
	<p align="center">CITY OF SHEBOYGAN</p> <p align="center">APPLICATION FOR CONDITIONAL USE</p>	Fee: \$250.00	
		Review Date: _____	
		Zoning: _____	

Read all instructions before completing. If additional space is needed, attach additional pages.

SECTION 1: Applicant/ Permittee Information			
Applicant Name (Ind., Org. or Entity) Sheboygan Self Storage LLC		Authorized Representative: Scott Meyers	
Title: Principal/Founder			
Mailing Address: 15546 Stony Creek Way	City: Noblesville	State: IN	ZIP Code: 46060
Email Address: Scott@scottmeyers.com		Phone Number (incl. area code) (317) 506-4900	
SECTION 2: Landowner Information (complete these fields when project site owner is different than applicant)			
Applicant Name (Ind., Org. or Entity) Sheboygan Self Storage LLC		Contact Person: Scott Meyers	
Title: Manager			
Mailing Address: 15546 Stony Creek Way	City: Noblesville	State: IN	ZIP Code: 46060
Email Address: Scott@ScottMeyers.com		Phone Number (incl. area code) (317) 506-4900	
SECTION 3: Project or Site Location			
Project Address/Description: 1234 Kentucky Avenue, Sheboygan, WI 53081		Parcel No. 59281507730	
Name of Business: Storage 43			
SECTION 4: Proposed Conditional Use			
Name of Proposed/Existing Business:	Storage 43 – Self-Storage on 2 floors, + 2 vacant floors for Maker/Space (permitted use)		
Existing Zoning:	UC		
Present Use of Parcel:	Self Storage on Ground level and 2 nd floor. 2 floors vacant, permitted use: Maker Space		
Proposed Use of Parcel:	Shared Office Space with Larger Storage spaces for Small Businesses / Self-Storage on the 2 vacant floors, which is not currently a permitted use on those 2 floors.		
Present Use of Adjacent Properties:	Residential to South & West, Restaurant & Laundromat to North, greenspace to East		
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) Scott Meyers		Title: Manager/Owner	Phone Number: 317-506-4900
Signature of Applicant: 		Date Signed: July 21, 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.

CONDITIONAL USE WRITTEN EXPLANATION REQUIREMENTS

A. Name of Project/development: **Parcel # 59281507730, Storage 43 at 1234 Kentucky Avenue, Sheboygan, WI 53081**

B. Summary of the Conditional Use and general operation of proposed use:

- Description of existing use: **Currently a Self Storage Facility on 2 floors with 2 vacant floors for Office/Maker Space**
- Description of proposed use: **To be granted permission to build out the current office area as shared space plus the construction of both larger, commercial storage units for small Business use and more Self-Storage on the remaining 2 vacant floors due to the lack of demand for office/maker space.**
- All Services, products, etc. to be provided: **Self-Storage, Pro-Storage (Commercial), and Shared office space.**
- Projected number of residents, employees, and/or daily customers: **1 employee, and approximately 5-10 Client visits per day.**
- Proposed number of dwelling units, floor area, landscape area, and parking area expressed in square feet and acreage to the nearest one-hundredth of an acre. **No additional construction on the parcel - only the addition of Walls and doors on the interior of the building on 2 floors, and a remodeled office area.**
- Description of proposed building and all new site improvements (square footage of new and existing structure(s), traffic, ingress/egress, parking, sidewalk, retaining walls, storm drainage, landscaping, lighting, dumpster enclosure, screening of mechanicals, etc.) **All Exterior structure and landscaping to remain the same. The Current Square footage of the existing Structure is 64,224 sf, and the proposed additional buildout of additional storage units will only slightly increase traffic to the site, since it is primarily Storage. The ingress/Egress is at street level on Kentucky Avenue (Office) and the main storage area is accessed by the alley which runs between 12th and 13th St. Parking is located both on street and in the designated parking lot that was constructed in Phase 1, completed in 2023 – NO CHANGES.**
- A written description of the proposed general orientation, design, arrangement, texture, material and color of the building or structure and how it is compatible with the development and redevelopment in and around the area. **The building was completely restored/rehabbed in 2023 by Quasius construction with all new roofing, windows, steel cladding, framed in Aluminum coloring with Orange accents (suggested by the previous mayoral administration and economic development staff). No additional changes to the exterior of the building are being requested.**
- An explanation of any interior and/or exterior renovations: **This Conditional use request is specifically for permission to build out the 2 remaining unused floors With larger Storage Units designed for small business owners, with a shared office/conference room on the Northwest corner of the building at Kentucky and 13th.**
- Is access appropriate and is their sufficient customers/resident off-street parking? **Yes, nothing else needed - Storage is a quiet neighbor that consumes very few resources or utilities.**
- Proposed signage: **2 X 5 foot branding signs on the 2nd level between the floors with Windows (see attached) Not to exceed height limit or total square footage of 500 sf and no higher than 20 ft. per zoning requirements. We may apply later for a Monument Sign.**
- Project timeline and estimated value of project: **Construction to commence in October 2025 with a 9-10 month completion date and C of O around June 2026. Estimated cost of improvements is approx.. \$950,000 - \$1,000,000**
- Compatibility of the proposed use and design with adjacent and other properties in the area. **This is an Existing building, and is widely considered THE NICEST looking building within 3 – 4 blocks in any direction.**
- How will you insure that the business will not become a nuisance to adjacent properties (i.e. parking, noise,

