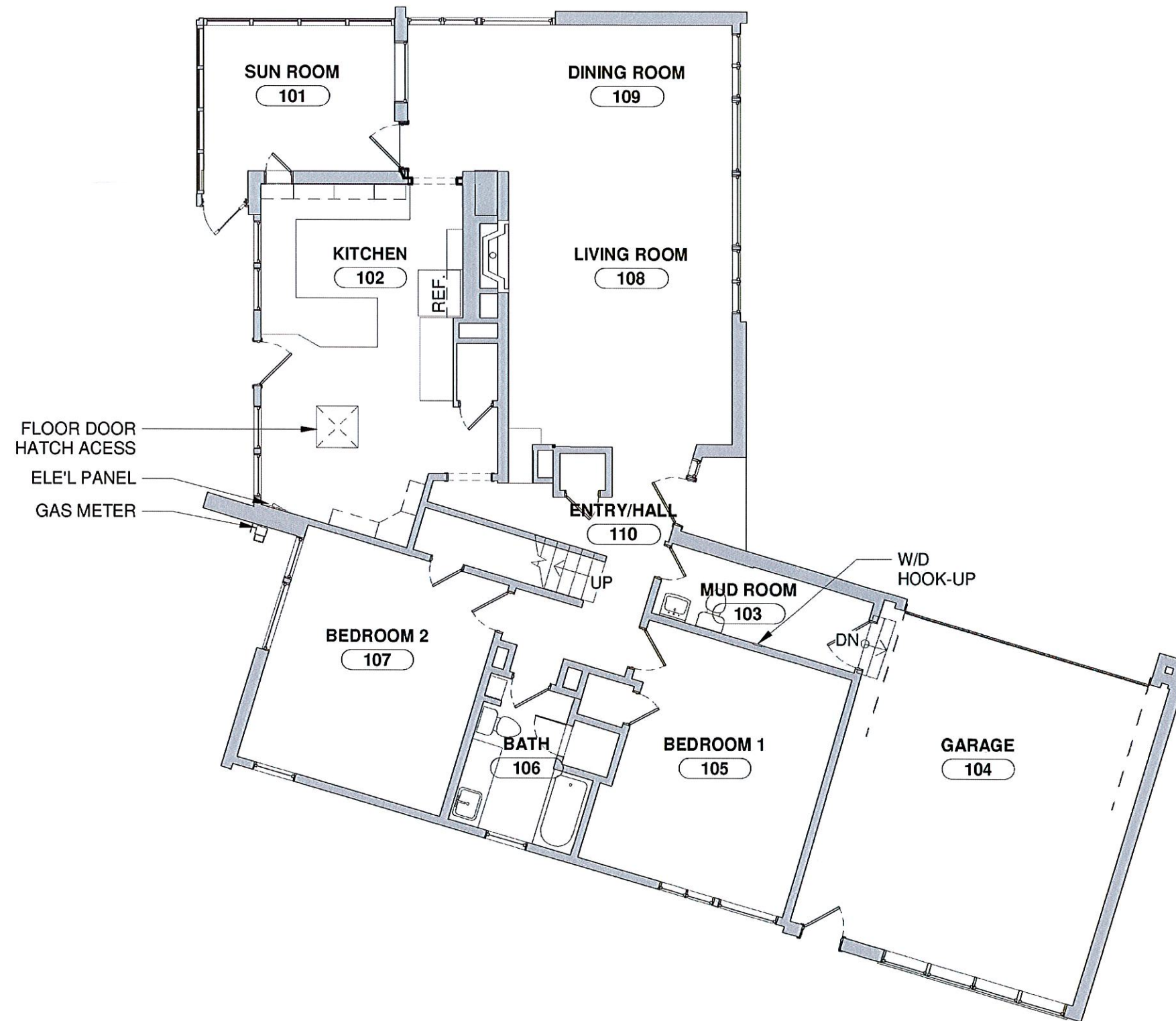
NORTH  
 NEIGHBORHOOD PLAN  
1" = 100'-0"

NOTE: OF THE 11 HOUSES SERVICED VIA NORTH POINT DRIVE:  
■ 3 HAVE BOTH AN ATTACHED- AND A DETACHED-GARAGE  
■ 5 HAVE LOOP DRIVEWAYS

PRELIMINARY - NOT FOR CONSTRUCTION

LEGACY architecture 605 Erie Avenue Sheboygan, Wisconsin 53081 (920) 783-6303 www.legacyarchitecture.com		NO.	REVISIONS	DATE
				
GARAGE CONCEPTS FOR: LAUREN BLUE 1 NORTH POINT DRIVE SHEBOYGAN, WI 53081				
PROJECT NUMBER 21.088.01				
DRAWN BY J. CLARKE				
CHECKED BY J. LEHRKE				
DATE February 15, 2023				
SHEET TITLE NEIGHBORHOOD CONTEXT PLAN				
SHEET NUMBER 10				





**PRELIMINARY - NOT FOR CONSTRUCTION**

**GARAGE CONCEPTS FOR:  
LAUREN BLUE  
1 NORTH POINT DRIVE  
SHEBOYGAN, WI 53081**

PROJECT NUMBER  
21.088.01

DRAWN BY  
J. CLARKE

CHECKED BY  
J. LEHRKE

DATE  
February 15, 2023

**SHEET TITLE**  
**EXISTING PLAN**  
**FIRST FLOOR**

SHEET NUMBER

11

[illegible]





CONCEPTUAL  
FIRST FLOOR PLAN  
1/8" = 1'-0"

