

AGENDA
CITY OF STURGEON BAY
ZONING BOARD OF APPEALS
Tuesday, June 14, 2022 @ 12:00 Noon
Council Chambers, City Hall
421 Michigan Street, Sturgeon Bay, WI

1. Roll call.
2. Adoption of agenda.
3. Approval of minutes from April 26, 2022.
4. Public Hearing: Variance from Sections 20.29 and 20.27 of the municipal code for Thomas Thomas located at 55 N. 8th Avenue, parcel #281-34-18001100.
5. Consideration of: Variance from Sections 20.29 and 20.27 of the municipal code for Thomas Thomas located at 55 N. 8th Avenue, parcel #281-34-18001100
6. Public Hearing: Variance from Section 20.31 of the municipal code for Door County YMCA located at 1900 Michigan Street, parcel #281-46-60001002A.
7. Consideration of: Variance from Section 20.31 of the municipal code for Door County YMCA located at 1900 Michigan Street, parcel #281-46-60001002A.
8. Public Hearing: Variance from Section 20.29 of the municipal code for Richard and Barbara Nelson located at 78 W. Maple Street, parcel #281-12-10070901.
9. Consideration of: Variance from Section 20.29 of the municipal code for Richard and Barbara Nelson located at 78 W. Maple Street, parcel #281-12-10070901.

Adjourn.

NOTE: DEVIATION FROM THE AGENDA ORDER SHOWN MAY OCCUR.

Notice is hereby given that a majority of the Common Council may be present at this meeting to gather information about a subject over which they have decision-making responsibility. If a quorum of the Common Council does attend, this may constitute a meeting of the Common Council and is noticed as such, although the Common Council will not take any formal action at this meeting.

6/10/2022
9:00 a.m.
CS

Committee Members:
Bill Murrock
Dave Augustson
Nancy Schopf
Morgan Rusnak
Bill Chaudoir
Alt 1: Michael Marit
Alt. 2: Ronald Vandertie

**Zoning Board of Appeals
April 26, 2022**

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

Roll call: Members William Murrock, Bill Chaudoir, Dave Augustson, Nancy Schopf and Alternate Michael Marit were present. Member Morgan Rusnak was excused. Also present were Community Development Director Marty Olejniczak, Planner/Zoning Administrator Chris Sullivan-Robinson and Deputy Clerk/Treasurer Laurie Spittlemeister.

Adoption of agenda: Moved by Ms. Schopf, seconded by Mr. Augustson to adopt the following agenda:

1. Roll call.
2. Adoption of agenda.
3. Approval of minutes from March 22, 2022 and March 29, 2022.
4. Public Hearing: Petition for variance from Section 20.295 and 20.27 (2) of the City of Sturgeon Bay Zoning Code for Buster Crook, located at 59 E Oak Street, Parcel #281-46-65010201.
5. Consideration of: Petition for variance from Section 20.295 and 20.27 (2) of the City of Sturgeon Bay Zoning Code for Buster Crook, located at 59 E Oak Street, Parcel #281-46-65010201.
6. Adjourn.

All ayes. Carried.

Approval of Minutes from March 22, 2022 and March 29, 2022:

Moved by Ms. Schopf, seconded by Mr. Murrock to approve the minutes from March 22, 2022 and March 29, 2022. All ayes. Carried.

Public hearing: Petition for variance from Section 20.295 and 20.27(2) of the City of Sturgeon Bay Zoning Code for Buster Crook, located at 59 E Oak Street, Parcel #281-46-65010201:
Chairperson Murrock opened the public hearing at 12:01 p.m.

Zoning variance request read aloud by Ms. Spittlemeister.

Mr. Murrock explained the process for the public hearing.

Mr. Sullivan-Robinson introduced the item for public hearing. Mr. Crook would like to build a 52' by 30' tiki bar and are requesting a variance for a setback of 11 feet, however the plan provided with the application shows a setback of 15 feet. According to zoning code, accessory buildings for commercial lots must have a setback of 25 feet. Properties on the north side of the alley are zoned commercial, while properties on the south side are residential. The Board should consider the residential setback requirements versus the commercial. Also, consider the commercial property on the south side of the alley on Neenah Avenue which went through the PUD process to receive a variance with a 5' setback. Mr. Olejniczak added that the printout from the county has not been updated and may not be 100% accurate.

Mr. Murrock inquired is there was a minimum requirement between buildings.
Mr. Sullivan-Robinson responded that minimum requirement is 10 feet.

Buster Crook, 727 Prairie Lane, is owner of Kitty O'Reilly's Irish Pub and property. They are requesting a variance to extend an existing building in the back. The idea started at first with a patio and has changed to a building with garage doors that can be opened when possible. The building will be ADA compliant and have two bathrooms. Neighbors in the area were concerned about parking, which will remain the same. They would also like to clean up their parking lot in the very near future.

Mr. Murrock asked if they were planning landscaping.

Mr. Crook replied they will. Their intention is not to do a lot as they want to keep as much parking as possible.

Mr. Murrock questioned if storm water runoff was addressed.

Mr. Crook responded they are working with City Engineer Shefchik, as most of that will be addressed when the alley behind them will be redone.

Mr. Murrock asked how many employees they currently have.

Mr. Crook stated they currently have 27 and up to 40 during the summer months.

Mr. Chaudoir asked what was their outdoor seating capacity.

Mr. Crook replied the current outdoor patio can seat 75-100 people and up to 60 more with the addition of the new building. The kitchen would not be able to handle more.

Mr. Chaudoir inquired if the new addition would be heated.

Mr. Crook mentioned that it would not, as it is a seasonal structure to be used between April-October. The bathrooms would be winterized and not used during the colder months. They may use propane heaters approved for outdoor venues.

Mr. Chaudoir questioned if the new building would provide an additional entrance to the bar.

Mr. Crook responded they would like to keep the current patio as the primary entrance to the establishment.

Mr. Chaudoir asked when the alleyway was scheduled to begin.

Mr. Crook stated that it will be starting within the next 30-45 days.

Mr. Chaudoir inquired if their parking lot would be paved.

Mr. Crook replied they would like to get that done within the next two years, but if possible this fall.

Joe, Gille, 5620 Old Country Circle, New Franken, builder for the project. The accessory building cannot move closer to the main structure for fire reasons. If the accessory building were closer than 20 feet, they would have to reengineered plans and combine to the main structure. The building will be a stud framed building with steel siding and roof, doors in between columns, cedar wainscoting on the inside. There will be ADA compliant men's and women's restrooms and storage area used for supplies.

Mr. Augustson questioned why the proposed building is situated 15 feet from the property line when there is ample area to place the building elsewhere on the property that would satisfy the 25 foot setback.

Mr. Crook responded that if the building was placed elsewhere, a good majority of their parking lot would be utilized for the new building.

Amy Crook, 727 Prairie Lane, owner of Kitty O'Reilly's mentioned when this process was started, the main thing they were interested in was getting additional bathrooms for their customers. The new addition would provide those restrooms and additional space for guests while they wait for their tables.

Mr. Murrock asked what the parking requirements were for employees.

Mr. Sullivan-Robinson stated that property is zoned C-2 Central Business District, which does not have any requirements for commercial use.

Tom Cofrin, 3334 Barrick Heights Road, spoke in favor of the project. He supports the new plan and stated they will make the addition look good.

Peter Hickey, 8606 Riley Bay Road, supports the project. Amy will do a fantastic job with landscaping for the new project, Kitty's is a tremendous addition to the westside and there are other buildings within the 15 feet of the alleyway.

Gary Nault, 711 Hickory Street, represents district as Alderperson. Their establishment is very tasteful and close to the waterfront. The commercial building on the south side of the alley off Neenah Avenue will be closer at 5 feet, feels 15 feet setback from the alley is better. Rain water runoff will run along curb in the alley and go into the storm sewer drainage on Neenah Avenue.

Jeff Tebon, 3343 Barrick Heights Road, spoke in favor. He owns and operates Culligan Water Conditioning of Sturgeon Bay next to Kitty's. Over the years, he has seen the property improve. Jeff has worked with the Crooks and with the PUD development on the south side of the alley. The expansion at Kitty's with the added restrooms will benefit him and his employees, as they are continually moving the porta potties back into place and picking up garbage. The expansion will also help with noise and keep people out of the alley. This alley may be the busiest one in the City. When fencing was put in, it helped with flow of people so they are not walking through Culligan's lot. There has always been an issue with parking. Jeff would like the parking lot to be done at the same time as the building.

There were no letters of correspondence in favor of the variance request.

No one spoke in opposition of the variance request.

There were no letters of correspondence in opposition of the variance request.

The public hearing was declared closed at 12:56 p.m.

Consideration of: Petition for variance from Section 20.295 and 20.27(2) of the City of Sturgeon Bay Zoning Code for Buster Crook, located at 59 E Oak Street, Parcel #281-46-65010201:

Committee members concurred there was support from neighbors and the expansion would be nicely done. There was concern in regards to the parking lot. Mr. Chaudoir would like documentation that the parking lot would be done within the next two years.

Mr. Crook responded that his goal is to get the parking lot paved as soon as possible, but by doing so needs to be cost prohibited.

The project at Kitty O'Reilly's will also be presented to the Aesthetic Board of Appeals in a couple weeks.

Moved by Ms. Schopf, seconded by Mr. Chaudoir to approve the variance from Sections 20.595 and 20.27(2) as presented. Ms. Schopf's reasons that it is a great improvement for customers and the community and will add aesthetics value. Mr. Chaudoir's reasons are that it is a great improvement, helps address the water problem, and setting the expansion closer to the main structure will bring up a lot of problems for the business. Roll call: all ayes. Carried.

Moved by Mr. Chaudoir, seconded Ms. Schopf to adjourn. All ayes. Carried. The meeting adjourned at 1:04 p.m.

Respectfully submitted,

Laurie Spittlemeister,
Deputy Clerk/Treasurer



MEMO

To: Zoning Board of Appeals
From: Christopher Sullivan-Robinson
Date: Wednesday, June 8, 2022
Subject: Variance Application – 55 N 8th Ave

Thomas Thomas is seeking a variance from section 20.29(1)(b)(4) and 20.29(2) of the zoning, which regulates the setback requirements for accessory buildings serving single- and two-family uses. The property owner intends to demolish the existing detached garage located at 55 N 8th Ave and construct a new 30 ft x 24 ft detached garage. Based on the zoning code, the accessory building is required to be setback 25 feet from the street right-of-way, 8 feet from the side yard and 9 feet from the rear yard. The proposed building footprint is shown with a 15-foot setback off of Louisiana St, 6 feet off the rear property line and 5 feet off the side property line.

