

CITY OF SHEBOYGAN

REQUEST FOR BOARD OF APPEALS CONSIDERATION

ITEM DESCRIPTION: Variance application by Terry and Rekha Jones requesting a variance to Section 15.402 Residential Bulk Standards Table: Front yard setback at 624 Alabama Avenue.

REPORT PREPARED BY: Jeffrey Witte, Planner

REPORT DATE: January 7, 2026

MEETING DATE: January 21, 2026

FISCAL SUMMARY:

Budget Line Item:	N/A
Budget Summary:	N/A
Budgeted Expenditure:	N/A
Budgeted Revenue:	N/A

STATUTORY REFERENCE:

Wisconsin	N/A
Statutes:	
Municipal Code:	N/A

BACKGROUND / ANALYSIS:

Terry and Rekha Jones are proposing to remove the entire one story covered porch and replace it with a two-story balcony and porch using the same footprint.

- The subject property is a legally nonconforming residential lot developed with a single-family dwelling.
- The applicant proposes to remove the existing roof and second story of the dwelling and reconstruct a new porch and balcony within the existing footprint.
- The contractor states that the porch reconstruction is necessary due to structural concerns related to the cantilevered second floor over the porch area.
- The current nonconforming front setback is 7 feet.

STAFF COMMENTS:

624 Alabama Avenue is zoned Neighborhood Residential (NR-6). Section 15.402 Residential Bulk Standards Table states the front yard setback in NR-6 shall be 25 feet.

ACTION REQUESTED:

If the variance is approved, it is recommended to having the following conditions:

1. Prior to building permit issuance, the applicant shall obtain all licenses/permits as well as meet all required codes including but not limited to building, plumbing, electrical, HVAC, fire, hazardous materials, health, water, sewer, storm drainage, etc. (Applicant shall be in contact with building inspection, fire, police, etc.).
2. If there are any amendments to the approved use/site plan, the applicant will be required to submit a new application reflecting those amendments.

ATTACHMENTS:

Board of Appeals Application and required attachments.

	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) Bartow Builders			
Mailing Address	32 Albert Drive	City Manitowoc	State WI ZIP Code 54220
Email Address	ethan@bartowbuilders.com		
		Phone Number (incl. area code)	(920) 682-7100
Applicants interest in property: General Contractor			

SECTION 2: Property Information

Property Address	624 Alabama Ave	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:	Non-Primary Residence
Date last occupied as a nonconforming use: 2021	
By Whom: Thompson, Jody E	Previous Use: Residence

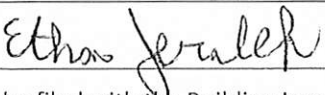
SECTION 4: Requested Variance

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)	Title	Phone Number
Ethan Jerabek	Architectural Designer	(920) 682-7100
Signature of Applicant 		Date Signed 12-3-25

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.

VARIANCE REQUEST

December 16, 2025

Property Address: 624 Alabama Ave., Sheboygan, WI 53801

Zoning District: Neighborhood Residential – R-6

Applicant: Bartow Builders, on behalf of Terry and Rekha Jones

Requested Variance: Relief from applicable dimensional and nonconforming structure provisions of Chapter 105 of the Sheboygan Municipal Code to allow vertical reconstruction of an existing legally nonconforming structure

PROJECT DESCRIPTION

The subject property is a legally nonconforming residential lot developed with a single-family dwelling. The applicant proposes to remove the existing roof and second story of the dwelling and reconstruct a new second floor and roof within the existing building footprint.

The proposed work includes installation of a new engineered second-floor system bearing on the existing first-floor walls, construction of new nine-foot-tall second-floor walls, and installation of an engineered roof truss system. No lateral expansion of the dwelling is proposed.

As part of the project, the existing front porch will be removed and reconstructed within the same footprint as the existing porch. The porch reconstruction is necessary due to structural concerns related to the cantilevered second floor over the porch area and is not intended to expand or intensify the existing nonconformity.

TEST #1 – UNNECESSARY HARDSHIP

Strict application of the zoning ordinance results in unnecessary hardship by denying the owners reasonable use of the property. The subject property is a nonconforming lot with an existing nonconforming structure, which limits the ability to modify or reconstruct the dwelling in compliance with current zoning standards.

Due to these limitations, the structure cannot be reasonably repaired or reconstructed without vertical rebuilding. Lateral expansion is not feasible because of existing setback constraints, and maintaining a functional single-family residence requires reconstruction of the second floor and roof. There is no reasonable alternative design that would comply with the ordinance while allowing continued reasonable residential use of the property.

The hardship is not self-imposed and is not based on financial considerations or convenience. It arises from the physical constraints of the property and the existing legally nonconforming structure.

TEST #2 – UNIQUE PROPERTY LIMITATIONS

The hardship is caused by unique physical characteristics of the property, including its nonconforming lot dimensions and the placement of the existing structure, which predates current zoning requirements. These characteristics are inherent to the parcel and are not shared by conforming properties in the neighborhood.

The proposed vertical reconstruction is the only practical method to maintain reasonable residential use while respecting the existing footprint and setback limitations. The property itself qualifies for variance, not the personal circumstances of the owners or contractor.

TEST #3 – NO HARM TO THE PUBLIC INTEREST

Granting the requested variance will not be contrary to the public interest or the intent of the zoning ordinance. The project does not increase the building footprint on the lot, does not encroach further into required setbacks, and does not increase lot coverage.

The residential use of the property remains unchanged and consistent with the surrounding neighborhood. The reconstruction will improve structural safety, bring the dwelling into compliance with current building codes, and address existing structural concerns associated with the second-floor cantilever over the front porch.

The variance requested represents the minimum relief necessary to allow reasonable use of the property while maintaining neighborhood character and protecting public health, safety, and welfare.

