

CITY OF SHEBOYGAN

REQUEST FOR ZONING BOARD OF APPEALS CONSIDERATION

ITEM DESCRIPTION:

Address: 1718 N 5TH ST

Parcel #: 001040

Owner's Name: LISA J & JACOB P KOESPELL

Zoning: NR-6 (NEIGHBORHOOD RESIDENTIAL)

REPORT PREPARED BY: Ellise Rose, Zoning Administrator

REPORT DATE: 12/9/2025

MEETING DATE: 12/17/2025

BACKGROUND / ANALYSIS

Owner would like to construct an addition within their required aggregate side-yard setback of 15 feet.


Ordinance #: Sec 105-234(b)(3)d - Total of both sides, lot lines to house/attached garage:
Single-family and single-family: 15 feet.

Requesting: 10.82 feet

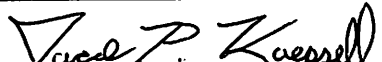
Allowed: 15 feet

ATTACHMENTS:

Application, pictures, and drawing

	CITY OF SHEBOYGAN VARIANCE APPLICATION	Fee: <u>\$250~</u> 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) Jacob Koepsell & Lisa Koepsell			
Mailing Address 1718 N 5th St	City Sheboygan	State WI	ZIP Code 53081
Email Address jacobkoepsell@gmail.com		Phone Number (incl. area code) 920-254-2381	
Applicants interest in property: Owners			
SECTION 2: Property Information			
Property Address 1718 N 5th St	City Sheboygan	State WI	Zip 53081
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 checked="" 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) Jacob P. Koepsell		Title	Phone Number 920-254-2381
Signature of Applicant 		Date Signed 10/29/2025	

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.

October 28, 2025

To Whom It May Concern,

We are requesting a variance for the construction of an addition to our property at 1718 N 5th Street in Sheboygan. This addition would include a new entryway off the driveway, providing more convenient access from our parked cars to the house.

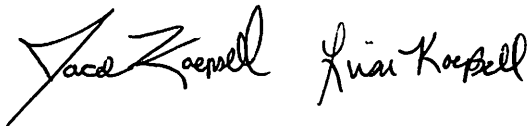
The lack of this access point has been a challenge for our family. We have three children, and our current entrances are far from where we park our cars in our driveway and do not have any storage space for shoes, coats, or winter gear. The proposed addition would feature an entryway from our driveway with a small mudroom, which would make a positive impact on our family's daily lives in our home. Our planned addition would be to add space to the back portion of our home, which would then make our back door even farther away from our driveway. Without this variance, it would continue to be problematic, as we would lack a driveway entryway to our home.

The piece of land owned by our neighbors that is causing us to apply for this variance has a backstory. Unfortunately, we have learned that it was sold to our neighbors at 1714 N 5th Street for minimal cost shortly before we purchased our property. While their purchase allowed them to nearly double the size of their small backyard, it came at the expense of our ability to ever build an adequate garage on our property.

Approval of this variance would greatly help us in creating an entryway with driveway access. As stated earlier, this would be hugely beneficial to our family and significantly improve our living conditions.

We have the full support of our neighbors at 1714 N 5th Street, and they have confirmed that this project will not negatively impact their property or quality of life in any way. The new addition would be situated more than five feet away from their acquired property line, which is currently marked by a fence.

Thank you for your time and consideration,

Handwritten signatures of Jacob Koepsell and Lisa Koepsell in black ink.

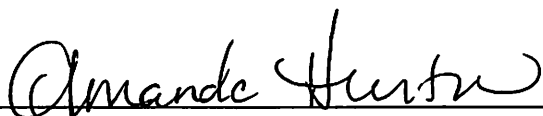
Jacob and Lisa Koepsell
1718 N 5th Street
Sheboygan, WI 53081

October 28, 2025

To Whom It May Concern,

Our neighbors, Jacob and Lisa Koepsell, are requesting a variance to add an entrance with driveway access to their new home addition. The addition will be located at least five feet away from our existing fenced lot line. This portion of our property was purchased from the previous owners of Jacob and Lisa's home and extends onto the remainder of their property line. Prior to purchase, this piece of land was used to house a garage for the property at 1718 N 5th Street.

We acknowledge and support this renovation and have zero issues with them proceeding with their new addition plans in full. It will not negatively affect us or our property, and we fully support them in this process.



