

# VILLAGE OF CLEVELAND, WISCONSIN

## Board of Appeals Application

**I. General Information – to be completed for all types of applications.**

Purpose of Application or Appeal:

- A. ☒ Variance relating to (check all that apply):  
       ☐ Lot Area/Size    ☐ Lot Frontage    ☐ Lot Coverage  
       ☒ Structure Setback    ☐ Structure Height
- B. ☐ Denial of Permit  
       ☐ Building  
       ☐ Shoreland-Wetland  
       ☐ Other (specify \_\_\_\_\_)
- C. ☐ Ordinance Text or Map Interpretation

**All responses must be clearly printed or typed. Use additional sheets as needed.**Appellant/Applicant Name(s) John + Kathy SunderMailing Address 719 Westview ST  
Cleveland WI 53015Telephone [REDACTED] Fax [REDACTED] Email [REDACTED]Property Address 719 Westview ST

Property Owner, if different from Applicant \_\_\_\_\_

Legal Description: Subdivision Name \_\_\_\_\_ Lot # \_\_\_\_\_ Block # \_\_\_\_\_

OR 719 Westview ST  
Cleveland WI 53015

Attachments (check those included):

- ☒ **Site plan showing the project, drawn to scale with scale identified (REQUIRED)**  
☐ Topographic map or slope determination.  
☐ Land elevation in relation to a permanent benchmark.  
☐ Floodplain map.  
☐ Plan for shoreland stabilization.  
☐ Elevation of lowest floor, including basement or crawl space.

John D. Sunder Kathy Sunder 09/17/2020  
 Signature of Applicant or Agent Date

\_\_\_\_\_  
 Signature of Property Owner, if different than Applicant Date

**REQUIRED: \$300 filing fee (nonrefundable), the original application and 7 copies of form and attachments.**

Deliver or mail to:

Clerk-Treasurer, Village of Cleveland, 1150 West Washington Avenue, P O Box 87, Cleveland WI 53015

**For office use only:**

Date received \_\_\_\_\_ by \_\_\_\_\_ for meeting scheduled on \_\_\_\_\_

**II. Describe the project.**

Also provide a site plan (drawn to scale, with scale identified) that shows lot size; street locations; locations of existing and proposed primary and accessory structures and wells; driveways and sidewalks; shoreland and wetland areas; bodies of water and/or streams. Include the project's relationship to neighboring lots, structures, roads, lakes, rivers and/or streams. Pictures, brochures or drawings of the proposed project are helpful attachments.

Build a 22ft X 48ft Garage/Workshop  
with gutter overhang.

Foundation To be 5 feet from Lot Line.  
Gutter Would be Closer To Lot Line.

**III. Explain how this project does not comply with the Village of Cleveland**

[Zoning, Shoreland, Floodplain, etc.] **Ordinance, Section No. 10-1-44d4.**

The Garage Would be Less Than Ten feet  
from North Lot Line.

**IV. Complete the following if you checked 'Variance' in Section I.**

To be considered for a variance, the property must meet all three of the following criteria:

- 1) The variance will not be contrary to the spirit or intent of the Ordinance.
- 2) The Ordinance has created an unnecessary hardship on the property.
- 3) The property has special conditions not shared among the neighboring properties.

In what ways will the variance uphold the spirit or intent of the Ordinance?

It will maintain the minimum distance between dwellings. The house of 735 Westview is approx 140 ft from lot line.

Will the variance impact public safety? If yes, in what ways?

NO

What unnecessary hardship is created on the property from the conditions imposed by the Ordinance?

My lot is only 56 feet wide. There is a drainage ditch on the south lot line that is 6 feet wide. This would only allow a 15' wide area available to use as a "Yard" for fire pit + sitting area, sand box, and swing set.

How is your property different from your neighbors, making it special or unique?

My lot is long + narrow, only 56' wide. Other lots are 80 feet or wider.

WESTVIEW ST

735 WESTVIEW ST

41.08

140.00

lot line

DRIVE WAY

DRIVE WAY

CURB

56.00

HOUSE

27.04

4.86

proposed garage

22.00

48.00

shed

green house

10.00

22.94

56.00

48.70

DRAINAGE DITCH

6.20

LOT LINE

330.92

DRIVE WAY

CHURCH 707 WESTVIEW ST

10 FT

20 FT

30 FT

40 FT

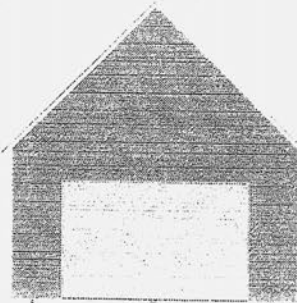
50 FT



SHEBOYGAN, 4825 VANGUARD DR. SHEBOYGAN, WI, 920-565-3334

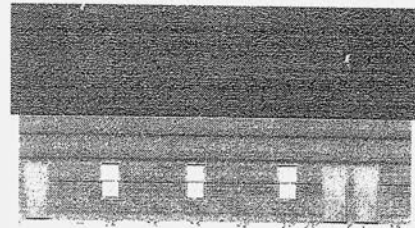
## Wall Configurations

\*Illustration may not depict all options selected.



