

**AGENDA
CITY OF STURGEON BAY
ZONING BOARD OF APPEALS**

Tuesday, October 2, 2018
12:00 Noon
Council Chambers, City Hall
421 Michigan Street

1. Roll call.
2. Adoption of agenda.
3. Approval of minutes from August 28, 2018.
4. Public Hearing: Petition for variance from Section 20.34(1) of the Municipal Code (Zoning Code), to construct a new residential home with a 10-foot setback, at its closest point, from Highway 42/57 right-of-way, located at 920 Tacoma Beach Road.
5. Consideration of: Petition for variance from Section 20.34(1) of the Municipal Code (Zoning Code), to construct a new residential home with a 10-foot setback, at its closest point, from Highway 42/57 right-of-way, located at 920 Tacoma Beach Road.
6. Adjourn.

NOTE: DEVIATION FROM THE AGENDA ORDER SHOWN MAY OCCUR.

ZBA Board Members
William Murrock, Chair
James Goodwin
Andrew Starr
Bill Chaudoir
Wayne Spritka
Dave Augustson, Alternate
Justin Kirwen, Alternate

09/26/18
9:30 a.m.
CN

ZONING BOARD OF APPEALS
Tuesday, August 28, 2018

The City of Sturgeon Bay Zoning Board of Appeals meeting was called to order at 12:00 noon by Chairperson William Murrock in Council Chambers, City Hall, 421 Michigan Street.

Roll call: Members James Goodwin, William Murrock, Andrew Starr, Bill Chaudoir, and Alternate Dave Augustson were present. Excused: Member Wayne Spritka. Also present were DNR representative Michelle Staff, Planner/Zoning Administrator Chris Sullivan-Robinson and Community Development Secretary Cheryl Nault.

Adoption of agenda: Moved by Mr. Starr, seconded by Mr. Goodwin to adopt the following agenda:

1. Roll call.
2. Adoption of agenda.
3. Approval of minutes from Tuesday, July 24, 2018.
4. Public Hearing: Petition for variance from Sections 23.04(3)(a)(1), 23.06(1)(b)(4), and 23.06(3)(a) of the Municipal Code (Floodplain Zoning Code) for a 22' x 40' addition, located at 719 Memorial Drive.
5. Consideration of: Petition for variance from Sections 23.04(3)(a)(1), 23.06(1)(b)(4), and 23.06(3)(a) of the Municipal Code (Floodplain Zoning Code) for a 22' x 40' addition, located at 719 Memorial Drive.
6. Adjourn.

Carried.

Approval of minutes from Tuesday, July 24, 2018: Moved by Mr. Murrock, seconded by Mr. Augustson to approve the minutes from July 24, 2018. All ayes. Carried.

Public Hearing: Petition for variance from Sections 23.04(3)(a)(1), 23.06(1)(b)(4), and 23.06(3)(a) of the Municipal Code (Floodplain Zoning Code) for a 22' x 40' addition, located at 719 Memorial Drive: Chairperson Murrock opened the public hearing at 12:02 p.m.

Bob LeCapitaine, 719 Memorial Drive, stated that this is his summer home. The house was built in the 1950's. It is not adequate in size. He would like to add an addition, which would include a bathroom and enlarging the existing bedroom. The addition would be 40 feet from the water. He does not want to raise the house, since it couldn't be guaranteed that there would be no issues with cracked walls, etc. If raised to an elevation of 587', the house would be higher than the rest of the homes. His neighbor to the north already has have water problems in their basement. Raising the house would make it worse. It would be more feasible just to add the addition at the current level. He would also like to revise their patio and add some type of covering for it also.

Mr. Sullivan-Robinson stated that the issue is the Floodplain code. The base flood elevation is 585'. The bottom floor needs to be at 587'. Fill is required 15 feet around the structure.

The addition is slab on grade, and will match the floor elevation of the existing building at 585'. This addition will need a variance from the flood protection elevation. The second variance request is to not add any fill under or around the structure. Mr. LeCapitaine had said that there is no room to extend 15 feet out with fill. The third variance is requesting to exceed 50% of the tax assessed value of the dwelling. The addition would cost over \$100,000. The current assessed value for the dwelling is \$126,000.

Mr. Sullivan-Robinson read sections of a letter received from Michelle Staff, State National Flood Insurance Program Coordinator, Dam Safety and Floodplain Section. The letter stated that the intent of the Floodplain Ordinance provision is to prevent existing buildings from being turned into a new or substantially improved building. Increasing the value of the structure without protecting them from flood risk does not meet new development standards. The applicant must demonstrate unique property conditions which are not common to adjacent lots or premises. There are no unique characteristics to the property in this case that differs from any other property within the floodplain. A variance may not be granted which results in harm to public interest. The incremental benefits of allowing the development are outweighed by the increased costs of future flood damage. An unnecessary hardship exists only if the property owner shows that they would have no reasonable use of the property without a variance. A variance is intended to provide only the minimum relief necessary to preserve a reasonable use of the property. Floodplain variances should be a rare occurrence and should not be used as a tool for relief of the two feet of freeboard in this situation.

The letter continued to say that Wisconsin Statutes provides the opportunity for certiorari review of the variance under s. 62.23(7)(e). NR116.22 outlines additional enforcement actions that the department may take to ensure community compliance with the ordinance. In addition, if the variance was granted as is, the ZBA may encounter difficulty meeting NFIP standards. FEMA (Federal Emergency Management Agency) can review a community's findings justifying the granting of variances, and if that review indicates a pattern inconsistent with the objectives of sound floodplain management, FEMA may take appropriate action up to and could suspend the community from the National Flood Insurance Program.

Board members discussed the letter. Mr. Sullivan-Robinson said if the variance is approved, FEMA could audit the City and ultimately cut the City from the program or the DNR could legally appeal the City's decision. He felt that it was in the City's best interest to deny the variance request.

Mr. Goodwin thought this should be tabled to obtain an opinion from the City Attorney.

Ms. Staff stated that the statutory requirements for floodplain variances are in the City's ordinance, which are a combination of state and federal regulations. The reason for the floodplain protection elevation is that the floodplain is not designed for ice or other anomalies that would go over that base. It gives that added protection if it does go over that 1% chance it will be protected.

