

**AGENDA**  
**CITY OF STURGEON BAY**  
**ZONING BOARD OF APPEALS**  
Tuesday, October 24, 2023 @ 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 July 11, 2023.
4. Public Hearing: Variance from Section 27.13(3)(c)2 of the municipal code for Sunset View Apartments located at 709-725-737 N 7<sup>th</sup> Ave.
5. Consideration of: Variance from Section 27.13(3)(c)2 of the municipal code for Sunset View Apartments located at 709-725-737 N 7<sup>th</sup> Ave.
6. Public Hearing: Variance from Section 20.27(2) of the municipal code for Greg Frankov located at the west end of E Vine Ct, parcel #281-64-77000508.
7. Consideration of: Variance from Section 20.27(2) of the municipal code for Greg Frankov located at the west end of E Vine Ct, parcel #281-64-77000508.
8. 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.

10/19/2023  
3:30 p.m.  
CS

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

3

3

**CITY OF STURGEON BAY  
Zoning Board of Appeals  
July 11, 2023**

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, Dave Augustson, Nancy Schopf and Bill Chaudoir were present. Member Morgan Rusnak was excused. Staff present were Community Development Director Marty Olejniczak, Planner/Zoning Administrator Stephanie Servia and Community Development Administrative Assistant Cindy Sommer.

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

1. Roll call.
  2. Adoption of agenda.
  3. Approval of minutes from May 23, 2023.
  4. Public Hearing: Variance from Section 27.12(4) of the municipal code for Bay View Lutheran Church located at 340 W. Maple St, parcel #281-64-60050103A.
  5. Consideration of: Variance from Section 27.12(4) of the municipal code for Bay View Lutheran Church located at 340 W. Maple St, parcel #281-64-60050103A.
  6. Adjourn.
- All ayes. Carried.

**Approval of minutes from May 23, 2023:** Moved by Mr. Chaudoir, seconded by Mr. Augustson to approve the minutes of May 23, 2023. All ayes. Motion carried.

**Public Hearing: Public Hearing: Variance from Section 27.12(4) of the municipal code for Bay View Lutheran Church located at 340 W. Maple St, parcel #281-64-60050103A:**

Chairperson Murrock opened the public hearing at 12:03 p.m. Ms. Servia explained that Bay View Evangelical Lutheran Church would like to install an electronic variable message (EVM) sign on their church property located at 340 W. Maple Street, however these types of signs are not permitted in the Single-Family Residential (R-2) zoning district without a variance. The proposed sign would be 24 square feet and the applicants worked with staff to meet the operation and maintenance standards, a copy of which is in the meeting packet. There have been two similar variances granted for two other churches in the city. Mr. Olejniczak added that this Board set conditions for the past variances. This would be the only sign on the property. All other ground signs on the property would be removed.

Kay Baker, representing the church, explained that the church would like the EVM sign to inform members and visitors of the events happening at the church as they do a lot of community outreach programs. They would also like to post their worship dates/times on the sign in order to inform the members, as well as to attempt to increase their declining membership. The EVM sign would allow passersby to read the sign without disrupting the traffic flow. The variable portion of the sign would be active from 5:00 a.m. until 11:00 p.m., with a brightness that could be altered either automatically or manually. The sign would be placed 6 feet from the sidewalk and about 62 feet from N Ithaca Avenue and would provide an appropriate vision triangle. They will provide landscaping around the sign. Ms. Baker noted that the sign cabinet provided in the agenda packet would be black, not white as shown in the photo.

Rick Wiesner, also representing the church, explained that the sign will be set on 2 piers that are set 4 feet into the ground. Power will be provided from the current bell tower to the new sign. He also stated that he spoke with Sturgeon Bay Methodist Church, who indicated that their EVM sign has been very successful.

No one from the public presented for comment and there were no letters submitted. Ms. Baker indicated that she personally stopped at each house that would have a visible site line to the sign and there was no negative feedback. She also indicated that the variable messages would change with the different events

and this portion of the sign would be shut off after 10:00 p.m. so only the top portion with their name would be lit, and it could be dimmed to a lower brightness as well. Mr. Olejniczak noted that there are no time restrictions on the other churches for the variable portion of the sign.

The public hearing was closed at 12:19 p.m.

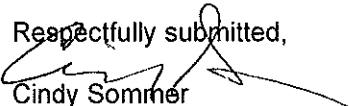
**Consideration of: Variance from Section 27.12(4) of the municipal code for Bay View Lutheran Church located at 340 W. Maple St, parcel #281-64-60050103A:**

Mr. Augustson stated that he is in support of the EVM sign but would like the interval time between messages to be set at 30 seconds to attempt to prevent traffic from slowing. Mr. Murrock indicated that this is a positive, modern way to communicate with the public. The members discussed whether to require some type of planting around the base of the sign. Mr. Wiesner indicated that he would prefer to have some type of vegetation there to avoid damage to the sign cabinet when trimming weeds, however the variable message portion would only be about 15" above the ground level so low plants would be preferred.

Mr. Chaudoir motioned to approve the variance request as presented with the reasoning that it may help with the conditions that the message intervals be set at 30 seconds and that a planting bed, to be approved by staff after submitting a site plan for review, would be required around the base of the sign. Ms. Schopf seconded motion. Roll call vote, all ayes. Motion carried.

Moved by Mr. Augustson, seconded by Ms. Schopf to adjourn. All ayes. Motion carried. The meeting adjourned at 12:25 p.m.

Respectfully submitted,



Cindy Sommer

Community Development Administrative Assistant

### Staff Report: Variance Request for Sunset View Apartments

**Background:** Sunset View Apartments is petitioning for a variance from Chapter 27 (signs) of the Municipal Code so they may replace their ground sign on their property at 709, 725, 737, and 741 N 7<sup>th</sup> Avenue. The sign will be ~21 square feet. According to 27.13(3)(c)(2), ground signs shall not exceed 15 square feet in area. Sunset View Apartments is located in the Planned Unit Development (PUD) zoning district with underlying zoning of multi-family residential (R-4) which is why a variance is required. The final design of the sign must also be approved by the Aesthetic Design and Site Plan Review Board. The proposed sign is only 6 square feet more than the maximum of 15 square feet. It should be noted that the PUD has no stipulations regarding the size of a sign so it follows the underlying zoning requirements.

**Surrounding Zoning/ Uses:** To the south are single family homes zoned R-2, to the east are homes zoned R-2 and a multi-family development zoned PUD. To the North is a mix of PUD and R-3 zoning, and to the west is R-2.

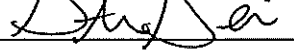
**Considerations:** The purpose of the sign code is to provide minimum standards to safeguard life, health, property, and public welfare and preserve and enhance aesthetic values by regulating and controlling the design and area, number, construction, illumination, installation, location, and maintenance of all signs.

The existing sign is 26.9 square feet and is nonconforming to the code. Even though the proposed sign is smaller than the existing sign, when the sign is removed and replaced it loses its legal nonconforming status, which is why a variance is required for the size.

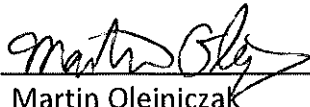
In the other residential zoning districts, the maximum area of the sign would be 32 square feet. Also, if the use was office, medical, or educational, the sign could be up to 100 square feet in the R-4 district. But, the allowed signage is limited to 15 square feet for multiple-family dwellings in the R-4 district. Staff believes this limitation is not intentional and will likely ask the Common Council to consider an amendment to the sign code to address this discrepancy.

**Options:** The Board can:

- 1) Approve the sign variance as proposed.
- 2) Approve the sign variance with conditions that are pertinent to the petition.
- 3) Deny the sign variance.

