

AGENDA
CITY OF STURGEON BAY
ZONING BOARD OF APPEALS
Tuesday, December 13, 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 November 8, 2022.
4. Public Hearing: Variance from Section 27.13(4)(c)5 of the municipal code regarding minimum setback of a ground sign for JT Petroleum located at 154 N. 4th Avenue, parcel #281-10-85270801.
5. Consideration of: Variance from Section 27.13(4)(c)5 of the municipal code regarding minimum setback of a ground sign for JT Petroleum located at 154 N. 4th Avenue, parcel #281-10-85270801.
6. Consideration of: Request to extend the time limit to initiate previously granted variance for property at 1642 Cove Rd, parcel #281-34-65001101.
7. 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.

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

12/7/2022
3:00 p.m.
CS

**CITY OF STURGEON BAY
Zoning Board of Appeals
November 8, 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, William Chaudoir, Dave Augustson and Ron Vandertie were present. Members Nancy Schopf and Morgan Rusnak were excused. Staff present were Community Development Director Marty Olejniczak and Community Development Administrative Assistant Cindy Sommer.

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

1. Roll call.
2. Adoption of agenda.
3. Approval of minutes from September 27, 2022.
4. Approval of minutes from October 11, 2022.
5. Public Hearing: Variances from Section 20.27(2) of the municipal code for Andrew Loch located at the southeast corner of S Lansing Avenue and W Spruce Street, parcel #281-46-65090102.
6. Consideration of: Variances from Section 20.27(2) of the municipal code for Andrew Loch located at the southeast corner of S Lansing Avenue and W Spruce Street, parcel #281-46-65090102.
7. Adjourn.

All ayes. Carried.

Approval of minutes from September 27, 2022 and October 11, 2022: Moved by Mr. Chaudoir, seconded by Mr. Augustson to approve the minutes of September 27, 2022 and October 11, 2022. All ayes. Motion carried.

Public hearing: Variances from Section 20.27(2) of the municipal code for Andrew Loch located at the southeast corner of S Lansing Avenue and W Spruce Street, parcel #281-46-65090102:
Chairperson Murrock opened the public hearing at 12:01 p.m.

Mr. Olejniczak explained this is a request for a variance on a 52' x 162' vacant, surveyed lot for Andrew Loch that was recently rezoned from C-1 to C-5, which requires buildings be set back 20 feet from the front and 8 feet from the side lot lines. Mr. Loch is requesting a variance to allow for a 30' x 44' building that would be set back 15'6" from the front lot line and 6'6" from the side lot line. Most of the buildings in the surrounding area either have a variance or predate the zoning code, making them non-conforming. Mr. Loch is proposing to put the building well away from Spruce Street to allow as much space as possible between his building and the neighbor at 61 W. Spruce Street. Mr. Loch does not yet have a final building plan as he is waiting to see if this variance will be granted.

Mr. Andrew Loch of 2450 San Lorenz Dr., Green Bay explained that he would like to build a workshop for his drain cleaning business with laundry and kitchen space. He does not have any employees and is not looking to expand his business beyond his one truck/one man operation. He explains his building plan calls for 12' side walls, a 5/12 roof pitch and diamond coat horizontal siding, which is similar in appearance to dutch lap vinyl siding. There would be 5 windows, 3 exterior doors and one interior door. He is also planning to put in a concrete driveway. He has become acquainted with the nearby property owners and he indicates that none have indicated opposition to his plan.

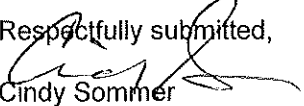
No members of the public presented for the hearing and there were no letters regarding the variance request. The public hearing was declared closed at 12:23 p.m.

Consideration of: Variances from Section 20.27(2) of the municipal code for Andrew Loch located at the southeast corner of S Lansing Avenue and W Spruce Street, parcel #281-46-65090102:

Motion by Mr. Chaudoir to approve the variance request as presented with the reasoning that it is a corner lot with severe restrictions, the request is reasonable, it fills a vacant lot in the city and Mr. Loch has gone to the extra effort to work with his neighboring property owners. Motion seconded by Mr. Vandertie. Roll call vote, all ayes. Motion carried.

Moved by Mr. Auguston, seconded by Mr. Vandertie to adjourn. All ayes. Motion carried. The meeting adjourned at 12:27 p.m.

Respectfully submitted,


Cindy Sommer

Community Development Administrative Assistant

4,5

4,5

Martin Olejniczak, AICP
Community Development Director
421 Michigan Street
Sturgeon Bay, WI 54235



Phone: 920-746-2910
Fax: 920-746-2905
E-mail: molejniczak@sturgeonbaywi.org
Website: www.sturgeonbaywi.org

STAFF MEMO

To: Zoning Board of Appeals

From: Marty Olejniczak *MO*

Date: December 6, 2022

Subject: Variance Petition – JT Petroleum – Setback for Ground Sign – 154 N. 4th Ave

Petition: JT Petroleum (Canopy Refresh, agent) is petitioning for a variance from section 27.13(4)(c)5., in which ground signs in the Central Business (C-2) District are to be set back at least 5 feet from the street right-of-way. The proposal is to reface and enlarge an existing ground sign that is right at the edge (zero feet) of the right-of-way.

Background: The existing sign location was approved by a variance granted in 1977. The sign has been refaced over time, but since the current proposal is to enlarge it, the City Attorney has opined that a new variance is required.

The current sign is 7'-1" by 9'-8" (~68.5 sq. ft.) while the proposed sign is 7'-1" by 13'-6" (~95.6 sq. ft.). Its proposed size is less than the 100 sq. ft. maximum for the C-2 district. The new proposal would not increase the degree of nonconformity. It will use the same structure and be the same distance from the street. The height and width of the sign will stay the same but the under clearance will go from about 10 feet to about 6.5 feet. Because the sign is far enough away from driveways and streets, the reduction of under clearance is not an issue under the code. Therefore, other than the setback from the street right-of-way, the proposed sign complies with the code.