Mr. Starr stated that if the issue of the 50% was met, it doesn't seem that the issue of the grade was as concerning. Ms. Staff agreed. If it was only the fill, you wouldn't see her at the meeting. It is an accumulative type of process over the lifetime.

Ms. Staff stated that she works with FEMA. The property has limitations. The purpose of the ordinance is to keep from putting money into nonconforming uses. The ZBA needs to decide if the variance request meets all requirements. She gets concerned when structures go over the 50% rule. Using the current value and estimated amount of improvements, it's an accumulative at the time of permitting. If the variance is granted, Mr. LeCapitaine will be locked on that. If a future owner wants to do another addition, they cannot because the 50% had already been granted.

Mr. Starr felt that the assessment was too low for the structure. He asked what would happen if they granted the variance.

Ms. Staff said it was not uncommon to raise the structure. It cannot be a financial situation. There is a 30 day appeal process, if it has not met the statutory requirements, through the Dept. of Justice or the DNR. All correspondence is submitted to FEMA. They may audit the City's permits. She urged the Board to review the criteria in the Floodplain Ordinance. Everything must be met, not only part of it.

Dave Corbisier, 729 Memorial Drive, said he had no problems with the variance request.

Mr. Goodwin read an email from Bob & Terri Starr stating that since the request is to allow for an addition to an existing home, they were in favor of granting the request.

No one spoke in opposition. There were no letters in opposition.

Chairperson Murrock offered rebuttal testimony to Mr. LeCapitaine.

Mr. LeCapitaine stated that he was told that FEMA is in the process of lowering the floodplain level. He wasn't sure why the DNR or FEMA was involved. He does not plan on obtaining flood insurance.

Mr. Sullivan-Robinson stated that FEMA is in the process of going through a floodplain map revision. They may be lowering the level a couple of feet. As of now, we need to continue going off of the current maps and ordinance.

Ms. Staff added that it may be two years before the maps are completed. The preliminary maps may be coming out in spring. It may be harder to sell a home without flood insurance.

Mr. LeCapitaine added that he will probably make other modifications to the existing home to match the addition. He did not think that he would come anywhere close to the 50%.

Chairperson Murrock closed the public hearing at 12:53 p.m.

Consideration of: Petition for variance from Sections 23.04(3)(a)(1), 23.06(1)(b)(4), and 23.06(3)(a) of the Municipal Code (Floodplain Zoning Code) for a 22' x 40' addition, located at 719 Memorial Drive: Board members agreed that it would be easier to approve with a plan that had an exact cost figure rather than an estimated cost for the addition.

Mr. Starr stated that this is a tough situation for the homeowner. He understands the 50% rule. The ideal situation would be to raise the level of the whole building.

Mr. Chaudoir said that he hasn't heard anything that would encourage him to vote for this request given the liability that it puts the City in.

Mr. Le Capitaine stated that most contractors did not even want to take a look at raising the home. They could not offer a guarantee that there would be no cracked walls, being uneven, etc. There is not 15 feet available to fill around the structure.

After further discussion, it was moved by Mr. Goodwin, seconded by Mr. Augustson to deny the request for variances since there is not sufficient information in which to base the decision on. There is no hardship presented since the home is still usable as is. It does not meet the floodplain requirements. This is causing liability for the City as far as legal costs defending the position with the DNR and potentially risking our participation with the federal flood insurance program for the entire community. The lot has no physical restrictions. There are other options.

Roll call vote: All ayes. Carried.

Adjourn: Moved by Mr. Starr, seconded by Mr. Augustson to adjourn. All ayes. Carried. Meeting adjourned at 1:04 p.m.

Respectfully submitted,



Cheryl Nault
Community Development Secretary



MEMO

To: Zoning Board of Appeals
From: Christopher Sullivan-Robinson
Date: September 20, 2018
Subject: Variance from S. 20.34(1) for Gregory and Karen Daanen

The Daanen's are seeking a variance from S. 20.34(1) of Municipal Code (Zoning Code) to replace an existing single-family home with a new home as shown on the site plan. S. 20.34(1) states *between the west city limits and the Bayview Bridge such setback shall be 50 feet from the edge of the right-of-way...*

The existing building is a 2700 square feet manufactured home, and is considered a nonconforming structure due to this rule. This building would be replaced with a 3769 square feet single-family dwelling. The highway setback would be 10 feet at the closest point, which means the building will encroach on the highway setback by 40 feet. The proposed location is on the water side of the property.

The highway setback was based on future needs for highway expansion into a 4 lane system. The likelihood for expanding any further is very minimal. The other reason for this ordinance is to protect public interest.

There are a few other factors to consider when looking at this application. Under the nonconforming structure rules the applicant could rebuild at the existing footprint as long as the new structure doesn't further diminish the required setbacks and the floor area can't exceed *1.5 times* the original floor area. Staff calculated that number to be 4044 square feet. The total square footage of the proposed building is 3769 square feet not including the attic. The new structure is approximately 28 feet tall and would not be visible from the highway. This is due to the elevation difference between the property and the highway. Also, the trees located within the right-of-way screen the property. This property does have a unique situation because of the location of the highway right-of-way in relation to the property. Typically, if a property in Sturgeon Bay has a highway setback; it is located off of the rear lot line.

If we treated the highway right-of-way like a normal street setback, this construction would still not comply. Looking at the property's buildable area, there is still approximately 47,000 square feet. Most of that buildable space is on the south side of the property closest to Tacoma Beach Rd.

**CITY OF STURGEON BAY
VARIANCE APPLICATION
ZONING BOARD OF APPEALS**

Date Received: 9-17-18
Fee Paid \$ 300 + \$0 DEPOSIT
Received By: CHEZYL N.