Prepared By:   
Stephanie Servia  
Planner / Zoning Administrator

10-19-2023  
Date

Reviewed By:   
Martin Olejniczak  
Community Development Director

10-19-2023  
Date

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

STAFF USE:  
Date Received:  
Fee Paid:  
Received By:

9/29/2023  
\$ 350.00  
CS

	APPLICANT/AGENT	LEGAL PROPERTY OWNER (if different)
Name	Greg Holz	WHPC-NIBP Portfolio, LLC
Company	Westphal	Wisconsin Housing Preservation Corp
Street Address	921 Kings Drive	150 E. Gilman St., Suite 1500
City/State/Zip	Brownsville WI 53006	Madison WI 53703
Daytime Telephone #		
Email	greg@westphals.com	ameyer@whpc.com
STREET ADDRESS OF SUBJECT PROPERTY: <u>709-725-737 N 7th Ave</u> Location if not assigned a common address: _____		
TAX PARCEL NUMBER: <u>281 2430030104</u>		
CURRENT ZONING CLASSIFICATION: <u>G2 - Commercial</u>		
CURRENT USE AND IMPROVEMENTS: <u>Multi Family Housing</u>		
IDENTIFY MUNICIPAL CODE SECTION PERTINENT TO REQUEST AND STATEMENT OF SPECIFIC ITEMS BEING REQUESTED FOR REVIEW: _____ _____		
ZONING AND USES OF ADJACENT SURROUNDING PROPERTIES: North: _____ South: _____ East: _____ West: _____		

**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: The current sign is weathered and outdated with inaccurate info.

Zoning codes have changed and therefore we are replacing with a different sized sign.

2. Unique physical property limitation: Property is located on the entire city block. We are not  
requesting signage for all 4 city corners just what is necessary for emergency personnel, residents and visitors to locate the building.

3. Protection of public interest: The new sign would beautify the area and provide accurate contact  
information for Sturgeon Bay residents that are seeking affordable housing.

HAVE THERE BEEN ANY VARIANCES, CONDITIONAL USE PERMITS, ETC. GRANTED PREVIOUSLY FOR THIS PROPERTY? **Yes** or **No** (Circle One) IF YES, EXPLAIN: \_\_\_\_\_

**Attach an 8-½"x 11" detailed site plan (if site plan is larger than 8-½"x 11", also include 15 large sized copies), full legal description (preferably digital), 8-½"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.**

WHPC-NIBP Portfolio, LLC  
Property Owner

7-19-2023  
Date

Greg Holz  
Applicant/Agent

7-19-2023  
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

\_\_\_\_\_  
Staff signature

**Attachments:**

**Procedure & Check List**

**Agreement for Reimbursement of Expenses**

**STAFF USE ONLY**

Application conditions of approval or denial:

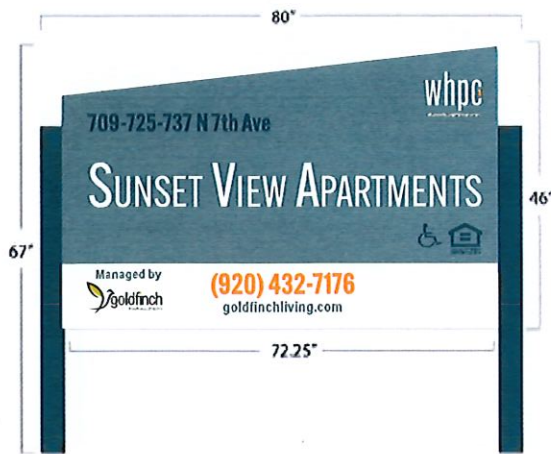
\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_  
Date

\_\_\_\_\_  
Community Development Director

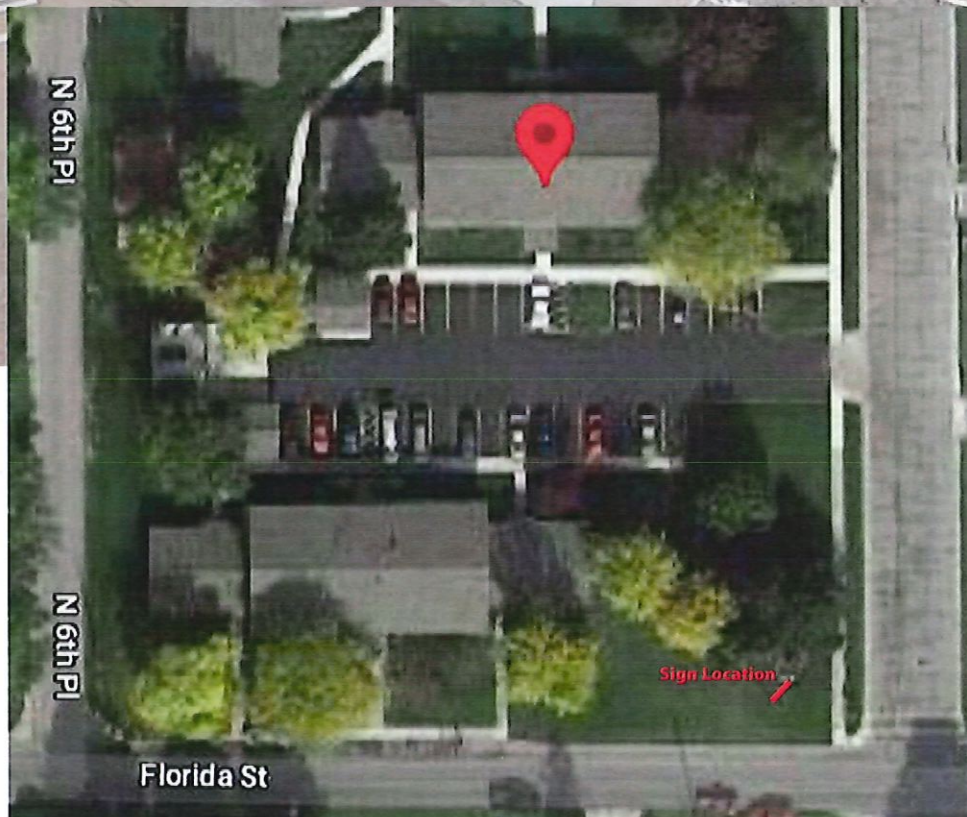
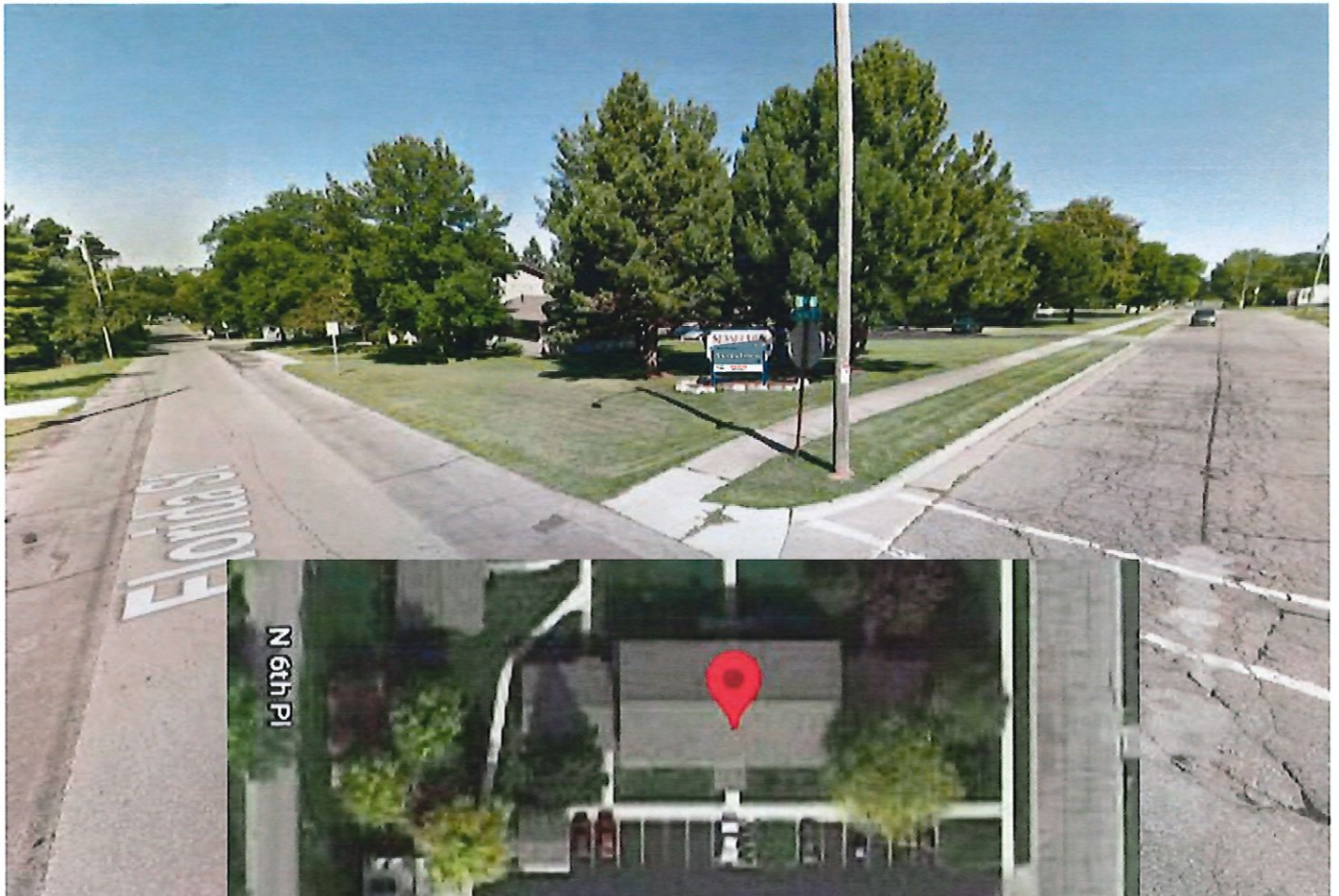