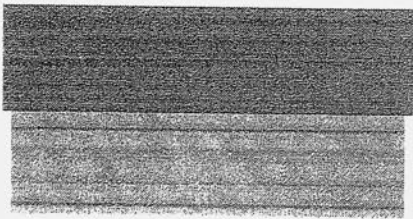
ENDWALL B

(1) - Ideal Door® Commercial 16' x 10' White Insulated Garag...



SIDEWALL D

(3) - JELD-WEN® 30"W x 54"H Better Series Vinyl Double Hu...  
(3) - Mastercraft® Primed Steel 6-Panel Prehung Exterior Door



SIDEWALL C



ENDWALL A

(1) - Ideal Door® 4-Star 8' x 7' White Select Value Insulated G...

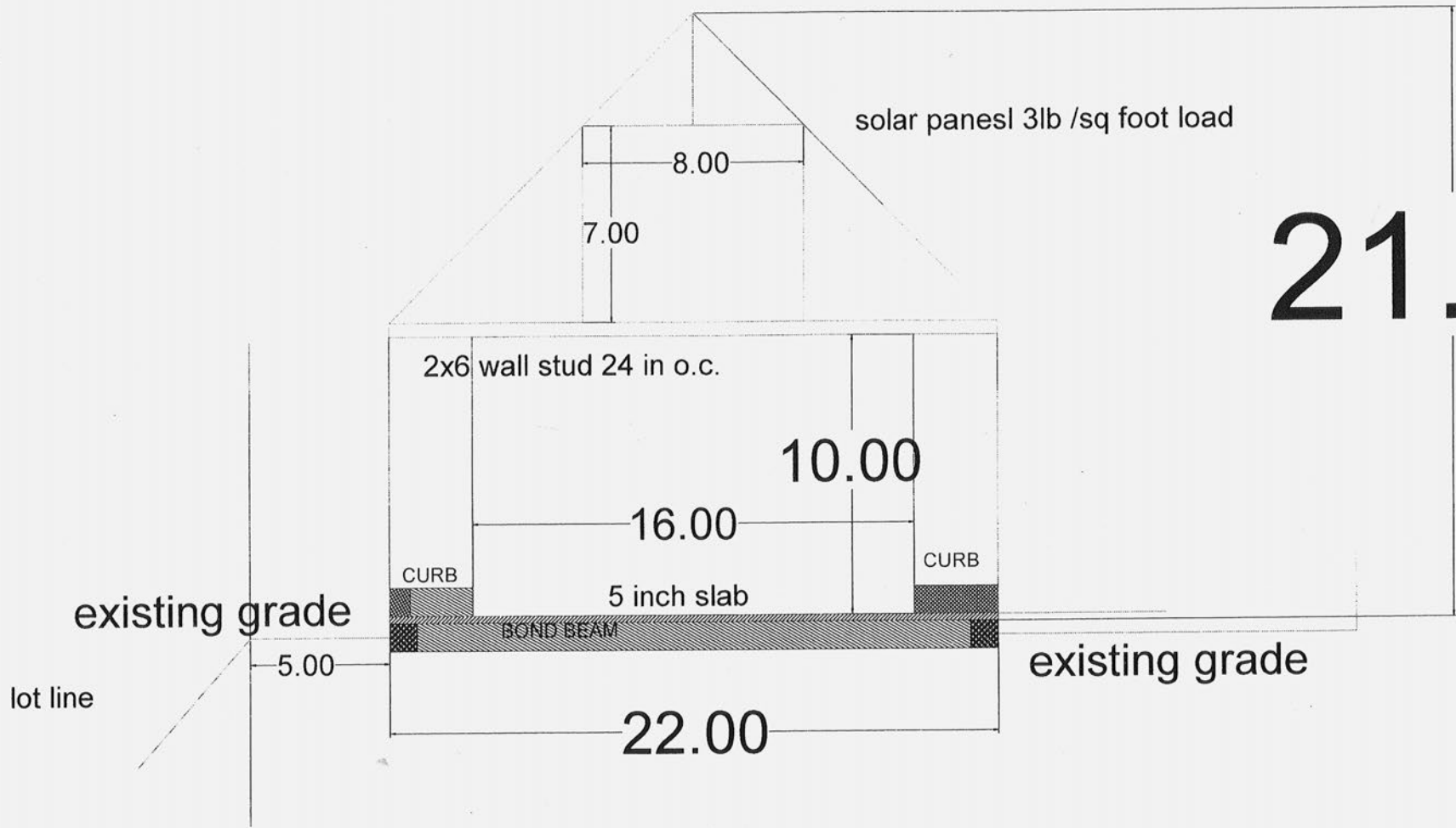
\*Some items like wainscot, gutter, gable accents, are not displayed if selected.

