

CITY OF SHEBOYGAN

REQUEST FOR CITY PLAN COMMISSION CONSIDERATION

ITEM DESCRIPTION: Application for Conditional Use Permit with exceptions by Habitat for Humanity Lakeside, Inc. to construct a single-family residence located at parcel #59281507210. UC Zone

REPORT PREPARED BY: Ellise Rose, Zoning Administrator

REPORT DATE: September 21, 2026

MEETING DATE: September 29, 2026

FISCAL SUMMARY:

Budget Line Item: N/A
Budget Summary: N/A
Budgeted Expenditure: N/A
Budgeted Revenue: N/A

STATUTORY REFERENCE:

Wisconsin Statutes: N/A
Municipal Code: N/A

BACKGROUND / ANALYSIS:

Habitat for Humanity Lakeside, Inc. Is proposing to construct a single-family residence located at parcel #59281507210 The applicant states the following:

- Description of existing use:
 - Vacant lot
 - Currently Zoned UC, however the buildings adjacent to the lot on both the east and west are currently residences
- Description of proposed use (indoor, outdoor, etc.), why was this site selected?
 - Single Family residence. 1001 square feet. 3-bedroom, 1 bath, 60 square ft covered porch at front entrance, 25 square ft covered side entrance.
 - The site was selected as the most feasible of buildable lots offered to Habitat for Humanity Lakeside from the City of Sheboygan for development.
- Projected number of residents:
 - The current family selected for the home is a Family of 3 consisting of a single parent and 2 children ages 13 and 11
- Is access appropriate and is their sufficient resident off-street parking?
 - Off street parking access at alley with concrete path to side entrance, concrete steps/ approach at front entrance.
- Project timeline and estimated value of project
 - Project will commence immediately upon transfer of deed to Habitat Lakeside, and permit approval. (roughly October of 2026 – June 2027)
 - Estimated value of Project, (based upon most recent appraisals of completed Habitat Homes in the area) is \$240,000

STAFF COMMENTS:

A single-family home is permitted as a conditional use in the Neighborhood Commercial zoning district.

ACTION REQUESTED:

Staff recommends approval of the conditional use permit subject to the following conditions:

1. Prior to operation/occupancy, the applicant shall obtain all licenses, and occupancy permits as well as meet all required codes including but not limited to building, plumbing, electrical, HVAC, fire, health, state, federal, etc. An occupancy permit will be granted only at such time as the applicant has met all requirements.
2. Any fencing/retaining wall shall be installed per Section 105-945 of the City of Sheboygan Zoning Ordinance.
3. All new 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.

ATTACHMENTS:

Conditional Use Permit Application and Attachments