	APPLICANT/AGENT	LEGAL PROPERTY OWNER (if different)
Name	Andrew Hockberger	Gregory and Karen Daanen
Company	Midwest Design Homes	
Street Address	N2335 W. Frontage Rd	W175 N7503 Wilson Dr
City/State/Zip	Kaukauna, WI 54130	Menomonee Falls, WI 53051
Daytime Telephone No.	920-246-1499	262-844-1372
Fax No.		
STREET ADDRESS OF SUBJECT PROPERTY: <u>920 Tacoma Beach Rd</u> Location if not assigned a common address: _____		
TAX PARCEL NUMBER: <u>2816491000114</u>		
CURRENT ZONING CLASSIFICATION: <u>R-1</u>		
CURRENT USE AND IMPROVEMENTS: <u>There is an older trailer home currently on the property that the Daanen's use only seasonally. They are wanting to build a new home that will become their full time residence.</u>		
IDENTIFY MUNICIPAL CODE SECTION PERTINENT TO REQUEST AND STATEMENT OF SPECIFIC ITEM BEING REQUESTED FOR REVIEW: <u>Zoning Ordinance 20.34 (1)</u> <u>50' setback from the edge of the right of way from Highway 42/57</u>		
ZONING AND USES OF ADJACENT SURROUNDING PROPERTIES: North: <u>Water Front</u> South: <u>Agricultural</u> East: <u>R-2</u> West: <u>PUD</u>		

VARIANCE STANDARDS

Please address how the proposed variance meets each of the three required standards for authorizing variances. (Attach additional sheets, if necessary)

1. Unnecessary hardship: As you can see from the Proposed Site Plan, the 50' setback cuts the property in half, making the property virtually unbuildable.
2. Unique physical property limitation: By cutting the buildable land in half, the only structure that could be built would be impracticable and an eye sore on the water front.
3. Protection of public interest: We are proposing to build a beautiful home that will bring in more tax revenue for the city. The home will not effect the neighbors or the highway in any way. In fact, you will not even see the house from the highway.

HAVE THERE BEEN ANY VARIANCES, CONDITIONAL USE PERMITS, ETC. GRANTED PREVIOUSLY FOR THIS PROPERTY? No IF YES, EXPLAIN: _____

Attach an 8-1/2" X 11" detailed site plan (if site plan is larger than 8-1/2" x 11", also include 15 large sized copies), full legal description (preferably on disk), 8-1/2 x 11" location map, construction plans for the proposed project, and Agreement for Reimbursement of expenses. Site plan shall include dimensions of property, pertinent structures and buildings, proposed site improvements, signature of person who drew plan, etc.

<u>Gregory and Karen Daanen</u>	<u>[Signature]</u>	<u>9-1-18</u>
Property Owner (Print Name)	Signature	Date
<u>Andrew Hackberger</u>	<u>[Signature]</u>	<u>9-4-18</u>
Applicant/Agent (Print Name)	Signature	Date

I, Karen Daanen, have attended a review meeting with at least one member of staff and understand that I am responsible for sign placement and following all stages listed on the check list in regard to the applicant.

9-13-18
Date of review meeting

[Signature]
Applicant Signature

[Signature]
Staff Signature

Attachments:

Procedure & Check List

Agreement For Reimbursement of Expenses

STAFF USE ONLY

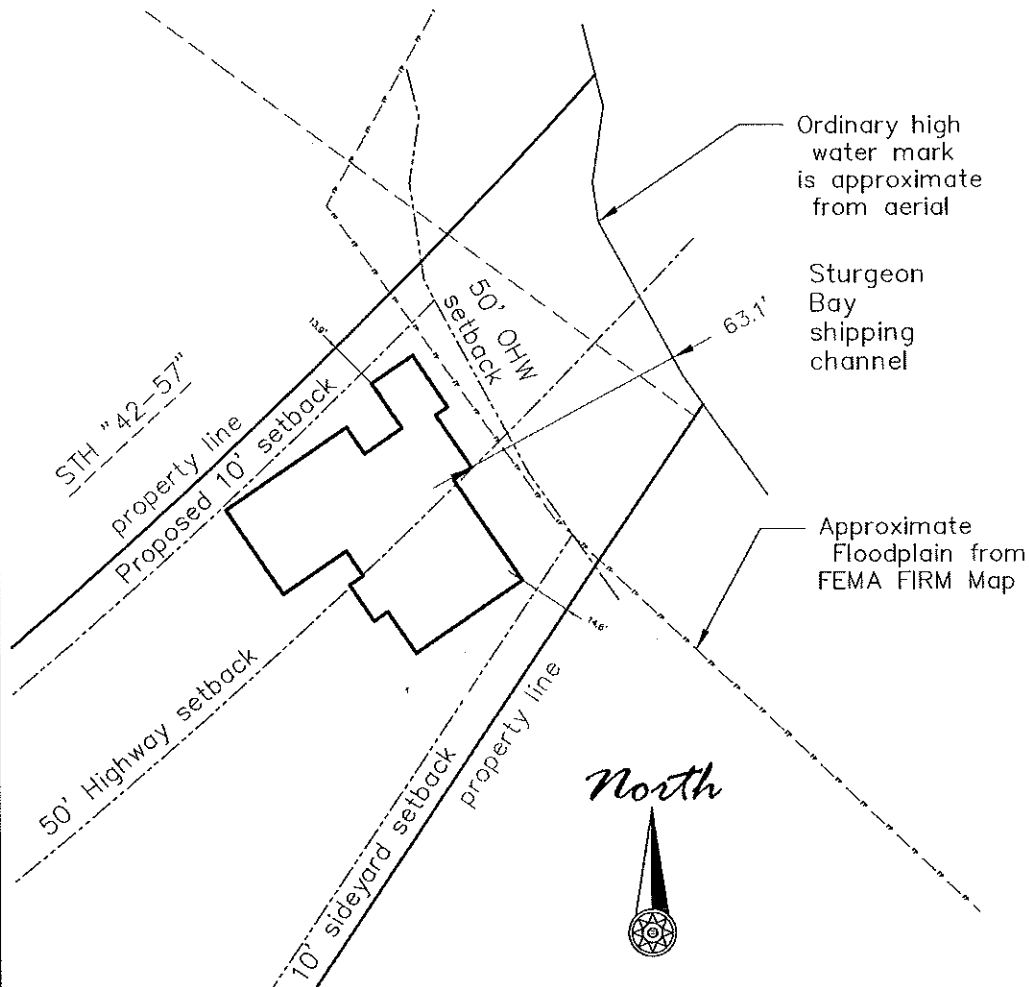
Application conditions of approval or denial:

Date

Community Development Director

Exhibit for Varriance

Gregory and Karen Dannen
920 Tacoma Beach Road
City of Sturgeon Bay
Door County
Wisconsin



NOTES

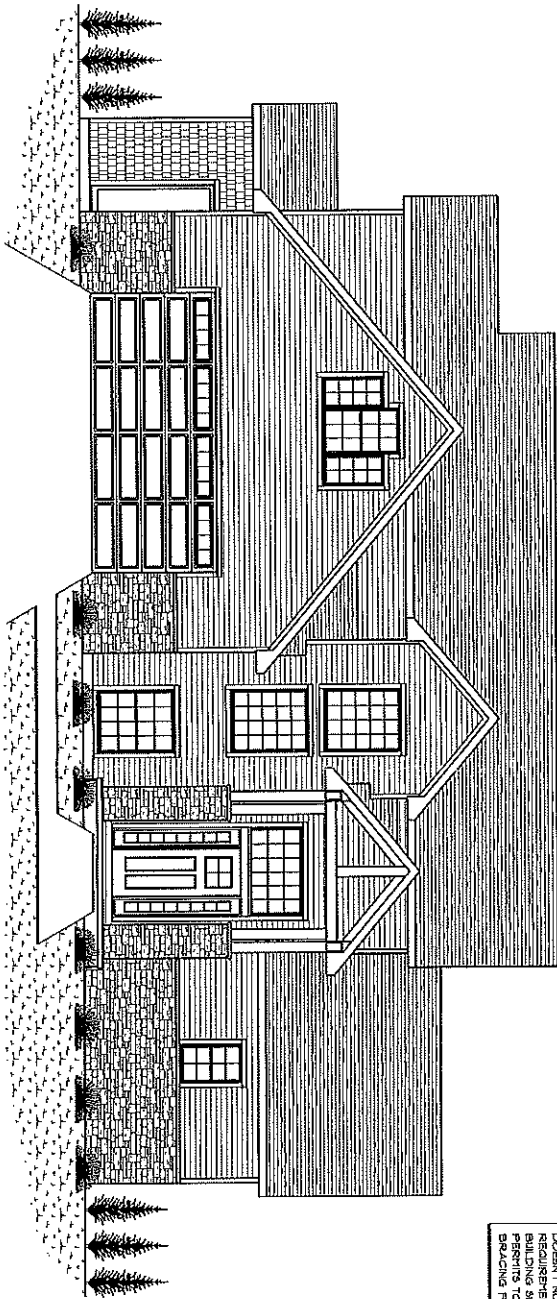
The information used to produce this map was acquired from the Internet. Sources Door County G.I.S. R.O.D. Land information departments and FEMA's web site.

Scale: 1" = 50'

Client: Jon Huss
Tax Parcel: 281 64910001142017
Drafted By: JRW
File: D-818Exhibit 082718.dwg
Data File: D-818.TXT

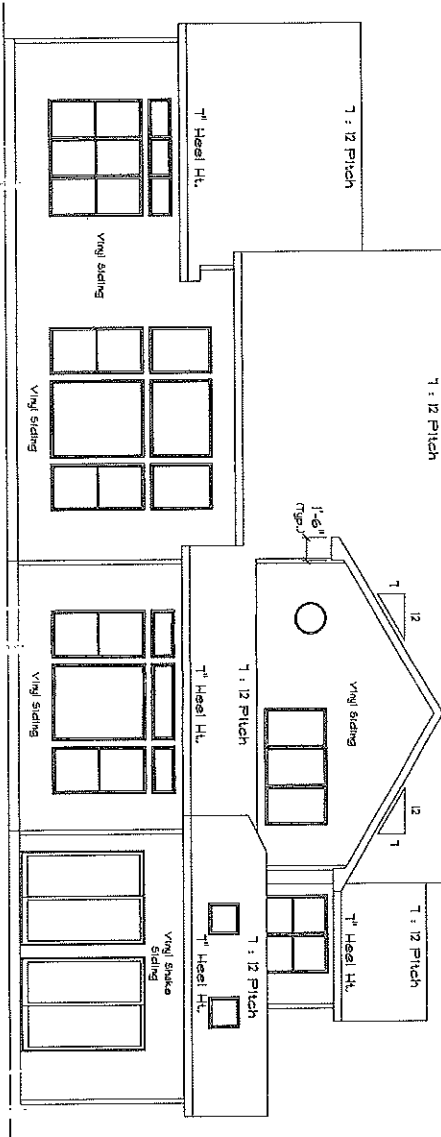
Mau & Associates, LLP
LAND SURVEYING & PLANNING
CIVIL & WATER RESOURCE ENGINEERING
Phone: 920-434-9670 Website: www.mau-associates.com
400 Security Blvd, Green Bay, WI 54313

Sheet One of One
Project No.: D-818
Drawing No.: L-10470



FRONT ELEVATION

SCALE: 1/8" = 1'-0"



REAR ELEVATION

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

NOTE:
THIS CONSTRUCTION PLAN CURRENTLY
DOES NOT NOTE PROPER WALL BRACING
REQUIREMENTS. PLEASE CONTACT WISCONSIN
BUILDING SUPPLY PRIOR TO APPLYING FOR
PERMITS TO INITIATE THE START OF THE WALL
BRACING CALCULATIONS.

SQUARE FOOTAGE:	
FIRST FLOOR:	1811 Sq. Ft.
SECOND FLOOR:	854 Sq. Ft.
SCREENED PORCH:	277 Sq. Ft.
ATTIC STORAGE:	205 Sq. Ft.
COVERED PORCH:	112 Sq. Ft.



