



CITY OF MAYVILLE ZONING BOARD OF APPEALS
MEETING AGENDA
AUGUST 4, 2026
5:00 PM
15 S SCHOOL ST

1. CALL TO ORDER AND ROLL CALL

2. PLEDGE OF ALLEGIANCE TO THE FLAG

3. CITIZEN COMMENTS

Citizen Comments are to be kept to a maximum of five minutes per speaker unless the chairperson allows an extension of time. Each citizen is to make comments at the podium after stating name and address. Each citizen may comment only one time per public hearing / meeting.

4. PUBLIC HEARING

4.1. Public Hearing for the Variance Request for 211 Kekoskee Street, Parcel No. 251-1216-1444-074

5. APPROVAL OF MINUTES

5.1. Approval of Minutes of the May 23, 2023, Zoning Board of Appeals Meeting

6. REQUEST OF VARIANCE

6.1. Discuss, with Possible Action, the Request of Variance from Roger Tuttlebee for 211 Kekoskee Street, Parcel No. 251-1216-1444-074

Reason: Variance request is to reduce the setback at the rear of the existing building from 25 feet to 17-20 feet, to allow for a storage extension.

Reference: Section 430-44(g) of the City of Mayville Municipal Code

7. ADJOURNMENT

Andy Shoemaker, Presiding Officer

NOTE: Persons with disabilities requiring special accommodations for attendance at the meeting should contact City Hall at least one (1) business day prior to the meeting.



15 South School Street, PO Box 273, Mayville WI 53050
Phone: 920.387.7900 Fax: 920.387.7919
WWW.MAYVILLECITY.COM

VARIANCE HEARING – PUBLIC NOTICE
CITY OF MAYVILLE

The City of Mayville Zoning Board of Appeals will meet on Tuesday, August 4, 2026, at 5:00PM, at Mayville City Hall, located at 15 S. School Street, Mayville, WI, to consider the request of the property owner at 211 Kekoskee Street, Parcel No. 251-1216-1444-074, requesting a variance to reduce the required setback requirements for this property.

Any persons wishing to be heard are invited to attend.

Anastasia Gonstead – Clerk/Executive Assistant



Published July 30, 2026,
Posted July 20, 2026

MEETING: **BOARD OF APPEALS**
PLACE: Mayville City Hall, 15 S. School St. Mayville, WI
DATE: May 23, 2023
TIME: 6:00 p.m.

AGENDA
(A Quorum of Council Members May Be Present)

- Call to Order and Roll Call. – Meeting called to order at 6:00PM by Andy Shoemaker

Present were: Andy Shoemaker, Keith Lodahl, Jerry Koepp, Joe Tillman (Ald.), Jack Abbott (Ald.). Also present: Rob Froh, Building Inspector, and City Clerk, Anastasia Gonstead

- Approval of minutes from June 20, 2022 meeting.

Motion to approve by Lodahl, second by Ald. Abbott. Unanimous vote, motion carries.

- Citizen Comments.
(Citizen Comments are to be kept to a maximum of five minutes per speaker unless the chairperson allows an extension of time. Each citizen is to make comments at the podium after stating name and address. Each citizen may comment only one time per public hearing / meeting.)

None

- Request of Variance from Lorne J. Ellis for 740 Meadow Lane, Parcel #251-1216-2331-035, Mayville, WI, 53050.

Variance request is to add a 10'x20' storage building on the aforementioned property, without a driveway.

Reference Section 430-25 Accessory uses and detached accessory structures/garages, of the City of Mayville Ordinances.

Lodahl inquired if the requestor was here asking for a variance last year. Inspector Froh explained he was not. He went on to explain the City had other ones they've overruled having the driveway. That he has mentioned this may want to be readdressed in the ordinance. Lodahl informed the body that these variance requests happen yearly, it's a popular request. Shoemaker explained he has brought it up to the mayor. Shoemaker went on to suggest that one of the alderpeople can have it put on an agenda. Ald. Abbott suggested they could keep the ordinance as is and just keep asking for the variance. Ald. Tillmann stated the ordinance does need to be looked at, it's written poorly. Gave an example. He went on to explain he has looked at these requests, historically, with the City and they gets rubber-stamped approved. He explained that technically a variance should be rare, they should not be easy to get. That's the point of having a restriction in the first place. It should have to show a hardship. If you go to State statute it outlines that there needs to be a hardship, which often means the property would be able to be unusable. Ald. Abbott inquired what is the suggestion? Redoing that? Increasing the square footage? Etc.

Motion to allow this variance by Lodahl. Second by Koepp. Discussion: Ald. Abbott expressed concern over the construction of what is being built. Picture showing a shed, says construction of 10x20ft shed. He inquired what the construction materials consist of. Lorne Ellis, the requestor, explained it will be treated plywood, lumber all the way around. Framed, built by the Amish. Painted same color as house, copper roof. Koepp inquired if the shed will have a floor. Ellis explained it will have a floor, it will be raised, have two skids it will go on top of a gravel area. Koepp inquired if there would be nothing under the shed. Ellis stated that was correct. Koepp inquired why overhead door instead of sliding doors. Ellis explained ease of access, gave examples of what he'd be keeping in there.

