

**CITY OF SHEBOYGAN**

**REQUEST FOR ZONING BOARD OF APPEALS CONSIDERATION**

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**ITEM DESCRIPTION:**

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Address: 1314 JEFFERSON AVE

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Parcel #: 502690

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Owner's Name: DAVID REPINSKI

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Zoning: NR-6 (NEIGHBORHOOD RESIDENTIAL)

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**REPORT PREPARED BY:** Ellise Rose, Zoning Administrator

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**REPORT DATE:** 03/09/2026

**MEETING DATE:** 03/18/2026

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**BACKGROUND / ANALYSIS**

Owner would like to build an addition to their home encroaching on the rear and side yard setbacks.

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

Requesting: 3.1 foot setback

Allowed: 20-foot setback

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Ordinance #: 105-234(b)(3)(d) Total of both sides, lot lines to house/attached garage: Single-family and single-family: 15 feet or 30 feet for a corner lot, two-flat: 15 feet or 25 feet for a corner lot.

Requesting: 6.1 feet

Allowed: 15 feet

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Ordinance #: 105-818(a)(1)(a) A nonconforming principal residential building may be enlarged, maintained, repaired or structurally altered; provided, however, that no such enlargement, maintenance, repair, or structural alteration shall either create any additional non-conformity or increase the degree of the existing nonconformity of all or any part of such building; and provided further that damaged or destroyed buildings shall be subject to the restrictions in subsection (a)(2) of this section.

Requesting: enlarging non-conformity to create additional non-conformity

Allowed: not permitted

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**BUILDING INSPECTION REPORT:**

The addition to the house was built without obtaining the necessary zoning and engineering approvals, as well as a building permit. There have been no inspections (footing foundation, back fill, and rough framing) performed on the addition.

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**ATTACHMENTS:**

Application, pictures, and drawing



CITY OF SHEBOYGAN

VARIANCE APPLICATION

Fee: \$250.00

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)  
DAVID REJINSKI

Mailing Address: 885 INDIANA City: SHEBOYGAN State: WI ZIP Code: 53081

Email Address: \_\_\_\_\_ Phone Number (incl. area code): 920 946 9776 / 920 457 9832

Applicants interest in property: \_\_\_\_\_

SECTION 2: Property Information

Property Address: 1314 JEFFERSON 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:  
BASEMENT BEDROOM  
1ST FLOOR KITCHEN / LIVING ROOM

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): DAVID REJINSKI Title: PRESIDENT Phone Number: 920 457 9832 BUSINESS

Signature of Applicant: [Signature] Date Signed: 2/18/26

iluvdugs13010@gmail.com

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.

**All applications must include:**

- 1) Application forms, signed and dated, which are available at the Building Inspection Department Office and online.
- 2) The non-refundable filing fee - \$250.00.
- 3) Photographs of the property.
- 4) Samples of materials being used – roofing, siding, decking, etc.
- 5) A site sketch (see example), drawn to scale indicating location of all existing structures and proposed construction. Also indicate lot lines, size of lot, streets and other public ways, driveways, off-street parking, loading areas, and existing and proposed front, side and rear yards. *Please consult with Building Inspection staff for more information.*

**Notes:**

- a) The applicant can present any additional information to inform the Board of the facts.
- b) Applicants should be aware staff may require a survey as part of the application information in order to clarify specific variance(s) requested.
- c) Applicants should be aware the Board of Appeals may require a survey as part of the application review and/or as a condition of approval prior to issuance of a building permit if a variance is granted.
- d) Building permits must be acquired within 6 months of the granted approval or the approval will be voided.
- e) Any information submitted on the application will become public record and is not subject to confidentiality.

**FAILURE TO SUPPLY ADEQUATE AND / OR ACCURATE INFORMATION AS REQUESTED ABOVE CAN BE GROUNDS FOR DISMISSAL OF THE APPEAL REQUEST.**

Applicants should be prepared to answer the following questions:

- *What **hardship** is created by the application of the Zoning Ordinance to this property? Is **reasonable use** of the property denied by the zoning regulations? In other words, is there an alternative plan that would **comply** with the ordinance?*
- *Is there a **unique physical characteristic** of the property which prevents development of the property in compliance with the Zoning Ordinance?*
- *Would granting the variance harm the **public interest** in any way? For example, would public safety be compromised? (Note: Lack of neighborhood opposition does not necessarily mean a variance would not harm the public interest.)*

A notice of the date and time of the hearing will be mailed to all property owners within 100 feet and municipal property within 1,000 feet of your property. Notice of hearing will also be sent to the City of Sheboygan Planning Department. It is important you discuss your proposal with the Building Inspection and Planning Departments.

The property owner or a representative shall be present at the public hearing to present his or her request to the Board and answer any questions the Board members may have. Should an appearance not be made, or insufficient information presented, the appeal will not be considered and may be either placed on the agenda for the next meeting or denied. The appellant will be required to pay the additional expense incurred because of postponement of the hearing. Appellants are reminded the filing fee for a variance request is non-refundable.

### THE THREE "TESTS" FOR A VARIANCE

The CITY OF SHEBOYGAN adheres to a set of Zoning Ordinances to make certain your proposed construction is consistent with neighboring developments, a development does not infringe on the enjoyment of property belonging to neighboring owners, it does not detract from surrounding buildings or lots and is not out of character with the neighborhood, and a project meets necessary public health and safety standards. If your proposed construction cannot meet the requirements of the zoning or sign code, a **VARIANCE** is needed.

To obtain a variance, you must establish, due to some peculiarity of the property's size, shape, topography, etc., it would be a hardship or practical difficulty to meet zoning code requirements. **These circumstances must not be self-imposed or self-created.** In short, your proposed construction must meet and pass the three "tests" for a variance listed below.

