



AGENDA
MARQUETTE CITY BOARD OF ZONING APPEALS
June 4, 2026, at 7:00 PM
Room 103, Municipal Service Center at 1100 Wright Street

MEETING CALLED TO ORDER

ROLL CALL

MINUTES of 5-7-26

ADDITIONS/DELETIONS FROM THE AGENDA

1. CITIZENS WISHING TO ADDRESS THE BOARD
2. PUBLIC HEARINGS
 - A. **01-VAR-06-26 – 1047 Allouez Rd (PIN: 0760140)**: an application for a 3.6-ft front yard variance from the City of Marquette Land Development Code to allow a 13.4-ft x 17.8-ft attached garage addition to the home that is proposed to be 16.4-ft from the front lot line
3. UNFINISHED BUSINESS
4. NEW BUSINESS
5. CITIZENS WISHING TO ADDRESS THE BOARD
6. BOARD MEMBER COMMENTS
7. ADJOURNMENT

Agenda Packets for the Board of Zoning Appeals are available at following location:
<https://marquettemi.portal.civicclerk.com/>

Public Comment:

A member of the audience speaking during the public comment portion of the agenda shall limit his/her remarks to 3 minutes.

**CITY OF MARQUETTE
BOARD OF ZONING APPEALS
OFFICIAL PROCEEDINGS
May 7, 2026**

MEETING CALLED TO ORDER

A regular meeting of the Marquette City Board of Zoning Appeals was called to order at 7:00 p.m. on Thursday, May 7, 2026, located in Room 103 of the Municipal Service Center, 1100 Wright St.

ROLL CALL

Present: Chair Ms. Dombrowski, Mr. Patrick, Vice Chair Ms. Hill, Ms. Klein, Mr. Tuominen, and Zoning Official A. Landers.

Absent: Ms. Wright, Mr. Wilkinson, and Mr. Neumann

MINUTES

It was moved by Ms. Klein, seconded by Ms. Hill, and carried 5-0 to approve the minutes of December 4, 2025, as presented.

ADDITIONS TO OR DELETIONS FROM THE AGENDA

It was moved by Mr. Patrick, seconded by Ms. Klein, and carried 5-0 to approve the agenda as presented.

NEW BUSINESS

03-VAR-06-25: First variance extension request

A. Landers stated attached to the agenda packet was correspondence from Barry Polzin. He is requesting a first extension to the previously approved 6% Required Building Line (RBL) length variance from the City of Marquette Land Development Code to allow for the building façade to be built at 69% of the RBL in the General 5 sub-district of the Marquette Downtown Form-Based Code zoning district, whereas the code requires that a building façade must be built to the RBL for at least 75% of the RBL length at 101 S. Front St. This approval will currently expire on 06-05-26.

She stated at the 6-05-25 BZA meeting:

It was moved by Mr. Patrick, seconded by Ms. Wright, and carried 5-0 that after conducting a public hearing and review of the STAFF REPORT/ANALYSIS for 03-VAR-06-25, the Board of Zoning Appeals finds that the request demonstrates the standards found in Section 54.1404(B)(5)(a. through j.) of the Land Development Code and hereby approves 03-VAR-06-25 as presented.

She also stated per the Land Development Code, Article 14 Administrative Procedures, Section 54.1404 Variances and Appeals:

(D) Approval Period. *If the petitioner has not obtained a Zoning Permit, obtained a Building Permit and commenced construction to implement a variance within one (1) year of the date of its approval by the Board of Zoning Appeals, said variance shall expire. The Board of Zoning Appeals, upon application made before expiration, may*

grant an extension of not more than one (1) year from the expiration date. The Board Zoning Appeals, at its discretion, may schedule a public hearing in accordance with Section 54.1406 prior to granting an extension. Not more than two (2) such extensions may be granted

Barry Polzin, 101 N. Lakeshore Blvd: The Vault project ran into some snags so that project has been suspended. We certainly are still going to complete it but, in the meantime, we decided to shift gears. We were always going to build another hotel in the parking lots down below it. So, we shifted gears to build parking and a new hotel which is underway. We wanted to preserve this variance because we still fully intend to construct the Vault hotel. We do not know exactly when, but we knew we needed to ask for the extension. It is out of our hands at this point regarding timeline.

It was moved by Mr. Patrick, seconded by Ms. Klein, and carried 5-0 to approve the request for an extension for case 03-VAR-06-25 with the expiration date to be 06-05-27.

2026 BZA Presentation to the City Commission

The Board reviewed and finalized the presentation.

TRAINING – Court of Appeal Case No. 364833

The Board reviewed and discussed the article.

BOARD MEMBER COMMENTS

Ms. Dombrowski welcomed Mr. Tuominen to the board.

Mr. Tuominen stated he looked forward to serving on the board.

ADJOURNMENT

The meeting was adjourned at 7:25 p.m.

Respectfully Submitted,

Andrea Landers
Zoning Official
Community Development Department,
For the Board of Zoning Appeals



CITY OF MARQUETTE
PLANNING AND ZONING
1100 WRIGHT STREET
MARQUETTE, MI 49855
(906) 228-0425
www.marquettemi.gov

MEMORANDUM

TO: Board of Zoning Appeals
FROM: Andrea Landers, Zoning Official
DATE: May 27, 2026
SUBJECT: 01-VAR-06-26 – 1047 Allouez Rd (PIN: 0760140)

The Board of Zoning Appeals is being asked to review an application for a 3.6-ft front yard variance from the City of Marquette Land Development Code to allow a 13.4-ft x 17.8-ft attached garage addition to the home that is proposed to be 16.4-ft from the front lot line at 1047 Allouez Rd.

Please see the attached STAFF REPORT/ANALYSIS for more specific information regarding the application.

RECOMMENDED ACTION:

The Board of Zoning Appeals should conduct a public hearing, review the application, and render a decision on whether or not to grant the variance.

As always, it is highly recommended that any motion include finding of fact similar to the following:

*After conducting a public hearing and review of the STAFF REPORT/ANALYSIS for 01-VAR-06-26, the Board of Zoning Appeals (*finds/does not find*) that the request (*demonstrates/does not demonstrate*) the standards found in Section 54.1404(B)(5)(a. through j.) of the Land Development Code and hereby (*approves/denies*) 01-VAR-06-26*

...as presented.

...with the following conditions (e.g. with the _____ variance not to exceed _____ number of feet along the side yard, and _____ number of feet along the rear yard).

Or...

After conducting a public hearing and review of the STAFF REPORT/ANALYSIS for 01-VAR-06-26, the Board of Zoning Appeals does not find that the request demonstrates the standards found in Section 54.1404(B)(5) (a. through j.) of the Land Development Code. The applicant requested a _____ variance, which the facts show is not appropriate; however, a _____ variance is warranted by the facts and demonstrates the standards found in Section 54.1404(B)(5) (a. through j.) of the Land Development Code, and the Board of Zoning Appeals hereby approves 01-VAR-06-26 with the _____ variance.

STAFF REPORT/ANALYSIS

Completed by Andrea Landers – Zoning Official

Reviewed by David Stensaas – City Planner and Zoning Administrator



File #: 01-VAR-06-26

Date: May 27, 2026

Project/Application: Applicant is seeking a 3.6-ft front yard variance from the City of Marquette Land Development Code to allow a 13.4-ft x 17.8-ft attached garage addition to the home that is proposed to be 16.4-ft from the front lot line.

Location: 1047 Allouez Rd.

Parcel ID: 0760140

Available Utilities: Natural Gas, Electricity, City Water, City Sewer, and Garbage Collection.

Current Zoning: LDR – Low Density Residential

Surrounding Zoning:
North: LDR – Low Density Residential
South: LDR – Low Density Residential
East: LDR – Low Density Residential
West: LDR – Low Density Residential

Year Built: The single-family home was built in 1968 and remodeled in 1972 according to the assessing records.

Sales: The applicant has owned the structure since April 19, 2021.

Relationship to the Zoning District Standards (Staff Comments in Bold Text):

Section 54.402 Schedule of Regulations

Lot size: The minimum lot size in the LDR Zoning District is 8,100 square feet for a single-family home. **This parcel's lot size is +/- 24,375 S.F..**

Lot Width: The minimum lot width in the LDR Zoning District is 60 feet for a single-family home. **This parcel's lot width is +/- 195-ft.**

Front Yard: The minimum front yard requirement in the LDR Zoning District is 20 feet. **The proposed garage addition is 16.4-ft from the front lot line, therefore a 3.6-ft front yard variance is requested.**

STAFF REPORT/ANALYSIS

Page 2 of 4

Side Yards: The minimum side yard requirements in the LDR Zoning District are a minimum of 10-ft and a total of 20-ft for both sides for a single-family home. **The proposal meets this.**

Rear Yard: The minimum rear yard requirement in the LDR district is 20 feet for a single-family home. **The proposal meets this.**

Maximum Height: The maximum height requirement for primary buildings in the LDR Zoning District is 31.5 feet in height with allowable increase to 44 feet if you meet requirements. **The proposed garage addition height is 15-ft per the submitted application.**

Relationship to the Land Development Code Variance Standards (Staff Comments in Bold Text):

54.1404 Variances and Appeals

(B) Variances. The Board of Zoning Appeals may authorize upon appeal in specific cases such variance from the terms of this Ordinance as will not be contrary to the public interest where, owing to special conditions, a literal enforcement of the provisions of this Ordinance would result in practical difficulty in accordance with this Section. A variance from the terms of this Ordinance shall not be granted by the Board of Zoning Appeals unless and until all of the following are fulfilled:

(1) Application. A complete written application for a variance is submitted.

An application has been submitted.

(2) Payment of Fees. All fees, as set by the City Commission, must be paid by the applicant to cover the administrative costs of such application.

The required fee has been submitted.

(3) Notice of Public Hearing. Notice of public hearing shall be given as in Section 54.1406.

Notices have been made in accordance with Section 54.1406.

(4) Public Hearing. The public hearing shall be held. Any party may appear in person, or by a duly authorized agent or by attorney to act on behalf of the applicant.

The public hearing is to be held on June 4, 2026.

(5) Required Standards of Review. The Zoning Board of Appeals shall make findings that a "practical difficulty" has been shown by the applicant by finding that all of the following requirements have been met by the applicant for a variance.

- (a) Special Conditions and Circumstances Unique to the Land, Structure, or Building. That special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not generally applicable to other lands, structures, or buildings in the same district;

TBD by the Board of Zoning Appeals.

- (b) Rights of Similar Properties in the Same Districts. That literal interpretation of the provisions of this Ordinance would deprive the applicant of rights commonly enjoyed by other similar properties in the same district under the terms of this Ordinance;

TBD by the Board of Zoning Appeals.

- (c) Not a Result of Actions of the Applicant. That the special conditions and circumstances do not result from the actions of the applicant;

TBD by the Board of Zoning Appeals.

- (d) Special Privileges Prohibited. That granting the variance requested will not confer on the applicant any special privilege that is denied by this Ordinance to other lands, structures, or buildings in the same district;

Similar properties have the same recourse available if the same situation were to arise, therefore, this is not considered to be a special privilege.

- (e) Comparison to Other Lands, Structures, or Buildings Not a Factor. That no nonconforming use of neighboring lands, structures, or buildings in the same district and no permitted or nonconforming use of lands, structures, or buildings in other districts shall be considered grounds for the issuance of a variance.

This application shall stand on its own and not be precedent setting, nor shall other cases be used in the decision making.

- (f) Strict Compliance is Unnecessarily Burdensome. That strict compliance with area, setbacks, frontage, height, bulk or density would unreasonably prevent the owner from using the property for a permitted purpose and would thereby render the conformity unnecessarily burdensome for other than financial reasons;

TBD by the Board of Zoning Appeals.

- (g) Substantial Justice. That a variance would do substantial justice to the applicant, as well as to other property owners in the district (the BZA, however, may determine that a reduced relaxation would give substantial relief and be more just);

TBD by the Board of Zoning Appeals.

- (h) Impact. *That the proposed variance will not impair an adequate supply of light and air to adjacent property or increase the congestion in public streets; that the variance will not increase the hazard of fire or flood or endanger public safety; that that the variance will not unreasonably diminish or impair established property values within the surrounding area; and that the variance will not be injurious to the neighborhood or otherwise detrimental to the public welfare.*

TBD by the Board of Zoning Appeals.

- (i) Minimum Variance Necessary. *That the variance is the minimum variance that will make possible the reasonable use of the land, building, or structure.*

TBD by the Board of Zoning Appeals.

- (j) Purpose and Intent of the Land Development Code. *That the granting of the variance, will be in harmony with the general purpose and intent of this Ordinance.*

TBD by the Board of Zoning Appeals.**Additional Comments:**

State Law provides that reasonable conditions may be placed on a variance request to ensure the health, safety, and welfare as well as, the social and economic well-being, of those who will use the land use or activity under construction, residents and landowners immediately adjacent to the proposed land use or activity, and the community as a whole.

Background:

On April 10, 2026, a zoning compliance permit (20-ZCP-03-26) was approved for residential interior remodeling for the removal and addition of walls to create new spaces, new door openings, raising the floor in the attached garage to match the kitchen elevation and then extending the kitchen into this area, exterior alterations for new door and window openings, and a new egress window and 3.5-ft x 4-ft 1-in window well.

Attachments:

- Application
- Area Map
- Block Map
- Photos
- Location sketch
- Approved zoning compliance permit # 20-ZCP-03-26

Mail to:
Municipal Service Center
Community Development Office
1100 Wright St.
Marquette, MI 49855

PRINT

**CITY OF MARQUETTE
BOARD OF ZONING APPEALS
VARIANCE APPLICATION**



CITY STAFF USE

Parcel ID#: 0760140 File #: 01-VAR-06-26
Receipt/INV #: 537478 Check #: 5091 Received by and date: AC 5-6-26
Hearing Date: 6-4-26 Application Deadline (including all support material): 5-7-26
• Location Sketch prepared by a surveyor submitted: Y / N (fence height or % of construction variance N/A)

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED, THE VARIANCE REQUEST WILL NOT BE SCHEDULED FOR A HEARING UNTIL IT HAS BEEN VERIFIED THAT ALL OF THE INFORMATION REQUIRED IS PRESENT AT THE TIME OF THE APPLICATION - NO EXCEPTIONS!

FEE SCHEDULE (We can only accept Cash or Check (Written to the City of Marquette))

1 or 2 Family Residential Units \$870
 Commercial and all others \$1,155

If you have any questions, please call 228-0425 or e-mail alsndrs@marquettsmi.gov. Please refer to www.marquettsmi.gov to find the following information:

Board of Zoning Appeals page for filing deadline and meeting schedule
Excerpts from the Land Development Code

- **Section 54.1404:** Variances and Appeals
- **Article 4** for setback and height information
- **Article 9** for off street parking requirements

APPLICANT CONTACT INFORMATION

PROPERTY OWNER

Name: Christopher Hoogerwerf
Address: 1047 Allouez Rd
City, State, Zip: Marquette, MI 49855
Phone #: (417) 217-1809
Email: _____

****APPLICANTS OR REPRESENTATIVES ARE STRONGLY ENCOURAGED TO BE PRESENT AT THE MEETING****

APPLICANT/OWNERS REPRESENTATIVE

Name: Wilbur Design + Construct
Address: 102 W Washington Street, Suite 218
City, State, Zip: Marquette, MI 49855
Phone #: 906.251.0225
Email: wjennings@wilburdc.com

****APPLICANTS OR REPRESENTATIVES ARE STRONGLY ENCOURAGED TO BE PRESENT AT THE MEETING****

SURVEYOR

Name: TriMedia Address: 830 W Washington City, State, Zip: Marquette, MI 49855
Phone #: 906.228.5125 Email: sbluse@trimediaee.com

*** A current survey (location sketch), prepared by a licensed surveyor and showing all existing and proposed construction must be submitted at least 20 business days prior to all public hearings involving dimensional variances.**

VARIANCES REQUESTED

- Fence
- Signage
- Parking (location, # of spaces, screening)
- Zoning (building size, placement, etc.)
 - Size/lot coverage _____
 - Placement/Setbacks Front: setback
 - Height _____
- Other _____

PROPERTY INFORMATION

Location (Street Address): 1047 Allouez Rd
 Zoning District: LDR
 Total area of site: 24,375 sf (125' x 195')
 Sq. ft. of Existing Building(s): 3,091 sf
 Sq. ft. of Proposed Building(s): 231.4 sf garage ext.
 Number of floors: 1 Proposed Height: 15'

SETBACKS

	Please circle the appropriate direction				REQUIRED <i>Please fill in the distance</i>	PROVIDED/ PROPOSED <i>Please fill in the distance</i>
FRONT	N	S	E	W	<u>20 (Front)</u>	<u>16.4'</u>
SIDE 1	<u>N</u>	S	E	W	<u>10 (Side)</u>	<u>+/- 40'</u>
SIDE 2	N	S	E	W	<u>10 (Side)</u>	<u>+ 10'</u>
REAR	N	S	E	W	<u>20 (Rear)</u>	<u>Ex 43.4'</u>

**EXISTING/PROPOSED USE
(Check all that apply)**

Existing Use: Single-family residential
 Proposed Use: Single-family residential

Multifamily and non-residential development must undergo a formal site plan review - See Section 54.1402 of the Marquette City Land Development Code.

