



**CITY OF SHEBOYGAN**

**APPLICATION FOR  
CONDITIONAL USE**

Fee: \$250.00 \_\_\_\_\_

Review Date: \_\_\_\_\_

Zoning: \_\_\_\_\_

Read all instructions before completing. If additional space is needed, attach additional pages.

**SECTION 1: Applicant/ Permittee Information**

Applicant Name (Ind., Org. or Entity) Sara M. Wolske dba Tangerine Salon		Authorized Representative <sup>Gerald</sup> Sara Wolske Wolske		Title owners	
Mailing Address 1819 Cardinal Pkwy		City Sheboygan		State WI	ZIP Code 53083
Email Address Saramae316@gmail.com			Phone Number (incl. area code) (920) 287-1179		

**SECTION 2: Landowner Information (complete these fields when project site owner is different than applicant)**

Applicant Name (Ind., Org. or Entity)		Contact Person		Title	
Mailing Address		City		State	ZIP Code
Email Address			Phone Number (incl. area code)		

**SECTION 3: Project or Site Location**

Project Address/Description 1211 Superior Avenue (1213 Superior Ave)	Parcel No.
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**SECTION 4: Proposed Conditional Use**

Name of Proposed/Existing Business:	Tangerine Salon 1213 Dr. Coster PDS previously 1211
Existing Zoning:	Urban Commercial
Present Use of Parcel:	Office Space
Proposed Use of Parcel:	Residential Apartment
Present Use of Adjacent Properties:	Vacant family - Dentist office

**SECTION 5: Certification and Permission**

**Certification:** 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.

**Permission:** 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.

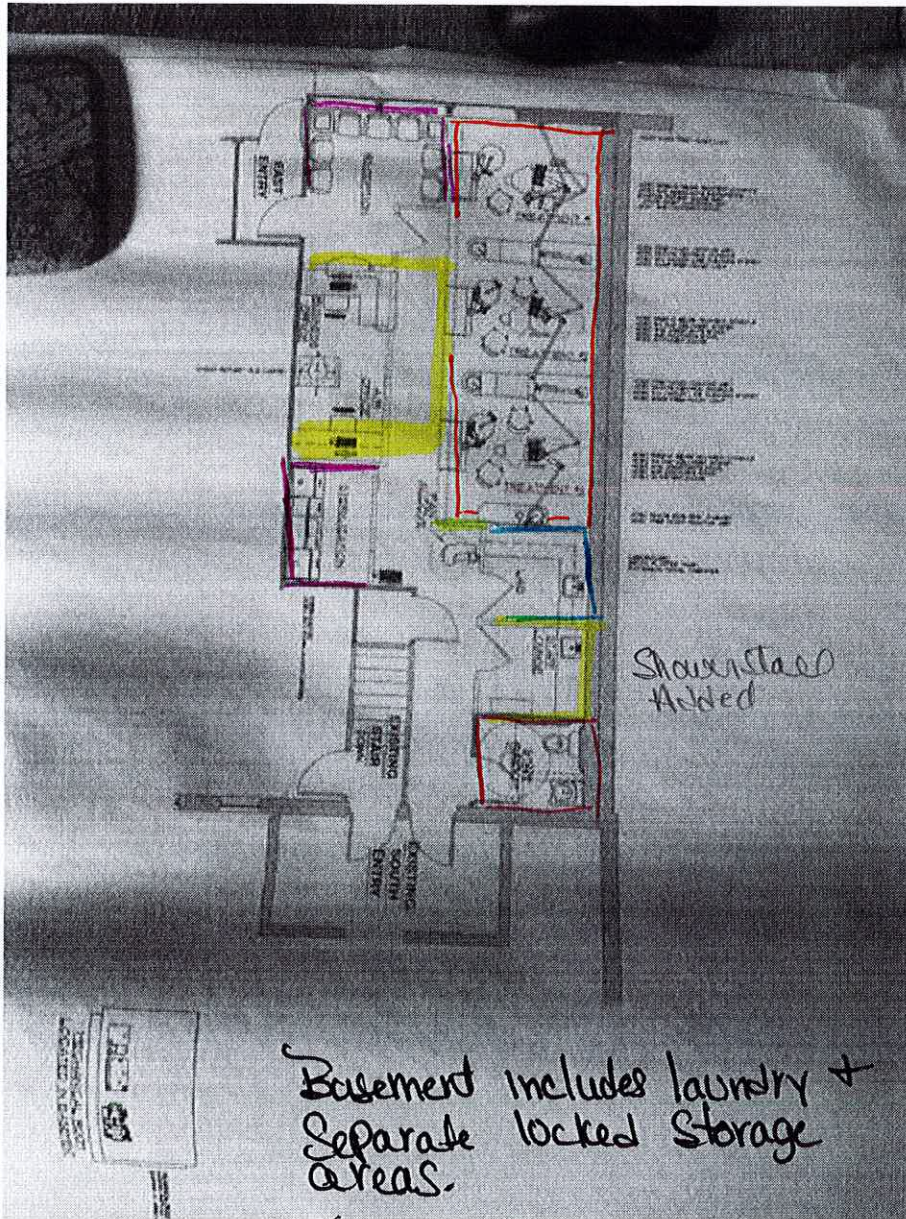
Name of Owner/Authorized Representative (please print) Sara M. Wolske Wolske	Title Owner	Phone Number (920) 287-1179
Signature of Applicant <i>Sara M. Wolske</i>		Date Signed 6/26/24

