

CITY OF SHEBOYGAN

REQUEST FOR ZONING BOARD OF APPEALS CONSIDERATION

ITEM DESCRIPTION:

Address: 1026 LOGAN AVE

Parcel #: 709900

Owner's Name: KEN LICKTEIG

Zoning: NR-6

REPORT PREPARED BY: Jeff Lutzke, Building Inspector

REPORT DATE: 05/04/2023

MEETING DATE: 05/17/2023

BACKGROUND / ANALYSIS

Property owner would like to construct a 1008 sq ft (24 feet x 42 feet) detached garage (steel building).

Ordinance #: 15.206(8)(d)(1)b The maximum square footage of a garage and/or carport is 1,000 square feet. However, a garage structure shall not exceed the footprint square footage of the primary residential structure.

Requesting: 1008 sq ft

Allowed: 864 sq ft (780 sq ft dwelling + 84 sq ft enclosed porch)


Ordinance #: 15.206(8)(d)(1)d The maximum height of a detached accessory structure shall not exceed 15 feet.

Requesting: 16 feet (per phone call with owner on 05/04/2023)

Allowed: 15 feet

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) <i>Ken Lickteig</i>			
Mailing Address <i>1026 Logan Ave.</i>	City <i>Sheboygan</i>	State <i>WI</i>	ZIP Code <i>53083</i>
Email Address <i>lickteigkenneth@gmail.com</i>		Phone Number (incl. area code) <i>920-889-5747</i>	
Applicants interest in property: <i>Owner</i>			
SECTION 2: Property Information			
Property Address <i>1026 Logan Ave.</i>	City <i>Sheboygan</i>	State <i>WI</i>	Zip <i>53083</i>
Type of Building: <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential			
Request for: <input checked="" type="checkbox"/> New Construction <input type="checkbox"/> Repairs <input type="checkbox"/> Alterations <input 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: <i>Garage</i>			
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) <i>Ken Lickteig</i>		Title <i>Owner</i>	Phone Number <i>920-889-5747</i>
Signature of Applicant		Date Signed <i>4/15/23</i>	

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.

Verify roof overhang is included in the size
24 x 42

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., manufactures examples.
- 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.

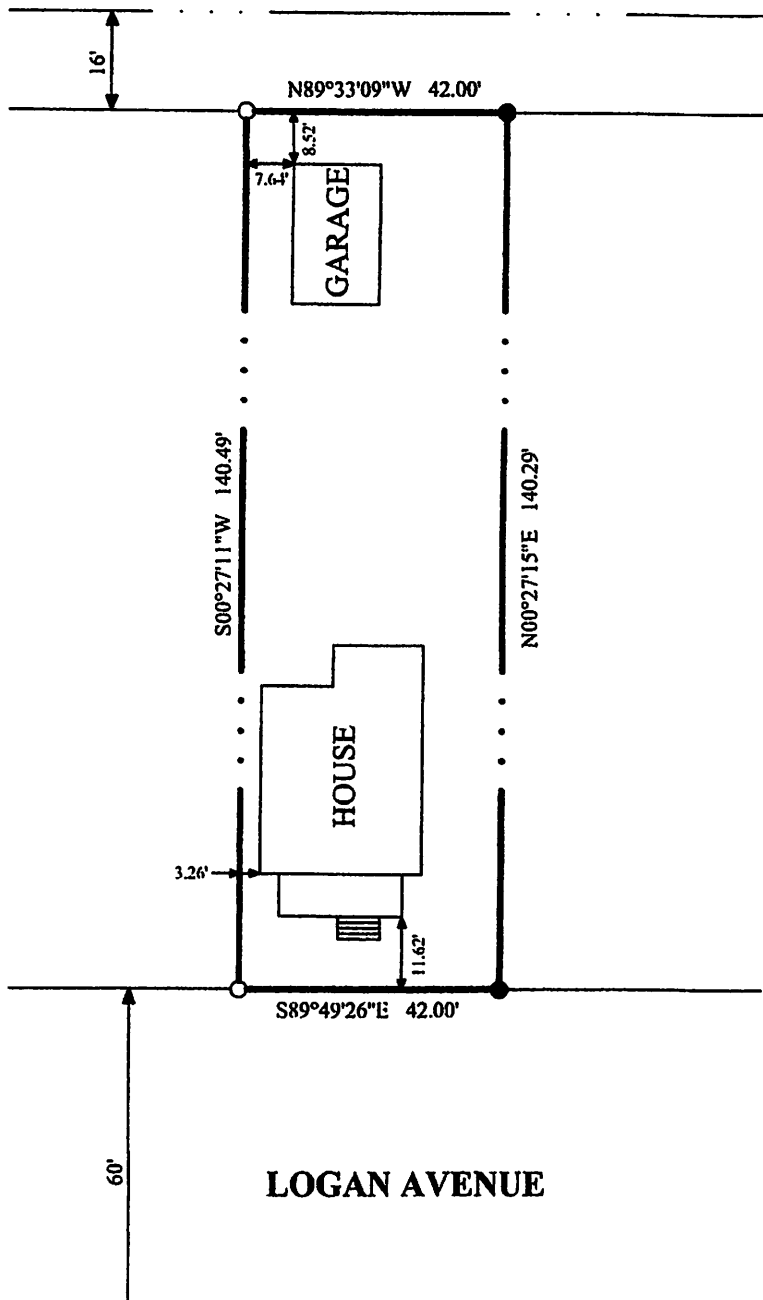
The Board, in granting a variance, may impose conditions on the proposed construction to assure the public's interests are protected. Board members may only grant the ***minimum relief*** necessary for the reasonable use of the property.