1930 LARSEN ROAD
P.O. BOX 10001
GREEN BAY, WI 54301

COMPONENTS:
PHONE (920) 456-5094
FAX (920) 458-0718
1145 MORANE TERRACE
GREEN BAY, WI 54303

CUSTOM DESIGNED FOR:

JON HUSS CUSTOM HOMES

JOB NAME: Greg & Karen Danner (Sturgeon Bay, WI)

DRAWN BY: Jason Lelick

DATE: November 7, 2011

REVISIONS: 4/30/18 JAL 6/27/18 JAL

(15-380-TL) 8/11/18 JAL

SQ. FT.: 6th Plan

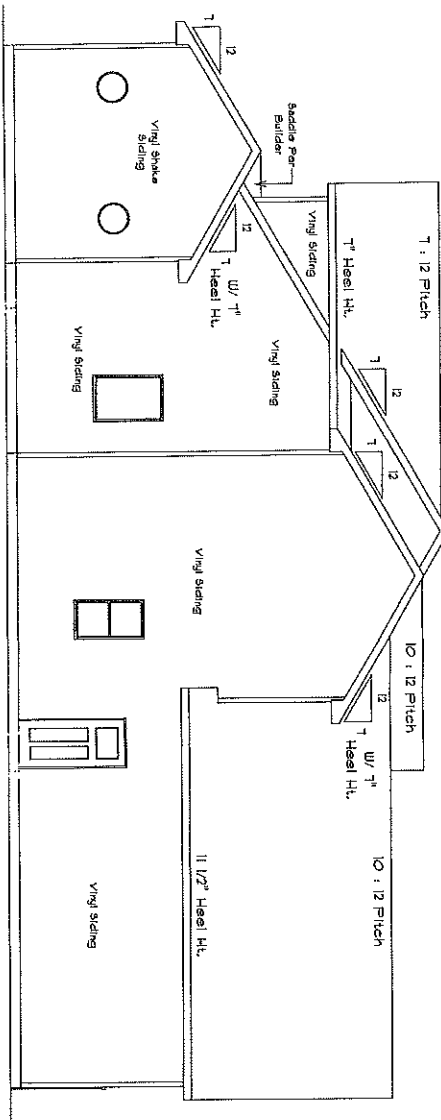
SCALE: As Noted

PLAN NO. 17-482-T

IMPORTANT NOTE:

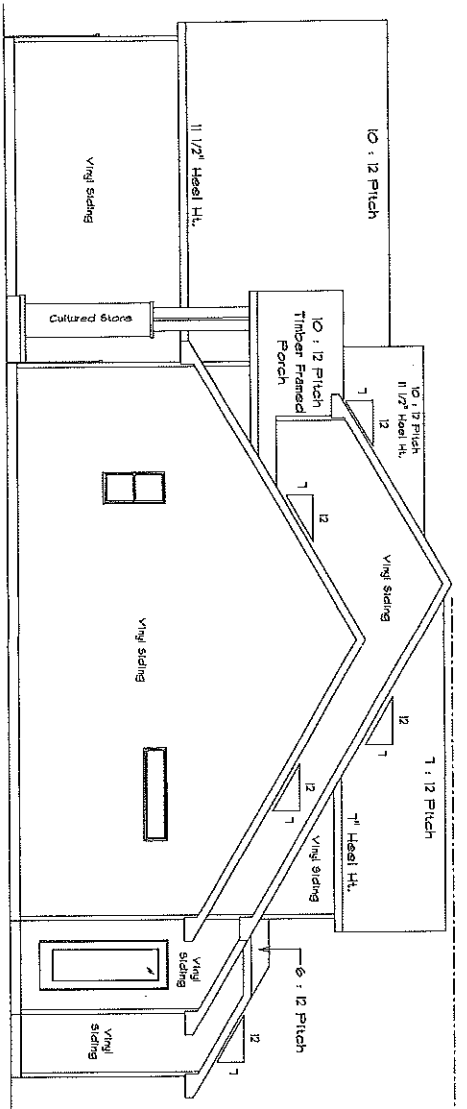
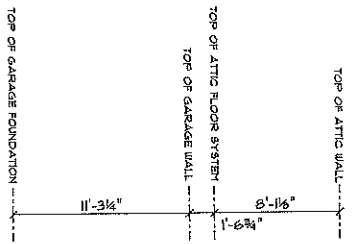
IT IS AGREED THAT ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING AND CHECKING THESE PLANS FOR ACCURACY, THE GENERAL CONTRACTOR/OWNER MUST REVIEW ALL DIMENSIONS, DETAILS AND NOTES BEFORE BEGINNING ANY CONSTRUCTION AND IS HEREBY HELD RESPONSIBLE FOR ANY DISCOVERED DISCREPANCIES.

IT IS UNDERSTOOD THAT THE WISCONSIN UNIFORM DUELLING CODE AND LAYOUT DRAWINGS FOR FLOOR AND ROOF TRUSSES SHALL TAKE FINAL PRECEDENCE OVER THESE ARCHITECTURAL PLANS.



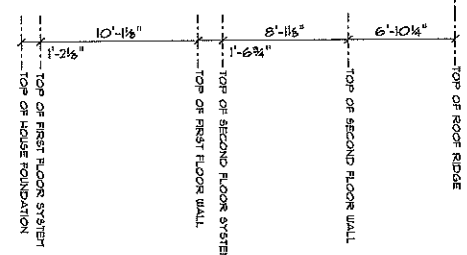
LEFT ELEVATION

SCALE: 1/8" = 1'-0"



RIGHT ELEVATION

SCALE: 1/8" = 1'-0"



SQUARE FOOTAGE	
FIRST FLOOR	1843 Sq. Ft.
SECOND FLOOR	844 Sq. Ft.
ATTIC	724 Sq. Ft.
GARAGE	724 Sq. Ft.
COVERED PORCH	200 Sq. Ft.