Surrounding Area: The subject property is surrounded by commercial development along N. 4th Ave and Kentucky Street. The area is a mix of traditional downtown with building very close to the street and more suburban development with parking lots and buildings set back from the street. There are only two other ground signs within a block of the subject property. Like the subject property the "downtown on 4th" sign at the corner of 4th/Louisiana was granted a variance to be closer than the required 5 feet from the right-of-way. The Nicolet Bank sign is conforming at 5 feet and about 52 square feet. There are several projecting signs attached to buildings on this block that extend into (or close to) the street right-of-way. These are all smaller than the proposed sign.

Sign Code: The provisions of Chapter 27 (Sign Code) were adopted to "safeguard life, health, property and public welfare and enhance aesthetic values by regulating and controlling the design, area, number, construction, illumination, installation, location, and maintenance of all signs referred to [in the code]."

Variance Standards: The applicant is responsible for showing an unnecessary hardship, identifying any property limitations, and demonstrating that the variance would not in turn negatively impact the public interest.

Staff Opinion: Because the sign complies in all other respects, City staff does not have any particular concerns with enlarging the sign at the current nonconforming location. The only potential negative issue is whether the enlarged sign would be out of character with the rest of 4th Avenue, thereby potentially negatively impacting the public interest. Since the code allows for up to 100 square foot signs, however, this is probably an issue of amending the size regulations of the sign code rather than an issue pertaining solely to this particular variance request.

Options: The Zoning Board of Appeals has the ability to approve up to what is being requested. In addition, conditions can be added if they 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. Regardless of the action taken, the members should provide relevant reasoning for the decision.

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, December 13, 2022 at 12:00 Noon or shortly thereafter, in regard to a request from JT Petroleum (Canopy Refresh, agent) for a variance from section 27.13(4)(c)5., which requires ground signs to be setback at least 5 feet from the street right-of-way. The applicant proposes to modify an existing sign located 0 feet from the street right-of-way by increasing its size from 68.8 square feet to 95.7 square feet. The subject property is located at 154 N. 4th Avenue; parcel #281-10-85270801. 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.

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

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

	APPLICANT/AGENT	LEGAL PROPERTY OWNER (if different)
Name	Tim STEPHAN	JT PETROLEUM
Company	CANOPY REFRESH	JASPAZ OHA LIUAL
Street Address	454 Saint Paul Ave	9653 N. Granville Rd.
City/State/Zip	Beloit, WI 53511	Mesa, WI 53097
Daytime Telephone No.	262-949-2799	414-788-1616
Fax No.		

STREET ADDRESS OF SUBJECT PROPERTY: 154 N. 4th Ave Sturgeon Bay
Location if not assigned a common address: _____

TAX PARCEL NUMBER: 281-10-85270801

CURRENT ZONING CLASSIFICATION: Central Business (C-2)

CURRENT USE AND IMPROVEMENTS: gas station

IDENTIFY MUNICIPAL CODE SECTION PERTINENT TO REQUEST AND STATEMENT OF SPECIFIC ITEM BEING REQUESTED FOR REVIEW: 27.13(4)(c) 5 which is required 5 ft setback of sign from R/W. Requested enlargement of sign at zero ft from R/W

ZONING AND USES OF ADJACENT SURROUNDING PROPERTIES:
North: Residential C-2, Nicolet Bank / Kevin's Auto
South: YOGA C-2 - Printing shop
East: McGEE NAT. BANK BC PRINTING C-2, Weber Insurance, Tip Top Clean
West: Nicolet NAT. BANK C-2, parking, and commercial bldg

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: To tear down existing sign & try to find an alternative given space limitations would be extremely costly.
2. Unique physical property limitation: There is very limited space for this sign, so trying to limit the footprint to existing.
3. Protection of public interest: This sign update will modernize & make this property have better eye appeal leading to a better look for this block & downtown area.

HAVE THERE BEEN ANY VARIANCES, CONDITIONAL USE PERMITS, ETC. GRANTED PREVIOUSLY FOR THIS PROPERTY? Yes IF YES, EXPLAIN: Variance approved 1977 for current sign

Not that I am aware of

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.

Jesse Dhalwad
Property Owner (Print Name)

[Signature]
Signature

11-11-22
Date

TIM STEPHAN
Applicant/Agent (Print Name)

[Signature]
Signature

11-16-22
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.

conducted over phone

Date of review meeting

[Signature]
Applicant Signature

[Signature]
Staff Signature

Attachments:

