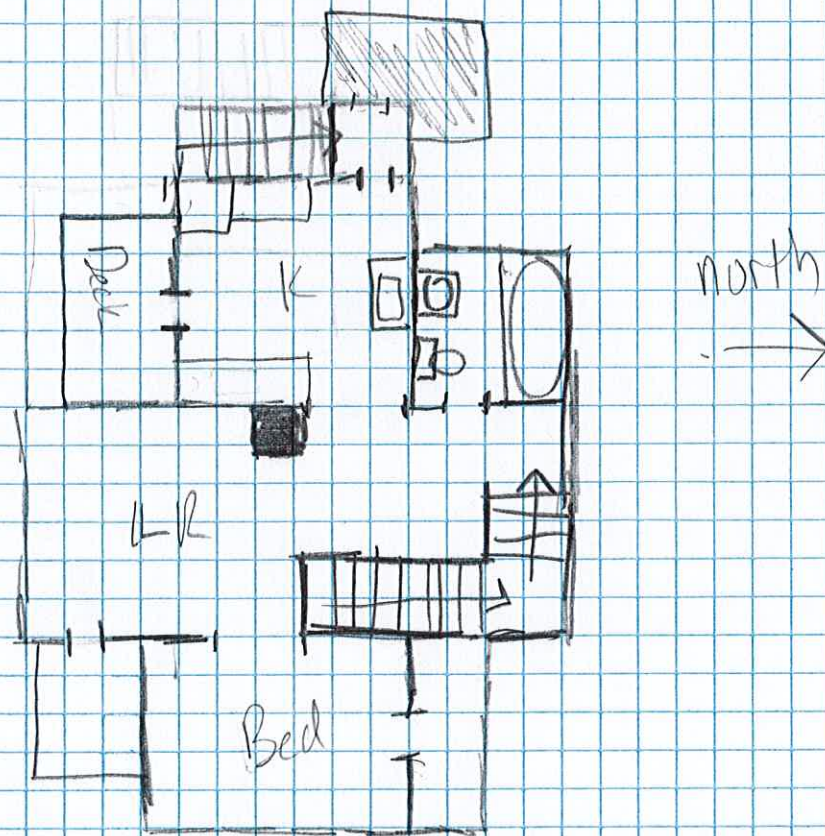
	<p align="center">CITY OF SHEBOYGAN</p> <p align="center">APPLICATION FOR CONDITIONAL USE</p>	Fee: \$250.00 <i>pd</i>
		Review Date: <i>2/14/23</i> <i>Zoning</i>

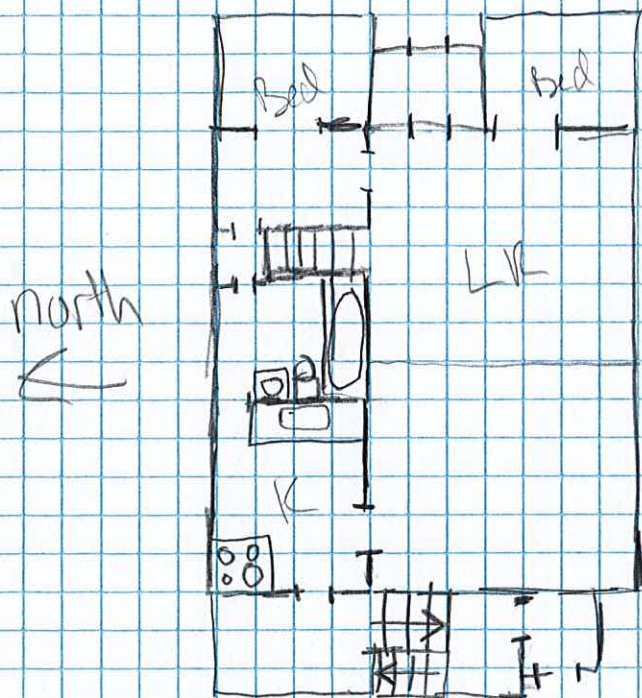
Read all instructions before completing. If additional space is needed, attach additional pages.

SECTION 1: Applicant/ Permittee Information			
Applicant Name (Ind., Org. or Entity) <i>KBP Properties</i>		Authorized Representative <i>Nick Brock</i>	
Title <i>Owner</i>			
Mailing Address <i>2516 Calumet Ave</i>	City <i>Sheboygan</i>	State <i>WI</i>	ZIP Code <i>53081</i>
Email Address <i>KBPPropertyMgmt@gmail.com</i>		Phone Number (incl. area code) <i>262-202-5398</i>	
SECTION 2: Landowner Information (complete these fields when project site owner is different than applicant)			
Applicant Name (Ind., Org. or Entity)		Contact Person	
Title			
Mailing Address <i>4336 S 15th Street</i>	City	State	ZIP Code
Email Address		Phone Number (incl. area code)	
SECTION 3: Project or Site Location			
Project Address/Description <i>2516 Calumet Ave</i>		Parcel No.	
SECTION 4: Proposed Conditional Use			
Name of Proposed/Existing Business:			
Existing Zoning:		<i>Commercial</i>	
Present Use of Parcel:			
Proposed Use of Parcel:		<i>single family</i>	
Present Use of Adjacent Properties:		<i>commercial</i>	
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) <i>Nick Brock</i>		Title <i>Owner</i>	Phone Number <i>262-202-5398</i>
Signature of Applicant <i>Nick Brock</i>		Date Signed <i>10/25/22</i>	

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.