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.

## Conditional Use Written Explanation Requirements

- A. Saramaewolske LLC /Tangerine Salon LLC to rezone 1211 Superior Avenue, Sheboygan, WI 53081 to a residential dwelling space.
- B. Remodel above mentioned property for a residential dwelling space.  
The space was used as a dentist office Occupied by David Coulter-office space. 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 1000 square feet. There is limited landscape. The existing landscape is taken care of by Tangerine Salon LLC. 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 build out 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. If I had to put a number on it, \$30,000. This dwelling would be compatible with the adjacent properties as there are both residential and commercial properties in the area.
- D. 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 way to 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. In fact, I believe it will enhance the area and property. The property already has utilities in place as it is an existing property in use.

# Front Superior Ave.



Red Current Bathroom

Add Shower

Yellow:

- Add Shower stall / vent
- bump out drywall for Approx 8x10 Bedroom
- Remove small part of drywall to open up hallway

Blue Pantry

Orange Open Concept Kitchen / Living area

Pink - Office + lounge or bonus area

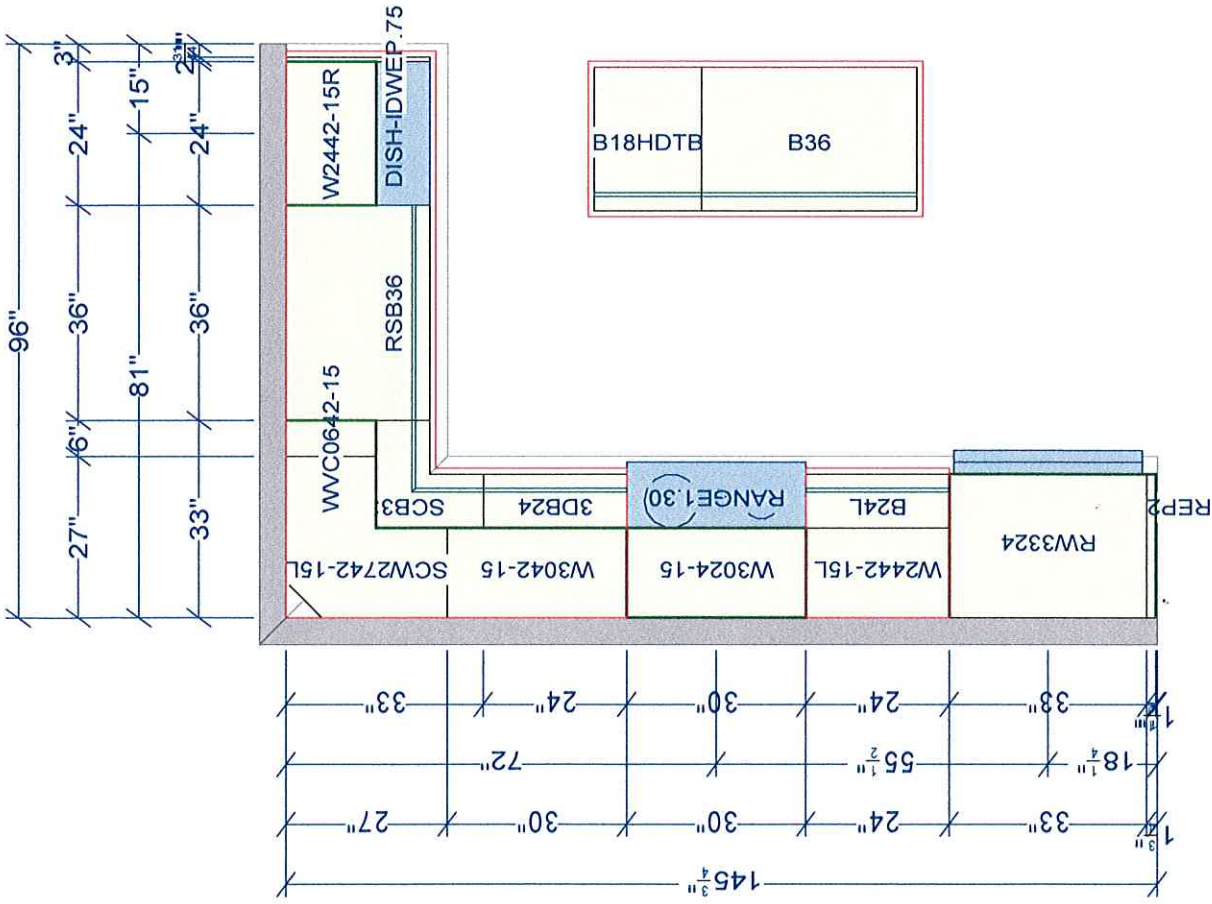
Basement includes laundry + separate locked storage areas.