Procedure & Check List

Agreement For Reimbursement of Expenses

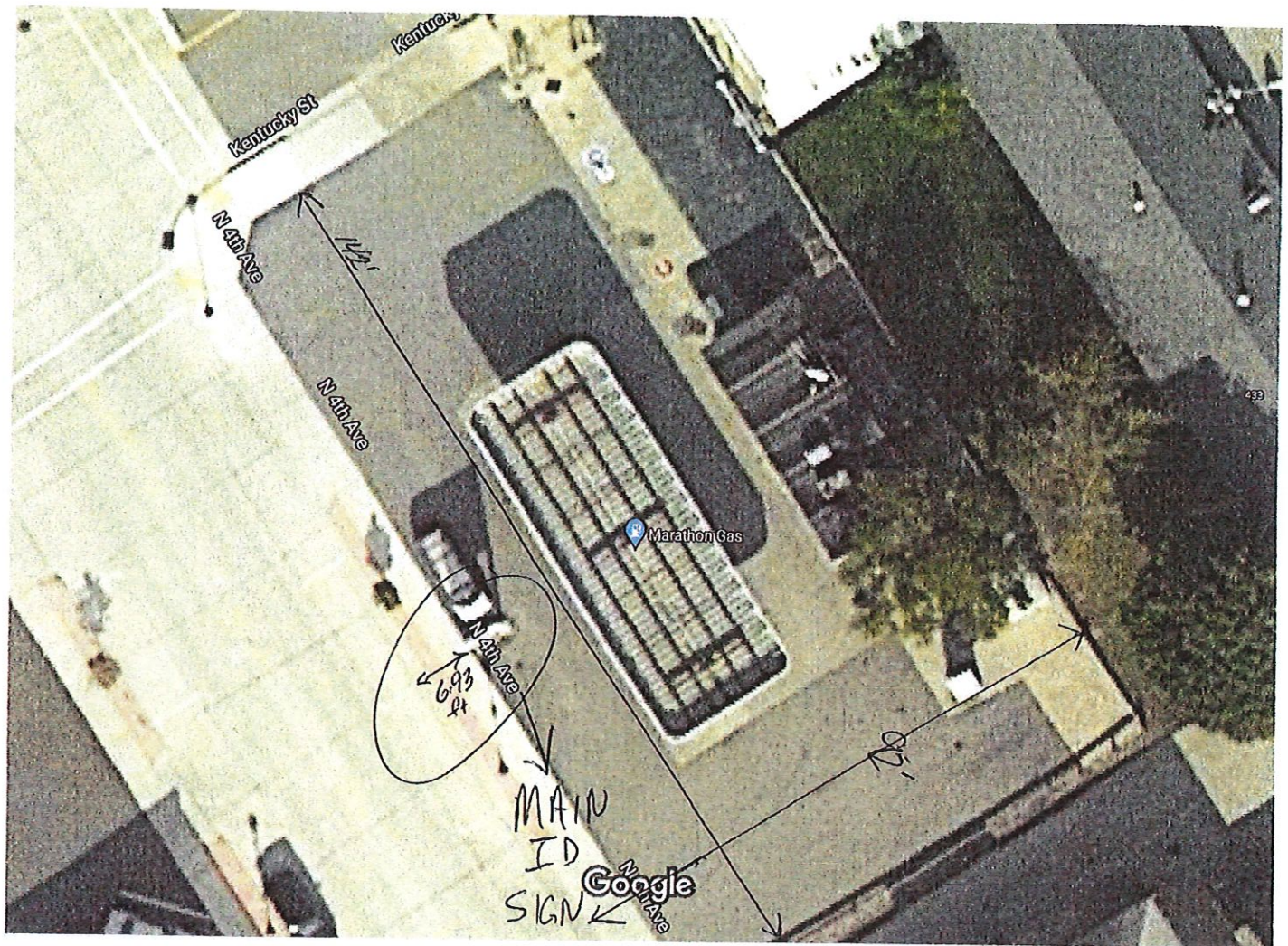
STAFF USE ONLY

Application conditions of approval or denial:

Date

Community Development Director

Google Maps



Map data ©2022, Map data ©2022 20 ft

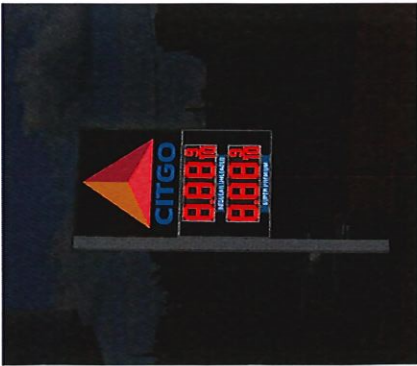
REVISION HISTORY:			
NO.	DATE	REVISIONS	BY
1	07/07/22	2.5	FJD/AM
INITIAL DRAWING RELEASE			
2	07/08/22	2.5	FJD/AM
REVISED TO FLAG ACQUAINTED CABINETS			
3	07/15/22	2.5	FJD/AM
REVISED TO 2P WITH 24" LEDS			
4	11/07/22	2.5	FJD/AM
REVISED TO ONLY CITGO LETTERS TO ILLUMINATE. OPAQUE FACES.			
5	11/18/22	7.5	AM
REVISED TO SHOW TRIMARK TO ILLUMINATE.			

PARTS LIST:

DESCRIPTION

ITEM	DESCRIPTION
A	
B	
C	
D	
E	
F	
G	

ILLUMINATION VIEW



EXISTING



PYLON ELEVATION

SCALE: 1:40

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CALIFORNIA SIGN REGULATIONS AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER CHROMING AND BONDING OF THE SIGN.

GENERAL NOTES

1. TOLERANCE (UNLESS NOTED)
 - CUTS: ± 1/16" - 1/8"
 - CABINET: ± 1/8" - 1/4"
 - OVERLAP: ± 1/8" - 1/16"
2. ALL COPY LEVEL UNLESS NOTED OTHERWISE
3. VIEWING DISTANCE 25' TO 50' UNLESS NOTED OTHERWISE
4. THIS COLOR CALIBRATION INDICATES USE OF SPANLAB AHS SYSTEM
5. ALL ELECTRICAL SHOPS TO COMPLY WITH UL 40

RENDERING

PROJECT NO.	15863134	DATE	07/06/22
CLIENT	FALCONI	DESIGNED BY	A. MATTHEWS
LOCATION	CITGO	CREATED BY	
LOCATION	15863134		

APPROVAL SIGNATURE

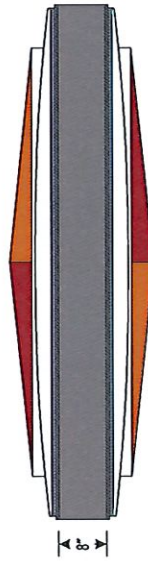
DATE

By signing, you are validating the dimensions and graphic provided to SignResource and/or you are handling your own installation.

