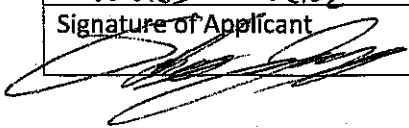
	CITY OF SHEBOYGAN	Fee: \$250.00
	APPLICATION FOR CONDITIONAL USE	Review Date: _____
		Zoning: _____

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>Jr's Tree Service</i>		Authorized Representative <i>Tobias Suarez</i>	
Title <i>Owner</i>			
Mailing Address <i>1424 N 26th St</i>	City <i>Sheboygan</i>	State <i>WI</i>	ZIP Code <i>53081</i>
Email Address <i>alex.juarez64@yahoo.com</i>		Phone Number (incl. area code) <i>(920)208-1051</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>1424 N 26th St</i>		Parcel No. <i>59281213280</i>	
SECTION 4: Proposed Conditional Use			
Name of Proposed/Existing Business:		<i>Jr's Tree Service</i>	
Existing Zoning:		<i>Commercial</i>	
Present Use of Parcel:		<i>Commercial</i>	
Proposed Use of Parcel:		<i>Commercial apartment conditional use</i>	
Present Use of Adjacent Properties:		<i>Commercial + residential</i>	
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) <i>Tobias Suarez</i>		Title <i>Owner</i>	Phone Number <i>(920)208-1051</i>
Signature of Applicant 		Date Signed <i>6-9-25</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.

Building/land location

- Parcel #59281213280
- 1429 N 26th St

Summary of the Conditional Use and general operation of proposed use

- Its current use is a shop for Jr's Tree Service, my father has been running this business in the area licensed for almost 25 years. There is no mulch yard or dump of sorts at the property. It is just used as a home base where trucks and equipment are stored.
- Clients/customers do not visit our physical location.
- 4 people currently employed
 - Tobias and his two sons Alexis and Tobias Jr as well as an employee Frank
- No services are rendered at the property and very rarely is there more noise than idling/loading equipment and trucks
- Property is kept in good shape with maintained garden beds and has over 100ft of planted arborvitae as a privacy screen.
- The property was acquired by my father in the mid 2000's. It is roughly $\frac{3}{4}$ shop/garage space and $\frac{1}{4}$ apartment/office space. It has been in that configuration since purchase. The proposed living space was refurbished a number of years ago, it is roughly 450 sq ft.
- There is a large asphalt pad at the front (west side) of the property that is used for employee parking. It can accommodate 6 cars comfortably.
- We strive to be good neighbors and do our best to keep noise down for our residential neighbors across the street and have never received a complaint. Our work starts at 7am no earlier. Chainsaws and loud equipment like chippers are almost never operated on the property. Hedges and garden beds are maintained and we recently repainted the entire building as it began to show age.
- We were unaware of needing a conditional use until this year. This was also the first year we received a fire inspection. I was informed by Nicholas Noster the Division Chief of Inspection and Prevention that the property for whatever reason was not included in their inspection list. We have since updated and became fire compliant however the living space is what we are here to address.

Reasons why I believe conditional use is appropriate

- All of the neighboring properties on the block are all commercial/business and the residential homes across the street to the west are residential.
- Living space will be used by our current employee. It helps us offer a competitive package for employment. It also helps tremendously with daily operations, opening, and closing tasks.
- The space is not to be rented out to the general public at this time or the foreseeable future.

- We do not find our conditional use to have any sort of negative impact on the surrounding area as it is already a mixture of commercial and residential property.
- The area is easily accessible by utilities and services provided by public agencies.

The minimal impact of our operations on site, combined with our proactive efforts to maintain the property and minimize noise, demonstrates our commitment to being a good neighbor. This conditional use, specifically for an employee living space, is crucial for our business's continued efficiency and our ability to offer competitive employment. We firmly believe it presents no adverse impact to the surrounding commercial and residential properties and respectfully request your approval.