FRONT



BACK



## **NOTICE OF PUBLIC HEARING**

The City of Sturgeon Bay Zoning Board of Appeals will conduct a public hearing in the Council Chambers, 421 Michigan Street, Sturgeon Bay, Wisconsin on Tuesday, October 24, 2023, at 12:00 p.m. or shortly thereafter, in regard to a variance request from Greg Holz, from section 27.13(3)(c)2 of the Sturgeon Bay sign code, which dictates that the maximum size for a ground sign in the R-4 zoning district is 15 square feet. The subject property is parcel #281-24-30030104 located at 709-725-737 N 7<sup>th</sup> Ave. The applicant wishes to replace their current ground sign with a sign that is approximately 21 square feet in size. The application materials are on file with the Community Development Department, located at 421 Michigan Street, and can be viewed weekdays between 8:00 a.m. and 4:30 p.m. The public is invited to give testimony in regard to the proposed variance request, either in person at the hearing or in writing.

By order of:

City of Sturgeon Bay Zoning Board of Appeals



Subject Property  
Parcel #281-24-30030104



**Staff Report: Variance Request for Parcel #281-64-77000508**

**Background:** Greg Frankov is petitioning for a variance from Chapter 20 (Zoning Code) of the Municipal Code to build a single-family dwelling located at parcel #281-64-77000508 at the end of E Vine Ct which would not comply with the minimum yards under the zoning code. The property is zoned Single-Family Residential (R-1).

Based on the building plan, the front corner of the property will encroach the street yard setback by 10 feet, the east corner of the home will encroach the side yard by 5 feet, and the west corner of the porch at the rear of the home will encroach the Ordinary High-Water Mark (OHWM) setback by approximately 6.5 feet. The required setbacks are street-25 ft, side-10 ft, and rear/OHWM-25 feet. If all three variances are approved the setbacks for the home will be: street-15 ft, right side-5 feet, left side-10 feet, and OHWM-18.5 feet.

**Considerations:** The minimum yards (building setbacks) are governed by section 20.27(2). There are several purposes behind the yard requirements, including:

- Provide light and air for surrounding properties.
- Ensure that all sides of a building can be reasonably maintained.
- Limit the spread of fire and provide emergency access to the rear of properties.
- Provide recreational space on residential properties.
- Provide space for stormwater to drain/infiltrate.
- Provide space for utility lines.
- Provide space for expansion of street right-of-way without having to acquire/demolish buildings (street yard only).

Because the lot is on the end of a cul-de-sac and has navigable water on two sides of the parcel, this makes it difficult for Mr. Frankov to comply with the setback requirements. It is worth noting that the variances are needed for corners of the building, not entire sides of the building. Even though there is still encroachment, it is more minimal of an impact versus if the entire side of the building were encroaching.

The proposed home has 2,498 sq ft of living space, a 1,200 sq ft finished attic, a 1,018 sq ft garage, 195 sq ft front porch, a 250 sq ft covered patio, and a 318 sq ft owner's suite covered patio. The first-floor footprint (living space, patios, and garages) takes up 4,279 sq ft. The average first floor square footage of other homes on E Vine Ct is approximately 3,898 sq ft. The size of the proposed building is approximately 381 sq ft larger than the average footprint of other homes on the street. In other words, the proposed building is 10% larger than the average footprint. There are at least three other homes on E Vine Ct that encroach on either a street yard setback or a rear/OHWM setback that never obtained variances.

Other similar variances granted nearby:

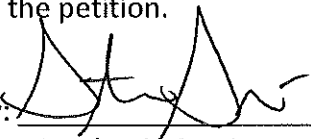
- 530 E Vine Ct – street yard variance for garage addition – 2008. It was granted for the following reasons:
  - Wide width of private road easement.
  - Addition was no closer to the street than several other existing homes/garages in the neighborhood.
  - Unlikelihood of future improvements to the private road.
  - Garage addition is not out of character for the neighborhood.
  - No one's view would be impacted.
  - Neighborhood supported.

**Surrounding Zoning/ Uses:** To the north, west, south, and east of the property are R-1 Single-Family residential properties.

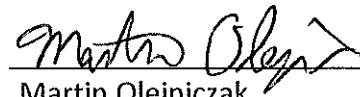
**Options:** The Board can:

- 1) Approve one, two, or all three of the yard variances as proposed.
- 2) Approve a lesser variance for one or more of the yard variances, such that the footprint of the building would be adjusted to increase setback distance from the property lines.
- 3) Deny one or more of the yard variances.

It is noted that the Board can also attach conditions to the grant of a variance if the condition is pertinent to the petition.

Prepared By:   
Stephanie Servia  
Planner / Zoning Administrator

10-19-2023  
Date

Reviewed By:   
Martin Olejniczak  
Community Development Director

10-19-2023  
Date



C231003-1

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

STAFF USE:	
Date Received:	10/3/23
Fee Paid:	\$ 350.00
Received By:	CS

	APPLICANT/AGENT	LEGAL PROPERTY OWNER (if different)
Name	Jared Schmidt, PE	Greg Frankov
Company	Robert E. Lee & Associates, Inc.	
Street Address	1250 Centennial Centre Blvd	PO Box 631
City/State/Zip	Hobart, WI 54155	Sun Prairie, WI 53590
Daytime Telephone #	920 662-9641	608 697-7043
Email	jschmidt@releeinc.com	greg.frankov@monksbarandgrill.com
STREET ADDRESS OF SUBJECT PROPERTY: <u>E Vine Ct, Sturgeon Bay, WI 54235</u> Location if not assigned a common address: _____		
TAX PARCEL NUMBER: <u>2816477000508</u>		
CURRENT ZONING CLASSIFICATION: <u>R-1 - Single Family Residential</u>		
CURRENT USE AND IMPROVEMENTS: <u>Vacant - Single Family Residential</u>		
IDENTIFY MUNICIPAL CODE SECTION PERTINENT TO REQUEST AND STATEMENT OF SPECIFIC ITEMS BEING REQUESTED FOR REVIEW: <u>Requesting a variance to the front yard setback for a residential single family home - reducing to 15' from 25', and allow for a approximately 200 sf encroachment into the OHWM setback, and a reduction of side yard setback to 5'.</u>		
ZONING AND USES OF ADJACENT SURROUNDING PROPERTIES: North: <u>R-1</u> South: <u>R-1</u> East: <u>R-1</u> West: <u>R-1</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: The subject property has an unnecessary hardship in that physical limitations of the property are unique to this property and are not applicable to most other properties in the area. This hardship is limiting the owner to use their property in a reasonable manner, which is constructing a single family home.

