

## CITY OF SHEBOYGAN

### REQUEST FOR PLANNING COMMISSION CONSIDERATION

---

**ITEM DESCRIPTION:** Application for Conditional Use with exceptions by Abigail Lesperance to convert the single-family residence into a two-family residence at 2002 N. 20<sup>th</sup> Street. NR-6 Zone

---

**REPORT PREPARED BY:** Steve Sokolowski, Manager of Planning and Zoning

---

**REPORT DATE:** March 24, 2023

**MEETING DATE:** March 28, 2023

---

#### **FISCAL SUMMARY:**

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

---

#### **STATUTORY REFERENCE:**

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

---

#### **BACKGROUND / ANALYSIS:**

Abigail Lesperance and Samuel Lepak are proposing to convert their single-family dwelling into a duplex at 2002 N. 20<sup>th</sup> Street. The applicants state:

- We would like to renovate the property and reside in the lower half and rent 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.
- 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.

#### **STAFF COMMENTS:**

The property currently has a one-car garage. The applicants appear to be parking vehicles, storing a boat and a trailer on a gravel/grass driveway/parking lot in the backyard. Any areas used for parking of vehicles and/or storing trailers and/or recreational equipment are to be

paved. Applicant will be required to pave this gravel driveway/parking lot. Staff will be recommending a date of September 30, 2023. The Plan Commission may discuss this date with the applicant or what the applicant's plans are to address this issue.

Applicant will obtain all required permits/approvals prior to constructing the driveway/parking lot including but not limited to building permit, site plan, storm water, etc.

The Assessor's Office records indicate the home was previously used as a duplex prior to being converted into a single-family dwelling.

Applicant needs to be aware, that they will need to meet all current dwelling codes prior to receiving permission to use/occupy this property as a duplex.

**ACTION REQUESTED:**

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

1. 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, etc. An occupancy permit will be granted only at such time as the applicant has met all requirements.
2. Outdoor storage of materials, products or equipment shall be prohibited.
3. All new lighting shall be installed per Section 15.707 of the City of Sheboygan Zoning Ordinance. There shall be no spillover light onto adjacent properties or the streets.
4. All areas used for parking/maneuvering of vehicles shall be paved (including boats, trailers, etc.). Applicant shall pave and landscape the all gravel areas on property by September 29, 2023.
5. Applicant will obtain all required permits/approvals prior to constructing the driveway/parking lot including but not limited to building permit, site plan, storm water, etc.
6. If there are any amendments to the approved use and/or floor/site plan, the applicant will be required to submit a new conditional use application reflecting those amendments

**ATTACHMENTS:**

Conditional Use Application and required attachments.