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.

PLAT OF SURVEY

LOT 13, BLOCK 1, KREZ AND DETLING'S SUBDIVISION, CITY OF SHEBOYGAN, SHEBOYGAN COUNTY, WISCONSIN



BEARINGS HEREON ARE REFERENCED
TO THE SHEBOYGAN COUNTY
COORDINATE GRID.



SCALE: 1" = 30'

LEGEND

- 1" X 24" IRON PIPE SET
WEIGHING 1.13 LB's / LIN
FT
- 1" IRON PIPE FOUND

April 17, 2023

To Whom This May Concern:

My name is Ken Lickteig and I am a welder with the 601 Milwaukee Steamfitters Union. I have worked in construction for most of my career. I am looking at retiring soon and want to renovate the very first truck I ever owned, a 1977 Chevy Truck long bed.

Before looking to purchase property in the country, I wanted to give the City of Sheboygan the opportunity to help me with a variance in building my dream garage. I have read the Variance Application and understand what you are asking for.

My variance is two-fold, making the garage bigger than the allowed size and asking for additional height. I've spent a lot of time day dreaming about restoring my old Chevy and what it will take to complete this. The maximum size the city has considered is 32 ½ x24 feet. I am asking for 42x24 feet. The additional 10 feet I am asking for is to be able to move around the truck while working on it and for storage of parts. I would prefer to store the parts inside the garage as opposed to making an "eye sore" of storage in my back yard. This also would create a safety hazard and an open opportunity for theft.

In the past we have had vandalism in the alley and I asked Alliant Energy to put up a light pole to bring additional light into the neighborhood alley, which I pay for myself. The garage will be a safe way for all of my tools and project works.

I am requesting the height of 17 feet to put a two-post lift in. I am looking to do a full restoration of my truck and will need to remove the body and engine off the truck for a full restoration.

I am not looking to open a mechanic's garage to work on anyone else's automobiles. This garage is strictly to work on my projects in my retirement and for my enjoyment.

Thank you for your consideration.