smells, hours of operations, etc. **We have multiple security cameras, enhanced with AI monitoring and alarms on site. As for parking, there are few clients ever on site, and Storage does not create any noise or smells.**

- Other information that would be considered pertinent by the Plan Commission. **We have marketed the 2 vacant floors for office/maker space for over 3 years now, with virtually Zero interest, even at the lowest rate per sf in the market. We are unable to breakeven given the extensive rehab, and at a 50% vacancy rate without the ability to invest even more in the building to convert the remaining 2 floors to Storage and lease out at the current market rate.**

C. If applicable, please describe any exceptions/variances that are required for this project (i.e. setbacks, parking, landscaping, etc.) **None – No additional changes to the exterior**

D. Written justification for the proposed conditional use, indicating reasons why the applicant believes the proposed conditional use is appropriate:

How is the proposed conditional use (independent of its location) in harmony with the purposes, goals, objectives, policies and standards of the City of Sheboygan:

The proposed conditional use aligns strongly with the City of Sheboygan's adopted goals and policies for economic revitalization, adaptive reuse, and mixed-use innovation—particularly within urban commercial (UC) zones. Our request is rooted in market realities and supports the city's desire for vibrant, sustainable commercial development that serves residents and businesses alike.

Since acquiring and renovating the building, we have invested over \$3 million to transform the property into one of the most attractive and functional buildings in Sheboygan. Our work has revitalized a formerly underutilized structure, preserving its historic character while introducing new economic life into the area.

In 2022, the City supported our vision by granting a conditional use permit to allow self-storage on two floors. Since then, our self-storage component has reached 85% occupancy, demonstrating a strong and sustained demand in the local market. However, despite extensive marketing efforts over the past three years, the remaining office and maker space floors remain vacant, underscoring a gap between the city's original intent for diversified uses and current economic demand.

We can no longer afford to leave those two floors vacant— and the reason we propose converting them to a mix of larger-format business storage units tailored to local entrepreneurs and contractors, along with a shared office/conference room suite that supports collaboration and light office usage by tenants. This hybrid model encourages small business incubation, leverages existing infrastructure, and ensures full activation of the space in a way that serves the public good.

Our proposal furthers the city's goals by:

- **Maximizing economic productivity of a downtown asset**
- **Supporting small business growth and flexible commercial needs**
- **Reducing blight and vacancy in a key urban corridor**
- **Promoting mixed-use functionality in a way that adapts to the real market demand**
- **Enhancing property tax revenue and neighborhood vitality**

This application represents a thoughtful, data-driven evolution of our project—not a departure from the city's vision. It also underscores our deep commitment to Sheboygan's future and our desire to complete this project in a way that brings lasting benefit to the city, our tenants, and the community at large. Once stabilized, we hope to find more tired, old buildings like the ones at 1336 Kentucky and 1234 Kentucky that we have identified for future adaptive re-use projects.

CONDITIONAL USE APPLICATION SUBMITTAL REQUIREMENTS

For a home occupation

1. A Site Plan including:
 - ❑ The overall property
 - ❑ The existing location of building(s) on the property
 - ❑ The parking spaces location on the property
2. A Floor Plan including:
 - ❑ The dwelling floor plan showing where the business will take place in the dwelling unit.
 - ❑ All information necessary to understand the proposal