1850 LARSEN ROAD
P.O. BOX 10001
GREEN BAY, WI 54301
COMPONENTS:
PHONE (920) 426-5034
FAX (920) 426-1215
1745 MORRIS TERRACE

CUSTOM DESIGNED FOR:

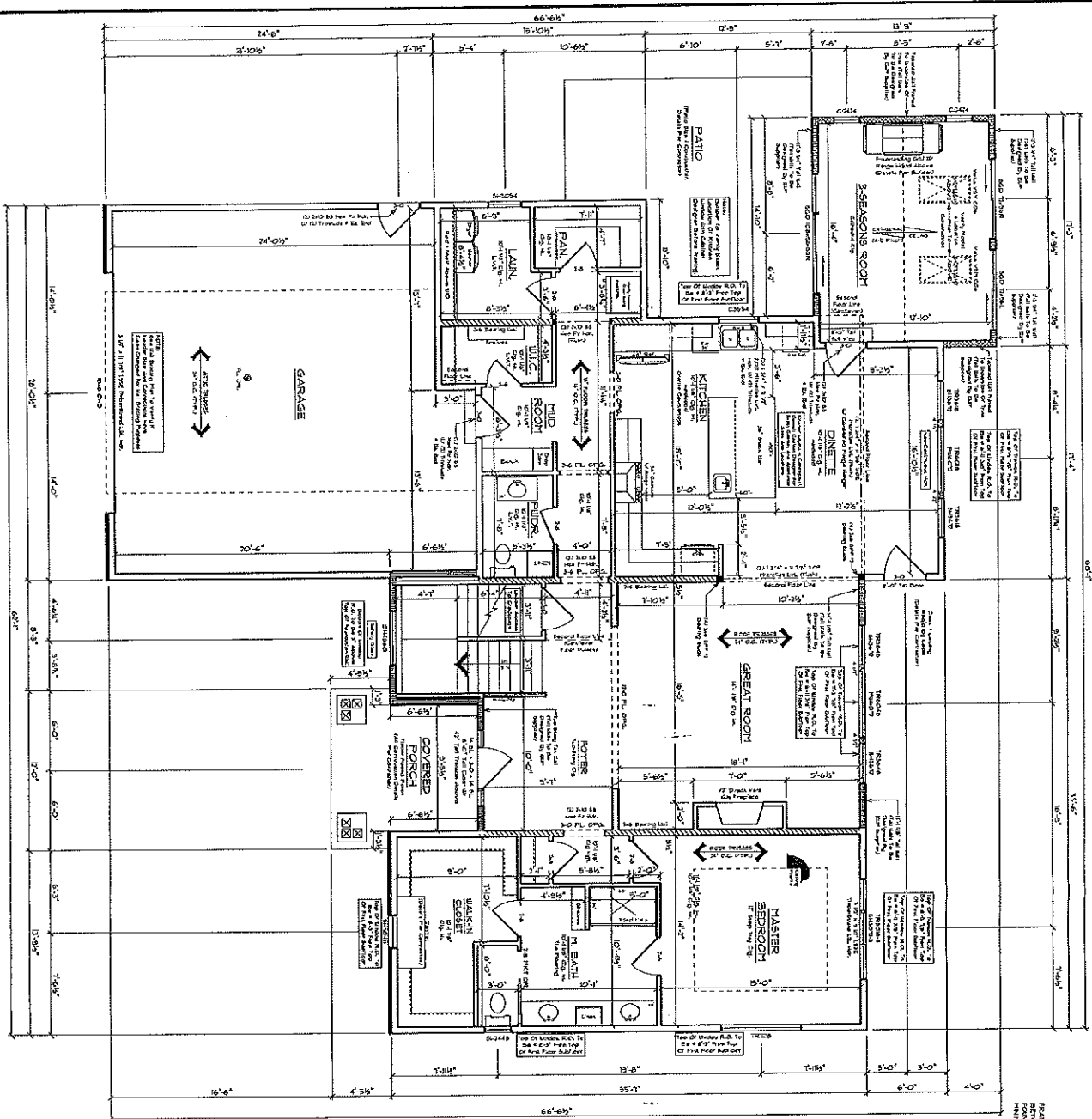
JON HUSS CUSTOM HOMES

JOB NAME: Greg & Karen Darnen (Sturgeon Bay, WI)	SQ. FT.: 3046 Plan
DRAWN BY: Jason Leick	SCALE: As Noted
DATE: November 7, 2011	PLAN NO.: 17-482-T
REVISIONS: 4/30/13 JAL	
(15-330-TL)	

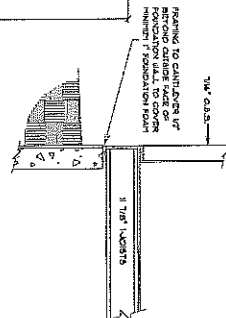
IMPORTANT NOTE:

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IT IS UNDERSTOOD THAT THE WISCONSIN UNIFORM DUELLING CODE AND LAYOUT DRAWINGS FOR FLOOR AND ROOF TRUSSES SHALL TAKE FINAL PRECEDENCE OVER THESE ARCHITECTURAL PLANS.



BOX SILL DETAIL
SCALE: 1/4" = 1'-0"



FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"
1/4" = 1'-0" CLG. HT.

NOTE:
UNLESS OTHERWISE NOTED,
ALL INTERIOR DOORS
TO BE 6'-0" TALL
FIRST FLOOR SUBSLOPE

NOTE:
EXTERIOR DIMENSIONS ARE SHOWN TO REFLECT
HOUSE FRAMING WALLS SET OUT 1/2" FOR
FOUNDATION FOOTING. IF FOUNDATION FOOTING IS
TO BE OTHER THAN 1/2" FRAMING DIMENSIONS ARE TO
BE FIELD DIMENSIONS AND MAINTAIN ALL CODE
REQUIREMENTS (MINIMUMS).

SQUARE FOOTAGE:

FIRST FLOOR	1941 Sq. Ft.
SECOND FLOOR	884 Sq. Ft.
SCREENING PORCH	202 Sq. Ft.
ATLIC STORAGE	255 Sq. Ft.
COVERED PORCH	10 Sq. Ft.