2. Unique physical property limitation: The subject lot has physical limitations that is not customary for a typical existing residential lot. The lot is located at the end of the cul-du-sac, which is then bordered on two sides by open water. Lot dimensions, size, orientation, and regulatory setbacks severely limit the developability of the parcel.

3. Protection of public interest: The interest of the public will be protected, as the variance will not negatively impact the nature of the surrounding development. The development will follow general existing development patterns, building a home of similar characteristics and quality. The project will not adversely impact traffic or strain available utilities. Code compliant environmental buffers will be maintained to the water side of the development, with the exception of a +/-200 sf encroachment in the OHWM setback.

HAVE THERE BEEN ANY VARIANCES, CONDITIONAL USE PERMITS, ETC. GRANTED PREVIOUSLY FOR THIS PROPERTY? Yes or No (Circle One) 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 digital), 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.

  
Property Owner

9-19-23  
Date

  
Applicant/Agent

9-19-23  
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

\_\_\_\_\_  
Staff signature

**Attachments:**

Procedure & Check List

Agreement for Reimbursement of Expenses

**STAFF USE ONLY**

Application conditions of approval or denial:

\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
Date

\_\_\_\_\_  
Community Development Director



# Surface Water Data Viewer Map



PROJECT LOCATION



## Legend

- Municipality
- State Boundaries
- County Boundaries
- Major Roads
  - Interstate Highway
  - State Highway
  - US Highway
- County and Local Roads
  - County HWY
  - Local Road
- Railroads
- Tribal Lands
- Railroads
- Rivers and Streams
- Intermittent Streams
- Lakes and Open water

## Notes

DISCLAIMER: The information shown on these maps has been obtained from various sources, and are of varying age, reliability and resolution. These maps are not intended to be used for navigation, nor are these maps an authoritative source of information about legal land ownership or public access. No warranty, expressed or implied, is made regarding accuracy, applicability for a particular use, completeness, or legality of the information depicted on this map. For more information, see the DNR Legal Notices web page: <http://dnr.wi.gov/legal/>

0.1 Miles

0.06

0

NAD\_1983\_HARN\_Wisconsin\_TM

1: 3,960



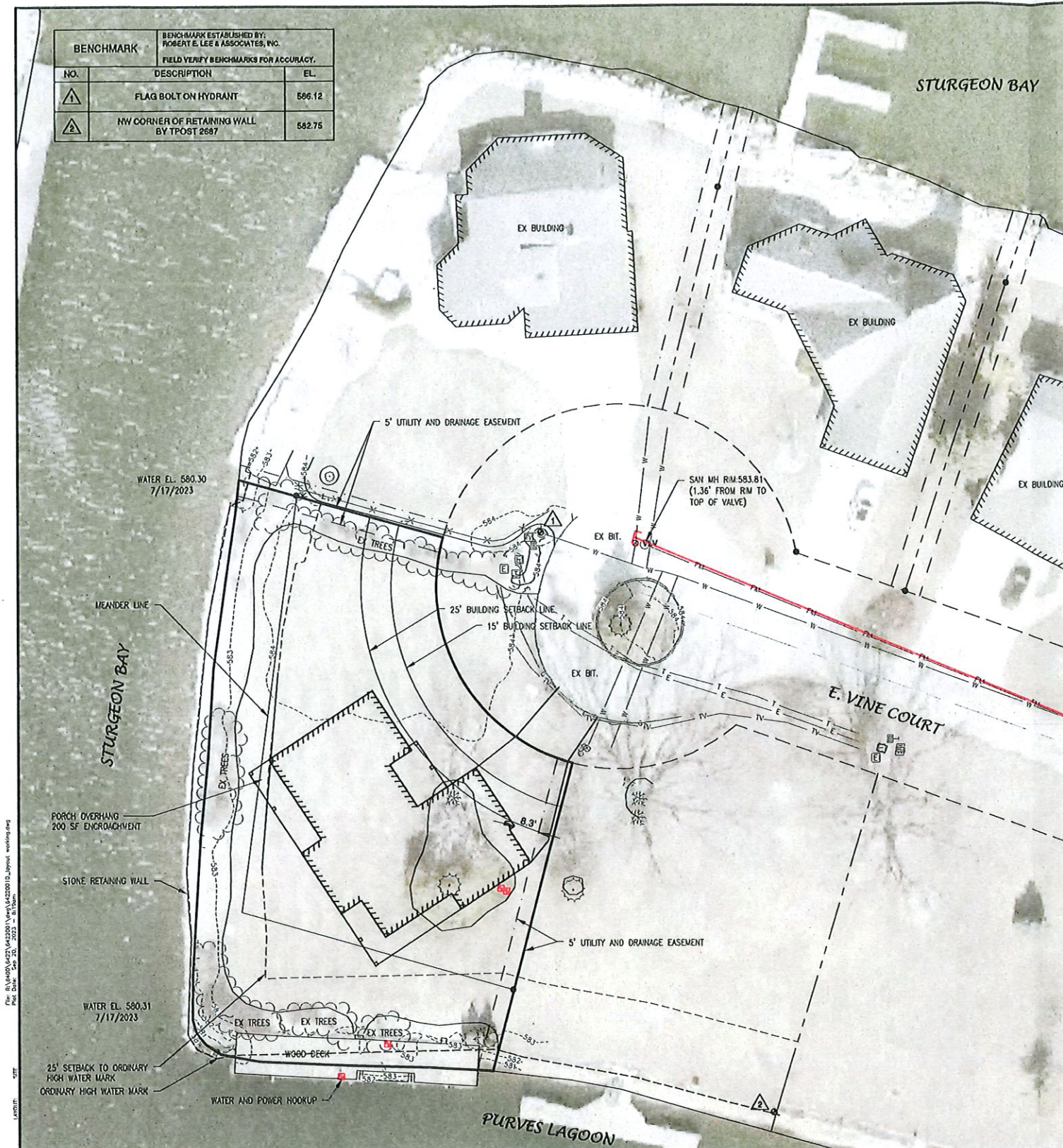
Legal Description

Lot 18 of Certified Survey Map #333, recorded in Vol. 2, Certified Survey Map, Page 100 as Doc. No. 432434, being part of Lot 5, Subdivision 77, located in the Fractional Southwest 1/4 of Section 8, T27N, R26E, City of Sturgeon Bay, Door County, Wisconsin

Parcel Number: 2816477000508



BENCHMARK		
BENCHMARK ESTABLISHED BY: ROBERT E. LEE & ASSOCIATES, INC. FIELD VERIFY BENCHMARKS FOR ACCURACY.		
NO.	DESCRIPTION	EL.
1	FLAG BOLT ON HYDRANT	586.12
2	NW CORNER OF RETAINING WALL BY TPOST 2587	582.75



