

CITY OF SHEBOYGAN

REQUEST FOR ZONING BOARD OF APPEALS CONSIDERATION

ITEM DESCRIPTION:

Address: 1705 S 7TH ST

Parcel #: 316620

Owner's Name: THOMAS DEN BOER

Zoning: NR-6

REPORT PREPARED BY: Jeff Lutzke, Building Inspector

REPORT DATE: 10/05/2023

MEETING DATE: 10/18/2023

BACKGROUND / ANALYSIS

Owner would like to construct a new 2600 sq ft home with a 12 ft x 20ft covered deck (240 sq ft). The total building coverage would be 2840 sq ft. The lot size is 6000 sq ft which allows a lot coverage of 2400 sq ft.

Ordinance #: Sec 105-234(b)(3)a -- Building coverage ratio: 0.40

Requesting: 0.47 coverage ratio

Allowed: 0.40 coverage ration

Ordinance #: Sec 105-234(b)(3)e -- Rear lot line to house or attached garage: 20 feet.

Requesting: 8 ft

Allowed: 20 ft

ATTACHMENTS:

Application, pictures, and drawing

	CITY OF SHEBOYGAN VARIANCE APPLICATION	Fee: _____ Review Date: _____
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Read all instructions before completing. If additional space is needed, attach additional pages.

SECTION 1: Applicant/ Permittee Information

Name (Ind., Org. or Entity) TOM DENBOER			
Mailing Address W2677 Hannah Lane	City Sheboygan	State WI	ZIP Code 53083
Email Address t.denboer@bellsouth.net		Phone Number (incl. area code) 608 201 3888	
Applicants interest in property: TOM DENBOER			

SECTION 2: Property Information

Property Address 1705 S 7th St	City Sheboygan	State WI	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: New house
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) TOM DENBOER	Title OWNER	Phone Number 608 201 3888
Signature of Applicant 		Date Signed 9/21/23

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.

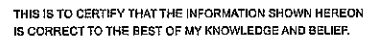
Please accept the following letter to serve as a request for a variance in regards to the property located at 1705 South 7th Street in Sheboygan, WI

The current house located on the property will demolished and razed. I am proposing to build a new house of approximately 2600 square feet on the property. Due to the zoning of SR-5, the footprint of the house exceeds the 40% lot coverage by approximately 200 square feet.

The new house will serve as the primary residence for the Denboer family

Thank you for your review of my variance request and your consideration

1705 S. 7th STREET
PARCEL 59281318620
BEING THE SOUTH 40 FEET OF THE NORTH 80 FEET OF THE WEST 90 FEET OF LOT 1
AND THE SOUTH 40 FEET OF THE NORTH 80 FEET OF LOT 2 OF BLOCK 8
OF OTTEN & SAEMANN'S ADDITION TO THE CITY OF SHEBOYGAN,
SHEBOYGAN COUNTY, WISCONSIN.



Dennis J. Van Sluys S-1238

Dated this 8th day of September ,2023.

DATA/CSHEB23/1705S7 D-3584

Wierus, Linnae

From: Kristin Dederling <kristin.dederling@oostburglumber.com>
Sent: Thursday, September 21, 2023 1:19 PM
To: Wierus, Linnae
Cc: THOMAS DENBOER
Subject: Tom DenBoer Drawings
Attachments: 23032 DenBoer Residence - BDOC 08242023.pdf; 23032 DenBoer Residence - Variance - BDOC - 08242023.pdf

Hello.

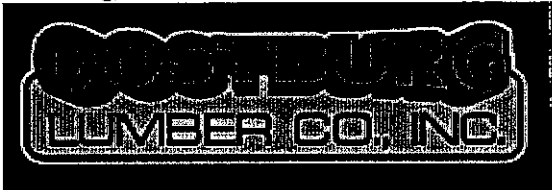
Attached are the Tom DenBoer drawings as they currently are. Also, I am sending this with the future / potential covered roof patio so that can be considered too.