PLAN SPECIFICATIONS:

THE CONDITIONS LISTED BELOW ARE
EXCEPTIONS ARE NOTED ON THE PLAN SHEET

WALL INFORMATION:
ALL EXTERIOR WALLS TO BE 8" THICK CONCRETE
BLOCK WITH 1/2" REINFORCING BARS
ALL INTERIOR WALLS TO BE 5/8" THICK
CONCRETE BLOCK WITH 1/2" REINFORCING BARS
ALL PARTITION WALLS TO BE 5/8" THICK
CONCRETE BLOCK WITH 1/2" REINFORCING BARS
ALL CEILING WALLS TO BE 5/8" THICK
CONCRETE BLOCK WITH 1/2" REINFORCING BARS
ALL FLOOR WALLS TO BE 5/8" THICK
CONCRETE BLOCK WITH 1/2" REINFORCING BARS
ALL ROOF WALLS TO BE 5/8" THICK
CONCRETE BLOCK WITH 1/2" REINFORCING BARS
ALL FOUNDATION WALLS TO BE 16" THICK
CONCRETE BLOCK WITH 1/2" REINFORCING BARS
ALL EXTERIOR DOORS TO BE 6'-0" TALL
ALL INTERIOR DOORS TO BE 6'-0" TALL
ALL WINDOWS TO BE 6'-0" TALL
ALL PORCHES TO BE 6'-0" TALL
ALL PATIOS TO BE 6'-0" TALL
ALL TERRACES TO BE 6'-0" TALL
ALL STAIRS TO BE 6'-0" TALL
ALL BATHS TO BE 6'-0" TALL
ALL KITCHENS TO BE 6'-0" TALL
ALL DINING ROOMS TO BE 6'-0" TALL
ALL LIVING ROOMS TO BE 6'-0" TALL
ALL BEDROOMS TO BE 6'-0" TALL
ALL HALLWAYS TO BE 6'-0" TALL
ALL CLOSETS TO BE 6'-0" TALL
ALL GARAGES TO BE 6'-0" TALL
ALL SCREENING PORCHES TO BE 6'-0" TALL
ALL ATLIC STORAGE TO BE 6'-0" TALL
ALL COVERED PORCHES TO BE 6'-0" TALL

Wisconsin
BUILDING SUPPLY

1890 LARSEN ROAD
P.O. BOX 10001
GREEN BAY, WI 54301

COMPONENTS:
PHONE (920) 436-5034
FAX (920) 436-5034
1145 HORIZON TERRACE
GREEN BAY, WI 54303

CUSTOM DESIGNED FOR:

JON HUSS CUSTOM HOMES

JOB NAME: Greg & Karen Daxson (Sturgeon Bay, WI)

DRAWN BY: Jason Leick

DATE: November 1, 2011

REVISIONS: 4/30/18 JAL 6/17/18 JAL
(15-300-TL) 5/11/18 JAL

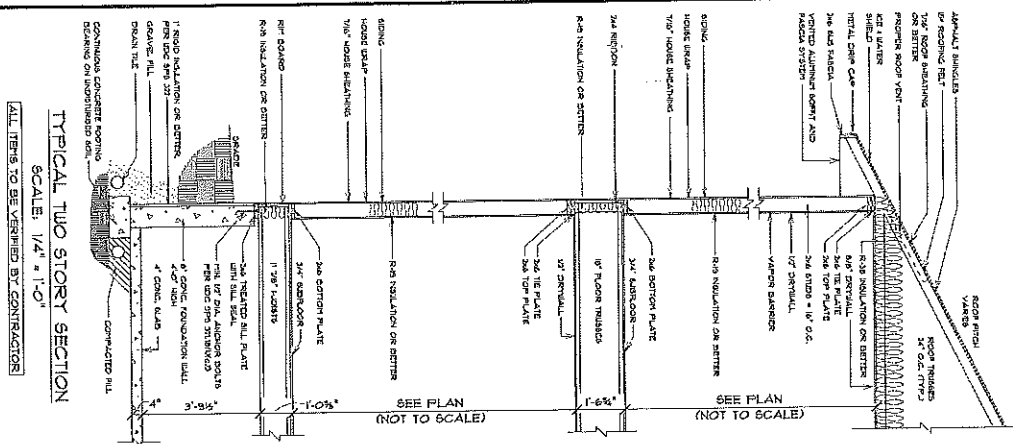
SCALE: As Noted

PLAN NO. 17-482-T

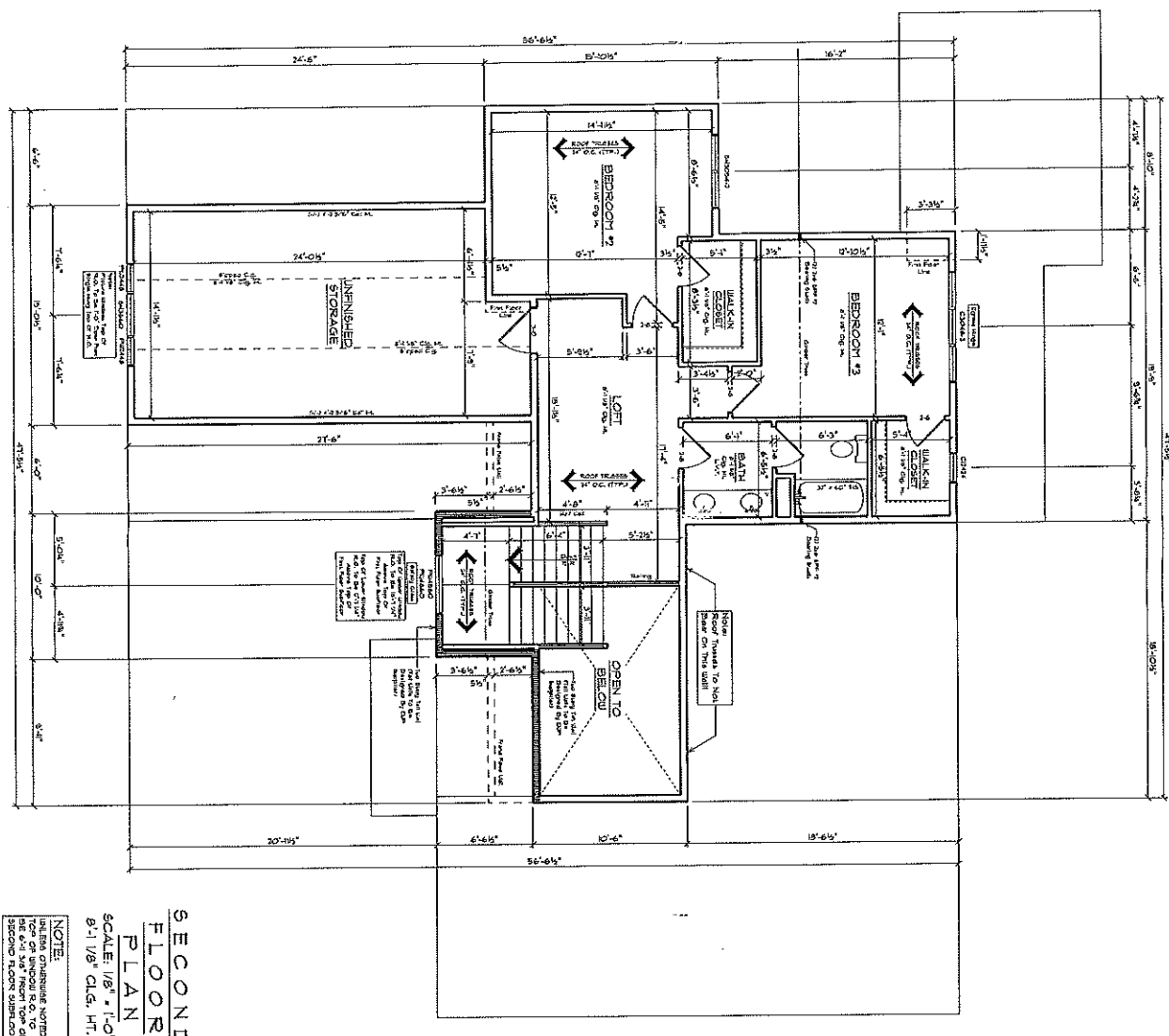
IMPORTANT NOTE:

IT IS AGREED THAT ALTHOUGH EVERY EFFORT HAS BEEN MADE IN
PREPARING AND CHECKING THESE PLANS FOR ACCURACY, THE
GENERAL CONTRACTOR/OWNER MUST REVIEW ALL DIMENSIONS, DETAILS
AND NOTES BEFORE BEGINNING ANY CONSTRUCTION AND IS HEREBY
HELD RESPONSIBLE FOR ANY DISCOVERED DISCREPANCIES.

IT IS UNDERSTOOD THAT THE WISCONSIN UNIFORM DWELLING CODE AND
LAYOUT DRAWINGS FOR FLOOR AND ROOF TRUSSES SHALL TAKE FINAL
PRECEDENCE OVER THESE ARCHITECTURAL PLANS.



TYPICAL TWO STORY SECTION
SCALE: 1/4" = 1'-0"



SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"
8'-1 1/8" CLG. HT.

SQUARE FOOTAGE:

FIRST FLOOR	180 sq. ft.
SECOND FLOOR	84 sq. ft.
SCREENED PORCH	22 sq. ft.
ATTC STORAGE	33 sq. ft.
COVERED PORCH	56 sq. ft.

PLAN SPECIFICATIONS:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE.

GENERAL NOTES:

- ALL DIMENSIONS SHOWN ARE FROM FINISH TO FINISH UNLESS OTHERWISE NOTED.
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Wisconsin BUILDING SUPPLY

1830 LARSEN ROAD
P.O. BOX 10001
GREEN BAY, WI 54301

COMPONENTS:
PHONE (920) 456-5094
FAX (920) 498-9118
1145 MORRIS TERRACE

CUSTOM DESIGNED FOR:

JON HUSS CUSTOM HOMES

JOB NAME: Greg & Karen Deenen (Sturgeon Bay, WI)
DRAWN BY: Jason Leick
DATE: November 7, 2011
REVISIONS: 4/30/12 JAL 6/7/12 JAL
5/1/12 JAL

EQ. FT. See Plan
SCALE: As Noted
PLAN NO. 17-482-T

IMPORTANT NOTE:

IT IS AGREED THAT ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING AND CHECKING THESE PLANS FOR ACCURACY, THE GENERAL CONTRACTOR/OWNER MUST REVIEW ALL DIMENSIONS, DETAILS AND NOTES BEFORE BEGINNING ANY CONSTRUCTION AND IS HEREBY HELD RESPONSIBLE FOR ANY DISCOVERED DISCREPANCIES.

IT IS UNDERSTOOD THAT THE WISCONSIN UNIFORM DUELING CODE AND LAYOUT DRAWINGS FOR FLOOR AND ROOF TRUSSES SHALL TAKE FINAL PRECEDENCE OVER THESE ARCHITECTURAL PLANS.



NOTICE OF PUBLIC HEARING

The City of Sturgeon Bay Zoning Board of Appeals will hold a public hearing in the Council Chambers, 421 Michigan Street, Sturgeon Bay, Wisconsin on Tuesday, October 2, 2018 at 12:00 Noon or shortly thereafter, regarding a request from Gregory and Karen Daanen (Andrew Hockberger, agent) for a variance from Section 20.34(1) of Municipal Code (Zoning Code), which requires all buildings to be setback 50 feet from the State Highway 42/57 right-of-way. The request is to build a new residential home with a 10-foot setback, at the closest point, from the State Highway 42/57 right-of-way. The property is located at 920 Tacoma Beach Road, tax parcel #281-64-91000114. The variance application is on file with the Community Development Department and can be viewed at City Hall, 421 Michigan Street, weekdays between 8:00 a.m. and 4:30 p.m. The public is invited to attend the hearing and give testimony in favor or against the proposed variance either in person at the hearing or in writing.

By order of:

City of Sturgeon Bay Zoning Board of Appeals

Location Map

Notice of Public Hearing

Variance Request



 Subject Property




City of Sturgeon Bay
Community Development Dept.
421 Michigan Street
Sturgeon Bay, WI 54235

Re: Variance request
920 Tacoma Beach Rd.

My wife Nancy and I, Robert Petersen, reside at 938 Tacoma Beach Rd, two properties from the referenced property and would like to support the variance request of Gregory and Karen Daanan. For over 17 years or more they have had to live with the property reduced due to the construction of the Bay View bridge and the highway right of way which cut deeply into their property. Approving the requested variance will allow them to build a new residential home suited to the property.


Robert Petersen


Nancy Petersen