

	CITY OF SHEBOYGAN APPLICATION FOR CONDITIONAL USE	Fee: \$250.00 _____ Review Date: _____ Zoning: _____
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Read all instructions before completing. If additional space is needed, attach additional pages.

SECTION 1: Applicant/ Permittee Information			
Applicant Name (Ind., Org. or Entity) Sommer's Woodhaven MHC, LLC		Authorized Representative John Salsman	
Title Manager			
Mailing Address 7050 W Palmetto Park Rd, STE 15-234		City Boca Raton	State FL
ZIP Code 33433			
Email Address john@livingatmaplewood.com		Phone Number (incl. area code) 608-865-1313	
SECTION 2: Landowner Information (complete these fields when project site owner is different than applicant)			
Applicant Name (Ind., Org. or Entity)		Contact Person	
Title			
Mailing Address		City	State
ZIP Code			
Email Address		Phone Number (incl. area code)	
SECTION 3: Project or Site Location			
Project Address/Description 4441 South 12th Street, Sheboygan, WI 53081		Parcel No. 59281324513	
SECTION 4: Proposed Conditional Use			
Name of Proposed/Existing Business:		Sommer's Woodhaven MHC	
Existing Zoning:		MR-8	
Present Use of Parcel:		Mobile Home Community - Residential	
Proposed Use of Parcel:		Mobile Home Community - Residential	
Present Use of Adjacent Properties:		Residential/Urban Residential/Suburban Residential	
SECTION 5: Certification and Permission			
<p>Certification: I hereby certify that I am the owner or authorized representative of the owner of the property which is the subject of this Permit Application. I certify that the information contained in this form and attachments is true and accurate. I certify that the project will be in compliance with all permit conditions. I understand that failure to comply with any or all of the provisions of the permit may result in permit revocation and a fine and/or forfeiture under the provisions of applicable laws.</p>			
<p>Permission: I hereby give the City permission to enter and inspect the property at reasonable times, to evaluate this notice and application, and to determine compliance with any resulting permit coverage.</p>			
Name of Owner/Authorized Representative (please print) John Salsman		Title Manger	Phone Number 608-865-1313
Signature of Applicant 		Date Signed 4/30/2025	

Complete application is to be filed with the Department of City Development, 828 Center Avenue, Suite 208. To be placed on the agenda of the City Plan Commission, application must be filed three weeks prior to date of meeting – check with City Development on application submittal deadline date. Applications will not be processed if all required attachments and filing fee of \$250 (payable to the City of Sheboygan) are not submitted along with a complete and legible application. Application filing fee is non-refundable.

ACTION BY CITY PLAN COMMISSION

DATE OF MEETING: _____

APPROVED: _____

CONDITIONALLY APPROVED: _____

DENIED: _____

CONDITIONS

SIGNATURE: _____
Chairperson, City Plan Commission or
Representative Dept. of City Development

DATE: _____

NOTES

Permits are valid until such time as the business no longer operates from the side. No yearly renewal is required.

Permit may be revoked without notice if misrepresentation of any of the above information or attachments is found to exist.

Permit shall expire in one (1) year from date of approval unless substantial work has commenced or business has begun operating.

Permit is null and void if issued in error. It is understood that any permit issued on this application will not grant any right or privilege to erect any structure or to use any permits for any purpose that is prohibited by the City Zoning Ordinance or any other State or local laws.

Changes in the plans or specifications submitted in the original application shall not be made without prior written approval of the City Plan Commission.



April 30, 2025

Conditional Use Permit Written Explanation

Request to Add 5 Additional Lots to Existing Mobile Home Park

1. Applicant Information

- **Name:** Sommer's Woodhaven MHC, LLC; John Salsman
 - **Mailing Address:** 7050 W Palmetto Park Road, STE 15-234
 - **Phone/Email:** 608-865-1313 / john@livingatmaplewood.com
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2. Property Information

- **Property Address/Location:** 4441 South 12th Street, Sheboygan, WI 53081
 - **Parcel Number(s):** 59281324513
 - **Zoning District:** MR-8
 - **Property Owner:** Sommer's Woodhaven MHC, LLC
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3. Proposed Use

Sommer's Woodhaven MHC is requesting approval to add **five (5) additional mobile home lots** to the existing mobile home park located at 4441 South 12th Street, Sheboygan, WI 53081. The expansion will accommodate additional low-income housing opportunities while maintaining the character and quality of the community.

4. Project Description

- **Number of New Lots:** 5
- **Location:** The additional lots will be added near the NW corner of the property along South 12th Street.
- **Infrastructure:** Extension of existing utilities (water, sewer, electricity and gas) to serve the new lots.
- **Road Access:** The additional lots will utilize the existing park road that enters and exits off of South 12th Street.

- **Amenities:** New mobile home lots will have similar amenities as the existing mobile home lots in the community, and setbacks will be consistent adjacent existing mobile home lots.
 - **Compliance:** All development will comply with applicable local, state, and federal regulations.
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5. Compliance with Zoning Code Standards

The proposed additional lots comply with the zoning code standards for mobile home parks. Lot sizes, setbacks, utility provisions, and density requirements will meet or exceed the minimum standards outlined in the zoning ordinance.

6. Impact Analysis

- **Traffic and Parking:** Minimal increase in traffic volume. Adequate parking will be provided on each lot consistent with existing park standards.
 - **Noise and Lighting:** No significant increase in noise. Existing lighting will suffice for the additional 5 mobile home lots.
 - **Compatibility:** The additional lots are compatible with the existing mobile home park use.
 - **Public Services:** The minor expansion will not overburden local utilities or emergency services. Existing infrastructure is sufficient, and newly installed material will be compliant with currently building codes and standards.
 - **Environmental Considerations:** The project will manage drainage appropriately and comply with any required environmental permits or reviews.
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7. Public Interest Justification

The expansion provides affordable housing opportunities, supports community growth, and makes efficient use of existing infrastructure. It aligns with the municipality's comprehensive plan objectives for housing diversity and responsible development.

9. Conclusion

The proposed addition of five (5) mobile home lots is a logical and compatible expansion of the existing park. The project meets zoning and infrastructure requirements, presents minimal impact to the surrounding area, and supports the community's housing goals. Sommer's Woodhaven MHC respectfully requests approval of the Conditional Use Permit.