- FIRE HYDRANT
- ⊙ WATER VALVE/CURB STOP
- ⊙ WATER MANHOLE
- ▽ REDUCER/INCREASER
- SANITARY MANHOLE
- AIR RELIEF MANHOLE
- ⊙ STORM MANHOLE
- ⊙ OPEN STORM MANHOLE
- ⊙ STORM INLET
- ⊙ STORM INLET MANHOLE
- ⊙ TANK COVER
- ⊙ SOIL BORING
- POST
- IRON PIPE/ROD
- △ PK NAIL

#### LEGEND

- ⊙ POWER POLE
- ⊙ POWER POLE W/GUY WIRE
- ⊙ LIGHT POLE
- ⊙ TRAFFIC SIGNAL POLE
- ⊙ ELECTRIC MANHOLE
- ⊙ ELECTRIC METER
- ⊙ TELEPHONE MANHOLE
- ⊙ TELEPHONE PEDESTAL
- ⊙ CABLE TV MANHOLE
- ⊙ CABLE TV PEDESTAL
- ⊙ GAS VALVE
- ⊙ GAS METER
- ⊙ MAILBOX
- ⊙ SIGN
- ⊙ BOLLARD

- ⊙ DECIDUOUS TREE
- ⊙ CONIFEROUS TREE
- ⊙ BUSH
- ⊙ RIP RAP
- ⊙ CULVERT
- ⊙ WETLANDS
- ⊙ HANDICAP PARKING

- EDGE OF ASPHALT
- EDGE OF GRAVEL
- CURB & GUTTER
- TREE/BRUSH LINE
- CONTOUR LINE
- RETAINING WALL
- GUARD RAIL
- FENCE

- 8SS — 8SS — SANITARY SEWER (SIZE NOTED)
- 4FM — 4FM — FORCEMAIN (SIZE NOTED)
- 10ST — 10ST — STORM SEWER (SIZE NOTED)
- 6W — 6W — WATERMAIN (SIZE NOTED)
- G — G — GAS LINE
- OT — OT — OVERHEAD TELEPHONE LINE
- T — T — UNDERGROUND TELEPHONE LINE
- OE — OE — OVERHEAD ELECTRIC LINE
- E — E — UNDERGROUND ELECTRIC LINE
- OTV — OTV — OVERHEAD CABLE TV LINE
- TV — TV — CABLE TV LINE
- FO — FO — FIBER OPTIC LINE
- R/W LINE
- PROPERTY LINE
- EASEMENT LINE
- BUILDING SETBACK LINE
- SECTION LINE



0' 20' 40'  
SCALE IN FEET

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION	DRAWN
								LLP
								CHECKED
								DESIGNED
								JGS

SITE DEVELOPEMNT FOR GREG FRANKOV  
E VINE COURT  
CITY OF STURGEON BAY  
DOOR COUNTY, WISCONSIN

SITE, UTILITY AND GRADING PLAN

DATE  
06/20/23  
FILE  
6422001D LAYOUT WORKING  
JOB NO.  
6422001

**REL** Robert E. Lee  
& Associates, Inc.  
1250 Centennial Centre Blvd | Hobart, WI | 920-662-9641 | rel@inc.com

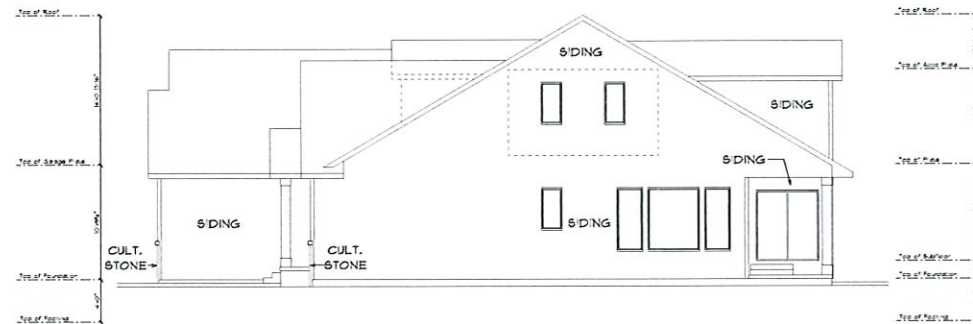
SHEET NO.  
1



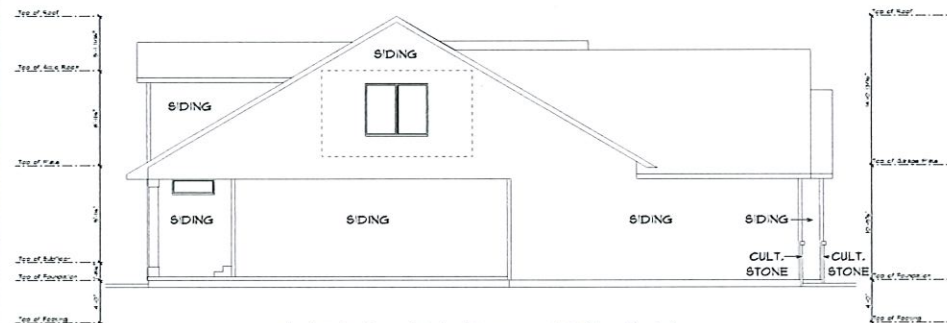
ADDRESS:  
 WINDOWS:  
 GRILLS:  
 FRONT DOOR:  
 GARAGE DOOR:  
 BRICK:  
 SIDING:  
 GUTTERS:  
 SOFFIT & FASCIA:  
 SHINGLES:  
 INTERIOR DOORS:  
 INTERIOR TRIM:



REAR ELEV. 1/8" = 1'-0"



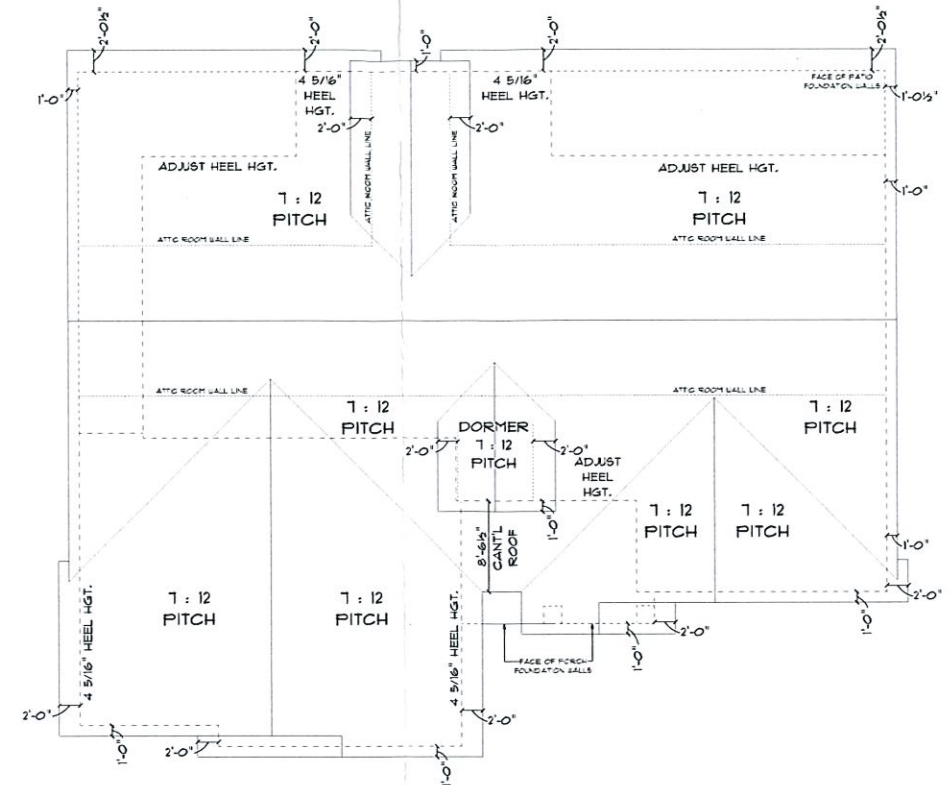
RIGHT ELEV. 1/8" = 1'-0"



LEFT ELEV. 1/8" = 1'-0"

NOTE:

THIS CONSTRUCTION PLAN CURRENTLY DOESN'T  
 NOTATE PROPER WALL BRACING REQUIREMENTS.  
 CONTACT BUILDERS FIRSTSOURCE-DE PERE PRIOR  
 TO ACQUIRING PERMITS TO INITIATE START OF WALL  
 BRACING PLAN.