CONCLUSION

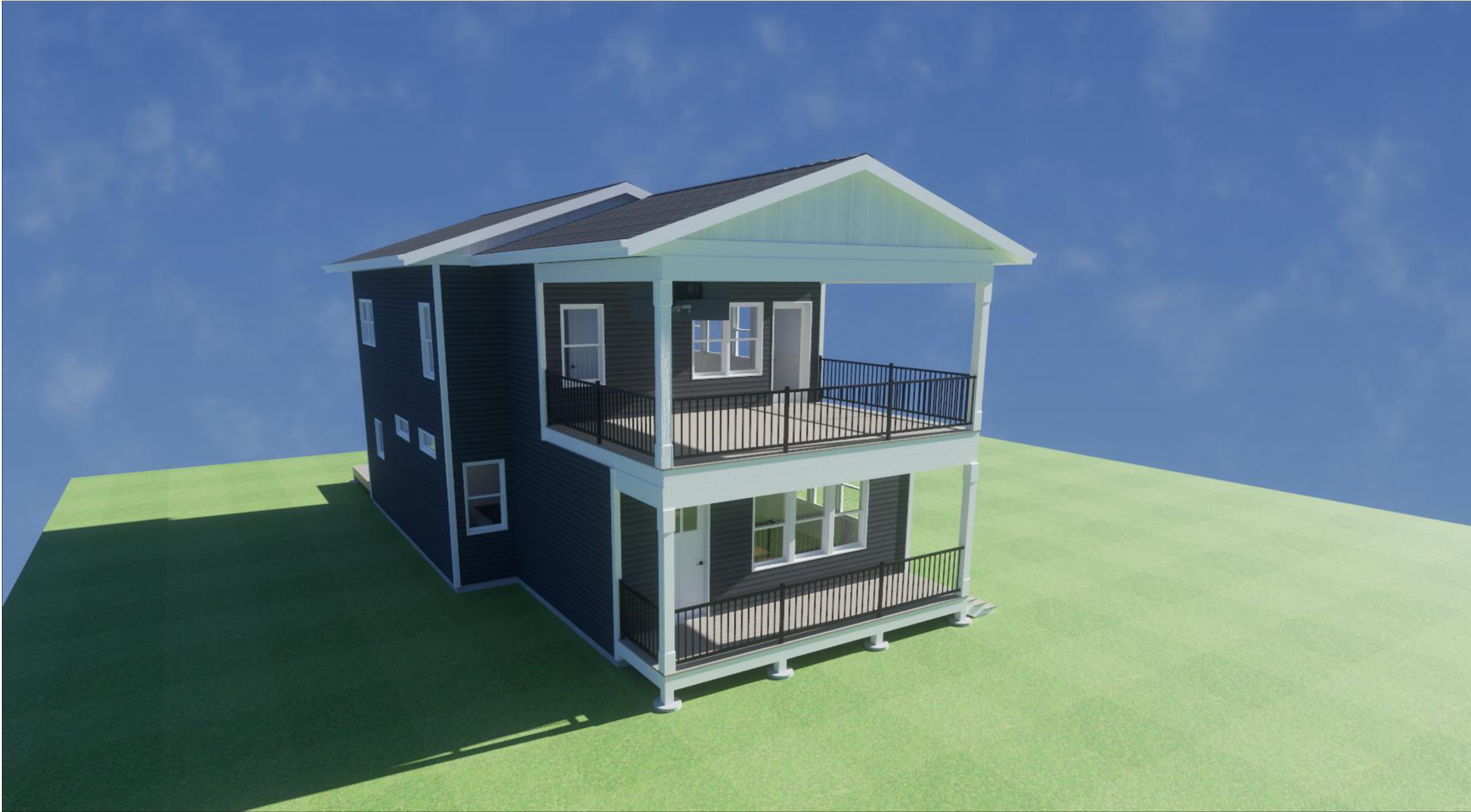
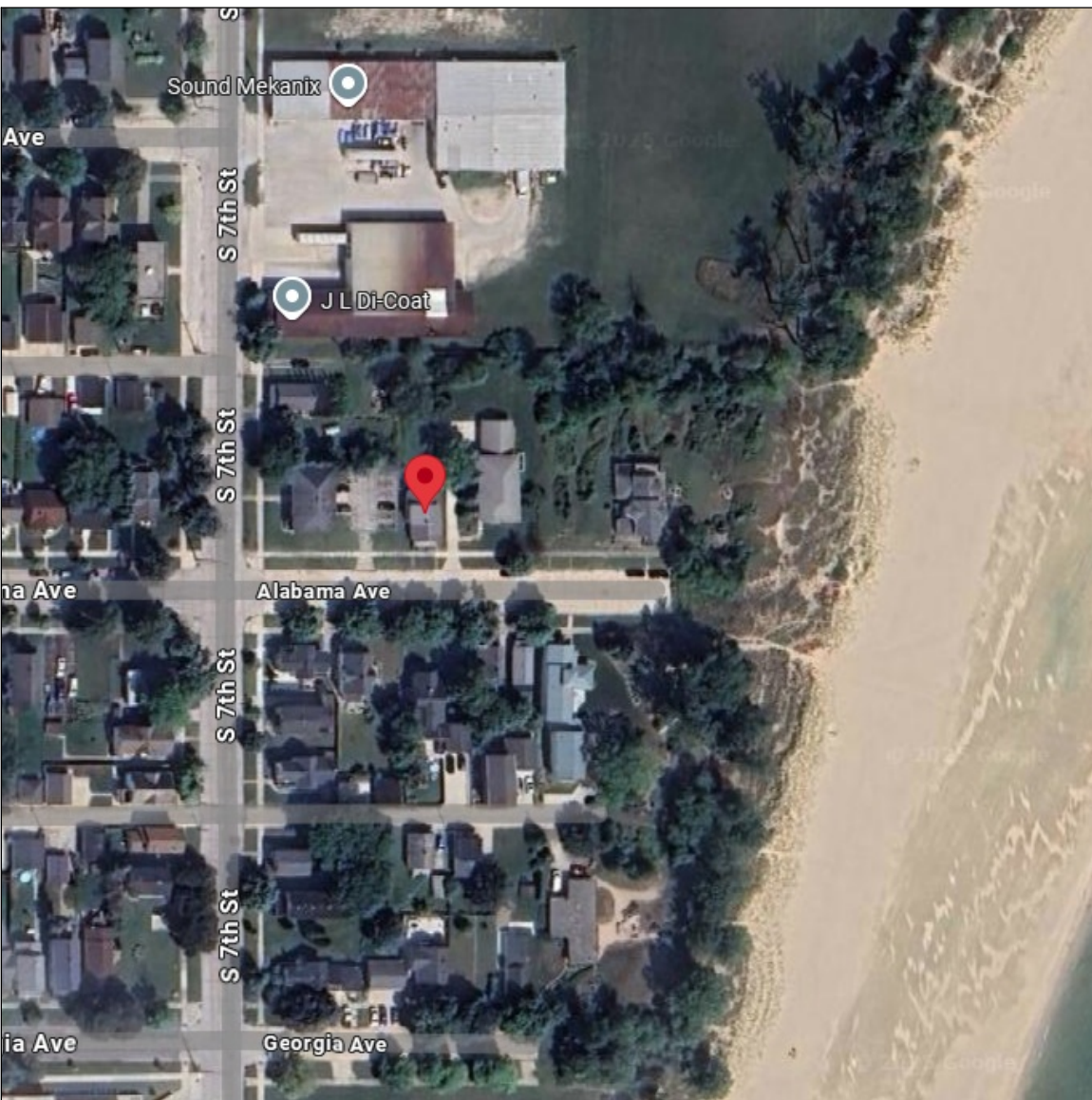
The proposed project satisfies all three variance tests required by the City of Sheboygan. Strict application of the zoning ordinance creates unnecessary hardship due to unique property limitations, and granting the variance will not harm the public interest. The applicant respectfully requests approval of the variance to allow vertical reconstruction of the existing legally nonconforming structure.