Roll vote taken:

Lodahl - Aye, Koepp - Nay, Shoemaker - Aye, Tillmann - Nay, Abbott – Abstain (personally knows the requestor)

Discussion by Lodahl on why Koepp said no, if it is due to construction it doesn't apply. Koepp indicated it's also the size.

City Clerk Gonstead explains to the body that parliamentary procedure dictates if vote the is even, motion fails as you need majority in the affirmative.

Mr. Ellis asks Ald. Abbott to help him out. Ald. Abbott says he has to abstain from the vote due to his personal relationship with Mr. Ellis

- Request of Variance from PCG, LLC/ Owners Lindsey and Andrews Lezama, for 11 N School Street, Parcel #251-1216-2314-049, Mayville, WI, 53050.

Variance request is to erect a fence in that rear yard, which would cross property lot lines on both sides.

Reference Section 430-92 Height and location of screening and fencing, of the City of Mayville Ordinances.

Lindsey Lezama present. Explains area to the north, existing fence there. They want to tie into that existing fence instead of having three feet in between because it creates an unsightly alleyway between the properties.

Ald. Abbott asked for clarification, that they do not live there but do own the properties. Lezama stated that was correct. Shoemaker stated they own it now, but may not always. Lodahl stated the properties in question are tight together in that area. Lezama explained they required an easement with the post office to do the build off on the back of the house. Shoemaker asked Building Inspector Froh if he had anything to add. Building Inspector Froh explained some of the fence would not be on requestor's property, on the northside and south side, that's why I denied it. That's why they appealed and are here. Ald. Abbott inquired if the easement permanent or for construction. Lezama stated it is permanent. Lodahl asked if the easements are on the north and south. Ald. Tillmann explained that whether the requestor always own it or not is irrelevant, there is no hardship.

Ald. Tillmann makes a motion to deny the variance request, second by Shoemaker. Discussion: Lodahl he is concerned about it not being on the property lot lines, uncomfortable with it being over the lot lines. Lezama explained they are trying to make a space for the dogs, to not have to bring the

them out to the front of the property. She stated they can move fence to the lot line. City Clerk Gonstead explained the Board cannot address that tonight, as it was not noticed/posted. The requestor would have to come back. Building Inspector Froh stated this ordinance could be readdressed as well. Ald. Abbott inquired why we have this ordinance. Ald. Tillmann stated he has worked with municipalities that have a variety of fencing ordinances. Building Inspector Froh explained the three (3) feet condition is there to ensure nobody is trespassing in order to maintain the fence.

Roll vote taken:

Ald. Tillmann - Aye, Shoemaker - Aye, Lodahl - Nay, Ald. Abbott - Aye, Koepp – Aye. Motion carries, variance is denied.

- Adjournment.

Motion to adjourn at 6:25PM by Ald. Abbott, second by Ald. Tillmann. Motion carries unanimously. Meeting adjourned at 6:25 PM

Respectfully Submitted,
Anastasia Gonstead – City Clerk

Staff Report

Date: 7/20/2026
To: Zoning Board of Appeals
From: Robert Froh
RE: Request for Variance

The property located at 211 Kekoskee St is zoned M-1 Light Manufacturing. The owner wants to construct a 25 ft x 75 ft lean-to type structure in the rear yard.

Per ordinance 430-44 G. Setbacks

- (1) Minimum Street Yard: 25 Ft
- (2) Minimum Side Yard: 10 Ft
- (3) Minimum Rear Yard: 25 Ft

Per site plan submitted the 25 ft addition on the back of the building will encroach on the allowed 25 ft setback by 5 ft 4 inches. Leaving 19 ft 8 inches to the rear lot line.

Permit was denied per ordinance and owner is appealing the decision and asking for a variance. I recommend denying the variance per State Statute 62.23 there is no proof of unnecessary hardship.

