

TOWN OF BRUSSELS

1366 Junction Road
Brussels, WI 54204

NOTICE OF PUBLIC HEARING

The Town of Brussels Board of Appeals will hold a public hearing at the Brussels Community Center, 1366 Junction Road, Brussels, Wisconsin on Monday, September 29, 2025 at 5:30 pm, or shortly thereafter, in regard to variance request by:

Steven Ransom-Jones to allow construction of a new shed and approve an after-the-fact new shed that has already been placed, to replace multiple existing dilapidated sheds on the property. Parcel Number 0040007262444A located in SF20 zoning district.

Applicants and others who wish to offer oral testimony must attend in person. Written testimony will be accepted on 8 ½" x 11" paper only and must be received by the Clerk by 5:00 pm the day before the hearing. Anonymous correspondence will not be accepted.

All application material may be viewed on-line on the Home page at:
<https://townofbrussels.com>

**BOARD OF APPEALS
TOWN OF BRUSSELS
Door County**

**Monday, September 29, 2025 5:30 pm
Brussels Community Center
1366 Junction Road, Brussels**

AGENDA

1. Call Meeting to Order
2. Establish a Quorum/Members Present
3. Adoption of Agenda
4. Variance Request Applications
Application for a Variance to Sec. 3.12(6) Accessory Structures

Steven Ransom-Jones is requesting a variance at 1373 County Road C to allow construction of a new shed and approve an after-the-fact new shed that has already been placed to replace multiple existing dilapidated sheds on the property
5. Public Hearing
6. Discuss and arrive at a decision on Petitions for Grant of Variance as filed by Steven Ransom-Jones
7. Adjourn

Brussels Board of Appeals Members

Dan Vandertie, Chair
Sally Baudhuin, Secretary
Tracy DeMeuse
Dean Gerand
Joe Wautier
Joel Daoust, alternate

Posted 9/9/25
Physically at Brussels Community Center
Website: townofbrussels.com

Steven Ransom-Jones,
1373 County Road C, Brussels WI 54204 USA
Tel 920 256 0833
steveukman@gmail.com

Kyle Guilette
Zoning Administrator
Town of Brussels
PO Box 22, Brussels, WI 54204

Dear Mr. Guilette,

Application for Zoning and Variance – 1373 County Road C

Thank you for all of your time and guidance; it is much appreciated. I am happy to enclose the petition for Varaince, as discussed. I believe that I have completed the necessary form correctly and provided the required supporting information. Please do not hesitate to let me know if you need any further details.

I can also provide all of the materials in PDF format if it makes replication and distribution easier.

What is the schedule for the Town meetings? This is a more general question as we are interested in attending but do not typically see the "date of next meeting" included in the minutes posted on the Town Hall.

You mentioned that you may consider issuing the Zoning permit once you have reviewed the Variance Petition. If you do this then, please could you just issue it to me (and not copy Tuff Shed). We want to keep our options open – which may include delaying the construction until after the hearing to minimize the risk of having to remove a structure.

I sincerely appreciate your assistance in this matter.

Best Regards



Steven M Ransom Jones

Enc.

8/20/2025

PETITION FOR GRANT OF VARIANCE

TOWN OF BRUSSELS, DOOR COUNTY, WI

PO Box 22, Brussels, WI 54204

P: 920-495-3201, Email: zoning.townofbrussels@gmail.com

PETITION: (I) (WE)

Full Name: STEVEN and LANA RANSOM-JONES Mailing Address, City, State, Zip: 1373 County Rd C, Brussels WI 54204
Phone #: 920 256 0833 Email: Steve Ukman @ gmail . com

hereby petition(s) the Town of Brussels Board of Appeals for a variance from Section(s): 3.12(6)(a) of the
Town of Brussels Zoning ordinance which requires No more than 2 accessory buildings shall
be permitted as a lot in [SF-20] districts

(I) (WE) propose to Maintain three accessory structures, two of which
are replacements to very old existing sheds, and the third
to continue being our existing detached garage.

LOCATION:

The description of the property involved in this petition is located at:

Address #: 1373 Road: County Road C, Brussels 54204 Parcel #: 0040007262444A

Existing use of structure or land in question: ☒ Residential ☐ Commercial ☐ Industrial ☐ Agricultural

REQUIRED ATTACHMENTS:

- 1) Site plan indicating lot size, size of buildings and decks, distances between buildings and the centerlines of all abutting roads, lot lines (identify lot markers), the sanitary waste disposal system and well. If a Certified Survey Map (CSM) is available, please submit the CSM.
- 2) One set of building plans for each proposed project, including floor plans and elevation views. (Plans submitted with this petition will be the only plans reviewed by the Board of Appeals. A change in plans will warrant a new petition, fee, and public hearing.)
- 3) A statement describing the details as to the narrowness, shallowness, shape, topography, or other characteristics of the land or the physical condition applying to the building, structure, use or intended use which make it not merely inconvenient but extremely difficult, if not impossible, to comply with the provisions of the Ordinance.
- 4) A statement that the conditions detailed above are unique to the property and are not generally existing on other properties in the same zoning district.
- 5) A statement that the unnecessary hardship was not caused by the petitioner nor by any person still having an interest in the property.
- 6) A non-refundable \$300.00 fee payment to defray the cost of the meeting, publishing the legal notice, and mailing to all interested parties.

AUTHORIZATION FOR INSPECTION:

I hereby authorize the members of the Town of Brussels Board of Appeals and the Zoning Administrator to enter upon the premises for which this petition is made at any reasonable time for all purposes of inspection related to this petition.

CERTIFICATION:

I hereby certify that all the above statements and attachments submitted hereto are true and correct to the best of my knowledge and belief. I have read and understand the variance information that was provided to me with this petition form.

SIGNATURE OF PETITIONER/AGENT: [Signature]

DATE: 8/20/2025

SCHEDULING:

This petition will be scheduled for the next available Town of Brussels Board of Appeals meeting. It is recommended that the petitioner attend the Board of Appeals meeting to present the case and to answer any questions the Board of Appeals may ask. If you are unable to attend the meeting, you may want to have your attorney or contractor present on your behalf.

Steven Ransom-Jones,
1373 County Road C, Brussels WI 54204 USA
Tel 920 256 0833
steveukman@gmail.com

Town of Brussels
Board of Appeals
PO Box 22, Brussels, WI 54204

Dear Board Members,

Petition for Grant of Variance – 1373 County Road C

I am requesting a variance, per the attached form and check to cover the costs of this petition. In support of this request, I am providing the following information:

Addendum 1 : Site Details

- Plat of Survey at time of purchase in 2015
- Site plan

Addendum 2 : Original Accessory Buildings

- Annotated section of site plan depicting the existing sheds.

These accessory buildings were part of the purchase of the property in 2015.

Sheds marked 1 and 4 were wooden structures on concrete that, over the course of many decades, have become dilapidated, rotten, leaky, and mold had started to appear, representing a potential health issue as well as no longer being fit for purpose.