PRACTICAL DIFFICULTY

- Unique circumstances applying to the property.
- Not adversely affecting adjacent properties.
- Need for variance was not self-created.
- Variance is the minimum necessary.
- Not general or recurrent nature.
- Will not alter the essential character of the area.

State law authorizes the Board of Zoning Appeals upon finding that there are practical difficulties in carrying out the letter of the law, to grant a variance. The Board of Zoning Appeals may impose conditions upon affirmative decisions. Any person having interest affected by the Board may appeals a decision to the Circuit Court within 30 days.

DESCRIPTION OF PROJECT

Specify proposed building style and materials, ultimate ownership, proposed timeline for work, etc. (Use another sheet of paper if necessary). Sketches showing facades, rooflines, window and door placement, etc. are encouraged but need not be professionally drawn - photos of similar construction may also be submitted.

Extend existing attached garage ^{13.4'} toward front property line. Current front setback approx 29.7'

Required front setback in LDR district is 20' Variance of ^{3.6'} requested for front setback. of 16.4' at the closest

Garage foundation repair and extension per construction plans. Structure height 15', 1 story.

NO WORK - INCLUDING EARTHWORK CAN COMMENCE UNTIL A VARIANCE IS OBTAINED (APPLICATION SUBMITTAL DOES NOT GUARANTEE APPROVAL) AND A ZONING COMPLIANCE PERMIT IS ISSUED.

SEC 54.1404(B)(5):

The Zoning Board of Appeals shall make findings that a "practical difficulty" has been shown by the applicant by finding that all of the following requirements have been met by the applicant for a variance.

- (a) **Special Conditions and Circumstances Unique to the Land, Structure, or Building.** That special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not generally applicable to other lands, structures, or buildings in the same district;

Petitioner's Response: Unique physical site constraints limit viable expansion directions for the existing garage.

The existing garage was established prior to current ownership. Its foundation, driveway alignment,

end orientation are fixed elements limiting expansion. Extending in any other direction would conflict

with the primary home structure or existing site improvements. These unique physical conditions are not

shared by other properties in the district and make strict compliance with the 20' front setback

impractical.

- (b) **Rights of Similar Properties in the Same Districts.** That literal interpretation of the provisions of this Ordinance would deprive the applicant of rights commonly enjoyed by other similar properties in the same district under the terms of this Ordinance;

Petitioner's Response: The variance does not grant privileges unavailable to similar LDR properties.

Numerous LDR properties have garages at similar distances from the front lot line. This variance

allows the property to maintain parity with comparable neighborhood homes. The 3.6' encroachment is

minor and the resulting 11.4' front setback is consistent with development throughout the district.

No special privilege beyond what is available to other properties in comparable circumstances is

requested.

- (c) **Not a Result of Actions of the Applicant.** That the special conditions and circumstances do not result from the actions of the applicant;

Petitioner's Response: The garage placement and non-conforming condition predate the current owners' purchase.

The garage was constructed prior to the current owners acquiring the property. The non-conforming

location and conditions necessitating this variance are not the result of any action by the current

property owners or applicant. The owners inherited this condition and seek practical improvements

consistent with the property's established footprint.

- (d) **Special Privileges Prohibited.** That granting the variance requested will not confer on the applicant any special privilege that is denied by this Ordinance to other lands, structures, or buildings in the same district;

Petitioner's Response: _____

The variance will not confer a special privilege inconsistent with other properties in the district.

The requested 5' front setback variance is modest and consistent with comparable improvements

throughout the LDR district. This variance allows the property to be used in a manner comparable

to other properties and does not represent a special privilege. The Board of Zoning Appeals has

granted similar front setback variances for comparable garage improvements in the LDR district.

- (e) **Comparison to Other Lands, Structures, or Buildings Not a Factor.** That no nonconforming use of neighboring lands, structures, or buildings in the same district and no permitted or nonconforming use of lands, structures, or buildings in other districts shall be considered grounds for the issuance of a variance.

Petitioner's Response: _____

The proposed improvement is consistent with the character of surrounding LDR properties.

The proposed garage extension with a 10.5' front setback is consistent with the character of

development in the LDR district. Similar garage-to-front-property-line relationships are common

in the neighborhood. The improvement will not be out of character with adjacent properties and

will not adversely affect the visual character of the streetscape.

- (f) **Strict Compliance is Unnecessarily Burdensome.** That strict compliance with area, setbacks, frontage, height, bulk or density would unreasonably prevent the owner from using the property for a permitted purpose and would thereby render the conformity unnecessarily burdensome for other than financial reasons;

Petitioner's Response: _____

Strict compliance would prevent any practical garage expansion given the existing site constraints.

Requiring compliance with the 25' front setback prevents any practical expansion of the existing

garage. The existing home, driveway, and site layout do not permit alternative expansion directions.

This burden arises from genuine physical constraints, not financial considerations. Compliance would

render the property unable to accommodate a functional two-car garage.

- (g) **Substantial Justice.** That a variance would do substantial justice to the applicant, as well as to other property owners in the district (the BZA, however, may determine that a reduced relaxation would give substantial relief and be more just);

Petitioner's Response: Granting the variance provides substantial justice and enables reasonable residential use. **A**

3.6' variance provides substantial relief by allowing safe, functional garage improvements.

The variance is consistent with the spirit of the Ordinance and will not harm adjacent property owners. Denying the variance results in significant hardship without meaningful benefit to the neighborhood or public interest.

- (h) **Impact.** That the proposed variance will not impair an adequate supply of light and air to adjacent property or increase the congestion in public streets; that the variance will not increase the hazard of fire or flood or endanger public safety; that that the variance will not unreasonably diminish or impair established property values within the surrounding area; and that the variance will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

Petitioner's Response: The 5' encroachment will have minimal impact on adjacent properties and the public right-of-way

A 16.4' front setback maintains adequate separation from the street without obstructing sight lines

or creating safety hazards. The garage extension is a modest residential improvement that enhances the property without negatively affecting neighbors or the character of the LDR district.

- (i) **Minimum Variance Necessary.** That the variance is the minimum variance that will make possible the reasonable use of the land, building, or structure.

Petitioner's Response: **A 3.6'** variance is the minimum necessary to achieve a practical and functional garage extension.

The applicant has designed the addition to encroach as little as possible. **A 3.6'** variance is the minimum needed to achieve a functional extension. The applicant is not seeking a larger variance than necessary, and the improvement is sized to respect the intent of setback requirements as closely as possible.

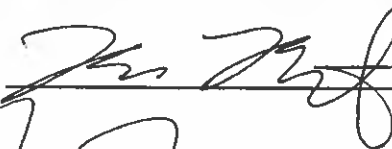
- (j) **Purpose and Intent of the Land Development Code.** That the granting of the variance, will be in harmony with the general purpose and intent of this Ordinance.

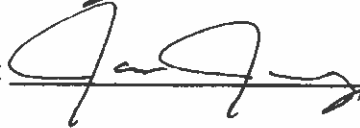
Petitioner's Response: Granting this variance is consistent with the purpose and intent
of the Land Development Code, allowing reasonable residential improvement without significant
impact on the neighborhood.

SIGNATURE

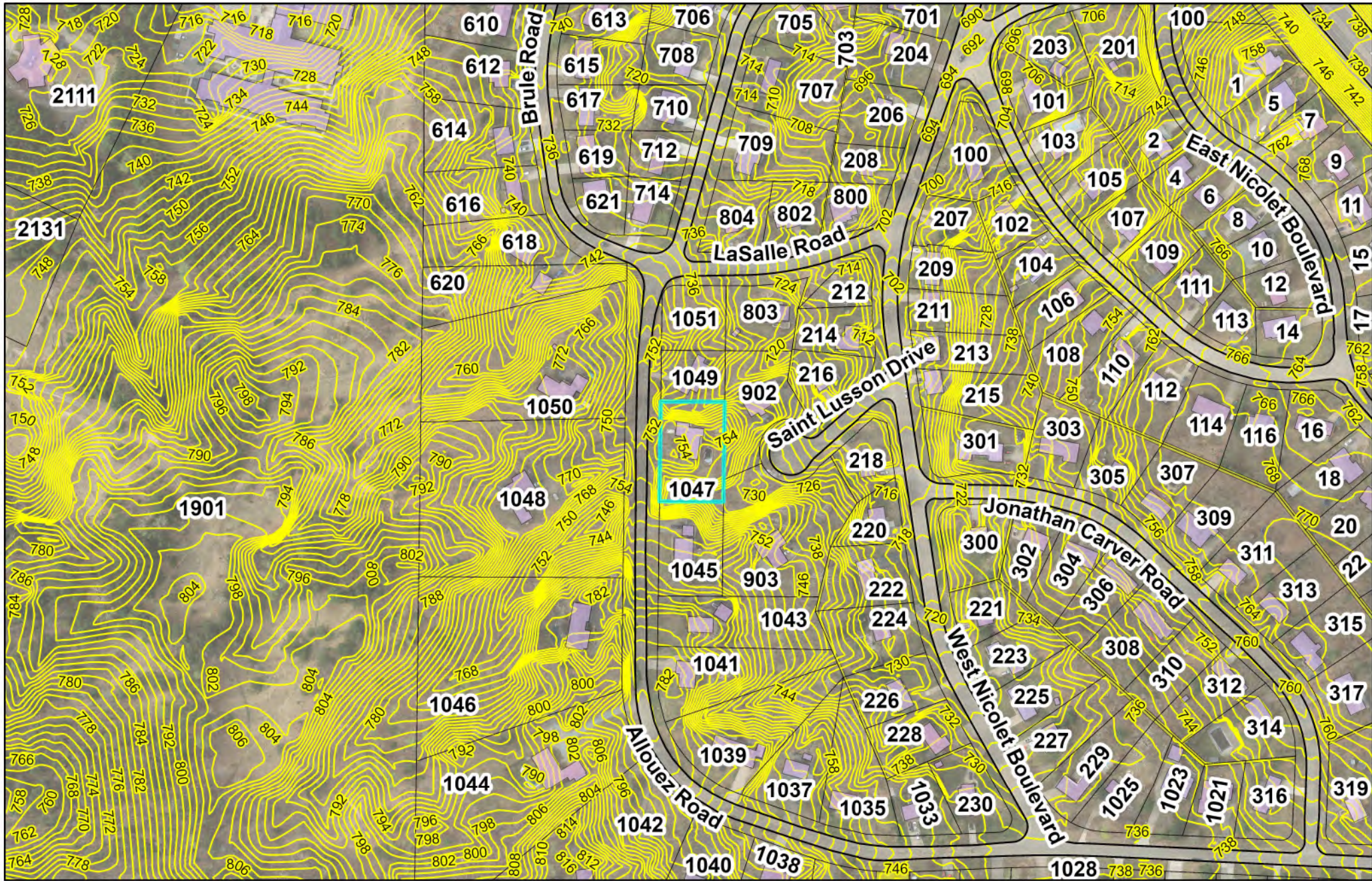
I hereby certify the following:

1. I am the legal owner of the property for which this application is being submitted.
2. I desire to apply for the variance indicated in this application with the attachments and the information contained herein is true and accurate to the best of my knowledge.
3. The requested variance would not violate any deed restrictions attached the property involved in the request.
4. I have read Section 54.1404 of the Land Development Code and understand the necessary conditions that must be completed and the consideration that will be given in making a decision on this petition.
5. I understand that the payment of the application fee is nonrefundable and is to cover the costs associated with processing this application, and that it does not assure approval of the plan.
6. I acknowledge that this application is not considered filed and complete until all of the required information has been submitted and all required fees have been paid in full. Once my application is deemed complete, I will be assigned a date for a public hearing before the Board of Zoning Appeals that may not necessarily be the next scheduled meeting due to notification requirements and Board of Zoning Appeals Bylaws.
7. I acknowledge that this form is not in itself an approval of the variance but only an application for a variance and is valid only with procurement of applicable approvals.
8. I authorize City Staff and the Board of Zoning Appeals members to inspect the site.

Property Owner Signature:  Date: 05/05/2026

Applicant Signature:  Date: 05/05/2026

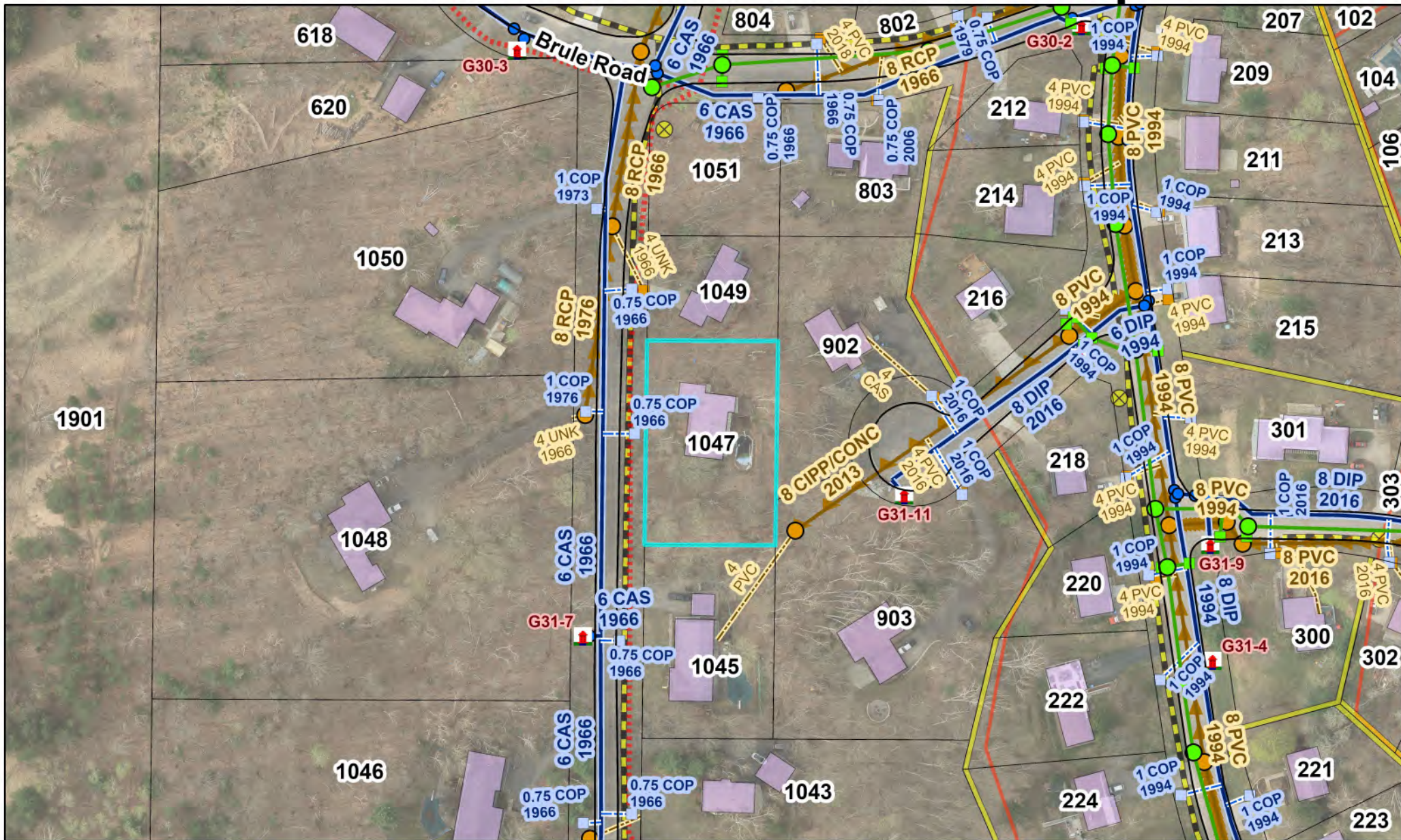
01-VAR-06-26 Area Map





The information contained on this map is believed to be accurate, but accuracy is not guaranteed. Mapping information is a representation of various data sources and is not a substitute for information that would result from an accurate field survey. The information contained herein does not constitute a warranty of any kind, and the City of Stoughton disclaims any liability for any damages, direct or consequential, from the use of the information.
1 inch equals 250 feet

