
	<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) JEEPSEE Transport, LLC		Authorized Representative Kathleen Racine	
Title Owner			
Mailing Address 1604 S 10th Street		City Sheboygan	State WI
ZIP Code 53081			
Email Address Katie@jeepseetransport.com		Phone Number (incl. area code) (920) 254-4909	
SECTION 2: Landowner Information (complete these fields when project site owner is different than applicant)			
Applicant Name (Ind., Org. or Entity) <i>Kevin Racine</i>		Contact Person <i>Kevin Racine</i>	
Title <i>Owner</i>			
Mailing Address <i>Same as above</i>		City	State
ZIP Code			
Email Address <i>Kevin.racine@gmail.com</i>		Phone Number (incl. area code) <i>(920) 254-7677</i>	
SECTION 3: Project or Site Location			
Project Address/Description 1604 S 10th Street Sheboygan, WI 53081		Parcel No. 59281306350	
SECTION 4: Proposed Conditional Use			
Name of Proposed/Existing Business:		JEEPSEE Transport, LLC	
Existing Zoning:		G1 - Residential	
Present Use of Parcel:		G1 - Residential	
Proposed Use of Parcel:		Home Occupational	
Present Use of Adjacent Properties:		G1 - 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) Kathleen A Racine		Title Owner	Phone Number (920) 254-4909
Signature of Applicant <i>Kathleen A Racine</i>		Date Signed 2/22/2024	

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.

	<p align="center">CITY OF SHEBOYGAN</p> <p align="center">HOME OCCUPATION ZONING COMPLIANCE APPLICATION</p>	Fee: _____
		Review Date: _____
		Zoning: <u>NR-6</u>

Read all instructions before completing.

SECTION 1: Applicant/ Permittee Information			
Name (Ind., Org. or Entity) <u>Kathleen Allison Racine (JEETSEE Transport, LLC)</u>			
Mailing Address <u>1604 S. 10th Street</u>	City <u>Sheboygan</u>	State <u>WI</u>	ZIP Code <u>53081</u>
Email Address <u>Kath@jeetseetransport.com</u>		Phone Number (incl. area code) <u>(920) 254-4909</u>	
SECTION 2: Other Person Involved in the Home Occupation			
Name <u>Kevin Racine</u>			
Mailing Address <u>1604 S. 10th Street</u>	City <u>Sheboygan</u>	State <u>WI</u>	ZIP Code <u>53081</u>
SECTION 3: Written Description of Proposed Home Occupation			
Please attach written letter describing home occupation.			
SECTION 4: 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 Home Occupation Zoning Compliance Application. I certify that the information contained in this form and attachments are true and accurate. I certify that the project will be in compliance with all 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) <u>Kathleen A. Racine</u>		Title <u>Business Owner</u>	Phone Number <u>(920) 254-4909</u>
Signature of Applicant <u>Kathleen A. Racine</u>		Date Signed <u>2/15/24</u>	

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See Home Occupation regulations on reverse.

JEEPSEE Transport, LLC

Conditional Use Written Explanation Requirements - Responses

A. Name of project/development

- JEEPSEE Transport, LLC

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

- Description of existing use
 - i. The property is currently used as a residence.
- Description of proposed use (indoor, outdoor, etc.), why was this site selected?
 - i. The proposed use is as home occupational, we wish to park our business vehicles on the concrete slab, located on the westside of the property, off the alley.
 - ii. This site was selected because my husband and I live in the residence.
- All services, products, etc. to be provided
 - i. We will be providing transportation services to the community.
- Projected number of residents, employees, and/or daily customers
 - i. The same two residents/employees will be living in the home that have been for over two decades.
 - ii. There will be no additional employees located at this address.
 - iii. There will not be any customers at this address. All of our business is done from our vehicles.
- 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
 - i. The concrete slab that will be used for parking our vehicles, measures: 33' x 23'.
- 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.)
 - i. None of these items are applicable for the usage we are requesting. We have only requested to park our business vehicles on our property that is located off the alley.
- 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
 - i. This is also not applicable. The existing concrete slab, is oriented along the westside of our property, off the alley.
- An explanation of any interior and/or exterior renovations
 - i. There will not be any interior or exterior renovations done.