**Design-It Center**  
GARAGE

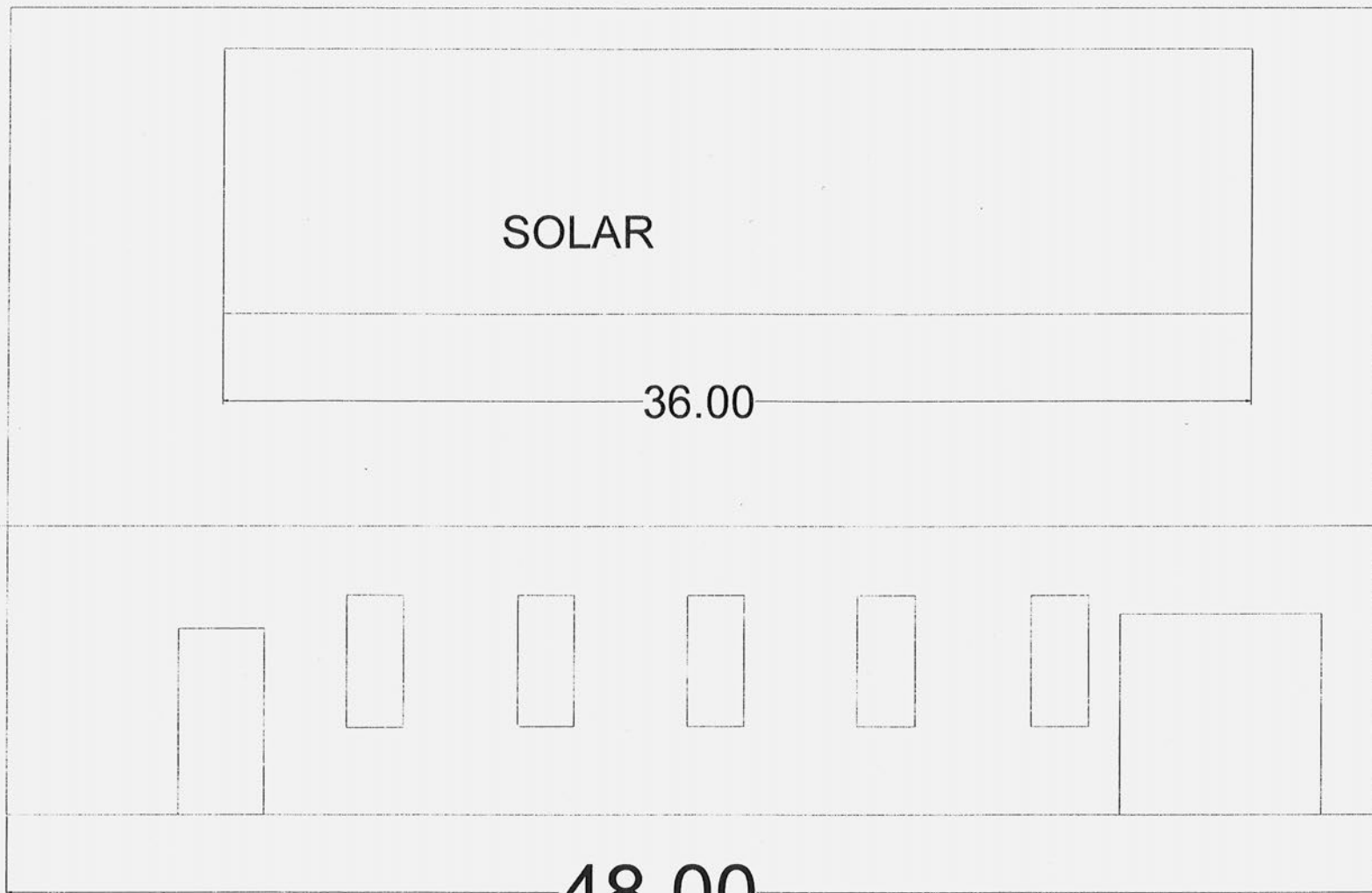
Design Name: Garage Design

Design ID: 324753991103

Estimate ID: 19337



21.75



SOLAR

36.00

48.00

SOUTH WALL



JAN 13 2020

Village of Cleveland

garage Proposed

Shed

green house





A meeting date of September 14, 2020, 6pm, has been set, but there are several questions to be answered to move the application forward.