IT IS RECOMMENDED YOU MEET WITH THE STAFF IN THE CITY'S PLANNING DEPARTMENT AND BUILDING INSPECTION DEPARTMENT BEFORE SUBMITTING YOUR APPLICATION FOR A VARIANCE. BUILDING INSPECTION STAFF WILL REVIEW THE STANDARDS FOR A VARIANCE (BELOW) PRIOR TO YOUR FILLING OUT THE APPLICATION AND PAYING THE NON-REFUNDABLE FILING FEE.

#### TEST #1: UNNECESSARY HARDSHIP

The Wisconsin Supreme Court has ruled that unnecessary hardship only exists when the zoning ordinance denies **all reasonable use** of the property. **If there is an alternative plan that is within the bounds of the zoning ordinance, a variance is not warranted.**

The hardship experienced **must not be self-imposed**; loss of profit, expense already incurred and additional expense incurred to comply with zoning ordinances **are not** unnecessary hardships.

#### TEST #2: UNIQUE PROPERTY LIMITATIONS

Unique physical characteristics of your property must prevent you from completing your proposed construction in compliance with the ordinance. The **property** must qualify for the variance, **not your particular situation.**

Additionally, existing violations on other properties or improper variances previously granted are not grounds for a variance.

#### TEST #3: NO HARM TO PUBLIC INTEREST

The Board members will be taking into account the reason for the existence of the zoning ordinance in applying this test. Lack of opposition **does not** necessarily mean the proposed construction would not harm the public interest.

The Board, in granting a variance, may impose conditions on the proposed construction to assure the public's interests are protected. Board members may only grant the **minimum relief** necessary for the reasonable use of the property.

Your proposed construction must meet all three "tests" to qualify for a variance. Variances are meant to be an **infrequent remedy** where an ordinance imposes a unique and substantial burden. **They are not intended as an accommodation for a property owner's convenience.** A variance decision may be appealed within 30 days of the filing of the decision in the office of the board.

**Please contact the staff at the City's Planning Department and/or Building Inspection Department if you have any further questions.**

TO MAKE THIS PROPERTY AESTHETICALLY  
LOOKING AND WORTH THE SAME AS SURROUNDING  
PROPERTIES. WHERE 2 STORY APARTMENTS ON  
THE ALLEY, OR DUPLEX DOUBLE FLATS, GARAGES ECT  
ON THE SAME BLOCK

TO KEEP UP WITH WORTH VALUES YOU GENERALLY  
HAVE A LARGE YARD OR A LARGE BUILDING, GARAGE ECT.

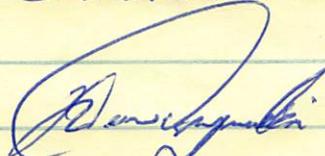
THIS PROPERTY HAS A VERY SMALL YARD.

THIS IS A VAST IMPROVEMENT TO MAKE THE  
WORTH VALUE COMPETITIVE WITH THE HOMES  
AND APARTMENTS ADJACENT TO THIS PROPERTY  
MANY HOME OWNERS ON THIS BLOCK ARE  
MAKING IMPROVEMENTS ON THEIR PROPERTIES.  
HAVING SUCH A SMALL HOUSE AND YARD, THIS  
IS THE ONLY ALTERNATIVE.

THE WALKWAYS AND AREA AROUND THIS  
HOUSE WORK IN WELL WITH THIS 10' X 20' ADDITION

MANY OF THE ADJACENT PROPERTIES HAVE THE  
SAME RESTRICTIVE PROBLEMS. NEIGHBOR TO THE  
EAST OF THIS PROPERTY HAS A GARAGE AND FENCE  
ABOUT 3' ON MY PROPERTY

THANK YOU FOR YOUR CONSIDERATION TO THIS

  
DAVE REPINSKI

I HAVE NO ISSUES WITH THE WORK BEING DONE  
ON THE NEIGHBORS HOUSE, IT'LL BE A NICE  
IMPROVEMENT FOR THE AREA.