Sheds 2 and 3 were metal buildings, on concrete bases that have also deteriorated (rust, doors coming off corroded fittings etc.). The rusty sharp edges represent an additional hazard to me as I am taking blood thinners due to a medical condition.

Due to the potential hazards, these buildings were removed between September 2024 and June 2025.

Addendum 3 : Proposed Replacement Structures

- Site plan with proposed locations of accessory buildings
- Annotations to survey showing positioning of proposed accessory buildings relative to property lines, roads, sanitary systems and other structures
- Plans for the two accessory buildings as provided by the manufacturers

The total area of the replacement accessory building will be 544 sq ft (160 for the shed and 384 for the Tuff Shed). The buildings being replaced were between 532 and 550 sq ft.

The replacement buildings will be sited on the existing pads of the original accessory buildings. These concrete pads have deteriorated, so leveling gravel will be used to prepare the base.

The replacement buildings will be around 200 feet from the road, largely hidden by the existing two-story house, garage structure (approx. 21' height) and a mature maple tree (about 100' that is between the garage and accessory building). The planned structures have been chosen to match the color scheme of the house and garage. As such, they should represent an improvement to the overall presentation of the property.

The deterioration of the existing buildings represent a loss of storage space and gardening facilities as well as a potential danger to the homeowners, visitors and, we are informed, a potential insurance coverage risk. The proposed replacement structures will restore equivalent use, be far safer as well as a reduction in the total accessory building count.

Unnecessary hardship has not been caused by the petitioner or any other person having an interest in the property.

I believe that I am providing all required information required to allow this petition to be considered. Please do not hesitate to let me know if you need any further details.

I sincerely appreciate your assistance in this matter.

Best Regards



Steven M Ransom Jones 8/20/2025

Enc.

Addendum 1 Site Details

- a) Plat of Survey at time of purchase in 2015
- b) Site plan

PLAT OF SURVEY

LOCATED IN:
THE SE 1/4 OF THE SE 1/4, SECTION 7,
TOWNSHIP 26 NORTH, RANGE 24 EAST,
TOWN OF BRUSSELS, DOOR COUNTY, WISCONSIN

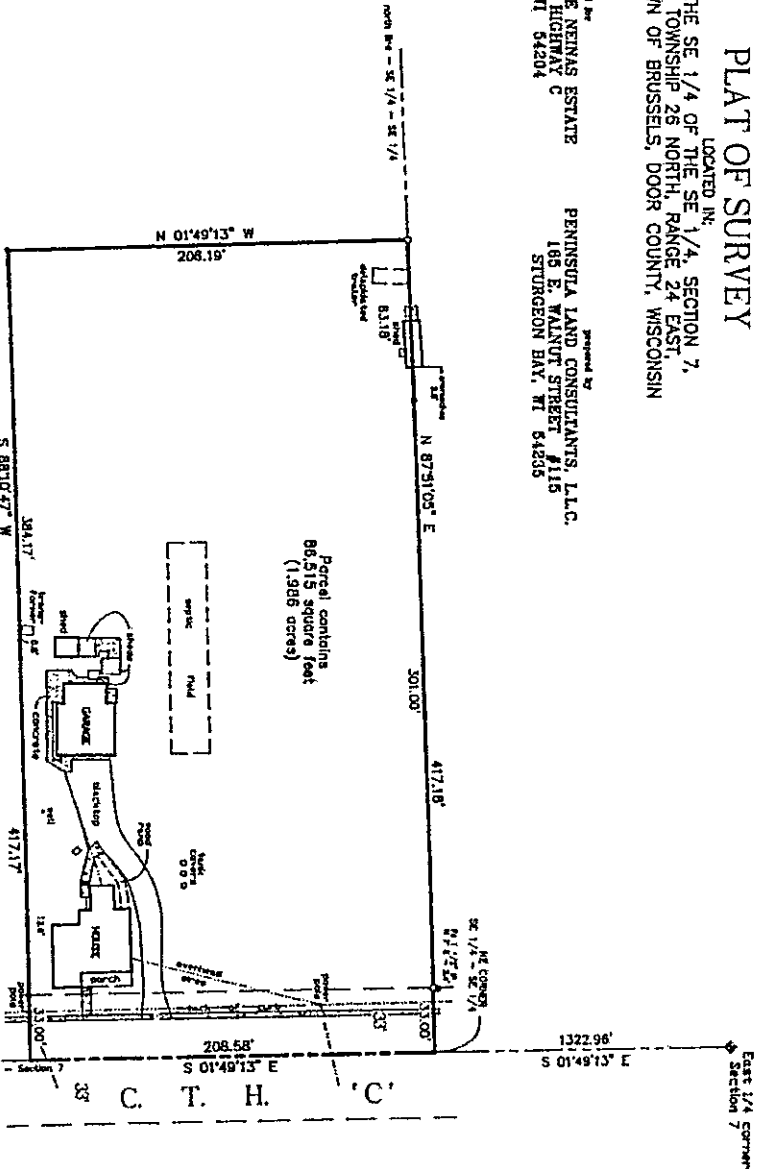
prepared by
HERMAN & MADELINE NEMAS ESTATE
1373 COUNTY HIGHWAY C
BRUSSELS, WI 54204

prepared by
PENINSULA LAND CONSULTANTS, L.L.C.
165 E. WALNUT STREET #115
STURGEON BAY, WI 54235

- ⊕ = DOOR COUNTY MONUMENT
- = ROUND 1" IRON PIPE
(unless otherwise noted)
- = SET 1" IRON PIPE

ALL BEARINGS ARE BASED ON THE
WISCONSIN STATE AND COGNOMINE SYSTEM,
CEPHEUS GRID

NORTH LINE OF SE 1/4 OF THE SE 1/4,
SECTION 7 ESTABLISHED AS PER PREVIOUS
MC NALLY SURVEY, DATED 8-4-00



DESCRIPTION
A parcel of land located in the SE 1/4 of the SE 1/4, Section 7, Township 26 North, Range 24 East, Town of Brussels, Door County, Wisconsin more particularly described as follows:
Containing at the East 1/4 corner of said Section 7, thence S 01°49'13\"/>

SURVEYOR'S CERTIFICATE
I, Joseph Jerome, Registered Land Surveyor, Peninsula Land Consultants, L.L.C., hereby certify that I have surveyed the above-described property and the above map is a true representation thereof and shows the size and location of the property, its exterior boundaries, the location of all structures thereon, pertinent fences, apparent easements and roadways and visible encroachments, if any. This survey is given to the public in accordance with my knowledge and belief and was made for the exclusive use of the present owners of the property and also those who purchase, mortgage or have the title thereto.