Variance Standards: There are standards for granting a zoning variance which is defined by State Statute 62.23(7)(e)7.d. A property owner bears the burden of proving "unnecessary hardship," as that term is used in this subdivision, for an area variance, by demonstrating that strict compliance with a zoning ordinance would unreasonably prevent the property owner from using the property owner's property for a permitted purpose or would render conformity with the zoning ordinance unnecessarily burdensome or, for a use variance, by demonstrating that strict compliance with a zoning ordinance would leave the property owner with no reasonable use of the property in the absence of a variance. In all circumstances, a property owner bears the burden of proving that the unnecessary hardship is based on conditions unique to the property, rather than considerations personal to the property owner, and that the unnecessary hardship was not created by the property owner.

The applicant is responsible for proving an unnecessary hardship, identifying any property limitations, and the variance would not in turn negatively impact the public interest.

Other Considerations:

1. Section 20.29 was modified in 2018 to allow more flexibility for height and design of detached accessory buildings; however, the City decided that the taller a building, the farther it should be setback from a property line. Under the previous rules, this building would only need a variance from the street setback.
2. The property is located within an older part of the City which have smaller narrower lots. This property is 50 ft x 160 feet and has less buildable area due to having an additional right-of-way setback off of Louisiana St.
3. The proposed garage is setback further than the house is off of Louisiana. In addition, there is an existing retaining wall between the garage and the house which make it more difficult to site the garage.

4. The existing garage is located right on the south lot line and encroaches the neighboring property. The new garage will be separated by 5 feet from the side yard line, which positively impacts the neighbor to the south.

Staff Opinion: Staff does not have any significant concerns; however, the board should review any comments / concerns presented during the public hearing. The applicant is responsible for proving an unnecessary hardship, identifying any property limitations, and the variance would not in turn negatively impact the public interest.

Options: The Zoning Board of Appeals has the ability to approve up to what is being requested. In addition, conditions can be added which are relevant to the variance request. If there are other considerations or additional information required the Board can push back their decision to the next meeting. The petitions can also be denied. Either way, the members should provide relevant reasoning for the decision.

CITY OF STURGEON BAY VARIANCE APPLICATION ZONING BOARD OF APPEALS

Date Received: _____
 Fee Paid \$ _____
 Received By: _____

	APPLICANT/AGENT	LEGAL PROPERTY OWNER (if different)
Name	Thomas J. Thomas	Thomas J. Thomas Constance L. Maynard
Company		
Street Address	55 N. 8th Avenue	
City/State/Zip	Sturgeon Bay, WI 54235	
Daytime Telephone No.	414-531-6580	
Fax No.		

STREET ADDRESS OF SUBJECT PROPERTY: 55 N. 8th Avenue
 Location if not assigned a common address: _____

TAX PARCEL NUMBER: 281-34-18001100

CURRENT ZONING CLASSIFICATION: 1R

CURRENT USE AND IMPROVEMENTS:
Single family home with a one-car garage

IDENTIFY MUNICIPAL CODE SECTION PERTINENT TO REQUEST AND STATEMENT OF SPECIFIC ITEM
 BEING REQUESTED FOR REVIEW: 20.29(1)(b)(4) SIDE & REAR SETBACK
20.29(2) STREET YARD SETBACK

ZONING AND USES OF ADJACENT SURROUNDING PROPERTIES:
 North: R1
 South: R1
 East: R1
 West: R1

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: See ATTACHMENT 1

2. Unique physical property limitation: See ATTACHMENT 1

3. Protection of public interest: See ATTACHMENT 1

HAVE THERE BEEN ANY VARIANCES, CONDITIONAL USE PERMITS, ETC. GRANTED PREVIOUSLY FOR THIS PROPERTY? IF YES, EXPLAIN:

Not to our knowledge. We purchased the property in 2006.

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.

Thomas L. Thomas
Property Owner (Print Name)

Thomas L. Thomas
Signature

5/2/2022
Date

Candice L. Maynara
Applicant/Agent (Print Name)

Candice L. Maynara
Signature

5/2/2022
Date

I, _____, 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.

Date of review meeting

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

NOTICE OF PUBLIC HEARING

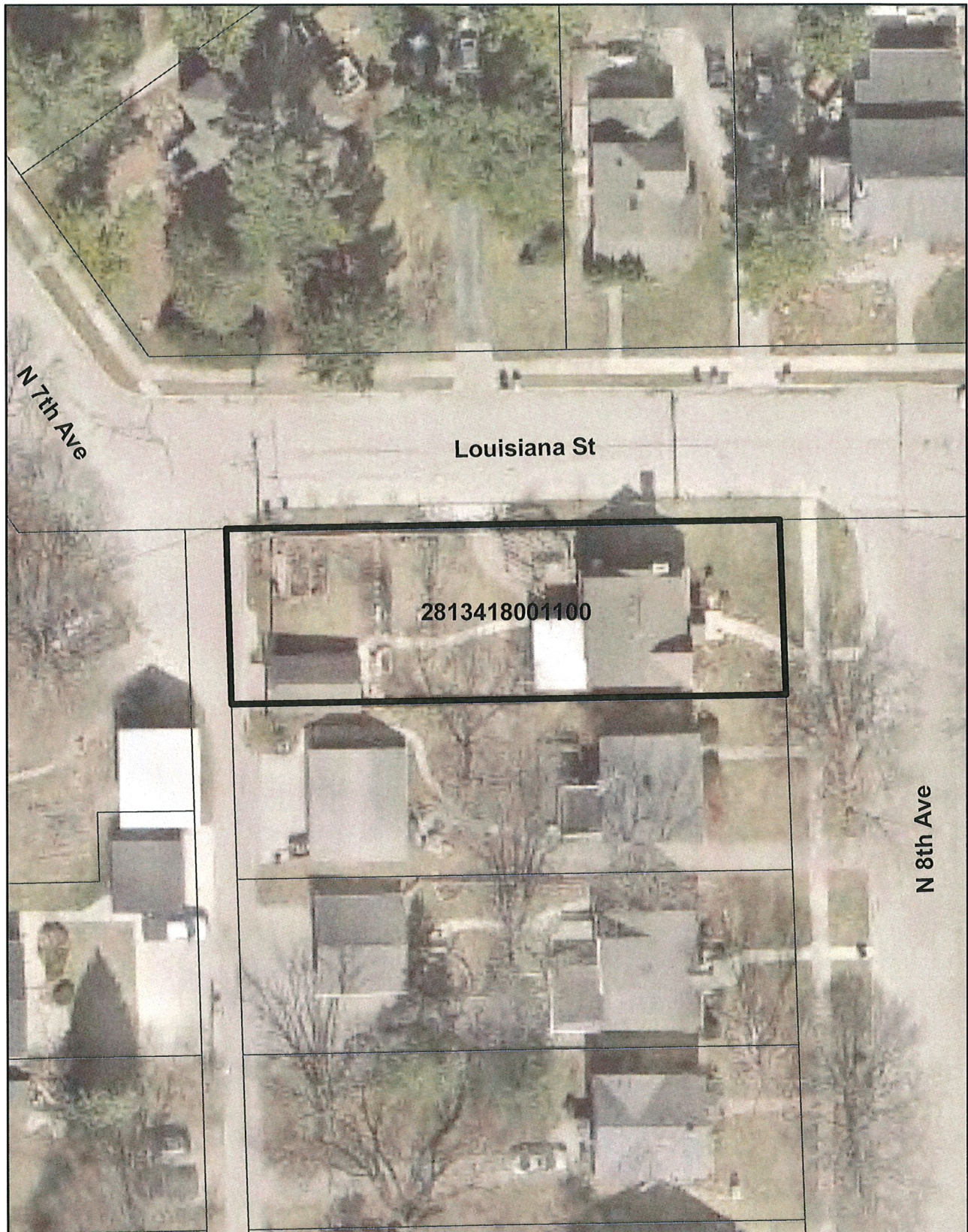
The City of Sturgeon Bay Zoning Board of Appeals will hold a public hearing in the Council Chambers, 421 Michigan Street, Sturgeon Bay, Wisconsin on Tuesday, June 14, 2022 at 12:00 Noon or shortly thereafter, in regard to a request from Thomas J. Thomas for a variance from sections 20.29(1)(b)(4) and 20.29(2), which require a proposed 30-ft x 24-ft x 19.25-ft high accessory building to have at least an 8-foot side yard, 9-foot rear yard, and 25-foot street yard. The applicant is proposing to construct the accessory building with setbacks of 5 feet from the side lot line, 6 feet from the rear lot line, and 15 feet from the street right-of-way line.


The subject property is located at 55 N 8th Ave; parcel # 281-34-18001100. 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. or on the City website: www.sturgeonbaywi.org. The public is invited to give testimony regarding the variance request in person at the hearing or in writing.

By order of:
City of Sturgeon Bay Zoning Board of Appeals.

Public Hearing - Location Map

55 N 8th Ave - Variance Request



 55 N 8th Ave

Note: Zoning Board of Appeals will hold a public hearing on June 14, 2022 at 12:00 Noon



ATTACHMENT 1

Variance Standards Submitted for property located at 55 North 8th Avenue

- 1. Unnecessary Hardship:** At present we have a one-car garage on the property. The current usage provides a hardship in that it does not allow parking for both of our cars during the winter parking restrictions. Our property is currently enclosed by a cedar fence and does not enable us to easily access on site surface parking. We currently store one car off site to accommodate the parking restrictions.

- 2. Unique physical property limitations:** Our property is bordered on three sides by municipal streets, 8th Avenue to the east, Louisiana Street to the North and an alley to the west. Our property is 50' feet wide. Building a larger garage at the west end of the property would violate the 25 foot required setback from Louisiana Avenue. We are requesting that a Zoning Variance be granted to allow us to build a 24'x30' garage adjacent to the west property line, honoring required alley setbacks. Our plan also includes removing the existing one car garage. The proposed garage would be constructed with access to the alley and adjacent to the south property line. The new garage construction would enable us to park both of our cars inside year round and also provide storage for other yard equipment.

- 3. Protection of public interest:** The new garage if constructed would eliminate an encroachment that currently exists and would allow allow a 5' setback to the south. The existing garage is approximately 6-8 inches over the property line.