Amanda Huerta

Homeowner

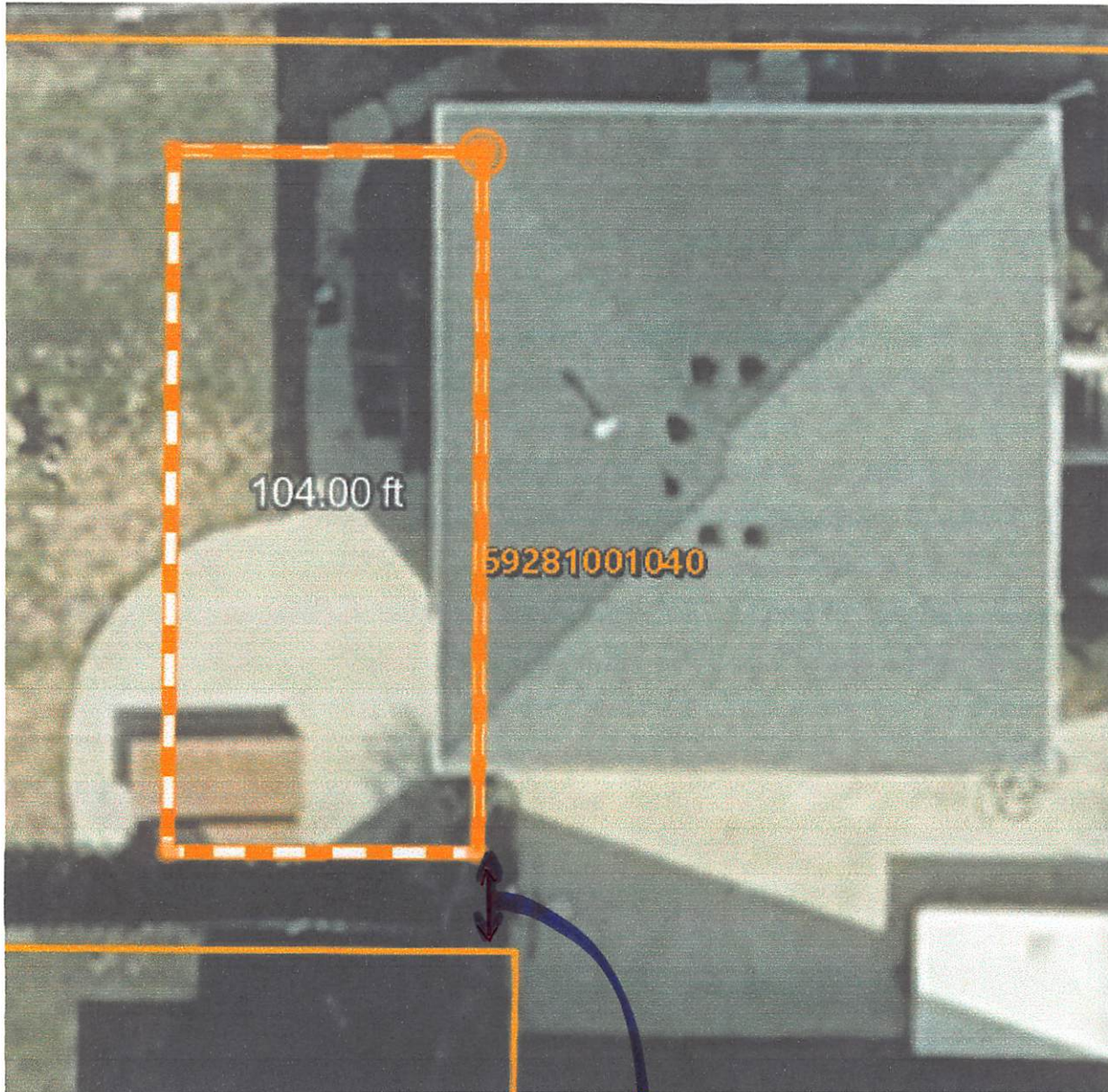
1714 N 5th Street, Sheboygan



