

	CITY OF SHEBOYGAN APPLICATION FOR CONDITIONAL USE	Fee: <u>\$250.00</u> Review Date: _____ Zoning: <u>UC</u>
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Read all instructions before completing. If additional space is needed, attach additional pages.

SECTION 1: Applicant/ Permittee Information			
Applicant Name (Ind., Org. or Entity) Basis Building	Authorized Representative <i>Erik Neave</i>	Title Basis Building co-owner	
Mailing Address <i>1328 N. 3rd St.</i>	City Sheboygan	State WI	ZIP Code 53081
Email Address <i>basis building co@gmail.com</i>	Phone Number (incl. area code) <i>920.400.6740</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	City	State	ZIP Code
Email Address	Phone Number (incl. area code)		
SECTION 3: Project or Site Location			
Project Address/Description <i>Vacant lot on S. 17th St. between Indiana + Illinois</i>		Parcel No. <i>59281506680</i>	
SECTION 4: Proposed Conditional Use			
Name of Proposed/Existing Business:	Basis Building		
Existing Zoning:	UC		
Present Use of Parcel:	parking lot		
Proposed Use of Parcel:	Parking lot for work trucks, garage and storage for equipment and vehicles, Office space		
Present Use of Adjacent Properties:	alley, parking lot and businesses		
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>Erik Neave</i>	Title <i>co-owner</i>	Phone Number <i>920.400.6740</i>	
Signature of Applicant <i>[Signature]</i>		Date Signed <i>3/2/26</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.



Conditional Use Permit City of Sheboygan Monday March 2, 2026

—Existing Use—

Basis Building LLC recently acquired the lot on S. 17th Street between Indiana and Illinois Avenues in the City of Sheboygan. This lot is currently empty, but was previously used by Immanuel Lutheran church as a parking lot and play area—there is green space and a playground on the East end of the lot.

—Proposed Use—

Basis Building offers a variety of building services, specializing in concrete foundations/flatwork and residential remodeling. We purchased this lot for additional storage and to centralize operations closer to our jobsites and residences. Previously, our business address and equipment storage has been in Random Lake, WI. On S.17th Street, we plan to build an office and heated shop (approximately 50'x80') and store equipment and machinery on the lot and in unheated storage buildings (~15'x50' & ~40'x50' (see site map)).

—Impact on Neighborhood—

This area is primarily zoned UC (Urban Commercial) along the Indiana Corridor with MR (mixed residential) on the North side of the alley. Our plans for use are compatible with development in the area and will not significantly disrupt the neighborhood. In fact, it will beautify it. The most visible building will be facing 17th Street, landscaped appropriately, and finished professionally to showcase Basis Building's strengths and align with City Planning's goals for the area. This will not only elevate the aesthetics of 17th street; it will also shield the view of our storage area in the back. Most of our daily operations are covered by 3 owner/operators with an additional 2-3 seasonal employees during peak season. This building's primary purpose is for use by the workers of Basis Building; it is not intended to be customer facing besides the occasional client meeting. Consequently, our use will only minimally disrupt the traffic patterns or atmosphere of the neighborhood. There is an existing chain link fence which we plan to install screening on for the sake of our closest neighbors. Signage will be minimal and on the face of the main building facing S. 17th. Basis Building vehicles will park behind the shop or in the proposed driveway along the South side of the building. There is adequate street

parking for occasional customer use. Our business operates during normal business hours and will not become a nuisance to the neighborhood because our mother raised us right.

—*Timeline*—

Basis Building plans to store vehicles, trailers and equipment on the lot immediately and into the summer while we are busy with other projects. We will get utilities set up and final plans drawn over the summer of 2026. Ideally, we will excavate and pour slabs in October and frame the structures in November so that our indoor space is usable by the beginning of 2027. Over the winter, we will continue with the interior work. We will finish the project with exterior and landscaping in the spring of 2027. We expect the total cost of the project to be around \$121,000.