Additional City Required Information

8 1/2"x 11"Detailed site plan

Full Legal Description- Recorded Transfer Deed

Location Map

Construction plan

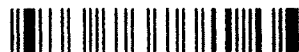
ATTACHMENT 2*

ATTACHMENT 3

ATTACHMENT 2*

ATTACHMENT 4

*** Site Plan and location map are on one page**



Document Number

WARRANTY DEED

This Deed, made between Rebecca E. Heller, Grantor, and Tom Thomas and Candice L. Maynard, husband and wife, as survivorship marital property, Grantee.

Witnesseth, That the said Grantor, for a valuable consideration conveys to Grantee the following described real estate in Door County, State of Wisconsin:

Lot Eleven (11), according to the recorded Plat of McIntosh Addition in the City of Sturgeon Bay, Door County, Wisconsin.

Recorded
MAR. 13, 2006 AT 03:28PM

CAREY PETERSILKA
REGISTER OF DEEDS
DOOR COUNTY, WI

Fee Amount Paid: \$11.00
Recording Area
Transfer Fee Paid: \$777.00

Peninsula Title - PTI-6947
1242 Green Bay Road
Sturgeon Bay, WI 54235

Tract Indexed

281-34-18001100
(Parcel Identification Number)

TRANSFER
\$ 777.⁰⁰
FEE

WHZ
W.4

This is not homestead property.

Together with all and singular hereditaments and appurtenances thereunto belonging;
And Grantor warrants that the title is good, indefeasible in fee simple and free and clear of encumbrances except municipal and zoning ordinances and agreements entered under them, recorded easements for the distribution of utility and municipal services, recorded building and use restrictions and covenants; general taxes levied in 2006; rights of the public in that portion of the within described premises lying within the limits of public roads and public rights of way and will warrant and defend the same.

Dated this 2nd day of March, 2006.

X Rebecca E. Heller
*Rebecca E. Heller

AUTHENTICATION

Signature(s) _____

authenticated this _____ day of _____, _____.

signature _____

type or print name _____

TITLE: MEMBER STATE BAR OF WISCONSIN
(If not, authorized by Sec. 706.06, Wis. Stats.)

THIS INSTRUMENT WAS DRAFTED BY
Attorney Richard A. Hauser
Sturgeon Bay, WI 54235

(Signatures may be authenticated or acknowledged. Both are not necessary.)

ACKNOWLEDGMENT

STATE OF ILLINOIS

LAKE COUNTY) SS.

Personally came before me this 2nd day of March, 2006, the above named Rebecca E. Heller to me known to be the person who executed the foregoing instrument and acknowledged the same.

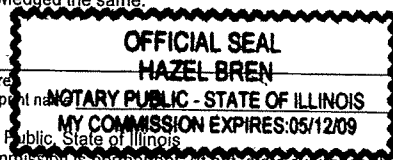
signature _____

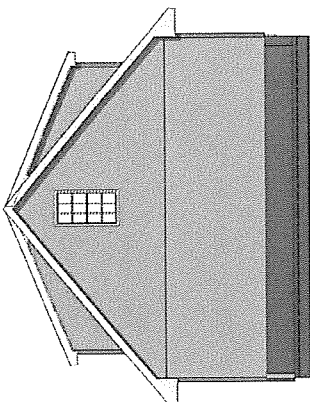
type or print name _____

Notary Public, State of Illinois

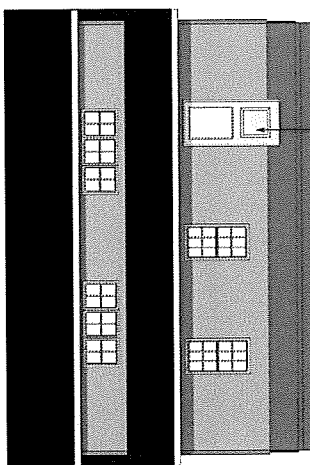
My commission is permanent. (If not, state expiration date: _____)

*Names of persons signing in any capacity should be typed or printed below their signatures.

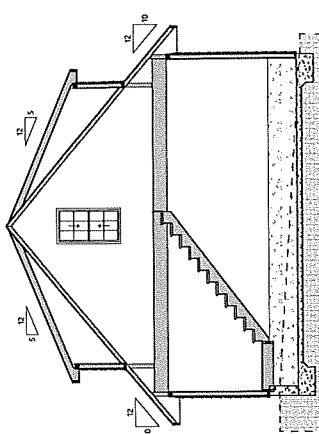




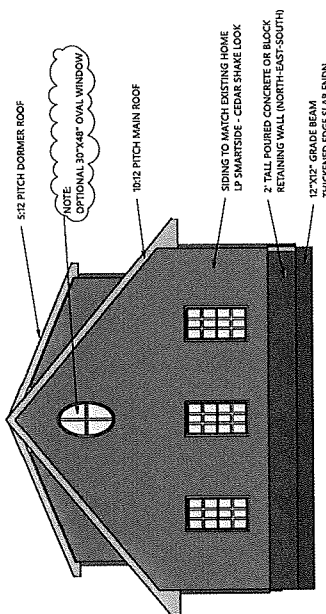
SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



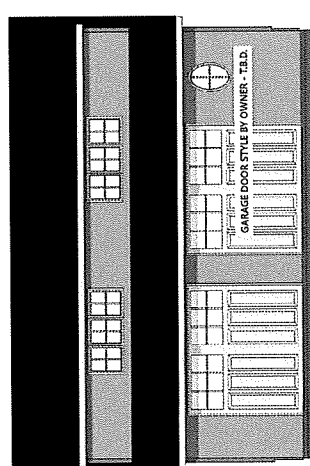
EAST ELEVATION
SCALE: 1/4" = 1'-0"



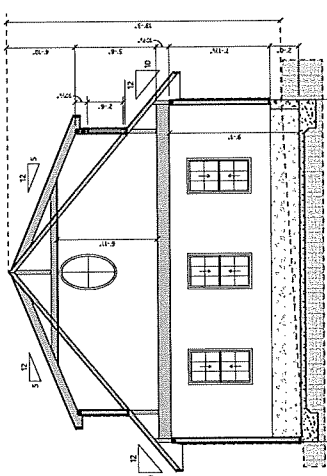
CROSS SECTION B
SCALE: 1/4" = 1'-0"



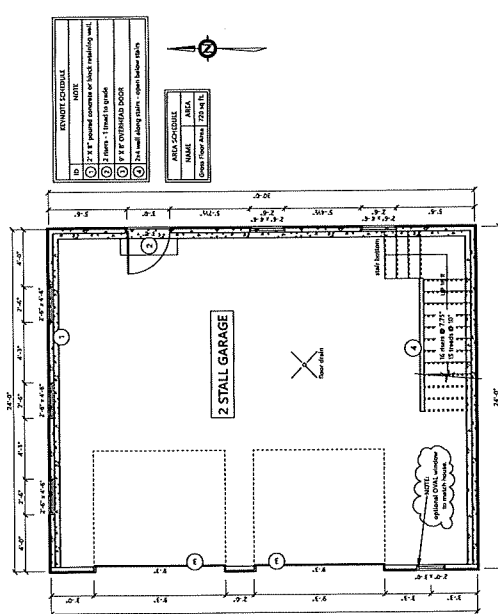
NORTH ELEVATION
SCALE: 1/4" = 1'-0"



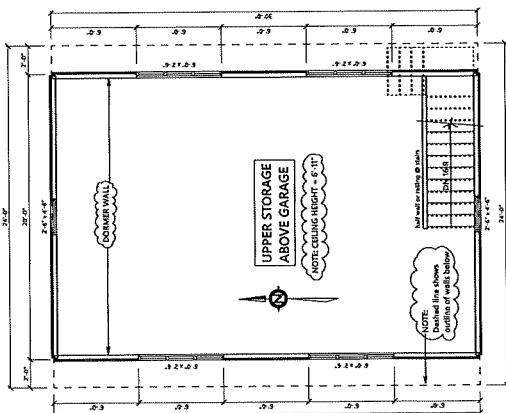
WEST ELEVATION
SCALE: 1/4" = 1'-0"



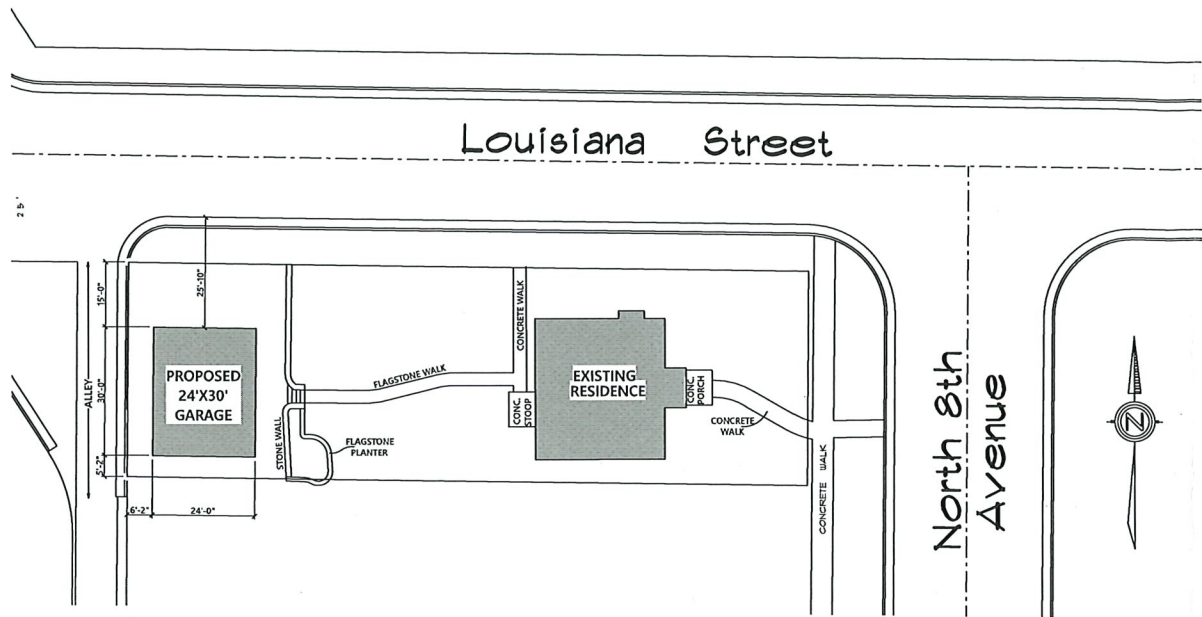
CROSS SECTION A
SCALE: 1/4" = 1'-0"



