

OFFICE USE ONLY
APPLICATION NO.: _____
RECEIPT NO.: _____
FILING FEE: \$200.00 (Payable to City of Sheboygan)

**CITY OF SHEBOYGAN
APPLICATION FOR
AMENDMENT OF OFFICIAL ZONING MAP**
(Requirements Per Section 105.996)
Revised January 2024

Completed application is to be filed with the Office of the City Clerk, City Hall, 828 Center Avenue. Application will not be processed if all required attachments and filing fee of \$200 (payable to the City of Sheboygan) is not submitted along with a complete and legible application. Application filing fee is non-refundable.

1. APPLICANT INFORMATION

APPLICANT: 819N6 LLC PHONE NO.: (920) 889-5855
ADDRESS: 1251 Washington St., Ste #6, E-MAIL: 1251Washington6@gmail.com
Grafton, WI 53024
819N6 LLC
OWNER OF SITE: Aimee A. Markowski-Boers PHONE NO.: (920) 889-5855
as member/manager

2. DESCRIPTION OF THE SUBJECT SITE

ADDRESS OF PROPERTY AFFECTED: 819-819A N. 6th Street
LEGAL DESCRIPTION: See attached "EXHIBIT A"

PARCEL NO. 59281-111460 MAP NO. _____

EXISTING ZONING DISTRICT CLASSIFICATION: Suburban office

PROPOSED ZONING DISTRICT CLASSIFICATION: Neighborhood Commercial

BRIEF DESCRIPTION OF THE EXISTING OPERATION OR USE: First and
lower level are commercial / 2nd level currently vacant

BRIEF DESCRIPTION OF THE PROPOSED OPERATION OR USE: Neighborhood
Commercial so a conditional use application can be submitted for
a 2nd Floor residential unit (Brought back to original use)

3. JUSTIFICATION OF THE PROPOSED ZONING MAP AMENDMENT

How does the proposed Official Zoning Map amendment further the purposes of the Zoning Ordinance as outlined in Section 15.005 and, for flood plains or wetlands, the applicable rules and regulations of the Wisconsin Department of Natural Resources and the Federal Emergency Management Agency? There are no

wetlands on the property. There are no floodplains on
the property.

Which of the following factors has arisen that are not properly addressed on the current Official Zoning Map? (Provide explanation in space provided below.)

- ☐ The designations of the Official Zoning Map should be brought into conformity with the Comprehensive Master Plan.
- ☐ A mistake was made in mapping on the Official Zoning Map. (An area is developing in a manner and purpose different from that for which it is mapped.) *NOTE: If this reason is cited, it must be demonstrated that the discussed inconsistency between actual land use and designated zoning is not intended, as the City may intend to stop an undesirable land use pattern from spreading.*
- ☐ Factors have changed, (such as the availability of new data, the presence of new roads or other infrastructure, additional development, annexation, or other zoning changes), making the subject property more appropriate for a different zoning district.
- ☐ Growth patterns or rates have changed, thereby creating the need for an amendment to the Official Zoning Map.
- ☒ Explain: Rezoning to Neighborhood Commercial.

How does the proposed amendment to the Official Zoning Map maintain the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property? nearby land uses include healthy mix of
residential, commercial and suburban office. Neighborhood Commercial
Zoning would seamlessly integrate with surrounding areas.

Indicate reasons why the applicant believes the proposed map amendment is in harmony with the recommendations of the City of Sheboygan Comprehensive Plan.

Neighborhood Commercial would allow for conditional use permit to be submitted for the second floor to be utilized as a residential unit. This would be harmonious with the City's plan to increase housing units while not disrupting the surrounding zones.

4. CERTIFICATE

I hereby certify that all the above statements and attachments submitted hereto are true and correct to the best of my knowledge and belief.


APPLICANT'S SIGNATURE

10/23/2025
DATE

Aimee A. Markowski-Boerst
PRINT ABOVE NAME

APPLICATION SUBMITTAL REQUIREMENTS

A copy of the current zoning map of the subject property and vicinity showing:

- The property proposed to be rezoned. "Exhibit A"
- All lot dimensions of the subject property. "Exhibit C"
- All other lands within 100 feet of the subject property. "Exhibit D"
- Map size not more than 11" X 17" and map scale not less than 1" = 600'.
- Graphic scale and north arrow.