Please let me know if you have further questions.

Thanks, Kristin

Kristin Dederling, AIA LEED AP
Architect – Director of Residential Design
Office: 920-564-2378

1218 Center Ave
Oostburg, WI 53070



NOTICE:
Although every effort has been made to design and provide true plans and specifications for accurate quantities, prices, or materials used, the contractor shall be responsible for any changes or adjustments required during actual construction. The liability is also responsible as follows: all errors and omissions.

CODE INFORMATION:

BUILDING CLASSIFICATIONS:

USE GROUP:

R-3 SINGLE FAMILY RESIDENTIAL

FLOOR AREA OF NEW CONSTRUCTION:

(CALCULATIONS ARE TO OUTSIDE BEARING EDGE)

AREA SCHEDULE	
NAME	AREA
Main Floor Finished	1504.8 sq ft
Garage Slab	929.6 sq ft
Main Floor Slab	1480.1 sq ft

MECHANICAL REQUIREMENTS

MECHANICAL SYSTEM DESIGN/BUILD BY OWNER & CONTRACTOR

ELECTRICAL REQUIREMENTS

ACTUAL ELECT. FIXTURE LOCATION BY OWNER DESIGN/BUILD BY CONTRACTOR

ELECTRICAL REQUIREMENTS TO BE IN ACCORDANCE WITH NEC & NFPA

STRUCTURAL

ALL ENGINEERED BUILDING MATERIALS AND TRUSSES TO BE DESIGNED AND APPROVED BY APPROVED MANUFACTURER

This plan was designed and drafted to meet conditions and codes of Oostburg, WI, verify compliance of the design and the scope listed below with your local building official. These plans do not warrant compliance with any specific code or regulation.

GENERAL NOTES:

DRAWINGS

A. CONTRACTOR TO VERIFY ALL DIMENSIONS IN THE FIELD AND SHALL NOTIFY THE AUTHOR OF ANY DISCREPANCIES. DRAWINGS SHALL NOT BE SCALED FOR DIMENSIONS OR LOCATIONS.

B. MANUFACTURER'S RECOMMENDATIONS MUST BE ADHERED TO AT ALL TIMES AND SHALL BE CONSIDERED AS MIN. STANDARDS OF QUALITY.

C. ALL WORK IS TO BE PERFORMED TO INDUSTRY STANDARDS BY QUALIFIED, COMPETENT TRADES PERSONS. IT IS ASSUMED THAT WORKERS WILL BE FAMILIAR WITH LOCAL, STATE AND NATIONAL CODES AND REGULATIONS AND SHALL ADHERE TO SUCH CODES AND REGULATIONS.

GOVERNING CODES:

APPLICABLE CODES: ALL WORK UNDER THIS CONTRACT SHALL COMPLY WITH THE PROVISIONS OF THE SPECIFICATIONS AND DRAWING, AND SHALL SATISFY ALL APPLICABLE CODES, ORDINANCES AND REGULATIONS OF ALL GOVERNING BODIES INVOLVED. ALL PERMITS AND LICENSES NECESSARY FOR THE PROPER EXECUTION OF THE WORK SHALL BE PROVIDED AND PAID FOR BY THE OWNER.