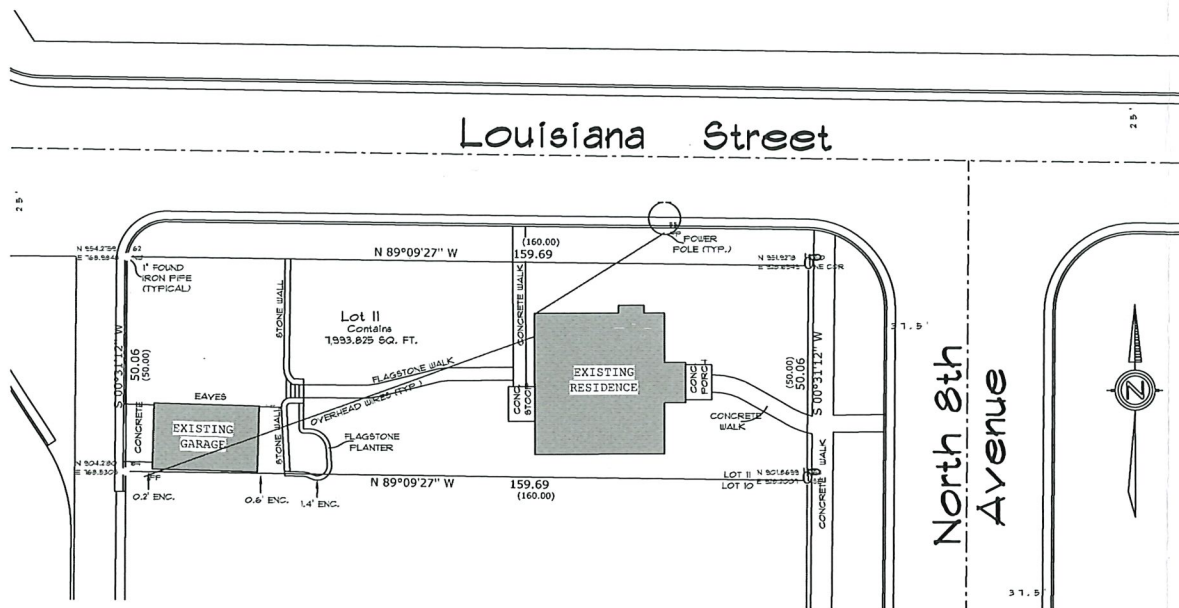
GARAGE - 1ST. FLOOR
SCALE: 1/4" = 1'-0"



GARAGE - 2ND. FLOOR



SITE PLAN - PROPOSED
SCALE: 1" = 20'-0"



SITE PLAN - EXISTING
SCALE: 1" = 20'-0"

Tax Parcel Report

Courtesy of the Door County Land Information Office

... from the GIS Map of ...
(/map.co.door.wi.us/map)
Door County, Wisconsin
... for all seasons!



May 2019 Orthophoto as default backdrop



Door County can not and does not make any representation regarding the accuracy or completeness of the information shown on this map. The information is provided to users "as is". The user of this information assumes any and all risks associated with this information. Door County makes no warranty or representation, either express or implied, as to the accuracy, completeness, or timeliness of the information shown on this map. The user of this information is responsible for its use and for any consequences thereof.

Data Current through January 31st 2022

Parcel Number: 2813418001100 - CITY OF STURGEON BAY
PLSS Section-Town-Range: SE of SW 5-27-26
Property Address: 55 N 8TH AVE
Owner Name: TOM THOMAS
Co-Owner: CANDICE L MAYNARD
Mailing Address:
55 N 8TH AVE
STURGEON BAY, WI 54235
Legal Description (See recorded documents for a complete legal description):
MC INTOSH ADDITION LOT 11
School District: Sturgeon Bay
Valuations: 2022
Acres: 0.18
Land Value: \$15500
Improved Value: \$246000
Forest Value: \$0
Taxes: 2021
Real Estate Tax: \$5640.29
Special Tax: \$0.00
Forest Tax: \$0.00
Est Fair-Market Value: \$269200

* Valuations are subject to change until Final Board of Review. Contact Local Assessor for questions regarding assessed valuations.

6-7

6-7

Christopher Sullivan-Robinson
Planner/Zoning Administrator
421 Michigan Street
Sturgeon Bay, WI 54235



Phone: 920-746-2907
Fax: 920-746-2905
E-mail: csullivan-robinson@sturgeonbaywi.org
Website: www.sturgeonbaywi.org

MEMO

To: Zoning Board of Appeals
From: Christopher Sullivan-Robinson
Date: Wednesday, June 8, 2022
Subject: Variance Application-1900 Michigan St

Eric Bauman, representing the Door County YMCA, is requesting a variance from section 20.31 of the Zoning Code. This section requires that off-street parking in the amount of 50 spaces be provided for the proposed 16,300ft² building addition. They are requesting that the Board approve a variance allowing them to build an addition without adding new parking. They have provided a site plan that shows their existing parking layout, and a concept plan that could be implemented in the future if additional parking is need. The new plan would add an additional 52 parking spaces.

The primary purpose of the off-street parking ordinance is to make sure that all allowable uses of a property have adequate and well design parking areas; especially in areas that do not have public parking on and off the street.

Other Notes:

1. There is no on-street parking along Michigan Street in this area, so if they don't have enough parking individuals would likely park at a nearby private lot or on the street in the residential area to the north.
2. The property also received a variance in April of 2000 when they constructed the 25,000 ft² addition. The former zoning administrator required the constructions of approximately 117 spaces and the variance reduced that number to 67 additional spaces.
3. The YMCA is not a specific use listed in the parking requirements of the zoning code. To arrive at the requirement of 50 additional spaces for the addition, staff relied upon section 20.31(2)(B) and applied the same parking ratio as the current building.
4. In reviewing variances granted by the City in the past 30 years, it appears in most cases approvals were based on the ability to provide it and ability to prove that what they have for parking is adequate.

Staff Opinion: Staff is not interested in requiring spaces that won't be actually needed satisfactory parking to demonstrate that the addition will not increase parking demand or that they already have access parking spaces to absorb any demand. The YMCA needs to sati; however, the board should review any comments / concerns presented during the public hearing. The applicant is responsible for proving an unnecessary hardship, identifying any property limitations, and the variance would not in turn negatively impact the public interest.

Options: The Zoning Board of Appeals has the ability to approve up to what is being requested. In addition, conditions can be added which are relevant to the variance request. If there are other considerations or additional information required the Board can push back their decision to the next meeting. The petitions can also be denied. Either way, the members should provide relevant reasoning for the decision.

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

Date Received: _____
Fee Paid \$ _____
Received By: _____

	APPLICANT/AGENT	LEGAL PROPERTY OWNER (if different)
Name	Eric Bauman, AIA	Heidi Erickson, CEO
Company	The Boldt Company	Door County YMCA
Street Address	2525 N. Roemer Road	1900 Michigan Street
City/State/Zip	Appleton, WI 54912	Sturgeon Bay, WI 54235
Daytime Telephone No.	(920) 225-6217	(920) 742-4949
Fax No.	(920) 225-6307	

STREET ADDRESS OF SUBJECT PROPERTY: 1900 Michigan Street
Location if not assigned a common address: _____

TAX PARCEL NUMBER: 1900 Michigan Street

CURRENT ZONING CLASSIFICATION: C-4 Office and Business

CURRENT USE AND IMPROVEMENTS:
Current use of this property is the existing Door County YMCA, which includes health, wellness, activity,
and administrative spaces. Improvements are a 16,300 SF addition, which will expand upon similar types
of use, facilitating health and wellness.

**IDENTIFY MUNICIPAL CODE SECTION PERTINENT TO REQUEST AND STATEMENT OF SPECIFIC ITEM
 BEING REQUESTED FOR REVIEW:** 20.31 Off-street parking requirements

ZONING AND USES OF ADJACENT SURROUNDING PROPERTIES:
North: R-1 (Residential Lots), C-4 Conservancy (Peterson Park, Walking Trails)
South: C-4 Conservancy (Michigan Street, Open Field)
East: Highway 42 (outside City Boundaries)
West: C-4 Conservancy (Office and Business)

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:** City parking standards do not accurately reflect the actual needs for parking stalls on this property. The current parking lot more than adequately serves the needs for its occupants and it is anticipated to be adequate for the new addition.
2. **Unique physical property limitation:** Using city guidelines, an additional 51 parking stalls would be required. There is not adequate space for a parking lot expansion. Adding additional parking would also increase impervious area, thus creating additional storm water accommodations - which is limited by available space.
3. **Protection of public interest:** The existing parking lot adequately serves parking capacity and it is not anticipated that any overflow parking on adjacent streets will be necessary. If it turns out to be an issue in the future, there is a plan to reconfigure the parking lot to add approximately 50 additional parking stalls.

HAVE THERE BEEN ANY VARIANCES, CONDITIONAL USE PERMITS, ETC. GRANTED PREVIOUSLY FOR THIS PROPERTY? Yes **IF YES, EXPLAIN:** There was a similar variance request in July of 2000 to reduce the minimum required parking stalls for a building addition at that time. It was discussed and agreed that the City parking standards did not accurately reflect the actual needs for parking stalls on this property. Lack of parking has never been an issue at this facility.

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.

Heidi Erickson, CEO
Property Owner (Print Name)

Hindi Exam
Signature

05/13/2022
Date

Eric Bauman, AIA
Applicant/Agent (Print Name)

Eric P. Lawrence
Signature

05/09/2022
Date

I, Emas, 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.