-  Building Footprints
-  Parcels_Address Number Labels
-  Contours2FT_From_2002
-  Easements_Update

01-VAR-06-26 Block Map




 The information contained on this map is believed to be accurate but accuracy is not guaranteed. Mapping information is a representation of various data sources and is not a substitute for information that would result from an aerial land survey. The information contained herein does not replace information that may be obtained by consulting the information's official source. In no event shall the City of Menasha be liable for any damages, direct or consequential, from the use of the information.
 1 inch equals 125 feet

Parcels_Address Number Labels	Storm Pipes	Water Shut Off	Sewer System Valves	NORTH	Fiber Lines
Streets	swTreatmentUnits	Water Valves & Gates	Sewer Manholes	SOUTH	Gas_SEMCO_Gas_Mains_2026
Easements_Update	Storm Ditches and Streams	Water Lateral Lines	Sewer Lateral Lines	WEST	
Storm Manholes	INFO	Watermains	Sewer Pressurized Mains	BLP Streetlights	
Storm Catch Basins	DAYLIGHT	Water Structures	Sewer Gravity Mains	BLP Primary Lines	
swCulverts_Inlets_Outlets_Points	IN ROAD/BRIDGE CULVERT	Sewer Lift Stations	San Flow Direction	OH_UG	
	IN STORM SEWER	Sewer Cleanouts	FLOW DIR	Overhead	
	Fire Hydrants		EAST	Underground	





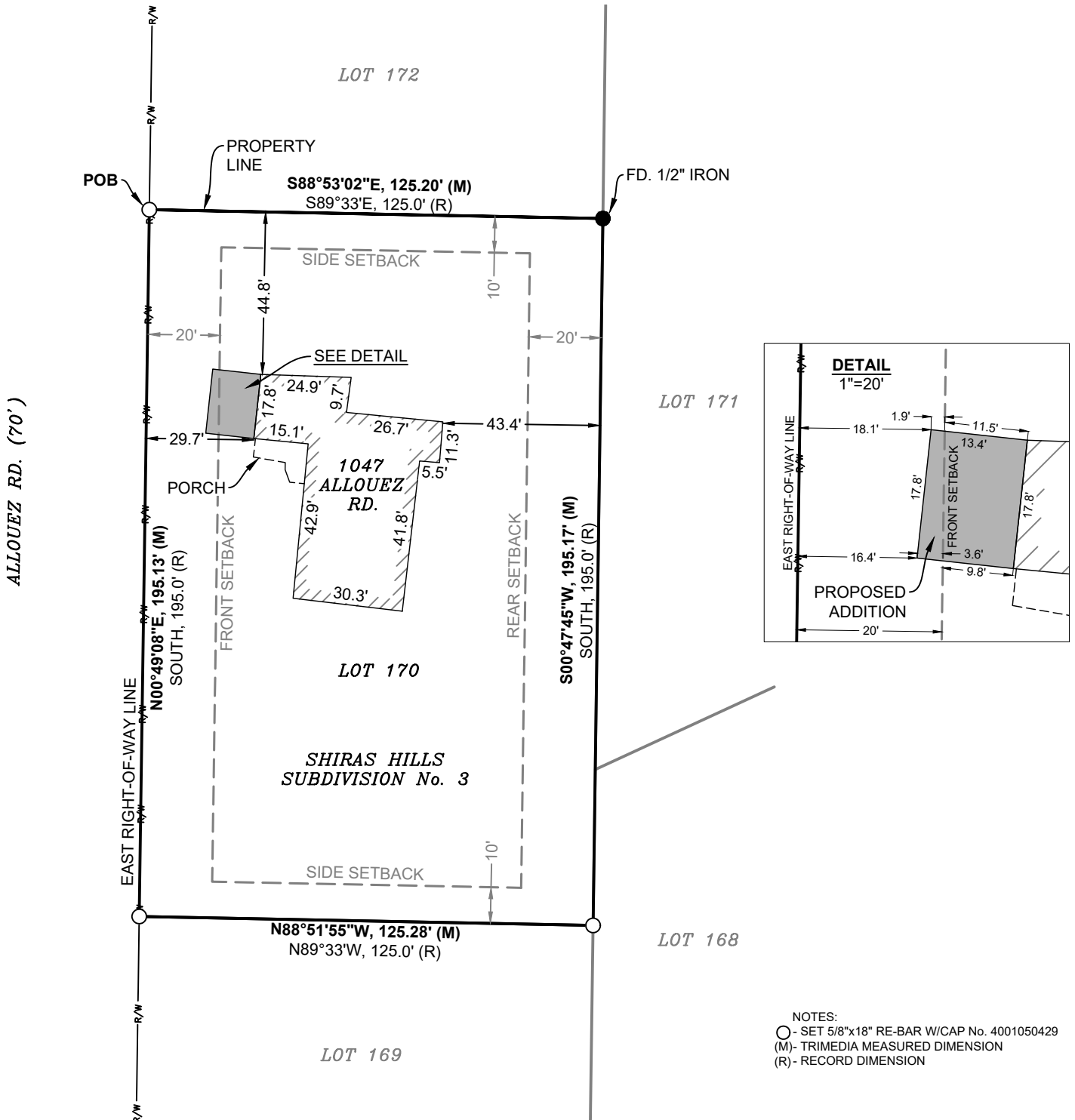
CERTIFICATE OF SURVEY

LEGAL DESCRIPTION

Lot 170, Shiras Hills Subdivision No. 3, City of Marquette, Marquette County, Michigan, more particularly described as:

A parcel of land being part of the Southeast Quarter (SE 1/4) of the Southwest Quarter (SW 1/4), Section 26, T48N-R25W, City of Marquette, Marquette County, Michigan described as:

Beginning at the Northwest corner of Lot 170; thence **S88°53'02"E, 125.20 feet**; thence **S00°47'45"W, 195.17 feet**; thence **N88°51'55"W, 125.28 feet** to the East right-of-way line of Allouez Road; thence **N00°49'08"E, 195.13 feet** along the East right-of-way line to the **Point of Beginning**, containing **0.561 acres**, and subject to restrictions, reservations, rights of way and easements of record.



NOTES:
 ○ - SET 5/8"x18" RE-BAR W/CAP No. 4001050429
 (M)- TRIMEDIA MEASURED DIMENSION
 (R)- RECORD DIMENSION

P:\2026\2026-1270 Wilbur Design and Construct - 1047 Allouez Road Survey\Drawings\2026-1270 Cert of Survey - 1047 Allouez Rd.dwg



830 WEST WASHINGTON STREET
 MARQUETTE, MICHIGAN 49855
 (906)228-5125

ESCANABA, MICHIGAN PHOENIX, ARIZONA KALAMAZOO, MICHIGAN SUPERIOR, WISCONSIN



NORTH

BEARING BASIS:
 NAD 83 (2011)
 MICHIGAN STATE
 PLANE NORTH (2111)

SEC. TWP. RANGE
 26 48N 25W

MUNICIPALITY:
 CITY OF
 MARQUETTE

ENCROACHMENTS:
 NONE

SHEET 1 OF 1

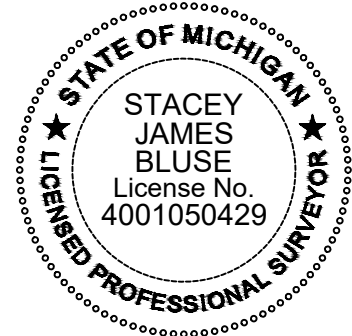
TRIMEDIA ENVIRONMENTAL AND ENGINEERING, LLC

BY: Stacey J. Bluse
 Stacey J. Bluse, P.S. No. 4001050429

DATE: 05/06/2026

SURVEYORS CERTIFICATE: I hereby certify that I have surveyed and mapped the hereon described parcel of land and that the relative positional precision of each corner is within the limits accepted by the practice of professional surveying; and that this survey complies with the requirements of Public Act No. 132, of 1970 as amended.

SCALE: 1" = 40'	CLIENT: Wilbur Design & Construction
APPROVED BY: SJB	JOB NO.: 2026-1270
DRAWN BY: JBS	DATE: 05/06/2026



CITY OF MARQUETTE
ZONING COMPLIANCE PERMIT APPLICATION



File #: 20-ZCP-03-26 Parcel #: 0760140
Property Address: 1047 Allouez Rd.

**ZONING STAFF APPROVAL, CONDITIONS OF APPROVAL,
OR DENIAL STATEMENT:**

Approval is granted for residential interior remodeling for the removal and addition of walls to create new spaces, new door openings, raising the floor in the attached garage to match the kitchen elevation and then extending the kitchen into this area, exterior alterations for new door and window openings, and a new egress window and 3.5-ft x 4-ft 1-in window well. This approval is based on the information provided in the application, Sheet A1.0, and revisions shown on Floor Plan Sheets A2.0, A2.1, A2.2, A2.3, A4.0, A4.1, A4.2, M1.0, M1.1, E1.0, and E1.1 (11 pages total), as well as Email Attachment A (3 pages). This approval is subject to the following conditions:

- Any proposed changes to the plans approved herein shall require additional zoning approval.
- No change in use is authorized; the dwelling shall remain a single-family residence.
- This approval is limited strictly to residential interior remodeling, as described above and as clarified in the attached email.
- Any reference to a garage addition is explicitly identified on the plans as not included, and no garage addition is approved under this decision. Should the property owner choose to apply for a variance for a future addition, such submission does not guarantee approval, and this approval is in no way related to or contingent upon any future variance request.

SIGNATURE: Andrea Landers

TITLE: Zoning Official

DATE: 4-10-26

APPROVED THE PERMIT REQUEST: Staff Initials AL

DENIED THE PERMIT REQUEST: Staff Initials _____

Additional City Staff Review

Please see attached (if applicable):

FIRE DEPT STAFF SIGNATURE – APPROVAL, CONDITIONS OF APPROVAL, OR DENIAL STATEMENT

ENGINEERING DEPT STAFF SIGNATURE - APPROVAL, CONDITIONS OF APPROVAL, OR DENIAL STATEMENT

Mail to
Municipal Service Center
Community Development Office
1100 Wright St.
Marquette, MI 49855

PRINT



CITY OF MARQUETTE

**Single-Family or Two-Family Residential
ZONING COMPLIANCE PERMIT APPLICATION**

CITY STAFF USE			
Parcel #	<u>0760140</u>	File #	<u>20-24-03-26</u>
Date Submitted	<u>3-24-26</u>	Fee	<u>110.00</u>
		Rec#	<u>537436</u> ckt# <u>5080</u>

170 5374457 5087 *returned*

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED, AND NO WORK MAY COMMENCE UNTIL THIS APPLICATION IS APPROVED.

FEE SCHEDULE (We can only accept Cash or Check (Written to City of Marquette))

- | | | | |
|---|-------|--|-------|
| <input type="checkbox"/> New Single Family or Duplex Dwelling | \$215 | Demolition Permit: | |
| Residential Interior Remodel | | <input type="checkbox"/> Residential Structure | \$90 |
| <input type="checkbox"/> Up to 250 sq ft | \$70 | <input type="checkbox"/> Residential Accessory Structure | \$70 |
| <input checked="" type="checkbox"/> Over 250 sq ft | \$110 | <input type="checkbox"/> PUD Residential Phased Development,
New Single-family or Duplex Residential | \$125 |
| Additions, Alterations, Accessory Structure, and
Structural Amenities: | | <input type="checkbox"/> For a revision to an approved structure, etc.
within one year of permit approval date | \$70 |
| <input type="checkbox"/> Sidewalk paving and/or Exterior stairs | \$50 | <input type="checkbox"/> Zoning Compliance Fee Included in the Special
Land Use Permit or Variance Application fees | |
| <input checked="" type="checkbox"/> Structural, Paving, Amenities 250 sq ft or less | \$170 | | |
| <input type="checkbox"/> Structural, Paving, Amenities over 250 sq ft | \$170 | | |
| <input type="checkbox"/> Exterior Alterations Only – Door/Window openings | \$50 | | |

If you have any questions, please call 228-0425 or e-mail alanders@marquettemi.gov. Please refer to www.marquettemi.gov to find the following information:

- Excerpts from the Land Development Code
- [Section 54 1401 Zoning Permits and Zoning Compliance Review](#)
 - [Article 3 Zoning Districts and Map](#)
 - [Article 4 Schedule of Regulations](#)
 - [Any other Article or Section applicable to your proposal](#)
- Ordinance #678 for Demolition of Buildings

PROPERTY OWNER
Name <u>Christopher Hoogerwerf</u>
Address <u>1047 Allouaz Rd</u>
City, State, Zip <u>Marquette, MI 49855</u>
Phone # <u>(417) 217-1809</u>
E-mail _____

APPLICANT (If different than property owner)
Name <u>Wilbur Design + Construct</u>
Address <u>102 W Washington Street, Suite 218</u>
City, State, Zip <u>Marquette, MI 49855</u>
Phone # <u>906 251 0225</u>
E-mail <u>wjennings@wilburdc.com</u>

PROJECT IDENTIFICATION	
Property Address <u>1047 Allouaz Rd</u>	Zoning District <u>LDR - Low Density Residential</u>

DESCRIPTION OF PROJECT

Proposed structures (including stairs, eave size, sidewalks, patios, driveways, etc.) and dimensions:
See plans for details. Including new egress window and well on South side of home.

for interior remodeling

Building style and materials:

Traditional building style.

Proposed phases and timeline for work:

Phase 1 to start when permitting complete. Demo, framing, windows, exterior doors and interior

Ultimate ownership (examples Condominium or Self): *Self*

EXISTING CONDITIONS

Current Use (please check box): Single-family Two-Family (duplex) Vacant Property

Occupancy (please check box): Owner-Occupied Rental Vacant

Parcel Size (width and length): 125 x 95

Square footage of all Existing Structure(e) on the parcel:

Residential Structure (single-family home or duplex): 15320 footprint w/ 1150 porch + 4240 at garage

Accessory Structures (Detached Garage, shed, patio, etc.): 5700 pool w/ 924 concrete patio
592 wood deck

PROPOSED CONDITIONS AND STRUCTURE(S) FOR EXTERIOR WORK ONLY

Total area of parcel being disturbed (including lawns): 50 sf

Square footage of structure(s): Digging for window well 5x10' area.

Height of structure(s): 15'

Number of floors/stories: 1

Finished Floor Elevation (above grade and curb cut): approx. 24"

Elevation at the curb cut for driveway (if elevation in ft is known, otherwise 0-ft): 0-ft

Proposed Construction and Use
(check all that apply)

Single-Family

- New Home (See New or Addition Box)
- Addition (See New or Addition Box)
- Interior remodeling (See Int. Rem. Box)
- Accessory Structure (See Acc. Struct. Box)
- Demolition (See Demolition Box)
- Paving/hard surface addition
- Alteration

Two-Family

- New Duplex (See New or Addition Box)
- Addition (See New or Addition Box)
- Interior remodeling (See Int. Rem. Box)
- Accessory Structure (See Acc. Struct. Box)
- Demolition (See Demolition Box)
- Paving/hard surface addition
- Alteration

Interior Remodeling

- No Use Change
- Use Change: _____

Accessory Structure Use

Type of Accessory Structure:

- Detached Garage
- Shed
- Detached Carport
- Patio
- Other window well

Describe proposed use of the structure: _____

What utilities (are/will be) available in the accessory structure?

