

CITY OF SHEBOYGAN

REQUEST FOR ZONING BOARD OF APPEALS CONSIDERATION

ITEM DESCRIPTION:

Address: 2104 S 8th St

Parcel #: 313930

Owner's Name: JEREMY J GULIG

Zoning: NR-6 (NEIGHBORHOOD RESIDENTIAL)

REPORT PREPARED BY: Ellise Rose, Zoning Administrator

REPORT DATE: 10/30/2025

MEETING DATE: 11/19/2025

BACKGROUND / ANALYSIS

Owner would like to construct a 6-foot high privacy fence within their required street-yard setback of 25 feet.

Ordinance #: Sec 105-945(c)(1)a - Any fence within a street yard, including along property lines which intersect a right-of-way, shall be a maximum of 50 percent opaque

Requesting: solid fence

Allowed: 50% opaque

Ordinance #: Sec 105-945(c)(3)a - Maximum height. The maximum height of any fence, landscape wall, or decorative post shall be the following: Four feet when located within a required street yard on any property.

Requesting: 6 feet height within required street yard

Allowed: 4 feet height within required street yard

Ordinance #: Sec 105-945(c)(3)b - Six feet when located on any residentially zoned property, within required interior side or rear yards, but not within a required front yard or a required street yard.

Requesting: 6 feet within required street yard

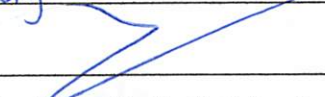
Allowed: 4 feet within required street yard

ATTACHMENTS:

Application, pictures, and drawing

	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) <u>Jeremy Gulig</u>			
Mailing Address <u>2104 S. 8th St.</u>	City <u>Sheboygan</u>	State <u>WI</u>	ZIP Code <u>53081</u>
Email Address <u>jgulig@gmail.com</u>		Phone Number (incl. area code) <u>920-698-2597</u>	
Applicants interest in property: <u>owner</u>			
SECTION 2: Property Information			
Property Address <u>2104 S. 8th St.</u>	City <u>Sheboygan</u>	State <u>WI</u>	Zip <u>53081</u>
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: 			
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) <u>Jeremy Gulig</u>	Title <u>owner</u>	Phone Number <u>920-698-2597</u>	
Signature of Applicant 		Date Signed <u>10/15/2025</u>	

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.

Dear City of Sheboygan Zoning Board of Appeals,

I am writing today to request a variance for my property located at 2104 S. 8th St. in Sheboygan. Our variance request is related to ordinance Section 15.720 Fencing Standards.

Due to our unique circumstances a variance is required for our property.

Background:

We adopted a dog from the Sheboygan County Humane Society in 2019. Our dog had come from the Humane Society International from a dog meat farm in South Korea, our dog was eventually diagnosed with canine brucellosis, this outbreak made national news and is discussed in vet schools all over the country to this day.

What are the options for dogs diagnosed with canine brucellosis? Euthanasia or lifelong quarantine to our property. What does quarantine mean? Because one of our dogs has tested positive, all of our dogs are considered positive now and all must remain under strict quarantine. Our dogs are not allowed to leave the property...ever. If they must leave the property (only allowed for a vet visit) we are required to obtain a Permit for the Movement of Restricted Animals from the U.S. Department of Agriculture, that must be signed by a state veterinary representative, our dogs' veterinarian, and myself. Our property must be inspected by the Wisconsin Department of Agriculture Trade and Consumer Protection Agency at least 2 times per year. Our property has also been inspected by the CDC and Sheboygan County Public Health. The inspections are to verify that we are complying with appropriate biosecurity protocols, we have passed every inspection with flying colors.

Canine brucellosis is a Zoonotic disease meaning that this disease can be transmissible from dogs to humans, particularly vulnerable human populations are infants/children, pregnant women, the elderly, individuals with artificial heart valves, and immunocompromised persons.

What is canine brucellosis and why is it pertinent to our variance? Canine brucellosis is a highly contagious bacterial infection (*Brucella Canis*) that has a limited host range to dogs and humans. Testing for this disease, in both dogs and humans, can be difficult; often with unreliable results. It is extremely difficult to eradicate once established in a canine population because there is no cure, nor even any reliable treatment. Antibiotic treatment is available to humans, although the disease often goes undiagnosed because the symptoms are very vague and "flu-like" and it is not a disease that is routinely tested for.

Canine brucellosis is spread through infected dogs neonatally, through bodily fluids, fomites, and mechanical vectors.

Dogs spread canine brucellosis to other dogs in multiple ways. Canine brucellosis is the leading cause of reproductive failure in dogs, puppies born brucellosis positive are often small, weak, and have a very high chance of death after birth. Adult dogs spread brucellosis to other dogs

predominantly via mucous membranes and bodily fluids (vaginal secretions, semen, milk, urine, feces, saliva, and nasal and ocular secretions all shed the bacteria); most dog-to-dog transmission is via breeding or from an infected dog to a dog with skin abrasions.

Dog-to-human transmission is rare in the United States and predominantly affects individuals that have increased exposure to infected animals, such as veterinarians and dog breeders. However, the bacteria is present in urine, feces, and nasal secretions and proper biosecurity precautions are necessary for prevention of the spread of the bacteria.