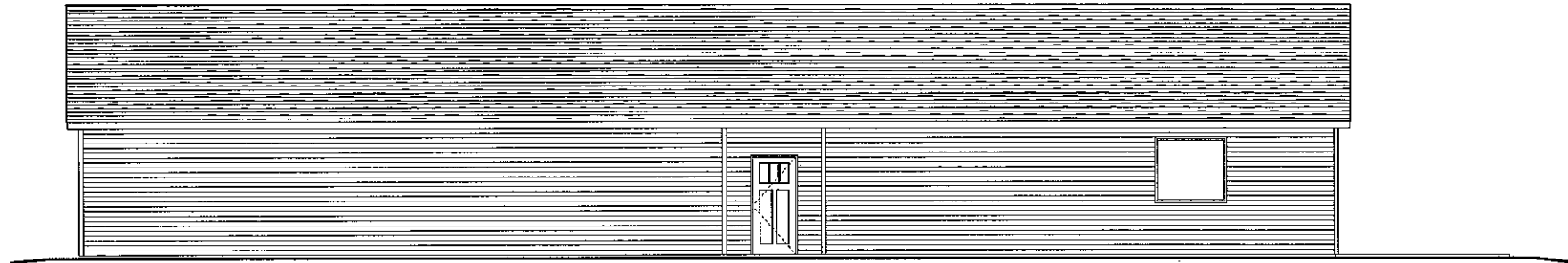
DRAWING SCHEDULE

NORTH & SOUTH ELEVATIONS . 1

EAST & WEST ELEVATION, WALL SECTION . 2

FOUNDATION . 3

MAIN FLOOR . 4



SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



NORTH ELEVATION
SCALE: 1/4" = 1'-0"

NOTE:
All dimensions are given in feet and inches of feet (e.g. 10'-0" or 10'-0" 1/2").
All window heights to be 6'-0" or 6'-0" 1/2" unless otherwise noted.
All window widths to be 3'-0" or 3'-0" 1/2" unless otherwise noted.
All exterior windows and doors shall be 1/2" thick.
All wall heights to be 8'-0" or 8'-0" 1/2" unless otherwise noted.

NOTICE:

These plans are designed exclusively for the use of the owner and are not to be used for any other purpose without the written consent of OOSTBURG LUMBER COMPANY, INC.

Visit us at:
www.oostburglumber.com
E-mail to:
kristin@oostburglumber.com

**OOSTBURG LUMBER
COMPANY, Inc.**

1218 Cedar Ave.
Oostburg, WI 53070
Phone: (920) 544-4378
Fax: (920) 544-3040

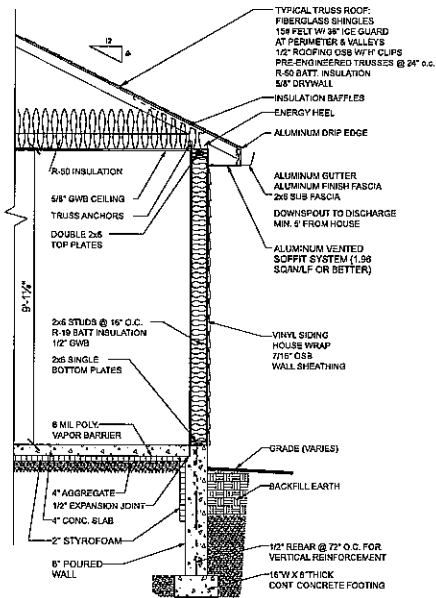
PROJECT FOR:
DenBoer Residence
1705 S. 7th Street
Sheboygan, WI 53083

PRINT DATE	REV. DATE	REV. DATE	REV. DATE	REV. DATE
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Page:	1	of	4	
Drawn by:	D.E.G.	Checked by:	K.D.	

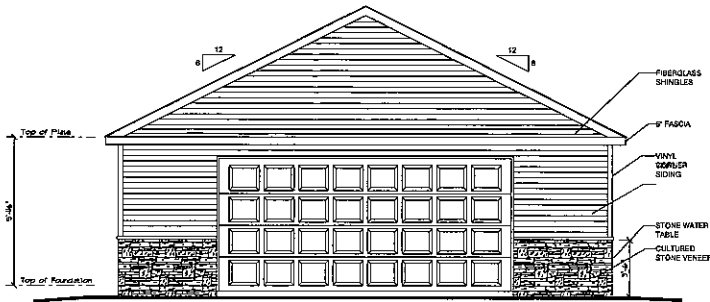
BID SET

NOTICE:
Although every effort has been made in designing and preparing these plans and specifications for accuracy, the architect, owner or contractor must check all material and dimensions and be responsible for any changes or adjustments required during actual construction. The contractor is also responsible to follow all state and local codes.