- N/A
- Electricity
- Water
- Sewer
- Heat
 - Gas (forced air)
 - Gas (hot water)
 - Electric
 - Wood
 - Other _____

New or Addition

Heat

- N/A
- Gas (forced air) Gas (hot water)
- Electric Wood
- Other _____

Basement Use

- Storage Bedroom(s) Bathrooms
- Laundry Other _____
- No Basement
 - Crawl Space Slab

for interior remodeling

Demolition

The demolition of buildings must meet Ordinance #678, please click on the following link:
<https://www.marquettemi.gov/wp-content/uploads/2019/05/ord678.pdf>

ZONING BASICS

- All construction requires zoning approval, whether or not a building permit is required by the Marquette County Building Codes Division. Please call 906-225-8180 to find out if you need a building permit.
- Assessing Staff will visit the property for tax purposes, as applicable.
- Businesses may need to be made accessible to the public and employees per the Americans with Disabilities Act and State Construction Code.
- **Setback:** The minimum required horizontal distance between the foundation of a building or other structure, excluding allowable projections and encroachments, and the lot line or right-of-way line.
- If the owner and/or builder does not know the exact location of the property lines, a surveyor should be consulted.
- Yard setbacks vary by zoning district and for corner lots. On corner lots, both street frontages are considered to be front lot lines for setback purposes; one of the remaining lot lines may be designated as a side lot line and the other as a rear lot line for purposes of establishing setbacks.
- Demolition of Buildings – Must meet Ordinance #678.
- The above stipulations and requirements are not all-inclusive; it is the applicant's and property owner's responsibility to review the Land Development Code for the applicable standards regarding the proposed project.
- When construction commences prior to obtaining a zoning compliance permit, citations for civil infractions may be issued. The Board of Zoning Appeals may require that a structure be moved or altered if it does not meet the requirements of the Land Development Code.
- The property owner authorizes the City Staff to inspect the property and verify compliance with this permit.
- The property owner acknowledges that the information in this application is correct and accurate.
- If the applicant is other than the owner, the owner hereby grants permission for the applicant to act in his/her behalf.

PROPERTY OWNER SIGNATURE

I, the undersigned Property Owner, have read and understand the above statements.

PROPERTY OWNER SIGNATURE 

PRINTED NAME Christopher Hoogerwert

PROPERTY ADDRESS 1047 Allouez Rd

DATE: 03/16/2026

APPLICANT SIGNATURE (if different from property owner)

- The applicant acknowledges review of Section 54 1401 Zoning Permits and Zoning Compliance Review of the Land Development Code (available at www.marquettemi.gov or at the Municipal Service Center)
- If a demolition is proposed, the applicant acknowledges review of Ordinance #678 – Demolition of Buildings, and that this ordinance will be adhered to. (See page 3 or 4 of permit for the website link.)
- The applicant acknowledges that the information in this application is correct and accurate.

APPLICANT SIGNATURE 

Date: 03/16/2026

ORIGINAL DOCUMENT DATE:

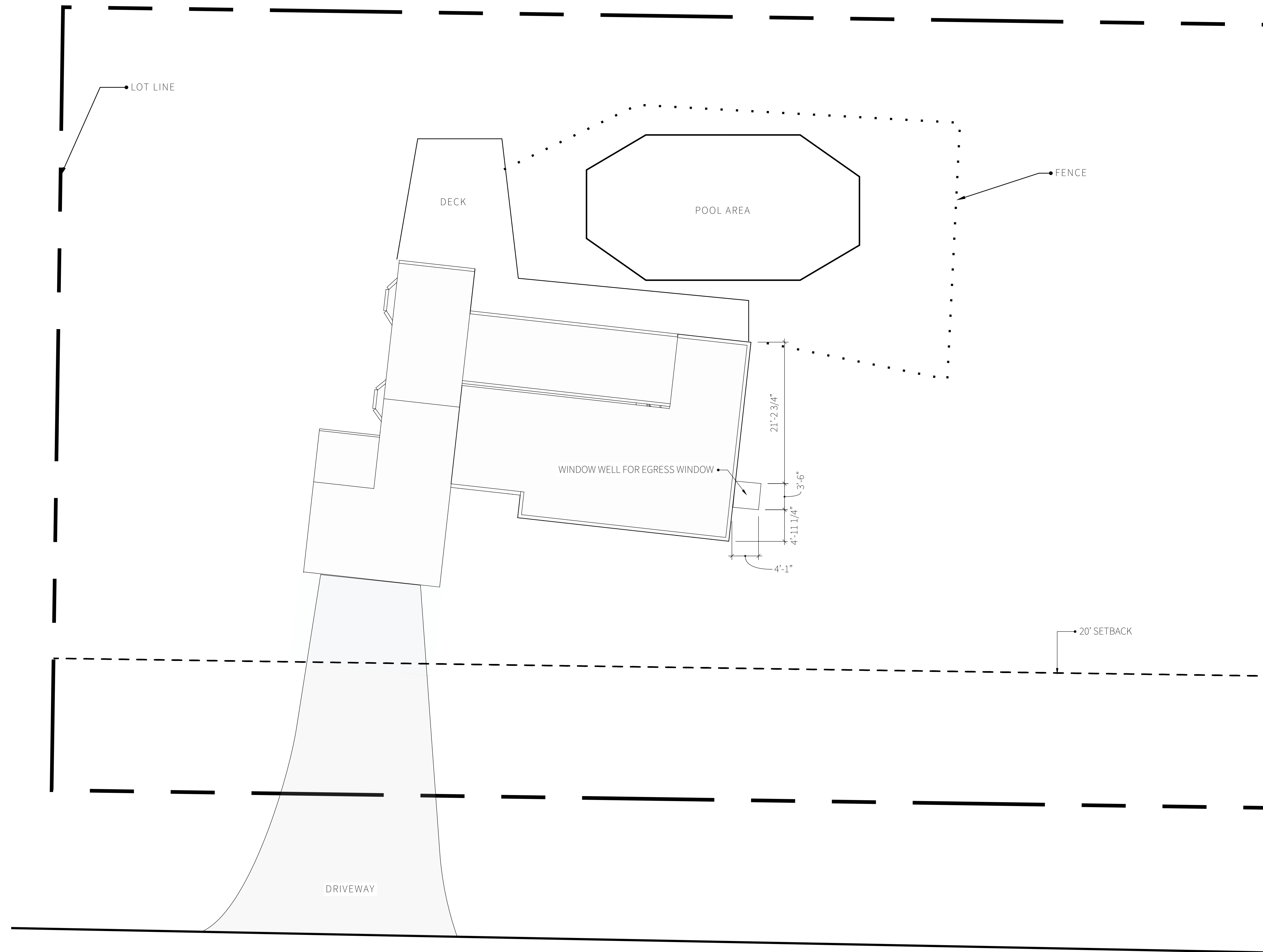
07.21.2025

DOCUMENT PHASE

DEVELOPMENTAL DESIGN

DATE: REVISION:

DATE:	REVISION:
00.00.24	1.
00.00.24	2.
00.00.24	3.
00.00.24	4.
00.00.24	5.



ALLOUEZ RD

SITE PLAN

KARI + KRISTOPHER HOOGERWERF

A1.0

CLIENT APPROVAL
SIGNATURE:

DRAWING SCALE:

1/8" = 1'-0"

1047 ALLOUEZ ROAD
MARQUETTE, MI 49855



Re: 1047 Allouez Rd - Remodel Permits

From Hailey Sisson <hailey@wilburdc.com>
Date Mon 3/30/2026 11:12 AM
To Andrea Landers <alanders@marquette.mi.gov>
Cc Wilbur Jennings <wjennings@wilburdc.com>

Hello Andrea,

Thank you for that information! If we do not get approval for the variance then we will likely have to make the garage addition smaller in order to accommodate the setback. We will still be adding walls to the existing garage space in order to create the kitchen for the interior remodeling portion.

Thank you,

Hailey Sisson

Interior Designer

M. 906.458.0708

O. 906.251.0225

102 W. Washington St.

Suite 218

Marquette, MI 49855

www.wilburdc.com



WILBUR

DESIGN + CONSTRUCT

Re: 1047 Allouez Rd - Remodel Permits

From Andrea Landers <alanders@marquettemi.gov>

Date Mon 3/30/2026 10:58 AM

To Hailey Sisson <hailey@wilburdc.com>

Cc Wilbur Jennings <wjennings@wilburdc.com>

Hi Hailey,

Please note, that the submission of a variance application does not automatically ensure approval. You would need to submit the variance application, a location sketch prepared by a surveyor, and the required fee by the deadline date. As stated on the application and in our code, per "SEC 54.1404(B)(5): The Zoning Board of Appeals shall make findings that a "practical difficulty" has been shown by the applicant by finding that all of the following requirements have been met by the applicant for a variance". This means you would have to meet all of the item's a.-j. as stated on the application.

What parts of the interior remodeling are you asking for? For instance, if you do not get approval for the garage variance then are you still doing the interior remodeling of the garage?

Thanks!

Andrea

Andrea Landers
Zoning Official
City of Marquette

alanders@marquettemi.gov

906-225-8383

www.marquettemi.gov

Link to Zoning Page: [Zoning - City of Marquette \(marquettemi.gov\)](http://www.marquettemi.gov/zoning)

From: Hailey Sisson <hailey@wilburdc.com>

Sent: Monday, March 30, 2026 10:25 AM

To: Andrea Landers <alanders@marquettemi.gov>

Cc: Wilbur Jennings <wjennings@wilburdc.com>

Subject: Re: 1047 Allouez Rd - Remodel Permits

You don't often get email from hailey@wilburdc.com. [Learn why this is important](#)

Good Morning Andrea!

Currently we only need approval for the interior remodel application because we don't have plans to extend the garage for a couple months at least. Later this week we will be filling out the variance paper work and applying for that as well as the addition permit. Let me know if you have any questions!

Thank you!

Hailey Sisson

Interior Designer

M. 906.458.0708

O. 906.251.0225

102 W. Washington St.

Suite 218

Marquette, MI 49855

www.wilburdc.com



WILBUR

DESIGN + CONSTRUCT

DATE:	REVISION:
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00.00.24	3.
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EXISTING BASEMENT FLOOR
PLAN

A2.0

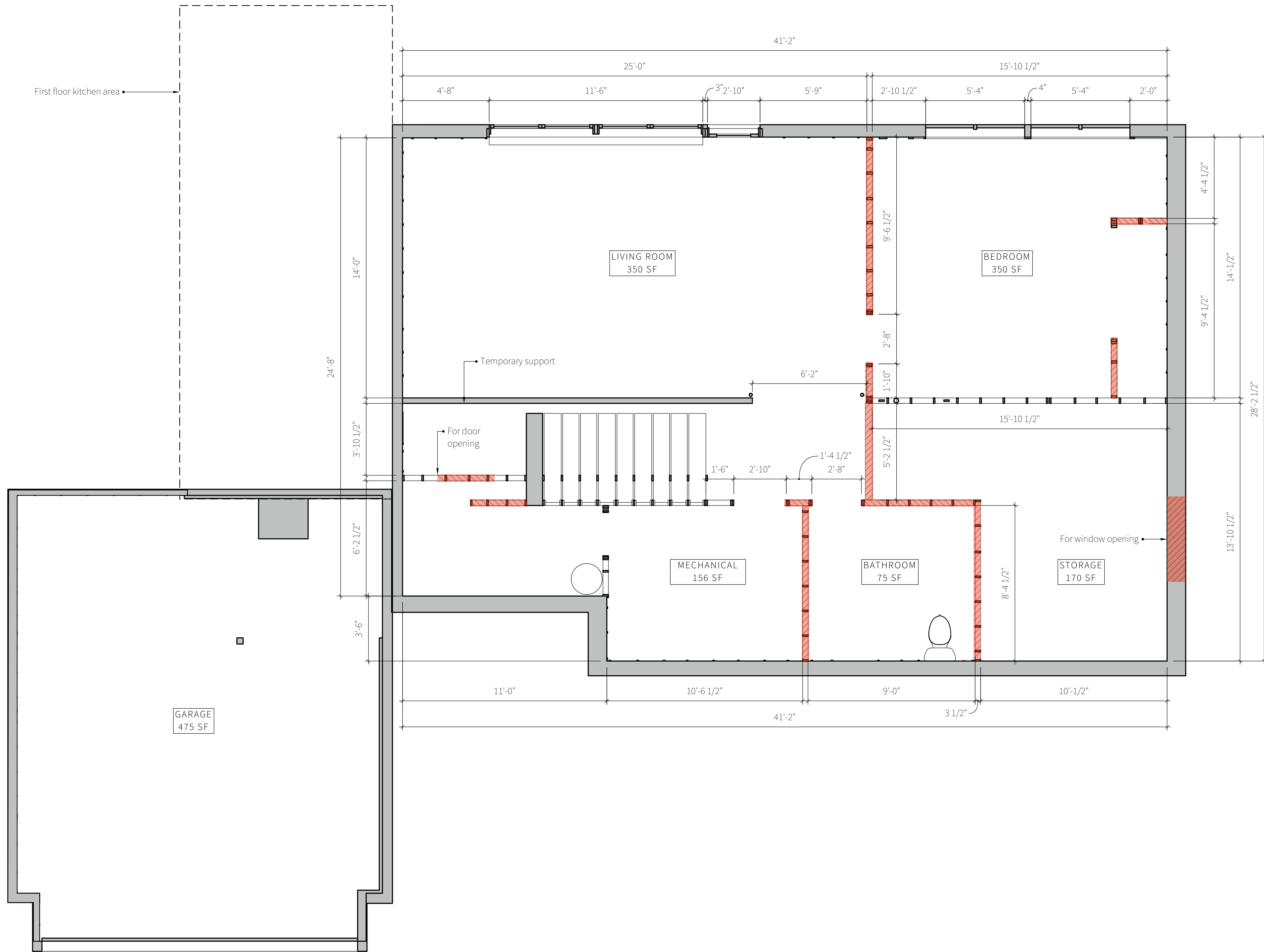
KARI + KRISTOPHER HOOGERWERF

CLIENT APPROVAL
SIGNATURE:

DRAWING SCALE:

3/8" = 1'-0"

1047 ALLOUEZ ROAD
MARQUETTE, MI 49855



DATE:	REVISION:
00.00.24 1.	
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EXISTING FIRST FLOOR PLAN

A2.2

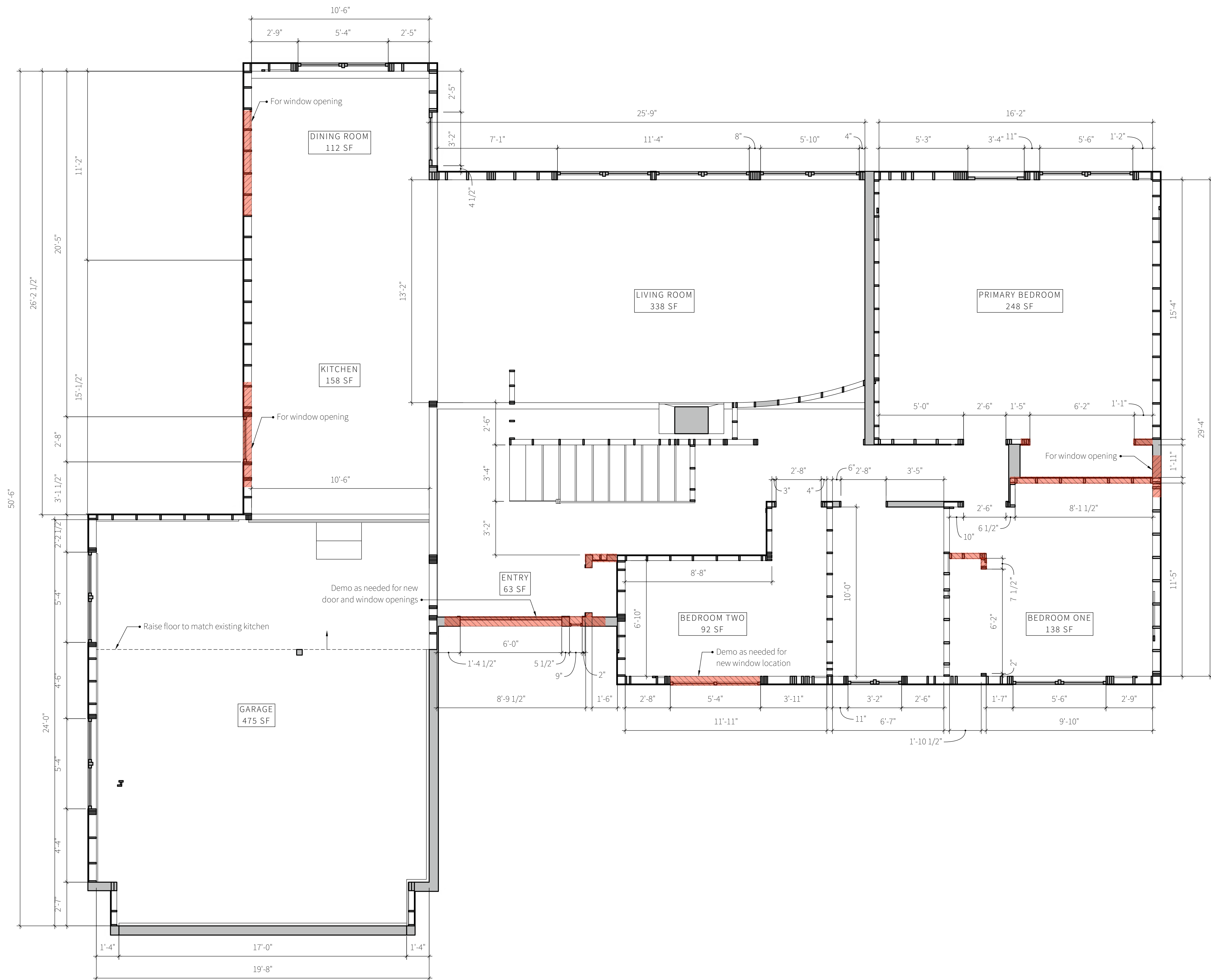
KARI + KRISTOPHER HOOGERWERF

CLIENT APPROVAL SIGNATURE:

DRAWING SCALE:

3/8" = 1'-0"

1047 ALLOUEZ ROAD
MARQUETTE, MI 49855



DATE:	REVISION:
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**PROPOSED FIRST FLOOR
PLAN**

A2.3

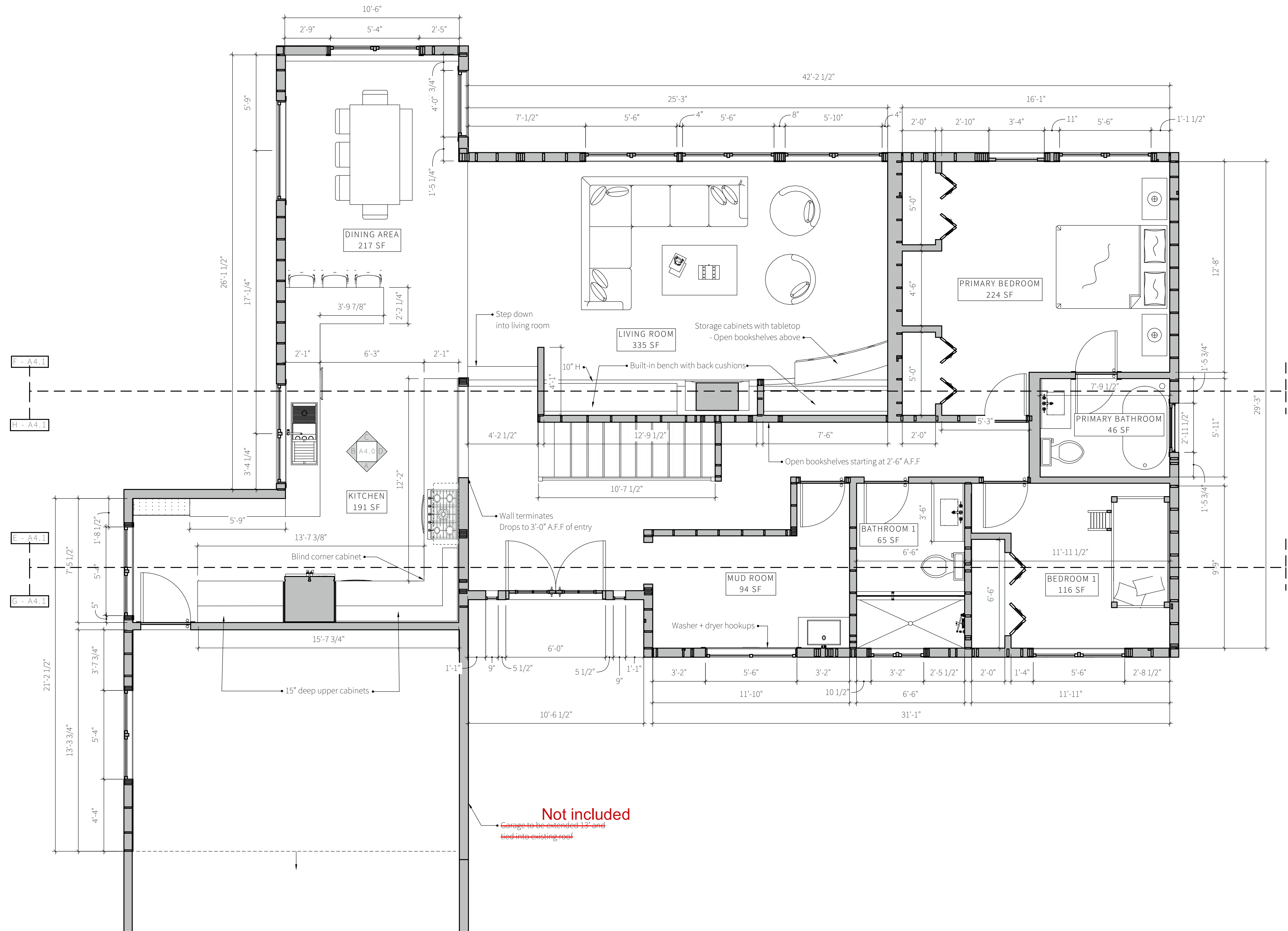
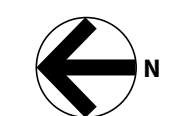
KARI + KRISTOPHER HOOGERWERF

CLIENT APPROVAL
SIGNATURE:

DRAWING SCALE:

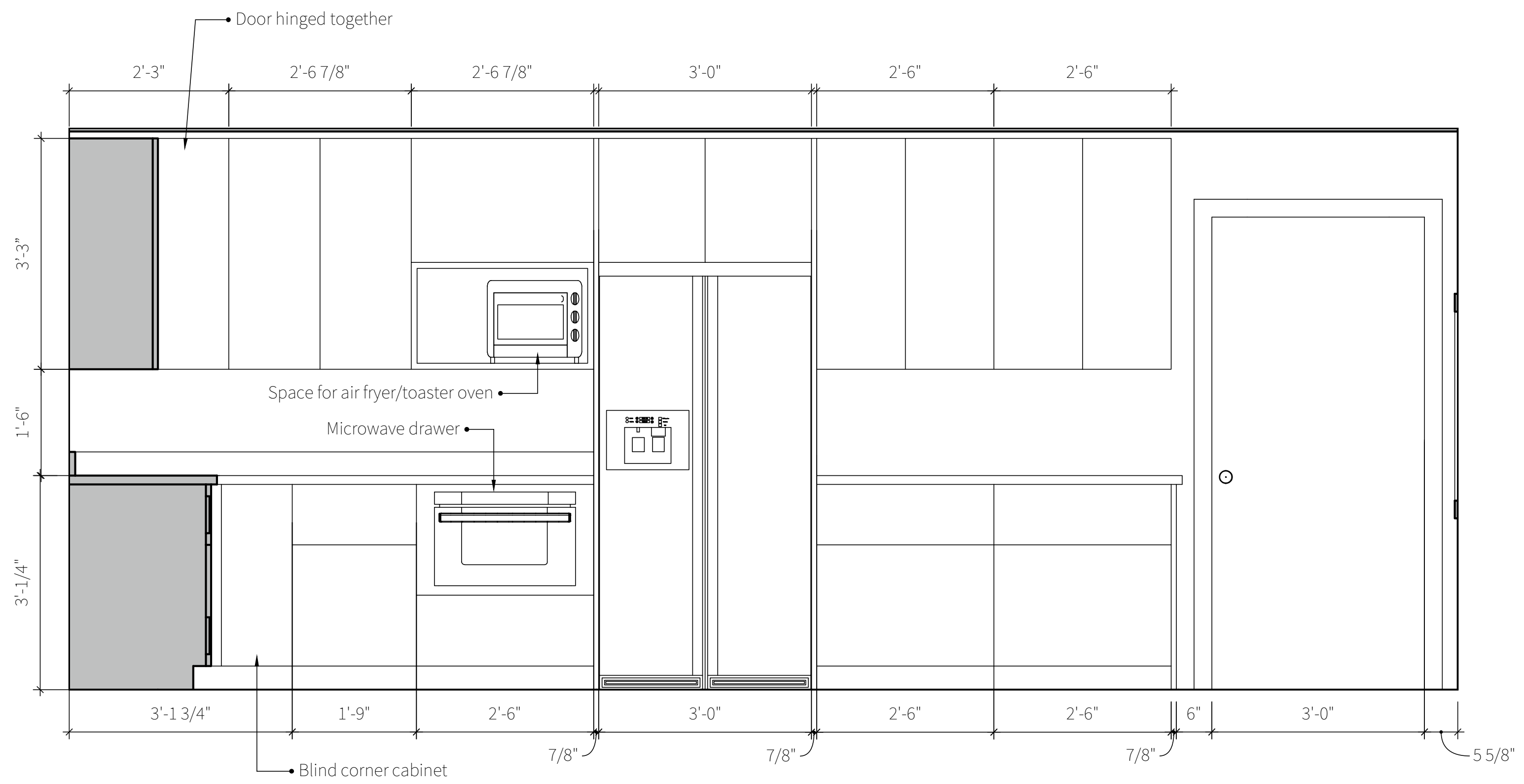
3/8" = 1'-0"