1316 JEFFERSON AVE.

3-9-26

JASON VANDERMUS

BEFORE

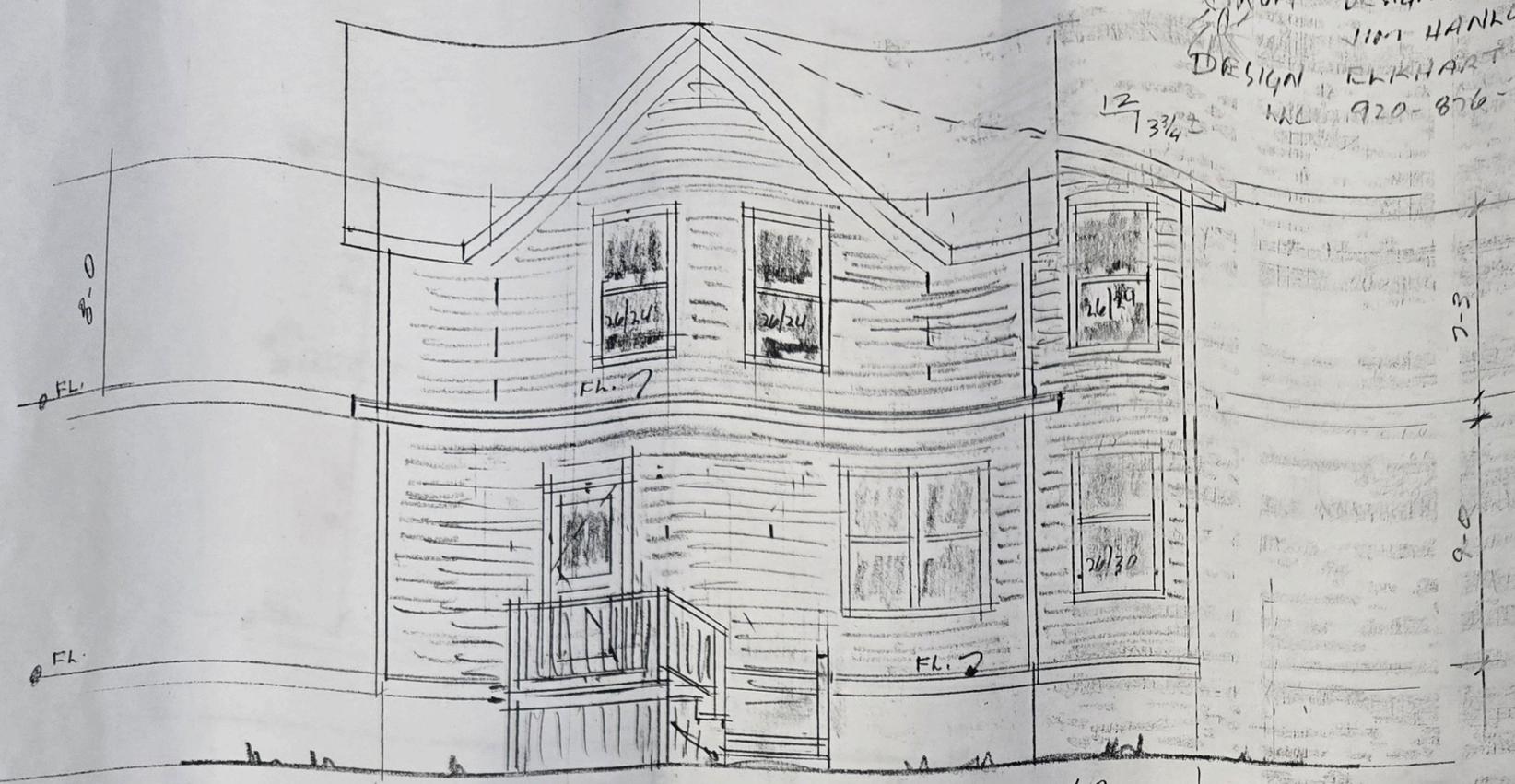


EXISTING

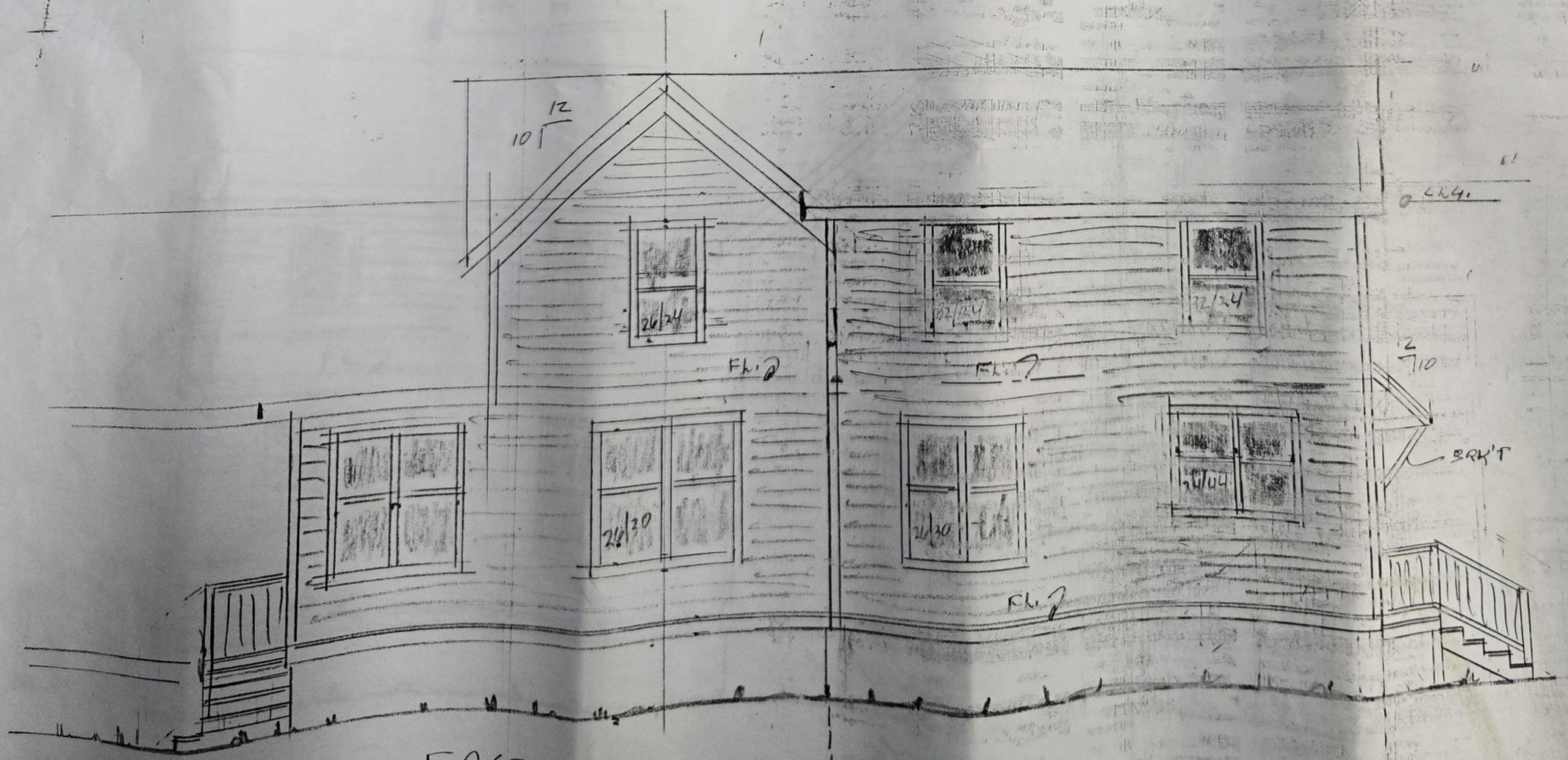