Back Parking lot / Alley

1211

Superior Ave. Sheboygan 53081



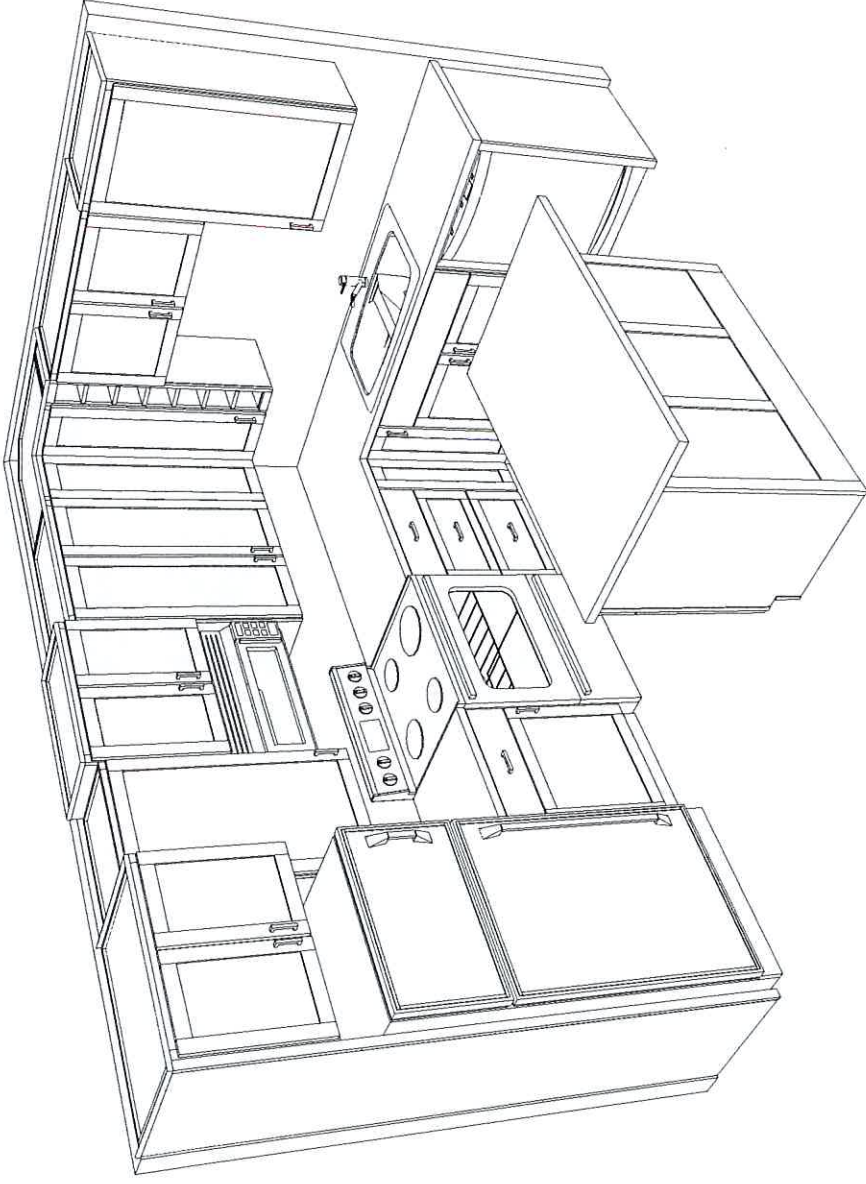


All dimensions & size designations given are subject to verification on job site and adjustment to fit job conditions.

