	<b>CITY OF SHEBOYGAN</b>  <b>APPLICATION FOR CONDITIONAL USE</b>	<b>Fee:</b> \$250.00 _____  <b>Review Date:</b> _____
---	--	---

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

<b>SECTION 1: Applicant/ Permittee Information</b>			
Applicant Name (Ind., Org. or Entity) <i>Jason Peterson</i>	Authorized Representative	Title	
Mailing Address <i>2716 N 13th Street</i>	City <i>Sheboygan</i>	State <i>WI</i>	ZIP Code <i>53083</i>
Email Address <i>J.Peterson@FortressFloors.com</i>	Phone Number (incl. area code)		
<b>SECTION 2: Landowner Information (complete these fields when project site owner is different than applicant)</b>			
Applicant Name (Ind., Org. or Entity)	Contact Person	Title	
Mailing Address	City	State	ZIP Code
Email Address	Phone Number (incl. area code)		
<b>SECTION 3: Project or Site Location</b>			
Project Address/Description <i>2115 North 18th Street</i>		Parcel No.	
<b>SECTION 4: Proposed Conditional Use</b>			
Name of Proposed/Existing Business:			
Existing Zoning: <i>Commercial</i>			
Present Use of Parcel: <i>Personal Storage</i>			
Proposed Use of Parcel: <i>Commercial Rental</i>			
Present Use of Adjacent Properties: <i>Commercial</i>			
<b>SECTION 5: Certification and Permission</b>			
<b>Certification:</b> 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.			
<b>Permission:</b> 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>Jason Peterson</i>	Title	Phone Number <i>(920) 917-0023</i>	
Signature of Applicant <i>Jason Peterson</i>		Date Signed <i>12/19/2022</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.

## SITE NARRATIVE – CONDITIONAL USE APPLICATION

---

December 22, 2022

2716 North 13<sup>th</sup> street  
Sheboygan WI 53083  
Jpeterson@fortressfloors.com  
(920)917-0023

### PROJECT NAME AND ADDRESS:

- The parcel is defined as tax parcel 59281621650
- It is defined as Lawndale Addn Lot 6 & N 12.5 of Lot 7 Blk 1, Also Undivided ½ int in S ½ of N25 of Lot 7 SDD Blk 1

### ZONING CLASSIFICATION:

RC- Residential/Commercial

### EXISTING SITE CONDITIONS/LAND USE:

Formerly Fortress Floors, before that the building was Zelle Welding and Canvas

### PROPOSED USE/LOT COVERAGE:

- The proposed replacement of excising concrete and adding 4 extra feet to each section. Adding a additional 30 x 40 concrete slab for the purpose of constructing a metal building for future commercial use.
- The new building will be constructed according to local codes and standards.
- No additional sanitary sewer or public water will be needed
- Gravel driveway will be used for access to the building.
- Proposed concrete area      1812 square feet

### SITE SELECTION

- The current site is a commercial building that is being fixed up to improve its appearance. There is currently a run-down metal garage on the site. I would like to remove it and build the new building next to the garages current location. This will allow easier snow removal and allow for better parking.

Jason Peterson

2716 north 13<sup>th</sup> street

Sheboygan WI 53083

#### Concrete Replacement and Building:

The current commercial building at 2115 north 18<sup>th</sup> street has been around for 50 plus years. Over the years some improvements have been made but not many. I am the new owner of this property and currently in the proses of making improvements. I am planning to bring up its outside appearance to improve the look of the Neiborhood. Currently there is a run-down garage that I would like to remove and rebuild a 1200 square foot metal building next to that location. The purpose of this would be to allow for better parking and snow removal during winter months. The new commercial building will allow better use of the space and improve the overall appearance of the property.



Date: 12/05/2022 - 10:37 AM

Design Name: Post Frame Designer

Design ID: 324755935897

System V Estimate ID: 66290

Estimated price: \$25,496.35 \*

\*Today's estimated price, future pricing may go up or down.

Tax, labor, and delivery not included.

