

## CITY OF SHEBOYGAN

### REQUEST FOR PLANNING COMMISSION CONSIDERATION

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**ITEM DESCRIPTION:** Application for Conditional Use with exceptions by John Salsman to create new mobile home lots in the Sommer's Woodhaven Mobile Home Park located at 4441 S 12<sup>th</sup> St. MR-8 Zone

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**REPORT PREPARED BY:** Ellise Rose, Associate Planner

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**REPORT DATE:** May 19, 2025

**MEETING DATE:** May 27, 2025

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#### **FISCAL SUMMARY:**

Budget Line Item:	N/A
Budget Summary:	N/A
Budgeted Expenditure:	N/A
Budgeted Revenue:	N/A

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#### **STATUTORY REFERENCE:**

Wisconsin Statutes:	N/A
Municipal Code:	N/A

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#### **BACKGROUND / ANALYSIS:**

John Salsman is proposing to create new mobile home lots in the Sommer's Woodhaven Mobile Home Park located at 4441 S 12th St. The applicant states:

- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- The current design sketch shows 5 manufactured homes being added. Based on the layout, the potential in that area is 5-8 16'x80' manufactured homes. If the infrastructure will allow for additional homes (more than the current sketch), I'd like to be able to add these homes.

#### **STAFF COMMENTS:**

The Plan Commission may want to have the applicant explain:

- Expected timeframes as to when development is to occur (initial site improvements, 1<sup>st</sup> phase, future phases, etc.).
- The home design, sizes, features, estimated costs for these homes, etc.

#### **ACTION REQUESTED:**

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

1. Prior to building permit issuance, the applicant shall obtain all licenses and permits as well as meet all required codes including but not limited to building, plumbing, electrical, HVAC, fire, water, sewer, health, storm drainage, DNR, floodplain, etc. (Applicant shall be in contact with building inspection, fire, police, etc.). An occupancy permit will be granted only at such time as the applicant has met all requirements.
2. Submittal/approval of a proposed storm drainage plan prior to building permit issuance.
3. Absolutely no portion of the new building and/or site improvements shall cross the property lines including but not limited to buildings, balconies, decks, foundations, walls, gutters, eaves, roof, parking, fencing/retaining walls, signs, landscaping, etc.).
4. Any work within City of Sheboygan Public rights-of-way shall be discussed with the City Engineering Department and constructed to standard City specifications (including, but not

limited to, new and old ingress/egress driveway openings, curb, gutter, sidewalk, pavement, utilities, retaining walls, street trees, etc.).

5. Applicant is responsible for working with all private and public utilities in order to adequately service this apartment complex development proposal (applicant will need to provide the necessary easements and/or relocate utilities as necessary).
6. City Development staff will issue a building permit only if the applicant has adequately satisfied all concerns related to the Sheboygan Water Utility.
7. City Development staff will issue a building permit only if the applicant has adequately satisfied all concerns related to the Sheboygan Fire Department, including but not limited to fire lane access at the site, sprinkler systems, hydrants, water pressures, etc.

**ATTACHMENTS:**

Conditional Use Permit Application and required attachments.