

CITY OF SHEBOYGAN

REQUEST FOR CITY PLAN COMMISSION CONSIDERATION

ITEM DESCRIPTION: Application for Conditional Use Permit with exceptions by Thomas Stemper to construct an apartment to the 2nd floor of the commercial facility located at 1530 S 12th St. UC Zone

REPORT PREPARED BY: Ellise Rose, Zoning Administrator

REPORT DATE: August 6, 2026

MEETING DATE: August 11, 2026

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:

Thomas Stemper is proposing to construct an apartment to the 2nd floor of the commercial facility located at 1530 S 12th St. The applicant states the following:

- Currently this building is commercial.
- Propose converting upper floor to a 1 family apartment.
- The upper unit is 966 sq. Feet.
- Parking lot consisting of 5 parking stalls with a total of 1261 square feet located at back of bldg.
- No change to outside of building.
- The only renovation needed is a shower stall in the bathroom. Many years ago, this was an owner-occupied apartment so kitchen, bathroom, living room, dining room etc. already exists.
- Access to the apartment is by an interior stair on northside of building with the parking lot available in the back of the building.
- No signage.
- The cost of the shower installed is approximately \$3000. This shower would be added as soon as the sale is complete to Thomas Stemper with the hope of renting the apartment soon after. Closing date is August 30, 2026, contingent on this conditional use permit being granted.
- There are residential houses on both sides of the commercial building as well as the back of the building. Therefore, there is no adverse impact on the properties in the neighborhood. Since there is a mix currently of commercial and residential in this area, the use of the area is unchanged by granting this conditional use permit.

- The change in use of property will be adequately served by current utilities.

STAFF COMMENTS:

A commercial apartment is permitted as a conditional use in the Neighborhood Commercial zoning district.

ACTION REQUESTED:

Staff recommends approval of the conditional use permit 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. The facility will meet all zoning requirements including but not limited to noise, smells, vibration, hazardous materials, etc. If any issues arise, this matter may be brought back to the Plan Commission for review.
3. If using dumpsters, dumpster(s) shall be screened/enclosed and constructed of like materials and colors of the facility. If using chain link fencing, the applicant shall install Privacy Decorative Slating (PDS) material in order to effectively screen and enclose the dumpster.
4. All outdoor storage of materials, products or equipment shall be prohibited.
5. Any fencing/retaining wall shall be installed per Section 105-945 of the City of Sheboygan Zoning Ordinance.
6. 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.

ATTACHMENTS:

Conditional Use Permit Application and Attachments