

CITY OF SHEBOYGAN

REQUEST FOR ZONING BOARD OF APPEALS CONSIDERATION

ITEM DESCRIPTION:

Address: 433 NIAGARA AVE

Parcel #: 110270

Owner's Name: JOE AND JAMIE MCDONALD

Zoning: NR-6

REPORT PREPARED BY: Jeff Lutzke, Building Inspector

REPORT DATE: 08/01/2023

MEETING DATE: 08/16/2023

BACKGROUND / ANALYSIS

Property owner would like to raze existing dwelling due to structural issues and construct a new dwelling.

Ordinance #: Sec 105-812 Residential Bulk Standards requires 25 ft setback to front/street yard, 30 ft combined side yard for corner lot, 20 ft setback to rear yard.

Requesting: 15.25 ft to front yard (Niagara Ave), 5 ft to street yard (N 5th ST), 18.52 ft combined side yards, and 10.17 ft to rear yard.

Allowed: 25 ft to front/street yard, 30 ft combined side yards and 20 ft rear yard setbacks.

Ordinance #: Sec 105-234(1)(a) Minimum lot area

Requesting: 4650 sq ft

Allowed: 6000 sq ft

Ordinance #: Sec 105-234(2) Minimum lot width 70 feet for corner lot

Requesting: 61.53 ft

Allowed: 70 ft

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

Requesting: 41 percent

Allowed: 40 percent

ATTACHMENTS:

Application, pictures, and drawing



CITY OF SHEBOYGAN

VARIANCE APPLICATION

Fee: _____

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) Joe and Jamie McDonald, owners of RiverHouse, LLC

Mailing Address 427 Niagara Ave City Sheboygan State Wi ZIP Code 53081

Email Address wifarmhouse@gmail.com Phone Number (incl. area code) (608) 556-9980

Applicants interest in property: Owner

SECTION 2: Property Information

Property Address 433 Niagara 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: Please see email and pictures for explanation.

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) Title Owner Phone Number (608) 556-9980
Jamie McDonald

Signature of Applicant *Jamie McDonald* Date Signed July 27, 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.

Joe and Jamie McDonald
427 Niagara Ave
Sheboygan, Wi 53081
wifarmhouse@gmail.com
(608) 556-9980

July 18, 2023

Sheboygan City Planning Department
Attn: Jeff Lutzke
jeffrey.lutzke@sheboyganwi.gov

Subject: Request for Razing of Property at 433 Niagara Ave and Proposal for New Construction Single Family Home

Dear Sheboygan City Planning Department,

I am writing to bring to your attention the significant defects and irreparable condition of the property located at 433 Niagara Ave. Furthermore, I would like to propose the construction of a new single-family home in its place, which has been designed with the neighborhood's aesthetics in mind.

My husband Joe and I purchased the aforementioned property in November of 2022, in the current state, with the intention of restoring the existing structure. However, upon closer inspection, it has become evident that the house is beyond repair and holds no notable architectural or historical value to the Ellis Historical Neighborhood. The major defects we have observed include:

1. Westside exterior studs have rotted 2 feet up from the foundation wall.
2. Mud sill has rotted and decomposed.
3. The main floor features four structural beams that have dry rotted.
4. First floor has no structural floor joist.
5. Second floor joists span 20 feet without a bearing wall.
6. Second floor joists have been cut to accommodate plumbing and heating ducts without support or replacement.
7. Third floor loft removed roof trusses and not replaced. Currently no support in roof.
8. The house is leaning approximately 3.5 to 4 inches towards the south.
9. Water currently pools in the basement.
10. The house lacks a concrete basement floor.
11. There are no foundation footings present.

Given the severity of these defects, we are requesting approval for the demolition of the property. In its place, we propose the construction of a new single family home that has been thoughtfully designed to harmonize with the architectural style of a 1920s bungalow. The exterior will feature Cream City color brick, LP SmartSide in seaside colors and a professionally landscaped yard.

To ensure the new home fits seamlessly within the current lot, we seek variances that would provide adequate side, front, and back yard space. Additionally, the plan includes a garage and driveway to alleviate on-street parking in the area.

We believe that our proposed construction project will not only enhance the aesthetics of the neighborhood but also contribute to the overall revitalization efforts. Our goal is to create a beautiful and functional home that respects the historical context of the area while offering modern amenities and livability.

Thank you for your time and consideration. Should you require any additional information or documentation, please do not hesitate to contact us. We are eagerly awaiting your response.

Sincerely,

Jamie McDonald

Jamie McDonald



Jamie McDonald
1:13 PM Yesterday



House leaning south. Downspout is level.