JONES RESIDENCE

Jerry & Rekha

PROJECT INFORMATION

PROJECT ADDRESS
624 Alabama Ave.
Sheboygan, WI 53801



SHEET LIST

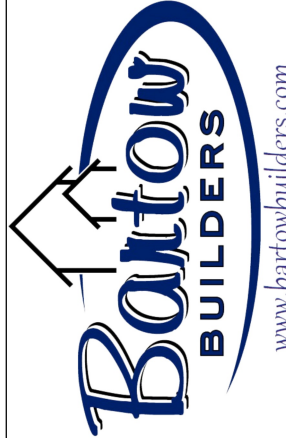
SHEETS	
SHEET #	SHEET NAME
A-1	TITLE PAGE
A-2	ELEVATIONS
A-3	FLOOR PLANS
A-4	SECTIONS

BUSINESS DEVELOPMENT MANAGER
BDM: **DARIN ELLIOTT**
(920) 374-0540

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OR RE-USE OF THIS PLAN WITHOUT
CONSENT IS PROHIBITED.

EJJ.

NUMBER	DATE	REVISION TABLE	REVISOR	DESCRIPTION



www.bartowbuilders.com

Jones, Terry & Rekha
(2nd Floor Addition)

Bartow Builders
32 Albert Drive
Manitowoc, WI 54220
920-682-7100

DATE:
12/16/2025

SCALE:
VARIES
SEE PLAN

SHEET:
A-1



REAR ELEVATION

SCALE: 1/4" = 1'0"



LEFT ELEVATION

SCALE: 1/4" = 1'0"



RIGHT ELEVATION

SCALE: 1/4" = 1'0"



FRONT ELEVATION

SCALE: 1/4" = 1'0"

EJJ.

REVISION TABLE		REVISION BY	DESCRIPTION
NUMBER	DATE		



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(2nd Floor Addition)

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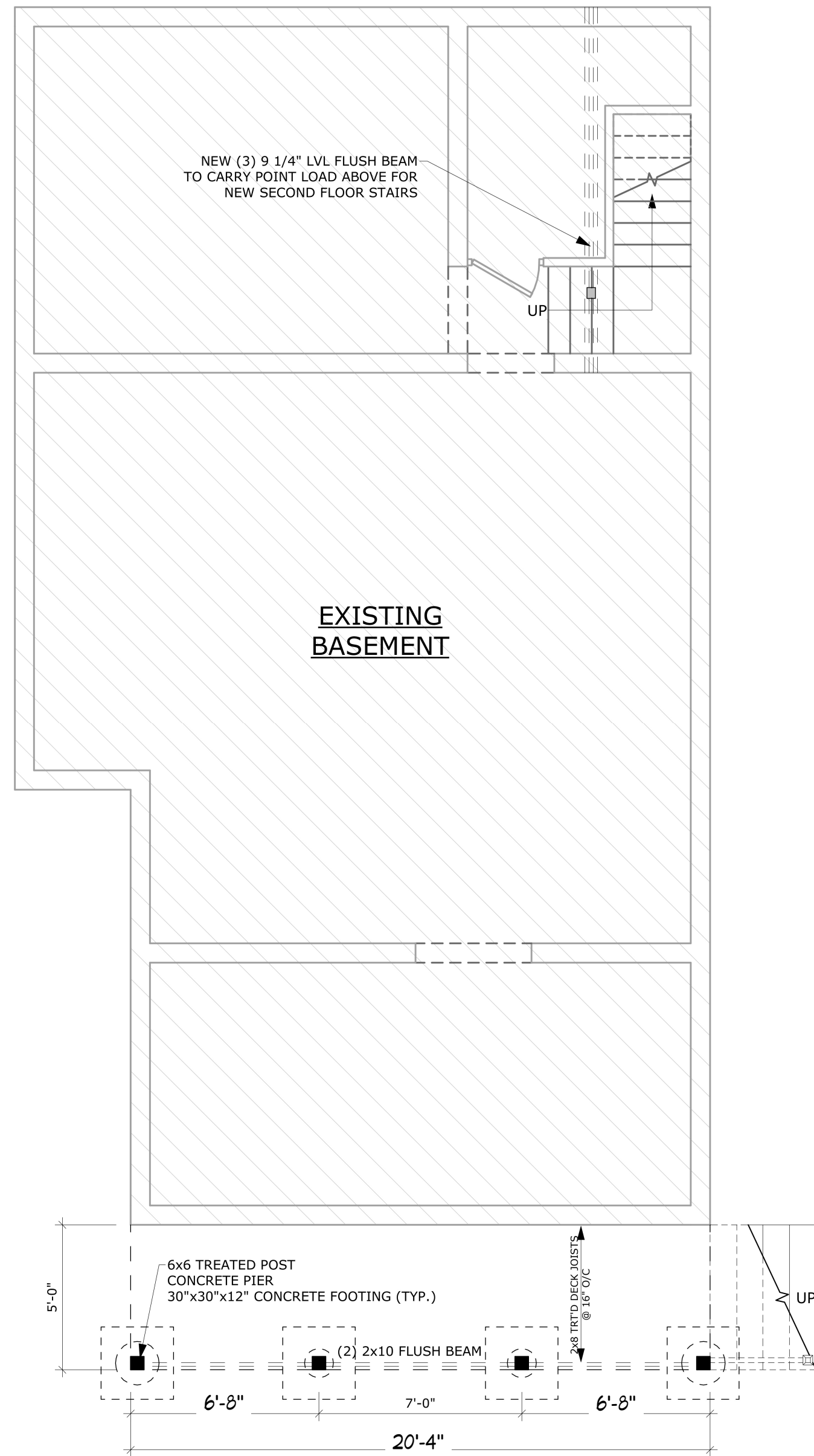
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VARIES
SEE PLAN