Exhibit "A"

Attached Legal Description

Parcel ID: 59281-111460

**Legal Description for 819 North 6th Street/ 819A North 6th Street
Sheboygan, WI 53081**

The South 30 feet of Lot 133 and the North 40 feet of Lot 132 and the North 70 feet of the South 80 feet of Lot 147 and the South 80 feet of the West 1/2 of Lot 146, all in Ellis Addition to the City of Sheboygan, Sheboygan County, Wisconsin, subject to right of way over the South 10 feet of the West 1/2 of Lot 146 and the East 5 feet of the South 30 feet of the North 100 feet of the West 1/2 of Lot 146 and together with the use of an alley way 10 feet in width running through the middle of Lot 146 from north to south, in common with the other owners of said Lot 146 and together with a right of way over a piece of land commencing at the SE corner of Lot 147, running thence North 10 feet, thence West 10 feet, and thence Southeasterly to the place of beginning, all in the City of Sheboygan, Sheboygan County, Wisconsin.

Parcel ID: 59281-111460

Exhibit “B”

Addressing Emails Regarding Property Address

Parcel ID: 59281-111460

Attached are emails from the City of Sheboygan and the United States Postal Service regarding the property units known as 819A North 6th Street and 819 North 6th Street.

I, as the current property owner, never received any written notification from the seller that they wanted to remove 819A North 6th Street as a rental unit. I have also not received written statements from the City of Sheboygan *written by the prior property owner* that the address should be removed and/or was removed. The United States Postal Service proves that the prior owner never removed this address. Thus, there are two property addresses to this building.

The emails reference that the prior owner did not want to be billed for garbage which is where . Exhibit “C” clearly shows there was a “living unit” in the upper level.

From: Bartell, Andrew <Andrew.Bartell@sheboyganwi.gov>
Sent: Monday, April 13, 2020 3:01 PM
To: Tamara Scheuren <amarascheuren@sheboyganwater.org>; Brenda Doherty <brendadoherty@sheboyganwater.org>
Cc: Schmitz, RaeAnn <RaeAnn.Schmitz@sheboyganwi.gov>; Eirich, Pat <Pat.Eirich@sheboyganwi.gov>; Matzdorf, Bruce <Bruce.Matzdorf@sheboyganwi.gov>; Blasiola, Jason <Jason.Biasiola@sheboyganwi.gov>
Subject: RE: 819 N 6th

Hi Tamara,

We had a miscommunication in our department here. I was previously told that there was a living unit at 819 N 6th St, so I included 819 N 6th ST A in the spreadsheet last week as a property that should get garbage cans and be billed for a residential customer.

There has apparently been a correction and this property now does not have any residential living units (nor a second unit), and should not be billed for garbage.

I will be removing them from the cart distribution list.

Thank you,

Andrew

From: Eirich, Pat
Sent: Monday, April 13, 2020 2:49 PM
To: Matzdorf, Bruce
Cc: Bartell, Andrew; Schmitz, RaeAnn
Subject: RE: 819 N 6th

It should be N 6th .

The owner called and stated it is only a business with no living units.

Patrick Eirich
Building Inspector
City of Sheboygan
1-920-459-3480

Look Up a ZIP Code™

Go to

ZIP Code™ by Address

You entered:

819A N. 6TH ST
SHEBOYGAN WI

If more than one address matches the information provided, try narrowing your search by entering a street address and, if applicable, a unit number. Edit and search again.
(zip-code-lookup.htm?byaddress)

819A N 6TH ST
SHEBOYGAN WI 53081-4113

Feedback

Look Up Another ZIP Code™

Edit and Search Again (/zip-code-lookup.htm?byaddress)

Look Up a ZIP Code™

FAQs

Go to

ZIP Code™ by Address

You entered:

819 N. 6TH ST
SHEBOYGAN WI

If more than one address matches the information provided, try narrowing your search by entering a street address and, if applicable, a unit number. Edit and search again.
(zip-code-lookup.htm?byaddress)

819 N 6TH ST
SHEBOYGAN WI 53081-4113

Feedback

Look Up Another ZIP Code™

Edit and Search Again (/zip-code-lookup.htm?byaddress)

Exhibit “C”

Parcel ID: 59281-111460

Property Informational sheet when building was purchased attached to and made a part of.

As you can see from attached all rooms in the upper-level residential unit existed at the time of purchase. In addition, we have blueprints from the 1970s when a remodel took place. Hook up of laundry was still intact; with a fully functioning kitchen as well as two fully functioning bathrooms. If you need an inspection report with pictures, we can also provide that as well.