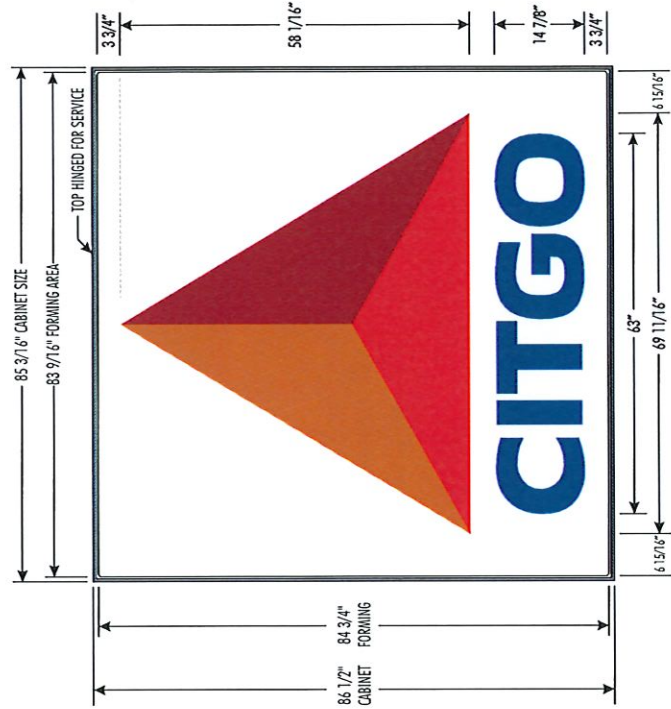
Please Note: Weights and Measures requirements vary by State, County and Municipality. It is the responsibility of the customer to confirm that these graphics are compliant with all local Regulations, Statutes and Ordinances. Compliancy must be confirmed by the party obtaining the permit. SignResource is not liable for misinterpretation of local Weights and Measures requirements or any rule changes that may occur after the order has been placed. If permitting and installation is provided by SignResource, we will make every effort to confirm the signage provided is compliant at the time of installation.



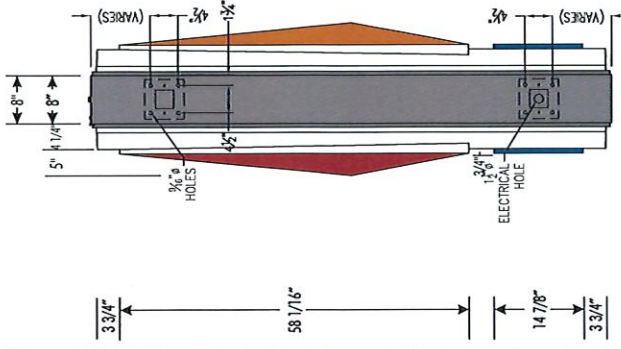
NOTE: CABINET TO BE LED ILLUMINATED
REFERENCE STD DIE: CG058TRI15L-TOP



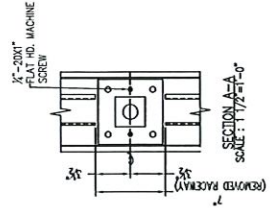
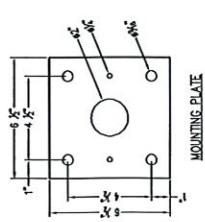
TOP VIEW



FRONT VIEW



SIDE VIEW



NOTE: OPAQUE FACES. PERMIT ONLY ALLOWS CITGO LOGO TO ILLUMINATE.

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SignResource
IDENTITY GROUP
6135 Oakes Blvd • Menomonee Falls, WI 53051
800.423.4283 • Fax 262.562.7143
Website: www.signresource.com

REVISION HISTORY:	
1	11/07/22
2	11/07/22
3	11/07/22
4	11/07/22

INITIAL DRAWING RELEASE	
1	11/07/22
2	11/07/22
3	11/07/22
4	11/07/22

PARTS LIST:	
ITEM	DESCRIPTION
A	1/2\"/>
B	1/2\"/>
C	1/2\"/>
D	1/2\"/>
E	1/2\"/>
F	1/2\"/>
G	1/2\"/>

MATERIAL LIST	
1	1/2\"/>
2	1/2\"/>
3	1/2\"/>
4	1/2\"/>

SECOND SURFACE DECORATION	
1	1/2\"/>
2	1/2\"/>
3	1/2\"/>
4	1/2\"/>

SCALE: 1:20
THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF MENOMONEE FALLS, WISCONSIN. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.

GENERAL NOTES	
1	1/2\"/>
2	1/2\"/>
3	1/2\"/>
4	1/2\"/>
5	1/2\"/>

CITGO ID 7' X 7' APPROX. ILL DF FLAG MOUNT SIGN	
1	1/2\"/>
2	1/2\"/>
3	1/2\"/>
4	1/2\"/>
5	1/2\"/>

CITGO	
1	1/2\"/>
2	1/2\"/>
3	1/2\"/>
4	1/2\"/>
5	1/2\"/>

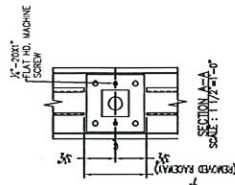
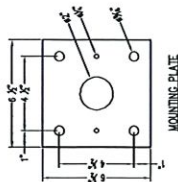
STURGEON BAY, WISCONSIN	
1	1/2\"/>
2	1/2\"/>
3	1/2\"/>
4	1/2\"/>
5	1/2\"/>

DATE	
1	11/07/22
2	11/07/22
3	11/07/22
4	11/07/22

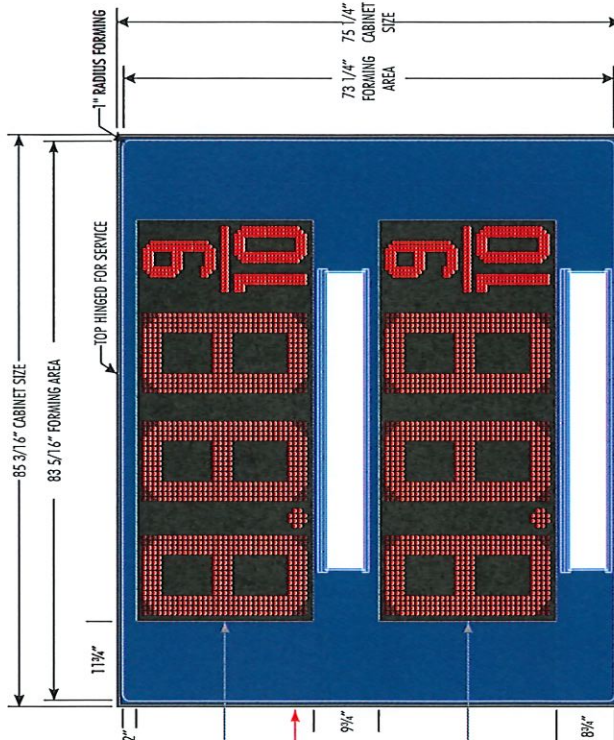
APPROVAL SIGNATURE	
1	11/07/22
2	11/07/22
3	11/07/22
4	11/07/22

By signing, you are validating the dimensions and graphic provided to SignResource and/or you are handling your own installation.