Sincerely,

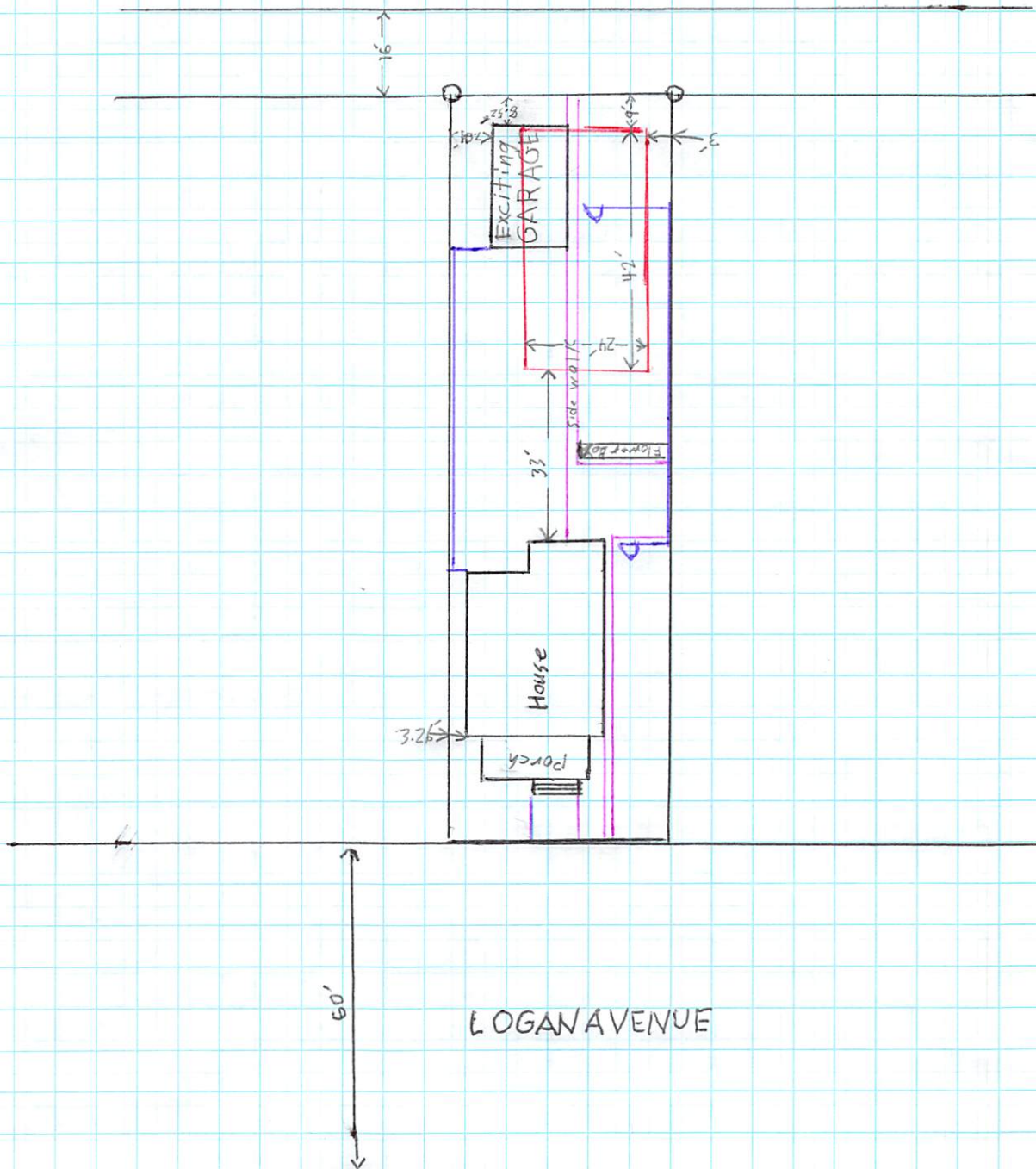


Ken Lickteig

1026 Logan Avenue
Sheboygan, WI 53083
920-889-5747

PER PHONE CALL WITH
OWNER ON 5-4-23 -
THE BUILDING HEIGHT
IS 16 FEET TO PEAK
AND 13 FEET SIDEWALL

JEFF LURKE
5-4-23





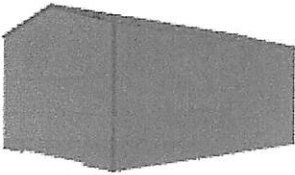
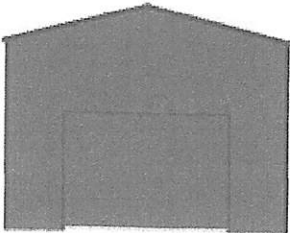
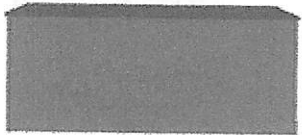
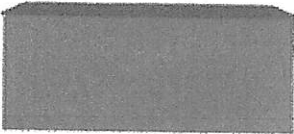
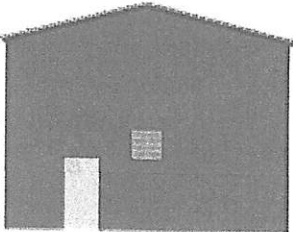
Viking Steel Structures
37830
(877)261-3287
sales@vikingsteelstructures.com

Customer Order - Apr 23, 2023

Ship To			
Name <u>kenneth lickteig</u>	Order # <u>1682302805270466</u>		
Billing Address <u>1026 logan ave</u>			
City <u>Sheboygan</u>	State <u>WI</u>	Zip Code <u>53083</u>	
Install Address <u>1026 logan ave</u>			
City <u>Sheboygan</u>	State <u>WI</u>	Zip Code <u>53083</u>	
Email <u>lickteigkenneth@gmail.com</u>	Phone # <u>9208895747</u>	Mobile # _____	

Building Info	Size	Color	Anchoring & Site Preparation
Style: <u>Garage</u>	$\frac{24'}{\text{Width}} \times \frac{40'}{\text{Length}} \times \frac{16'}{\text{Leg Height}}$	Roof <u>Black</u> <input type="checkbox"/>	Installation Surface: <u>Concrete</u>
Roof Style: <u>Vertical Style</u>		Trim: <u>Black</u> <input type="checkbox"/>	Installation Surface (Provided by Customer)
Gauge: <u>12-Gauge Framing</u>		Gable End Wall <u>E Green</u> <input type="checkbox"/>	Power Available (Within 100' of Installation Site) <input type="checkbox"/>