Jamie McDonald
1:14 PM Yesterday



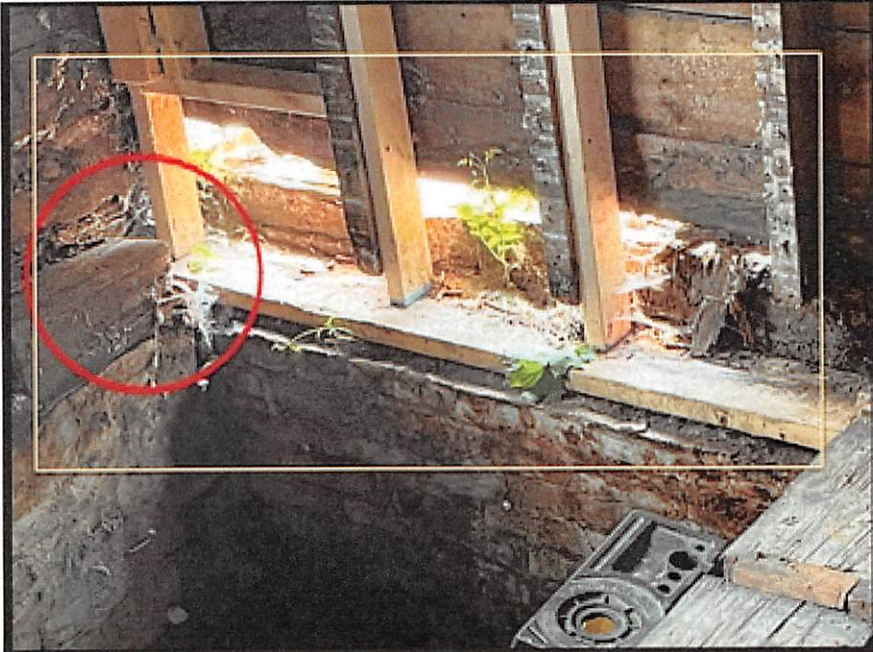
No floor joists on foundation walls



Jamie McDonald
1:13 PM Yesterday
Mud sill rot from exterior

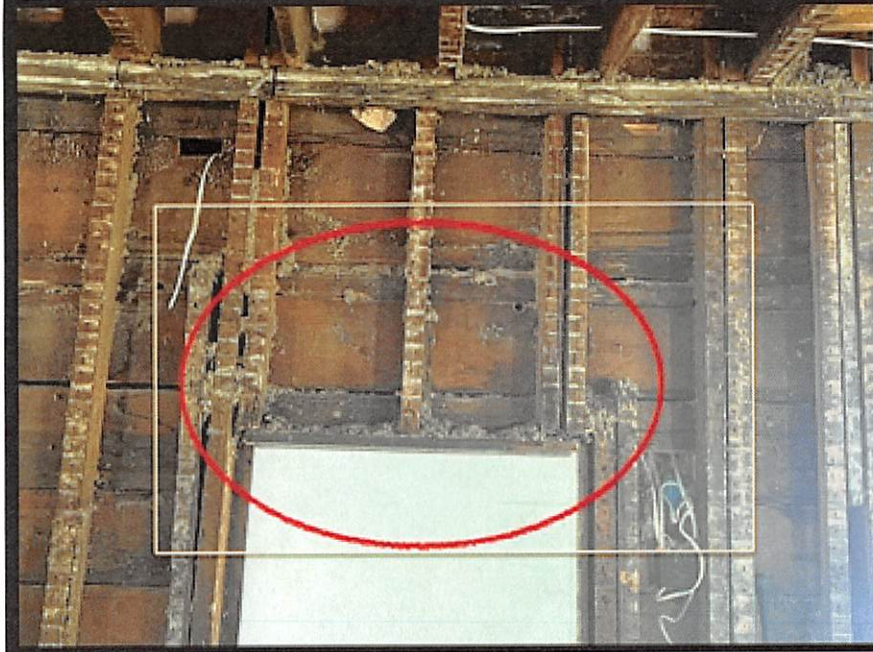


Jamie McDonald
1:12 PM Yesterday
Exterior flowers beds compromising wood structure and allowing water to flow inside basement



Jamie McDonald
1:15 PM Yesterday


Red circle shows deterioration of mud sill and rotting westside wall. We placed structural 2x4s for stability




Jamie McDonald
1:15 PM yesterday

No structural headers over windows or doors.



 Jamie McDonald
1:15 PM Yesterday ✓ ⋮
Second floor joist rot



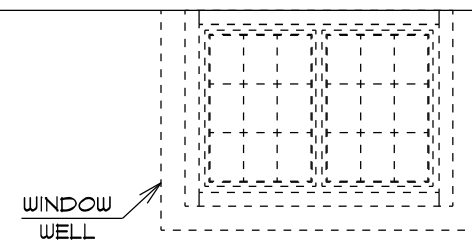
 Jamie McDonald
1:16 PM Yesterday ✓ ⋮
Second floor joist cut and rot.