1047 ALLOUEZ ROAD
MARQUETTE, MI 49855

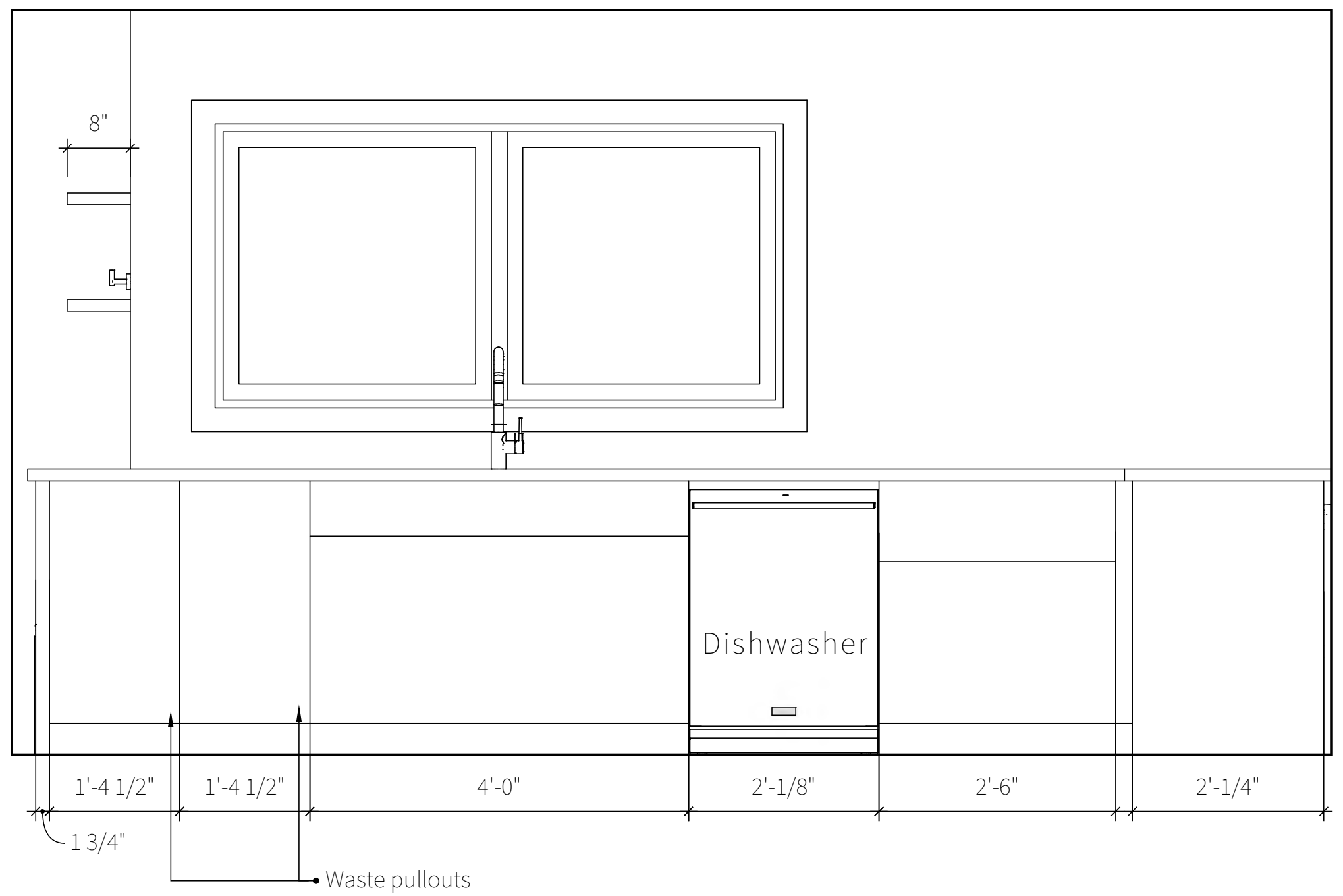


Not included
Garage to be extended 13' and tied into existing roof

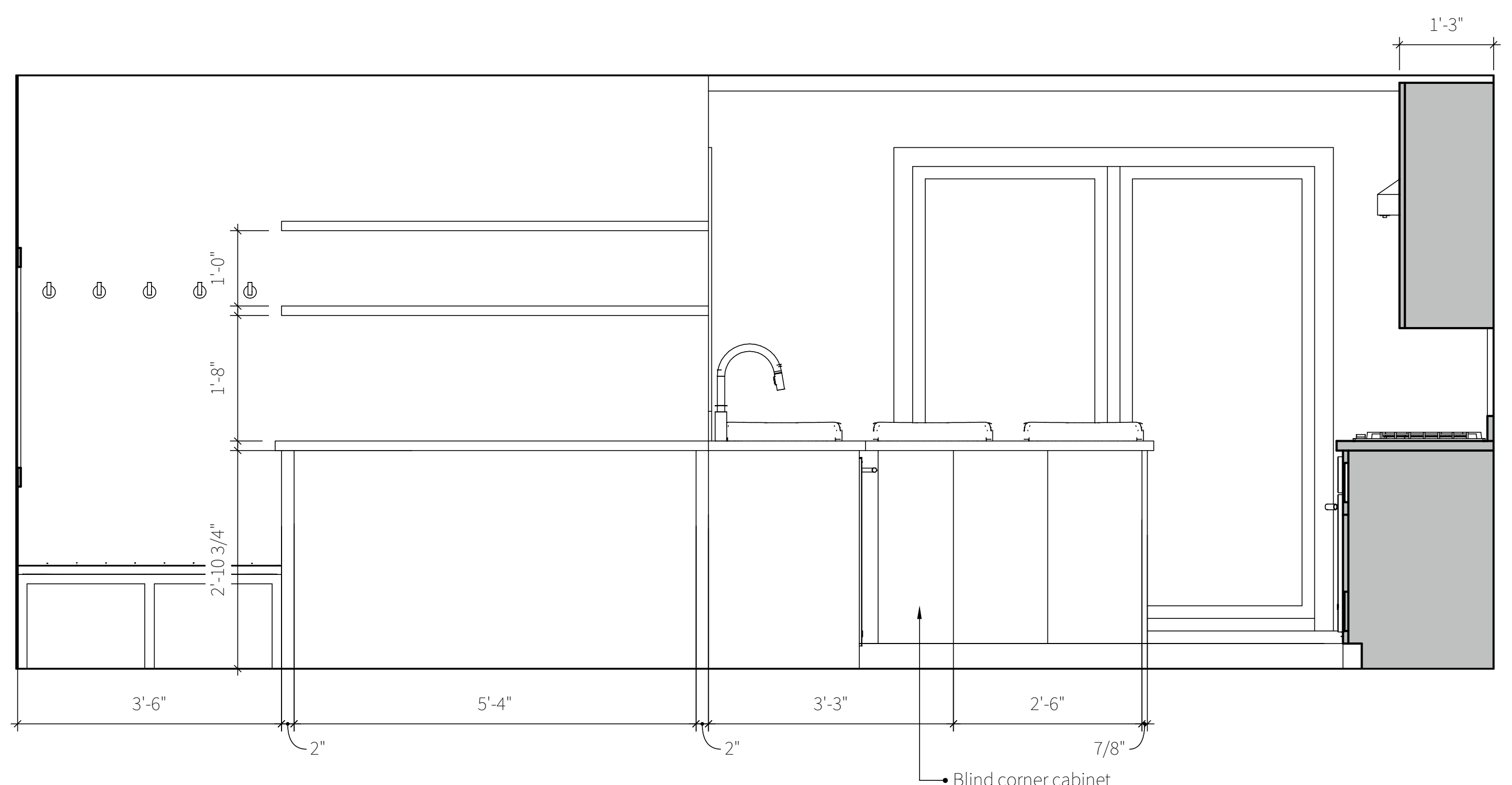
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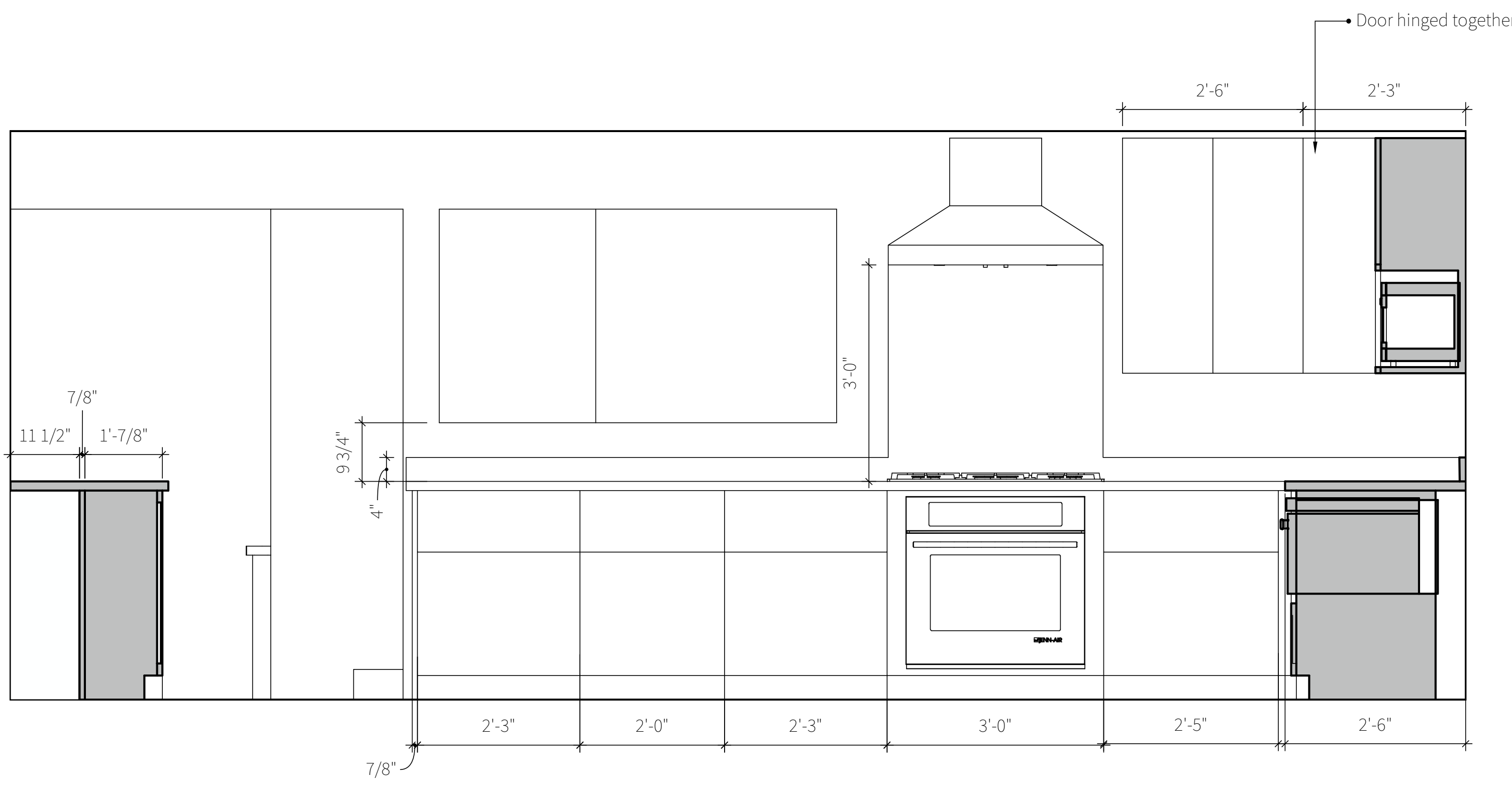
A - WEST KITCHEN



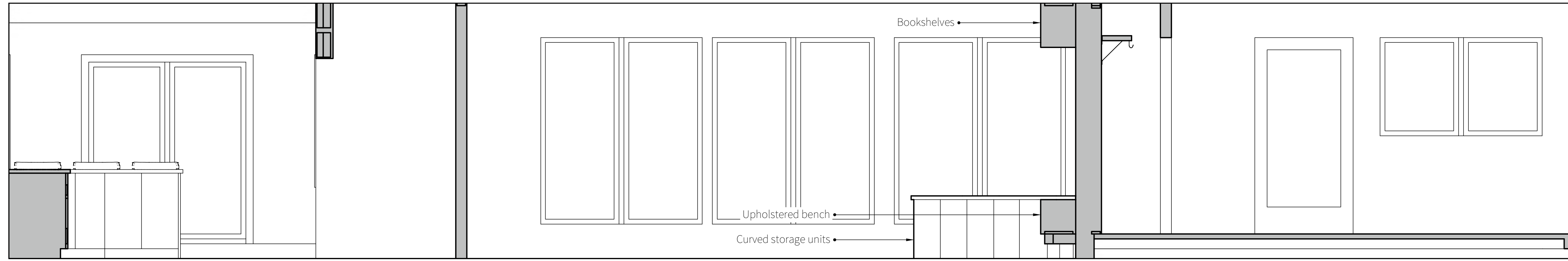
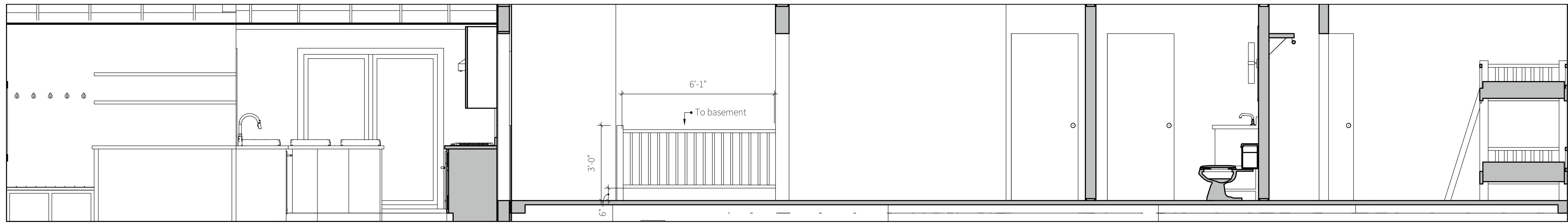
B - NORTH KITCHEN