HANKON DESIGNER  
JIM HANKON  
DESIGN ELKHART, INDIANA, WI.  
TEL 920-876-2021

3/14

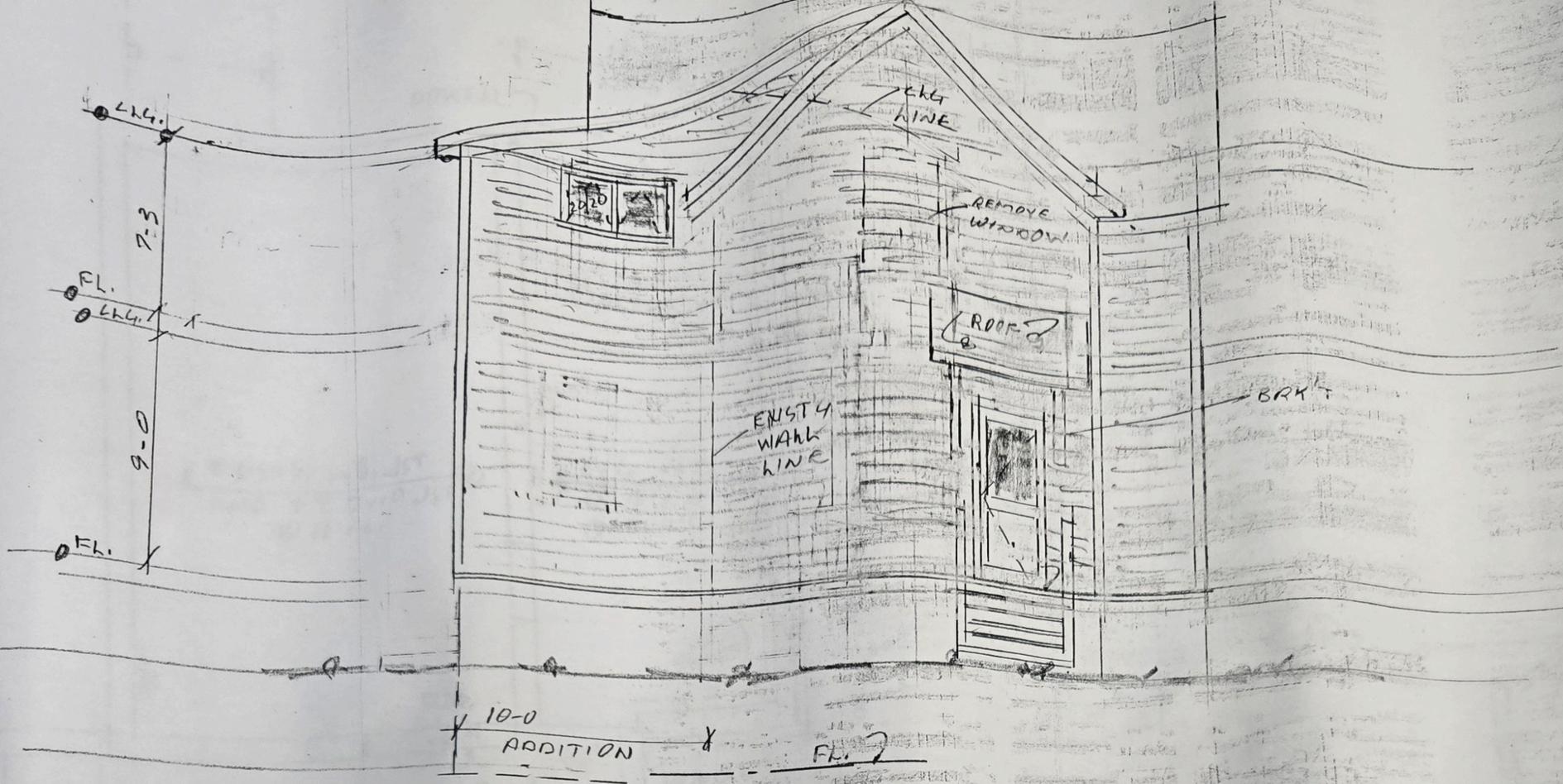