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



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



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PLAN START DATE 05/24/23
REVISED 06/02/23
REVISED 06/08/23
REVISED 07/13/23

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



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

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SIDE ELEVATIONS
SCALE: 1/4" = 1'

PLAN START DATE 05/24/23
REVISED 06/02/23
REVISED 06/08/23
REVISED 07/13/23

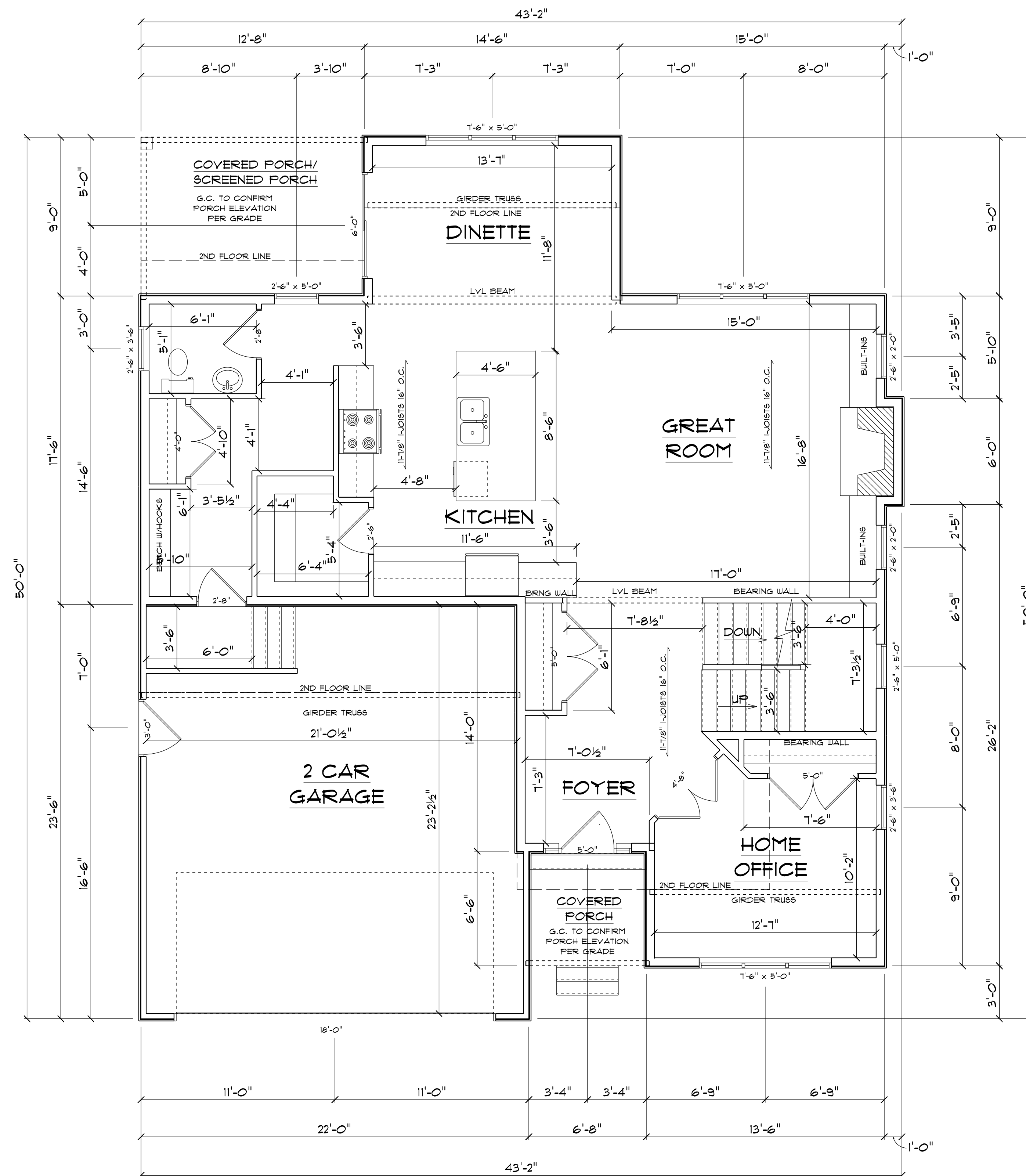
AMERICAN DESIGN CONCEPTS

1334 APPELGATE, MADISON WI 53713 (608) 273-0770 AMERICANDSIGNCONCEPTS.COM

WISCONSIN FARMHOUSE LLC
LOT 6 - 433 NIAGARA AVE

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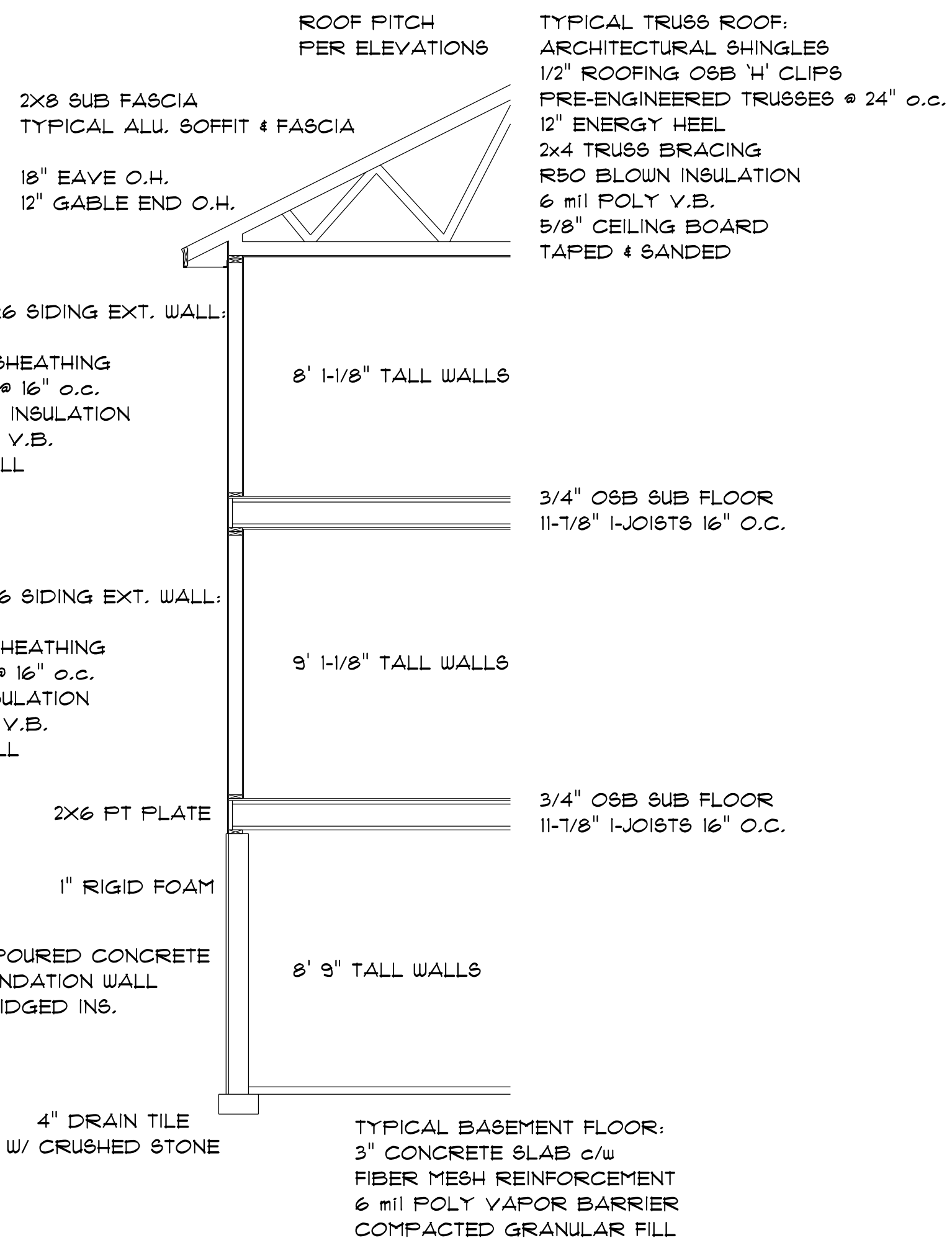
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1ST FLOOR PLAN
SCALE: 1/4" = 1'-0"
1248 SQFT FINISHED AREA