SE Corner
Section 7
018545

JOB NO. 15-053
JULY, 2015

Hidden 1 a

COUNTY TRUNK HWY. "C"

SITE DIAGRAM FOR:
HERMAN NEEDAS
1373 COUNTY TRUNK C
BRUSSELS, WI 54204

LEGAL DESCRIPTION:
SE1/4, SE1/4, S7, T26N, R24E
TOWN OF BRUSSELS
DOOR COUNTY, WISCONSIN

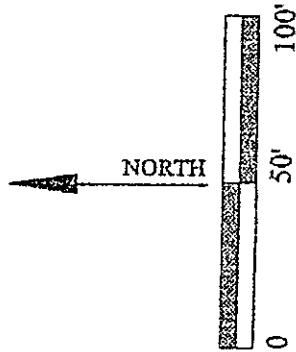
PARCEL SIZE: 2 ACRES
SITE LOCATION: 1373 COUNTY C

LEGEND:

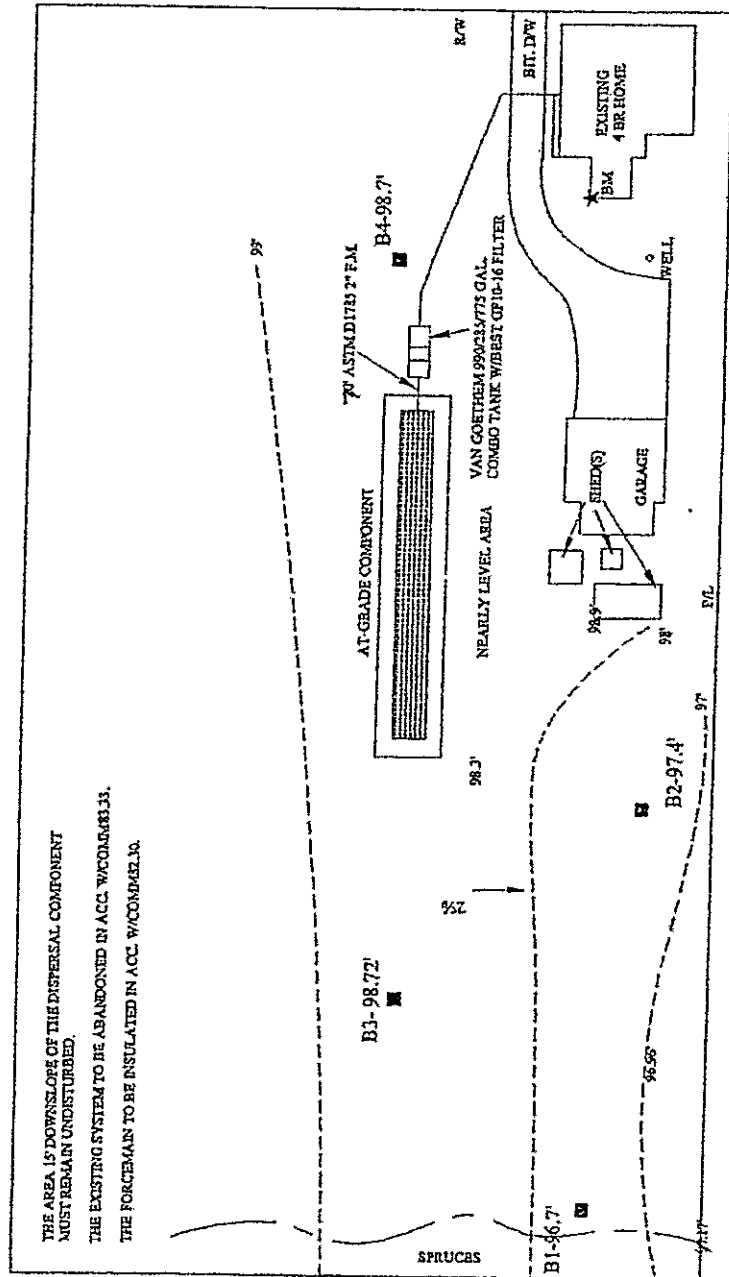
★ - BM-TOP OF CONCRETE SLAB
AT HOUSE CORNER= 100.0'

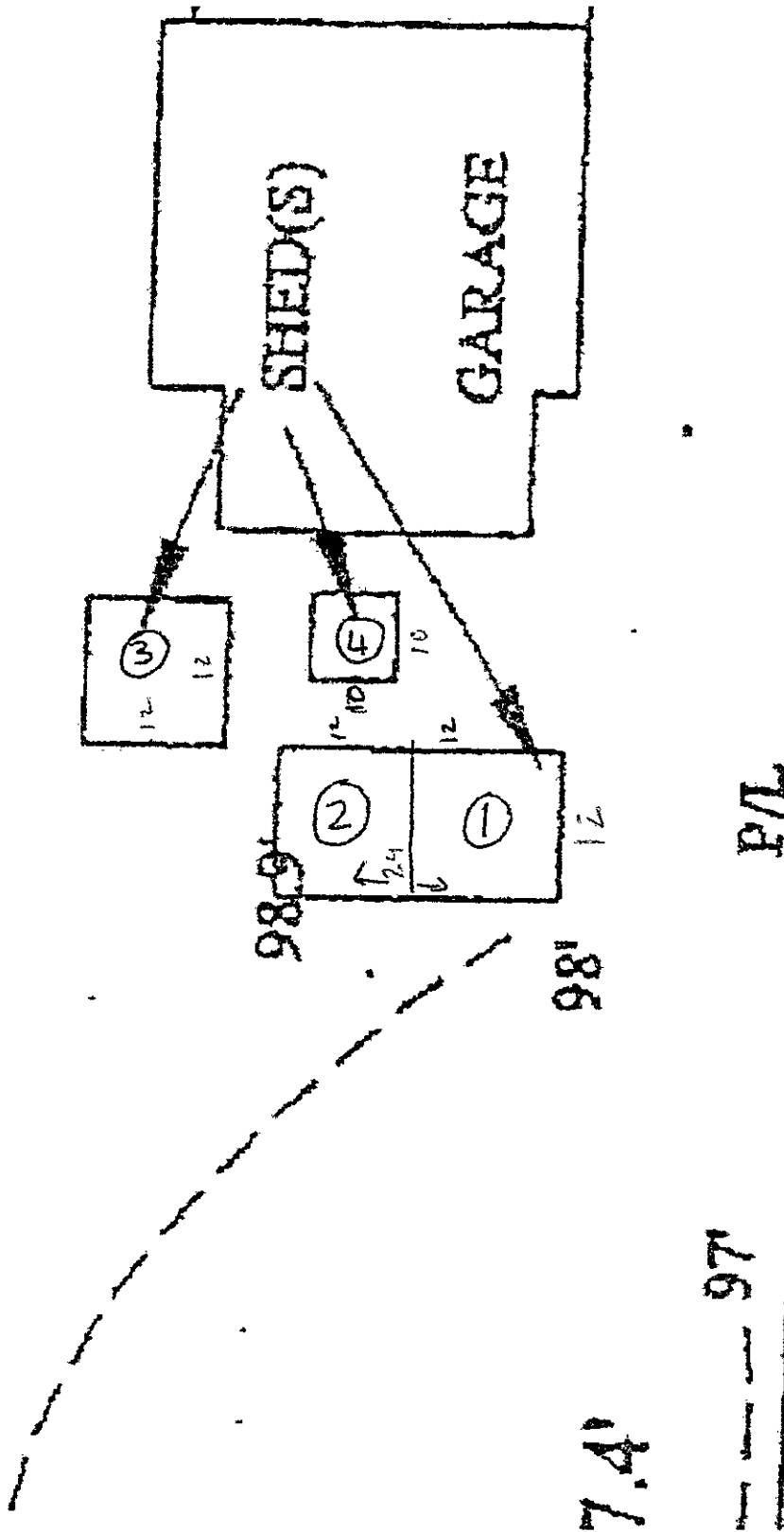
■ - OBSERVATION PIT

SCALE: 1" = 50'



THE AREA IS DOWNSLOPE OF THE DISPOSAL COMPONENT
MUST REMAIN UNDISTURBED.
THE EXISTING SYSTEM TO BE ABANDONED IN ACC. W/COMB213.
THE FORCEMAIN TO BE INSULATED IN ACC. W/COMB213.