Date of review meeting	<u>Ena, I</u> Applicant Signature	 Staff Signature
------------------------	--------------------------------------	----------------------------------------------------------------------------------------------------------

Procedure & Check List

Agreement For Reimbursement of Expenses

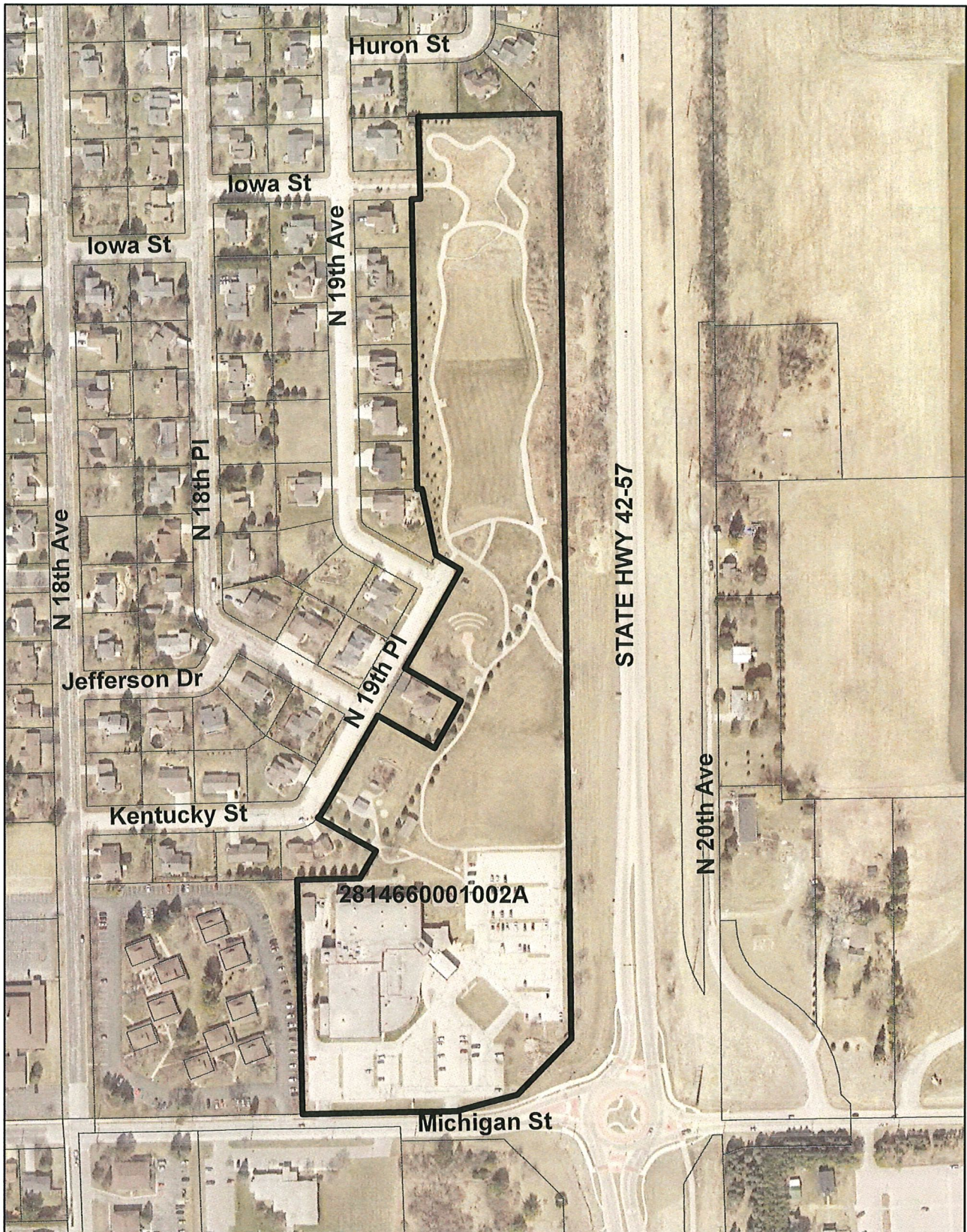
Application conditions of approval or denial:

Date _____

Community Development Director

Public Hearing - Location Map

1900 Michigan St - Variance Request



 1900 Michigan Street

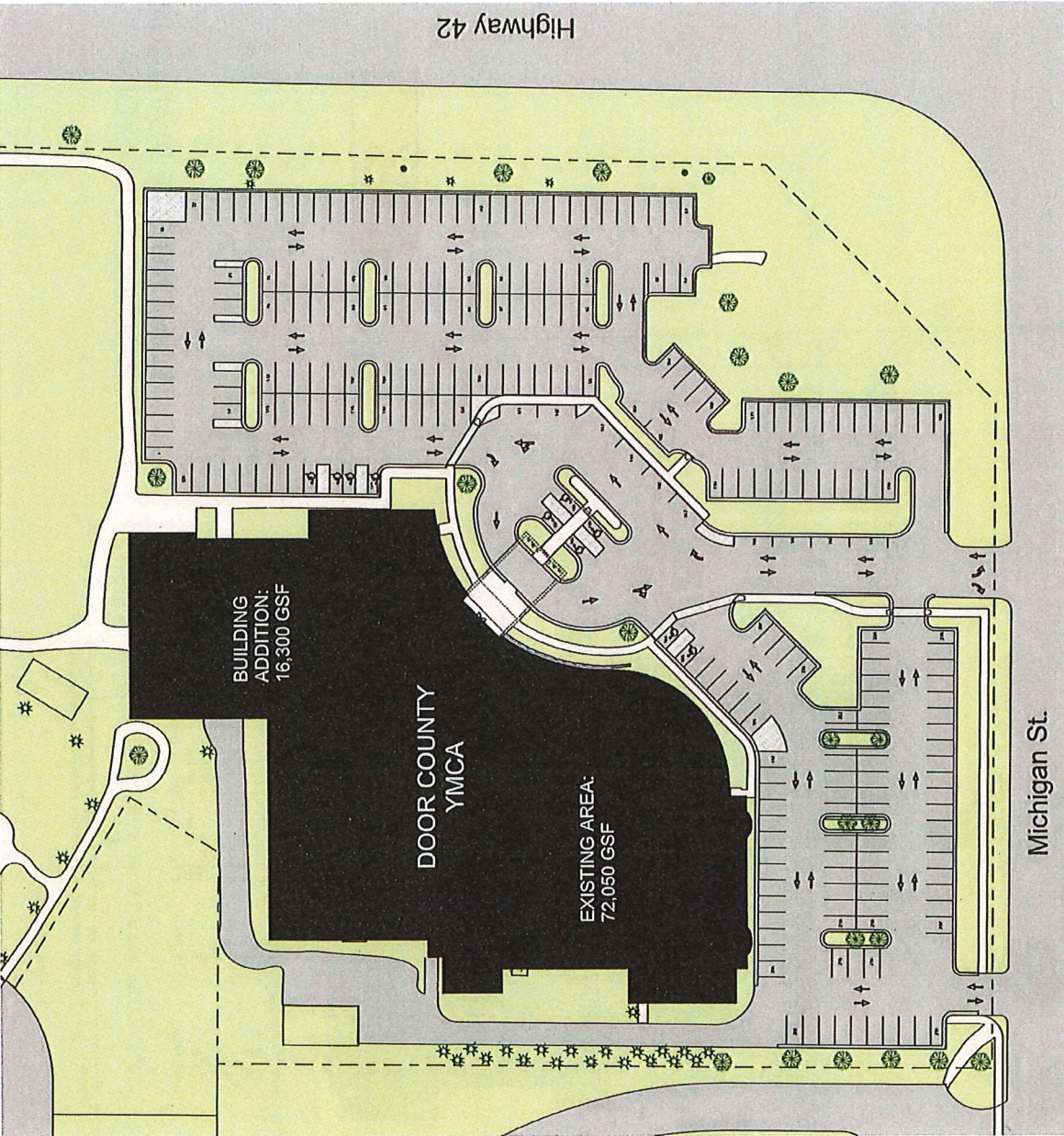


Note: Zoning Board of Appeals will hold a public hearing on June 14, 2022 at 12:00 Noon

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, June 14, 2022 at 12:00 Noon or shortly thereafter, in regard to a variance request from Door County YMCA for a variance from section 20.31 of the Municipal Code (Zoning), which requires a total of 50 parking spaces for a 16,300 square-foot building addition and the applicant is not proposing any alterations or new parking facilities. The subject property is located at 1900 Michigan Street; parcel # 281-46-60001002A. 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., or on the City website: www.sturgeonbaywi.org. The public is invited to give testimony regarding the variance request in person at the hearing or in writing.

By order of:
City of Sturgeon Bay Zoning Board of Appeals.



NOTES:

PER CITY OF STURGEON BAY, CODE OF ORDINANCES / CHP. 20 - ZONING CODE / 20.31 Off-street parking requirements (2) (b), Unspecified uses:

In coordination with Sturgeon Bay City Planner / Zoning Administrator

BASED ON CURRENT FLOOR AREA AND CURRENT PARKING

Existing Building
72,050 GSF
223 stalls
= 1 stall per 323 GSF

Building Addition
16,300 GSF
323
= 50 stalls

Narrative: The current project is not designed to add new parking. This is based on the existing parking lot meeting current parking demands. It is also anticipated that the existing parking lot will meet the needs of the proposed building expansion.

However, it is determined in the future that additional parking is needed, the site plan included here indicates a reconfigured parking lot plan which provides an additional 52 stalls (223 + 52 + 275 stalls).

PROPOSED PARKING LOT RECONFIGURATION (FUTURE LAYOUT)

NO.	DESCRIPTION	DATE
1	PRELIMINARY PLAN	10/20/2015
2	REVISION 1: ADDITIONAL PARKING STALLS	11/10/2015
3	REVISION 2: CORRECTED LOT COUNT	12/01/2015
4	REVISION 3: FINAL PLAN	12/01/2015

STURGEON BAY YMCA
1900 MICHIGAN ST.
STURGEON BAY, WI 54235
Overall
Site & Water Main
Plan