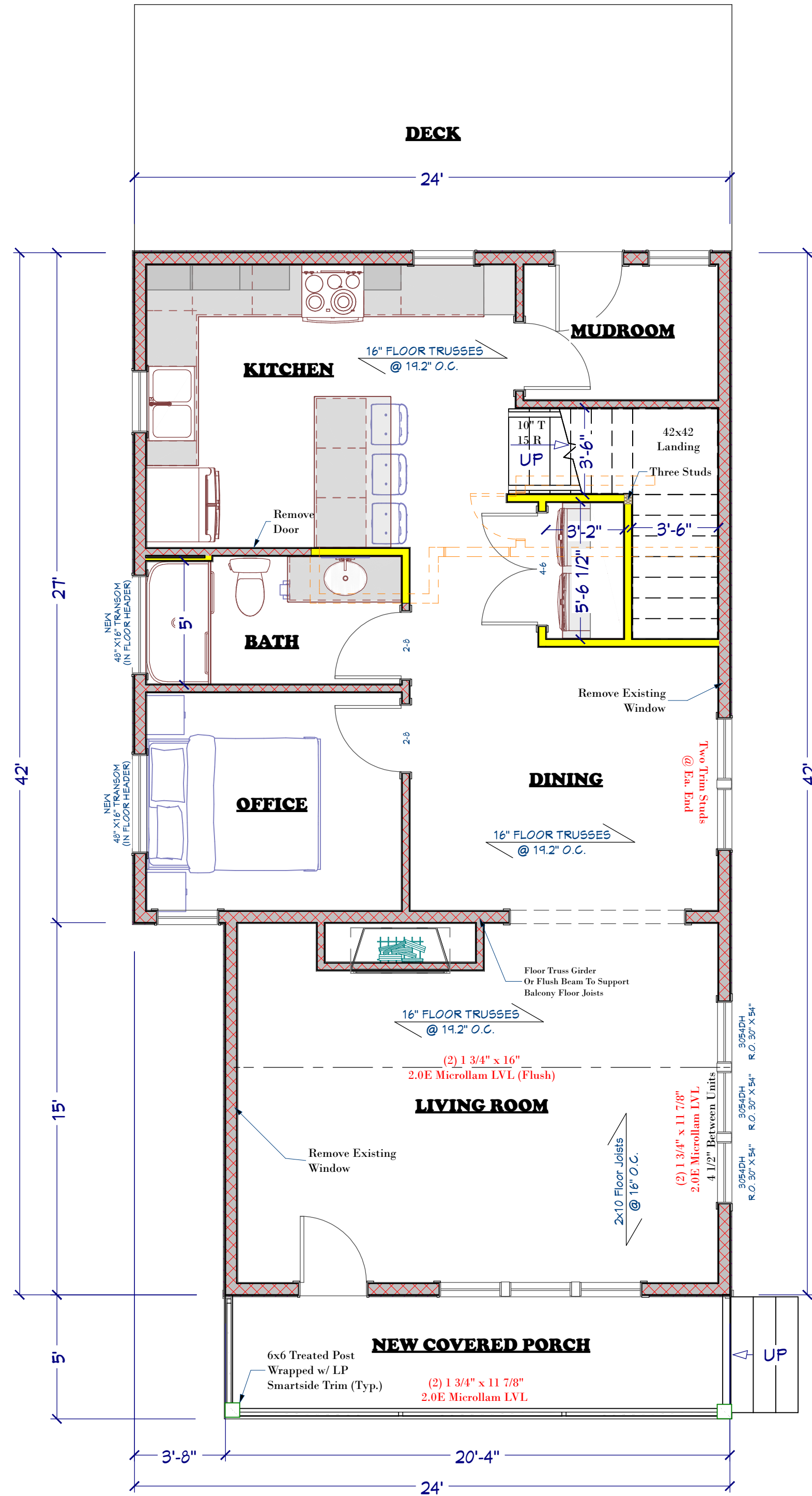
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A-2

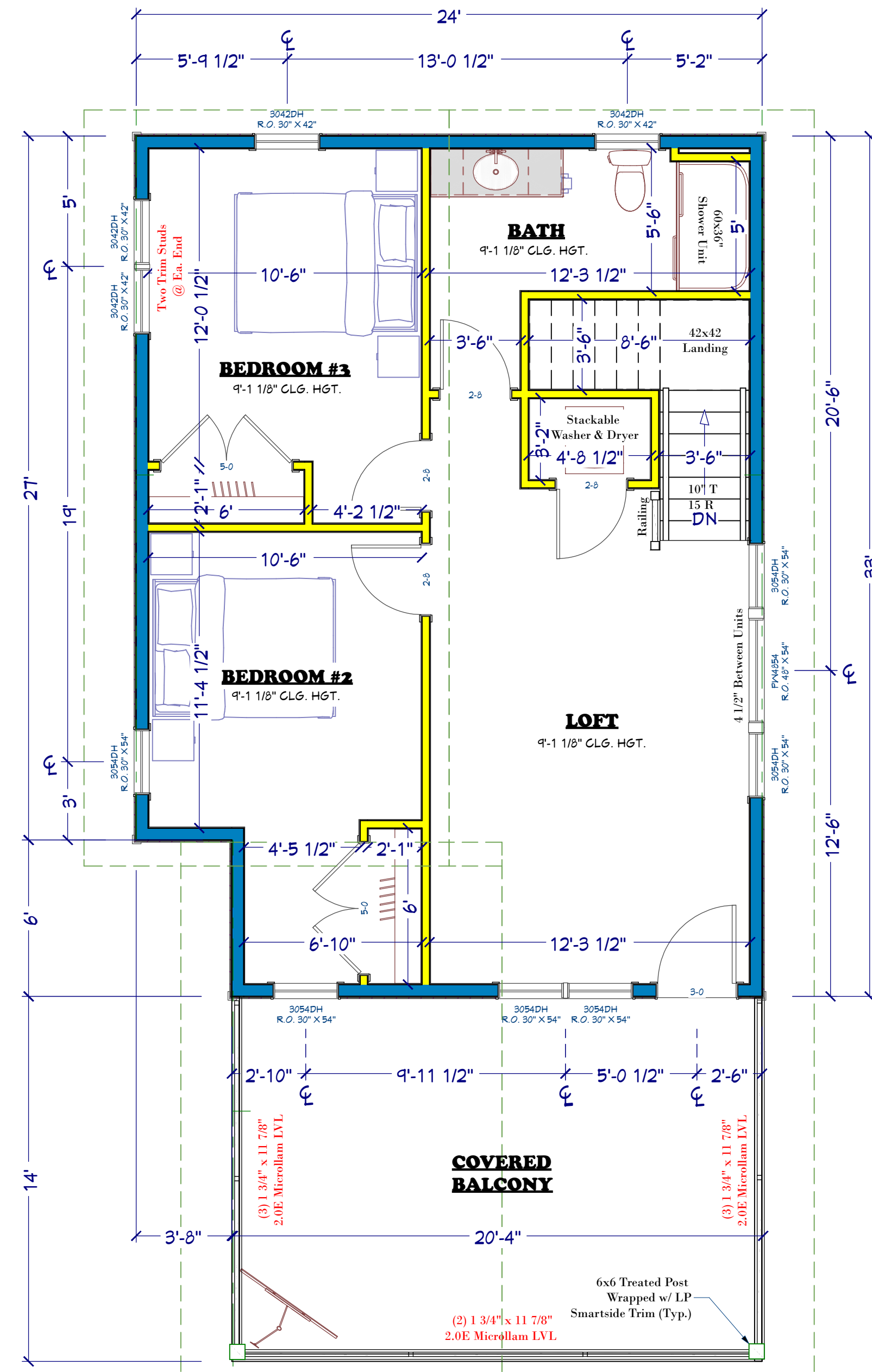
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FOUNDATION PLAN
SCALE: 1/4" = 1'-0"



FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

FLOOR PLAN GENERAL NOTES

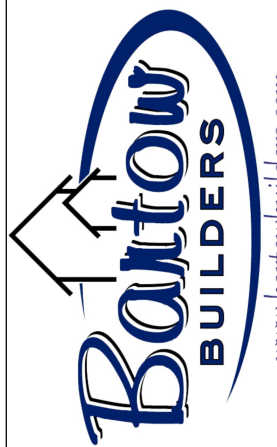
1. ALL FRAMED WALLS ARE EITHER 2x4 OR 2x6 WITH 1/2" SHEATHING.
2. ALL OPENINGS TO HAVE AT LEAST ONE SHOULDER STUD. ANY OPENING GREATER THAN 6'-0" MUST HAVE A MINIMUM OF TWO SHOULDER STUDS.
3. BOTTOM OF ALL HEADERS SHALL BE 6'-11 3/8" ABOVE THE SUBFLOOR UNLESS NOTED OTHERWISE.
4. ALL OPENINGS SHALL HAVE A 2-PLY 2x10 HEADER UNLESS NOTED OTHERWISE.

SQUARE FOOTAGE:

First Floor: 950 Sqft.
Second Floor: 715 Sqft.
1,665 Sqft.

EJJ.

NUMBER	DATE	REVISION BY	DESCRIPTION



Jones, Terry & Rekha
(2nd Floor Addition)

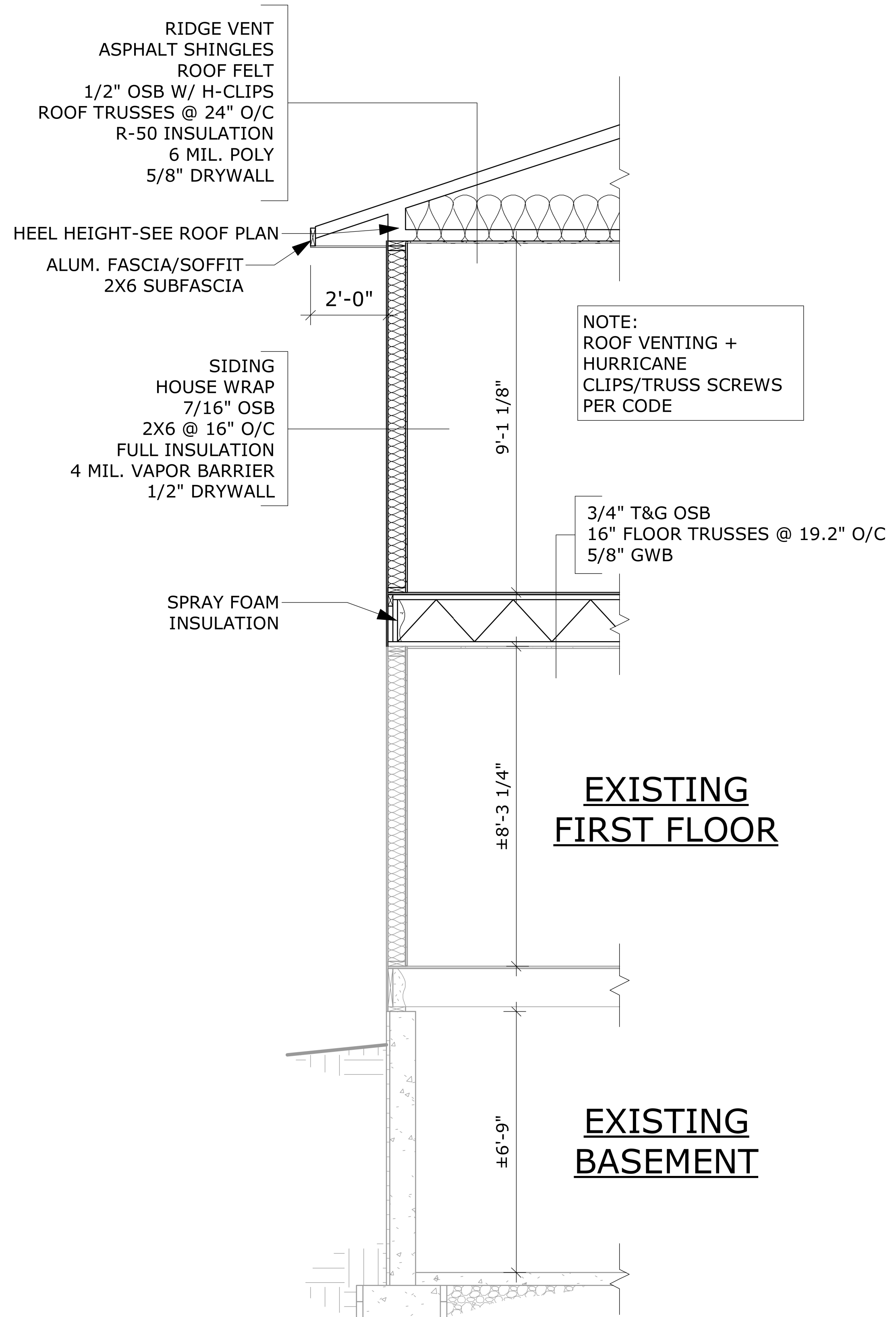
Bartow Builders
32 Albert Drive
Manitowoc, WI 54220
920-682-7100