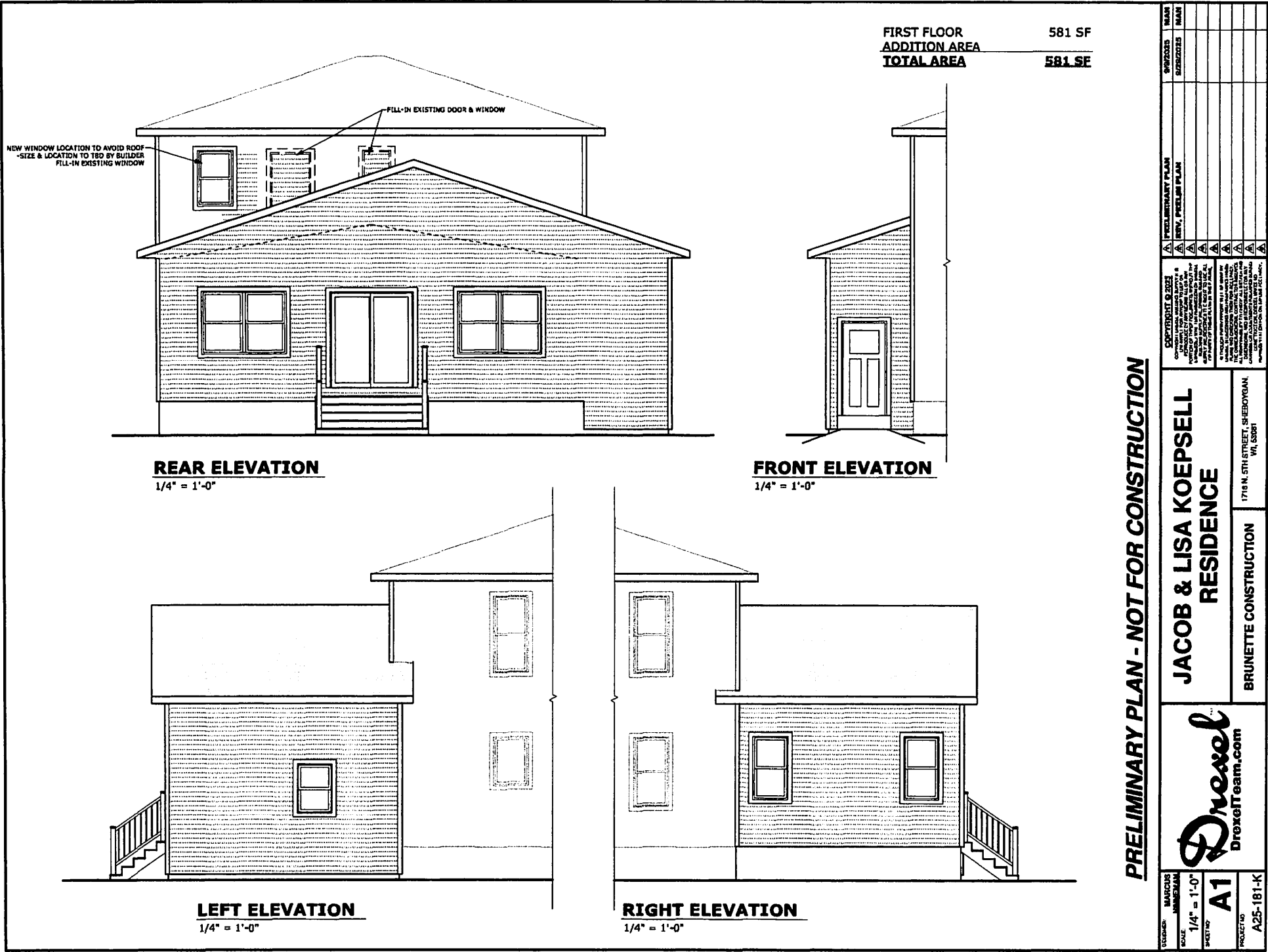
Javier Huerta

Homeowner

1714 N 5th Street, Sheboygan



5'7"