PRELIMINARY - NOT FOR CONSTRUCTION

GARAGE CONCEPTS FOR:  
LAUREN BLUE  
1 NORTH POINT DRIVE  
SHEBOYGAN, WI 53081

PROJECT NUMBER  
21.088.01

DRAWN BY  
J. CLARKE

CHECKED BY  
J. LEHRKE

DATE  
February 15, 2023

SHEET TITLE  
PROPOSED PLAN  
FIRST FLOOR

SHEET NUMBER

12

LEGACY  
architecture  
605 Erie Avenue  
Sheboygan, Wisconsin 53081  
(920) 783-6303  
www.legacyarchitecture.com



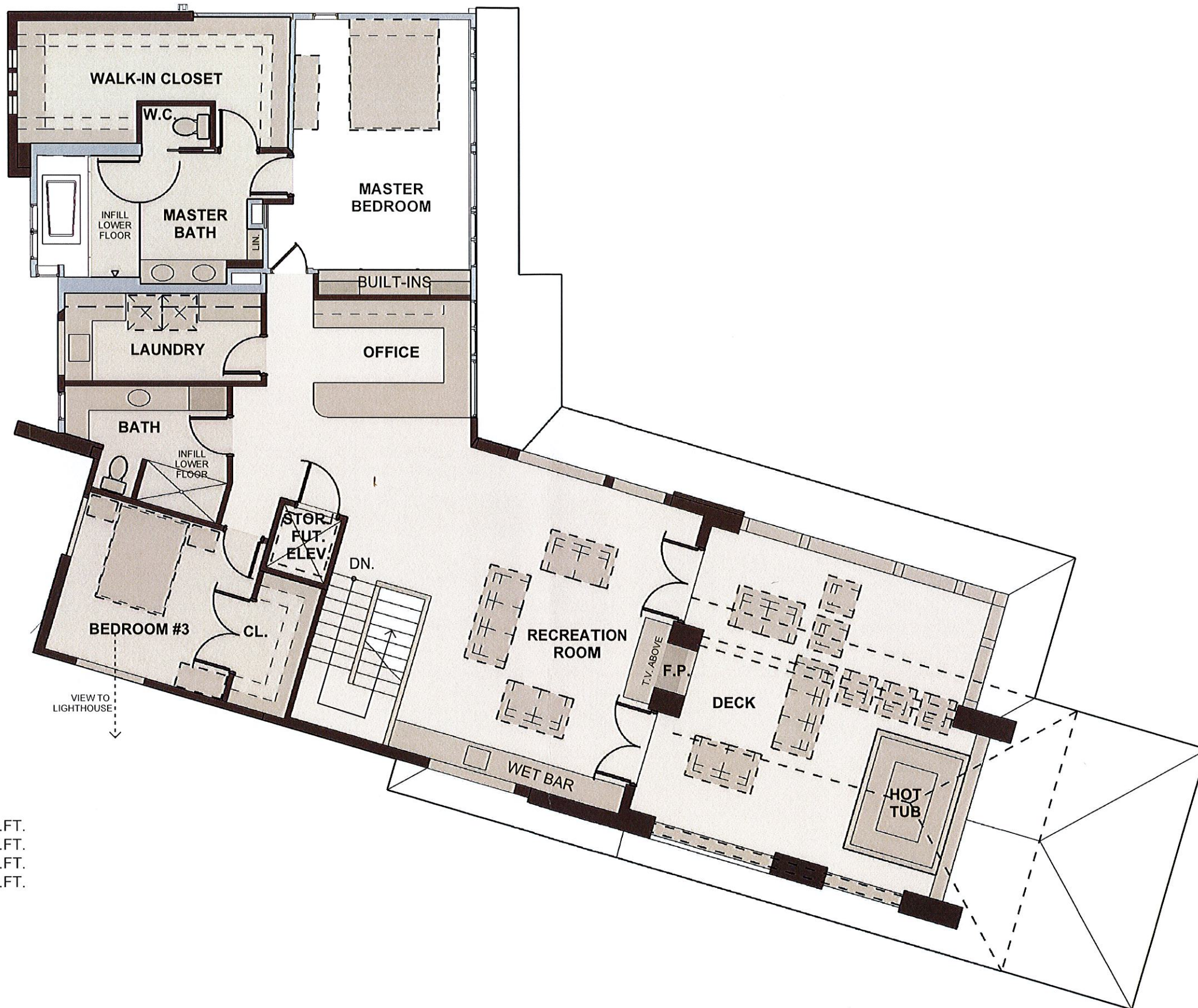
NO. REVISIONS

DATE



[illegible]





EXISTING FOOTPRINT:	995 SQ.FT.
ADDITIONS:	795 SQ.FT.
TOTAL WITH ADDITIONS:	1,988 SQ.FT.
DECK:	550 SQ.FT.



**GARAGE CONCEPTS FOR:  
LAUREN BLUE  
11 NORTH POINT DRIVE  
SHEBOYGAN, WI 53081**

PROJECT NUMBER
21.088.01

DRAWN BY  
J. CLARKE

CHECKED BY  
J. LEHRKE

DATE  
February 15, 2023

**SHEET TITLE**  
PROPOSED PLAN  
SECOND FLOOR

SHEET NUMBER

14



**LEGACY**  
architecture  
605 Erie Avenue  
Sheboygan, Wisconsin 53081  
(920) 783-6303  
[www.legacy-architecture.com](http://www.legacy-architecture.com)

[illegible]