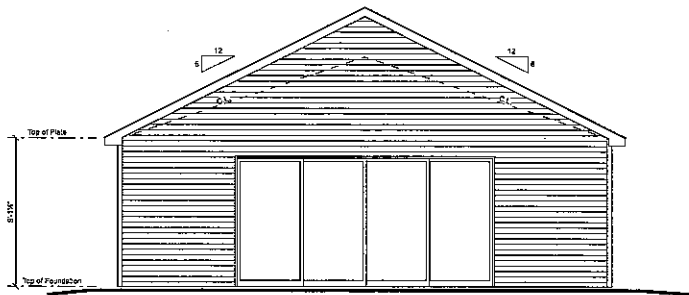
NOTE:
All dimensions are given in feet and inches (feet 0/12/0, 0/12/0, 0/12/0).
All window and door heights to be given at 0/0/0 (feet 0/0/0).
All window and door widths to be given at 0/0/0 (feet 0/0/0).
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WALL SECTION
SCALE: 1/2" = 1'-0"



WEST ELEVATION
SCALE: 1/4" = 1'-0"



EAST ELEVATION
SCALE: 1/4" = 1'-0"

NOTICE:

These plans are prepared and issued by the architect and are not to be used for construction without the architect's written consent or approval. The contractor is also responsible to follow all state and local codes.

Visit us at:
www.oostburglumber.com
Email to:
bs@oostburglumber.com

**OOSTBURG LUMBER
COMPANY, Inc.**

1218 Center Ave.
Oostburg, WI 53070
Phone: (920) 564-2378
Fax: (920) 564-2640

PROJECT FOR:
DenBoer Residence
1705 S. 7th Street
Sheboygan, WI 53083

PRINT DATE	2/23/2023
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REV. DATE	-

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Drawn by: D.E.G.
Checked by: K.D.

BID SET

NOTE:
All dimensions are those of steel to face of steel 2x4 (3 1/2" x 2 1/2"). 2x6 (1 5/8")
All window header heights to be set at 6'-0 1/8" unless otherwise noted.
All bearing beams to be (2) 2x12's, unless otherwise noted.
All exterior window and door sizes see Rough Openings
All wall heights to be 8'-0 1/8" unless otherwise noted.



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Checked by: K. D.	REV. DATE: -

NOTE:
All dimensions are face to face of stud 2x4's. L2's, and L3 2x2's.
All window heads height to be set at 4'-10 3/4" unless otherwise noted.
All bearing heads to be (2) 2x12's, unless otherwise noted.
All exterior windows and doors shall use Rough Opening.
All wall heights to be 8'-1 1/8" unless otherwise noted.



AREA SCHEDULE	
NAME	AREA
Main Floor Finished	1604.8 sq ft.

CABINET NOTE:
ALL CABINET LAYOUT AND DESIGN
ARE FOR ILLUSTRATIVE PURPOSES ONLY.
ACTUAL CABINET LAYOUT AND DESIGN
TO BE VERIFIED FROM THE CABINET DESIGNER

NOTE: EMERGENCY & RESCUE OPENINGS
SLEEPING ROOMS SHALL HAVE ONE EGRESS WINDOW FOR EMERGENCY RESCUE. THE SILL HEIGHT FROM THE FLOOR SHALL NOT EXCEED (44"). THE WINDOW SHALL HAVE A NET CLEAR OPENING OF NO LESS THAN 6.7 SQUARE FEET. THE MINIMUM OPENING HEIGHT SHALL BE (24") AND (20") IN WIDTH. SHOW COMPLIANCE TO THIS SECTION. INDICATE WHICH WINDOWS ARE TO BE EGRESS WINDOWS ON THE PLANS.