MENARDS

# Design & Buy™ POST FRAME

## How to recall and purchase a saved design at home



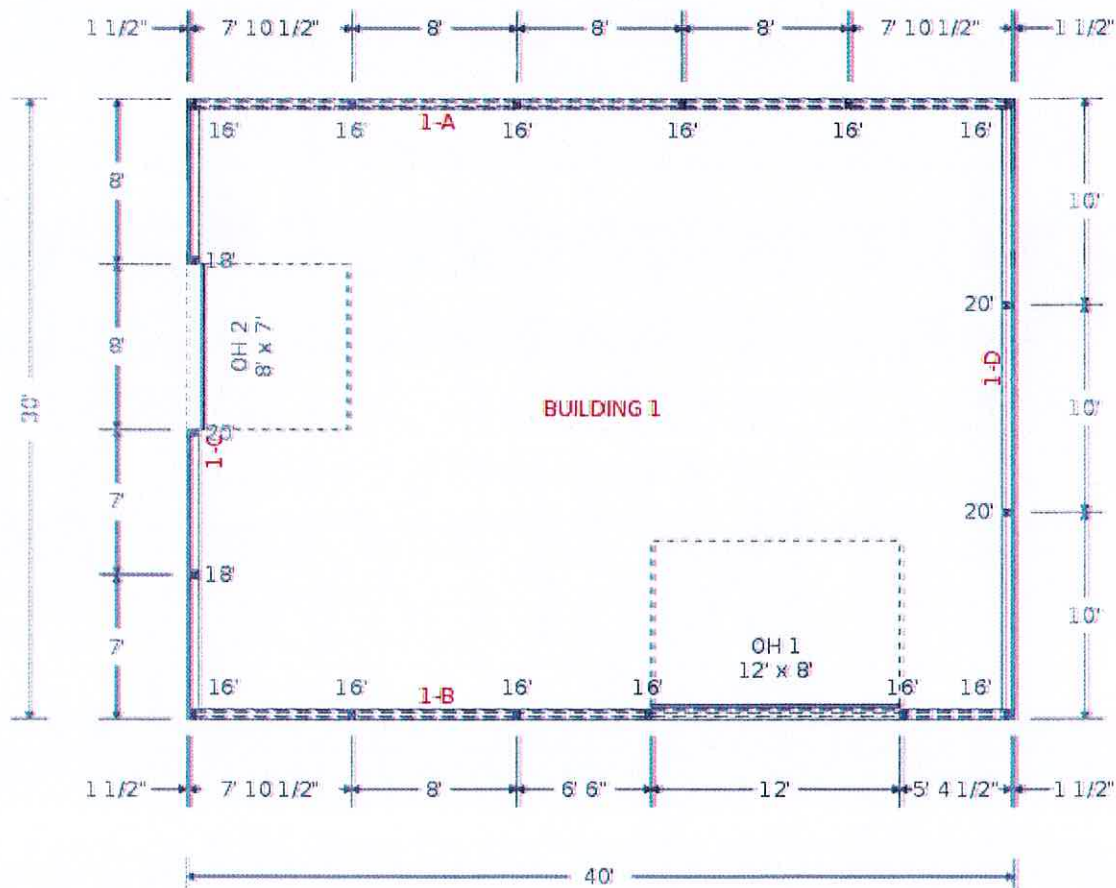
OR

1. On Menards.com, enter "Design & Buy" in the search bar
2. Select the Buildings Designer
3. Recall your design by entering Design ID: 324755935897
4. Follow the on-screen purchasing instructions

## How to purchase at the store

1. Enter Design ID: 324755935897 at the Design-It Center Kiosk in the Building Materials Department
2. Follow the on-screen purchasing instructions.

