

	<b>CITY OF SHEBOYGAN</b>	<b>Fee:</b> <u>\$250.00</u>
	<b>APPLICATION FOR CONDITIONAL USE</b>	<b>Review Date:</b> <u>4.11.23</u>
		<b>Zoning:</b> <u>Neighborhood Office</u>

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

**SECTION 1: Applicant/ Permittee Information**

Applicant Name (Ind., Org. or Entity) <i>Kara Ottum</i>	Authorized Representative <i>Mike Howe Builders, Inc.</i>	Title	
Mailing Address <i>1612 Union Ave.</i>	City <i>Sheboygan</i>	State <i>WI</i>	ZIP Code <i>53081</i>
Email Address <i>karaottum@gmail.com</i>	Phone Number (incl. area code) <i>(414)331.6171</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>1332 N 8<sup>th</sup> St., Sheboygan, WI</i>	Parcel No. <i>#59281102150 &amp; #59281102140</i>
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**SECTION 4: Proposed Conditional Use**

Name of Proposed/Existing Business:	<i>Ottum Residence</i>
Existing Zoning:	<i>Neighborhood Office</i>
Present Use of Parcel:	<i>Vacant Lot</i>
Proposed Use of Parcel:	<i>Home &amp; Coach House</i>
Present Use of Adjacent Properties:	<i>Homes</i>

**SECTION 5: Certification and Permission**

**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.

**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.

Name of Owner/Authorized Representative (please print) <i>Kara Ottum</i>	Title	Phone Number <i>414.331.6171</i>
Signature of Applicant <i>K. Ottum</i>		Date Signed <i>3.17.23</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.

Dear Planning Commission,

As someone relatively new to the community, who has struggled to find an apartment or purchase a property in the years I have been here, I am requesting permission from you to build on the lots located at the SW corner of 8<sup>th</sup> & Huron. I have fallen in love with the area, but long to create a home of my own and possibly for others while improving a vacant lot, in the heart of the city. The idea of being able to walk to all my favorite restaurants, the farmers market and shops is the life I hope to build at this corner in Sheboygan.

This infill project will be an attractive enhancement to the neighborhood, provide housing not only for myself, but others as well. Additionally, it will improve a brownfield by permanently capping the area of contamination with a driveway and properly venting the proposed structures as recommended via the DNR Closure Report.

Parking for each building is not limited to the garages. Additional parking for the south parcel is located in the most SW section of the lot, measuring 48' x 10', with access at the alley. The north parcel has additional parking east of the garage, in the capped contamination zone. Meaning that the additional people and their vehicles at the residences will not be an increased burden to the limited street parking.

Each building will be less than 50% of the available square footage, but neither lot will meet the required 6000sf lot size.

My variance requests are outlined below:

- To allow my buildings to fall in line with the adjacent homes on Huron to the West and South on 8<sup>th</sup> Street, which do not adhere to the modern setbacks due to the historical nature of the neighborhood. This will allow us to make best use of the space while avoiding the area of concern regarding contamination.
- Approve the South Parcel as 4080sf
  - Request a setback of the South Parcel at 10' on 8<sup>th</sup> Street
  - Propose a 46' wide lot rather than 60'
  - Propose a rear setback of 7' rather than 25'
    - As this is not the corner parcel, is a 25' setback the required length?
- Approve the North Parcel as 5440sf
  - Request a setback of the North Parcel at 10' from Huron Street
  - Propose a 56' wide corner lot rather than 70'
  - Propose a rear setback of 7' rather than 25'
- Move the property line of the South Parcel to the North by 12'. This is noted in red on attachment: Ottum Lot Plan

Thank you for your time and consideration,

Sincerely,  
*Kara Ottum*

NORTH 8TH STREET



1332 N. 8TH ST. - SHEBOYGAN, WI

**1"=20'**



METAL ROOFING  
(BLACK)

← PREFINISHED  
SIDING (WHITE)

METAL ROOFING (BLACK)

PREFINISHED  
SIDING (WHITE)

← EXISTING DRIVEWAY  
AT N. 8TH ST.

FRONT VIEW - RESIDENCE "A"

FENCE

PATIO

BACK VIEW - RESIDENCE "A"

KARA OTTUM RESIDENCE

N 8TH & HURON AVE - SHEBOYGAN, WI

Inspiration for Residence A



Inspiration for Residence B







Globe Blue Spruce Shrub

[Visit](#)

Globe Blue Spruce Shrub



Espalier Tree





Golden Full Moon Maple





Japanese Maple

1331 N 8th St

Sheboygan, Wisconsin



Google Street View

Sep 2021 [See more dates](#)

