KUNKEL ENGINEERING GROUP (920) 356-9447 (920) 382-6202 (mobile)		WISCONSIN UNIFORM BUILDING PERMIT APPLICATION City of Mayville 15 S School Street Mayville, Wisconsin 53050		Permit No. _____ Project Description: 75' x 25' LEAN TO EXTENSION TO REAR																													
		PERMIT REQUESTED ☒ Constr. ☐ HVAC ☐ Electric ☐ Plumbing ☐ Erosion Control ☐ Other:																															
Owner's Name ROGER TUTTLEBEE		Mailing Address 110 N. CLARK ST. MAYVILLE		Tel. _____																													
Contractor's Name & Type ROGER TUTTLEBEE		Lic/Cert # _____ Mailing Address AS ABOVE		Tel. _____																													
Dwelling Contr. Qualifier The Dwelling Contr. Qualifier shall be an Owner, CEO, COB or employee of the Dwelling Contractor.																																	
HVAC N/A																																	
Electrical N/A																																	
Plumbing N/A																																	
DHS Lead Renovator Cert. No.: _____ (If structure was built prior to 1978)		Exp. Date _____		DHS Lead Company Cert. No. _____ Exp. Date _____																													
PROJECT LOCATION Lot Area _____ Sq. Ft. will be disturbed _____		☐ One acre or more of soil _____ 1/4, _____ 1/4, of Section _____, T _____ N, R _____ E (or) W																															
Building Address 211 KEKOSKEE ST		Subdivision Name _____		Lot No. _____ Block No. _____																													
Zoning District(s) _____		Zoning Permit No. _____		SETBACKS Front N/A ft. Rear 20 ft. Left _____ ft. Right _____ ft.																													
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The applicant agrees to comply with the Municipal Ordinance and with conditions of this permit; understands that the issuance of the permit created no legal liability, express or implied, of the Department, Municipality, Agency or Inspector; and certifies that all the above information is accurate.																																	
APPLICANT'S SIGNATURE [Signature]		DATE SIGNED 06/18/2026																															
Email to send Issued permit to. ARTISANENG@GMAIL.COM																																	
APPROVAL CONDITIONS This permit is issued pursuant to the following conditions. Failure to comply may result in suspension or revocation of this permit or other penalty. ☐ See attached for conditions of approval.																																	
INSPECTIONS NEEDED: Building: ☐ Footing ☐ Rough ☐ Insulation ☐ Basement Flr ☐ Final Electric: ☐ Rough ☐ Service ☐ Final Plumbing: ☐ Rough ☐ Underfloor ☐ Final HVAC: ☐ Rough ☐ Final																																	
FEES: Building: \$ _____ Electrical: \$ _____ HVAC: \$ _____ Plumbing: \$ _____ WI Permit Seal: \$ _____ Zoning: \$ _____ Other: \$ _____ Total: \$ _____		PERMIT(S) ISSUED ☐ Construction ☐ Electrical ☐ HVAC ☐ Plumbing ☐ Erosion Control ☐ Other:		WI PERMIT SEAL NO. PERMIT ISSUED BY: Name: _____ Date: _____ Tel. _____ Cert No. _____																													
		RECEIPT Ck #: _____ Amount: _____ Date: _____ From: _____ Rec By: _____																															

PERMIT DENIED: ADDITION DOES NOT MEET SETBACKS. 6/22/26

CAUTIONARY STATEMENT TO OWNERS OBTAINING BUILDING PERMITS
(Page 2 for Applicants)

101.65(lr) of the Wisconsin Statutes requires municipalities that enforce the Uniform Dwelling Code to provide an owner who applies for a building permit with a statement advising the owner that:

If the owner hires a contractor to perform work under the building permit and the contractor is not bonded or insured as required under s. 101.654 (2) (a), the following consequences might occur:

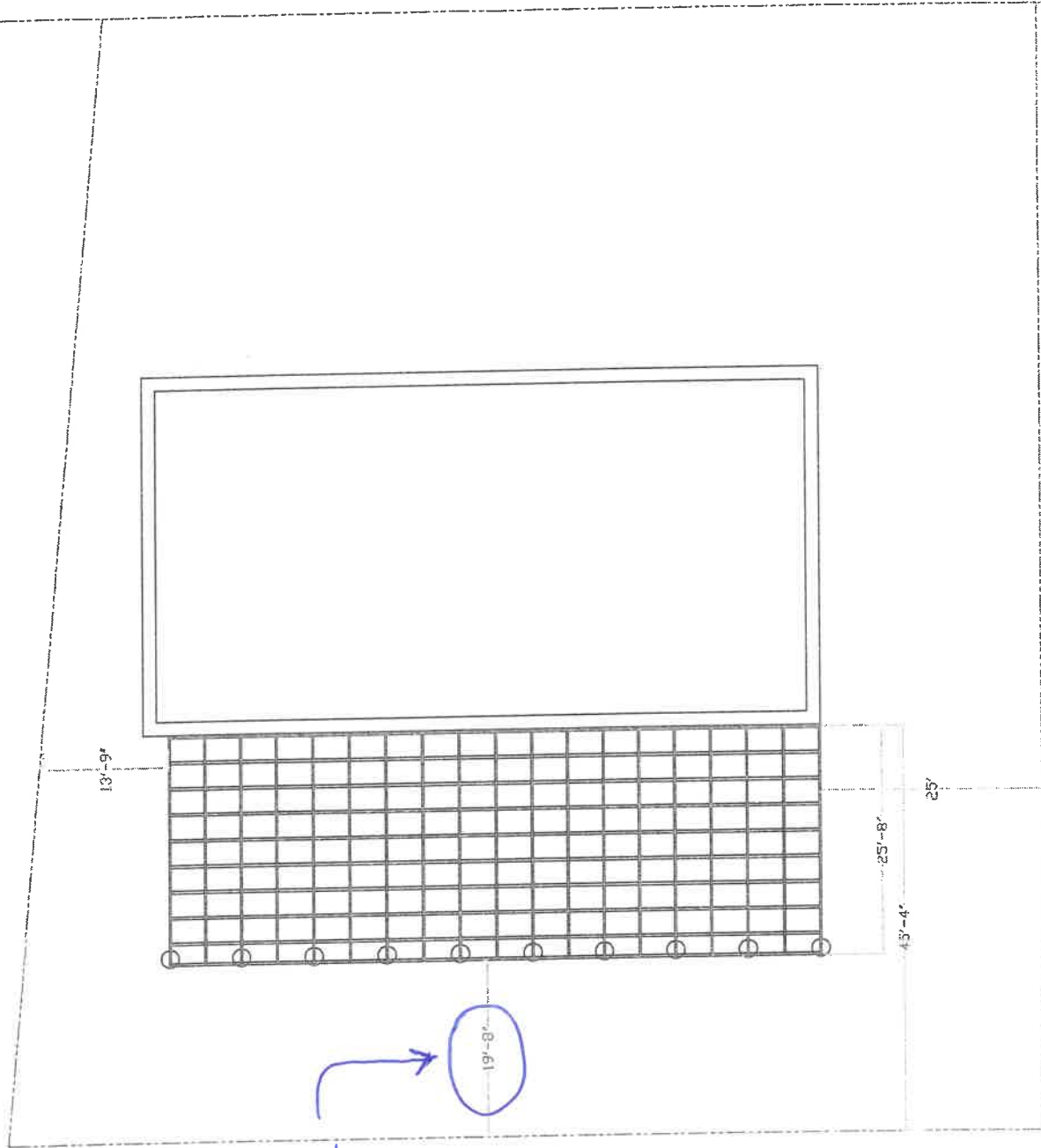
(a) The owner may be held liable for any bodily injury to or death of others or for any damage to the property of others that arises out of the work performed under the building permit or that is caused by any negligence of the contractor that occurs in connection with the work performed under the building permit.