### FLOOR PLAN

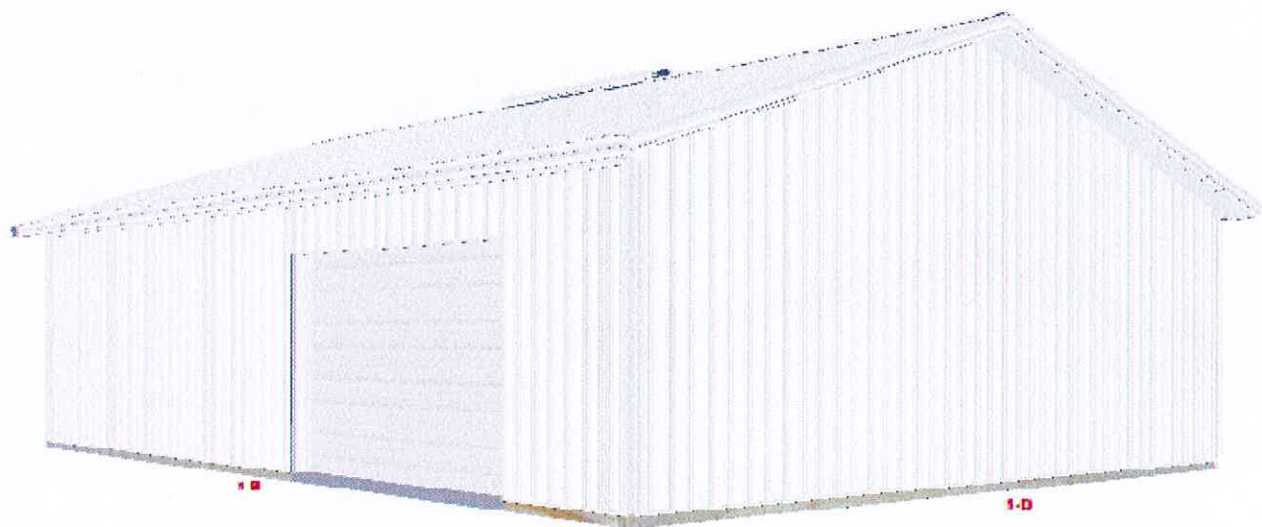
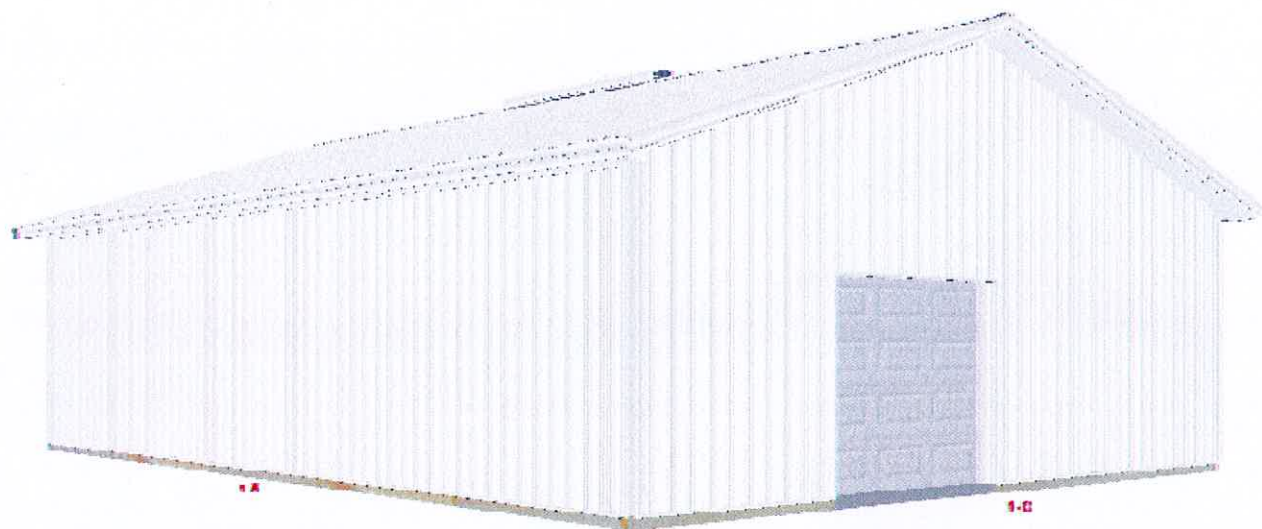