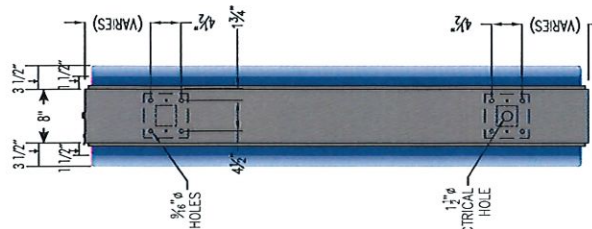
OPPOSITE VIEW



TOP VIEW



SIDE VIEW



SIDE VIEW

TO BE MANUFACTURED WITH **PRICE VISION LEDS # (4) 1PV24R**

Please Note: Weights and Measures requirements vary by State, County and Municipality. It is the responsibility of the customer to confirm that these graphics are compliant with all local Regulations, Statutes and Ordinances. Compliance must be confirmed by the party obtaining the permit. SignResource is not liable for misinterpretation of local Weights and Measures requirements or any rule changes that may occur after the order has been placed. If permitting and installation is provided by SignResource, we will make every effort to confirm the signage provided is compliant at the time of installation.

APPROVAL SIGNATURE **DATE**

By signing, you are validating the dimensions and graphic provided to SignResource and/or you are handling your own installation.

Sign Resource
IDENTITY GROUP

6135 District Blvd • Maywood, CA 90270
800.421.4283 • Fax 323.560.7143
Website: www.signresource.com

REVISED BY	DATE	REQUESTED BY	UPDATED BY
A	10/05/22	Z.S.	A.M.

REVISION DESCRIPTION

INITIAL DRAWING RELEASE

PARTS LIST:	
ITEM	DESCRIPTION
A	PGS 786 - REF + 200004057
B	PG 1777
C	PGS 377 - QUANT 2474 + 00000017
D	PGS 377 - POL 347 + 000000266
E	
F	
G	
MATERIAL LIST	
1	PACIFIC
2	ALUMINUM
3	
4	

SECOND SURFACE DECORATION

SCALE: 1:18

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRIC CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.

GENERAL NOTES

1. TOLERANCE (UNLESS NOTED)
- GRAPHICS $\pm 1/8"$ - FACE SIZE $\pm 1/16"$ - $1/16"$
 - CABINET $\pm 1/8"$ - VINYL OVERLAP $\pm 1/8"$ - $1/16"$
 - ALL COPY LEVEL UNLESS NOTED OTHERWISE
2. VIEWING DISTANCE 25" TO 50" UNLESS NOTED OTHERWISE
3. PMS COLOR CALLOUT INDICATES USE OF SPRAYPAINT AND SYSTEMS
4. NO DEVIATION OR MATERIAL SUBSTITUTION WITHOUT EOL
5. ALL ELECTRICAL SIGNS TO COMPLY WITH UL 48

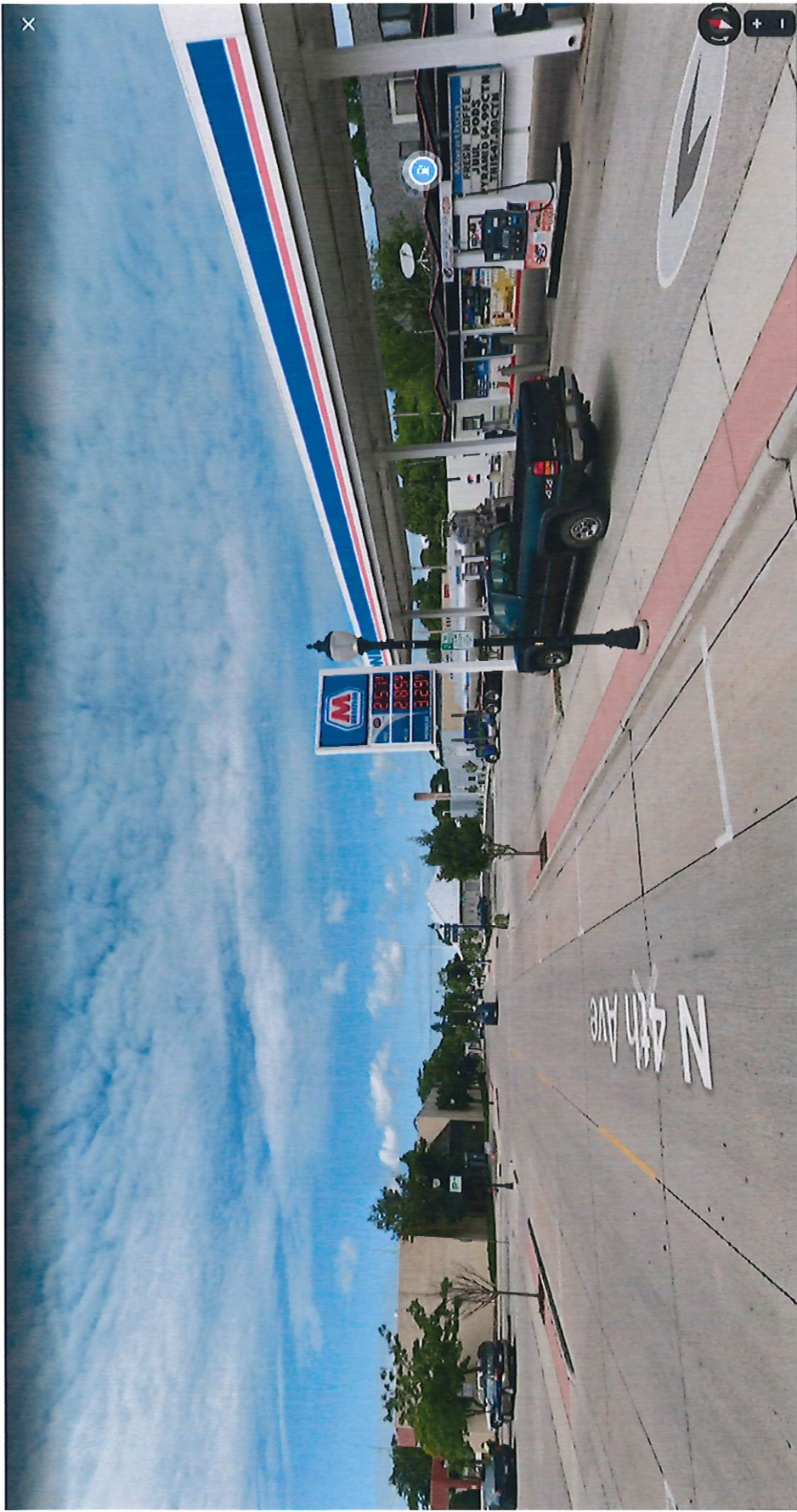
**CITGO 6' X 7' APPROX.
2 PRODUCT LED PRICE LINE
IL DF FLAG MOUNT SIGN
W/ CONVEY FACES**