DATE:
12/16/2025

SCALE:
VARIES
SEE PLAN

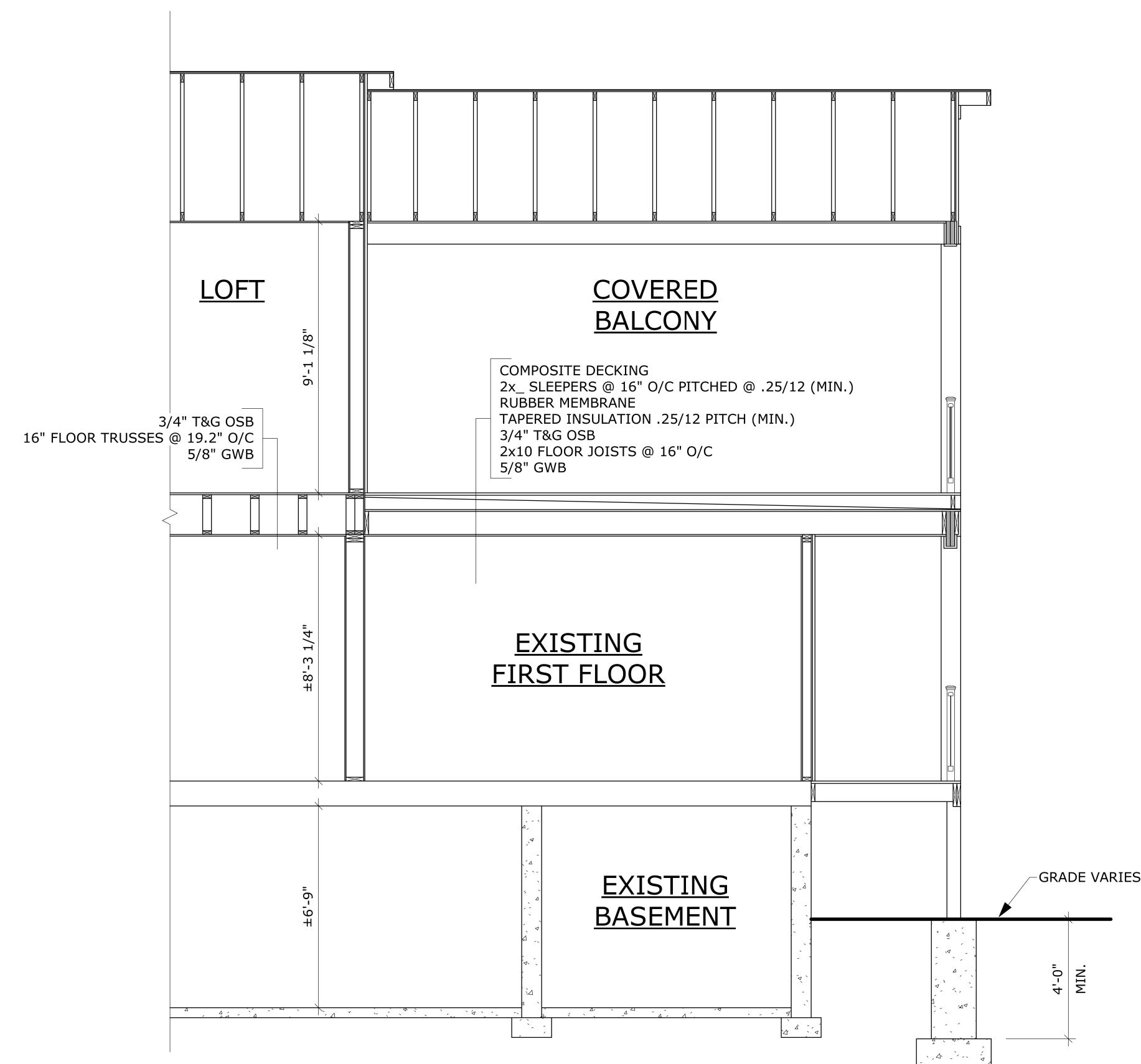
SHEET:
A-3

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TYPICAL WALL SECTION

1/4" = 1'-0"

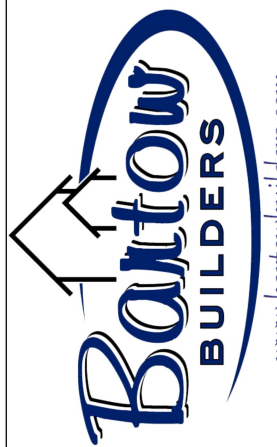


BALCONY SECTION

1/4" = 1'-0"

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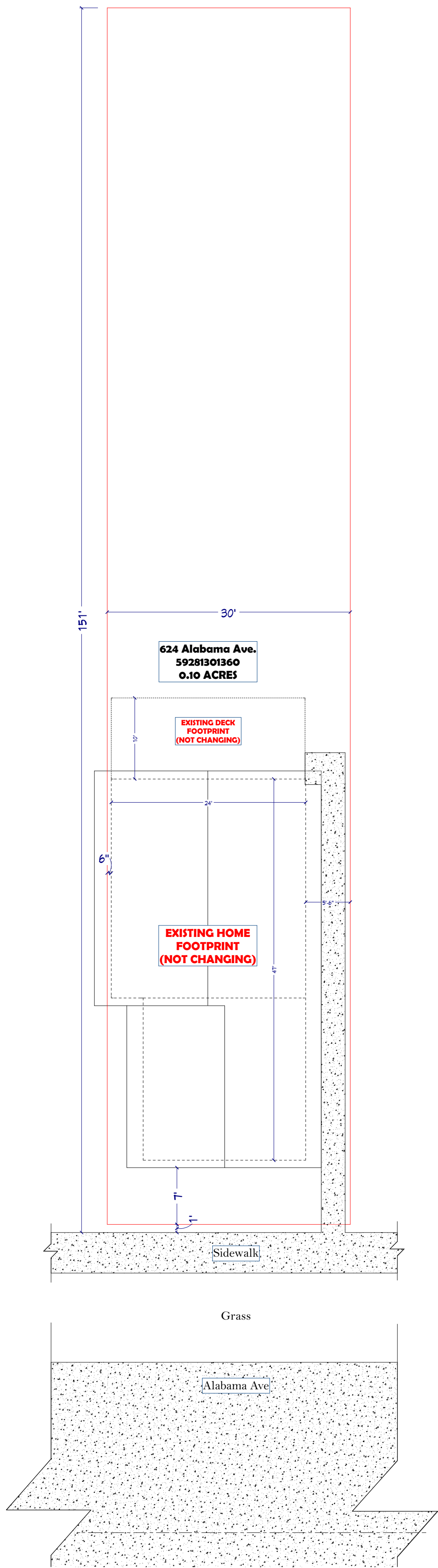
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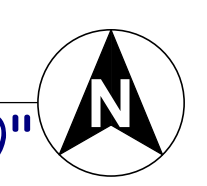
VARIES
SEE PLAN

SHEET:

A-4

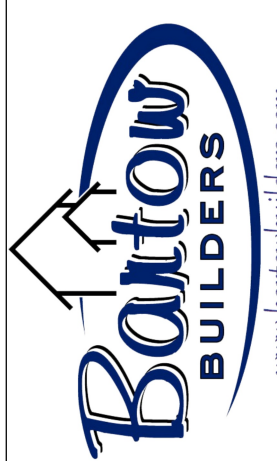


Site Plan
Scale: 1" = 10'-0"



EJJ.