Design #: 324755935897  
Estimate #: 66290  
Store: SHEBOYGAN



Post Frame Building Estimate  
Date: Dec 5, 2022 10:37:53 AM

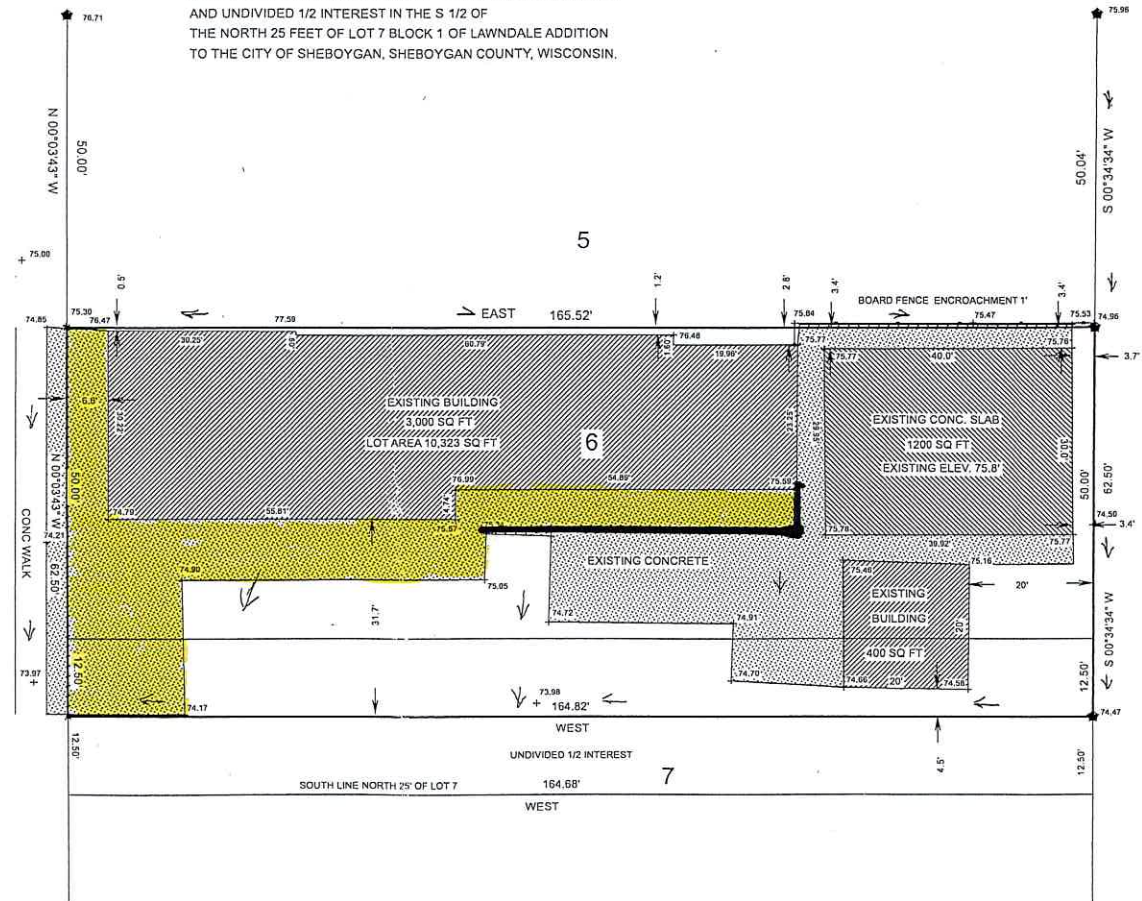
### Elevation Views



D & H LAND SURVEYS LLC  
1628 GEORGIA AVENUE  
SHEBOYGAN, WISCONSIN

2115 N. 18th STREET  
PARCEL 59281621650  
BEING ALL OF LOT 6 AND THE NORTH 12.5 FEET OF LOT 7 BLOCK 1  
AND UNDIVIDED 1/2 INTEREST IN THE S 1/2 OF  
THE NORTH 25 FEET OF LOT 7 BLOCK 1 OF LAWNDALE ADDITION  
TO THE CITY OF SHEBOYGAN, SHEBOYGAN COUNTY, WISCONSIN.

N. 18th  
STREET



THIS IS TO CERTIFY THAT THE INFORMATION SHOWN HEREON  
IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

*Dennis E. Van Sluys*  
Dennis E. Van Sluys S-1238

Dated this 25th day of November, 2022.