Addendum 3 : Proposed Replacement Structures

- a) Plat annotate with replacement buildings, location, distances to property lines and septic system
- b) Site plan with proposed locations of accessory buildings and distances to other buildings
- c) Annotations to survey showing positioning of proposed accessory buildings relative to property lines, roads, sanitary systems and other structures
- d) Plans for the two accessory buildings as provided by the manufacturers
 - i. 10 x 16 shed
 - ii. Tuff Shed

SITE DIAGRAM FOR:
HERMAN NEINAS
1373 COUNTY TRUNK C
BRUSSELS, WI 54204

LEGAL DESCRIPTION:
SE1/4, SE1/4, S.7, T.26N.-R.24E.
TOWN OF BRUSSELS
DOOR COUNTY, WISCONSIN

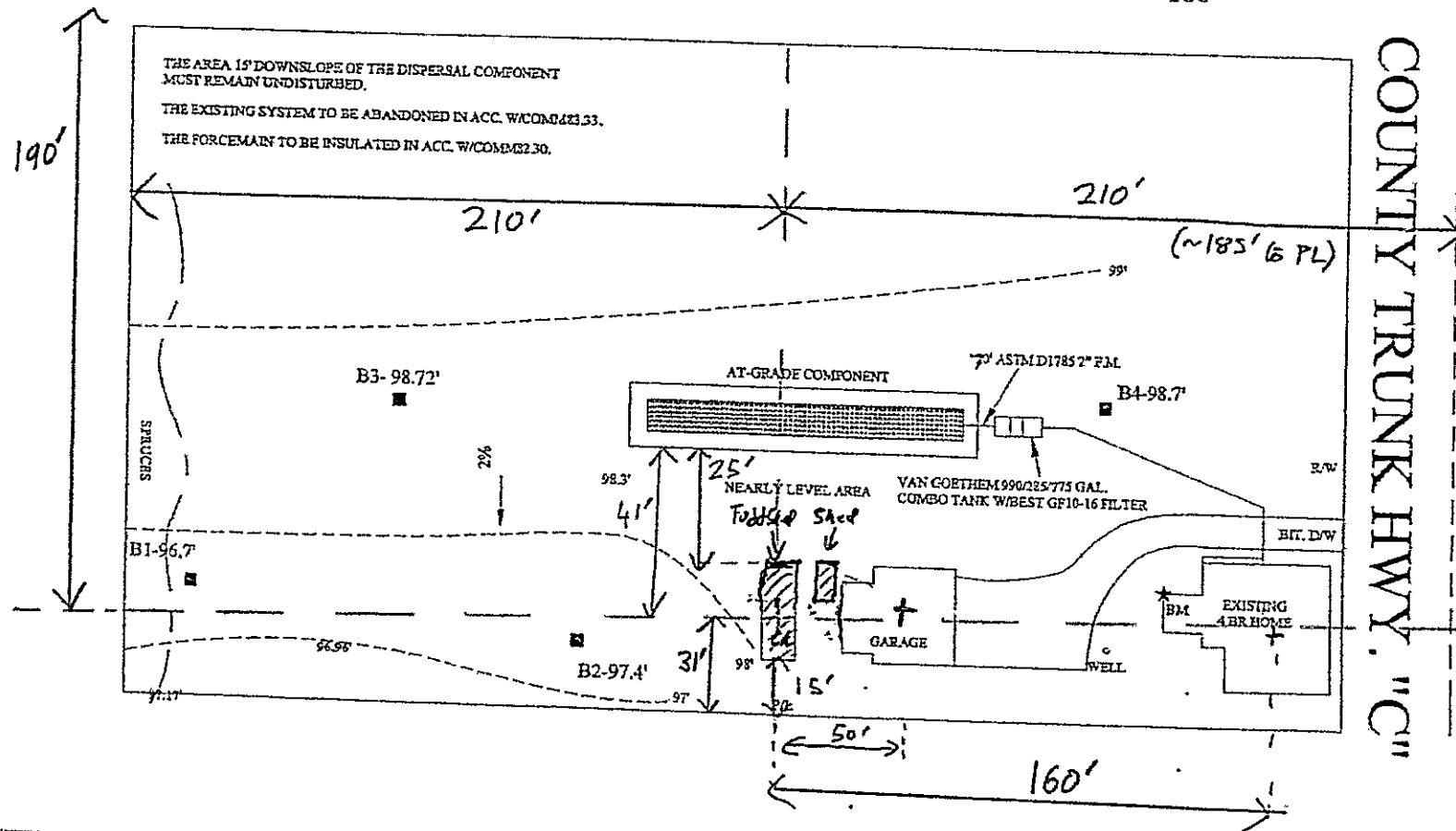
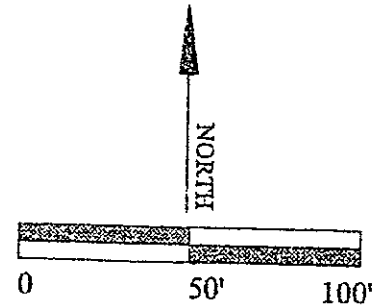
PARCEL SIZE: 2 ACRES
SITE LOCATION: 1373 COUNTY C