PLAN START DATE 05/24/23
REVISED 06/02/23
REVISED 06/08/23
REVISED 07/13/23

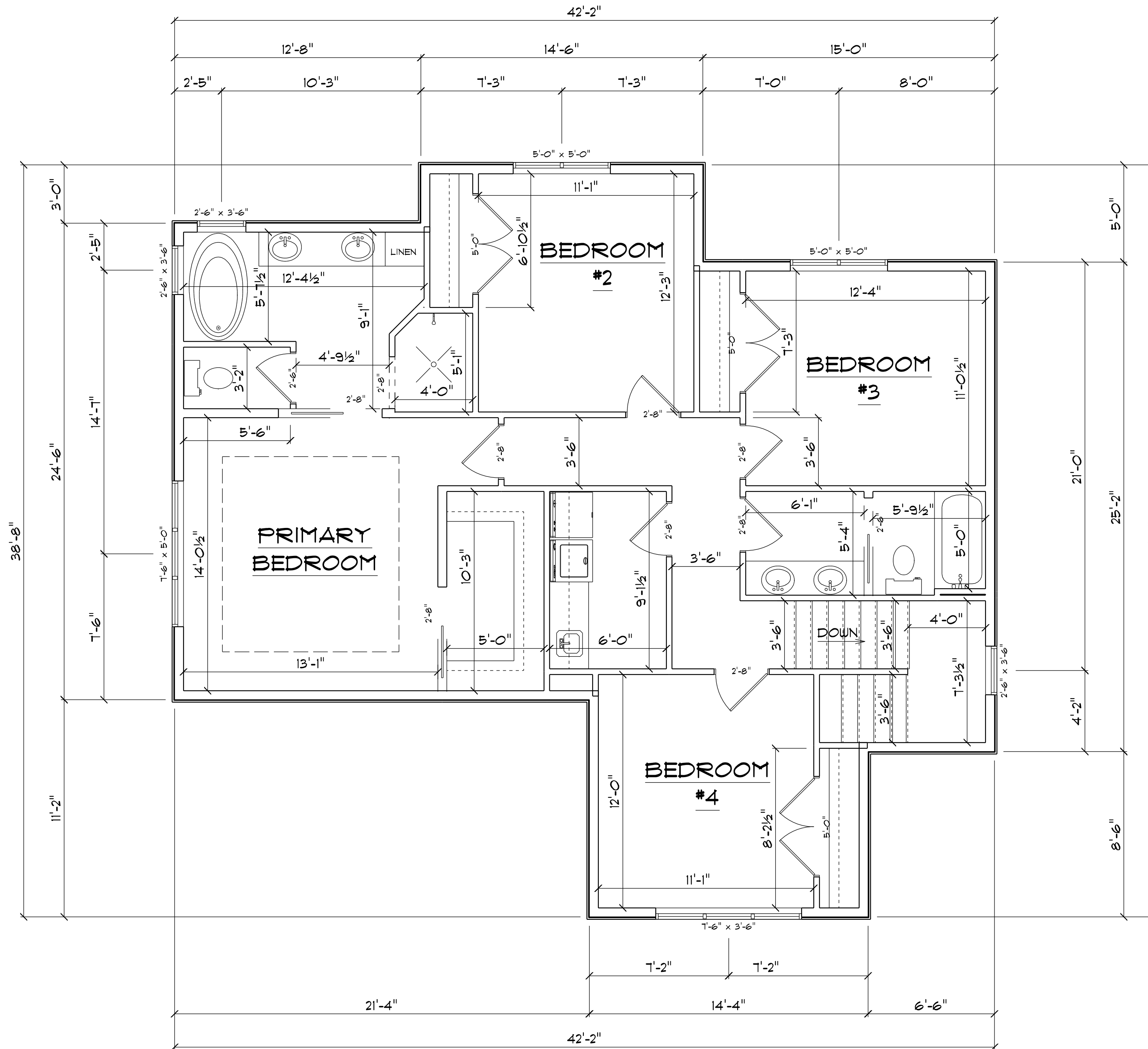
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TYPICAL WALL SECTION

GENERAL HEADER NOTE (UNLESS OTHERWISE NOTED)
 -ALL OPENINGS ≤ 5'-0" TO BE 2X10 - 2-PLY SPF
 -ALL OPENINGS > 5'-0" TO 1'-0" TO BE 2-PLY 11-1/8" LVL
 - ALL OPENINGS > 1'-0" TO BE ENGINEERED PER SUPPLIER

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2ND FLOOR PLAN
 SCALE: 1/4" = 1'-0"
 1148 SQFT FINISHED AREA

