

CITY OF SHEBOYGAN

REQUEST FOR CITY PLAN COMMISSION CONSIDERATION

ITEM DESCRIPTION: Application for Special Use Permit by B&K Healing Hearts LLC to operate Community Based Residential (CBRF) Facility located at 2710 S 8th Street. NR-6 Neighborhood Residential Zone.

REPORT PREPARED BY: Jeffrey Witte, Planner

REPORT DATE: October 14, 2025

MEETING DATE: October 28, 2025

APPLICANT PROPOSAL:

B&K Healing Hearts LLC is proposing to operate a Community Based Residential Facility (CBRF) located at 2710 S. 8TH Street. The applicant states the following:

- The proposed operation involves the establishment of a Community-Based Residential Facility (CBRF) that will provide a safe, supportive, and home-like living environment for adult residents who require assistance with daily living activities. The facility will operate in compliance with state licensing regulations and will be designed to serve individuals who may be elderly, physically disabled, or experiencing cognitive impairments such as dementia.
- The CBRF will accommodate up to (1/8) residents and will provide 24-hour supervision, personal care services, medication management, nutritious meals, and individualized support plans tailored to each resident's needs. The goal of the operation is to promote independence, dignity, and quality of life for all residents while ensuring their safety and well-being.
- The home will be staffed by trained caregivers and overseen by a qualified administrator. Services will include assistance with bathing, dressing, grooming, toileting, mobility, and other activities of daily living. In addition, residents will have access to social activities, transportation to medical appointments, and coordination with external healthcare providers as needed.
- The facility will be located at 2710 S. 8th street in a residentially zoned area and will be operated in a manner that minimizes any disruption to the surrounding neighborhood. The home will meet all applicable zoning, fire safety, building code, and health department requirements prior to occupancy.

STAFF ANALYSIS:

The use is permitted as special use under the neighborhood residential zoning district as a community living arrangement.

ACTION REQUESTED:

Staff recommends approval of the site plan subject to the following conditions:

1. Prior to building permit issuance, the applicant shall obtain all licenses/permits as well as meet all required codes including but not limited to building, plumbing, electrical, HVAC, fire, water, sewer, storm drainage, health, State of Wisconsin, etc. An occupancy permit shall be granted only at such time as the applicant has met all requirements.
2. If dumpsters are used, dumpster(s) shall be screened/enclosed and constructed of like materials and colors of the facility. Applicant will provide plans that show the location of any dumpsters and will provide plans that show how the dumpster is to be screened and enclosed (design, materials, colors, location, etc.).
3. Outdoor storage of materials or equipment shall be prohibited.
4. All lighting shall be installed per Section 105-932 of the City of Sheboygan Zoning Ordinance. There shall be no spillover light onto adjacent properties or the streets.
5. Applicant shall work with staff with regards to appropriate signage. Only at such time as the sign package has been reviewed and approved may the applicant obtain sign permits to install the proposed signage. If staff has any concerns with proposed signage design, the matter may be brought back to the Plan Commission for their consideration.
6. If there are to be any remodel/renovations to the exterior of the facility, the applicant will be required to obtain approval from the Architectural Review approval prior to receiving a building permit for such remodel/renovation.
7. If there are any amendments to the approved special use permit and/or site plan, the applicant will be required to submit a new application reflecting those amendments.

ATTACHMENTS:

Special Use Permit application and attachments