- ★ = 1" IRON PIPE FOUND
- ✕ = CHISELED CROSS SET
- + = EXISTING GRACE CITY DATUM

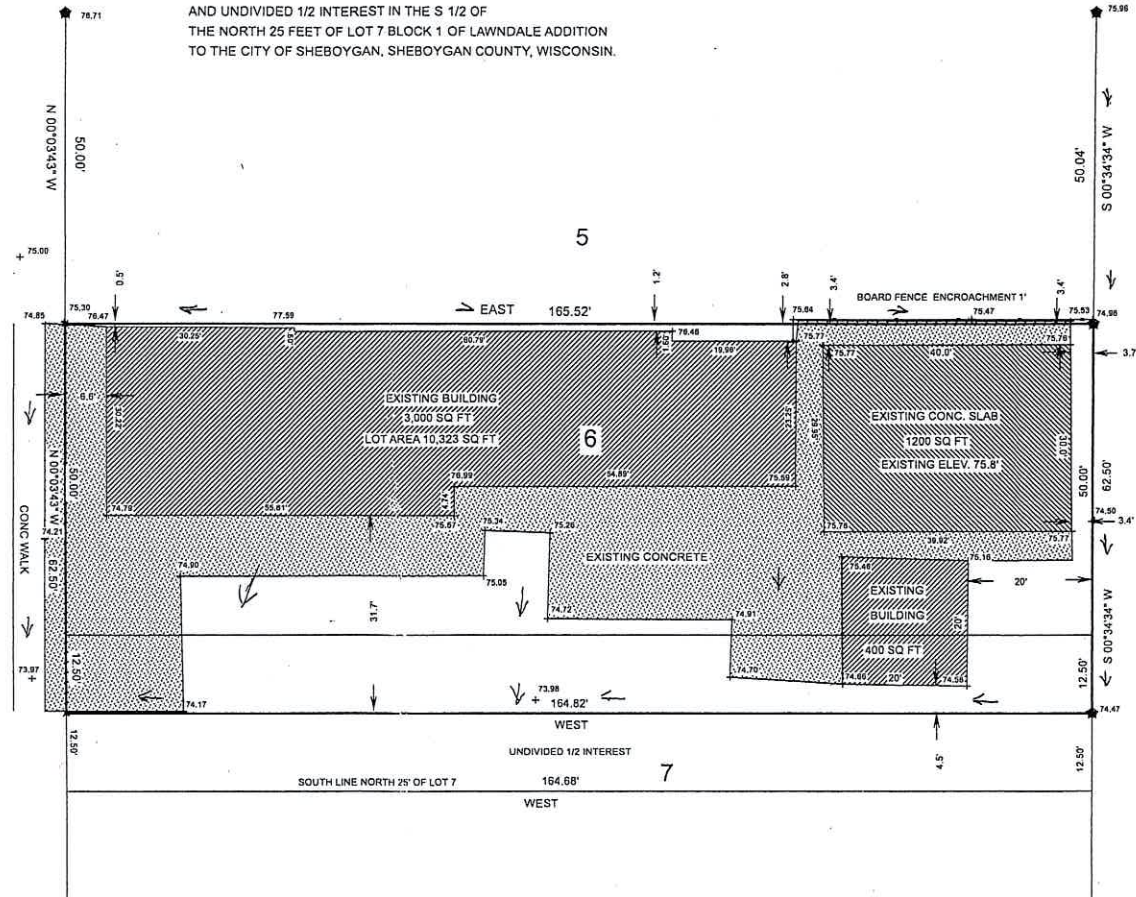
DATA/CSHEB22/2115N8 D-3554



D & H LAND SURVEYS LLC  
1628 GEORGIA AVENUE  
SHEBOYGAN, WISCONSIN

2115 N. 18th STREET  
PARCEL 59281621650  
BEING ALL OF LOT 6 AND THE NORTH 12.5 FEET OF LOT 7 BLOCK 1  
AND UNDIVIDED 1/2 INTEREST IN THE S 1/2 OF  
THE NORTH 25 FEET OF LOT 7 BLOCK 1 OF LAWNDALE ADDITION  
TO THE CITY OF SHEBOYGAN, SHEBOYGAN COUNTY, WISCONSIN.

