

CITY OF SHEBOYGAN

REQUEST FOR CITY PLAN COMMISSION CONSIDERATION

ITEM DESCRIPTION: Application for Conditional Use with exceptions by Jeff Rittenhouse to construct new 2nd floor apartments at 1226 N. 8th Street (parcel # 59281102680). CC zone

REPORT PREPARED BY: Ellise Rose, Associate Planner

REPORT DATE: October 4, 2024

MEETING DATE: October 15, 2024

FISCAL SUMMARY:

STATUTORY REFERENCE:

Budget Line Item:	N/A	Wisconsin	N/A
Budget Summary:	N/A	Statutes:	
Budgeted Expenditure:	N/A	Municipal Code:	N/A
Budgeted Revenue:	N/A		

BACKGROUND / ANALYSIS:

Jeff Rittenhouse is proposing to construct new 2nd floor apartments at 1226 N. 8th Street. The applicant states the following about the project:

- I would like to add 1-6 (1-2) bedroom apartments on the top of an existing building located at 1226 N. 8th. This would include the vacant existing portion of the building and build out over the top of the existing building lower level, essentially building on top of the lower levels roof.
- I am bringing this before the board before I spend a lot of time and money on Architects, engineers, and contractors to ensure that the city is on board with my idea and believe in my idea. If the board approves I will meet with architects and come up with a plan that will be within the 1-6 units desired, and present that to the architectural review board for their approval.
- The lower level contains retail and beauty shops.
- This site was selected because housing is needed in Sheboygan and the upper level of this building is vacant at this time.
- 1-6 dwelling units are being proposed, that will be based upon the architect and engineers, as plumbing, electrical and loading will have to be considered.
- I would like large windows and a balcony for all units if possible.
- Units will be middle to higher end units.
- Existing exterior will be removed in favor of a more modern look.
- There is ample parking space for at least 2 spots per unit.

- Signage will likely be on the exterior upper units, determined by the architect.
- Projected time line would likely be 6-12 months and looking at a budget of \$400,000-\$500,000, based upon number of units.
- I chose residential units over commercial units because I believe there is an actual need within the city, and not so much for commercial units.
- I believe these units will serve the community well as bring more people living downtown and lead to higher traffic to restaurants and retail shops around the property.

STAFF COMMENTS:

The applicant will need to work with the building inspection department regarding the conversion of the 2nd floor space into apartments. 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 new 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. Applicant shall obtain the necessary sign permits prior to installation. Proposed signage shall meet the 8th Street design guidelines.

10. 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.
11. 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.
12. 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.