6-0  
ADDITION  
SOUTH ELEVATION

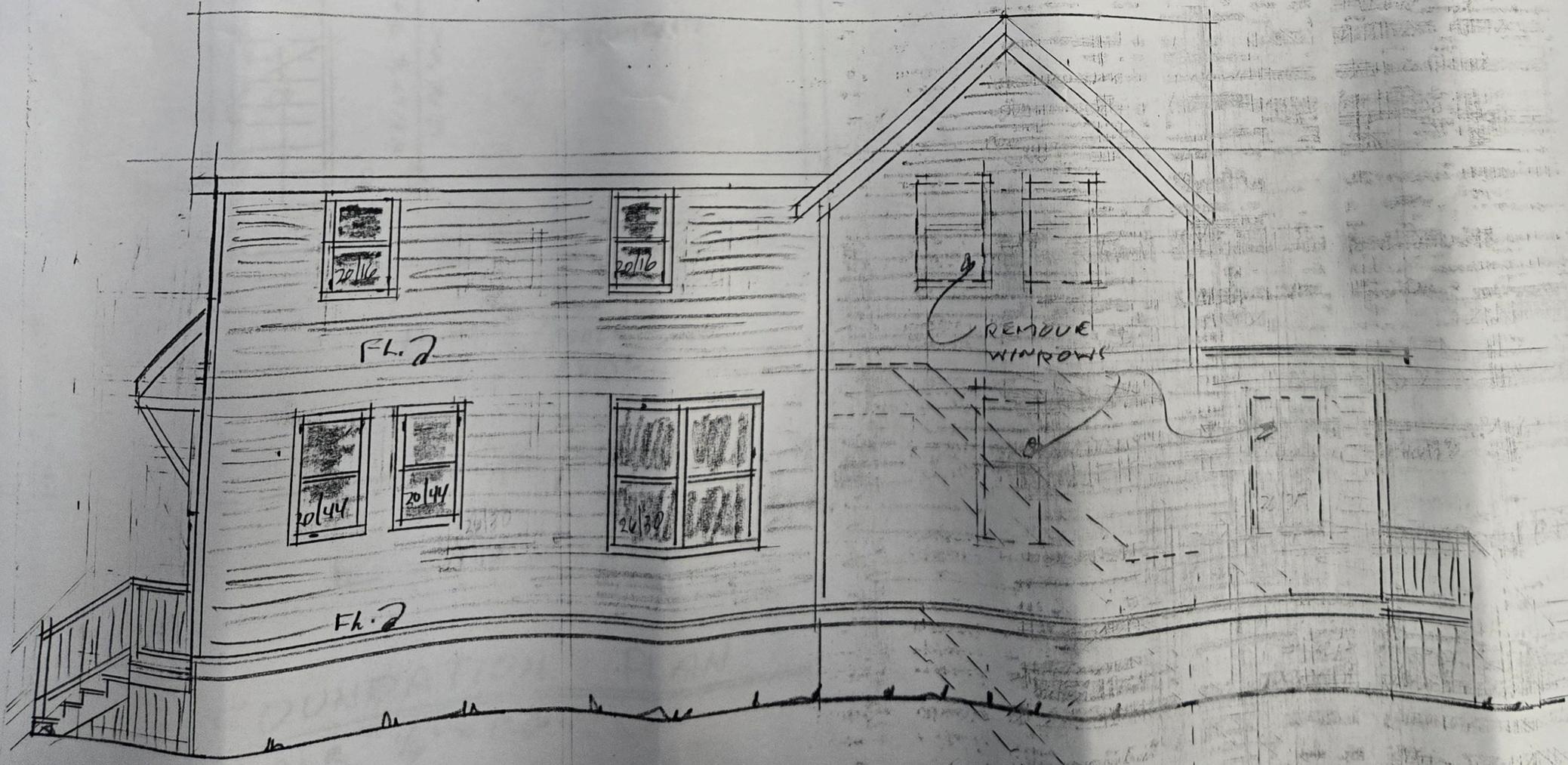


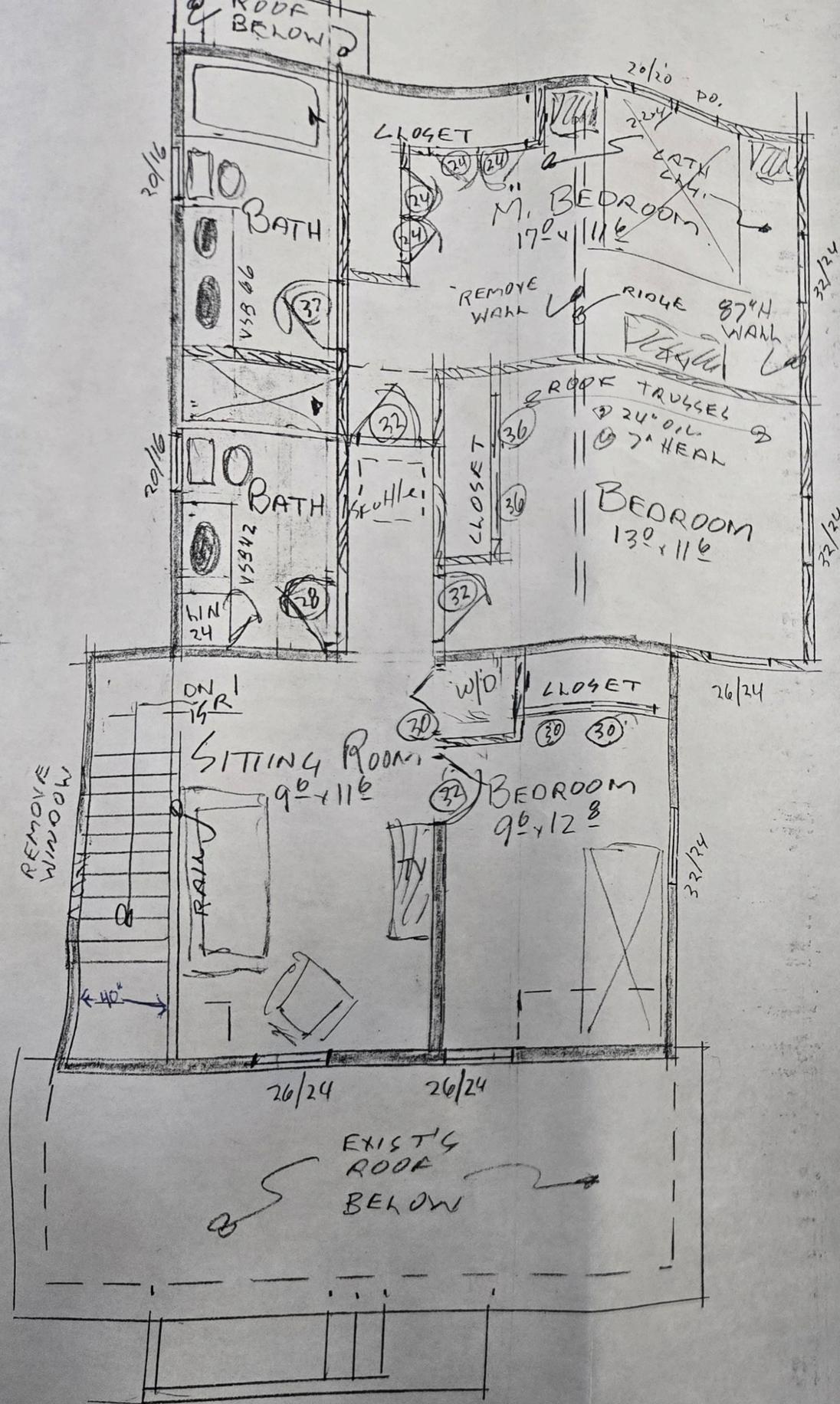
EAST EL.