1. On the *Wall Configurations* page, you show an overhang that is crossed out. Please provide the true overhang on all sides of the proposed structure.

SEE NEW MENARDS DRAWING FOR DETAILS

2. You are requesting installation of the garage with a 5-foot setback from the lot line, except in one drawing the setback is shown as 4.86 feet. Which is correct?

PLEASE FOR GIVE POOR DRAWING SKILLS. THE FOUNDATION IS TO BE 5 FOOT SETBACK WITH ALLOWENCE FOR 1 FOOT OVERHANG PLUS GUTTER. HOW THIS AFFECTS THE EXACT SETBACK I DO NOT KNOW.

3. Will any impervious surfaces be added for access to the garage? If yes, identify the locations, setbacks, and materials.

Yes there will be a concrete approach to the overhead door and by the service entrance

4. You indicate the structure is to be used as a garage and a workshop. Please provide an interior drawing showing the areas designated for the garage and the workshop.

Workshop: general storage and work space for garden tools, bicycles, snow blower, lawn mower and small fixit projects

5. Please describe the workshop activities you are proposing and any specialized equipment that will be involved.

No specialized tools or equipment. Just a place to fix things and prepare garden pots

6. Will this garage require electrical, plumbing, and HVAC systems? If yes, please explain.

Electrical Lights and utility out lets for hand tools

7. Two pages reference the installation of solar panels. Please provide more detail on this system.

The solar project has been issued a permit from the village. Arch electric is the contractor for that. Details for the permit are on file with the village.

8. The application shows conflicting information for the type, size, and location of the doors and windows. Please clarify the size and location of all openings, and the type of garage door(s) proposed (overhead, gate-style, etc.)

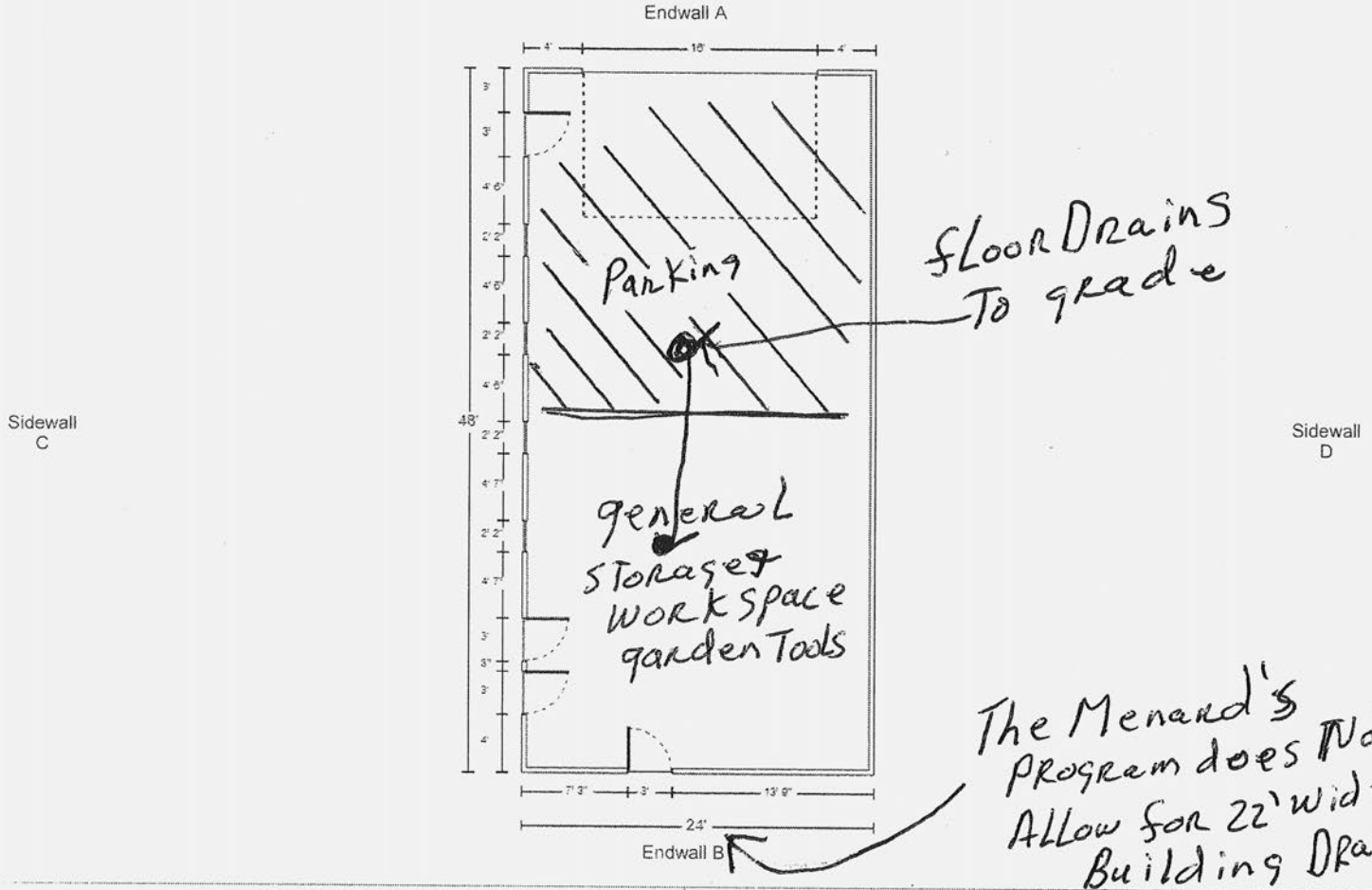
see the new Menards drawing for details.