—*Variances*—

The only variance we are requesting for this project is a decreased setback on the North end of the lot from 25' to 5'. The other setbacks are 5' for UC zoning and the North side only changes because there is mixed residential on the other side of the alley. Considering the buffer that alley gives, we think a 5' setback is adequate and will give us space for a driveway on the South end so that we can easily turn around trailers and larger equipment.

—*Harmony with Comprehensive Master Plan*—

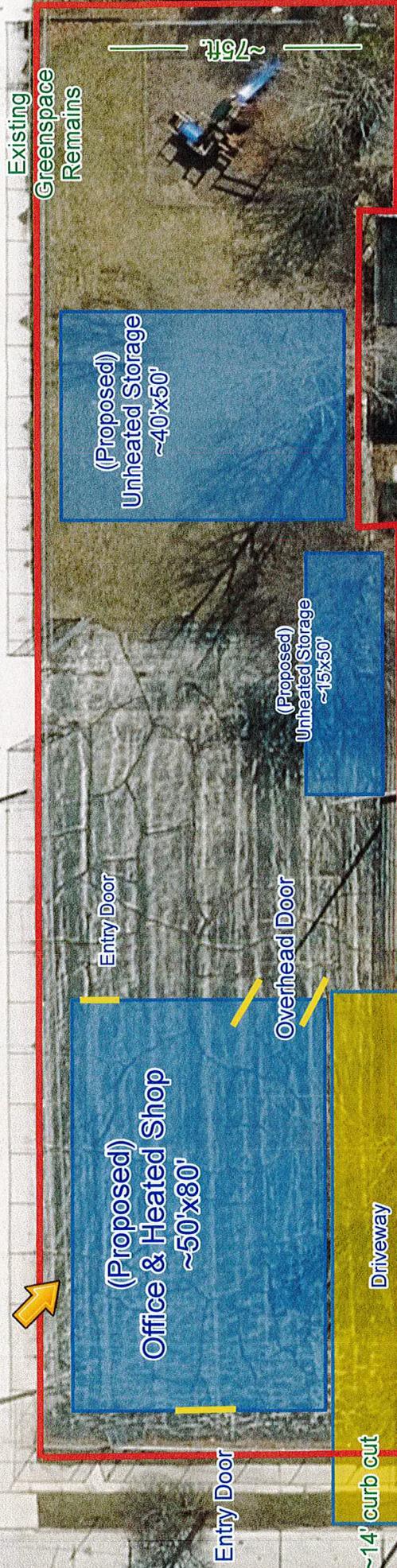
Unfortunately, even after considerable attempts to understand it, I must admit that I do not understand the Comprehensive Plan well enough to know if our proposed use is in “harmony” with it. I remember the plan adopted in 2011 and see some of it implemented and some of it completely abandoned. What I do know is that this will be a local business developing an empty lot into usable space. I think that is a good thing.

Thank you for your consideration,

Basis Building

By: Erik G. Neave (co-owner)

alternative setback of 7' in lieu of current 25' requirement along alleyway



This map is intended for advisory purposes only. This information has been obtained from sources believed to be reliable based on plans, surveys, and needs. In areas where discrepancies occur between equivalent legal records, the discrepancy is allowed to remain until such time as it is addressed. Sheboygan County distributes this data on an "as is" basis; no warranties are implied.

