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2704 South 18th Street
Sheboygan WI 53081

Cell: 920-980-1377

KLUNCK MASONRY, LLC

Conditional use written requirements:

Project: Building addition to Klunck Masonry, LLC
1422 S 15th Street
Sheboygan, WI 53081

Summary: I have bought land from the neighbor in order to expand my current location. It will be attached to the existing building with the current addition torn down. We will then add on a larger addition. The building will be approximately 40 x 80 with 2 overhead doors. The main reason for this addition is for needed storage for tools and machinery. I have outgrown the original shop. There will be no additional signage on the back of the building. The arbor vitae that are planted in the rear of the building will be moved to the west end of the property behind the new addition. The original building is block with a metal roof and the addition will have steel siding to match the block and a metal roof that will be tied into the existing metal roof. There will be no additional traffic to my company than the employees I have now. It is mainly storage. The timeline I would like to achieve is by the end of 2025 (weather prevailing) and the estimated value is \$200,000.00

Variances: Must be 25 ft off west property line. 5 and 5 on south and north side of property.

Justification:

a: In putting the addition on to our building we are enhancing the area and have always taken care of this property to make it pleasing to the eye. The land we have bought has been vacant for years and had no value to the area. It will now be a building that will house a lot of our machinery that is otherwise parked outside the building making it safer from vandalism and destruction.

b: There will not be any adverse impact to the neighborhood. There will be no additional people or the hours of operation will not be extended.

c: The apartment complex to the south has much more traffic and issues than anyone in our area. The building to the west is a commercial building and also across the street to the east is another commercial business property. We are keeping the shrubs for all the green points needed.

d: Yes the building will be adequately served by utilities and public agency services.

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