ADDITION PLAN SPECIFICATIONS

ROOF SYSTEMS

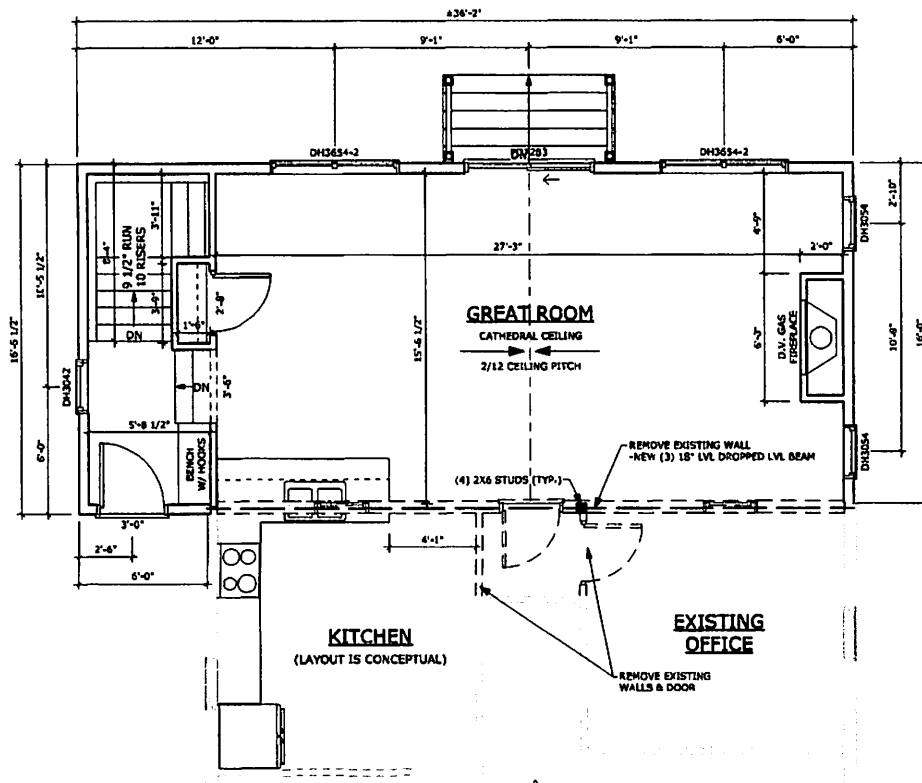
- WOOD TRUSSES @24" O.C.
DESIGNED FOR: 30# S.F.
- STD. LOADING (PER SQ. FT.)
30# TCILL 10# TCCL, 10# BCCL
- DEFLECTION: LL=L/240, TL=L/180
- DURATION OF LOAD: 1-15%

HEADERS

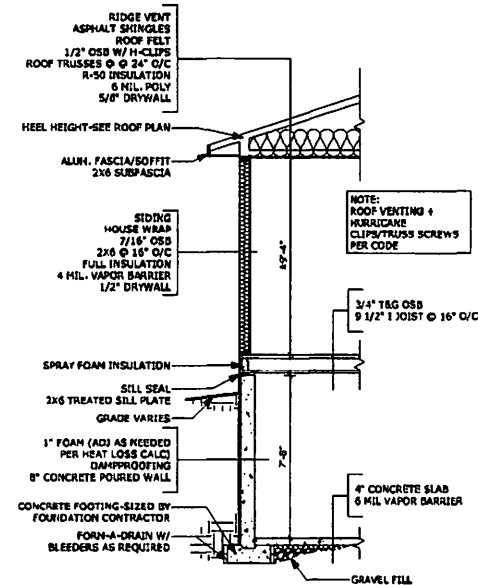
- STANDARD HEADER
ALL HEADERS NOT LABELED AS LVL TO BE MIN. (2) 2X10'S
HEADER FOR OH-SITE (UNLESS VALUE ENGINEERED FOR
OFF-SITE CONSTRUCTION)
- TOP OF WINDOW R.O.S.
- FIRST FLOOR @ 6'-11 3/8" ABOVE SUBFLOOR
(UNLESS NOTED/SHOWN OTHERWISE)
- MINIMUM OF (3) EXTERIOR STUDS AT EACH END FOR ALL
OPENINGS 6'-0" AND LARGER

GENERAL INFORMATION

- ALL DIMENSIONS ARE TO THE ROUGH STUD (UNLESS NOTED
OTHERWISE)
- 2X6 WALLS=5 1/4", 2X4 WALLS=3 1/2"
- FOUNDATION WALL THICKNESS FOR REPRESENTATION ONLY-
FOUNDATION CONTRACTOR/GENERAL CONTRACTOR TO VERIFY
(WHEN APPLICABLE)
- FINAL FOOTING SIZE AND DEPTH TO BE DETERMINED BY
FOUNDATION CONTRACTOR/GENERAL CONTRACTOR (WHEN
APPLICABLE)
- FOUNDATION CONTRACTOR TO LOCATE PILASTERS AND SIZE
FOOTINGS PER CODE AND SOIL CONDITIONS (WHEN APPLICABLE)
- GENERAL CONTRACTOR TO LOCATE THE FOLLOWING (WHEN
APPLICABLE)
FLOOR DRAINS, ELECTRIC SERVICES, ETC.
- ALL DOOR HEIGHTS ARE 6'-8" UNLESS NOTED/SHOWN OTHERWISE