AMERICAN DESIGN CONCEPTS

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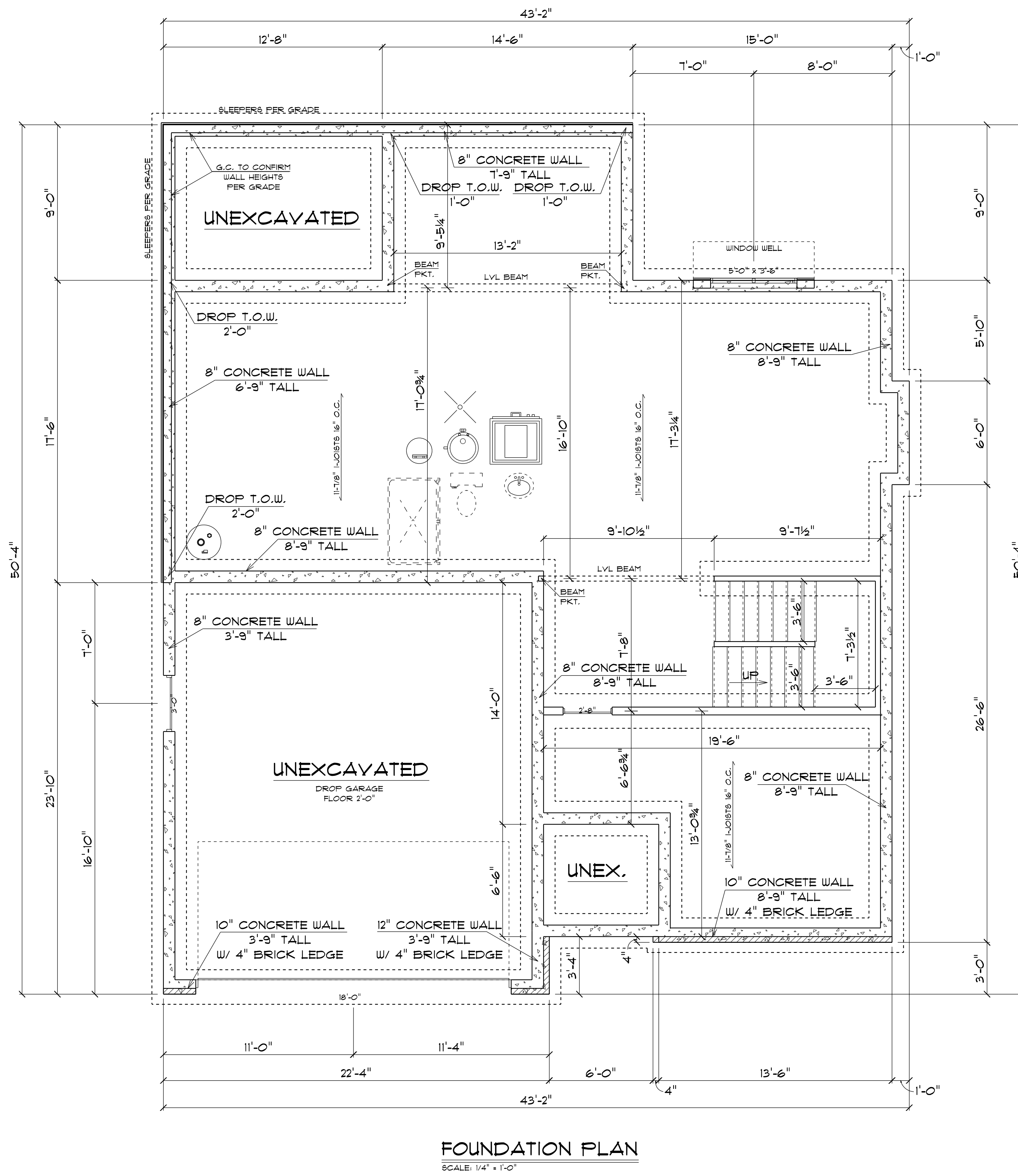
WISCONSIN FARMHOUSE LLC
LOT 6 - 433 NIAGARA AVE

SECOND FLOOR PLAN
 1148 SQFT TOTAL AREA
 SCALE: 1/4" = 1'