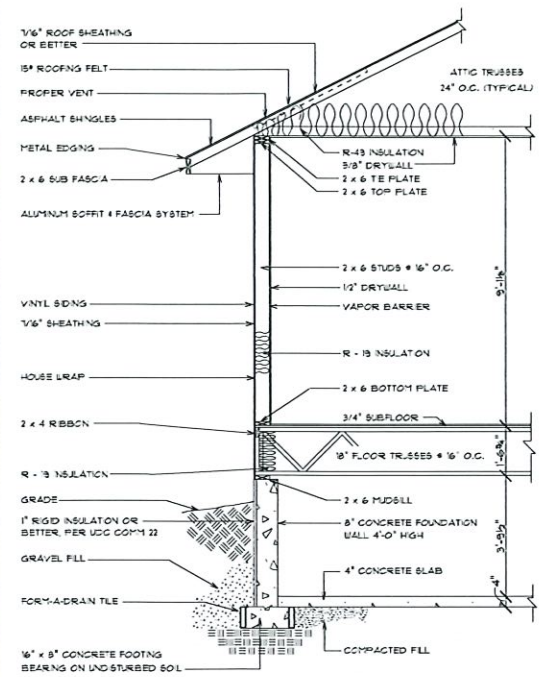
ROOF PLAN 1/8" = 1'-0"



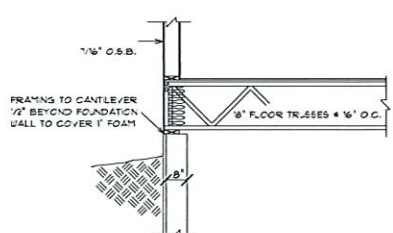
FRONT ELEVATION

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



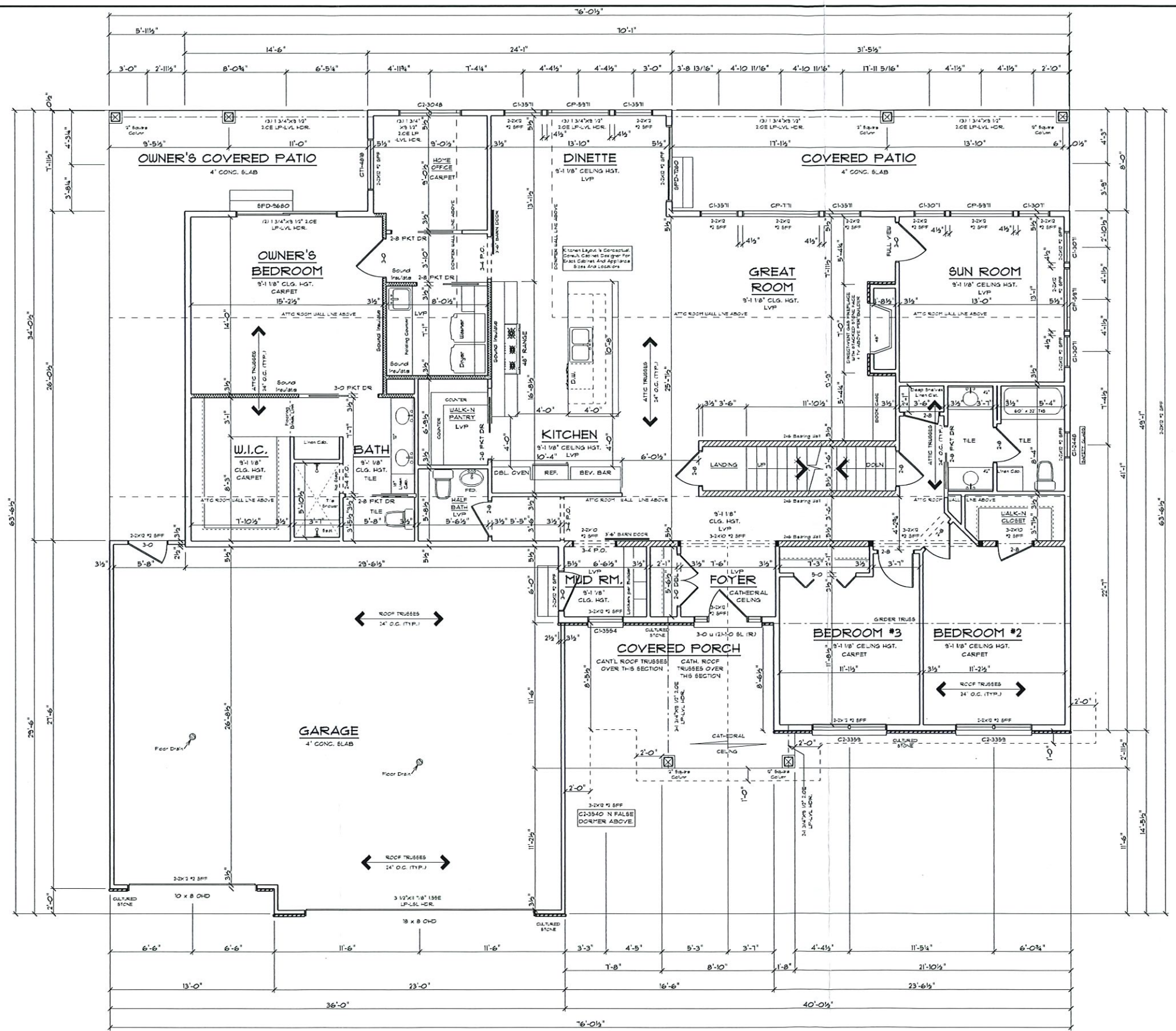


**TYPICAL HOUSE WALL SECTION**  
SCALE: 3/8" = 1'-0"



**BOX SILL DETAIL**  
SCALE: 3/8" = 1'-0"

- NOTES:**
- FLOOR SYSTEM: 1ST FLR: 8" FLOOR TRUSSES @ 16" O.C.  
LOADS: TOTAL LOAD + 55"  
TCL + 40"  
CDL + 10"  
ADD 10" DL FOR CERAMIC TILE AREAS  
ADD 24" DL FOR TILE SHOWN AREA  
FLOOR DEFLECTION: LL + L/480  
TL + L/240  
DURATION OF LOAD: 100%
  - ROOF SYSTEM: 1ST FLR: 12" FLOOR TRUSSES @ 16" O.C.  
LOADS: TOTAL LOAD + 50"  
TCL + 40"  
CDL + 10"  
ADD 10" DL FOR CERAMIC TILE AREAS  
ADD 24" DL FOR TILE SHOWN AREA  
FLOOR DEFLECTION: LL + L/480  
TL + L/240  
DURATION OF LOAD: 100%
  - STD. HEADERS: (2) 12" x 12" SFF  
4. EXT. WALL STUDS: 1ST FLR: 2x4-104 5/8"  
2ND FLR: 2x4-104 5/8"  
5. INT. WALL STUDS: 1ST FLR: 2x4-104 5/8"  
2ND FLR: 2x4-104 5/8"  
6. WINDOW SIZES SHOWN ARE FOR SILVERLINE VINYL WINDOWS. SEE CATALOG FOR DETAILS.  
7. ALL DIMENSIONS SHOWN ARE TO FACE OF STUD.  
8. STAIRS: BENT TO 1ST FLR. 3 RISERS AT 11 1/8" 8 TREADS AT 11 1/2"  
1ST FLR TO ATTIC: 6 RISERS AT 11 1/8" 8 TREADS AT 11 1/2"  
9. BUILDER TO PROVIDE AN ATTIC SCUTTLE  
10. FIRE SEPARATION MUST BE PROVIDED BETWEEN HOUSE AND GARAGE. SEE CODE FOR DETAILS.  
11. A MINIMUM OF DOUBLE TENSILE MUST BE USED FOR ALL CROWNINGS 2'-0" AND LARGER.  
12. THE CONDITIONS LISTED HERE ARE STANDARD FOR THIS PLAN. EXCEPTIONS ARE NOTED ON THE PLAN.  
13. SEE TRUSS LAYOUT FOR FINAL GROUND TRUSS LOCATION. GROUNDERS SHOWN ON PLAN ARE IN APPROXIMATE LOCATION.