FL. 2  
ADDITION

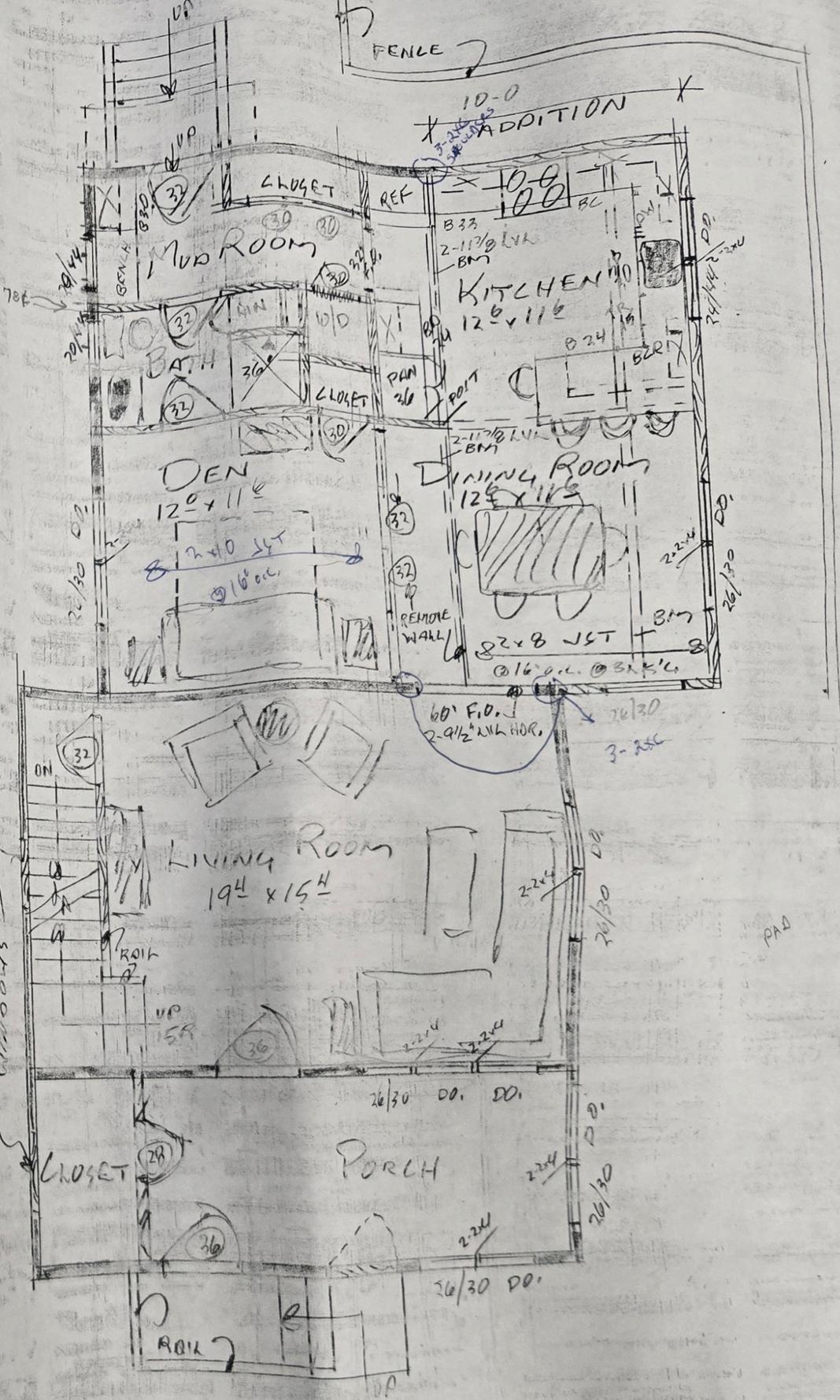


NORTH ELEVATION

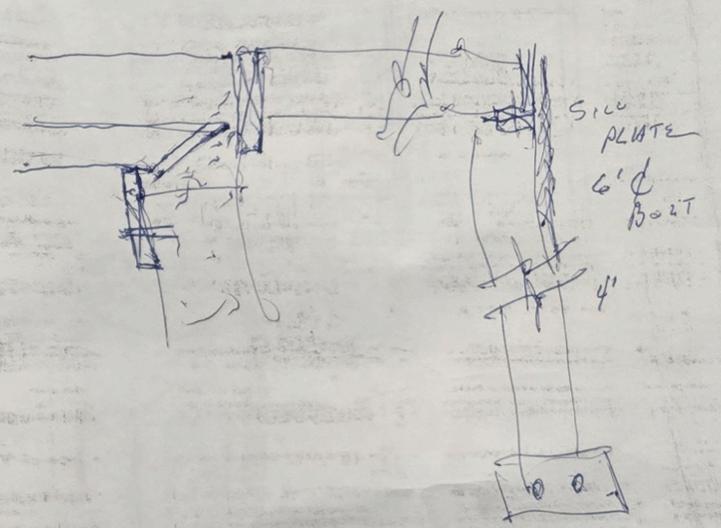
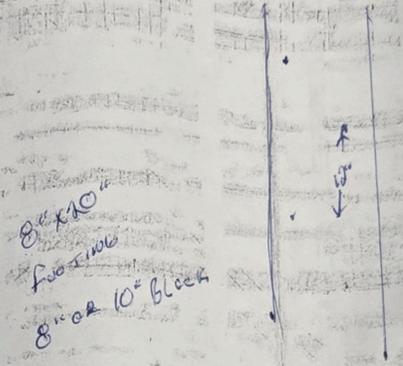
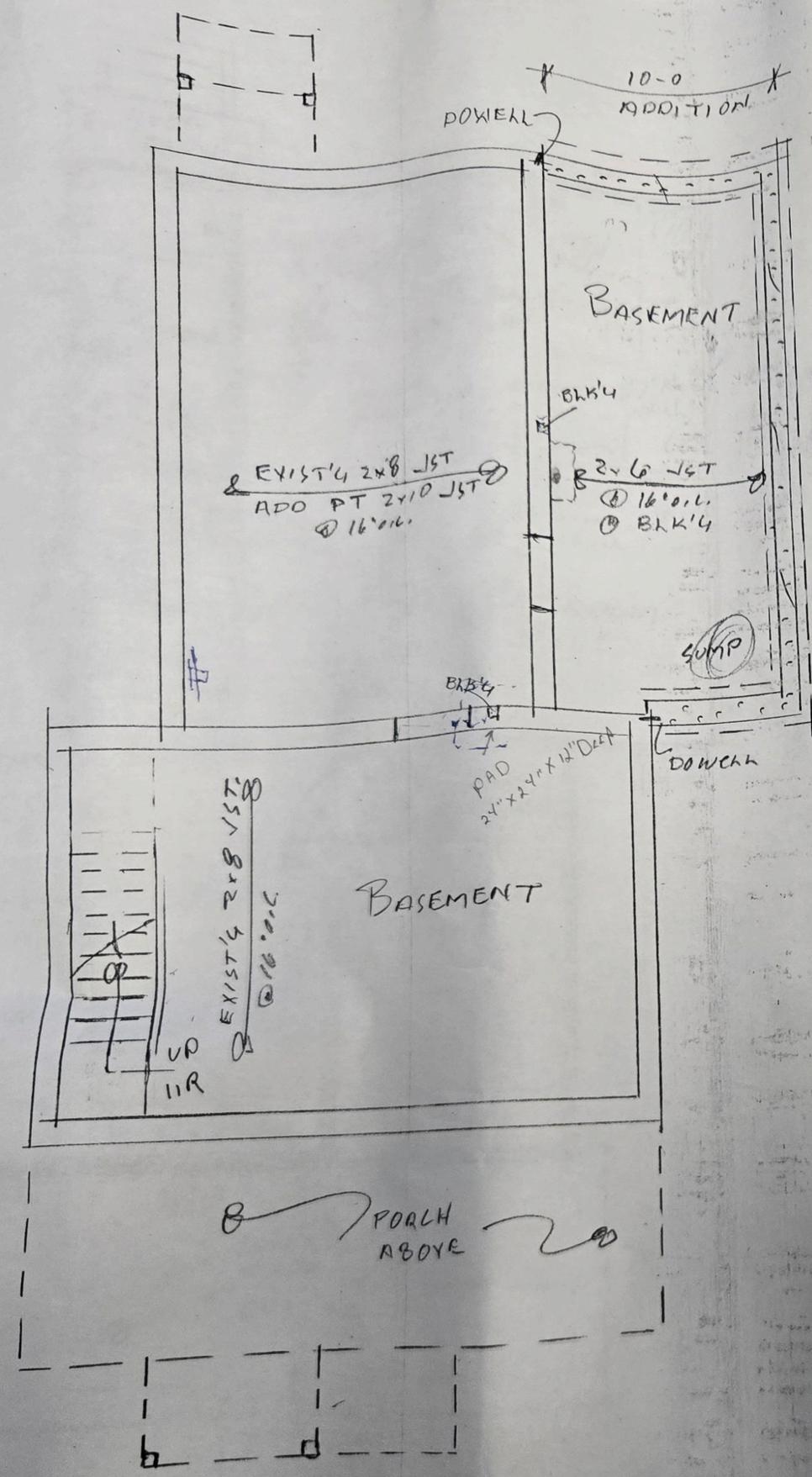




UPPER LEVEL PLAN  
SCALE 1/4" = 1'-0"



MAIN LEVEL PLAN  
SCALE 1/4" = 1'-0"



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

## BUILDING PERMIT APPLICATION

The undersigned hereby applies for a permit to construct, remodel, repair, or install according to the following statements:

Application Date: 2/24/25

1. Address of Installation: 1314 JEFFERSON AVENUE SHEBOYGAN 53081
2. Building/Structure Type: Commercial:        Residential: X
3. Description of Work: REMODEL - DRY WALL - KITCHEN - BATHROOM - LIVING ROOM - BED ROOM - EAST PORCH
4. Estimated Cost of Job \$: 50,000 Fee: \$500- Estimated Start Date: 2/24/25
5. Owner: DAVID REPINSKI Telephone No.: 920 457-9832  
 Address: MAILING ADDRESS 835 INDIANA SHEBOYGAN WI 53081 City: SHEBOYGAN  
 Telephone No.: 920 946 9776 CELL/TXT
6. Contractor:        Telephone No.:         
 City License #: self
- 6a. Sub-Contractor:        Telephone No.:         
 City License #:
- 6b. Sub-Contractor:        Telephone No.:         
 City License #:
9. Remarks:

**PLEASE TAKE NOTE:** APPLICANT MUST CALL FOR ALL REQUIRED INSPECTIONS. Failure to do so will result in a penalty fee of \$50 plus may delay any future transactions with the City of Sheboygan. Make checks payable to City of Sheboygan.

**\*PAYMENT BY CREDIT CARD.** A Permit Clerk will contact Applicant, if not in person, by phone for payment after permit verification occurs. Credit Card Payments have a processing fee of \$3 for every \$100 charged; i.e.: **\$170 Permit Fee results in \$6 processing fee.