- Is access appropriate and is there sufficient customers/resident off-street parking?
 - i. The access is appropriate, and no customers will be visiting this address. The parking that we wish to use, is off-street parking owned by us.
 - Proposed signage
 - i. There is no proposed signage. We do not wish to erect any signage now, or in the future.
 - Project timeline and estimated value of project
 - i. This is not a project. There is no estimated value tied to us using our own property to park our business vehicles.
 - Compatibility of the proposed use and design with adjacent and other properties in the area.
 - i. There will be no affect on the surrounding properties. There are no design elements that will need to be addressed.
 - How will you ensure that the business will not become a nuisance to adjacent properties (i.e. parking, noise, smells, hours of operations, etc.)
 - i. We will be parking our vehicles on the backside of our property. Besides arriving and leaving the parking location, there would be no change to the existing neighborhood.
 - 1. All parking would be on our property.
 - 2. There would be no additional noise or smells.
 - 3. Our hours of operation are around the clock, but only involves us starting our vehicles and driving away from the area.
 - Other information that would be considered pertinent by the Plan Commission.
 - i. This request was necessary, because I was asked if there would be any visible way of telling the business was located at this address. I admitted that we have signage for JEEPSEE Transport, LLC on our vehicles – which could be seen from the alleyway. We are requesting to park our business vehicles on our own property. There will be no impact on our neighbors or neighborhood, by doing this. We are not reducing the available street parking, we are not creating any additional noise or smells, and we are not erecting a new structure or signage.
- C. If applicable, please describe any exceptions/variances that are required for this project (i.e. setbacks, parking, landscape, etc.)
- There are no exceptions/variances required for this project.
- D. Written justification for the proposed conditional use, indicating reasons why the applicant believes the proposed conditional use is appropriate:
- a. 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 Comprehensive Master Plan?

- i. Our company aims to provide safe transportation to residents within the community at a fair price. We pride ourselves on our clean and well-maintained vehicles, as well as the personable drivers. We believe that Sheboygan is in need of a transportation company that can be utilized by locals and tourists alike, while also representing the City in a positive light.
- b. Does the conditional use, in its proposed location, result in any substantial or undue adverse impact on nearby property, the character of the neighborhood, environment, traffic, parking, public improvements, public property or rights-of-way?
 - i. No, there will be no impact on any nearby properties, the neighborhood, environment, traffic, parking, public improvements, public property, or rights-of-way. There will be no noticeable change or impact to any of the surrounding areas.
- c. How does the proposed conditional use maintain the desired consistency of land uses in relation to the setting within which the property is located?
 - i. In our neighborhood, it is not uncommon for residents to park their vehicles on their properties, off of the alley. The neighborhood's land uses will remain consistent to what it has been.
- d. Is the proposed conditional use located in an area that will be adequately served by utilities, or services provided by public agencies? If not, please explain.
 - i. Yes, the property is already adequately serviced by utilities and public agencies. The particular area that we will be parking our vehicles, does require either of these things.

JEEPSEE Transport, LLC

Home Occupation Application Submittal Requirements

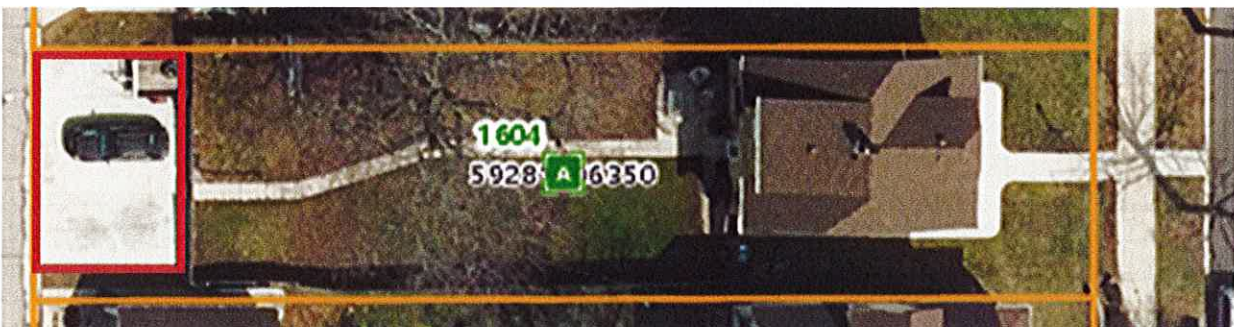
1. Site Plan including:
 - a. The overall property (Parcel 1604 / 59281306350)



- b. The existing location of building(s) on the property



- c. The parking space(s) location on the property



2. A Floor Plan including:
 - a. The dwelling floor plan showing where business will take place in the dwelling unit.
 - i. No business will be taking place within the dwelling unit.
 - b. All information to understand the proposal:
 - i. We wish to park our business vehicles on our concrete slab, located off the alley. We were told that because these vehicles would be visible from the alley this application was required. No business will be occurring in the dwelling. No customers/clients will be visiting the residence at any time.