**NOTE:**  
BUILDER RESPONSIBLE TO TRANSFER POINT LOADS FROM ABOVE THROUGH FLOOR SYSTEM, AND OTHER WALLS WITH SOLID BLOCKING DOWN TO FOUNDATION WALLS.

**FLOOR PLAN**  
9'-1 1/8" CLG. HGT.  
2497 SQ. FT.  
1018 SQ. FT. (GARAGE)  
195 SQ. FT. (FRONT PORCH)  
250 SQ. FT. (COVERED PATIO)  
318 SQ. FT. (OWNER'S COVERED PATIO)

SHEET	2	OF	4
	23-036		
DATE	AUG. 14, 2025	SCALE	1/4" = 1'-0"
DESIGNED BY	DAVID L. RYAN, INC.	CHECKED BY	DAVID L. RYAN, INC.
PROJECT NO.	23-036	CLIENT	FRANKOV RESIDENCE
<p>Design Services</p> <p>DAVID L. RYAN, INC. PHONE: 781/320-1000 FAX: 781/320-1000 200 Park St. Suite 200, Framingham, MA 01901</p> <p>Builders FirstSource</p>			







Although every effort has been made in preparing these plans and checking them for accuracy, the contractor must check all details and dimensions and be responsible for the same.

## **NOTICE OF PUBLIC HEARING**

The City of Sturgeon Bay Zoning Board of Appeals will conduct a public hearing in the Council Chambers, 421 Michigan Street, Sturgeon Bay, Wisconsin on Tuesday, October 24, 2023, at 12:00 p.m. or shortly thereafter, in regard to a variance request from Greg Frankov, from section 20.27(2) and 20.27(6) of the Sturgeon Bay zoning code, which dictates that the minimum street setback in the R-1 zoning district be 25 feet, the minimum side yard setback be 10 feet, and the minimum setback from navigable water be 25 feet. The subject property is parcel #281-64-77000508 located on E Vine Ct. The applicant wishes to build a single-family home and is requesting to encroach upon the street setback by 10 feet, the side yard setback by 5 feet and the navigable water setback by approximately 6.5 feet (approx. 200 sq ft). The application materials are on file with the Community Development Department, located at 421 Michigan Street, and can be viewed weekdays between 8:00 a.m. and 4:30 p.m. The public is invited to give testimony in regard to the proposed variance request, either in person at the hearing or in writing.

By order of:

City of Sturgeon Bay Zoning Board of Appeals



Subject Property  
Parcel #281-64-77000508





Subject Property  
Parcel #281-64-77000508



2 PAGE 100

**PURVES**

BAUDHUIN INC.

DOOR COUNTY MONUMENT - 4" ALUMINUM  
EXISTING IRON PIPE SET IRON PIPE

ALL BEARINGS ARE BASED ON THE S. LINE OF THE S.W. 1/4 OF SEC. 8-27-26, ASSUMED BEARING OF N.89°55'36"W. NO EXISTING STRUCTURES

SCALE 1" = 60'

Approved by the Sturgeon Bay Planning Commission this 27 day of SEPTEMBER, 1982.

John Taube, secretary

WISCONSIN LAND SURVEYOR JOHN S. BAUDHUIN 5-1836 Sturgeon Bay, Wis.

RECORDED

Approved by the  
Sturgeon Bay Planning  
Commission this 27 day  
of SEPTEMBER, 1982.

John H. Taube  
John Taube, secretary

9/24/82

2 PAGE 100  
EVDL

(MATCH LINE)  
N. 13° 41' 51" W.  
81.00'

ARC = 51.88'  
CHD = 50.52'  
BBG = N. 36° 28' 47.5" W

**RECORDED**

Time.....3:58 p.m.

OCT 1 1982

sheet 1 of 2

Tract Indexed

*Trinella Meyer*  
 REGISTER OF DEEDS  
 DOOR COUNTY, WIS. 6<sup>00</sup>  
 hvt

Stock No. 26273

432434

SURVEYOR'S CERTIFICATE

I, John S. Baudhuin, Registered Land Surveyor for Baudhuin Incorporated, do hereby certify:

That I have surveyed, divided and mapped the following described parcel of land:  
DESCRIPTION:

A tract of land located in Lot 5, Subdivision 77 according to the Assessor's Map of the City of Sturgeon Bay, Wisconsin bounded and described as follows:

A part of the SW fractional 1/4 of Section 8, T27N, R26E, City of Sturgeon Bay, Door County, Wisconsin commencing at the South 1/4 corner of said Section 8, thence N 89°55'36" W -- 30.00 feet along the south line of said SW 1/4 to the westerly R/W line of S. Tomahawk Avenue, thence N 00°03'16" E -- 11.60 feet along said R/W line, thence N 03°59'16" E -- 110.10 feet, thence N 30°04'16" E -- 50.00 feet to the northerly R/W line of a 30 foot wide private drive, thence N 59°15'44" W -- 149.65 feet along said northerly R/W line, thence N 29°19'28" E -- 15.00 feet to the northerly R/W line of a 60 foot wide private drive, thence along said northerly R/W line as follows: N 59°15'44" W -- 16.34 feet, thence 51.88 feet along the arc of a curve to the right whose chord bears N 36°28'47.5" W -- 50.52 feet, thence N 13°41'51" W -- 81.00 feet, thence 81.97 feet along the arc of a curve to the left whose chord bears N 30°50'16.5" W -- 80.75 feet, thence N 47°58'42" W -- 306.00 feet, thence 104.65 feet along the arc of a curve to the left whose chord bears N 59°19'21" W -- 103.97 feet, thence N 70°40'00" W -- 86.06 feet to the point of beginning of lands to be described; thence continuing N 70°40'00" W -- 123.00 feet, thence 256.44 feet along the arc of a curve to the left whose chord bears S 46°53'29.5" W -- 101.27 feet, thence leaving said R/W line S 14°26'59" W -- 77.12 feet to a point N 14°26'59" E -- 26± feet from the shore of Purves Lagoon, thence along a meander line as follows: N 74°14'58" W -- 93.35 feet, thence N 07°26'53" E -- 138.09 feet, thence N 26°25'38" E -- 141.60 feet, thence S 71°47'24" E -- 180.17 feet, thence S 63°16'35" E -- 97.94 feet to a point S 25°18'53" W -- 28± feet from the shore of Sturgeon Bay, thence leaving said meander line S 25°18'53" W -- 94.63 feet to the point of beginning. Said parcel contains 58,100± square feet, including all riparian rights.

That I have made such survey, land division and plat by the direction of Lagoon Interests, owners of said land.

That the map on sheet 1 is a correct representation of all the exterior boundaries of the land surveyed and the division thereof.

That I have complied with the requirements of Door County and the City of Sturgeon Bay, in accordance with Chapter 196.34 of the Wisconsin Statutes.

Dated 9/24/82

*John S. Baudhuin*  
John S. Baudhuin, Registered Land Surveyor  
Sturgeon Bay, Wis.