**

The undersigned hereby applies for a permit to do the work above described, and hereby agrees that such work will be done in accordance with the descriptions herein set forth in this statement; and it is further agreed to construct, alter, repair and install in strict compliance with the building ordinance and other ordinances of the City of Sheboygan and the State Building Code of Wisconsin and to obey any and all lawful orders of the Inspector of Buildings of the City of Sheboygan. The privilege as granted above is granted only on the condition that by the acceptance of the privilege, the said undersigned, shall become primarily responsible and liable for all and any damage to persons or property caused by and arising from the grant and exercise of such privilege.



Applicant Signature:   
 Print Name:         
 E-mail:        Phone:         
 Address:         
 City, ST Zip:       

3-4-25

**CAUTIONARY STATEMENT TO PROPERTY  
OWNERS OBTAINING BUILDING PERMITS**

101.65(lr) of the Wisconsin Statutes requires municipalities that enforce the Uniform Dwelling Code to provide an owner who applies for a building permit with a statement advising the owner that:

If the owner hires a contractor to perform work under the building permit and the contractor is not bonded or insured as required under s.101.654(2) (a), the following consequences might occur:

(a) The owner may be held liable for any bodily injury to or death of others that arises out of the work performed under the building permit or that is caused by any negligence by the contractor that occurs in connection with the work performed under the building permit.