This information is provided to show you that we are simply updating and enhancing what was already in place. We have not modified and/or changed the structure of the space.

KRIER REALTY, INC.
207 CARROLL STREET
PO BOX 361
RANDOM LAKE, WI 53075

PHONE: 920-994-4712
FAX: 920-994-4875
EMAIL: krierrealty@krierrealty.com
WEB SITE: www.krierrealty.com

LIST #5213

PRICE

~~\$282,500~~

279,900



ADDRESS: 819 N 6TH ST

COUNTY: SHEBOYGAN

ZIP: 53081

TAXES: \$5,495.72 FOR 2019 BEFORE LOTTERY CREDIT

LOT SIZE: 0.271 ACRES

SCHOOL DISTRICT: SHEBOYGAN AREA

STYLE: 2-STORY W/ATTIC APPROX SQ FT: 5208

EXTERIOR: VINYL

ROOF: COMP

CENTRAL AIR: YES

FLOOD PLAIN: NO

MUNICIPAL SEWER & WATER

MUNICIPALITY: CITY OF SHEBOYGAN

ZONING: COMMERCIAL

HEAT: GAS, HOT WATER

50 GAL. ELECTRIC HOT WATER HEATER

ELECTRIC 200 AMP SERVICE 220 WIRING

GARAGE: 3-CAR DET

AGE OF HOME: 1883

BASEMENT: FULL

EXCLUDED: SELLER'S PERSONAL PROPERTY

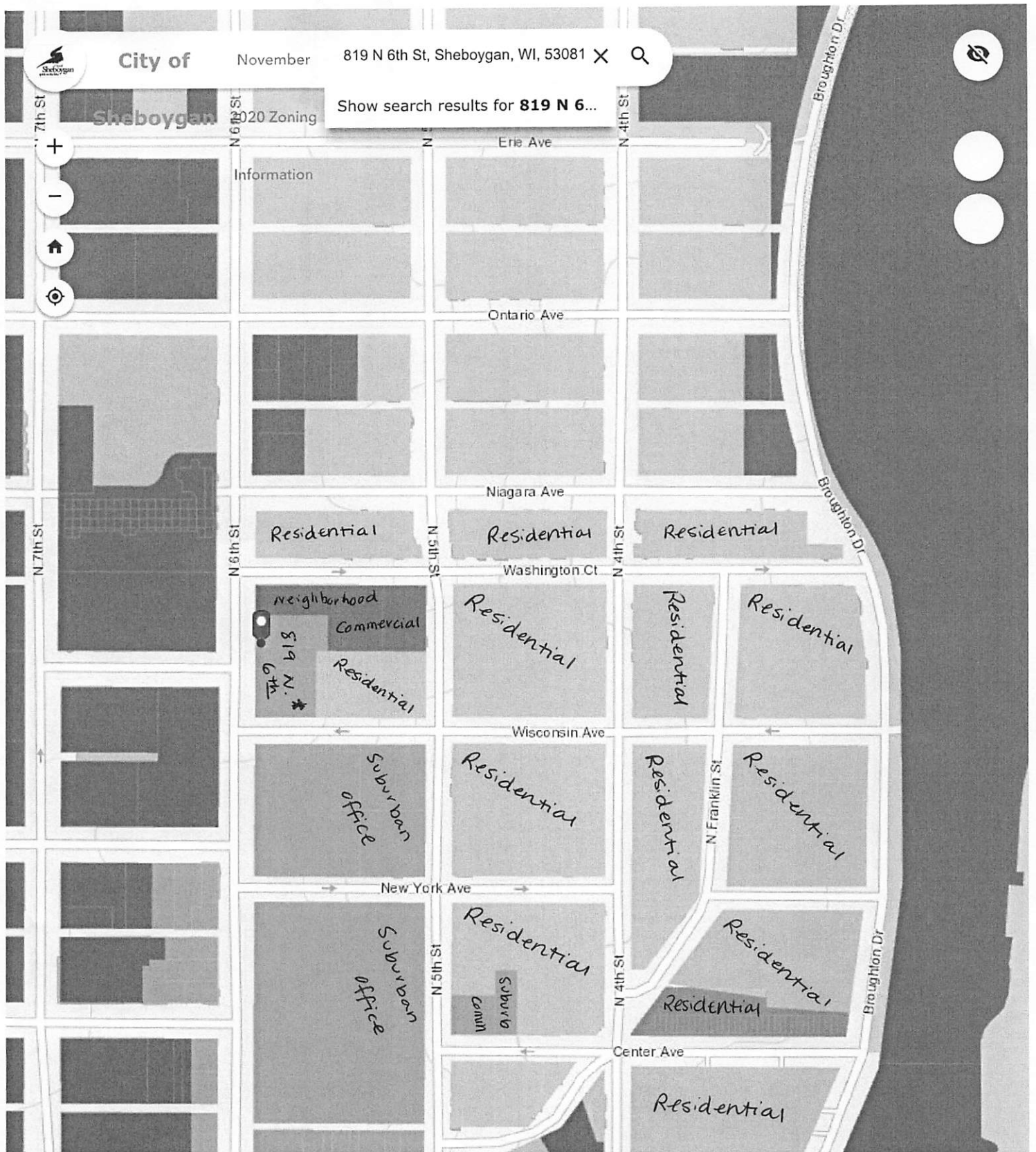
ROOMS	LEVEL	SIZE	FEATURES
LIVING ROOM	UPPER	15'X21'6"	CARPET, BLINDS
KITCHEN/DINING	UPPER	8'6"X8'2"	CARPET, CF
BATH, ¾	UPPER	5'8"X8'10"	CERAMIC TILE
BATH, FULL	UPPER	4'8"X14'6"	WOOD & CARPET, BLINDS, CLO
BEDROOM	UPPER	14'6"X14'6"	CARPET, SHADES, CLO
BEDROOM	UPPER	12'9"X21'6"	CARPET, 2 CLO
LANDING	UPPER	8'X10'1"	CARPET, CLO
BEDROOM	3 RD FLOOR	12'6"X11'6"	CARPET, CLO
FRONT ENTRY	MAIN	10'6"X11'8"	CERAMIC TILE
RECEPTION	MAIN	13'X34'	CARPET, BLINDS, NFP, 2 CLO, 2 LEADED GLASS CABINETS
BASE OF STEPS	MAIN	8'X15'10"	CARPET, CLO, CF
BATH, HALF	MAIN	5'2"X8'4"	CERAMIC TILE
SITTING AREA	MAIN	6'4"X10'	
FILE ROOM	MAIN	10'X12'	CARPET
FILE STORAGE RM	MAIN	11'7"X15'2"	CARPET
FILE ROOM	MAIN	5'10"X10'2"	CARPET, BLINDS, CLO
OFFICE 1	MAIN	15'X23'6"	CARPET
OFFICE 2	MAIN	9'2"X15'	CARPET, BLINDS
OFFICE 3	MAIN	10'6"X13'	CARPET, SHADES, LEADED GLASS DOORS