For all other Conditional Use Permits

1. A certified survey map showing existing property boundaries and improvements.
2. A map providing the following information:
 - ❑ The map and all its parts shall be clearly reproducible with a photocopier at a size of 11" X 17" and map scale not less than 1' = 600' with lot dimensions of the subject property provided and a graphic scale and north arrow.
 - ❑ All lands for which the conditional use is proposed.
 - ❑ All other lands within 100 feet of the boundaries of the subject property.
 - ❑ The current zoning of the subject property and its environs (200 feet),
3. A site plan (conforming to the requirements of Section 15.908(3) of the subject property as proposed for development):
 - ❑ Submit TWO (2) hardcopies of the site plan and ONE (1) 11" X 17" reduction of the site plan.
 - ❑ Submit digital plans and drawings of the project by email, flash drive, etc.
 - ❑ Title block that provides all contact information for the petitioner and/or owner, if different
 - ❑ Full name and contact information of petitioner's engineers/surveyors/architects, or other design professionals used in the plan preparation
 - ❑ The date of the original plan and latest date of revision to the plan
 - ❑ A north arrow and graphic scale. Said scale is not to be smaller than one inch equals 100 feet
 - ❑ All property lines & existing/proposed right-of-way lines with bearings & dimensions clearly labeled
 - ❑ Existing/proposed easement lines and dimensions with an explanation of ownership and purpose.
 - ❑ All required building setback lines
 - ❑ Existing and proposed buildings, structures and paved areas, including building entrances, walks, drives, decks, patios, fences, utility poles, drainage facilities and walls.
 - ❑ Location and dimension of all curb cuts and throat widths of all access points onto public streets or alleys.
 - ❑ The location and dimension of all on-site parking including a summary of the number of parking stalls provided versus the requirements of the ordinance
 - ❑ The location and dimension of all loading and service areas on subject property
 - ❑ The location of all outdoor storage areas and the design of all screening devices
 - ❑ Location of all outdoor storage and refuse disposal areas and the design and materials used for construction and operation
 - ❑ The location, type, height, size and lighting of all signage.
 - ❑ Location, height, design, illumination power and orientation of all exterior lighting on the property including a photometrics plan
 - ❑ Location of all exterior mechanical equipment and utilities and elevations of proposed screening devices where applicable (i.e. visible from a public street or residential use or district). Mechanical equipment includes, but is not limited to; HVAC equipment, electrical transformers and boxes, exhaust flues, plumbing vents, gas regulators, generator
 - ❑ Location of all existing and proposed landscape areas, storm water areas, etc.
4. Building elevations and perspectives.

NOTE: A Traffic Impact Study (TIA) may be required with large development proposals.

APPLICATION SUBMITTAL

STEP 1: Initial Meeting with City Planning Office:

An initial meeting is to ensure that both the applicant and the city staff have a proper understanding of what is being requested and to explain the approvals necessary. An engineered drawing is not required for this meeting, but an accurate sketch and any applicable background information may be needed. Additional meetings can be arranged by calling the Department of City Development.

STEP 2: Official Submission:

A conditional use permit application may be filed at the City of Sheboygan Planning and Development office located on the 2nd floor of City Hall or may be submitted electronically via email: Steve.Sokolowski@SheboyganWI.gov

If submitting electronically, please verify application has been accepted and will be placed on the next Plan Commission agenda.

Payment of the application fee must be received prior to the application filing deadline. Payment may be submitted via postal delivery, in person, or by phone using credit card.

Mailing Address: Department of City Development
828 Center Ave. Suite 208
Sheboygan, WI 53081

NOTE: Applications will not be accepted until complete. A complete application includes all items in the respective checklists above. Applications must be complete before they are scheduled for a meeting before the Plan Commission.

PLAN COMMISSION MEETING

Meeting Date: The Plan Commission meets on the 2nd and 4th Tuesdays of the month at 4:00 p.m. in the Council Chambers of City Hall, 828 Center Ave. The project applicant or a representative must attend the Plan Commission meeting to present the conditional use permit request and answer questions regarding the proposal. Public comment will be invited at the Plan Commission meeting.

Public Notification: Owners of property in the vicinity of the site affected by the conditional use permit proposal are notified via mail. The public hearing notice explains the proposal and provides information about the Plan Commission meeting.

Project Review: The purpose of a conditional use permit is to assure compatibility between land uses. City staff analyzes a proposal and prepares a recommendation for the Plan Commission. The project analysis considers the location of the affected property, surrounding uses, and the operational details of a proposed use.

Plan Commission: The Plan Commission is charged with the authority to approve or deny a conditional use permit request. In the event an applicant wishes to contest the decision of the Plan Commission, the applicant may appeal the decision to the Sheboygan County Circuit Court.

**Plan Commission meeting agendas and minutes may be viewed on the City's website:
www.SheboyganWI.gov**

FOR INFORMATION OR ASSISTANCE CONTACT THE ZONING MANAGER: (920) 459-3382

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.