

CITY OF SHEBOYGAN

REQUEST FOR CITY PLAN COMMISSION CONSIDERATION

ITEM DESCRIPTION: Application for Conditional Use Permit with exceptions by Jeffery Wiarek to operate a furniture refinishing home occupation located at 1308 S 9th Street. NR-6 Zone.

REPORT PREPARED BY: Ellise Rose, Associate Planner

REPORT DATE: November 21, 2024

MEETING DATE: December 10, 2024

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:

Jeffery Wiarek is proposing to operate a furniture refinishing home occupation located at 1308 S 9th St. The applicant states the following:

- The existing use of the property is residential.
- The proposed use of the property is to use detached garage and 1 basement room for workshop to refinish furniture.
- We own the home and thought the garage was good to renovated for the workshop. The reason we thought having the workshop in the detached garage is to limit sawdust exposure in the home.
- The services that are proposed to be provided are the following:
 - Cleaning and preparation: Cleaning the furniture and preparing the area for refinishing.
 - Sanding and stripping: Removing paint and stain from the furniture
 - Wood repair: Repair any damage to furniture by smoothing the surface.
 - Applying new finish: Applying a new coat of paint, stain, lacquer, varnish or top coat.
 - Color change: Changing the color of the furniture with stain and paint.
 - In home consultations: Provide free in-home consultations about refinishing furniture for customers.
- The daily customers that could be coming in to pick up finished furniture is 1-5 throughout open hours of the business.
- The detached garage is 220 square feet on the property. The proposed basement area is 195 square feet. The parking area is 440 square feet of off-street parking. There is one more space for parking in the driveway.

- The home improvements that need to be done to have a workshop in the garage is to have electrical wiring and lighting installed by hiring Lake Park Electric as per proposal. The outside light will be installed is a new motion light on the garage.
- The proposed areas of the business will not change the color or design of the home
- No sign will be displayed for the business.
- The way that our business will not be a nuisance to adjacent properties is that the business hours will be 10am to 2pm and 4:30pm to 7pm. These will be by appointment only. The business will be conducted online. The dust from sanding will not affect air quality of the neighbors because a dust collection system will be used.
- There will be no storefront for the business
- The conditional use and its proposed location will not result in any substantial or undue adverse impact on nearby property of the neighborhood.

STAFF COMMENTS:

A furniture refinishing business is considered a professional service, thus, an applicant can apply for a conditional use permit to operate a professional service home occupation.

ACTION REQUESTED:

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

1. Applicant will meet all home occupation criteria listed in Section 105-722(s).
2. Prior to construction, the applicant shall obtain all necessary permits and licenses including but not limited to building, plumbing, electrical, HVAC, health, etc.
3. The home occupation may only utilize 25 percent of the living area of the dwelling.
4. The use of the dwelling unit for a home occupation shall in no way be incompatible with the character of nearby residential areas and in no instance shall a home occupation create a nuisance for neighboring properties.
5. Not more than one sign, not to exceed two square feet, non-illuminated and flush wall mounted only, will be used to advertise the home occupation. Applicant is required to obtain a sign permit. No temporary signage is permitted for home occupations.
6. The City of Sheboygan has the right of entry during the stated hours of operation to insure compliance per City of Sheboygan Ordinances and with this approval.
7. If any issues arise from the business, the City may again review the conditional use permit.
8. If the applicant moves from the present location the conditional use permit will discontinue immediately.
9. If there are any amendments to the approved conditional use permit and/or site plan, the applicant will be required to submit a new conditional use application reflecting those amendments.

ATTACHMENTS:

Conditional Use Permit Application and Attachments