1/4" = 1'-0"



1/4" = 1'-0"

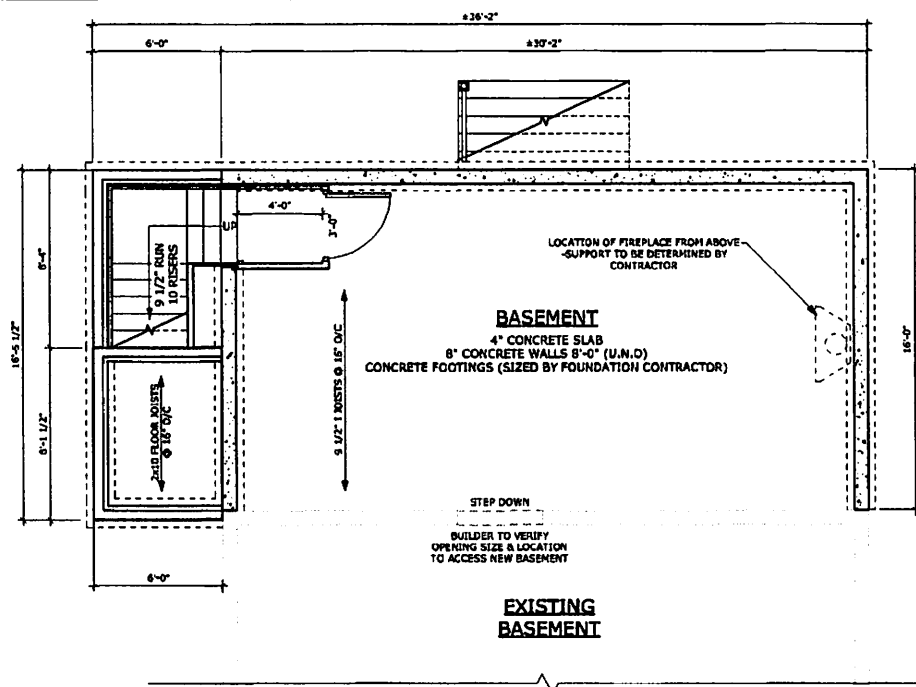
PRELIMINARY PLAN - NOT FOR CONSTRUCTION

**JACOB & LISA KOEPSSELL
RESIDENCE**

BRUNETTE CONSTRUCTION
1718 N. 5TH STREET, SHEBOYGAN,
WI, 53081

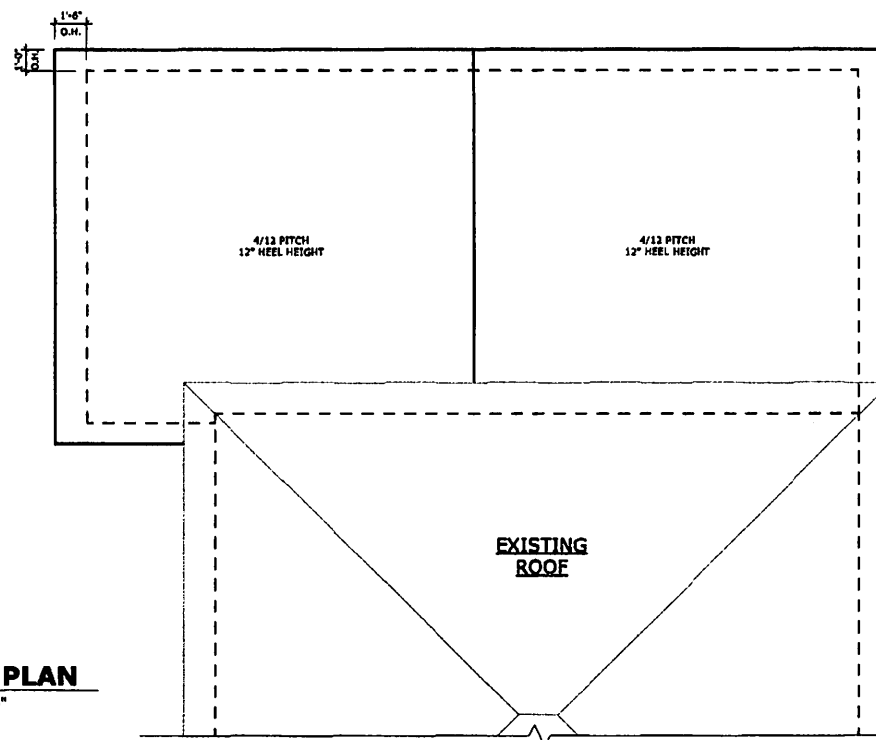
Drexel
DrexelTeam.com

DESIGNER: MARCUS MARCEM AIA	SCALE: 1/4" = 1'-0"	SHEET NO: A2	PROJECT NO: A25-181-K
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FOUNDATION PLAN