(b) The owner may not be able to collect from the contractor damages for any loss sustained by the owner because of a violation by the contractor of the one and two - family dwelling code or an ordinance enacted under sub. (1) (a), because of any bodily injury to or death of others or damage to the property of others that arises out of the work performed under the building permit or because of any bodily injury to or death of others or damage to the property of others that is caused by any negligence by the contractor that occurs in connection with the work performed under the building permit.

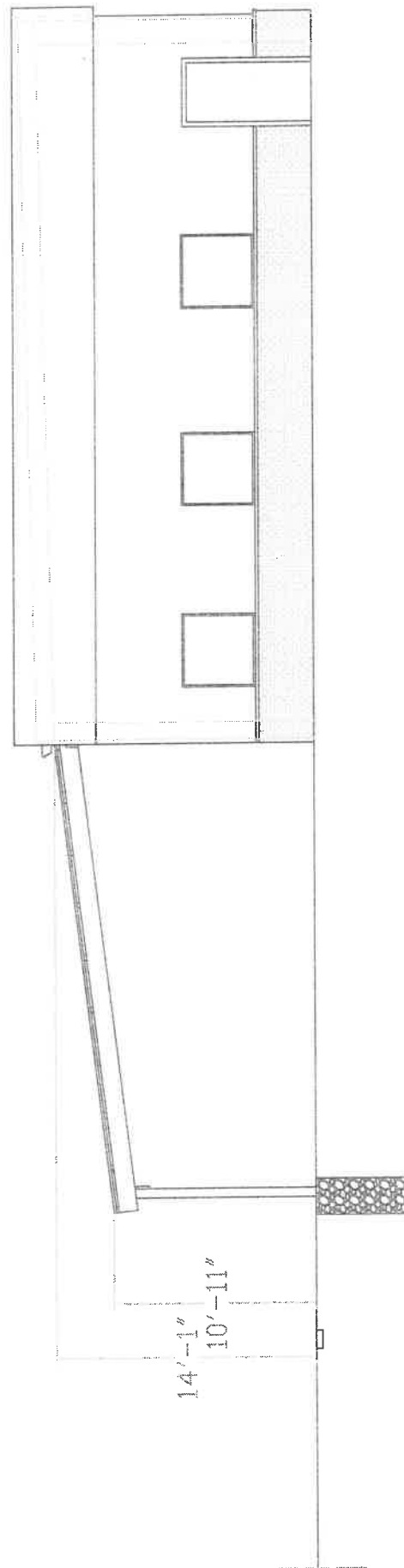
Address: 211 KEKOSKEE ST. MAYVILLE

Sign and Date:  06/18/2026

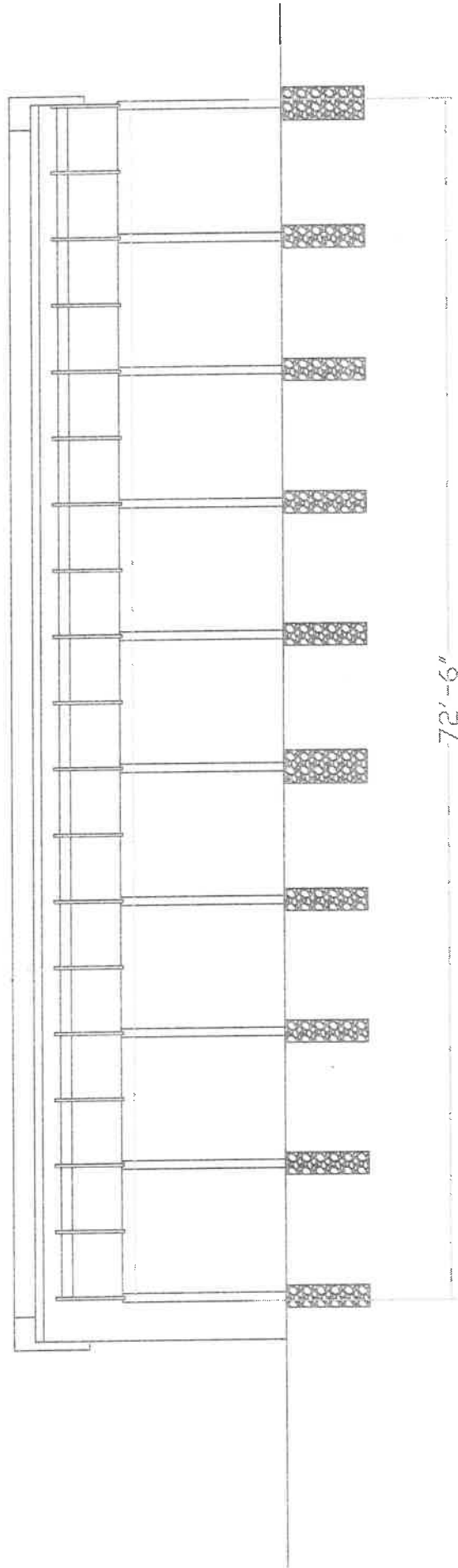
PLAN VIEW 211 KEKOSKEE ST



NOT APPROVED:
 SETBACK IS 25 FT
 ASKING FOR 19' 8"
 RE 7/2/26



EAST ELEVATION
211 KEKOSKEE ST.



SOUTH ELEVATION
211 KEKOSKEE ST

PAID
JUL 10 2026

**CITY OF MAYVILLE
APPLICATION FOR VARIANCE**

Identification and Information on Applicant(s)

Applicant's Name: ROGER TUTTLEBEE

Applicant's Mailing Address: 110 N. CLARK ST. Phone: 262 384 0930

Owner of Property Site as of Date of Application, according to Current Property Tax Records:

ROGER TUTTLEBEE

Street Address of Property (if vacant land, describe in detail the property location):

211 KEKOSKEE ST.

Legal Description of Property (Name of Subdivision, Block and Lot, or other legal description:

LOT 1 CSM 8058 IN DOC #1366909

PARCEL # 251-1216-1444-074

Agent or Representative Assisting in the Application (Engineer, Architect, Attorney, Etc.)

Name: Firm:

Office Address: Phone:

Contractor:

Existing and Proposed Uses

Current Principal Use: SMALL ENGINE & MACHINERY REPAIR

Accessory or Secondary Uses: OFFICE & STORAGE

Proposed Use: AS ABOVE

Variance(s) Requested TO REDUCE THE SETBACK AT
THE REAR OF THE EXISTING BUILDING FROM 25'
TO 17'-20' TO PROVIDE FOR AN EXTENSION