Thank you  
John D Sundee



# Garage Floor Plan

\*\*Illustration may not depict all selections.



Design Name: Garage Design  
 Design ID: 324753991103  
 Date: 08/26/2020  
 Estimate ID: 59867

**Estimated Total Price: \$25436.11\***

\*Today's estimated price, future pricing may go up or down. Tax, labor, and delivery not included. Price does not reflect mail-in rebates.

## How to purchase at the store

1. Take this packet to any Menards store.
2. Have a building materials team member enter the design number into the Garage Estimator Search Saved Designs page.
3. Apply the design to System V to create the material list.
4. Take the purchase documents to the register and pay.

## How to recall and purchase a saved design at home

1. Go to Menards.com.
2. Select the Garage Estimator from the Project Center.
3. Select Search Saved Designs.
4. Log into your account.
5. Select the saved design to load back into the estimator.
6. Add your garage to the cart and purchase.

floor type (concrete, dirt, gravel) is NOT included in estimated price. The floor type is used in the calculation of materials needed. Labor, foundation, steel beams, paint, electrical, heating, plumbing, and delivery are also NOT included in estimated price. This is an estimate. It is only for general price information. This is not an offer and there can be no legally binding contract between the parties based on this estimate. The prices stated herein are subject to change depending upon the market conditions. The prices stated on this estimate are not firm for any time period unless specifically written otherwise on this form. The availability of materials is subject to inventory conditions.

MENARDS IS NOT RESPONSIBLE FOR ANY LOSS INCURRED BY THE GUEST WHO RELIES ON PRICES SET FORTH HEREIN OR ON THE AVAILABILITY OF ANY MATERIALS STATED HEREIN. All information on this form, other than price, has been provided by the guest and Menards is not responsible for any errors in the information on this estimate, including but not limited to quantity, dimension and quality. Please examine this estimate carefully.

Job	Truss	Truss Type	Qty	Ply	Job Reference (optional)
QTREC0507558	GA13	ATTIC	1	1	