LOCATION:	STURGEON BAY, WISCONSIN		
LEVEL:	CITGO		
CLASSIFICATION:	FD	UNCLASSIFIED BY:	
DISPATCH:	CITE:	CURRENT:	DESIGN (LMD):

DATE	15863134	DATE	10/05/22
REFERENCE #	6G0ZPV2U7585A01	REF	30011 #
			A 10F2



Google map photo – August 2019



Google map photo – August 2019



MEMO

To: Zoning Board of Appeals
From: Marty Olejniczak
Date: December 6, 2022
Subject: Extension of Variance Request – Colin Jeanquart – Cove Rd

On December 14, 2021, Collin Jeanquart received a variance from Section 20.29(2) of the zoning code (setbacks) to allow him to construct a new single-family dwelling at 1642 Cove Road. Under the rules adopted by the Zoning Board of Appeals, the property owner has one year to initiate the variance or it expires:

Granted Appeals - Time Use Limitation. Any application granted by the Board shall be actually used (i.e. building permits obtained, construction started, etc.) within 12 months of the date of decision by the Board unless expressly stated otherwise in the granting motion. Where practical difficulties occur after the granting of an application in actually commencing the activity contemplated by the application, within the 12 months herein stated, the appellant may request an extension of this time limitation to the Board. Upon the Board finding that there is good and sufficient reason for this requested extension, the Board may grant such extension as it deems appropriate.

Mr. Jeanquart has not yet started construction on the home and the variance is set to expire. The rules of procedure allow for the Board to grant an extension of the time limit and Mr. Jeanquart has requested the extension. The reasons for the delay in initiating the project are stated within his letter.

The Board has the options to extend the time limit by a specific amount (e.g. 6 months or one year) or deny the extension request. If the extension is denied, Mr. Jeanquart would need to go through another formal variance application, hearing and decision process to construct the proposed dwelling.

I am unaware of any substantive change in the neighborhood or zoning requirements that would impact the previously granted variance. Therefore, I have no objection to the extension of the time limit.

TO: Marty Olejniczak
Community Development Director
City of Sturgeon Bay

FROM: Collin Jeanquart
1647 Cove Rd
Sturgeon Bay, WI 54235

SUBJECT: Variance Extension Request for 1642 Cove Rd.

Good morning Marty,

We have been working on the plans for the house that I was granted a variance for last year at 1642 Cove Rd. Unfortunately, the original architect has become unreachable, and I had to start over with someone else to take the conceptual drawings we presented and convert them into full construction plans. We are still finalizing those, but I am not sure we will be able to have them complete in time to take out a building permit before the one-year anniversary of the variance approval. That coupled with the fact that it has been difficult to get bids and input from construction companies leads me to inquire about the possibility of being granted an extension. I am therefore requesting your consideration of an extension of this variance approval for one additional year. Any feedback or direction you can provide on this request would be greatly appreciated. Thank you again for your and the committee's additional time and consideration.

Sincerely,

Collin Jeanquart

920-559-1542

collin@jeanquart.com

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

Date Received: 11-2-21
Fee Paid \$ 350.00
Received By: _____

	APPLICANT/AGENT	LEGAL PROPERTY OWNER (if different)
Name	COLLIN JEAN QUART	
Company		
Street Address	1647 COVE RD	
City/State/Zip	STURGEON BAY, WI 54235	
Daytime Telephone No.	920-559-1542	
Fax No.	920-743-0177	

STREET ADDRESS OF SUBJECT PROPERTY: 1642 COVE RD
Location if not assigned a common address: STURGEON BAY, WI 54235

TAX PARCEL NUMBER: 2813465001101

CURRENT ZONING CLASSIFICATION: AGRICULTURAL

CURRENT USE AND IMPROVEMENTS:

RESIDENTIAL

IDENTIFY MUNICIPAL CODE SECTION PERTINENT TO REQUEST AND STATEMENT OF SPECIFIC ITEM BEING REQUESTED FOR REVIEW: 20.272 FRONT YARD SETBACK

ZONING AND USES OF ADJACENT SURROUNDING PROPERTIES:

North: AGRICULTURAL
South: R1
East: NO ZONING CITY BOUNDARY
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: _____

PLEASE

2. Unique physical property limitation: _____

SEE

3. Protection of public interest: _____

ATTACHED

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

NOT APPLICABLE TO NEW STRUCTURE

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.

COLLIN JEANQUART
Property Owner (Print Name)

[Signature]
Signature

11-2-21
Date

Applicant/Agent (Print Name)

Signature

Date

I, COLLIN JEANQUART, 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.

