

CITY OF SHEBOYGAN

REQUEST FOR CITY PLAN COMMISSION CONSIDERATION

ITEM DESCRIPTION: Application for Conditional Use Permit by St. Luke United Methodist Church to use the existing parsonage located at 915 N. 7th Street to house one refugee family. Central Commercial (CC) Zone.

REPORT PREPARED BY: Elke Daugherty, Planning and Zoning Administrator

REPORT DATE: April 8, 2024

MEETING DATE: April 23, 2024

BACKGROUND:

St. Luke United Methodist Church in coordination with Love in the Name of Christ is proposing to utilize its existing parsonage to house one refugee family. The applicant states the following:

- The parsonage is a four-bedroom, two story brick home with a basement and unfinished attic constructed in 1930.
- The house has been used almost exclusively as a residence. However, its most recent occupants were the Mental Health Association (MHA) for which the zoning was changed from residential to commercial.
- No changes were made to the house to accommodate the office use. In anticipation of the refugee family occupying the house, the church has upgraded appliances, repaired the front porch, furnace, and completed minor plumbing and electrical work, replaced the hot water heater, and furnished the rooms. No other work is planned.
- Any parking needs for the family would be addressed through the 5 parking spaces available to the rear that are owned by the church and used by the Founders Club.

ANALYSIS:

- The proposed use meets the goals of the Sheboygan Comprehensive Plan by utilizing existing development and adding a family that will support local businesses and increase cultural diversity.
- Adjacent land uses, Landmark Community and The Founders Club, are residential and therefore compatible with the proposed residential use.

STAFF COMMENTS:

The applicant wishes to maintain the current commercial zoning rather than revert back to the its prior residential zoning. The applicant seeks only to allow a residential use within the existing parsonage.

Per Sec 105-474(c)(14) single-family residences are allowed as a conditional use in the Central Commercial District.

No exceptions are required for the proposed use.

ACTION REQUESTED:

Staff recommends approval of the conditional use permit subject to the following conditions:

1. Applicant shall meet all zoning requirements including but not limited to noise, vibration, hazardous materials, etc.
2. Applicant shall adequately address all Sheboygan Water Utility concerns related to this development.
3. Applicant shall adequately address all Fire Department concerns related to this development.
4. If there are any amendments to the approved conditional use permit (including but not limited to site plan, architectural design, use, etc.), the applicant will be required to submit a new conditional use, architectural review, etc. reflecting those amendments.

ATTACHMENTS:

Conditional Use Permit Application and Attachments