N. 18th  
STREET



THIS IS TO CERTIFY THAT THE INFORMATION SHOWN HEREON  
IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

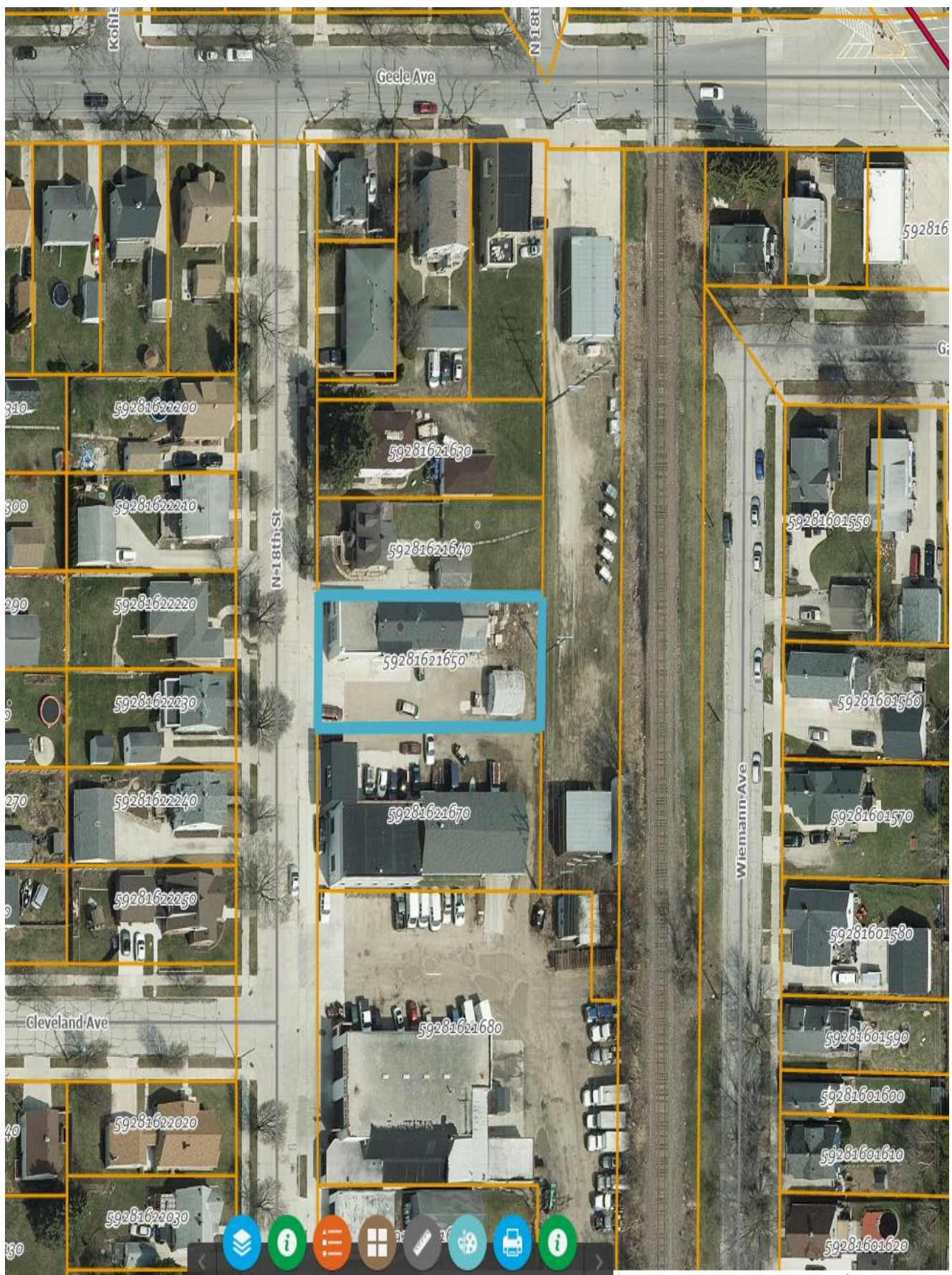
*Dennis J. Van Sluys*  
Dennis J. Van Sluys S-1238

Dated this 25th day of November, 2022.

- ★ = 1" IRON PIPE FOUND
- X = CHISELED CROSS SET
- + = EXISTING GRACE CITY DATUM

DATA/CSHEB22/2115N8 D-3554

























Oct 26, 2022 3:19:41 PM  
2113 North 18th Street  
Sheboygan County  
Wisconsin



Oct 26, 2022 3:19:46 PM  
2113 North 18th Street  
Sheboygan County  
Wisconsin