1218 Center Ave.
Oostburg, WI 53070
Phone: (920) 564-2378
Fax: (920) 564-3040

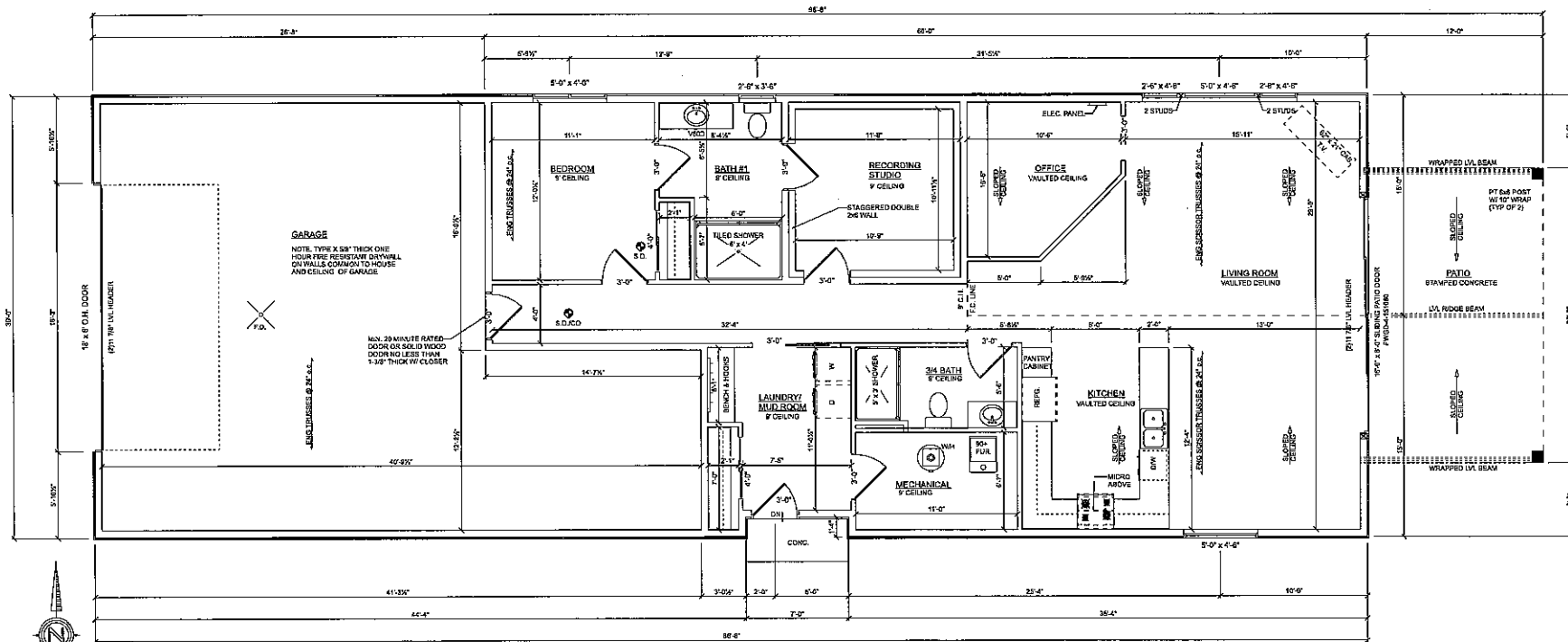
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BID SET

NOTICE:
Although every effort has been made in designing and preparing these plans and specifications, the architect assumes no liability for any errors or omissions, and the contractor is responsible for any changes or omissions required during construction. The contractor is also responsible for obtaining all necessary permits.

NOTE:
All dimensions are shown in feet and inches to the nearest 1/8" (1/16" and 1/32"). All window and door heights are to be 6' 0" to 6' 6" unless otherwise noted. All window and door widths are to be 3' 0" to 3' 6" unless otherwise noted. All exterior finish and door color are to be as shown on the plans. All wall heights are to be 8' 0" unless otherwise noted.



MAIN FLOOR - VARIANCE
SCALE: 1/4" = 1'-0"

AREA SCHEDULE	
NAME	AREA
Main Floor Finished	2604.8 sq ft

FRAMING NOTE:
ALL EXTERIOR WALLS TO BE 2X6 UNLESS OTHERWISE SPECIFIED.
ALL INTERIOR WALLS TO BE 2X4 UNLESS OTHERWISE SPECIFIED.
ALL ANGLES AND 45 DEG. W/O.