Leg Style: <u>Double Legs</u>		Side Wall <u>E Green</u> <input type="checkbox"/>	Site Ready (Concrete/Asphalt Already Cured - Ground Level) <input type="checkbox"/>
Brace: <u>Standard Brace</u>			Jobsite Level (At most 3"-4") <input type="checkbox"/>

Building Images

 <p>Perspective View</p>	 <p>Front</p>	 <p>Left Side</p>
 <p>Right Side</p>	 <p>Back</p>	

#1682302805270466

Section	Description	Quantity
	Structure Details	
	Style: Garage	
	Base Price: 24'x40'	1
	Installation Surface: Concrete	1
	Roof: Black	1
	Trim: Black	1
	Gable End Wall: E Green	1
	Side Wall: E Green	1
	Garage Door: E Green	1
	Roof Style: Vertical Style	1
	Roof Pitch: 3 / 12	1
	Trusses: Standard	1
	Leg Style: Double Legs	1
	Gauge: 12-Gauge Framing	1
	Brace: Standard Brace	1
	Leg Height: 16'	1
	Left Side: Fully Enclosed	1
	Left Side Siding: Vertical	1
	Right Side: Fully Enclosed	1
	Right Side Siding: Vertical	1
	Front End: Fully Enclosed	1
	Front End Siding: Vertical	1
	Back End: Fully Enclosed	1
	Back End Siding: Vertical	1
		1
	Roll Doors & Ramps	
	14'x10' Garage Door	1
	14'x10' Garage Door Color Charge	1
	Doors & Ramps	
	Walk-In Door (36x80)	1
	Windows & Accessories	
	30W x 30H Windows	1
	Additional Options	
	Woven R-17 Insulation: Roof	1
	Woven R-17 Insulation: Left Sidewall	1
	Woven R-17 Insulation: Right Sidewall	1
	Woven R-17 Insulation: Back Wall	1
	Woven R-17 Insulation: Front Wall	1
	26 Gauge (Upgrade)	1
	Colored Screws	1
	Additional Fees	
All	Double Anchoring Included with Certified Buildings	1

