

	<b>CITY OF SHEBOYGAN</b>	<b>Fee:</b> \$250.00
	<b>APPLICATION FOR</b>	<b>Review Date:</b> _____
	<b>CONDITIONAL USE</b>	<b>Zoning:</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>Abigail Lesperance</i>		Authorized Representative	
Mailing Address <i>2002 N 20<sup>th</sup> Street</i>		City <i>Sheboygan</i>	Title <i>owner</i>
State <i>WI</i>		ZIP Code <i>53081</i>	
Email Address <i>abbylesperance@gmail.com</i>		Phone Number (incl. area code) <i>(920)-286-3609</i>	
<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	
Mailing Address		City	Title
State		ZIP Code	
Email Address		Phone Number (incl. area code)	
<b>SECTION 3: Project or Site Location</b>			
Project Address/Description <i>2002 N 20<sup>th</sup> Street, Sheboygan, WI 53081</i>			Parcel No.
<b>SECTION 4: Proposed Conditional Use</b>			
Name of Proposed/Existing Business:			
Existing Zoning:		<i>Neighborhood Residential 6 - District</i>	
Present Use of Parcel:		<i>Single family</i>	
Proposed Use of Parcel:		<i>Two Flat</i>	
Present Use of Adjacent Properties:		<i>Single family</i>	
<b>SECTION 5: Certification and Permission</b>			
<p><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.</p>			
<p><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.</p>			
Name of Owner/Authorized Representative (please print) <i>Abigail Lesperance</i>		Title <i>owner</i>	Phone Number <i>(920)-286-3609</i>
Signature of Applicant <i>Abigail Lesperance</i>		Date Signed <i>3/6/23</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.

March 6, 2023

City of Sheboygan Plan Commission,

My fiance Samuel Lepak and I just bought the house on 2002 N 20th Street in Sheboygan, Wisconsin and we are applying for a conditional use permit to use the dwelling as a two-flat.

We would like to renovate the property and reside in the lower half as well as rent out the upper half. Sam and I both have technical degrees in Residential Construction from Fox Valley Technical College and we take pride in doing quality work.

We are aware of the steps we need to take to separate the dwellings and if we are approved, we will be doing everything we can to bring the home up to code and make it a safe and legal place to live.

In the past, it appears the property was a two-flat that was then converted to a single-family by boarding off the exterior entrance and opening a new doorway in the interior. If our conditional permit is approved, we would like to convert the home back into its original use as a duplex, close that interior doorway off, and make the exterior door usable again.

Some of the things that will be done upon approval include; paving the parking areas in the backyard so there is off-street parking, separating the heating and cooling controls by level, and adding a stove outlet in the upper-level kitchen area.

We plan to paint and stain the house in the spring, replace the wood and railings on the porch, and do some landscaping. We are excited to help improve the appeal of our neighborhood and provide more housing to help the city grow and develop.

Thank you for your consideration,

*Abigail Yperance*  
*Sam Lepak*

2002 N 20th Street  
Sheboygan, WI 53081

(920)-286-3609  
(920)-422-8033

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[samlepak47@gmail.com](mailto:samlepak47@gmail.com)



Front of house exterior:

The lower half of the house will be painted, the upper half cedar shakes will be stained, the porch will be redone, some landscaping will be done, and a railing will be added next to the concrete stairs.





First-floor kitchen:

All paneling will be removed, cabinets and countertops will be replaced, drop ceilings will be removed, new lighting will be installed, and a coat of fresh paint for the walls and trim.





### First-floor bathroom

Paneling will be removed, fresh paint to the walls and trim, new vanity put in, and new flooring will be done.



First-floor dining room, living room, and bedrooms  
Hardwood floors under the carpet will be refinished, drop ceilings will be removed, and fresh paint will be added to walls and trim.





### Second-floor kitchen

New cabinets will be installed, the hardwoods under the flooring will be refinished, and fresh paint will be added to the walls and trim.



### Second-floor bathroom

New flooring will be installed, the clawfoot tub removed and a shower will be added in place of the closet, washer/dryer hookups will be added, new vanity will be installed, new lighting will be installed, and fresh paint on the walls and trim.





Second-floor dining, living room, and bedroom  
Hardwood floors will be refinished, new lighting, and fresh paint



Backyard garage and parking area  
A new slab will be poured for off-street parking.

















