

CITY OF SHEBOYGAN

REQUEST FOR CITY PLAN COMMISSION CONSIDERATION

ITEM DESCRIPTION: Application for Conditional Use with exceptions by Scott Meyers to create shared office space and self-storage at Storage 43 located at 1234 Kentucky Avenue. UC Zone.

REPORT PREPARED BY: Ellise Rose, Associate Planner

REPORT DATE: July 29, 2025

MEETING DATE: August 12, 2025

FISCAL SUMMARY:

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

STATUTORY REFERENCE:

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

BACKGROUND / ANALYSIS:

Scott Meyers is proposing to create shared office space and self-storage at Storage 43 located at 1234 Kentucky Avenue. The applicant states the following:

- 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.
- 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.
- 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.
- 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.

- 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.
- 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
- This is an Existing building, and is widely considered THE NICEST looking building within 3 – 4 blocks in any direction.
- 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.
- 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.

STAFF COMMENTS:

In April of 2021 the Plan Commission voted to approve self-storage in the basement and 2nd floor with offices and coworking space on the 1st and 3rd floors. The hope was that the remaining two floors would be redeveloped in such a manner as to generate employment, dwelling units, or other various types if mixed uses that better reflect the Indiana Avenue Commercial corridor. The building owners have been unsuccessful in securing tenants for this redevelopment for the remaining two floors since that time.

ACTION REQUESTED:

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

1. Prior to building permit issuance, the applicant shall obtain all licenses/permits as well as meet all required codes including but not limited to building, plumbing, electrical, HVAC, fire, water, sewer, storm drainage, health, hazardous materials, State of Wisconsin, etc. An occupancy permit will be granted only at such time as the applicant has met all requirements (applicant shall be in contact with building inspection, fire/police departments, etc.).
2. Applicant shall meet all zoning requirements including but not limited to noise, vibration, hazardous materials, etc.
3. Dumpster(s) shall be screened/enclosed and constructed of like materials and colors of the facility.
4. Outdoor storage of materials, products or equipment shall be prohibited.
5. Applicant shall obtain the necessary sign permits prior to installation. If staff has any concerns with any proposed sign design, the matter may be brought back to the Plan Commission for their consideration

6. All areas used for parking or maneuvering of vehicles shall be paved.
7. All areas that are not required to be paved shall be landscaped with grass and/or approved landscaping (no gravel on the site).
8. Any new or modified ingress/egress driveway openings and any existing driveways to be closed shall be improved to standard City specifications.
9. Applicant will provide adequate public access along the street and alley and will take all appropriate actions to minimize the time period that these streets will be closed/affected.
10. Applicant shall immediately clean any and all sediments, materials, tracking, etc. that may be spilled off-site on private or public lands and streets.
11. Streets and infrastructure damaged and/or disturbed during construction of all private and/or public improvements shall be promptly repaired by the applicant.
12. All vehicles, equipment, materials, products, etc. shall be located on the applicant's property (no storage on public rights-of-way).
13. 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 Attachments