1/4" = 1'-0"



ROOF PLAN

1/4" = 1'-0"

FIRST FLOOR 581 SF
 ADDITION AREA
 TOTAL AREA 581 SF

ADDITION PLAN SPECIFICATIONS

ROOF SYSTEMS

- WOOD TRUSSES @ 24" O.C.
DESIGNED FOR: ZONE 2
- STD. LOADING (PER SQ. FT.)
30# TOL, 10# TOL, 10# BCDL
- DEFLECTION: LL=1/240, TL=1/180
- DURATION OF LOAD: 1.15%

HEADERS

- STANDARD HEADER
ALL HEADERS NOT LABELED AS LVL TO BE MIN. (2) 2X10'S
HEADER FOR ON-SITE (UNLESS VALUE ENGINEERED FOR OFF-SITE CONSTRUCTION)
- TOP OF WINDOW R.O.S.
FIRST FLOOR @ 6'-11 3/8" ABOVE SUBFLOOR (UNLESS NOTED/SHOWN OTHERWISE)
- MINIMUM OF (2) SHOULDER STUDS AT EACH END FOR ALL OPENINGS 6'-0" AND LARGER

GENERAL INFORMATION

- ALL DIMENSIONS ARE TO THE ROUGH STUD (UNLESS NOTED OTHERWISE)
- 2X6 WALLS = 5 W", 2X4 WALLS = 3 1/2"
- FOUNDATION WALL THICKNESS FOR REPRESENTATION ONLY - FOUNDATION CONTRACTOR/GENERAL CONTRACTOR TO VERIFY (WHEN APPLICABLE)
- FINAL FOOTING SIZE AND DEPTH TO BE DETERMINED BY FOUNDATION CONTRACTOR/GENERAL CONTRACTOR (WHEN APPLICABLE)
- FOUNDATION CONTRACTOR TO LOCATE PEDESTALS AND SIZE FOOTINGS PER CODE AND SOIL CONDITIONS (WHEN APPLICABLE)
- GENERAL CONTRACTOR TO LOCATE THE FOLLOWING (WHEN APPLICABLE)
FLOOR DRAINS, ELECTRIC SERVICES, ETC.
- ALL DOOR HEIGHTS ARE 6'-8" UNLESS NOTED/SHOWN OTHERWISE

PRELIMINARY PLAN - NOT FOR CONSTRUCTION

JACOB & LISA KOEPSSELL
 RESIDENCE

1718 N. 5TH STREET, SHEBOYGAN
 WI 53081

BRUNETTE CONSTRUCTION

Drexel
 DrexelTeam.com

DATE: 1/4" = 1'-0"
 SCALE: A3
 PROJECT NO: A25-181-K

NO.	DESCRIPTION	DATE
1	PRELIMINARY PLAN	
2	REV. PRELIM PLAN	
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REGISTERED LAND SURVEYORS
& CONSULTING ENGINEERS