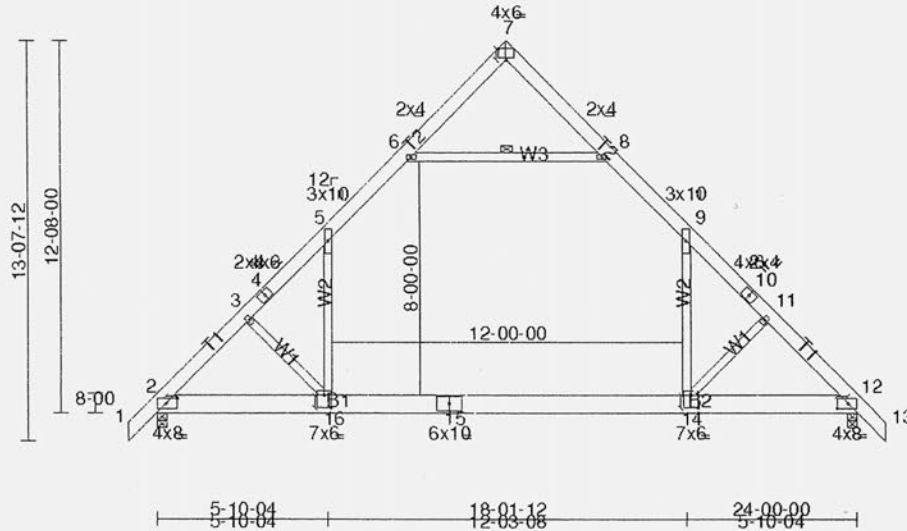
Midwest Manufacturing, Eau Claire, WI

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Page: 1

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1-00-08-01-12 5-10-04 8-08-12 12-00-00 15-03-04 18-01-12 20-10-04 24-00-00 25-00-00  
1-00-08-01-12 2-08-08 2-10-08 3-03-04 3-03-04 2-10-08 2-08-08 3-01-12 2-00-00



Scale = 1/8" = 1'-0"

Plate Offsets (X, Y): [2'-4" 08, 2'-00], [7'-3" 00, Edge], [12'-4" 08, 2'-00], [14'-3" 00, 5'-04], [16'-3" 00, 5'-04]

Loading	(psf)	Spacing	2'-00-00	CSI	DEFL	in	(loc)	l/defl	L/d	PLATES	GRIP
TCLL (roof)	30.0	Plate Grip DOL	1.15	TC	0.88	Vert(LL)	-0.52	14-16	>543	240	MT20
Snow (Ps/Pg)	26.7/50.0	Lumber DOL	1.15	BC	0.98	Vert(TL)	-0.77	14-16	>368	180	197/144
TCDL	7.0	Rep Stress Incr	YES	WB	0.54	Horiz(TL)	0.03	12	n/a	n/a	
BCLL	0.0*	Code	IRC2009/TPI2007	Matrix-RH		Attic	-0.33	14-16	>453	360	
BCDL	10.0										

Weight: 153 lb FT = 0%

#### LUMBER

TOP CHORD 2x6 SPF 2100F 1.8E \*Except\* T1 2x6 SPF No.2  
BOT CHORD 2x8 SPF No.2  
WEBS 2x4 SPF Stud

#### BRACING

TOP CHORD Structural wood sheathing directly applied or 4-6-1 oc purlins  
BOT CHORD Rigid ceiling directly applied or 2-2-0 oc bracing.  
WEBS 1 Row at midpt 6-8

REACTIONS (lb/size) 2=1811/3-08, (min. 2-13), 12=1811/3-08, (min. 2-13)  
Max Horiz 2=283(LC 7)  
Max Uplift 2=-13(LC 9), 12=-13(LC 10)

MiTek recommends that Stabilizers and required cross bracing be installed during truss erection, in accordance with Stabilizer Installation guide

#### FORCES

(lb) - Max Comp/Max Ten. - All forces 250 (lb) or less except when shown.  
TOP CHORD 2-3=-2443/0, 3-4=-2304/0, 4-5=-2170/15, 5-6=-1292/122, 8-9=-1292/122, 9-10=-2170/15, 10-11=-2304/0, 11-12=-2443/0  
BOT CHORD 2-16=0/1638, 15-16=0/1310, 14-15=0/1310, 12-14=0/1638  
WEBS 6-8=-1462/149, 5-16=0/1225, 9-14=0/1225, 3-16=-524/131, 11-14=-524/132