Have you been granted any variances in the past, on any properties, whether fully or partially owned by you? Yes No X

If YES, list addresses of those properties and whether the requirements of the variance granted have been completed: _____

Plans to Accompany Application

Applications for permits shall be accompanied by drawings of the proposed work, drawn to scale, showing, when necessary, floor plans, sections, elevations, structural details, computations and stress diagrams as the building inspector may require.

Plot Plan

When required by the building inspector, there shall be submitted a plot plan in a form and size designated by the building official for filing permanently with the permit record, drawn to scale, with all dimension figures, showing accurately the size and exact location of all proposed new construction and its relationship to other existing or proposed buildings or structures on the same lot, and other buildings or structures on adjoining property, within 15 feet of the property lines. In the case of demolition, the plot plan shall show the buildings or structures to be demolished and the buildings or structures on the same lot that are to remain.

Zoning District in which the property is located: M-2

No. of Occupants Proposed to be Accommodated: 1 No. of Employees, if applicable: 0

Section of City of Mayville Zoning Ordinance that prohibits the proposed usage of the property. It is this section of the Ordinance for which a variance is requested: _____

Standards

The following are Standards that the City of Mayville Zoning Ordinance sets for decisions on variances. Explain how your proposal meets these standards.

Standard 1: The particular physical surroundings, shape or topographical conditions of the specific property involved would result in a particular hardship upon the owner as distinguished from mere inconvenience, if the strict letter of the regulations were to be carried out.