Hinze Bruggink LLC

OUR FOCUS IS YOU

2602 North Fifteenth St.
Sheboygan, Wisconsin 53083

www.hinzebrugginkllc.com
920.458.5921

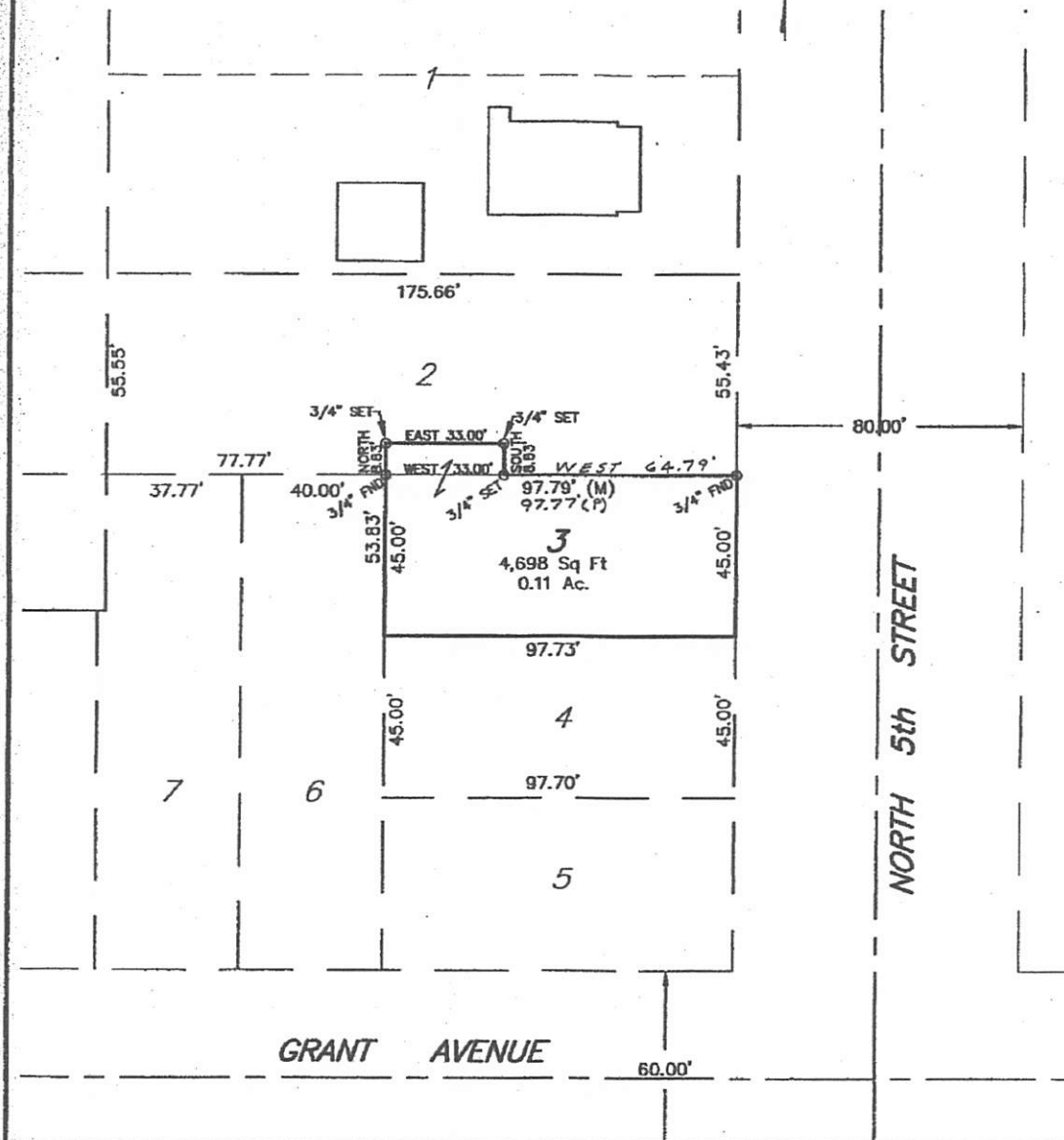
Survey Prepared for: Fred Huerta
1714 North 5th Street
Sheboygan, WI 53081

DESCRIPTION: PART OF LOT 2, BLOCK 3, ASSESSMENT SUBD. NO. 4.
COMMENCING AT THE NORTHWEST CORNER OF LOT 3, BLOCK 3,
ASSESSMENT SUBDIVISION NO. 4, CITY OF SHEBOYGAN, SHEBOYGAN
COUNTY, WISCONSIN, THENCE NORTH 8.83', THENCE EAST 33.00',
THENCE SOUTH 8.83', THENCE WEST 33.00' TO THE POINT OF
BEGINNING. CONTAINING 291.39 SQ. FT. TO BE MERGED WITH
ADJACENT OWNER.

Tax No. 001050

SEPTEMBER, 2007

Scale: 1"=40'



SURVEY CERTIFICATE

I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY, ITS EXTERIOR BOUNDARIES, FENCES, APPARENT EASEMENTS AND ROADWAYS.

THIS SURVEY IS MADE FOR THE EXCLUSIVE USE OF THE PRESENT OWNERS OF THE PROPERTY AND ALSO THOSE WHO PURCHASE, MORTGAGE, OR GUARANTEE THE TITLE THERETO WITHIN ONE (1) YEAR FROM DATE HEREOF.

BOOK NO. 167, PG. NO. 119

FILED
DEC 13 2007
SHEBOYGAN COUNTY
REAL PROPERTY LISTING DEPT.