Second Floor 2516 Calumet Ave





first floor
2516 Calumet Dr.

Address: 2516 Calumet Dr Sheboygan, Wisconsin 53083 Taxed by: Sheboygan

MLS #: 1784197



Property Type: Two-Family
Status: Active
Tax Key: 59281602490
County: Sheboygan

List Price: \$119,900
Taxes: \$2,689
Tax Year: 2021
Est. Acreage: 0.2

Garage Spaces: 0
Garage Type: None
Flood Plain: No
Occ. Permit Required:

Est. Year Built: 1916
Est. Total Sq. Ft.: 1,605
Zoning: Commercial

School District: [Sheboygan Area](#)
High School:
Middle School:
Elem. School:

Subdivision:
Subd. Dues/Yr.: \$
Body of Water:
Days On Market: 5

Directions:

Unit Details						Unit 1 Rooms			Unit 2 Rooms		
	Unit 1	Unit 2		Unit 1	Unit 2	Name & Level	Length	Width	Name & Level	Length	Width
# Rooms:	4	3	Elec:			Living/Great Room Level:	10	10	Living/Great Room Level:	10	10
BR:	2	1	Rent:			Main			Upper		
Baths:	1 / 0	1 / 0	Sec Dep:			Kitchen Level: Main	10	10	Kitchen Level: Upper	10	10
Sq Ft:			Occ:			Master Bedroom Level: Main	11	11	Master Bedroom Level: Upper	11	11
Heat:			Exp Dt:			2nd Bedroom Level: Upper	11	11			

Type: Duplex/2 Story
Exterior: Vinyl
Garage/Parking: None
Basement: Full

Bath Unit #1: Shower Over Tub
Bath Unit #2: Shower Over Tub
Heat Type #1: Natural Gas; Forced Air
Heat Type #2: Natural Gas; Forced Air

Water/Waste: Municipal Water; Municipal Sewer

Tax Includes: Trash Collection

Municipality: City

Owner Pays: Electricity; Water; Heat

Tenant Pays: None

of Meters: Gas 1

Appliances #1: Oven; Refrigerator

Appliances #2: Oven; Refrigerator

Misc #1: Circuit Breakers; Cable TV Available; Central Air; Smoke Detector; Natural Woodwork; Pantry; None/Other

Misc #2: Circuit Breakers; Cable TV Available; Smoke Detector; Pantry; None/Other

Documents on File: Listing Contract; Seller Condition

Occupancy: See Listing Broker

Remarks: LOCATION LOCATION! Walking distance to any amenities plus and or great visibility for a business too! Work on main and live upstairs or cash flow this in your portfolio today! Two Family and or commercial property boasting with options for a variety of buyers! This can be a residential rental on upper level with newly remodeled kitchen and 1 bdrm with walk in closet, hardwood floors and dual access with enclosed stairs + parking! The main level has 2 bedrooms and/or offices, living room or open working area, full kitchen, large walk in pantry/storage space and access to full lower level for additional storage. 7+ parking spaces in total. Green space for all to enjoy! The current rents currently are MTM - 550 on upper and 750 on main level, both occupied.

Private Remarks: Owners of property are licensed brokers and realtors in State of WI.

Exclusions: Tenant/Seller personal property.

Sub Agent Comm: 2 %

Excl. Agency Contract: N

Broker Owned: N

Electronic Consent: No

Buyer Agent Comm: 2 %

Var. Comm.: N

Listing Date: 03/22/2022

Limited/Unserviced: No

Named Prospects: N

Listing Office: Avenue Real Estate LLC: 625024

Ph: 920-893-3001

Fax: 888-690-6696

URL:

Listing Agent: Katy Cain - Realtor/Auctioneer/Broker : 23544

Ph: 920-980-9302 **Cell:** 920-980-9302

Fax: 888-690-6696

Email: Katy@AvenueRET.com

LA Address: 410 S Milwaukee St
Plymouth, WI 53073

LO License #: 937675-91

LA License #: 56461-90

The information contained herein is provided for general information purposes only. If any of the above information is material or being utilized to determine whether to purchase the property, the buyer should personally verify same or have it confirmed by a qualified expert. The information to independently verify and confirm includes but is not limited to total square footage formula, total square footage / acreage figures, land, building or room dimensions and all other measurements of any sort or type. Equal housing opportunity listing.

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Prepared by Daniel Menzer on Saturday, March 26, 2022 1:46 PM.