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920-682-7100

DATE:

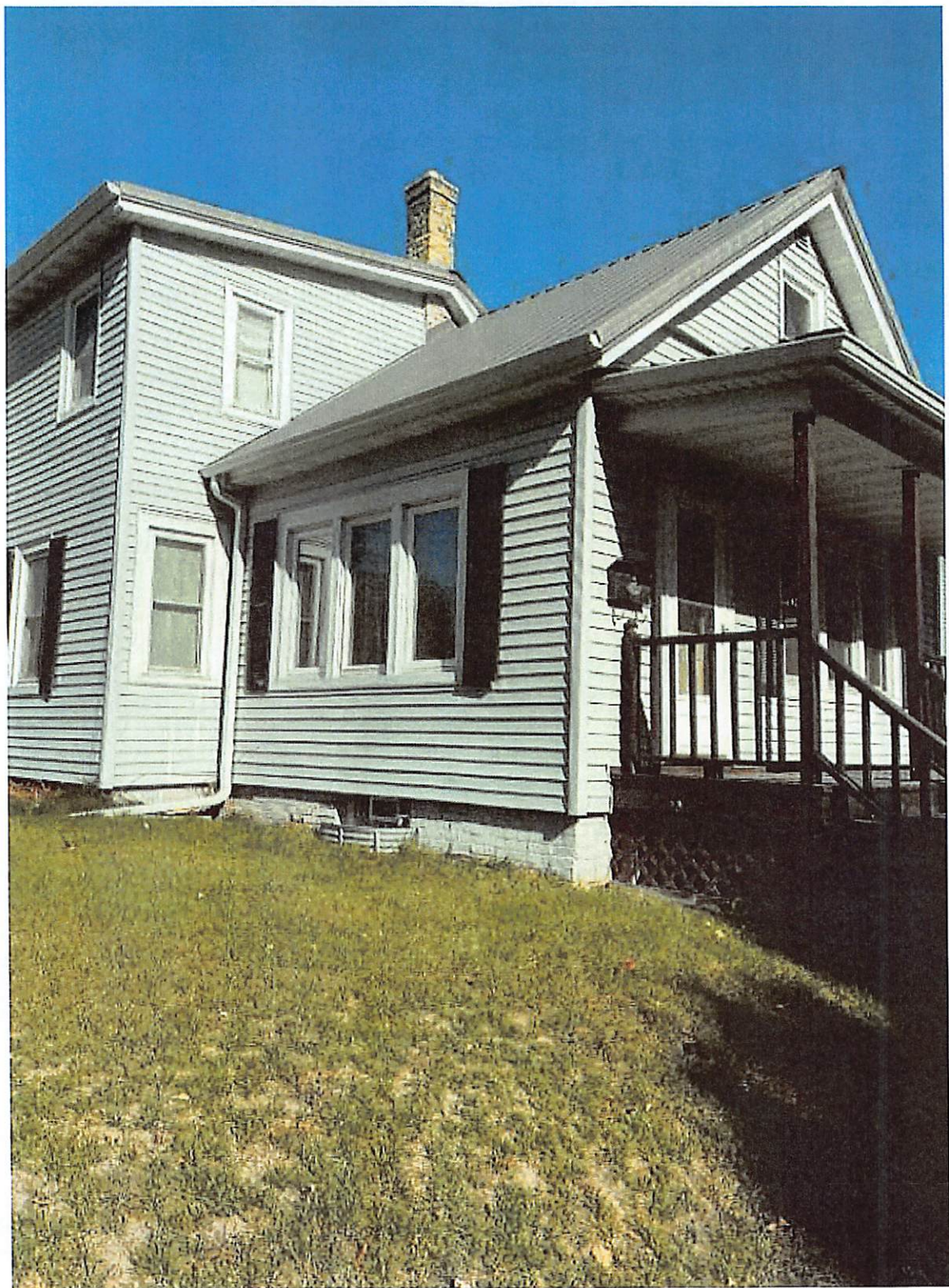
12/16/2025

SCALE:

VARIES
SEE PLAN

SHEET:

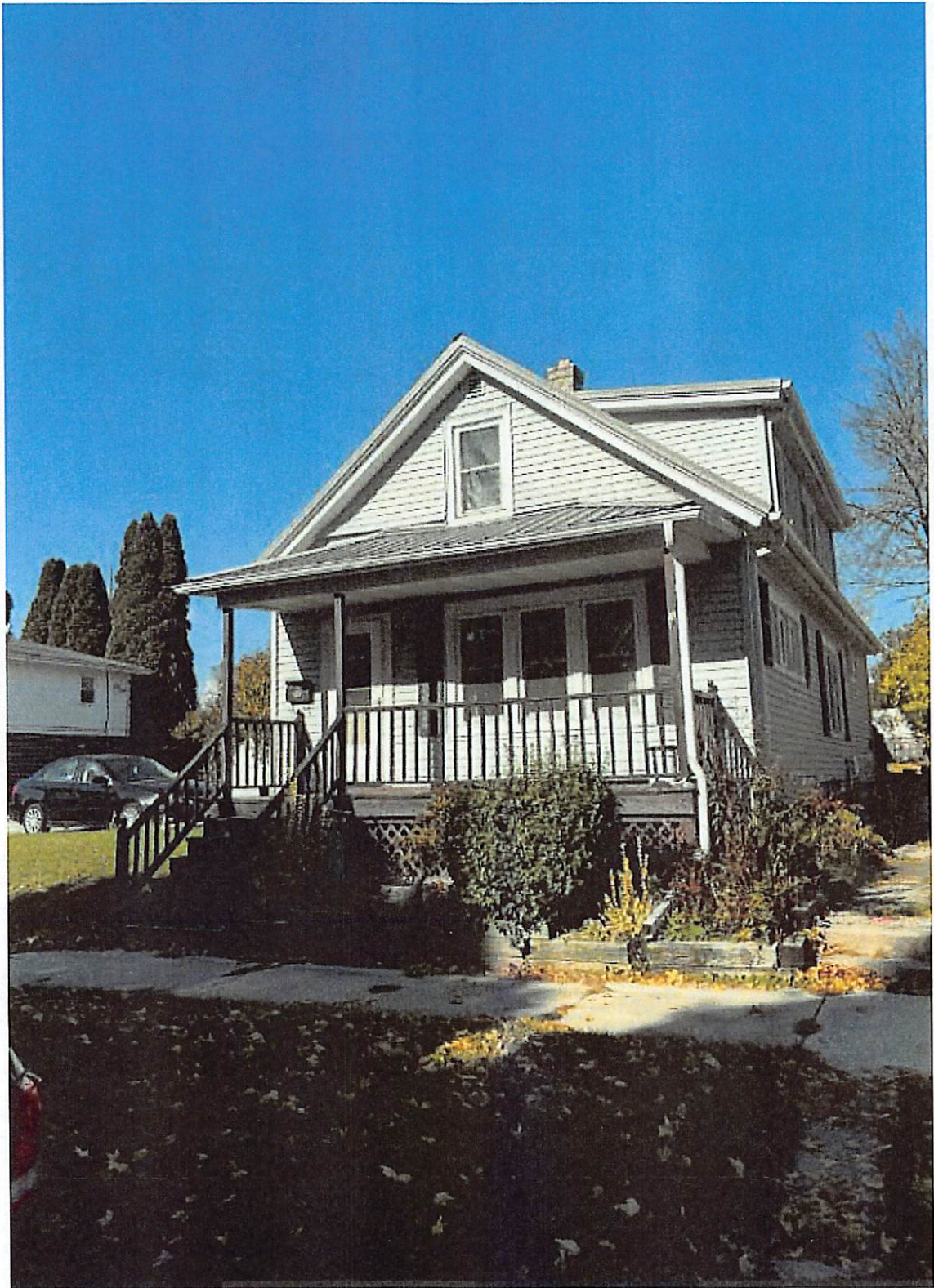
A-5













Kadenz Elegance

PENDING

Exterior Railing

\$0.00

Kadenz Elegance Railing System in Textured Black

@1 ✓



PENDING

Siding

\$0.00

Drexel Blue Door D-4 Vinyl Siding in Marine Dusk
All accessories to match siding

01 ✓



PENDING

Shingles

\$0.00

CertainTeed Landmark Dimensional Shingles

@1 ✓



PENDING

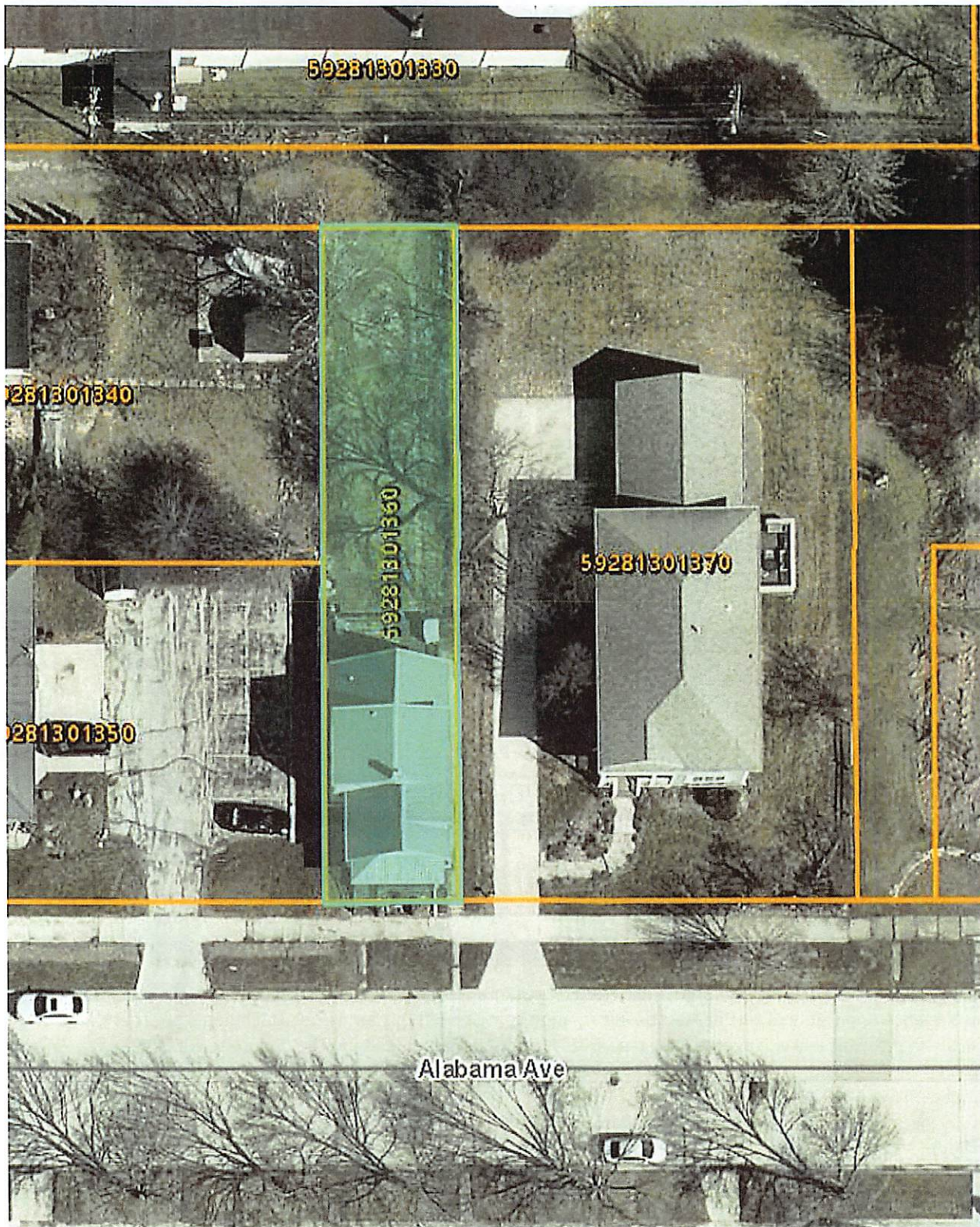
Decking Material

\$0.00

Deckorators - Vista Decking

Color: Ironwood

 1 



59281301330

59281301340

59281301360

59281301370

59281301350

Alabama Ave