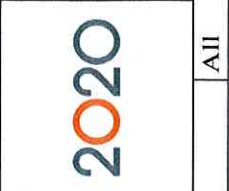
2020

This is an original design and must not be released or copied unless applicable fee has been paid or job order placed.

Designed: 8/16/2024  
Printed: 8/30/2024

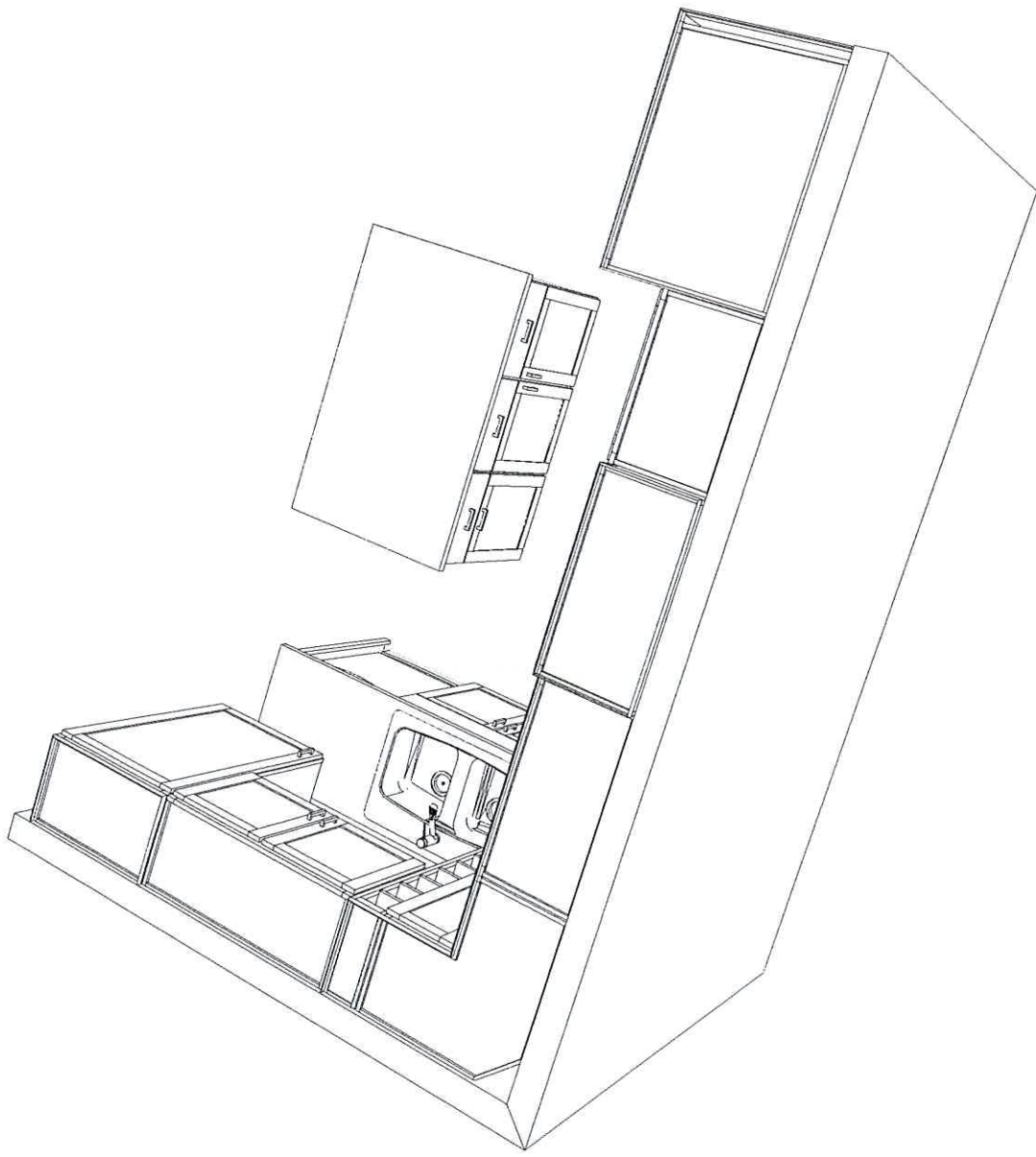


Designed: 8/16/2024  
Printed: 9/6/2024



Note: This drawing is an artistic interpretation of the general appearance of the design. It is not meant to be an exact rendition.