THE EXISTING BUILDING HAS ACCOMPANYING LAND
OF 40' TO THE FRONT, NORTH, FRONTING KEKOSKEE ST.,
25' TO THE EAST, 45'6" TO THE SOUTH, THE REAR,
AND A TRANCHE OF LAND TO THE WEST ABUTTING
THE OLD RAILROAD RIGHT OF WAY

Standard 2: The conditions upon which the application for a variance are based would not be applicable generally to other property within the same zoning classification.

SORRY I'M UNABLE TO COMPREHEND THIS STANDARD.

Standard 3: The purpose of the variance is not based exclusively upon a desire for economic or other material gain by the applicant or owner.

I WISH TO ADD AN ADDITIONAL 1800 SQ FT OF STORAGE TO THE PROPERTY, BY WAY OF A PROPERLY CONSTRUCTED BUILDING. ALTHOUGH I HAVE SUFFICIENT LAND TO DO SO THE MOST LOGICAL AREA IS TO THE REAR OF THE BUILDING. RATHER THAN HAVE CONTAINERS OR OTHER MAKESHIFT HOUSING.

Standard 4: The alleged difficulty or hardship is caused by this ordinance and has not been created by a person presently having an interest in the property.

THE DIFFICULTY WAS CREATED WHEN THE CO-OP HAD THE PARCEL CSM'D OUT OF THEIR ORIGINAL LOT WITHOUT CONSIDERATION FOR FUTURE EXPANSION.

Standard 5: The granting of the variance will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located.

CURRENTLY THE LAND DIRECTLY BEHIND MY LOT IS VACANT WITH NO BUILDING WITHIN ABOUT 800' PUTTING THE EXTENSION TO THE REAR WOULD GIVE IT THE LEAST VISIBILITY TO THE PUBLIC

Standard 6: The proposed variance will not impair an adequate supply of light and air to adjacent property or substantially increase the congestion in the public streets, or increase the danger of fire or endanger the public safety or substantially diminish or impair property values within the neighborhood.

THE PROPOSED BUILDING WOULD BE 14' HIGH

WHERE IT ABUTS THE EXISTING BUILDING AND
11' HIGH CLOSEST TO THE 17-20' SETBACK

Conditions

The City of Mayville Zoning Ordinance authorized the Board of Zoning Appeals to place conditions on approved variances. Please keep this in mind and supply ALL pertinent information.

Signature of Applicant R. [Signature] Date 07-10-2020

Application Fees/Notices
(to be completed by City)

Fee for Variance Application - \$400.00

Date Fee Received by City 7-10-20 Receipt # CHECK 298

Received by Lexi Volbright

Date Notice sent to owners of record: 7/20/20 By: [Signature]

Date Published in Mayville News: 7/30/20

Date Set for Hearing Before Board of Zoning Appeals: 8/4/20, 5pm

KUNKEL ENGINEERING GROUP (920) 356-9447 (920) 382-6202 (mobile)		WISCONSIN UNIFORM BUILDING PERMIT APPLICATION City of Mayville 15 S School Street Mayville, Wisconsin 53050		Permit No. _____ Project Description: 72' x 25' LEAN TO EXTENSION TO REAR																													
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PROJECT LOCATION		Lot Area 13,808 Sq. Ft. ☐ One acre or more of soil will be disturbed																															
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The applicant agrees to comply with the Municipal Ordinance and with conditions of this permit; understands that the issuance of the permit created no legal liability, express or implied, of the Department, Municipality, Agency or Inspector; and certifies that all the above information is accurate.																																	
APPLICANT'S SIGNATURE _____				DATE SIGNED _____																													
Email to send Issued permit to. ARTISANENG@GMAIL.COM																																	
APPROVAL CONDITIONS This permit is issued pursuant to the following conditions. Failure to comply may result in suspension or revocation of this permit or other penalty. ☐ See attached for conditions of approval.																																	
INSPECTIONS NEEDED: Building: ☐ Footing ☐ Rough ☐ Insulation ☐ Basement Flr ☐ Final Electric: ☐ Rough ☐ Service ☐ Final Plumbing: ☐ Rough ☐ Underfloor ☐ Final HVAC: ☐ Rough ☐ Final																																	
FEES: Building: \$ _____ Electrical: \$ _____ HVAC: \$ _____ Plumbing: \$ _____ WI Permit Seal: \$ _____ Zoning: \$ _____ Other: \$ _____ Total: \$ _____		PERMIT(S) ISSUED ☐ Construction ☐ Electrical ☐ HVAC ☐ Plumbing ☐ Erosion Control ☐ Other: _____		WI PERMIT SEAL NO. _____ PERMIT ISSUED BY: Name: _____ Date: _____ Tel. _____ Cert No. _____																													
		RECEIPT Ck #: _____ Amount: _____ Date: _____ From: _____ Rec By: _____																															

CAUTIONARY STATEMENT TO OWNERS OBTAINING BUILDING PERMITS

(Page 2 for Applicants)

101.65(lr) of the Wisconsin Statutes requires municipalities that enforce the Uniform Dwelling Code to provide an owner who applies for a building permit with a statement advising the owner that:

If the owner hires a contractor to perform work under the building permit and the contractor is not bonded or insured as required under s. 101.654 (2) (a), the following consequences might occur:

(a) The owner may be held liable for any bodily injury to or death of others or for any damage to the property of others that arises out of the work performed under the building permit or that is caused by any negligence of the contractor that occurs in connection with the work performed under the building permit.