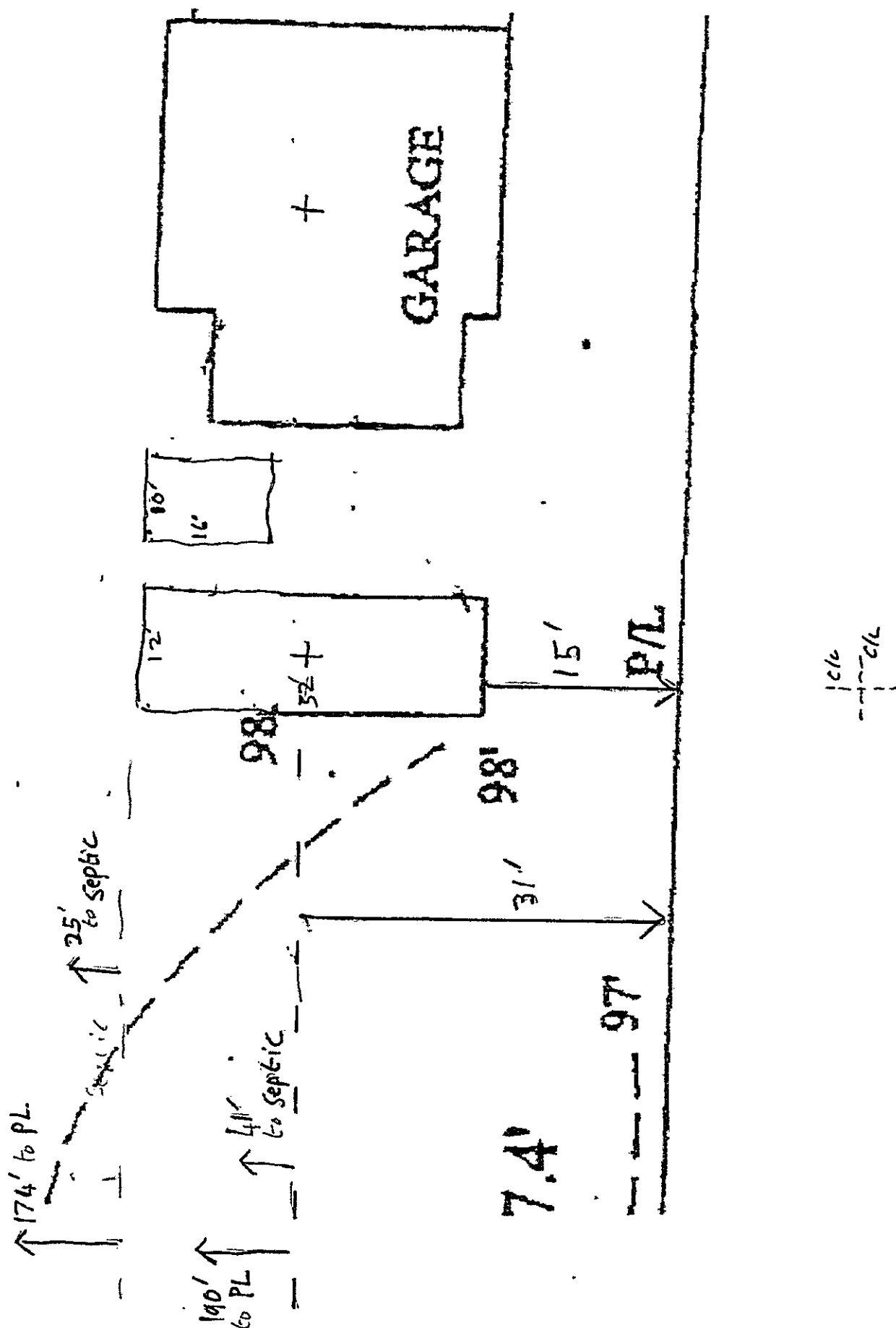
LEGEND:

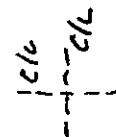
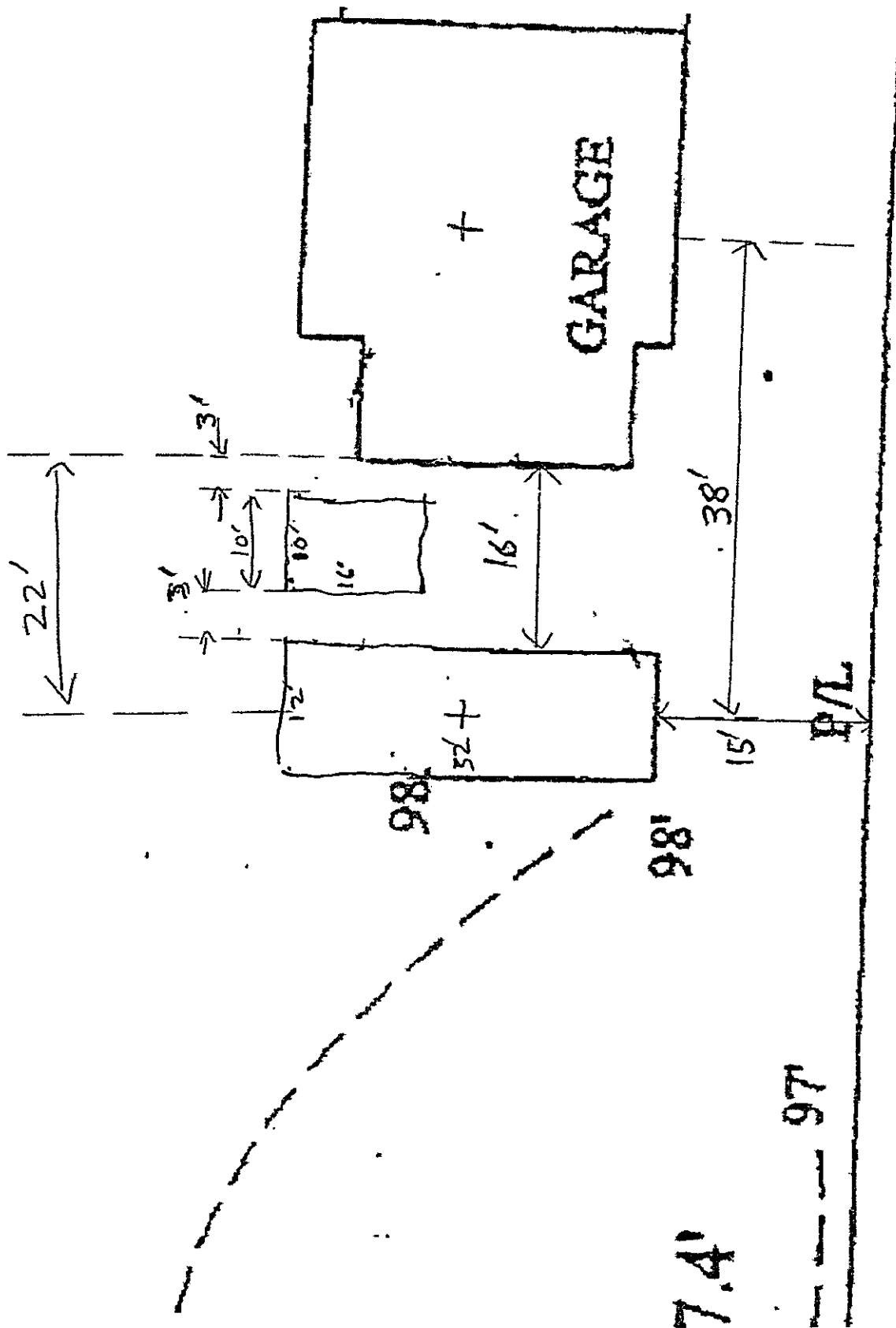
★ - BM-TOP OF CONCRETE SLAB
AT HOUSE CORNER= 100.0'

