

CITY OF SHEBOYGAN

REQUEST FOR CITY PLAN COMMISSION CONSIDERATION

ITEM DESCRIPTION: Application for Conditional Use with exceptions by Arleigh Stuefen to create at 2-family dwelling located at 1502 Union Avenue. NC Zone.

REPORT PREPARED BY: Ellise Rose, Zoning Administrator

REPORT DATE: October 7, 2025

MEETING DATE: October 14, 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:

Arleigh Stuefen is proposing to create a two-family dwelling located at 1502 Union Ave. The applicant states the following:

- Currently the upper unit is a 3-bedroom residence. The lower level has been used for storage. The current owner has been occupying the entire space.
- The proposed use is to convert the lower commercial space into a two-bedroom residence.
- The projected number of residents is 2-5 combined for both units.
- Two dwelling units with potential of off-street parking with the addition of garage slab
- Renovations include updates to HVAC, electrical, plumbing and siding.
- Timeline is 6 to 8 months for renovation. \$250,000 potential value at finish.
- Structure is in a residential neighborhood with several single family and multi family homes in the immediate area.

STAFF COMMENTS:

This area has many 1- and 2-family dwelling units. This renovation will fit in well with the surround area.

ACTION REQUESTED:

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

1. Prior to operation/occupancy, the applicant shall obtain all licenses and occupancy permits as well as meet all required codes including but not limited to building, plumbing, electrical, HVAC, fire, health, state, federal, etc. An occupancy permit will be granted only at such time as the applicant has met all requirements.
2. Outdoor storage of materials, products or equipment shall be prohibited.
3. Any fencing/retaining wall shall be installed per Section 105-945 of the City of Sheboygan Zoning Ordinance.
4. All new lighting shall be installed per Section 105-932 of the City of Sheboygan Zoning Ordinance. There shall be no spillover light onto adjacent properties or the streets.
5. 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, street trees, etc.).
6. 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.
7. If there are any amendments to the approved use and/or site plan, the applicant will be required to submit a new conditional use application reflecting those amendments.

ATTACHMENTS:

Conditional Use Permit Application and Attachments