

CITY OF SHEBOYGAN

REQUEST FOR CITY PLAN COMMISSION CONSIDERATION

ITEM DESCRIPTION: Application for Conditional Use with exceptions by Sara Wolske to construct a new apartment at 1211 Superior Avenue. UC zone

REPORT PREPARED BY: Ellise Rose, Associate Planner

REPORT DATE: October 7, 2024

MEETING DATE: October 15, 2024

FISCAL SUMMARY:

STATUTORY REFERENCE:

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

Wisconsin Statutes:
Municipal Code: N/A

BACKGROUND / ANALYSIS:

Sara Wolske is proposing to construct a new 1211 Superior Avenue. The applicant states the following about the project:

- I would like to remodel 1211 Superior Ave to a residential dwelling space.
- The space was used as a dentist office occupied by David Coulter. Dr. Coulter retired and now the space is vacant and without interest in renting for a commercial space.
- There is some interest in using it as a residential dwelling space.
- The projected number of residents is 2.
- The proposed number of dwelling units is one with approximately 1,000 square feet.
- Parking for approximately 10 vehicles is available behind the building.
- There is a sidewalk in the front of the building and a dumpster is available in the alley behind the building.
- This is a pre-existing building and is a well-constructed one-story property with a basement.
- The renovation will consist of removing some of the interior walls to open up the space to make it more usable. It is currently very compartmentalized.
- No exterior renovations will be done.
- Off street parking will be designated in the parking lot behind the building.
- No signage is necessary.

- Project time line depending on when buildout quotes and contractor walk through to make sure everything is up to code would potentially be completed by December 2024.
- The exact cost of the project is not yet known. Estimate is \$30,000.
- This dwelling would be compatible with the adjacent properties as there are both residential and commercial properties in the area.
- The proposed conditional use is in harmony with the policies and standards of the City of Sheboygan in that the location is both commercial and residential. Also, there is a better chance of utilizing and occupying the property as residential at this time.
- There are too many vacant commercial properties in Sheboygan and many of them continue to be vacant and potentially not cared for in the same manner when there is a tenant.
- It will not result in any substantial or undue adverse impact on nearby property, the character of the neighborhood, environment, traffic, parking, public improvements, public property or rights of way.
- I believe this development will enhance the area and property.

STAFF COMMENTS:

The applicant will need to work with the building inspection department regarding the conversion of the vacant space into an apartment. Occupancy shall be granted only at such time as all permits and codes have been met.

ACTION REQUESTED:

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

1. Prior to building permit issuance, the applicant shall obtain all licenses/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. If using dumpsters, dumpster(s) shall be screened/enclosed and constructed of like materials and colors of the facility. If using chain link fencing, the applicant shall install Privacy Decorative Slatting (PDS) material in order to effectively screen the dumpster.
3. Outdoor storage of materials, products or equipment shall be prohibited.
4. All 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.
5. Applicant will provide adequate public access along streets and the parking lot/alley and will take all appropriate actions to minimize the time period that the street will be closed/affected.
6. It will be the applicant's responsibility to work with all private and public utilities in order to provide easements and/or relocate utilities as necessary.
7. Absolutely no portion of the building and/or site improvements shall cross the property lines including but not limited to buildings, balconies, decks, foundations, walls, gutters, eaves,

roof, parking, fencing/retaining walls, signs, landscaping, etc. unless an encroachment is obtained permitting use of public right-of-way.

8. Any work within City of Sheboygan Public rights-of-way shall be discussed with the City Engineering Department and constructed to standard City specifications (including, but not limited to, driveway openings, curb, gutter, sidewalk, pavement, utilities, street trees, etc.).
9. If there are to be any exterior renovations to the facility, the applicant will be required to obtain Architectural Review Board approval prior to receiving a building permit for such renovation.
10. If operating as a short-term rental, the applicant will be required to file the proper room tax paper work with the City of Sheboygan.
11. If there are any amendments to the conditional use, the applicant will be required to submit a new conditional use application reflecting those amendments.

ATTACHMENTS:

Conditional Use Permit Application and required attachments.