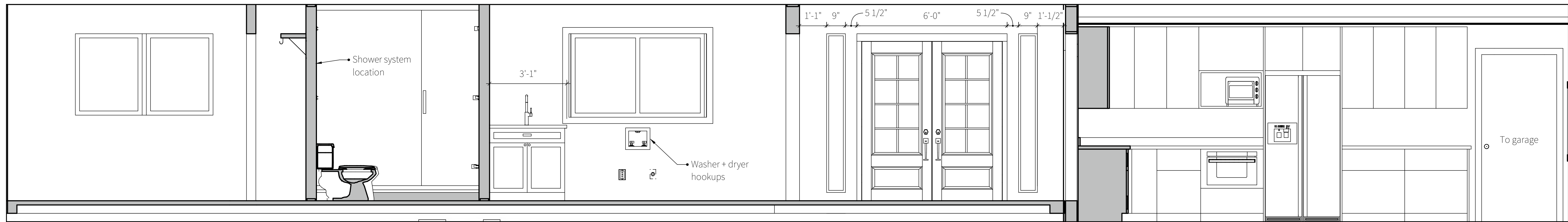
C - EAST KITCHEN



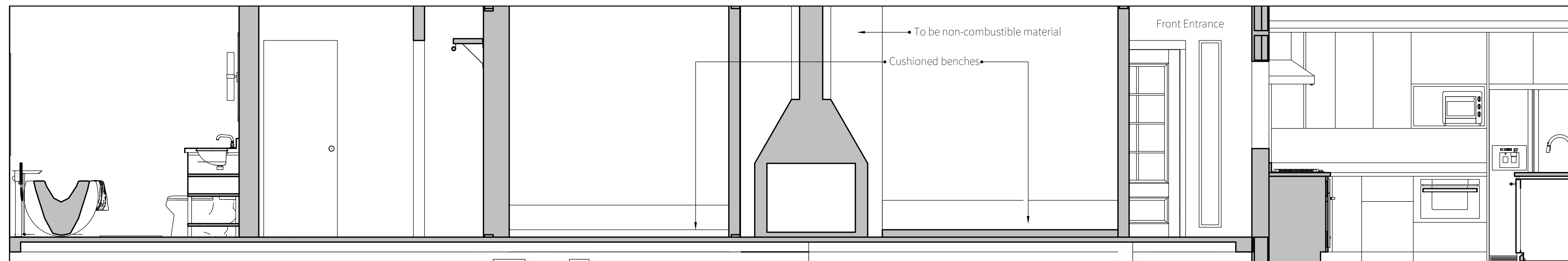
D - SOUTH KITCHEN



E + F - EAST SECTION VIEWS

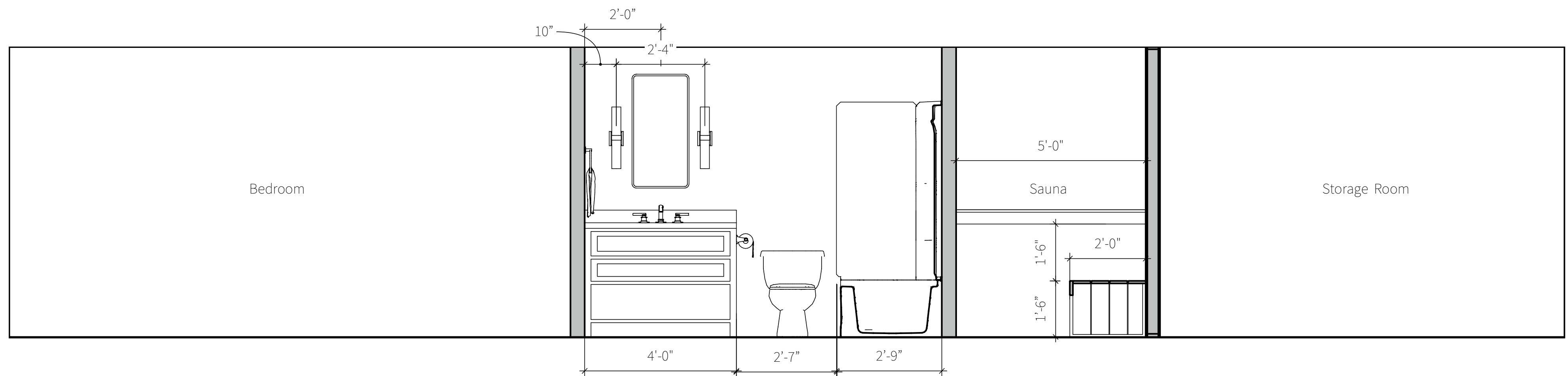


G + H - WEST SECTION VIEWS

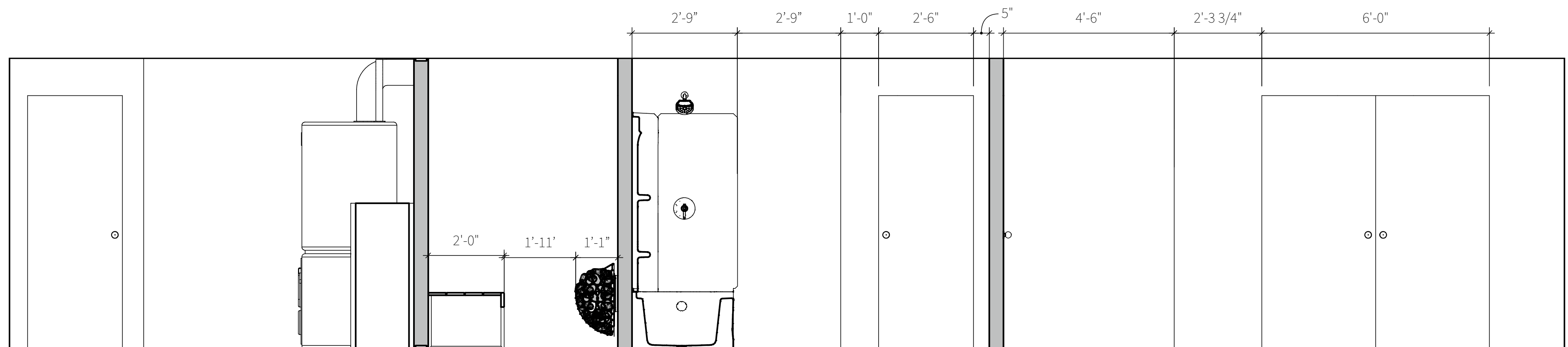


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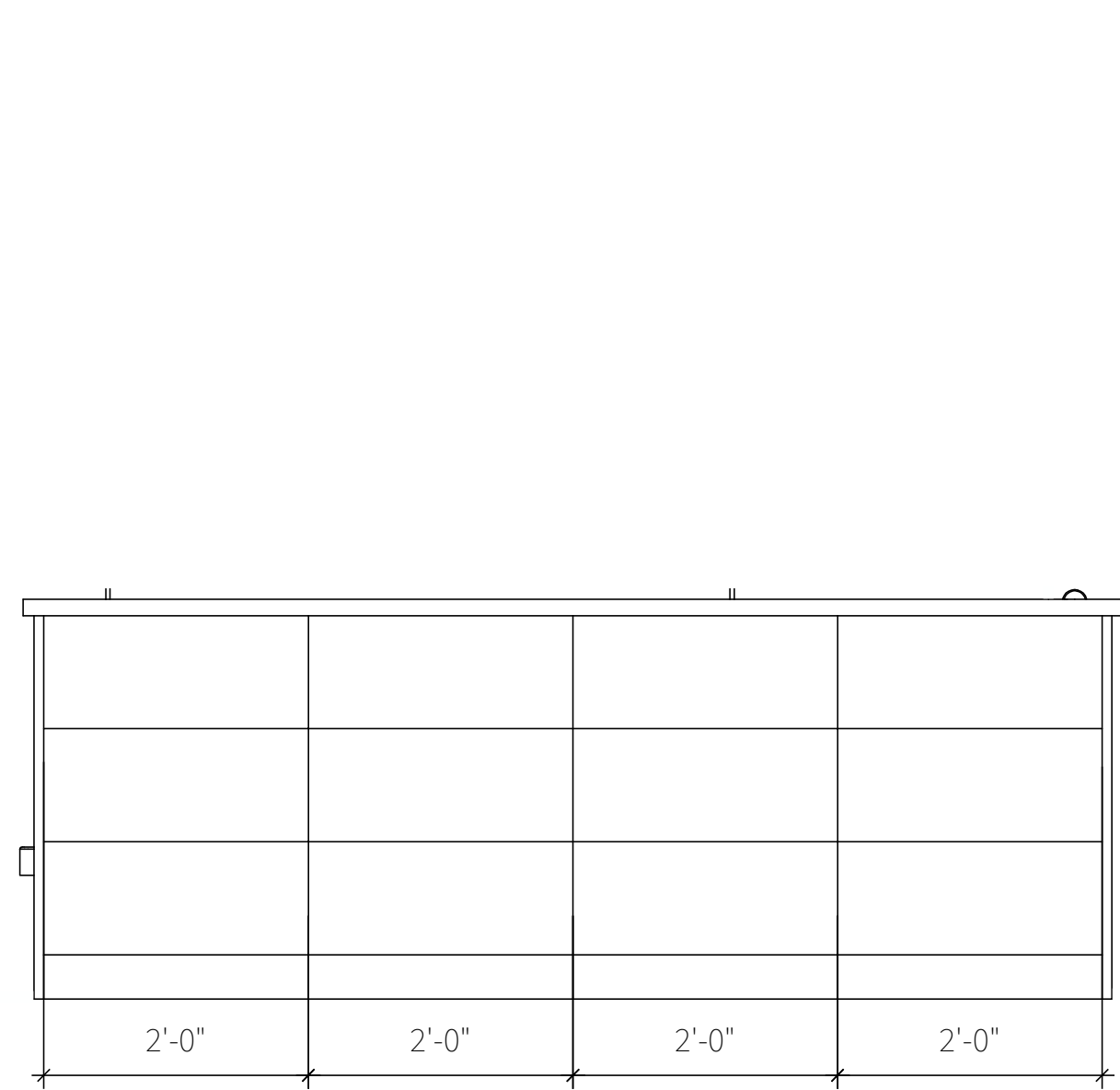
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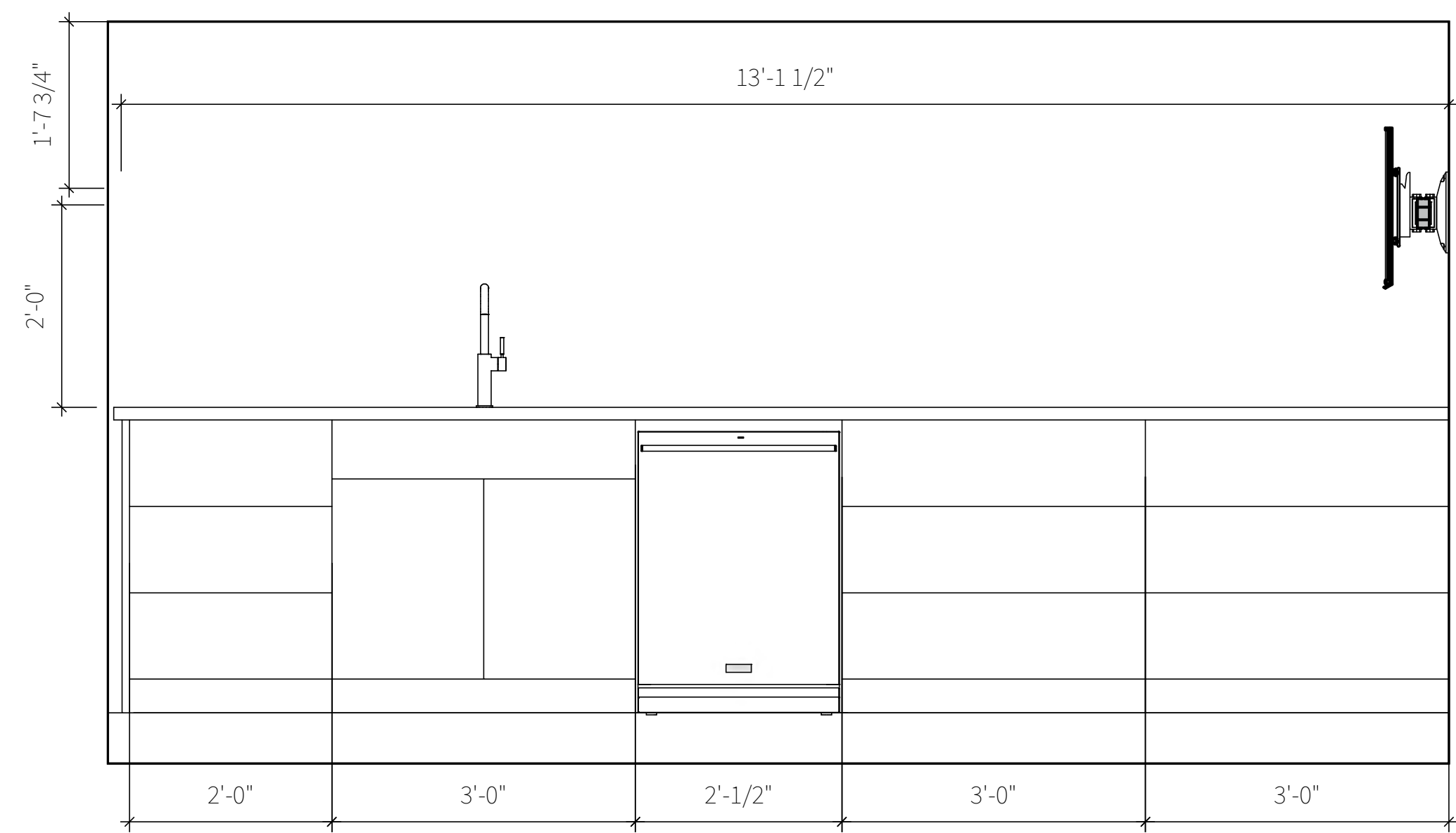
J - WEST SECTION VIEW



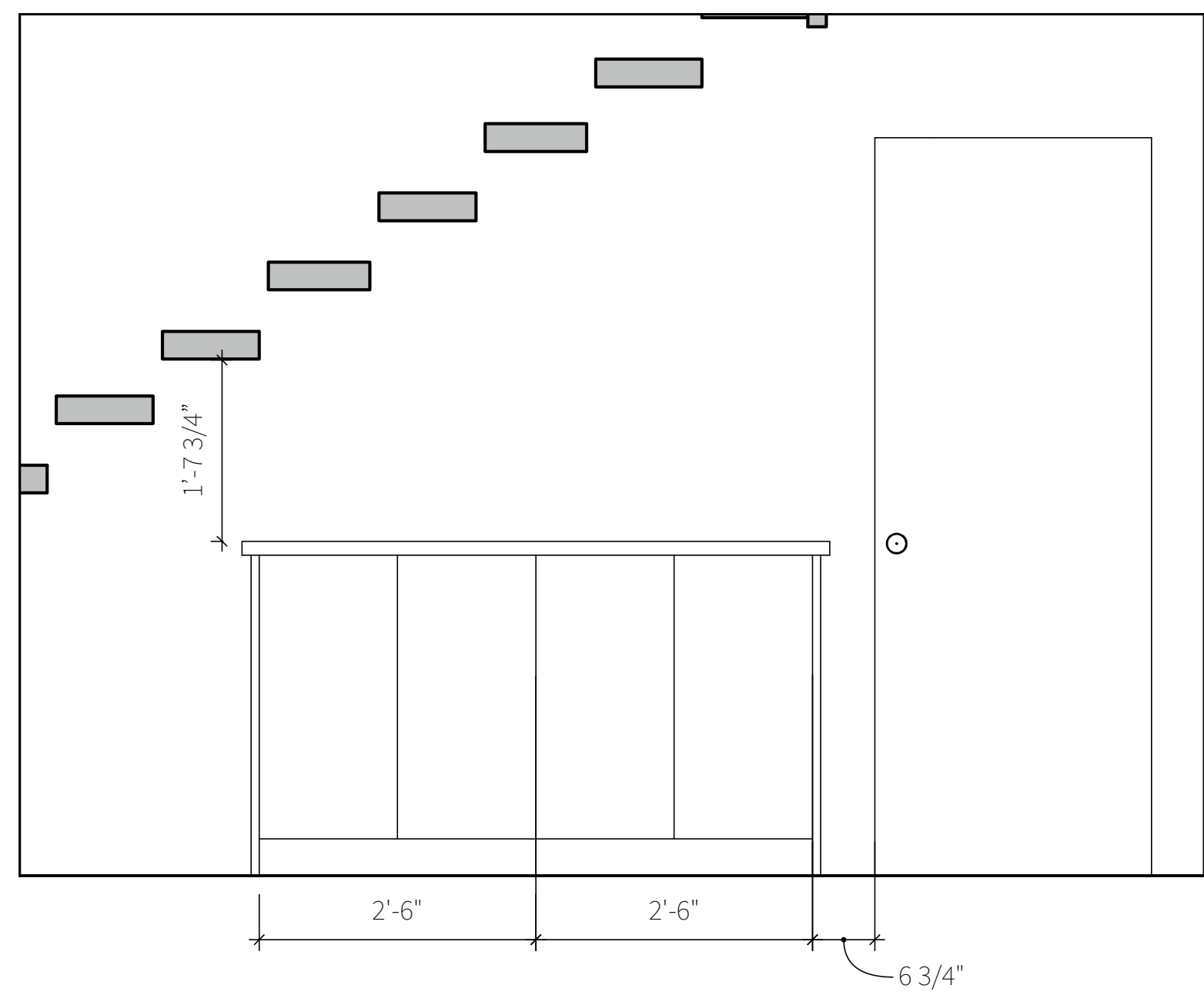
K - EAST SECTION VIEW



L - BASEMENT ISLAND



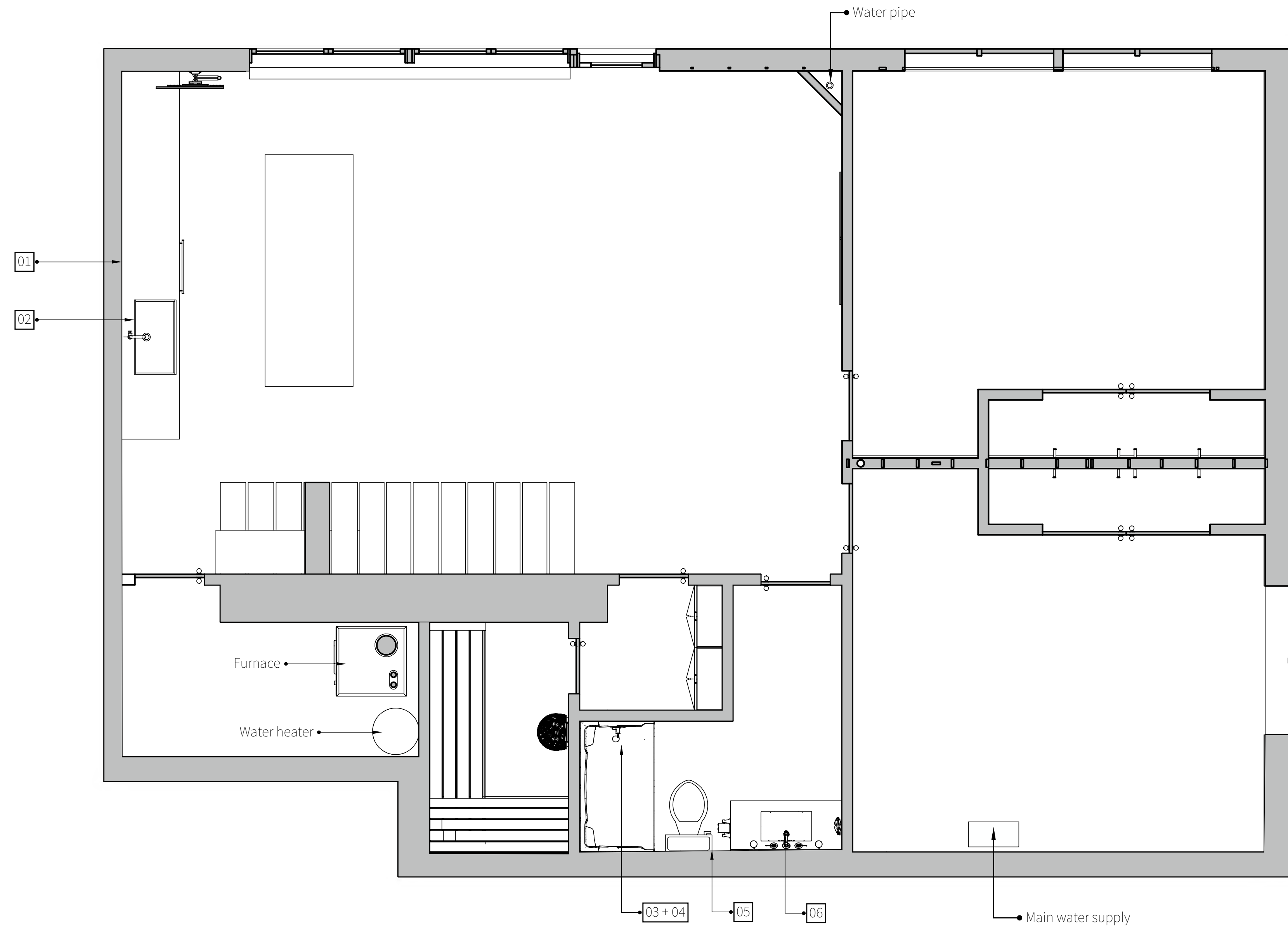
M - BASEMENT CABINETRY



N - UNDER STAIR CABINETRY

MECHANICAL NOTES:

- 01 - Rough-in + install dishwasher
- 02 - Rough-in + install WDC provided sink + faucet
- 03 - Rough-in + install WDC provided shower system
- 04 - Rough-in + install drain for shower
- 05 - Rough-in + install WDC provided toilet
- 06 - Rough-in + install WDC provided vanity + faucet



ORIGINAL DOCUMENT DATE:

07.21.2025

DOCUMENT PHASE

FLOOR PLAN REVIEW

DATE: REVISION:

00.00.24 1.

00.00.24 2.

00.00.24 3.

00.00.24 4.

00.00.24 5.

BASEMENT PLUMBING/HVAC PLAN

M1.0

KARI + KRISTOPHER HOOGERWERF

CLIENT APPROVAL SIGNATURE:

DRAWING SCALE:

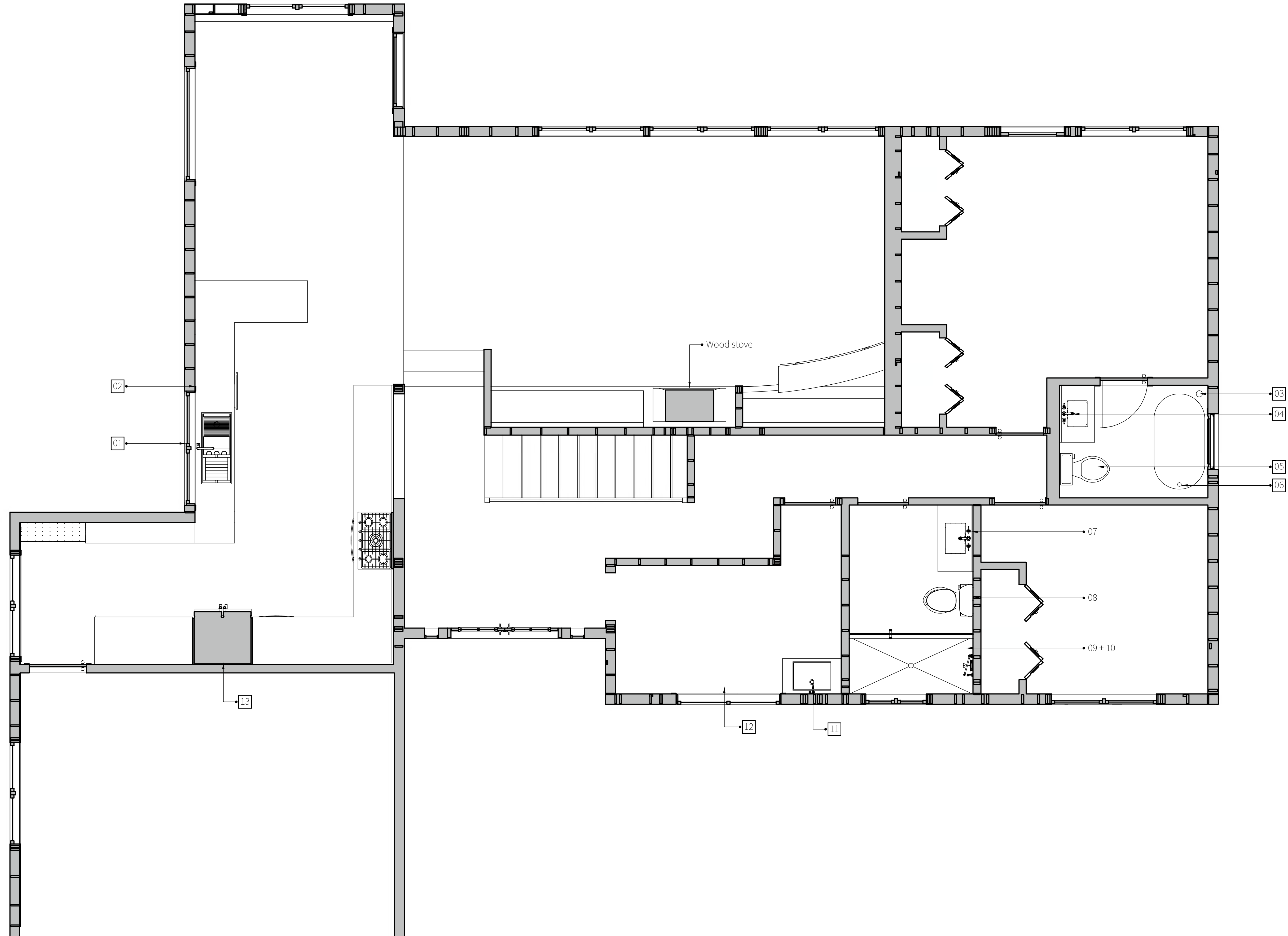
3/8" = 1'-0"