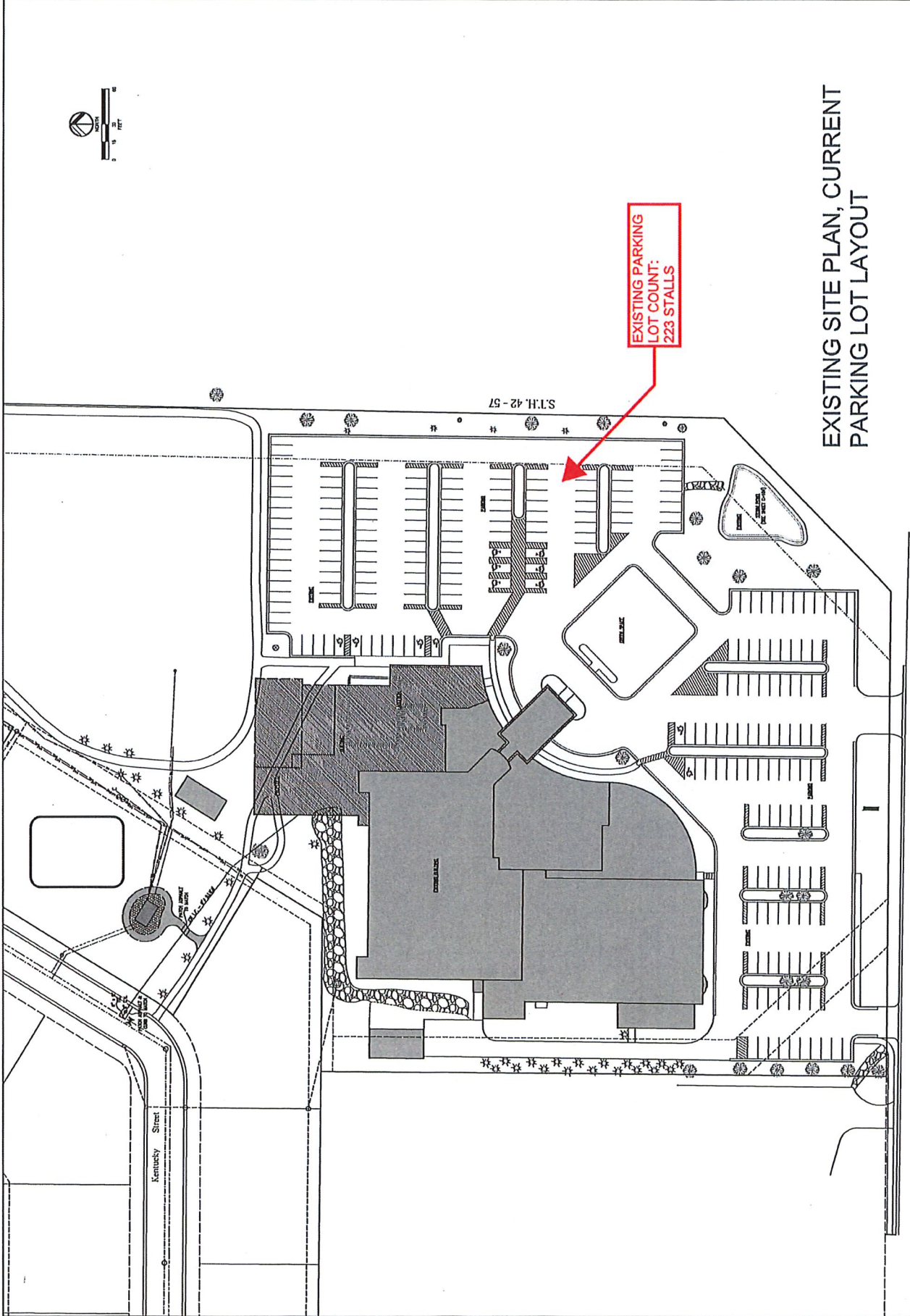
Project Number: 102055-100
Drawn By: BWA
Checked By: BJA

C-100

THIS PLAN AND ANY INFORMATION CONTAINED HEREIN IS THE PROPERTY OF BOLDT COMPANY. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED ON THIS PLAN. NO PART OF THIS PLAN IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF BOLDT COMPANY.

EXISTING SITE PLAN, CURRENT PARKING LOT LAYOUT

EXISTING PARKING
LOT COUNT:
223 STALLS



8-9

Christopher Sullivan-Robinson
Planner/Zoning Administrator
421 Michigan Street
Sturgeon Bay, WI 54235



Phone: 920-746-2907
Fax: 920-746-2905
E-mail: csullivan-robinson@sturgeonbaywi.org
Website: www.sturgeonbaywi.org

8-9

MEMO

To: Zoning Board of Appeals
From: Christopher Sullivan-Robinson; Planner / Zoning Administrator
Date: Wednesday, June 8, 2022
Subject: 2nd Variance Application – 78 W Maple

Mr. and Mrs. Nelson were previously in front of the board in November and received an approval to allow the construction of an accessory building that would encroach the street yard setback by 10 feet. The building would be located 15 feet from the edge of the right-of-way. Based on the site review that occurred in May, the location of the gravel base and foundation forms, the building will encroach 1.5 feet further into the setback. The property owners are now requesting the Board approve an additional 1.5 feet encroachment of the setback off of Locust Court placing the building 13.5 feet from the edge of the right-of-way.

The information from the previous approval is included in your packet. The location of the building footprint was field verified by the City. Please let me know if you have questions.

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

Date Received: _____
Fee Paid \$ _____
Received By: _____

	APPLICANT/AGENT	LEGAL PROPERTY OWNER (if different)
Name	Richard T. & Barbara L. Nelson	
Company		
Street Address	78 West Maple Street	
City/State/Zip	Sturgeon Bay, WI 54235	
Daytime Telephone No.	(920) 646-1732; (920) 256-1017	
Fax No.		

STREET ADDRESS OF SUBJECT PROPERTY: 78 West Maple Street, Sturgeon Bay
Location if not assigned a common address: _____

TAX PARCEL NUMBER: 281-12-10070901R

CURRENT ZONING CLASSIFICATION: Central Business District C-2

CURRENT USE AND IMPROVEMENTS:
One Family Two Story Residence

IDENTIFY MUNICIPAL CODE SECTION PERTINENT TO REQUEST AND STATEMENT OF SPECIFIC ITEM
BEING REQUESTED FOR REVIEW: 20-29 Accessory Building Height and Area Regulations
Single Family Dwelling and Two Family Dwelling

ZONING AND USES OF ADJACENT SURROUNDING PROPERTIES:
North: Single Family Dwelling, Across Locust Court Alley
South: Mary's Sport Shop Across street on Maple Street
East: Multiple Family Two Story Apartment Building
West: Blue Front Cafe - First Floor; Apartment - Second Floor

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: Current residence has neither a garage or a storage building
2. Unique physical property limitation: Limited lot size and zoning restrictions do not allow construction of a garage
3. Protection of public interest: Construction of a garage will make property more valuable and attractive

HAVE THERE BEEN ANY VARIANCES, CONDITIONAL USE PERMITS, ETC. GRANTED PREVIOUSLY FOR THIS PROPERTY? Yes IF YES, EXPLAIN: - Variance to Construct a Garage

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.

Richard T. / Barbara L. Nelson
Property Owner (Print Name)

Richard T. Nelson
Signature

5-14-22
Date

Applicant/Agent (Print Name)

Signature

Date

I, _____, 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.

Date of review meeting

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

ADDENDUM TO
CITY OF STURGEON BAY
VARIANCE APPLICATION
ZONING BOARD OF APPEALS

The following information is presented in support of the variance application presented by Richard T. and Barbara L. Nelson in an effort to obtain permission to build a two stall, one story garage on their property located at 78 West Maple Street in Sturgeon Bay. The parcel in question is legally defined as Bay View Plat Lot 9, Block 7, E 2' of S 104.2" Lot 10 & N 45'10" of Lot 10 Block 7; parcel number 281-12-10070901 R.

The current request for a variance is submitted following the granting in October of 2022 of a variance by the Zoning Board of Appeals to allow the construction of a garage at 78 West Maple Street in Sturgeon Bay.

We are requesting this additional variance due to our error in starting construction of the garage earlier this year. The original variance allowed us to build a garage at a distance of fifteen feet from the property line along the alley behind our house – Locust Court. Unfortunately, due to our incorrect measurement, we placed the forms for the concrete slab at a distance of thirteen feet six inches from the Locust Court property line rather than the permitted fifteen feet. With this error in our measurement, we are approximately eighteen inches closer to the property line than the original October variance allowed.

We have already invested time, energy and funds in excavating the site, spreading eighteen tons of gravel by hand and installing the required rebar. We had hoped to pour the concrete garage slab during the week of May 15th. Brett Temme came to perform the required footing/slab inspection on May 11th and approved the work that we had done. As he was preparing to leave, he measured the distance from the property line to the concrete forms and found that we were eighteen inches inside of the distance approved by the Zoning Board of Appeals.

The current request for an additional variance of eighteen inches comes as a result of our own miscalculation. We are grateful for the variance originally granted by the Zoning Board of Appeals in October and ask that you allow us these additional one- and one-half feet of variance for three reasons.

- ✓ First, we hope that you will recognize that this error was not done intentionally, but was rather the result of our own inexperience.
- ✓ Second, we hope that you will take into consideration the time, effort and money we have already invested in the projected.

- ✓ Finally, even at the current distance, the garage would still be between eighteen and twenty-four inches further from the pavement of Locust Court than the garage at the adjacent property. If the Zoning Board of Appeals approves our current request, our garage would be further from the pavement of Locust Court than any of the three existing garages on Locust Court.

In our original variance application, we wrote, *"if the requested variance were granted, it is the owners' intent to line the new garage up on Locust Court with the neighbor's existing garage (at 72 West Maple Street) locating it approximately 22 feet from the Locust Court pavement."* With our error, we are still further from the pavement of Locust Court than is the "grandfathered" garage of the adjacent property.

We apologize for our error in measurement and recognize that after being granted the original variance to build a garage, it is entirely our fault that we failed to comply with the provisions of that variance. At the same time, we hope that you will approve our request and grant us the additional eighteen inches to build the garage.

Thank you for your consideration.

Blessings,



Richard T. Nelson



Barbara L. Nelson

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, June 14, 2022 at 12:00 Noon or shortly thereafter, in regard to a variance request from Richard and Barbara Nelson for a variance from section 20.29(2) of the Municipal Code (Zoning), which requires accessory buildings to be setback at least 25 feet from the street right-of-way line and no closer than the principal building to the street at its nearest point. The Nelson's intend to construct a 24' x 28' detached garage, which would be setback 13.5' from Locust Court right-of-way. The subject property is located at 78 W Maple Street; parcel #281-12-10070901. 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., or on the City website: www.sturgeonbaywi.org. The public is invited to give testimony regarding the variance request in person at the hearing or in writing.

By order of:

City of Sturgeon Bay Zoning Board of Appeals.

Public Hearing Location Map

78 W Maple Street - Variance Request



Subject Property

Please Note: Zoning Board of Appeals Public Hearing to be Held on June 14, 2022



**Zoning Board of Appeals
November 9, 2021**

The City of Sturgeon Bay Zoning Board of Appeals was called to order at 12:01 p.m. by Chairperson William Murrock in Council Chambers, City Hall, 421 Michigan Street.

Roll call: Members William Murrock, Bill Chaudoir, Dave Augustson, Nancy Schopf and Alternate Michael Marit were present. Member Morgan Rusnak was excused. Also present were Community Development Director Marty Olejniczak, Planner/Zoning Administrator Chris Sullivan-Robinson, City Engineer Chad Shefchik and Deputy Clerk/Treasurer Laurie Spittlemeister.