Brucella Canis is a relatively resistant bacteria that can survive for several months in unfavorable conditions; contaminated dust, dirt, water, feces, clothing, and other fomites can pose a transmission risk for a long period of time.

Why does canine brucellosis require us to apply for a variance? There are regulations and guidelines put forth by both the State and Federal government regarding very specific biosecurity protocols that owners must follow if they elect lifelong quarantine for their dogs. One of the main biosecurity protocols is isolation (fencing, but not just any fence). Fences must completely isolate the infected dogs and their bodily fluids from both other dogs and people, meaning that the fence must be solid (to prevent any contact between dogs) and tall enough that no person could reach over, this is for the public's safety.

The house that we recently purchased at 2104 S. 8th St. is on a corner lot, the corner of 8th Street and Union Avenue. The current city ordinance requires a maximum 4 foot tall and 50% see through fence for the street side of our yard, as I previously noted, that ordinance does not allow us to comply with state and federal laws and guidelines. The City of Sheboygan requires our property to pass 3 tests to qualify for a variance.

Test 1: Unnecessary Hardship. The Wisconsin Supreme Court has ruled that hardship exists when the zoning ordinance denies all reasonable use of the property. Currently the ordinance states that we can have a 6 foot tall solid fence from the corner of our house to the back of our property (on the street side), however, by allowing a 6 foot tall solid fence to be placed street side in place of a 4 foot, 50% see through fence it increases our dogs' outdoor area by almost 50%. Our dogs are quarantined to our property for life, the only exercise and outdoor space they get is in our yard, allowing a 6 foot tall solid fence adds over 2,000 square feet of usable yard for our family. If we followed the ordinance as it is written in relation to our property our dogs would have almost no grass due to there being a patio and an old concrete slab from a previous garage.

Test 2: Unique Property Limitations. Our house was constructed in 1890, modern construction tends to construct the house in favor of current ordinances, i.e. the middle of the lot. Our house is located on the far southeast corner of our property. The location of the house on the property leaves a very large portion of the northwest area of our yard unable to be fenced with the required 6 foot tall solid fence (required for canine brucellosis) due to it being street side. If the house was constructed today it would be further north and east, in the middle of the lot, allowing

for us to fence the yard without applying for a variance. The location of our property also poses unique property limitations. This property is located on a busy street corner in a high foot traffic area. We are just down the street from Farnsworth Middle School and we do have numerous children that walk by the property to get to and from school. Our property is immediately next door to a church, this church does advertise a dog friendly service once a week where parishioners are encouraged to bring their dogs. There is a city bus stop on the corner of our property and multiple bus stops within one block of our property. All of these factors are unique limitations to this property and our compliance with isolation requirements set forth by the State.

Test 3: No Harm to Public Interest. Where we are applying for a 6 foot tall solid fence to be located (street side) does not in any way hinder any driver or pedestrian line of sight of the intersection or any oncoming traffic, it also does not impede any neighboring driveways line of sight to safely enter traffic. As a matter of fact, the only reason we are applying for the variance is because it is what is in the best public interest to prevent the spread of canine brucellosis.

Our proposed fence will be constructed from treated lumber and stained. Our house is an 1890 Queen Anne Victorian. Our goal as home owners is to work to restore the house to its historically appropriate character and beauty. In keeping with this we are planning to erect a more ornate and decorative fence. By granting our variance and allowing a 6 foot tall solid fence to be built street side the entire community wins. First and foremost the solid fence keeps both people and dogs protected from contracting canine brucellosis, and maintains public safety. It will beautify our home and bring value to our neighborhood. And it allows our dogs and our family to access and utilize our property to our fullest extent. We sincerely appreciate your consideration of this matter. Thank you.

Works Cited

Wisconsin Department of Health Services; Division of Public Health
<https://www.dhs.wisconsin.gov/publications/p0/p00614.pdf>

Wisconsin Department of Health Services; Division of Public Health
<https://www.dhs.wisconsin.gov/publications/p0/p00614a.pdf>

Centers for Disease Control (CDC)
<https://www.cdc.gov/brucellosis/hcp/animals/index.html>

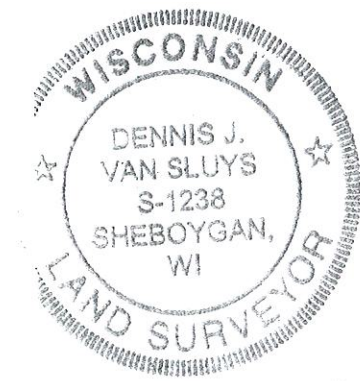
California Division of Public Health, Infections Disease Branch
<https://www.cdph.ca.gov/Programs/CID/DCDC/CDPH%20Document%20Library/IDBGuidanceforCALHJs-CanineBrucellosis.pdf>

Indiana State Board of Animal Health -

- Canine Brucellosis: Best Practices for a Complicated Disease (Indiana BOAH)

D & H LAND SURVEYS LLC
1628 GEORGIA AVENUE
SHEBOYGAN, WISCONSIN
2104 S. 8th STREET
PARCEL 59281313930
BEING LOTS 1 AND 2 AND THE NORTH 16 FEET OF LOT 3,
BLOCK 29 AND EAST HALF OF VACATED N/S ALLEY,
LAKE VIEW PARK SUBDIVISION, CITY OF SHEBOYGAN,
SHEBOYGAN COUNTY, WISCONSIN.