HEADER NOTE:
2X12 HEADERS OVER ALL EXTERIOR & INTERIOR LOAD BEARING OPENINGS (TYP) UNLESS OTHERWISE NOTED.

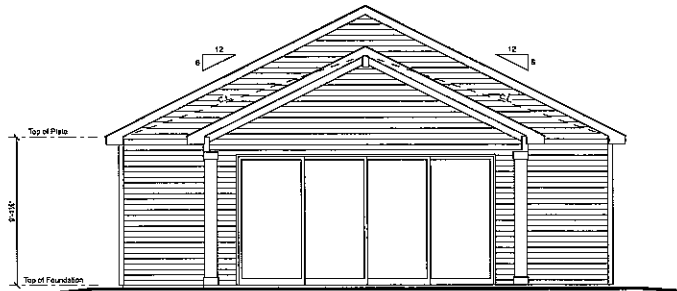
NOTE: EMERGENCY & RESCUE OPENINGS
SLEEPING ROOMS SHALL HAVE ONE WINDOW FOR EMERGENCY RESCUE. THE SILL HEIGHT FROM THE FLOOR SHALL NOT EXCEED 44". THE WINDOW SHALL HAVE A NET CLEAR OPENING OF NO LESS THAN 57 SQUARE FEET. THE MINIMUM OPENING HEIGHT SHALL BE 6'0" AND 6'0" IN WIDTH. SHOW COMPLIANCE TO THIS SECTION. INDICATE WHICH WINDOWING ARE TO BE EGRESS WINDOWS ON THE PLANS.

SMOKE/CO ALARM NOTE:
IN NEW DWELLINGS, SMOKE ALARMS MUST BE INSTALLED IN THE FOLLOWING LOCATIONS:
A.1 A SMOKE ALARM UTILIZING PHOTOELECTRIC AND IONIZATION TECHNOLOGIES ON EACH LEVEL WITH EACH DWELLING UNIT. (SHOW TECHNOLOGY TYPE LOCATIONS)
B.1 A SMOKE ALARM IN EACH SLEEPING ROOM. (ACCEPTABLE)
C.1 A SMOKE ALARM THAT INCLUDES PHOTOELECTRIC TECHNOLOGY OR IONIZATION IN EACH SLEEPING AREA, SUCH AS IN THE CORRIDORS IN THE IMMEDIATE VICINITY OF THE SLEEPING ROOMS. (SHOW TECHNOLOGY TYPE LOCATIONS)
D.1 A SMOKE ALARM ON THE UPPER LEVEL OF DWELLINGS OR DWELLING UNITS WITH BUILT LEVELS WITHOUT AN INTERVENING DOOR BETWEEN THE ADJACENT LEVELS SHALL BE REQUIRED FOR THE ADJACENT LOWER LEVEL PROVIDED THAT THE LOWER LEVEL IS LESS THAN ONE FUEL STORY BELOW THE UPPER LEVEL.

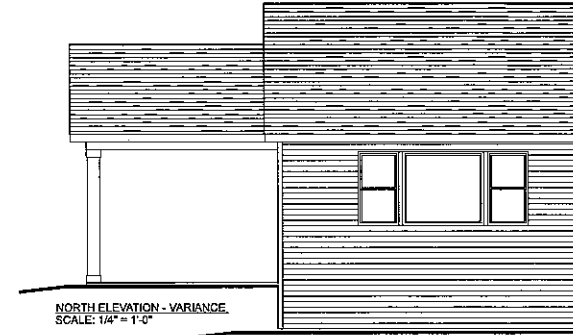
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SOUTH ELEVATION - VARIANCE
SCALE: 1/4" = 1'-0"



EAST ELEVATION - VARIANCE
SCALE: 1/4" = 1'-0"