Adoption of agenda: Moved by Mr. Augustson, seconded by Ms. Schopf to adopt the following agenda:

1. Roll call.
2. Adoption of agenda.
3. Approval of minutes from September 28, 2021.
4. Public Hearing: Petition for variance from Section 20.29 (2) of the City of Sturgeon Bay Zoning Code for Richard and Barbara Nelson, located at 78 W Maple Street.
5. Consideration of: Petition for variance from Section 20.29 (2) of the City of Sturgeon Bay Zoning Code for Richard and Barbara Nelson, located at 78 W Maple Street.
6. Public Hearing: Petition for variance from Section 20.31(4)(c)(1) of the Municipal Zoning Code for Kwik Trip, Inc for the properties located at 1567 to 1629 Egg Harbor Road and 1614 to 1636 Alabama Street.
7. Consideration of: Petition for variance from Section 20.31(4)(c)(1) of the Municipal Zoning Code for Kwik Trip, Inc for the properties located at 1567 to 1629 Egg Harbor Road and 1614 to 1636 Alabama Street.
8. Adjourn.

All ayes. Carried.

Approval of Minutes from September 28, 2021:

Moved by Mr. Schopf, seconded by Mr. Murrock to approve the minutes from September 28, 2021.
All ayes. Carried.

Public hearing: Petition for variance from Section 20.29(2) of the City of Sturgeon Bay Zoning Code for Richard and Barbara Nelson, located at 78 W. Maple Street:

Chairperson Murrock opened the public hearing at 12:04 p.m.

Rick Nelson, 78 W Maple Street, stated he would like to build a garage directly behind his house if variance is granted. The garage would be one story with 2 stalls. Unnecessary hardship is that they must keep tools, snow removal and other equipment outdoors, including their vehicles. This is difficult during the winter with a heavy snowfall. With the property limitations, it does not allow for garage to be built according to setbacks. The property touches three different streets, eliminating options for building a garage. A new garage will increase the property value of the home and general appearance of the neighborhood.

Mr. Murrock asked if the garage could be built directly behind Blue Front Café.

Mr. Nelson responded that with the property having frontage on Locust Street and Lansing Avenue, it would be difficult to construct an out building.

Mr. Sullivan-Robinson explained the property has multiple street frontages, making it unique with a 25' setback from Locust Street right-of-way. The Nelson's are requesting a variance that would be 10' encroachment into the setback and 15' from the street. Many buildings on the street do not meet the 15' setback, much less the 25' setback. the right of way setback is measured from the edge of the property to the wall of the building. The Committee has granted these requests in the past.

Mr. Olejniczak added that the City's ordinance defines Locust Street behind the house as a street, not an alley. The street setback is calculated correctly.

Mr. Augustson inquired if Locust Street had the required width for sewer and water.

Mr. Olejniczak responded that it could.

Mr. Murrock asked staff members if they had concerns with granting the variance. There was none.

No one spoke in favor of the variance request.

There were no letters of correspondence in favor of the variance request.

No one spoke in opposition of the variance request.

There were no letters of correspondence in favor of the variance request.

The public hearing was declared closed at 12:20 p.m.

Consideration of: Petition for variance from Section 20.29(2) of the City of Sturgeon Bay Zoning Code for Richard and Barbara Nelson, located at 78 W. Maple Street:

Mr. Chaudoir mentioned good points were made with the appeal.

Moved by Ms. Schopf, seconded by Mr. Chaudoir to approve the variance as presented. Ms. Schopf's reasons are that the garage would blend in with the neighborhood and not be a disadvantage in addition to increase the property value. Mr. Chaudoir agreed and added that the property did not allow for any other options. Roll call: all ayes. Carried.

Public hearing: Petition for variance from Section 20.31(4)(c)(1) of the Municipal Zoning Code for Kwik Trip, Inc for the properties located at 1567 to 1629 Egg Harbor Road and 1614 to 1636 Alabama Street:

Chairperson Murrock opened the public hearing at 12:24 p.m.

Troy Mleziva, 1626 Oak Street, LaCrosse, WI, Real Estate Development Manager for Kwik Trip, Inc. Kwik Trip would like to construct a gas station and is requesting a variance for parking with zero setback off Egg Harbor Road right-of-way. This parking along Egg Harbor Road would be employee parking. The additional space is needed for turning, safety and would allow a dedicated right-of-way

to City for future improvements on Egg Harbor Road and allow for additional green space to both east and west.

Mr. Murrock questioned whether parking along Egg Harbor Road could be shifted by 5 feet.

Mr. Mleziva responded that it would not be possible due to grading of the lot and the dedicated storm water facility.

Mr. Chaudoir commented if property for right-of-way was not dedicated to the City they could move the parking area.

Mr. Mleziva acknowledged they could, but future development of Egg Harbor Road would then not be possible.

Mr. Sullivan-Robinson explained that parking for Kwik Trip would be along the right-of-way line so there would have a zero setback along Egg Harbor Road. Parking for the current property and the Nightingale runs to the road and is inside the right-of-way. Staff does not have any issues with the current plan, but the City is asking for a 25' strip of property to be dedicated to the City for future development of Egg Harbor Road.

Mr. Olejniczak added that Aesthetic Design and Site Plan Review Board has approved Kwik Trip's design, but required a sidewalk on the westerly portion that has a wider right-of-way. The current plan does include better parking than what is there. A wider parking lot is needed to service vehicles pulling trailers and semi's. There are options to place parking elsewhere on the lot, however that may be intrusive to the private properties next door.

Mr. Murrock inquired if a sidewalk were to be installed on Egg Harbor Road in the future if it would infringe upon the current layout of the parking lot.

Mr. Shefchik replied there would still be enough room to add sidewalk.

Mr. Chaudoir asked if there were any plans in the future to improve that area of Egg Harbor Road.

Mr. Shefchik responded that area of Egg Harbor Road is a county road. There are not any plans at this time.

Mr. Augustson asked where the 3 lanes end on Egg Harbor Road.

Mr. Shefchik replied the painted island ends at the end of Nightingale Motel property.

No one spoke in favor of the variance request.

There were no letters of correspondence in favor of the variance request.

No one spoke in opposition of the variance request.

There were no letters of correspondence in favor of the variance request.

The public hearing was declared closed at 12:48 p.m.

Consideration of: Petition for variance from Section 20.31(4)(c)(1) of the Municipal Zoning Code for Kwik Trip, Inc for the properties located at 1567 to 1629 Egg Harbor Road and 1614 to 1636 Alabama Street:

Moved by Mr. Chaudoir, seconded by Ms. Schopf to approve the variance as presented with a condition that Kwik Trip dedicates 20' wide strip of property along Egg Harbor Road frontage of parcel 281-70-32001610 to the City for future improvements. Mr. Chaudoir's reasons for granting are that it will be a vast improvement in aesthetics and grade improvements will help with watershed. Ms. Schopf concurred and added there would also be an improvement in property value. Roll call: all ayes. Carried.

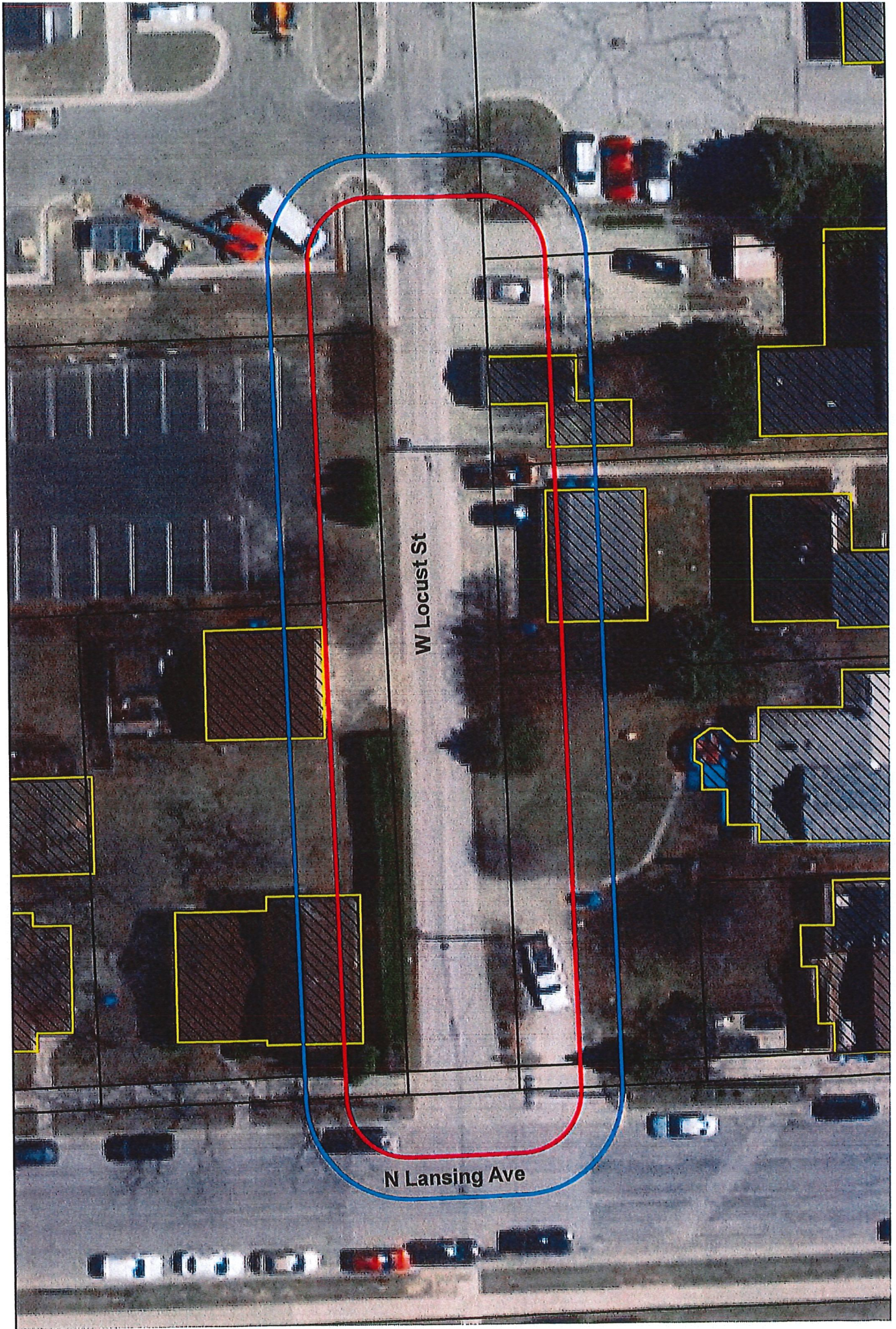
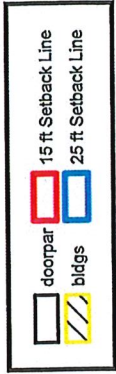
Moved by Mr. Augustson, seconded Mr. Murrock to adjourn. All ayes. Carried. The meeting adjourned at 12:54 p.m.