PLAN START DATE 05/24/23
REVISED 06/02/23
REVISED 06/08/23
REVISED 07/13/23

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

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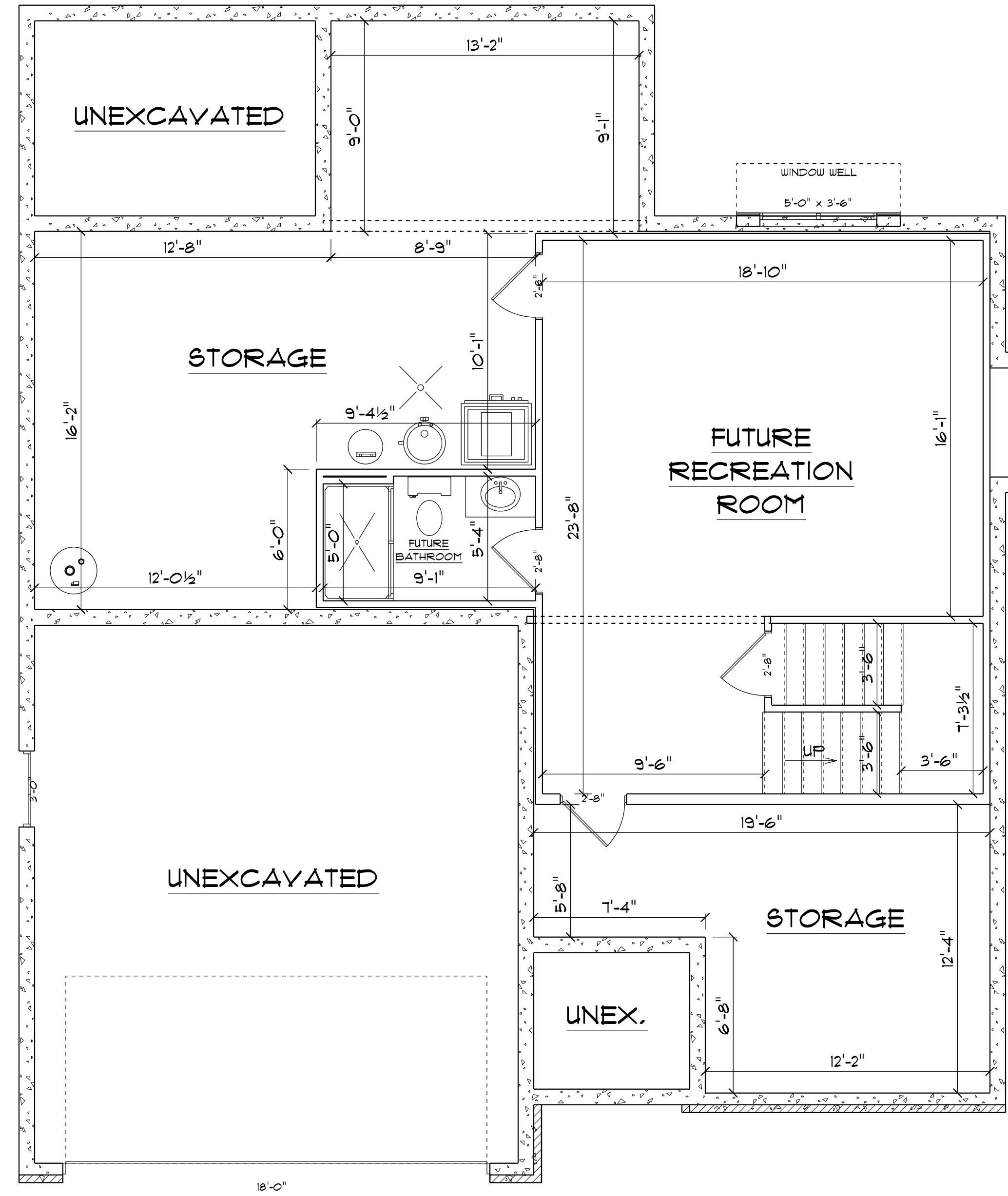
WISCONSIN FARMHOUSE LLC
LOT 6 - 433 NIAGARA AVE

FOUNDATION PLAN
 SCALE: 1/4" = 1'

PLAN START DATE 05/24/23
REVISED 06/02/23
REVISED 06/08/23
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FOUNDATION FINISH PLAN
 SCALE: 1/4" = 1'-0"
 428 SQFT FUTURE FINISHED AREA

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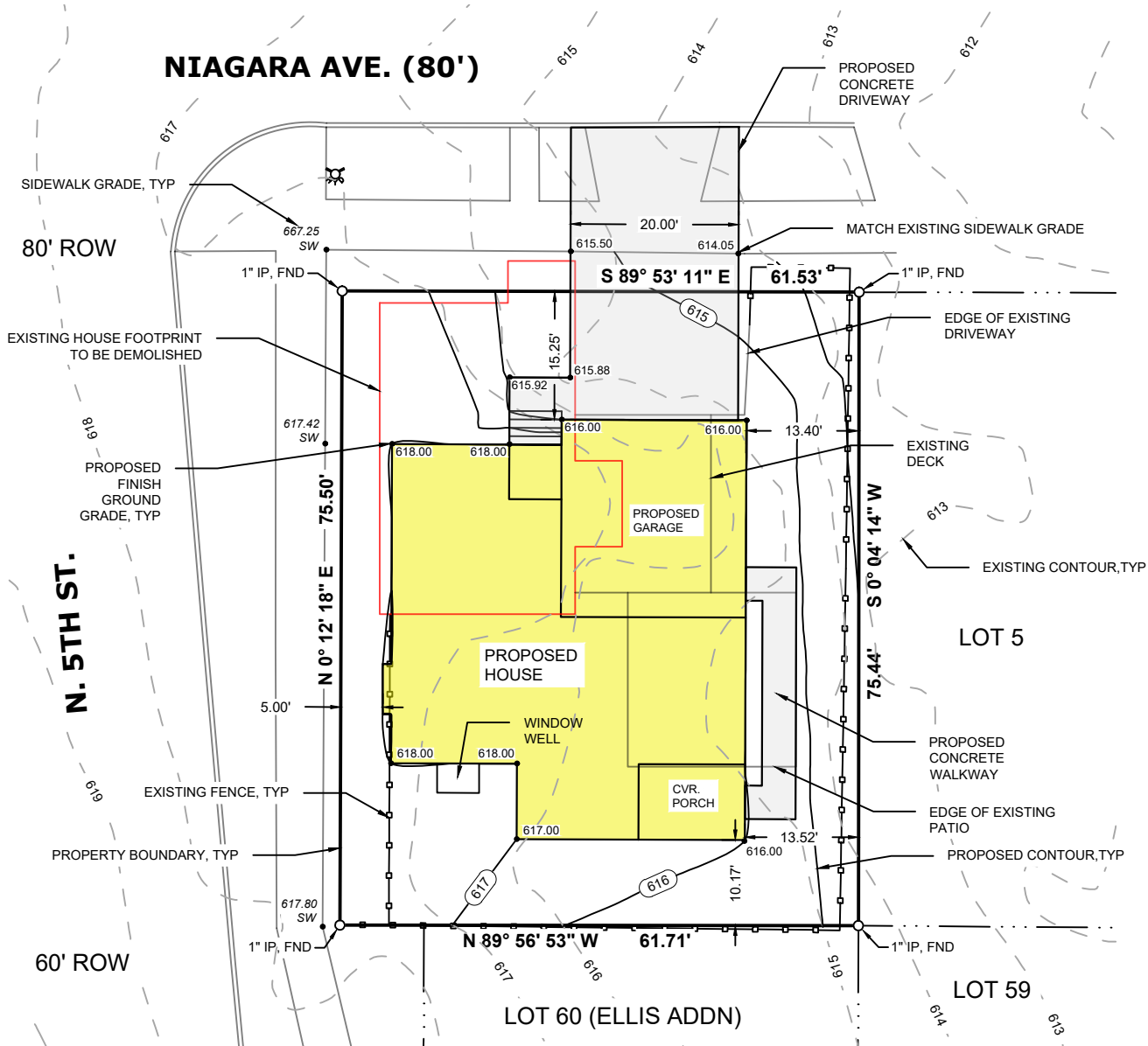
FOUNDATION FINISH PLAN
 428 SQFT FUTURE FINISHED AREA
 SCALE: 1/4" = 1'