NORTH ELEVATION - VARIANCE
SCALE: 1/4" = 1'-0"

BID SET

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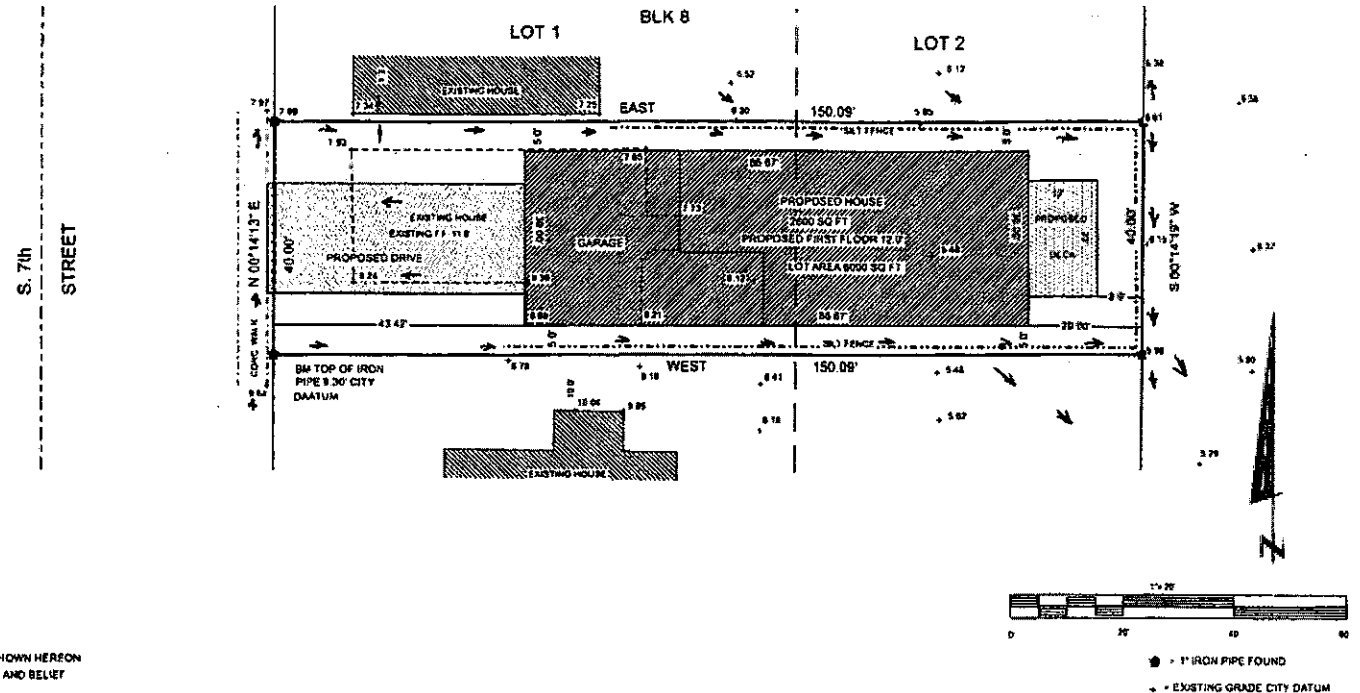
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Checked by: K.D.

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

105 S. 7th STREET
PARCEL 1628131800
BEING THE SOUTH 40 FEET OF THE NORTH 80 FEET OF THE WEST 80 FEET OF LOT 1
AND THE SOUTH 40 FEET OF THE NORTH 80 FEET OF LOT 2 OF BLOCK 8
OF OTTEN & SAEMMANN'S ADDITION TO THE CITY OF SHEBOYGAN,
SHEBOYGAN COUNTY, WISCONSIN

Int'l Lm
DPLW - sheboygan-1
10-10-23



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

Dennis J. Van Slyke
Dennis J. Van Slyke S-1228

Dated the 8th day of September, 2023

DATA/CSHEB23/170257 D-3584