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proposed fence

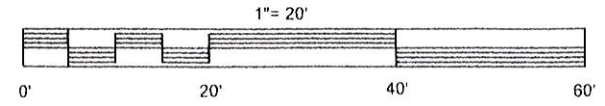
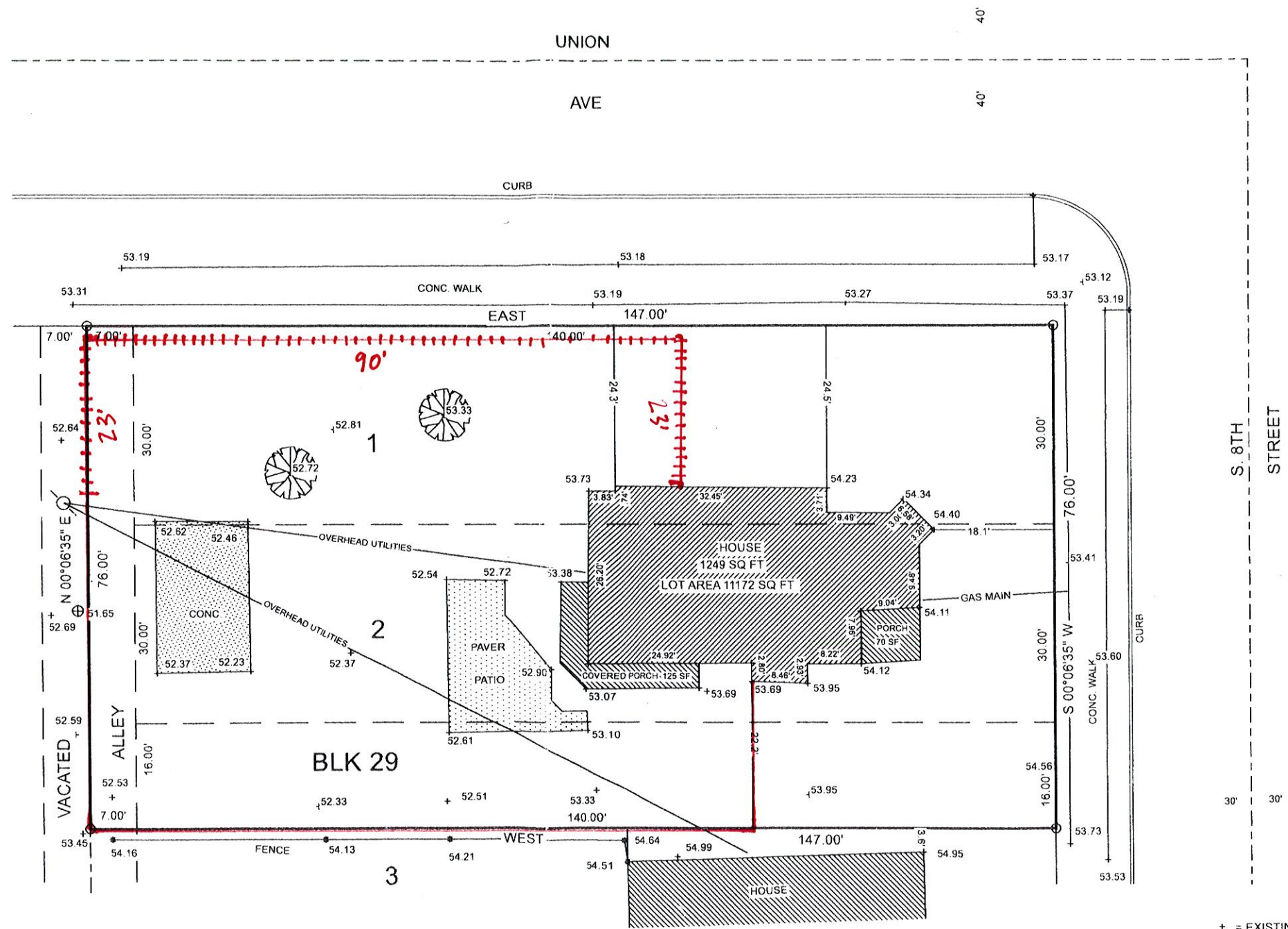


THIS IS AN ORIGINAL PRINT ONLY
IF SEAL IS IMPRINTED IN RED

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 23th day of June, 2025.



- + = EXISTING GRADE CITY DATUM
- Q = POWER POLE
- ⊕ = STORM AREA DRAIN
- = 1" IRON PIPE SET

DATA/CSHEB25/2104S8 D-3663





WESLEY
UNITED
METHODIST CHURCH
Sunday Worship 8:00am Sunday School 9:00am

PEY FRIENDS SERVICE
CLUBS MEETING
STARTING AT 10AM













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