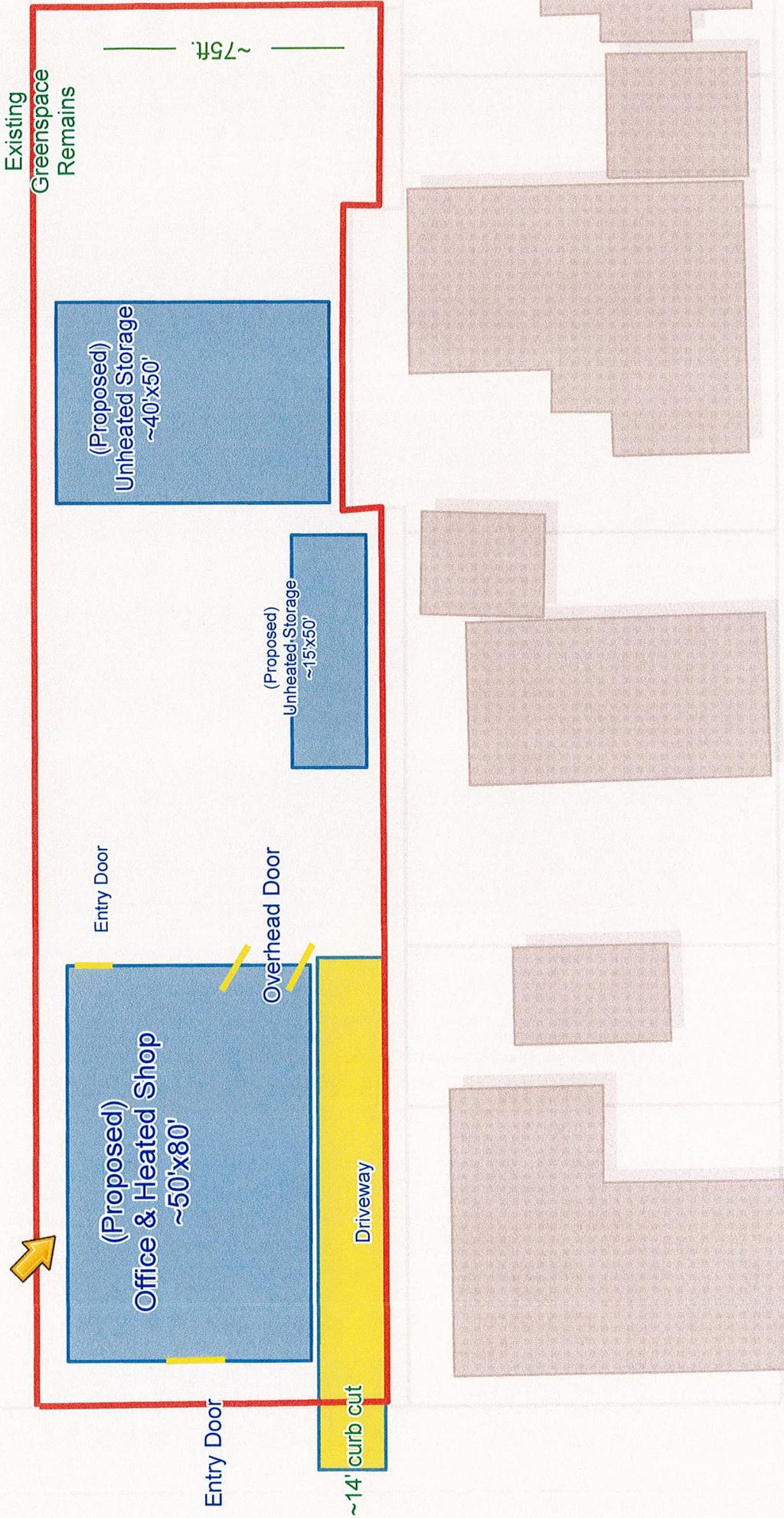


ArcGIS Web Map

Date Printed: 3/2/2026



alternative setback of 7' in lieu of current 25' requirement along alleyway



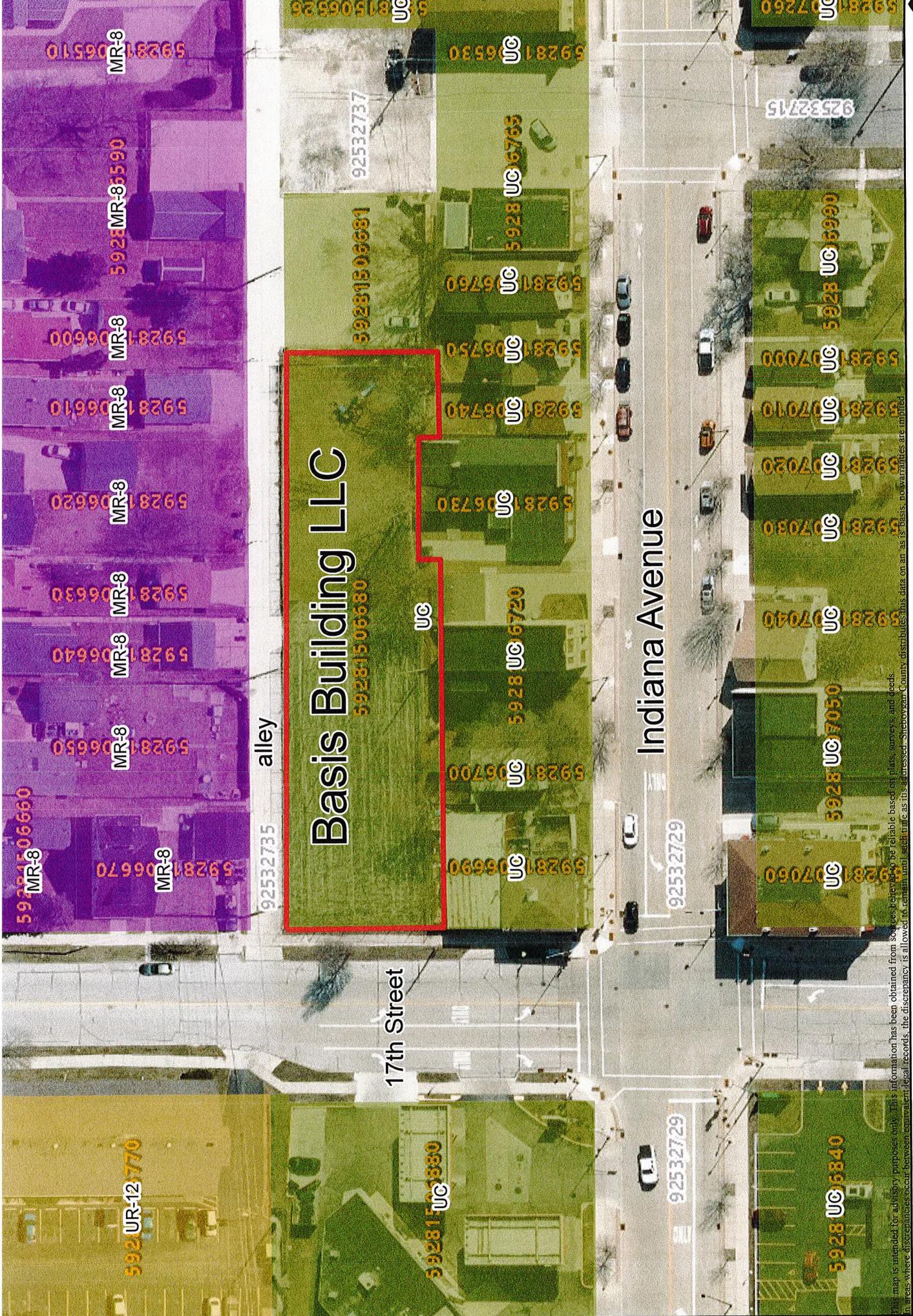
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59281506660 MR-8

5928106650 MR-8

5928106640 MR-8

5928106630 MR-8

5928106620 MR-8

5928106610 MR-8

5928106600 MR-8

5928106670 MR-8

5928106650 MR-8

5928106640 MR-8

5928106630 MR-8

5928106620 MR-8

5928106610 MR-8

5928106600 MR-8

5928106600 MR-8

5928MR-85590 MR-8

5928106510 MR-8

92532735 alley

Basis Building LLC

59281506680 UG

59281506681 UG

92532737 UG

17th Street

59281506830 UG

5928106690 UG

5928106700 UG

5928106720 UG

5928106730 UG

5928106740 UG

5928106750 UG

5928106760 UG

5928106765 UG

5928106530 UG

5928106526 UG

Indiana Avenue

92532729

92532729

928107060 UG

5928107040 UG

5928107030 UG

5928107020 UG

5928107010 UG

5928107000 UG

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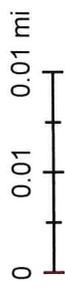
5928107020 UG

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