WISCONSIN
CRAIG L.
S-1471
SHEBOYGAN
LAND SURVEYOR

Job No. 0618

A-33082

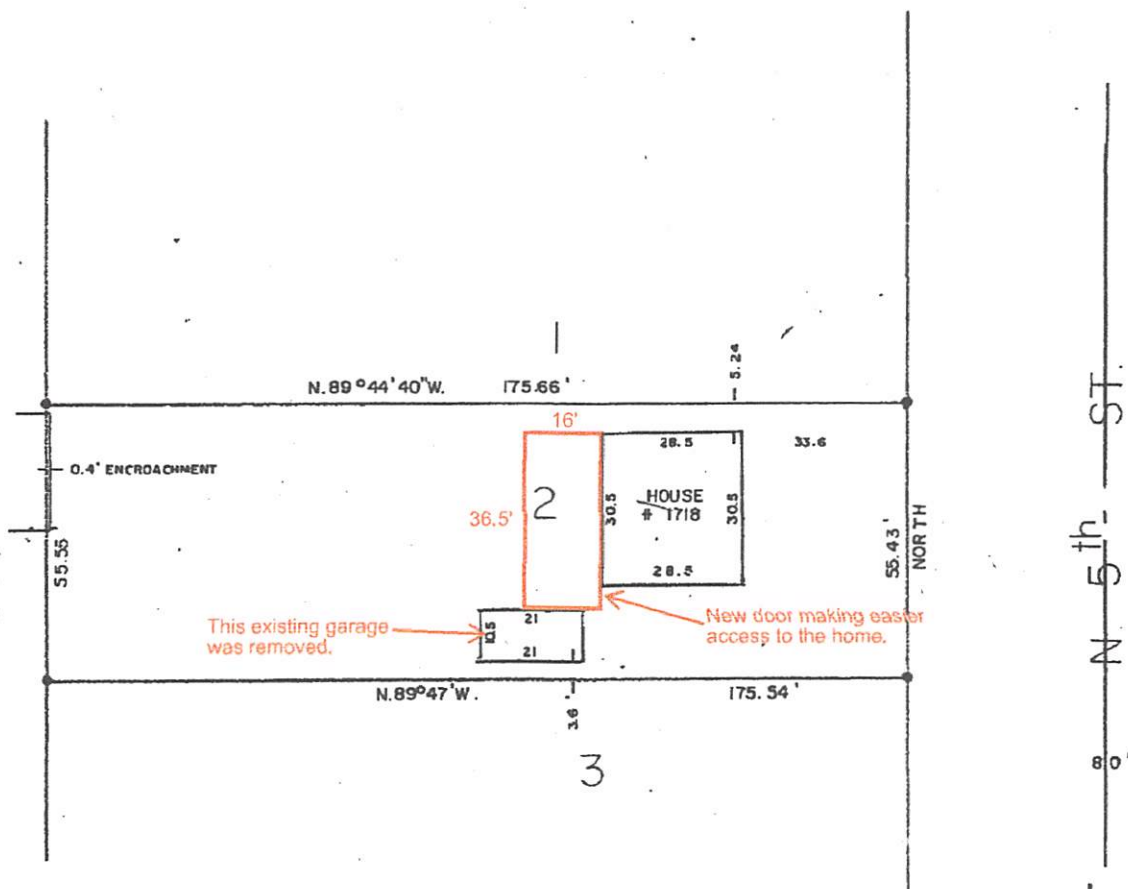
D & H LAND SURVEYS

SHEBOYGAN, WISCONSIN

PLAT OF SURVEY

For Jerone Schramm

Being all of lot 2 of block 3 of Assessment Subdivision No. 4, City of Sheboygan, WI.



SURVEYOR'S CERTIFICATE

I hereby certify that I have surveyed the above described property and that the above map is a true representation thereof and shows the size and location of the property, its exterior boundaries, the location of all visible structures and dimensions of all principal buildings thereon, boundary fences, apparent easements, roadways and visible encroachments, if any.

This survey is made for the use of the present owners of the property, and also those who purchase, mortgage, or guarantee the title thereto within one (1) year from date hereof.

Dennis M. Schramm
WISCONSIN REGISTERED LAND SURVEYOR S-1238

0 = 3/4 IN. FD.

A-13568

THIS 20th DAY OF October, 1986 NOTEBOOK 131 PAGE 45 SCALE 1" = 30' L-6688