PLAN START DATE 05/24/23
REVISED 06/02/23
REVISED 06/08/23
REVISED 07/13/23

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PROPERTY SURVEY

LOT 6, BLOCK 305, ORIGINAL PLAT
CITY OF SHEBOYGAN
SHEBOYGAN COUNTY, WISCONSIN



PARCEL NUMBER: 59281110270
PARCEL OWNER: RIVERHOUSE LLC
PARCEL OWNER ADDRESS: 7766 SOLSTICE CT., VERONA, WI
PARCEL AREA: 4650 SF (4500 SF PER PLAT)

CITY ZONING: NR-6 NEIGHBORHOOD RESIDENTIAL DISTRICT

MINIMUM LOT AREA 6000 SF (VARIANCE REQ. 4650 SF)
MINIMUM LOT WIDTH 70' (VARIANCE REQ. 61.53')
BUILDING COVERAGE MAX = 0.40 (VARIANCE REQ. 0.41)

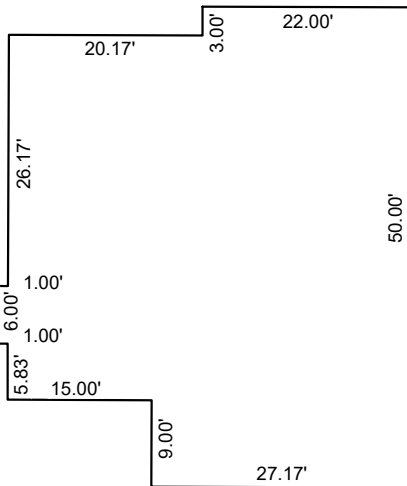
SETBACKS:

FRONT 25' (VARIANCE REQ. 15.25' NIAGARA AVE.)
(VARIANCE REQ. 5.00' N. 5TH ST.)
SIDE 5' (PLAN 13.52')
REAR 20' (VARIANCE REQ. 10.17')

AREAS

TOTAL LOT AREA = 4650 SF (PER SURVEY)
EXISTING HOUSE (W/ EAVES & PORCHES) = 960 SF
EXISTING CONCRETE DRIVEWAY = 302 SF
EXISTING PATIO = 415 SF
EXISTING DECK = 286 SF
TOTAL EXISTING IMPERVIOUS AREA = 1963 SF
PROPOSED HOUSE (W/O EAVES) = 1919 SF
TOTAL PROPOSED IMPERVIOUS AREA = 2360 SF

BEARINGS AND DISTANCES SHOWN ARE REFERENCED TO THE SHEBOYGAN COUNTY COORDINATE SYSTEM.



PROPOSED BUILDING FOUNDATION LAYOUT

I, CRAIG A. RUSCH, WISCONSIN REGISTERED LAND SURVEYOR NO. S-2274, DO HEREBY CERTIFY THAT THIS SURVEY IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DRAWING DATE: 7-12-2023



GRAPHIC SCALE



1 inch = 20 ft.



RIVERHOUSE LLC
433 NIAGARA AVE.
CITY OF SHEBOYGAN