Signatures	
Customer Signature:	
Date:	
Delivery Date (may vary depending on weather):	
Delivery Notes:	
#1682302805270466	

Signatures

Dealer or Manufacturer Signature:

Date:

All frame work is constructed with galvanized steel metal

All frame work is constructed with galvanized steel metal

This purchase agreement (the "Agreement") is made by and between Carolina Carports, Inc. ("CCI"), a North Carolina corporation, And the Buyer. Buyer agrees to buy, and CCI agrees to sell, CCI's various products including the fourteen(14) gauge, twelve (12) gauge, and certified units, to buy, and CCI agrees to sell, pursuant to the terms listed in this agreement, the item described above. Buyer has read and understands the terms of this Agreement, including the terms and conditions, which terms are expressly incorporated herein by reference, as well as any and all relevant warranty information, and agrees to be bound by same.

Pricing Table (For Internal Use): Call for Pricing States

This estimate is provided by Viking Steel Structures. Use of this estimate with any other company violates the terms and conditions of Viking Steel Structures and will be subject to legal action.



Viking Steel Structures

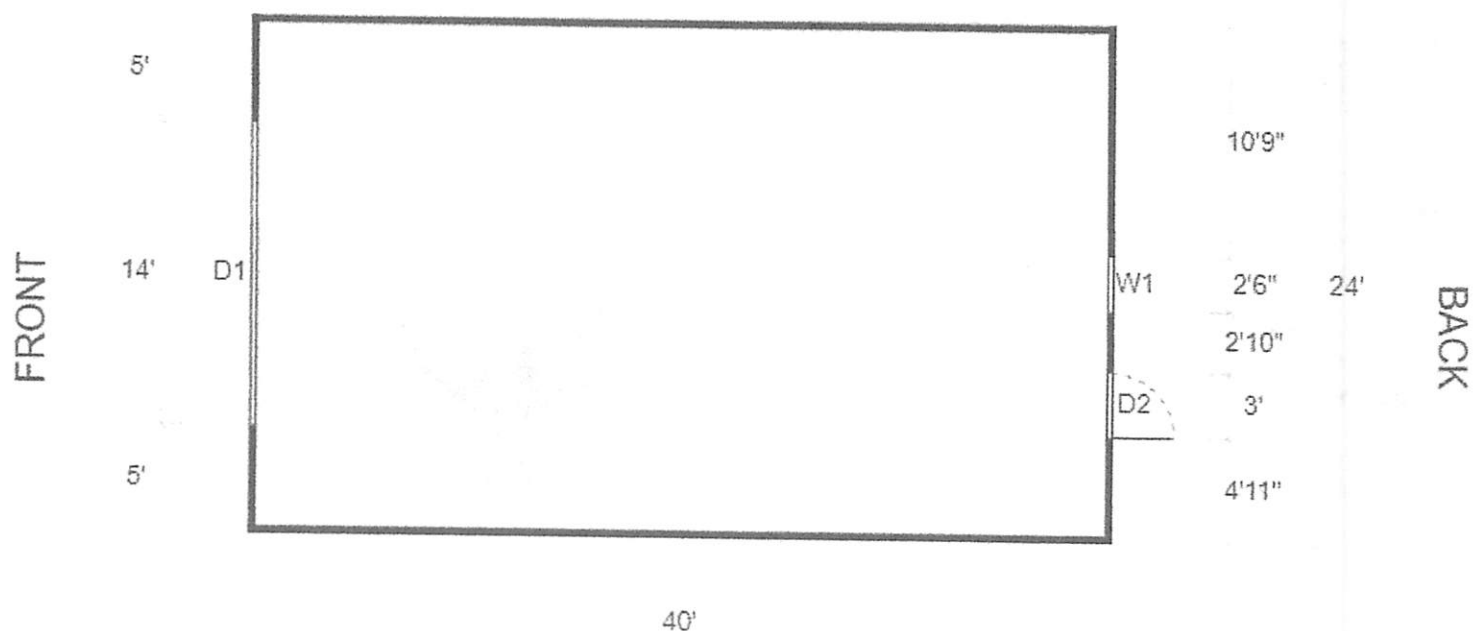
37830

(877)261-3287

sales@vikingsteelstructures.com

#1682302805270466

LEFT SIDE



RIGHT SIDE

SYMBOL LEGEND

D1

14'x10' Garage Door

D2

Walk-In Door (36x80)

W1

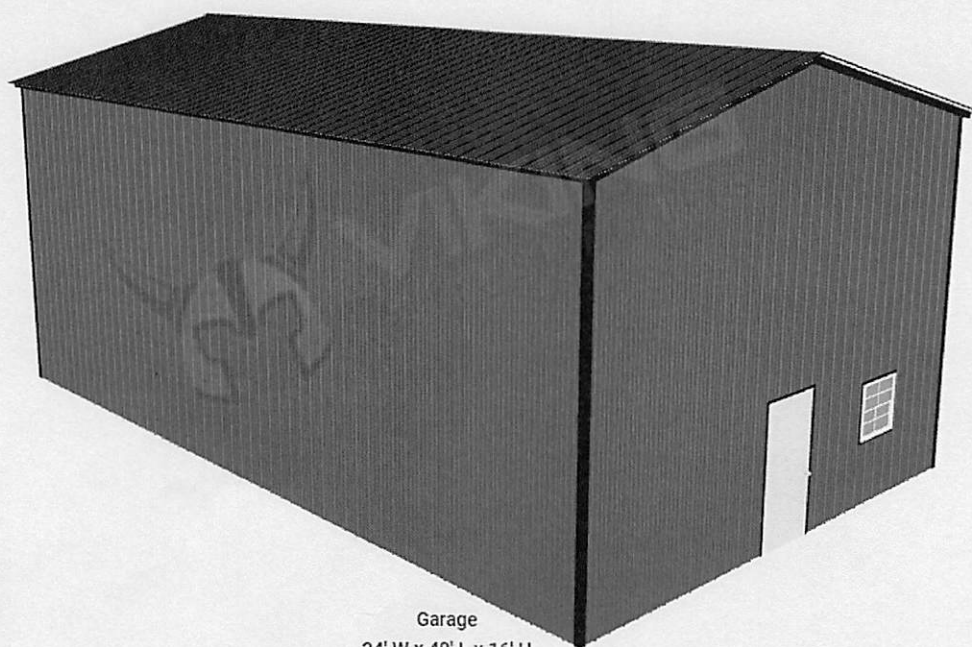
30W x 30H Windows

—

Closed Wall



Garage
24' W x 40' L x 16' H



Garage
24' W x 40' L x 16' H









Wierus, Linnae

From: Alvira Lickteig <alviralickteig@gmail.com>
Sent: Wednesday, April 26, 2023 2:47 PM
To: Wierus, Linnae; Alvira Lickteig
Subject: 1026 Logan Avenue-proposed garage
Attachments: Viking Garage.pdf; Doc3.docx; Doc1.docx; Doc4.docx; Doc2.docx

Hi Linnae-

Attached are some pictures of where the proposed garage will be located on our property.

Also, please see the Viking attachment for the garage we want to build.

The garage will have a black metal roof with hunter green metal sides (to match our house).

Please let me know if you have any questions.

Thank you for your time,

Alvira & Ken Lickteig