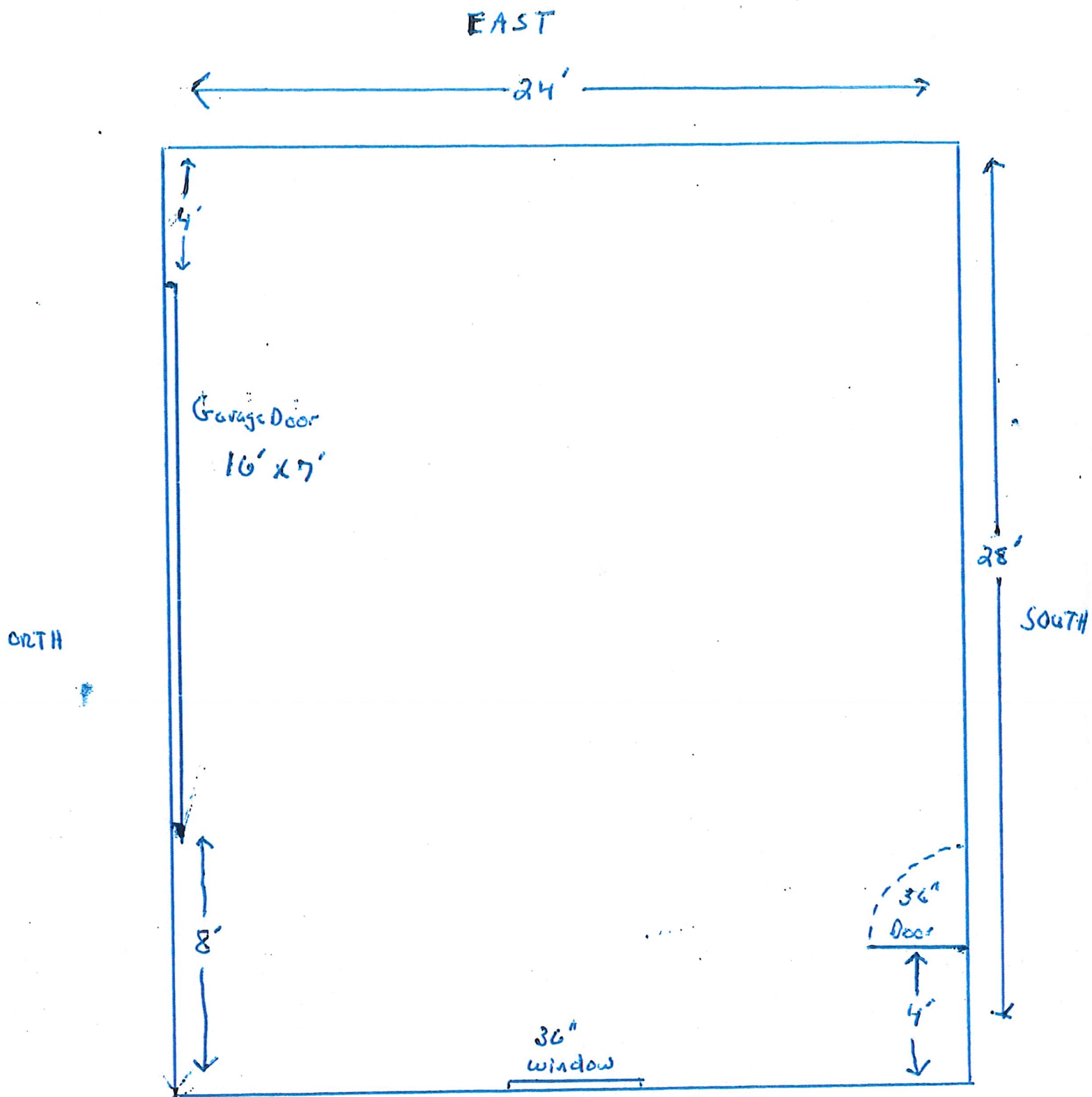
Respectfully submitted,

Laurie Spittlemeister,
Deputy Clerk/Treasurer

Locust Street Setback Analysis

1 inch = 30 feet





Truss - Attic Storage
 Framing: 2x6"
 Wall Height: 8"
 Roof: 5/12 Pitch

Architectural Shingles
 Ice & Water - 2 Courses
 Ridge Vent

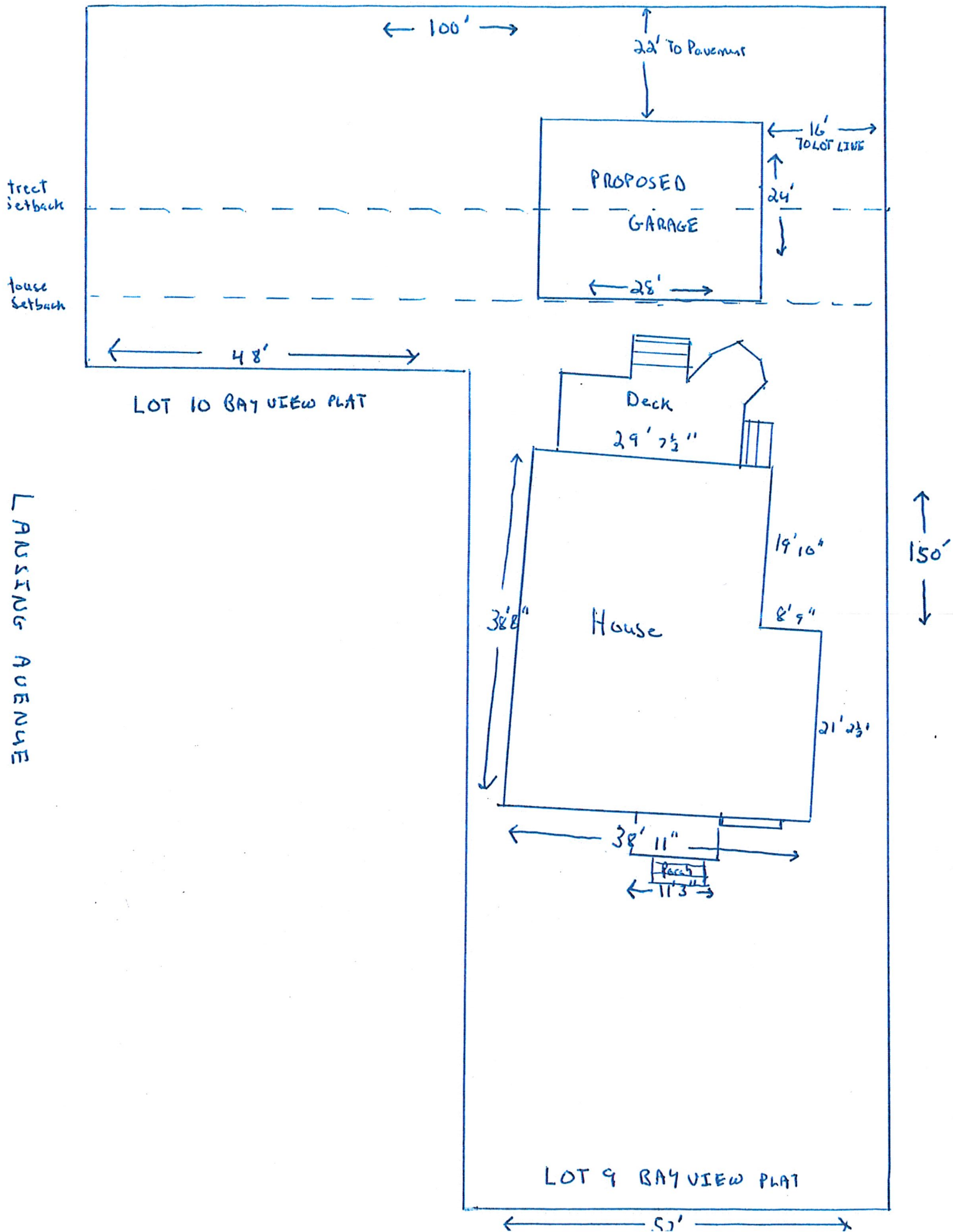
Eave & Gable: 1" Aluminum Soffit & Fascia

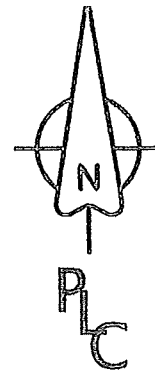
WEST

Vinyl Siding - Double 4"
 Wall Sheathing: 7/16" OSB
 Roof Sheathing: 1/2" OSB

178 West Maple Street
 Rick Nelson (920) 646-1732
 rthompson2003@yahoo.com

LOCUST COURT





SCALE
1" = 20'

LOCUST COURT

blacktop

27'

N 89°57'30" E

(100')
100.61'

power pole

gravel

concrete
(typical)

LOT 10

Parcel contains
10,024 sq. ft.
(0.230 acres)

LOT 9

overhead

wires

In base of
pine tree

wood
deck

N 89°53'48" W

(48')
48.36'

N 00°04'25" E

S 00°01'25" W

HOUSE

3.2'

9.6'

deck

concrete
(typical)

0.6'

104.17'
(104.2')

0.3'

(150')
149.73'

dish

1.0'

(100')
100.74'

N 89°53'48" W

(48')
48.36'

(52')
52.38'

(100')
100.74'

- = FOUND 1" IRON PIPE
- ▲ = FOUND CHISELED "X"
- = SET 5/8" REBAR
- () DENOTES "RECORDED AS"

ALL BEARINGS ARE BASED ON PREVIOUS
CERTIFIED SURVEY MAPS

prepared for
RICHARD & BARBARA NELSON
78 W. MAPLE STREET
STURGEON BAY, WI 54235

prepared by
PENINSULA LAND CONSULTANTS, L.L.C.
185 E. WALNUT STREET #115
STURGEON BAY, WI 54235

W corner
Block 7