

**CITY OF SHEBOYGAN****APPLICATION FOR
CONDITIONAL USE**

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) THOMAS STEMPER	Authorized Representative	Title	
Mailing Address [REDACTED]	City PLYMOUTH	State Wisconsin	ZIP Code 53073
Email Address [REDACTED]	Phone Number (incl. area code) [REDACTED]		

SECTION 2: Landowner Information (complete these fields when project site owner is different than applicant)

Applicant Name (Ind., Org. or Entity) HERITAGE SQUARE REAL ESTATE	Contact Person GERALD VAN DE KREEKE, JR.	Title	
Mailing Address [REDACTED]	City SHEBOYGAN	State WI	ZIP Code 53081
Email Address	Phone Number (incl. area code) [REDACTED]		

SECTION 3: Project or Site Location

Project Address/Description 1530 S. 12TH STREET, SHEBOYGAN, WI 53081	Parcel No. 59281403540
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SECTION 4: Proposed Conditional Use

Name of Proposed/Existing Business:	THOMAS STEMPER/VAN DE KREEKE & ASSOCIATES ACCOUNTING
Existing Zoning:	COMMERCIAL
Present Use of Parcel:	COMMERCIAL
Proposed Use of Parcel:	CONVERT UPPER LEVEL OF BUILDING TO RESIDENTIAL
Present Use of Adjacent Properties:	RESIDENTIAL

SECTION 5: Certification and Permission

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.

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.

Name of Owner/Authorized Representative (please print) SHARON VAN DE KREEKE	Title	Phone Number [REDACTED]
Signature of Applicant Thomas J. Stenger		Date Signed July 10, 2026

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.

Purchase of Building (1530 S 12th St) by Thomas Stemper from Heritage Square Real Estate LLC

Propose converting 2nd floor to residential

- Currently this building is commercial
- Propose converting upper floor to a 1 family apartment
- 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 stairs 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.