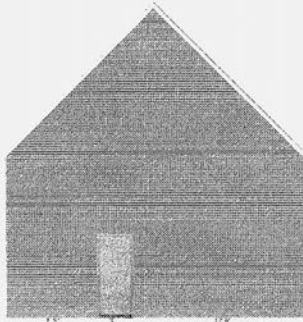
#### NOTES

- Unbalanced roof live loads have been considered for this design.
- Wind ASCE 7-05, 90mph, TCDL=4.2psf, BCDL=6.0psf, h=25ft; Cat II, Exp B; enclosed, MWFRS (low-rise) exterior zone and C-C Exterior(2) zone, cantilever left and right exposed, end vertical left and right exposed; C-C for members and forces & MWFRS for reactions shown; Lumber DOL=1.60 plate grip DOL=1.60
- TCLL: ASCE 7-05; Pr=30.0 psf (roof live load: Lumber DOL=1.15 Plate DOL=1.15), Pg=50.0 psf (ground snow); Ps=26.7 psf (roof snow: Lumber DOL=1.15 Plate DOL=1.15), Category II, Exp B; Fully Exp.; Ct=1.1
- Roof design snow load has been reduced to account for slope.
- Unbalanced snow loads have been considered for this design.
- This truss has been designed for greater of min roof live load of 12.0 psf or 1.00 times flat roof load of 34.6 psf on overhangs non-concurrent with other live loads
- This truss has been designed for a 10.0 psf bottom chord live load nonconcurrent with any other live loads.
- \* This truss has been designed for a live load of 20.0psf on the bottom chord in all areas where a rectangle 3-6-0 tall by 2-0-0 wide will fit between the bottom chord and any other members.
- Ceiling dead load (5.0 psf) on member(s) 5-6, 8-9, 6-8, Wall dead load (5.0psf) on member(s) 5-16, 9-14
- Bottom chord live load (40.0 psf) and additional bottom chord dead load (0.0 psf) applied only to room 14-16
- Provide mechanical connection (by others) of truss to bearing plate capable of withstanding 13 lb uplift at joint 2 and 13 lb uplift at joint 12.
- This truss is designed in accordance with the 2009 International Residential Code sections R502.11.1 and R802.10.2 and referenced standard ANSI/TPI 1.
- Attic room checked for L/360 deflection

LOAD CASE(S) Standard

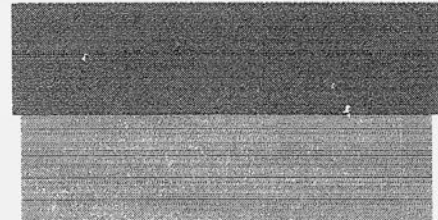
## Wall Configurations

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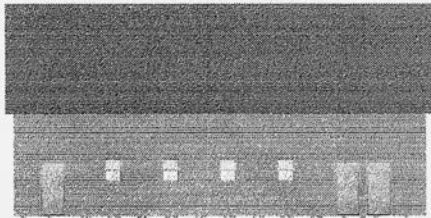


**ENDWALL B**

(1) - Mastercraft® Primed Steel 6-Panel Prehung Exterior Door

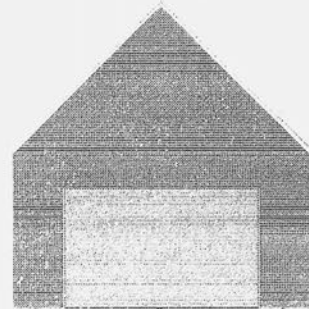


**SIDEWALL D**



**SIDEWALL C**

(4) - JELD-WEN® 26"W x 36"H Good Series Vinyl Double Hung ...  
(3) - Mastercraft® Primed Steel 6-Panel Prehung Exterior Door



**ENDWALL A**

(1) - Ideal Door® Commercial 16' x 10' White Insulated Garage ...

Some items like wainscot, gutter, gable accents, are not displayed if selected.