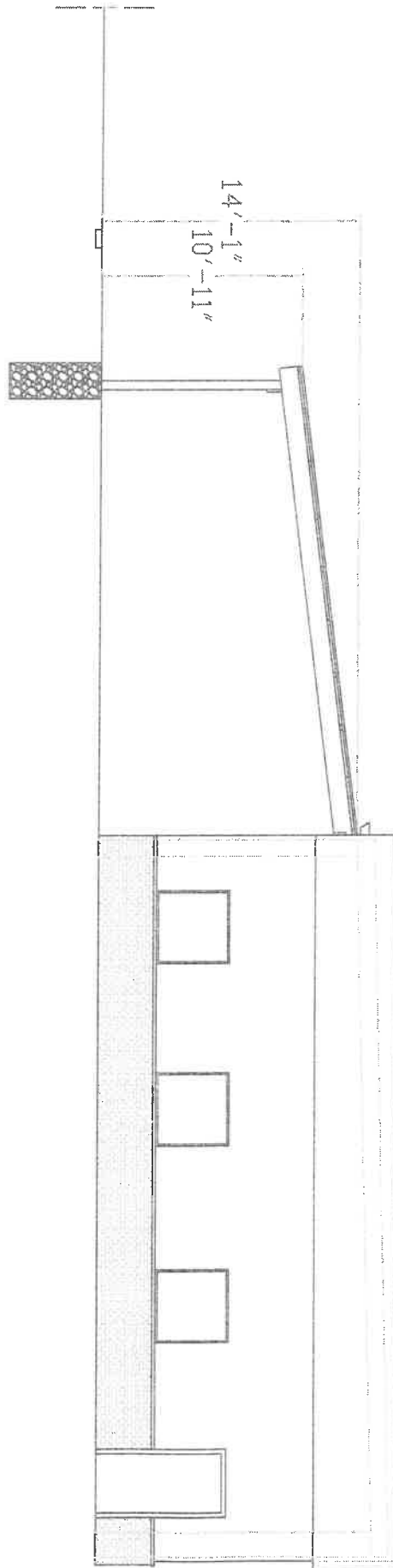
(b) The owner may not be able to collect from the contractor damages for any loss sustained by the owner because of a violation by the contractor of the one and two - family dwelling code or an ordinance enacted under sub. (1) (a), because of any bodily injury to or death of others or damage to the property of others that arises out of the work performed under the building permit or because of any bodily injury to or death of others or damage to the property of others that is caused by any negligence by the contractor that occurs in connection with the work performed under the building permit.

Address: 211 KEKOSKEE ST. MAYVILLE

Sign and Date:

