

CITY OF SHEBOYGAN

REQUEST FOR ARCHITECTURAL REVIEW CONSIDERATION

ITEM DESCRIPTION: Application for Site Plan Review by Richard Tomlinson to construct a garage at Zion Covenant Church located at 1132 N 5th St.

REPORT PREPARED BY: Ellise Rose, Zoning Administrator

REPORT DATE: September 15, 2025

MEETING DATE: September 23, 2025

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:

Richard Tomlinson is proposing to construct a garage at Zion Covenant Church located at 1132 N 5th Street. The applicant states the following:

- The proposed project includes new wood two and half stall single level garage.
- The existing two story with living quarters above, garage below will be removed and the new garage will be placed in the existing foot print as well as meeting set back requirements.
- The existing two story structure has been used only as a garage in the lower level for the past several years. This structure will be raised to allow for the construction of a new two and half stall garage.
- The new structure will only be used as a garage with limited storage.

STAFF COMMENTS:

This proposed garage meets all zoning requirements and will remove a nonconforming structure.

ACTION REQUESTED:

Staff recommends approval of the site 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, health, water, sewer, health, storm drainage, etc. (Applicant shall be in contact with building inspection, fire, police, etc.). An occupancy permit will be granted only at such time as the applicant has met all requirements.

2. Applicant shall meet all zoning requirements including but not limited to noise, vibration, hazardous materials, etc.
3. Submittal/approval of a proposed storm drainage plan prior to building permit issuance.
4. All new 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. If there are any amendments to the approved use and/or site plan, the applicant will be required to submit a new site plan and/or conditional use application reflecting those amendments.

ATTACHMENTS:

Site Plan Review Application and Attachments.