11-2-21
Date of review meeting

[Signature]
Applicant 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

Unnecessary Hardship

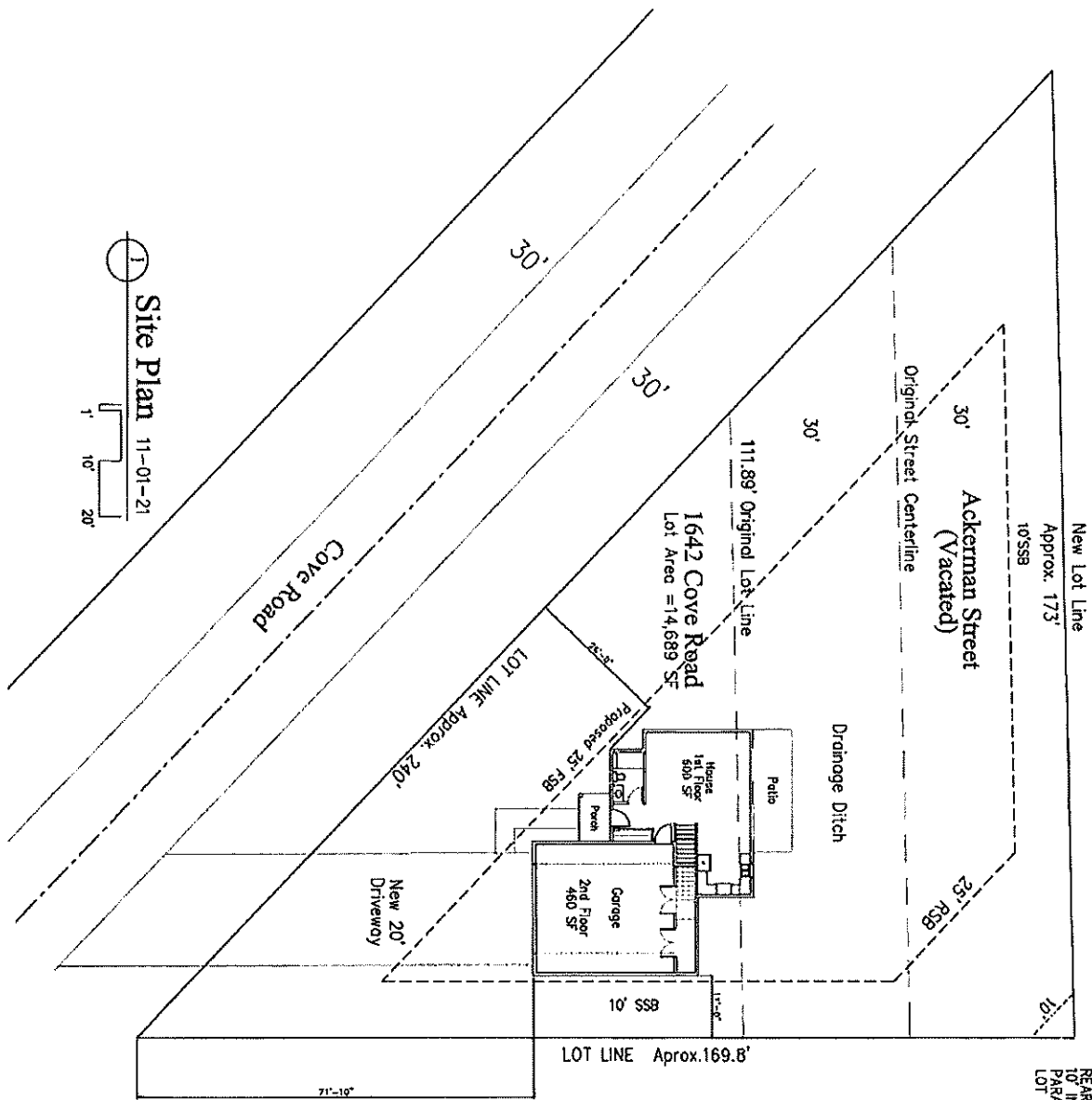
Due to the zoning applied to this property and the associated setbacks, at the onset of the discussion with city personnel for removing the existing failing structure and replacing it with a structure built to current code, it was deemed that while an 1800+ sq. ft. structure exists on the property which pre-dates the current zoning and roadway, utilizing the current setbacks there was less than 10 sq. ft. of buildable area on the property. We have worked with the city, as can be seen in the attached documentation, to request the un-improved street to the north be vacated to help remove some of the setback concerns that resulted from it being listed as a platted road. Our proposed structure would be significantly more conforming than the current structure. There is an attached overlay which shows the footprint we are proposing is much smaller than what currently exists and would remove the need for the odd jog currently in place along Cove Road to allow their existing porch to be there. The existing structure has mold & water concerns which are a health and safety concern to my family and the other neighboring properties. The plat of this parcel was created in 1928 which pre-dates all current zoning.

Unique Physical Property Limitations

The property is triangular with the widest leg being along the road. The easterly boundary creates the end of the city limits leaving no room to move in that direction. The north end of the property is the newly vacated parcel, but the city retains the right to use it for turning around school buses, snowplows, etc., so nothing can be built there. Additionally, there is a drainage ditch just to the north of the current structure which allows water to flow to a city owned culvert and allow it to drain to the bay. Even though there appears, on the overhead map, to be some room to build in that direction, the easement and the drainage ditch need to remain to not adversely affect surrounding property owners. To the north and the east there are also mapped wetlands which likely prevent building further in either of those directions even if the above-mentioned conditions did not exist.

Protection of Public Interest

In the process we have worked with the city to make sure there is a perpetual easement on the northern portion of the property to allow safe turnaround at the end of Cove Road. Additionally, we are working to make sure the drainage area remains free and clear to not adversely affect any surrounding property owners. We are placing the house in a way not to affect any potential wetlands in the vicinity as well. Attached you will also find a letter from the neighboring city property owners showing their support for the removal of the existing failing structure and construction of the conceptual design shown attached as well. The 25 ft. setback we are requesting matches that of the homes on the opposite side of the road, so it would match the style of the rest of the street. Our proposed structure has less encroachment into the setbacks than the current structure and meets all other building and zoning requirements.