<u>ROOMS</u>	<u>LEVEL</u>	<u>SIZE</u>	<u>FEATURES</u>
CLOSING ROOM	LOWER	13'6"X18'2"	CARPET
RECORD STORAGE	LOWER	14'6"X10'	CONCRETE
RECORD STORAGE 2	LOWER	8'X14'6"	CONCRETE
HALL, BOTTOM OF STEPS	LOWER	4'X7'8"	CERAMIC TILE
BATH, HALF	LOWER	4'X4'8"	CERAMIC TILE

DIRECTIONS: 819 N. 6TH ST, SHEBOYGAN

INFORMATION SHOWN ON THIS SHEET IS BELIEVED TO BE ACCURATE AND RELIABLE BUT IS NOT GUARANTEED AND IS SUBJECT TO CHANGE.

"EXHIBIT D"



Zoning Map as of 10/27/2025

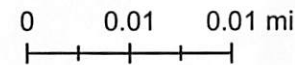
* Current property proposed to be rezoned

-87.708 43.753 Degrees





This map is intended for advisory purposes only. This information has been obtained from sources believed to be reliable based on plats, surveys, and deeds. 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.



CLK322B

City Of Sheboygan
City Clerk's Office

* General Receipt *

Receipt No: 251375

License No: 0000

Date: 10/28/2025

Received By: MKC

Received From: 819N6 LLC

Memo: 819-819A N 6TH STREET

Method of Payment: \$200.00 Check No. 1045

Total Received: \$200.00

<u>Fee Description</u>	<u>Fee</u>
Zoning Change	200.00

This document signifies receipt of fees in the amount indicated above.