



CITY OF SHEBOYGAN

**APPLICATION FOR
CONDITIONAL USE**

Fee: \$250.00
 Review Date: _____
 Zoning: PUD

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

SECTION 1: Applicant/ Permittee Information			
Applicant Name (Ind., Org. or Entity) Inspired Holdings, LLC		Authorized Representative Joel Pipkorn	
Mailing Address N132 W17558 Rockfield Road		City Richfield	Title Owner/Developer
State WI		ZIP Code 53076	
Email Address jpipkorn04@gmail.com		Phone Number (incl. area code) (262) 617-5940	
SECTION 2: Landowner Information (complete these fields when project site owner is different than applicant)			
Applicant Name (Ind., Org. or Entity) Inspired Holdings, LLC		Contact Person Joel Pipkorn	
Mailing Address N132 W17558 Rockfield Road		City Richfield	Title Owner/Developer
State WI		ZIP Code 53076	
Email Address jpipkorn04@gmail.com		Phone Number (incl. area code) (262) 617-5940	
SECTION 3: Project or Site Location			
Project Address/Description 3605 South Business Drive,			Parcel No. 59281322016
SECTION 4: Proposed Conditional Use			
Name of Proposed/Existing Business:	(5) unit building (Building #1) for Pipkorn Development		
Existing Zoning:	UR-12 - Urban Residential-12		
Present Use of Parcel:	former Emmers apartment development (building demolished in 2017-2018)		
Proposed Use of Parcel:	construction of Building #1 of a total of (4) building, 5-unit condominium buildings		
Present Use of Adjacent Properties:	apartment complex, south and west. single family residential to the north		
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) Joel Pipkorn		Title Owner	Phone Number (262) 617-5940
Signature of Applicant 		Date Signed 08/07/2024	

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.

EXCEPTIONS/VARIANCE REQUEST - VARIANCE DESCRIPTION:

Exceptions/Variations to be requested:

The requested variance is to allow for a zero front yard setback abutting Town of Wilson property that is between the subject property and South Business Drive Right of Way.

Based upon tax parcel data the entire Pipkorn Development (Inspired Holdings, LLC) property is defined as two separate tax parcels within two separate municipalities. The parcel directly adjacent to the east side South Business Drive Right of Way is located within the Town of Wilson and the remainder of the parcel to the east is within the City of Sheboygan. The Town of Wilson corridor exists to maintain contiguous Town property to the existing Zimbal Mink Farm located to the northeast of the subject property requiring that the Town corridor be maintained.

The City of Sheboygan portion of the property is zoned UR-12 Urban Residential. Given the current zoning the required front yard setback is 30-feet.

The Town of Wilson parcel is approximately 32 to 34-feet in depth from the South Business Drive Right of Way and therefore would be considered non-conforming. Because we cannot utilize the Town of Wilson parcel for development given its non-conforming nature our Exception request is that we utilize the Town of Wilson parcel as a front yard setback from the South Business Drive Right of Way.

Summary of conditional use and general operation of proposed use:

September 3, 2024

PROJECT NAME AND LOCATION:

Pipkorn Residential Condo Development
3605 South Business Drive, Sheboygan, WI 53081

DESCRIPTION OF EXISTING USE:

Current site used to be the location of a hotel. The buildings have since been demolished, and all that is left is the hard asphalt drive surface and concrete pool/pool deck.

DESCRIPTION OF PROPOSED USE, WHY WAS THIS SITE SELECTED:

Site is to be used for a single building, that will house a 5-unit, 2-story condo. Site was selected because it was a good and attractive location for new condo's, plus there are residential area surrounding the site.

SERVICES, PRODUCTS, ETC TO BE PROVIDED:

Residential condo building

PROJECTED NUMBER OF RESIDENTS:

The building will have 5 livable units, which is a 2-story style. Kitchen, dining, living, and garage is on lower level. Master bedroom plus 2 other bedrooms are on 2nd story.

PROPOSED NUMBER OF DWELLING UNITS, FLOOR AREA, LANDSCAPE AREA, PARKING AREA

Each unit is 996 sqft / 0.023 acres on first floor and 996 sqft / 0.023 acres on second floor.

Total building footprint is 5,023 sqft / 0.115 acres

Landscape area is 2,306 sqft / 0.053 acres

Existing paved parking area to remain is 21,010 sqft / 0.482 acres

Existing paved parking area to be removed is 11,150 sqft / 0.256 acres

Existing concrete pool / pool deck area to remain is 3,750 sqft / 0.086 acres

Total pre-developed impervious area is 36,745 sqft / 0.844 acres

Proposed new Parking/drive area is 8,460 sqft / 0.194 acres

Total post-developed impervious area is 44,613 sqft / 1.02 acres

Total parcel area is 96,550.94 sqft / 2.217 acres

DESCRIPTION OF PROPOSED BUILDING AND ALL NEW SITE IMPROVEMENTS, ETC:

The parcel this land will be on is about 2.2 acres. There will be only 1 building on this parcel, using the existing ingress/egress off S Business Drive. The front of this building faces north. There is a 24' wide drive from the street opening to this building. The building has 1 attached parking garage

per unit, and there will be 4 parking stalls, plus 1 HC stall. The building will have a dark grey asphalt roof shingles. The siding will be a medium gray LP Smartboard panel with board-n-batten stripes. The front/north side indents will be white siding. The windows and trim will be white. The building materials will blend well with the adjacent apartments. There is minimal building lighting at the front entrances and garage. Each unit will have its own garbage container. Only A/C condensers will be located outside. These condensers will be screened with landscaping.

IS ACCESS APPROPRIATE AND SUFFICIENT PARKING:

Yes, the access is adequate, and the parking is equal to or over the required amount as required per the ordinances. There will be a single car garage for each unit, with a space in front of the overhead doors. Overflow parking will be accessed across the driveway to the north.

PROPOSED SIGNAGE:

There will be no new signage.

PROJECT TIMELINE & ESTIMATED VALUE OF PROJECT:

Project value is \$1.5m. The timeline of construction is October 2024 – May 2025

COMPATIBILITY OF THE PROPOSED USE WITH ADJACENT PROPERTIES:

All 4 sides of this site have existing residential properties. Either single family or multi-family