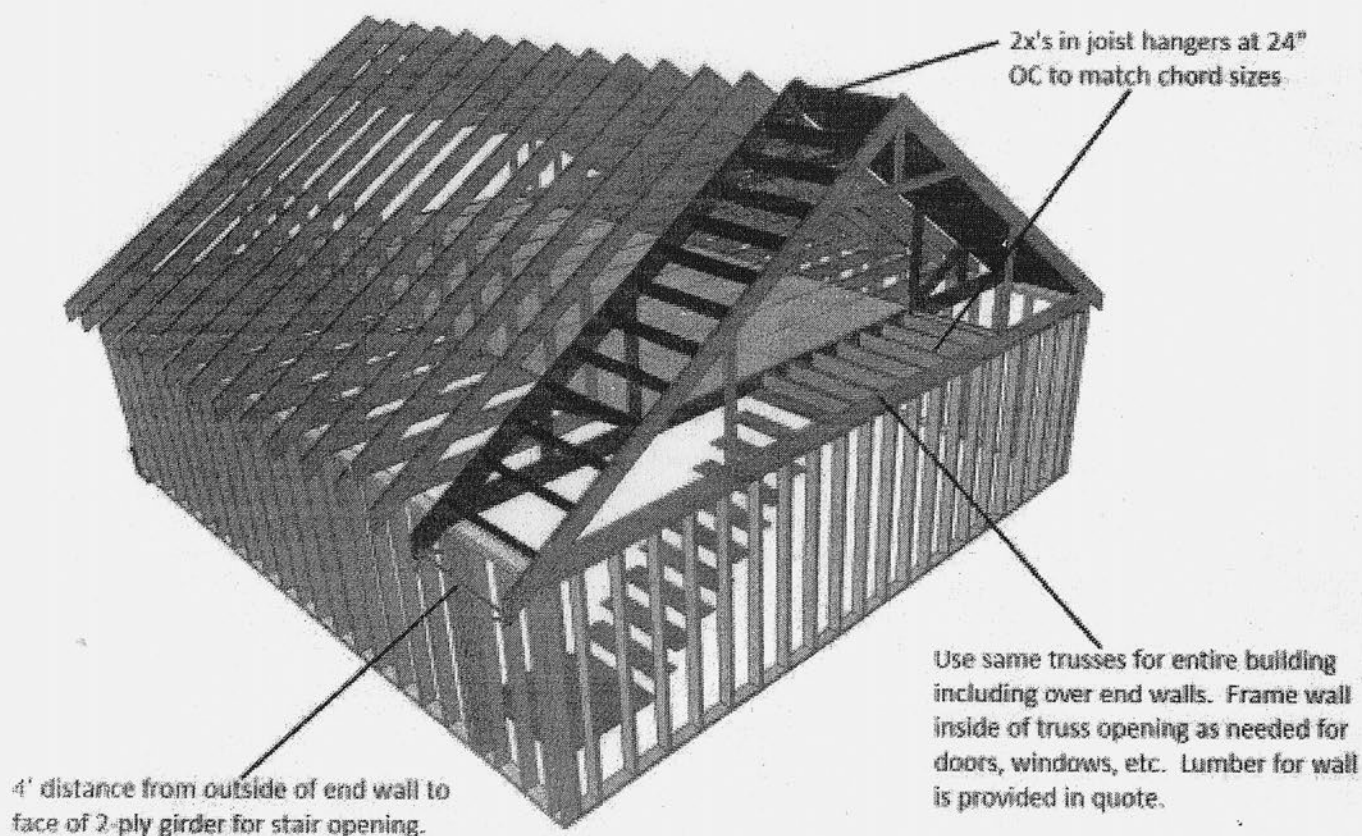
# Helpful Hints for Gable Room In Attic Garage Construction

- Trusses CANNOT be cut, modified, or drilled into.

- 40# Per Square Foot live load in room area only.



- Trusses included in this estimate will have 12" overhangs. Overhangs can be trimmed back as needed.
- Span and/or pitch may require trusses to be built in 2 parts, assemble at jobsite.
- Additional truss designs are also available, including trusses with no overhangs, additional room sizes and more. See a building materials team member for more information about truss design and overhang framing detail.
- For Stair Construction:
  1. Stairway for this estimate is located next to and parallel with one of the end walls.
  2. Stairway opening will require a 2-ply girder truss located 4' from outside of end wall to face of girder. Girder is plied on site by nailing 2 Room In Attic trusses together using the following nailing pattern: 10d nails at 9" OC, 2 staggered rows on chords, 1 row on webs.
  3. Hand frame roof and floor at stair area with lumber that matches Top and Bottom chords.
  4. Do not place a truss between end wall and 2-ply girder, leave open for stairs.
  5. Use same trusses over end walls as are used for main part of building. Lumber included in this estimate to frame in plates and studs for walls at each end of room area. Using regular trusses over end walls makes it easier to install wiring, insulation, doors, and windows. Specify if walls at each end are to be 2x4 or 2x6.



roof 12 12 pitch  
asphalt shingles  
vented roof ridge

solar panesl 3lb /sq foot load

rafters see  
menard's drawing  
for detail

1' OVER Hang  
and Gutter

one foot  
over hang  
+ gutter

21.75

2x6 wall stud 24 in o.c.

10.00

16.00

CURB

CURB

5 inch slab

BOND BEAM

existing grade

5.00

existing grade

22.00

Detail for Foundation

lot line

WESTVIEW ST

735 WESTVIEW ST

THIS IS A SKETCH BASED ON  
MANITOWOC COUNTY GIS VIEWER  
TO SHOW POSITIONS OF STRUCTURES

140.00

41.08

lot line

DRIVE WAY

DRIVE WAY

5.00

EDGE OF FOUNDATION

10.00

CURB

56.00

HOUSE

27.04

APPROACH  
APPRON  
FOR OVERHEAD  
DOOR

proposed garage

48.00

shed

green house

56.00

48.70

DRAINAGE DITCH

6.20

LOT LINE

330.92

DRIVE WAY

CHURCH 707 WESTVIEW ST

10 FT

20 FT

30 FT

40 FT

50 FT



JAN 13 2020

Village of Cleveland

garage Proposed

Shed

green house