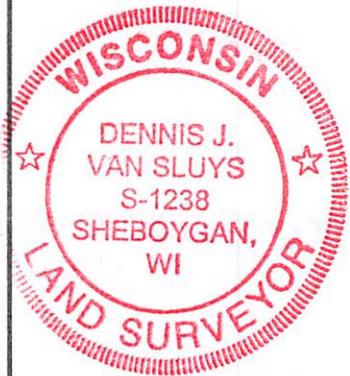
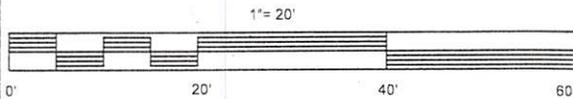
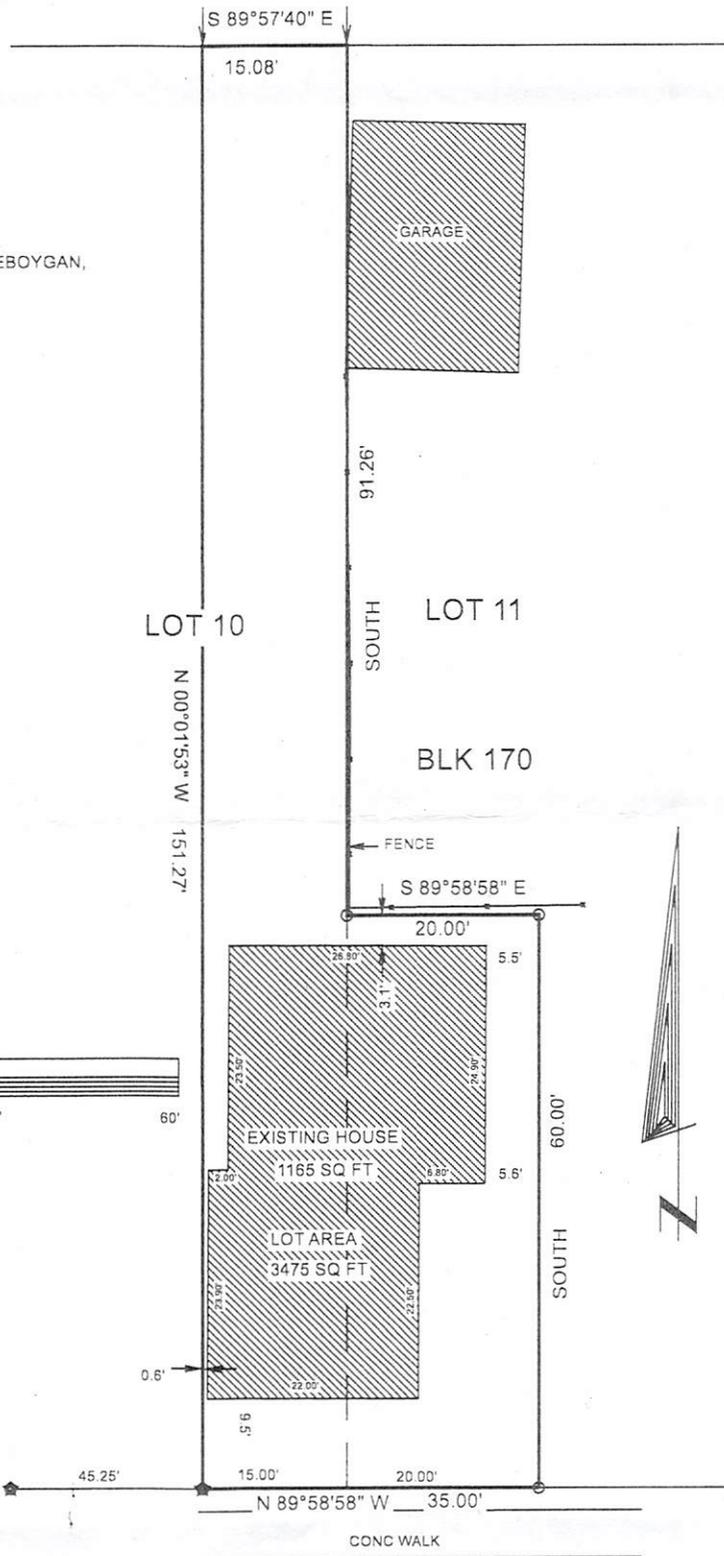
(b) The owner may not be able to collect from the contractor damages for any loss sustained by the owner because of a violation by the contractor of the 1- and 2-family dwelling code or any ordinance enacted under sub. (1) (a), because of any bodily injury to or death of others or damage to the property of others that arises out of the work performed under the building permit or because of any bodily injury to or death or others or damage to the property of others that is caused by any negligence by the contractor that occurs in connection with the work performed under the building permit.

Owner Signature: \_\_\_\_\_

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

18' CONC. PUBLIC ALLEY

1314 JEFFERSON AVE.  
 PARCEL 59281502690  
 DESCRIBED AS:  
 THE EAST 15 FEET OF LOT 10  
 AND THE SOUTH 60 FEET OF THE  
 WEST 20 FEET OF LOT 11, BLOCK 170  
 OF THE ORIGINAL PLAT OF THE CITY OF SHEBOYGAN,  
 SHEBOYGAN COUNTY, WISCONSIN



THIS IS AN ORIGINAL PRINT ONLY  
 IF SEAL IS IMPRINTED IN RED

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

*Dennis J. Van Sluys*  
 Dennis J. Van Sluys S-1238

Dated this 17th day of February, 2026.

- ★ = 1" IRON PIPE FOUND
- ↓ = CHISSELED ARROW FOUND
- = 1" IRON PIPE SET

DATA/CSHEB26/1314JEFF L-25024