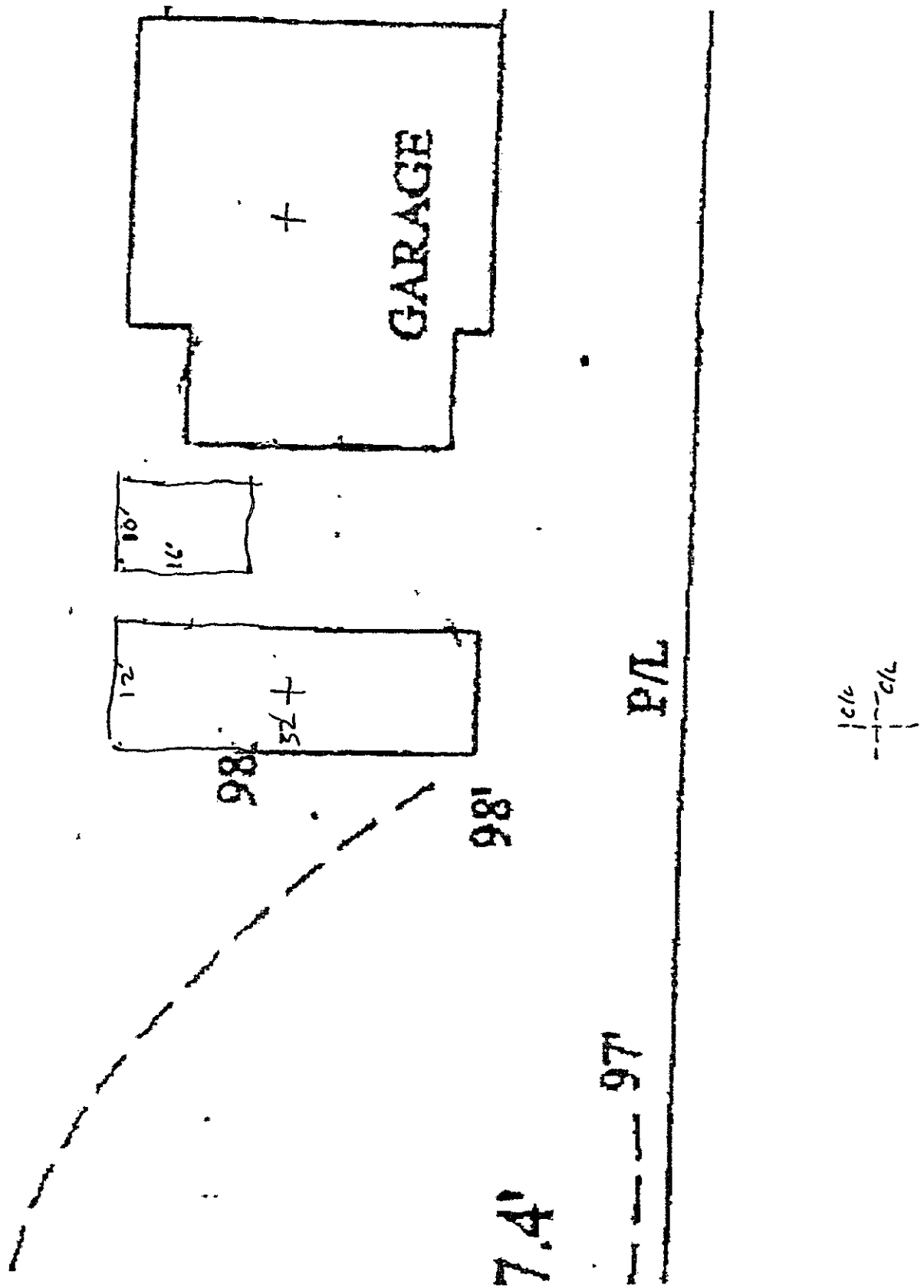
■ - OBSERVATION PIT

SCALE: 1" = 50'