V24-052 Wolske Tangerine Salon      All      Drawing #: 1



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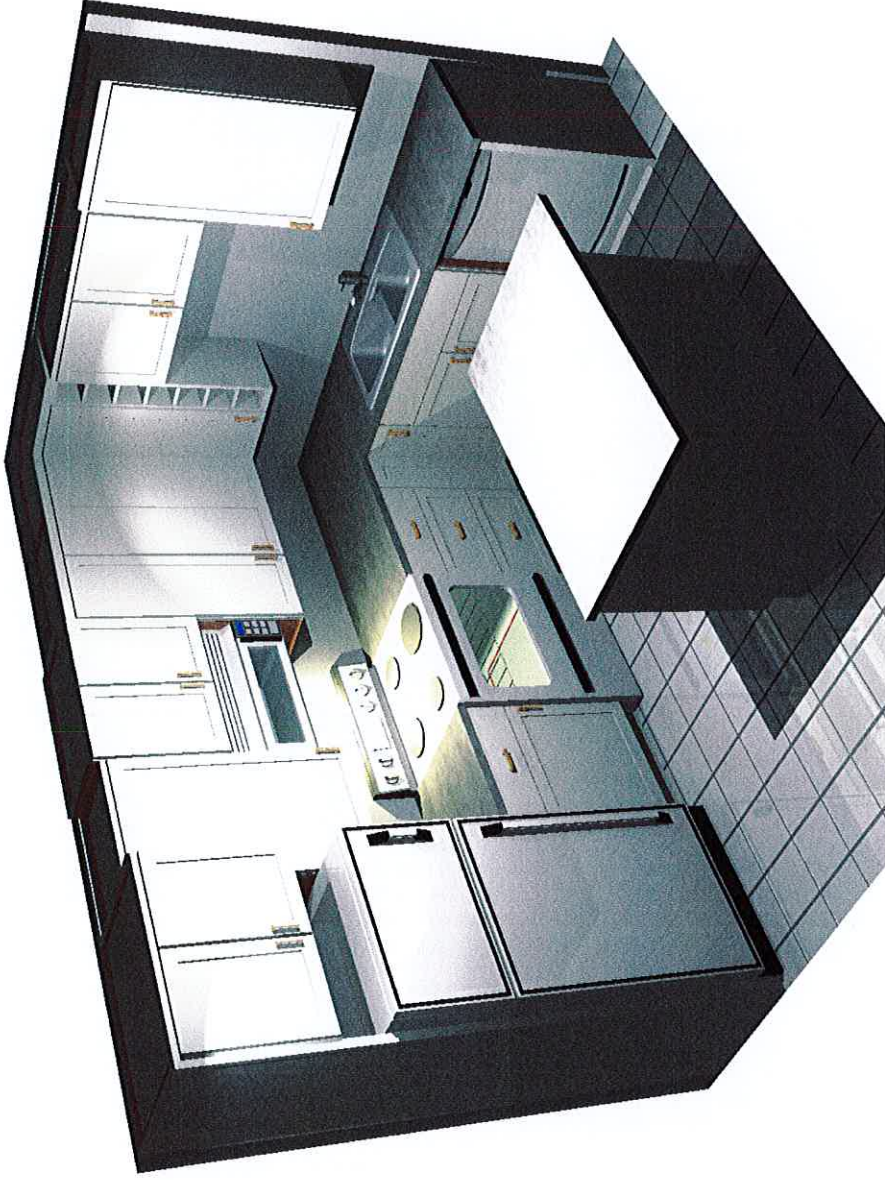
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V24-052 Wolske Tangerine Salon

All

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2020

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V24-052 Wolske Tangerine Salon

All

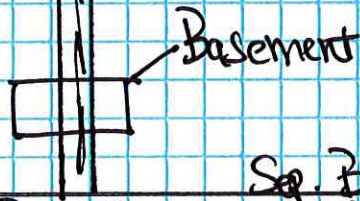
Drawing #: 1



1213 Superior Ave  
Tangerine Salon Sep. Ent -  
Approx 1500 Sq. Ft.

1211 Superior Ave  
Proposed Res. Apt. Site  
Sep. Ent  
Approx 1000 Sq. Ft.

FIRE WALL



Sep. back door  
Space/hallway

Back Door  
Back Door

Sep. Back door  
Space/hallway

PARKING

Alley



Back of Bldg.

PARKING

10-12 vehicle  
Capacity

Alley