1047 ALLOUEZ ROAD MARQUETTE, MI 49855



MECHANICAL NOTES:

- 01 - Rough-in + install WDC provided sink + faucet
- 02 - Rough-in + install dishwasher
- 03 - Rough-in + install WDC provided tub faucet
- 04 - Rough-in + install WDC provided vanity and faucet
- 05 - Rough-in + install WDC provided toilet
- 06 - Rough-in + install WDC provided bathtub
- 07 - Rough-in + install WDC provided vanity + faucet
- 08 - Rough-in + install WDC provided toilet
- 09 - Rough-in + install WDC provided shower system
- 10 - Rough-in + install shower drain
- 11 - Rough-in + install WDC provided vanity + faucet
- 12 - Provide washer + dryer hookups + venting
- 13 - Provide waterline for refrigerator



ORIGINAL DOCUMENT DATE:

07.21.2025

DOCUMENT PHASE

FLOOR PLAN REVIEW

DATE:	REVISION:
00.00.24	1.
00.00.24	2.
00.00.24	3.
00.00.24	4.
00.00.24	5.

FIRST FLOOR PLUMBING/HVAC
PLAN

M1.1

KARI + KRISTOPHER HOOGERWERF

CLIENT APPROVAL
SIGNATURE:

DRAWING SCALE:

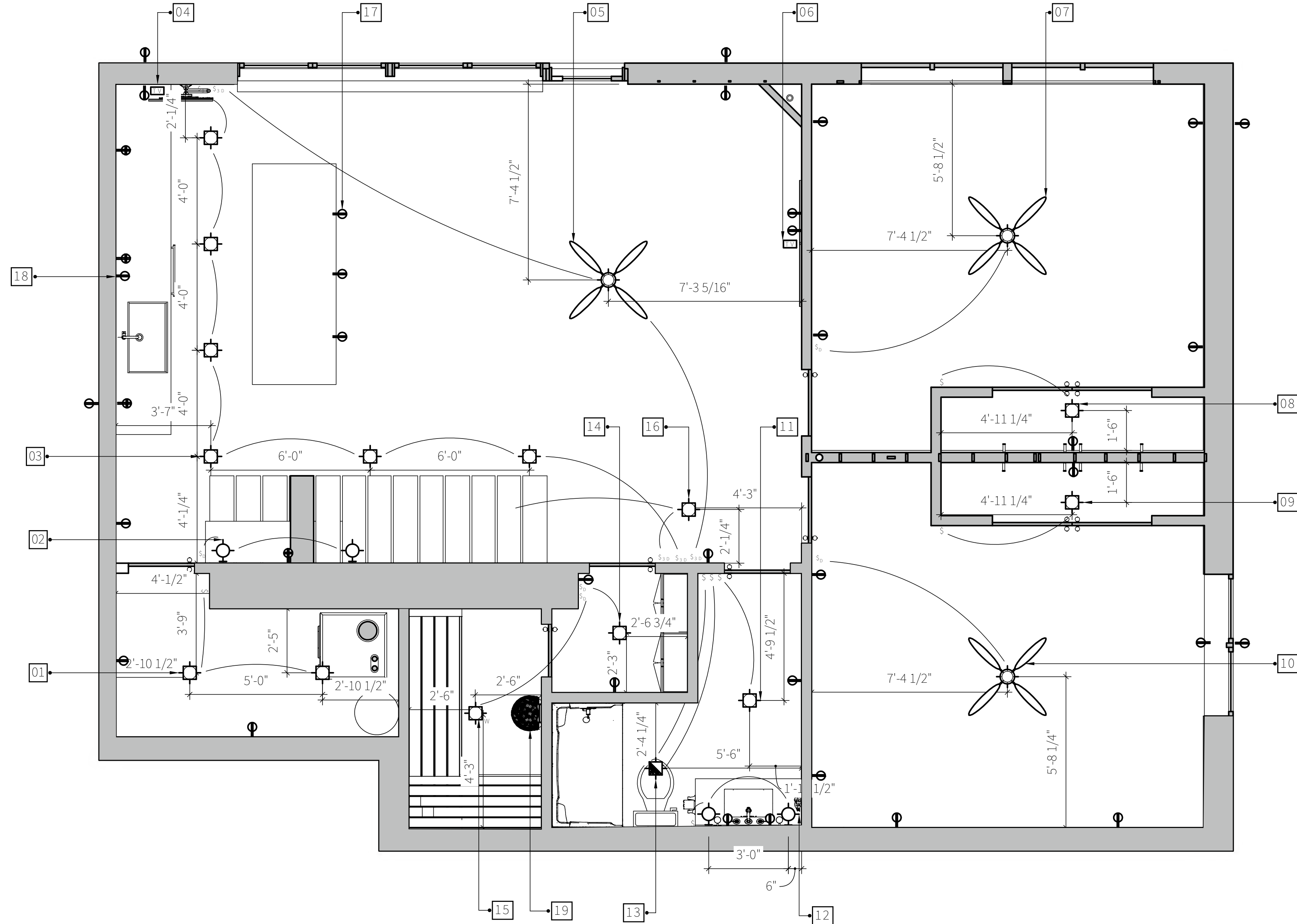
3/8" = 1'-0"

1047 ALLOUEZ ROAD
MARQUETTE, MI 49855



ELECTRICAL NOTES:

- 01 - Provide + install (2) 4" recessed lights on a single switch
- 02 - Install (2) WDC provided wall sconces on a single dimmer switch
- 03 - Provide + install (4) 4" recessed lights on three way dimmer switch
- 04 - Provide power + connection for TV
- 05 - Install WDC provided ceiling fan light on three way dimmer switches
- 06 - Provide power + connection for TV
- 07 - Install WDC provided ceiling fan light on a single dimmer switch
- 08 - Provide + install (1) 4" recessed light on a single switch
- 09 - Provide + install (1) 4" recessed light on a single switch
- 10 - Install WDC provided ceiling fan light on a single dimmer switch
- 11 - Provide + install (1) 4" recessed light on a single switch
- 12 - Install (2) WDC provided wall sconces on a single switch
- 13 - Install WDC provided bath fan/light combo on single switches
- 14 - Provide + install (1) 4" recessed light on a single dimmer switch
- 15 - Provide + install (1) 4" water resistant recessed light on a single dimmer switch
- 16 - Provide + install (3) 4" recessed lights on three way dimmer switches
- 17 - Provide (3) outlets under countertop
- 18 - Provide power for dishwasher
- 19 - Provide power for electric heater
- Include Wifi Router hookup
- Include sound system hookup (remote speakers and amplifiers)



- ELECTRICAL LEGEND**
- S SINGLE
 - S₀ SINGLE POLE DIMMABLE SWITCH
 - S₁ 3 WAY ELECTRICAL SWITCH
 - S₁₀ 3 WAY ELECTRICAL DIMMABLE SWITCH
 - DUPLEX ELECTRICAL OUTLET
 - QUADRUPEX ELECTRICAL OUTLET
 - 220V ELECTRICAL OUTLET
 - GFCI ELECTRICAL OUTLET
 - CABLE/SATELITE TV OUTLET
 - CEILING MOUNTED LIGHT FIXTURE
 - WALL MOUNTED LIGHT FIXTURE
 - CAN LIGHT
 - CAN LIGHT/WATERPROOF
 - RECESSED EXHAUST FAN
 - RECESSED EXHAUST FAN / LIGHT



ORIGINAL DOCUMENT DATE:

07.21.2025

DOCUMENT PHASE

FLOOR PLAN REVIEW

DATE: REVISION:

DATE:	REVISION:
00.00.24	1.
00.00.24	2.
00.00.24	3.
00.00.24	4.
00.00.24	5.

BASEMENT ELECTRICAL PLAN

E1.0

KARI + KRISTOPHER HOOGERWERF

CLIENT APPROVAL SIGNATURE:

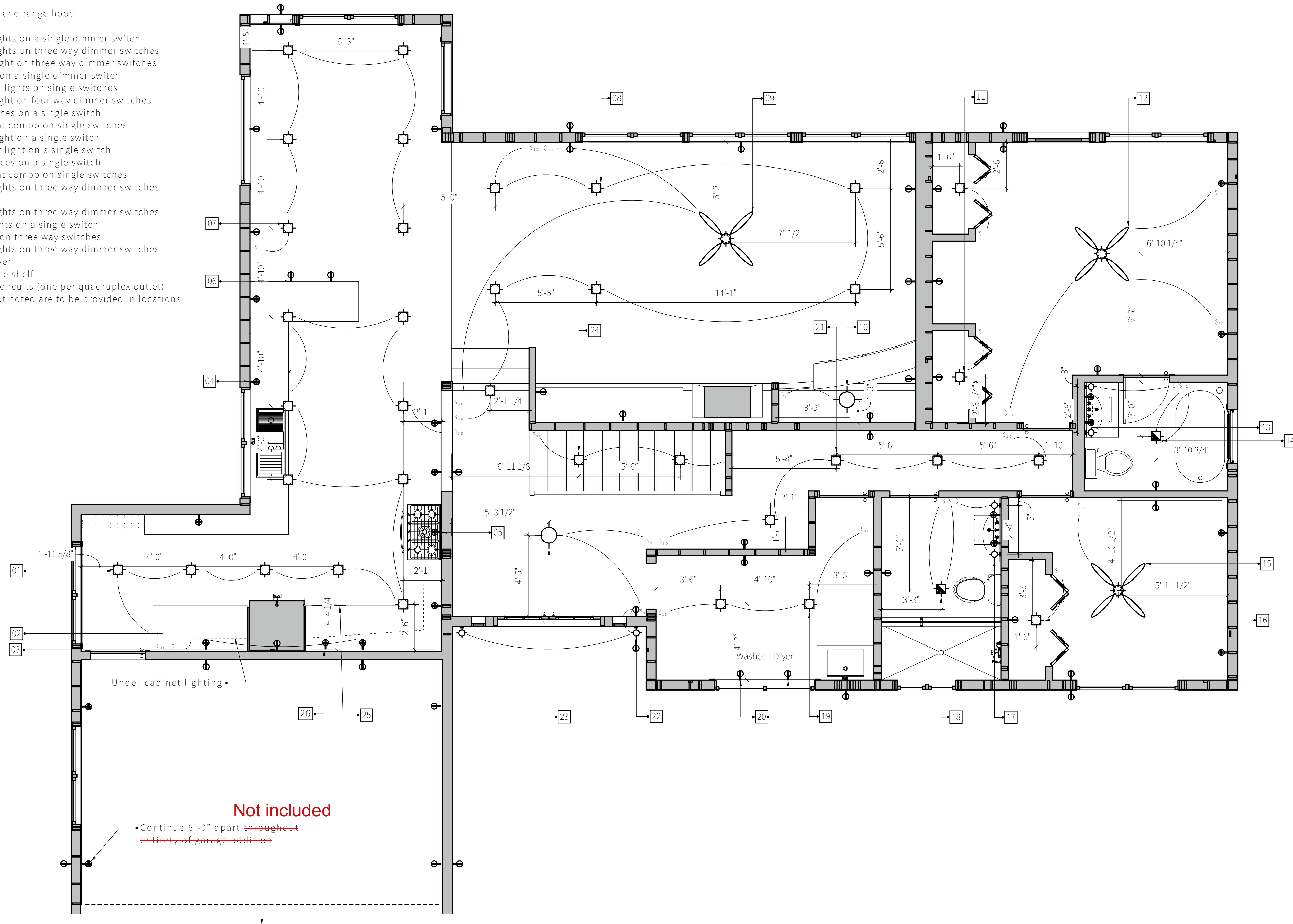
DRAWING SCALE:

3/8" = 1'-0"

1047 ALLOUEZ ROAD
MARQUETTE, MI 49855

ELECTRICAL NOTES:

- 01 - Provide + install (11) 4" recessed lights on three-way dimmable switches
- 02 - Provide + install under cabinet lighting on a single dimmer switch
- 03 - Provide power for refrigerator
- 04 - Provide power for dishwasher
- 05 - Provide power for range, cooktop, and range hood
- 06 - Provide (2) outlets under counter
- 07 - Provide + install (6) 4" recessed lights on a single dimmer switch
- 08 - Provide + install (7) 4" recessed lights on three way dimmer switches
- 09 - Install WDC provided ceiling fan light on three way dimmer switches
- 10 - Install WDC provided ceiling light on a single dimmer switch
- 11 - Provide + install (2) motion sensor lights on single switches
- 12 - Install WDC provided ceiling fan light on four way dimmer switches
- 13 - Install (2) WDC provided wall sconces on a single switch
- 14 - Install WDC provided bath fan/light combo on single switches
- 15 - Install WDC provided ceiling fan light on a single switch
- 16 - Provide + install (1) motion sensor light on a single switch
- 17 - Install (2) WDC provided wall sconces on a single switch
- 18 - Install WDC provided bath fan/light combo on single switches
- 19 - Provide + install (2) 4" recessed lights on three way dimmer switches
- 20 - Provide power for washer + dryer
- 21 - Provide + install (4) 4" recessed lights on three way dimmer switches
- 22 - Install (2) WDC provided coach lights on a single switch
- 23 - Install WDC provided ceiling light on three way switches
- 24 - Provide + install (3) 4" recessed lights on three way dimmer switches
- 25 - Provide power for microwave drawer
- 26 - Provide outlet at 5'-0" for appliance shelf
- Garage to have two separate 20 amp circuits (one per quadruplex outlet)
- All other interior + exterior outlets not noted are to be provided in locations per plan



- ELECTRICAL LEGEND**
- S SINGLE
 - S₁ SINGLE POLE DIMMABLE SWITCH
 - S₃ 3 WAY ELECTRICAL SWITCH
 - S_{3D} 3 WAY DIMMABLE SWITCH
 - DUPLEX ELECTRICAL OUTLET
 - QUADRUPLEX ELECTRICAL OUTLET
 - 220V ELECTRICAL OUTLET
 - GFCI ELECTRICAL OUTLET
 - CABLE/SATELITE TV OUTLET
 - CEILING MOUNTED LIGHT FIXTURE
 - WALL MOUNTED LIGHT FIXTURE
 - CAN LIGHT
 - CAN LIGHT/WATERPROOF
 - RECESSED EXHAUST FAN
 - RECESSED EXHAUST FAN / LIGHT
 - CEILING FAN



Not included
Continue 6'-0" apart throughout
entirety of garage addition

ORIGINAL DOCUMENT DATE:

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00.00.24	1.
00.00.24	2.
00.00.24	3.
00.00.24	4.
00.00.24	5.

FIRST FLOOR ELECTRICAL PLAN

E1.1

KARI + KRISTOPHER HOOGERWERF

CLIENT APPROVAL SIGNATURE:

DRAWING SCALE:

3/8" = 1'-0"

1047 ALLOUEZ ROAD
MARQUETTE, MI 49855