① Site Plan 11-01-21
1' 10' 20'

Site Info

Lot Area = Approx. 14,689 SF
Proposed Impervious Surface = 2,619 SF
Percent Impervious Surface = 18%

REAR LOT LINE
TO IN LENGTH
PARALLEL WITH FRONT
LOT LINE

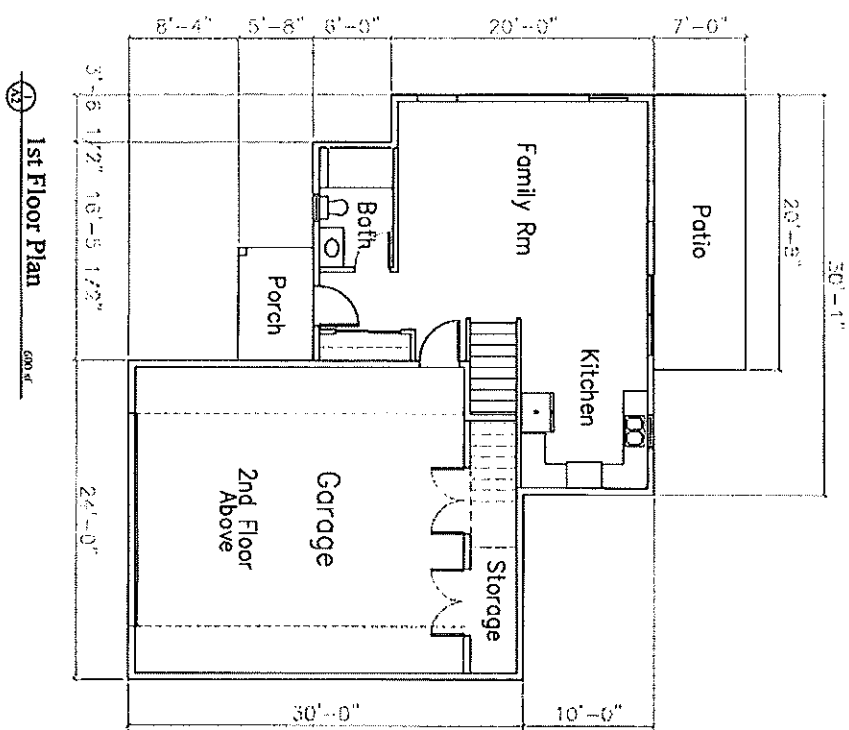


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Shawn L. Thompson
920 - 256 - 1082
Sturgeon Bay, WI 54445

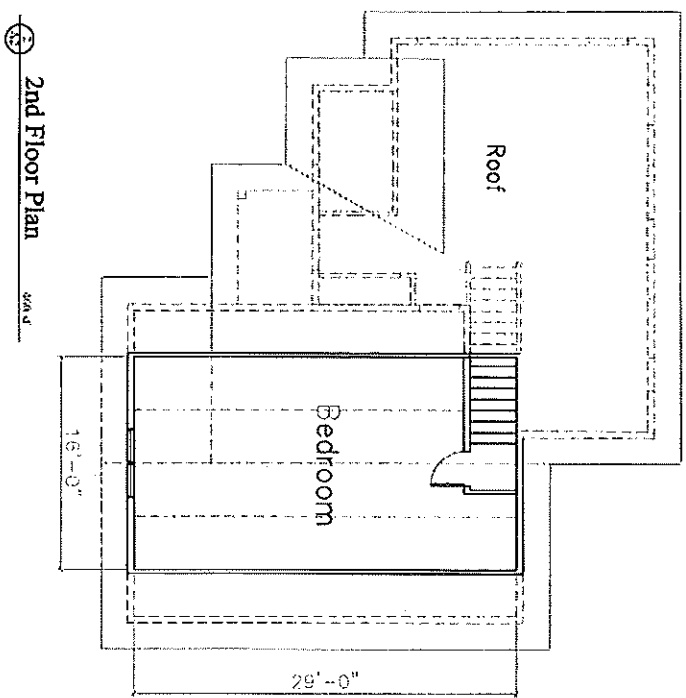
Jeanquart New Home

1642 Cove Road Sturgeon Bay, Wisconsin

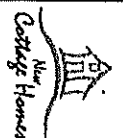
DATE	BY	REVISION
11-01-21	STC	1



1st Floor Plan 600' d



2nd Floor Plan 360' d



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 O. G. Dow 087
 Estate Plan, WI 54245
 920 - 256 - 1062
 Copyright 2013
 Steven L. Thomas

Jeanquart New Home


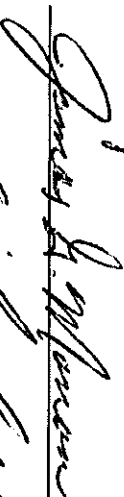

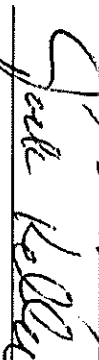


1642 Cove Road Sturgeon Bay, Wisconsin

Room	Area	Notes
Living	15.51	
Dining	15.51	
Kitchen	15.51	
Bath	15.51	
Bedroom	15.51	
Garage	15.51	
Porch	15.51	
Storage	15.51	
Roof	15.51	
Other	15.51	
Total	15.51	

Adjacent Resident Project Support
1642 Cove Road, City of Sturgeon Bay

Project Description

1. Location 1642 Cove Road, City of Sturgeon Bay
2. Owner, Colin Jeanqaut
3. Demolish all existing structures
4. Construct Garage/Residence
5. All of the residents in the City of Sturgeon Bay within 500 feet of the Project support the Project as demonstrated by signatures below:

<u>Address</u>	<u>Signature</u>	<u>Date</u>
1615 Cove Road		May 16, 2021
1623 Cove Road		May 16, 2021
1627 Cove Road		May 24, 2021
1633 Cove Road		May 17, 2021
1635 Cove Road		May 17, 2021
1639 Cove Road		May 17, 2021



Photos

Existing Structure



Design to Compliment Neighboring Structures



Drainage Ditch



City Culvert