R. [Signature]

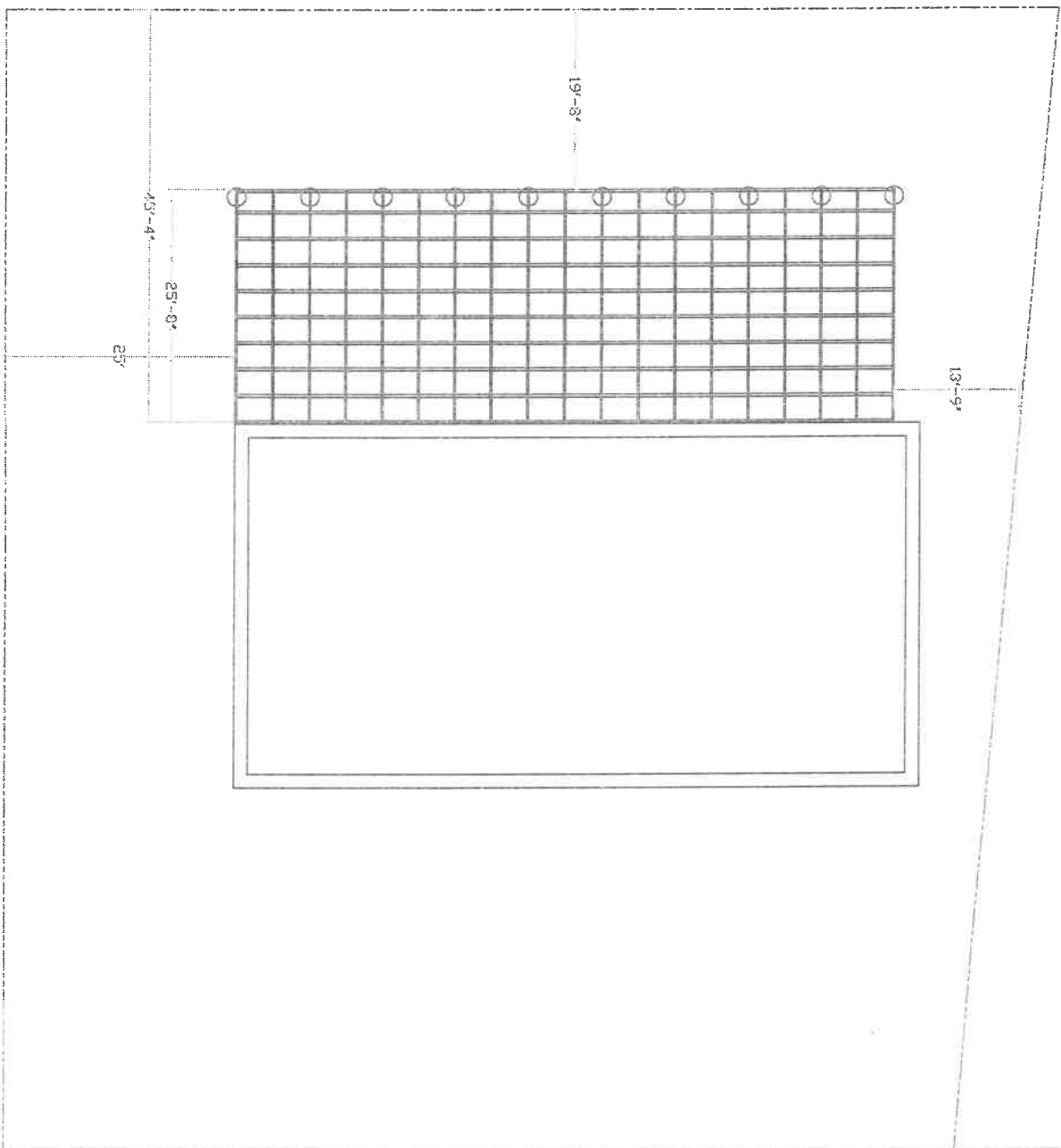
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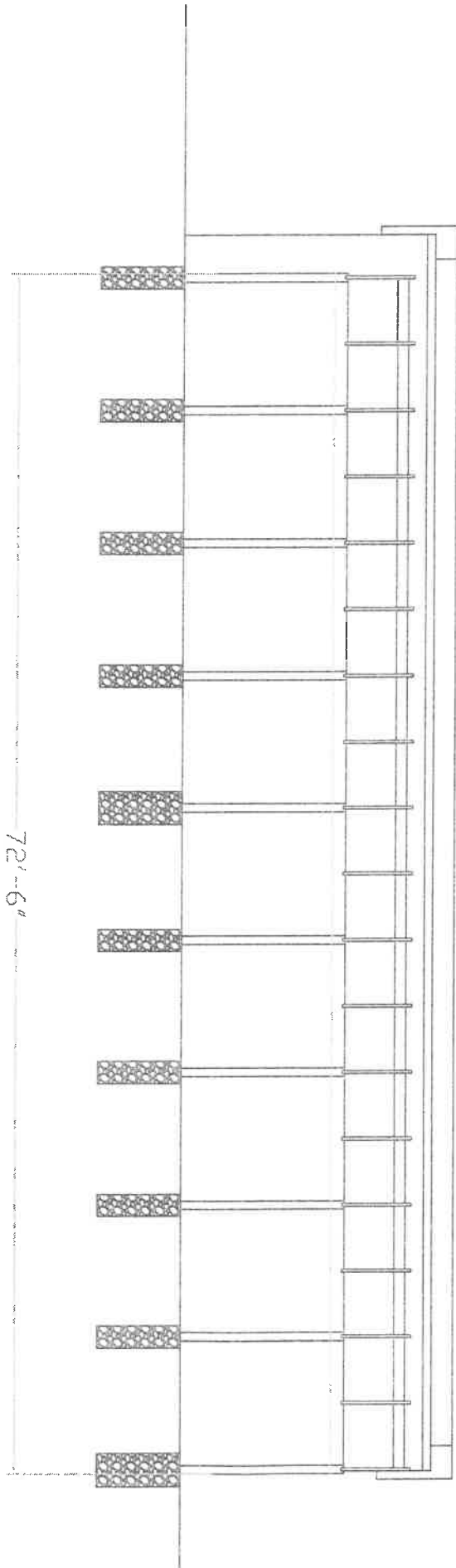


EAST ELEVATION

211 KEKOSKEE ST

PLAN VIEW
211 KEKOSKEE ST.





SOUTH ELEVATION

211 KEKOSKEE ST.

AREA OF EXISTING GRAVEL TO BE REPLACED WITH GRAVEL EQUALS 71.73 SQ FT

AREA OF EXISTING GRAVEL TO BE COVERED BY ASPHALT PAVEMENT EQUALS 64.56 SQ FT

AREA OF EXISTING GRAVEL SURROUNDING BY LOT

SIDEWALK

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