OWNER'S CERTIFICATE

As owner, I hereby certify that I caused the land described above to be surveyed, mapped and divided as represented herein.

Dated 9/24/82

*Ivan Bissen*  
Ivan Bissen

PART OF LOT 5, SUBD. 77, LOCATED IN THE FRACTIONAL SW 1/4 OF SEC. 8, T27N, R26E, CITY OF STURGEON BAY, DOOR COUNTY, WISCONSIN.

P. 2 of 101



### Square footage of homes on E. Vine Ct

648 E Vine Ct -	1 <sup>st</sup> Floor = 3,269 2 <sup>nd</sup> Floor = 2,585 Garage = 864 Deck = 1170 Patio = 954 Patio = 300	540 E Vine Ct -	1 <sup>st</sup> Floor = 2,142 2 <sup>nd</sup> Floor = 1,008 Garage = 600 Patio = 435 Open Porch = 160
638 E Vine Ct -	1 <sup>st</sup> Floor = 2,260 Finished Attic = 1,314 Garage = 910 Deck = 176 Deck = 648 Patio = 256	535 E Vine Ct -	1 <sup>st</sup> Floor = 2,068 Garage = 624 Deck = 196 Deck = 180 Open Porch = 40 Enclosed Porch = 140
628 E Vine Ct -	1 <sup>st</sup> Floor = 1,796 2 <sup>nd</sup> Floor = 1,208 Garage = 910 Deck = 945 Open Porch = 154	530 E Vine Ct -	1 <sup>st</sup> Floor = 1,918 Finished Attic = 1,498 Garage = 672 Garage = 491 Deck = 748 Deck = 406
618 E Vine Ct -	1 <sup>st</sup> Floor = 2,331 2 <sup>nd</sup> Floor = 595 Garage = 624 Deck = 400 Patio = 716	520 E Vine Ct -	1 <sup>st</sup> Floor = 1,568 2 <sup>nd</sup> Floor = 857 Garage = 788 Deck = 180 Open Porch = 30
615 E Vine Ct -	1 <sup>st</sup> Floor = 1,934 2 <sup>nd</sup> Floor = 656 Garage = 744 Deck = 84 Open Porch = 200	510 E Vine Ct -	1 <sup>st</sup> Floor = 2,124 2 <sup>nd</sup> Floor = 1,593 Garage = 624 Deck = 305 Patio = 50
606 E Vine Ct -	1 <sup>st</sup> Floor = 2,343 Garage = 660 Deck = 252	500 E Vine Ct -	1 <sup>st</sup> Floor = 2,470 2 <sup>nd</sup> Floor = 1,293 Garage = 624 Deck = 1,591 Deck = 73 Patio = 287 Open Porch = 192
548 E Vine Ct -	1 <sup>st</sup> Floor = 2,427 2 <sup>nd</sup> Floor = 895 Garage = 1027 Open Porch = 603		

## **ZONING BOARD OF APPEALS**

Monday, November 10, 2008

The City of Sturgeon Bay Zoning Board of Appeals meeting was called to order at 7:01 p.m. by Chairperson Mark Moeller in Council Chambers, City Hall, 421 Michigan Street.

**Roll call:** Members William Murrock, James Goodwin, William Buechner, Mark Moeller, and Alternate Dennis Van Bramer were present. Excused: Member Sandi Larson. Also present were Community Development Director Marty Olejniczak and Community Development Secretary Cheryl Nault.

**Adoption of agenda:** Moved by Mr. Buechner, seconded by Mr. Murrock to approve the following agenda:

1. Roll call.
2. Adoption of agenda.
3. Approval of minutes from October 27, 2008.
4. Public hearing: Street yard variance petition from Rick Jeanquart for a garage addition located at 530 E. Vine Ct.
5. Consideration of: Street yard variance petition from Rick Jeanquart for a garage addition located at 530 E. Vine Ct.
6. Adjourn.

Carried.

**Approval of minutes from October 27, 2008:** Moved by Mr. Buechner, seconded by Mr. VanBramer to approve the minutes from October 27, 2008.

**Public hearing: Street yard variance petition from Rick Jeanquart for a garage addition located at 530 E. Vine Ct.:** Chairperson Moeller opened the public hearing at 7:05 p.m. The public hearing was declared closed at 7:34 p.m.

**Consideration of: Street yard variance petition from Rick Jeanquart for a garage addition located at 530 E. Vine Ct.:** After hearing testimony, the Board considered the variance request. Discussion included Vine Ct. being a private road, lack of hardship, being consistent with other properties in the neighborhood, and unique circumstances where other houses in the neighborhood are closer than 25' from the right of way.

Mr. Olejniczak stated that other than getting a variance there are two other options for the property owner to pursue. One option would be to narrow the road easement. If this were a public street, it would be a street vacation. Since it is a private road, a unanimous decision of the property owners would be needed to allow the easement to be narrowed. The other option would be a Planned Unit Development where the City sets up separate zoning requirements for this area.

Mr. Murrock added that in today's society having a three stall garage is not out of the norm. There are other houses on the same street that have three stall garages. He didn't see any problem with the request. Cosmetically it would be fine in the neighborhood. No view would be taken away. There are other existing homes that have a lesser setback than what is being requested.

Mr. Moeller wondered if the hardship could be the unrealistic right-of-way of the road. The road itself will never be 60' wide. It would not be a hardship that Mr. Jeanquart imposed upon himself.

Moved by Mr. Buechner, seconded by Mr. Van Bramer to grant the variance based on the following:

1. The ZBA's believes there is unnecessary hardship due to the width of the road easement being wider than necessary on this street.
2. The addition will not be closer to the street than several other existing homes and garages in the neighborhood.
3. Cannot foresee any improvements being made to the private road by the City.
4. The garage addition would be an improvement to the neighborhood and would not be out-of-character.
5. The garage addition would not take away from anyone's view.
6. The garage addition is supported by nearly all the neighboring property owners.

Roll call vote: All ayes. Carried.

**Adjourn:** Moved by Mr. VanBramer, seconded by Mr. Murrock to adjourn. Carried. Meeting adjourned at 7:43 p.m.

Respectfully submitted,  
Cheryl Nault  
Community Development Secretary

## Servia, Stephanie

---

**From:** David Schanock <schanock@roensalvage.com>  
**Sent:** Thursday, October 19, 2023 11:05 AM  
**To:** Servia, Stephanie  
**Cc:** Rick Jeanquart; Erich Pfeifer  
**Subject:** RE: Variance at end of E Vine Ct

Hi Stephanie –

After reviewing Mr. Frankov's plans for his home on E. Vine Ct., the Purves Lagoon Association #1 (governing association for his lot) opposes the variance request for the 10 foot lot line setback. This has never been allowed in our neighborhood. FYI, Mr. Jeanquart, Mr. Pfeifer and me are the board members for Purves Lagoon Association #1. We also took into account other neighbors concerns of this request in making our opposed decision.

Please let me know if you have any questions.

Regards,  
Dave

David Schanock  
President  
**Roen Salvage Company**  
180 E Redwood St  
Sturgeon Bay, WI 54235  
920-743-6533 Ext 124

**From:** Servia, Stephanie <SServia@sturgeonbaywi.gov>  
**Sent:** Monday, October 16, 2023 3:34 PM  
**To:** David Schanock <schanock@roensalvage.com>  
**Subject:** RE: Variance at end of E Vine Ct

Hi Dave,

Attached is the updated application. The main change in this document is under "identify municipal code section pertinent to request and statement of specific items being requested for review". If you have any questions please let me know!

Thank you,

Stephanie Servia  
Planner / Zoning Administrator  
City of Sturgeon Bay  
(920)746-2907

[sservia@sturgeonbaywi.gov](mailto:sservia@sturgeonbaywi.gov) – Please note that my email has been updated