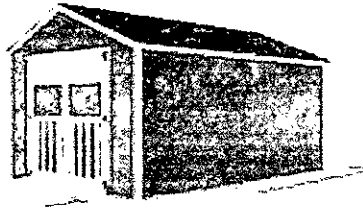




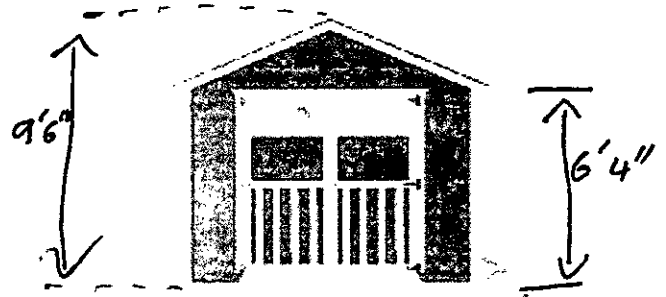




Addendum 3 di 71



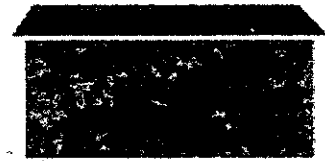
Perspective



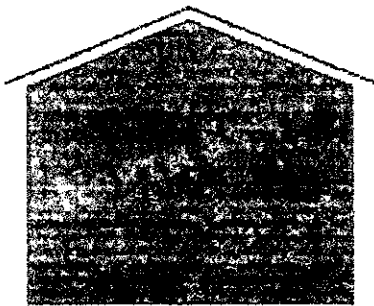
Front



Left



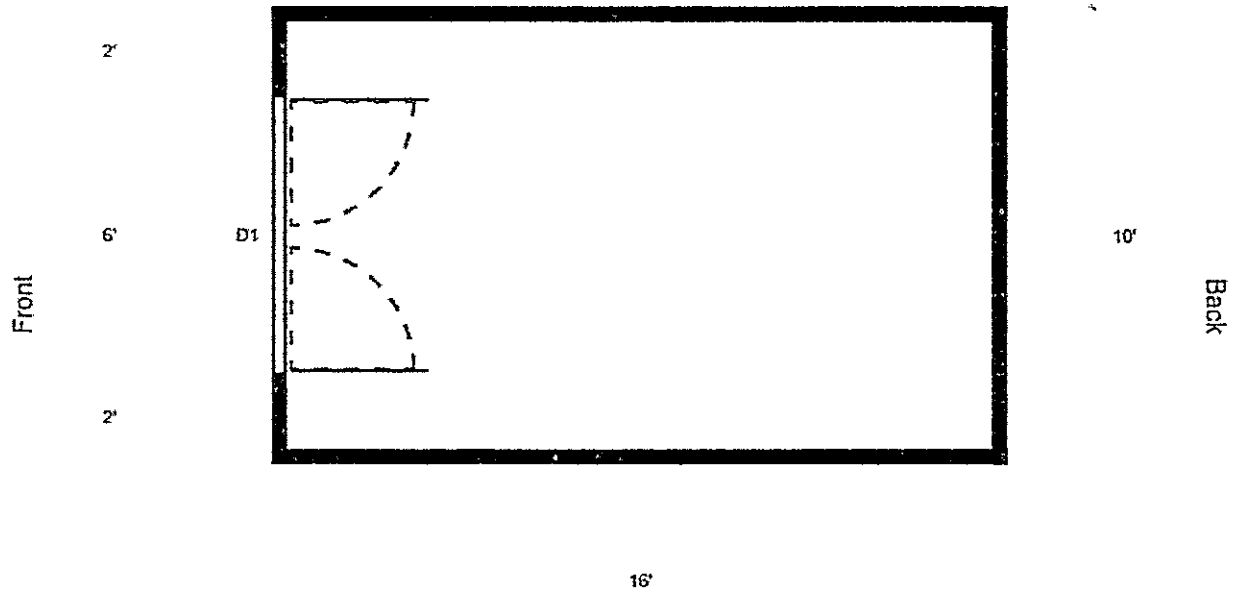
Right



Back

Addendum 3 di - p2

Left



Right

SYMBOL LEGEND

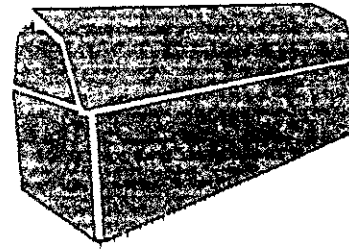
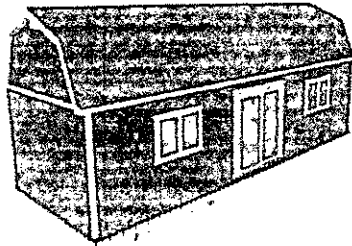
D1 6' Double Wood w/ Transom

— Closed Wall

Addendum 3 dii P1

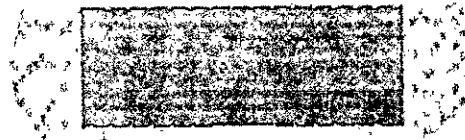


Steven Ransom-Jones
1373 County Road C
Brussels WI 54204
Q10903946-10869442



Wall D

Wall A



Wall C

Wall B

Base Details/Permit Details

Building Size & Style

Premier Pro Tall Barn - 12' wide by 32'
long

Paint Selection

Base: Goblin, Trim: Delicate White

Roof Selection

Pewter Gray Dimensional Premium
Shingle

Drip Edge

White

Is a permit required for this job?

Yes

Who is pulling the permit?

Tuff Shed

Customer Signature: _____

DocuSigned by:

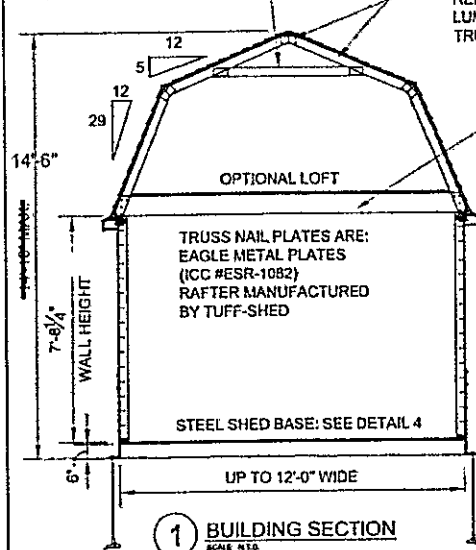
Steven Ransom-Jones

Date: _____

6/3/2025

CC452E06140B4BC

COLLAR TIE REQUIRED
ONLY AT 12' WIDE AND ONLY IF
NO LOFT JOIST IS PROVIDED.



1 BUILDING SECTION
SCALE: N.T.S.

REFER TO THE TRUSS DESIGN FOR
LUMBER SIZE, PLATE SIZE, AND
TRUSS SPACING

JOIST FOR OPTIONAL LOFT
- UP TO 8' WIDE = 2x6 HF #2 OR
2" x 6" 16 GA. STEEL JOISTS @ 24" O.C.
- 8'-1" TO 10' WIDE = 2x8 HF #2 OR
2" x 6" 16 GA. STEEL JOISTS @ 24" O.C.
- 10'-1" TO 12' WIDE = 2x10 HF #2 OR
2" x 6" 16 GA. STEEL JOISTS @ 24" O.C.

WALL FRAMING TO BE 2x4 HF STUD
GRADE OR BETTER @ 16" O.C.

EARTH ANCHORS FOR THIS
BUILDING ARE OPTIONAL. IF
REQUIRED BY YOUR LOCAL
MUNICIPALITY, ANCHORS ARE
AVAILABLE AT TUFF SHED. SEE
SALESPERSON FOR PRICING.

PPTB SHED 12' WIDE x 32' LONG PREMIER PRO SERIES

NOTES:

1. BUILDING CODE: 2015 IBC AND 2015 IRC
2. DESIGN LOADING:
WIND SPEED & EXPOSURE: 115C
ROOF LIVE LOAD: 40 PSF
ROOF DEAD LOAD: 10 PSF
OPTIONAL LOFT
LOFT LIVE LOAD: 40 PSF
LOFT DEAD LOAD: 10 PSF
3. FOR SHEDS WHICH OTHERWISE MEET THE PRESCRIPTIVE
REQUIREMENTS OF THE 2015 IBC AND 2015 IRC
ALL SHEDS CONSTRUCTED ACCORDING TO STANDARD
CONVENTIONAL CONSTRUCTION METHODS.

NAILING:

ROOF:

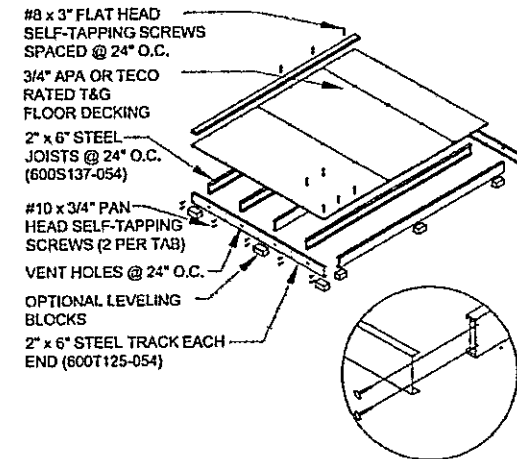
ATTACH 7/16" SILVERCREST OSB SHEATHING TO TRUSSES WITH:
8d NAILS @ 6" O.C. AT EDGES
8d NAILS @ 12" O.C. IN FIELD

WALLS:

ATTACH 3/8" SMARTSIDE WITH FOIL BACKING TO WALL FRAMING
WITH:
8d NAILS @ 6" O.C. AT EDGES,
8d NAILS @ 12" O.C. IN FIELD

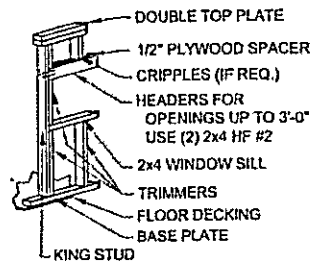
HEADER:

ATTACH HEADER TO STUD WITH:
4-8d TOENAIL OR 4-16d END NAIL DOUBLED HEADER-16d
@ 16" STAGGERED FACE NAIL



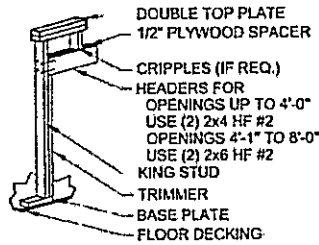
1. STEEL SHED FOUNDATION:
2" x 6"-16 GAUGE STEEL TRACKS G140 ZINC COATED
2" x 6"-16 GAUGE STEEL JOISTS G140 ZINC COATED @ 24" O.C.
(SUPPLIER: ALLIED STUCCO (JOIST: 600S137-054 / TRACK:
600T125-054) ICC ER-4943P.
2. 3/4" APA OR TECO RATED TONGUE AND GROOVE FLOOR
DECKING. 24" MAX PANEL SPAN. STAGGER PANEL LAYOUT.
3. FASTEN FLOOR DECKING TO JOIST & TRACKS USING
#8 x 1-5/8" MINIMUM LONG SELF-DRILLING SCREWS @ 12" O.C.
NO BLOCKING REQUIRED. ALL EDGES SHALL LIE ON FLOOR
JOISTS. STAGGER PANEL LAYOUT PER APA CONDITION 1.
4. FASTEN SOLE PLATE THROUGH FLOOR DECKING INTO JOISTS
OR TRACKS WITH #8 x 3" GALVANIZED SELF-DRILLING SCREWS
@ 24" O.C.
5. ALLOWABLE FLOOR LIVE LOAD: 75 PSF FOR STEEL JOISTS
CONTINUOUSLY SUPPORTED. 50 PSF FOR JOISTS ON BLOCKS
AS SHOWN.
6. USE OPTIONAL CONCRETE BLOCKS AS REQUIRED TO LEVEL
BUILDING:
SUGGESTED SIZES: 2' x 8" x 16", 4' x 8" x 16" OR 8' x 8" x 16"
BLOCKS UNDER JOISTS SPACED @ 8'-0" O.C. MAXIMUM.
BLOCKS UNDER TRACK SPACED @ 4'-0" O.C. MAXIMUM.

4 SHED BASE DETAIL
SCALE: N.T.S.



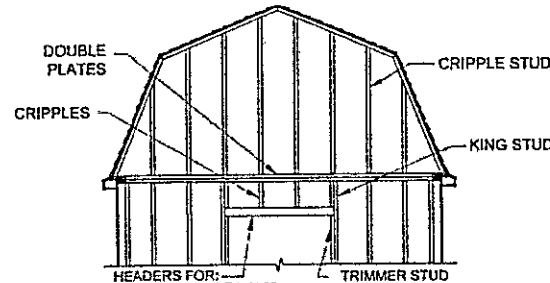
FOR WINDOW OPENINGS UP TO 3'-0"
ON PREMIER SERIES SIDE WALLS

2A WINDOW HEADER DETAIL
FOR LOAD BEARING WALLS
SCALE: N.T.S.



FOR OPENINGS UP TO 8'-0" ON
PREMIER SERIES SIDE WALLS

2B DOOR HEADER DETAIL
FOR LOAD BEARING WALLS
SCALE: N.T.S.



3 HEADER DETAIL FOR NON-
LOAD BEARING WALLS
SCALE: N.T.S.



Order #,
Customer:
Site Address,
Building Size: WIDTH x LENGTH x HEIGHT 32' x 12' x 14'-6"

P.O. #
Drawn By: SJ
Date: 12/28/18
Checked By:
Date:
Scale: N.T.S.

THESE DRAWINGS AND THE
DESIGN ARE THE PROPERTY
OF TUFF SHED, INC. THESE
DRAWINGS ARE FOR A
BUILDING TO BE SUPPLIED
AND BUILT BY TUFF SHED.
ANY OTHER USE IS
FORBIDDEN BY TUFF SHED
INC & THE ENGINEER OF
RECORD.

DRAWINGS BY:
TUFF SHED, INC.

IN HOUSE DRAFTING DEPARTMENT
1777 S. HARRISON STREET
DENVER, COLORADO 80210
(303) 753-TUFF

TUFF SHED INC. ASSUMES ALL RESPONSIBILITY FOR
THE CONTENT OF THESE DRAWINGS AND THE
CONSTRUCTION OF THE BUILDINGS SHOWN HEREIN.

TITLE
BUILDING SECTIONS
SHED BASE DETAILS
HEADER FRAMING DETAILS
NOTES - 2015 IBC & IRC - 115C

DRAWING NO.
PPTB-01
REV. LEVEL 01
SHEET 1
PAGE 1 OF 1

12/28/2018 5:01 PM

**Petition for Grant of Variance
STAFF REPORT**

Applicant Information

Property Owner / Applicant: Steven Ransom-Jones

Parcel Number & Address: 0040007262444A, 1373 County Rd C

Request: Construct new shed and approve an after-the-fact new shed that has already been placed to replace multiple existing dilapidated sheds on the property

Zoning Information

Parcel Description: The lot contains approximately 1.99 acres (approx. 86,685 sq. ft.) that measures approximately 210ft wide (road frontage) x 400ft long. Zoning requires a 75' setback from the centerline of a County road or 42ft from the edge of right-of-way. Zoning would allow a setback reduction of the average of the setbacks of the adjacent buildings, if applicable.

Zoning and Uses: The lot is located in the Single Family Residential-20,000 (SF20) zoning district. The lot is used for single family residential purposes. Existing structures include a residence with (1) Detached Garage and (3) Sheds, which have existing on the property prior to the zoning ordinance effective date of August, 2002. Zoning ordinance 3.12(6) states that no more than 2 accessory structures are allowed in SF-20 zones. The intent is to replace 2 of the 3 sheds with new sheds, thus still having 3 total accessory structures on the lot, a violation of 3.12(6).

Surrounding Area: Parcel to the south of subject parcel contains 2 accessory structures. Parcel at 1391 Cty C contains 1 accessory building and parcel at 1401/1403 Cty C contains 4 accessory buildings (2 per principle structure). All parcels to the East of subject parcel contain 2 or fewer accessory buildings, in compliance with zoning ordinance. All parcels are located within SF-20 zone.

Background Information:

- 2007: GIS Map pictometry confirms existing sheds were still in place at this time.
- 2015: Property was purchased by Ransom-Jones, all existing structures in place

Other Considerations

- Minimum lot size requirements in SF-20 are 20,000sq ft, or .46 acres. This existing lot is roughly 4x larger than requirements
- All 3 proposed sheds are not larger in combined square footage than that of the principle structure, nor are they taller than the principle structure, which is in compliance with zoning ordinance 3.12(6)(a) and 3.12(6)(b).
- The proposed sheds are all compliant accessory buildings, as described in 3.12(5)
- The 3rd new replacement shed cannot be seen from the road.