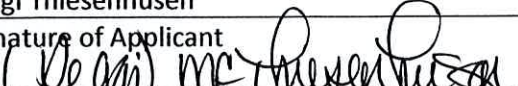
	<b>CITY OF SHEBOYGAN</b>  <b>APPLICATION FOR CONDITIONAL USE</b>	<b>Fee:</b> \$250.00 _____ <b>Review Date:</b> _____ <b>Zoning:</b> _____
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Read all instructions before completing. If additional space is needed, attach additional pages.

SECTION 1: Applicant/ Permittee Information			
Applicant Name (Ind., Org. or Entity) Blue Moon Studio Inc.	Authorized Representative Peggi Thiesenhusen	Title Owner/Secretary	
Mailing Address 834 North Water Street	City Sheboygan	State WI	ZIP Code 53081
Email Address <a href="mailto:peggi.bluemoonstudio@mac.com">peggi.bluemoonstudio@mac.com</a>		Phone Number (incl. area code) 920-803-8482	
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 834 N. Water Street Sheboygan, WI 53081			Parcel No.
SECTION 4: Proposed Conditional Use			
Name of Proposed/Existing Business:	Blue Moon Studio Inc.		
Existing Zoning:	NC		
Present Use of Parcel:	Business		
Proposed Use of Parcel:	Business/Residential		
Present Use of Adjacent Properties:			
SECTION 5: Certification and Permission			
<p><b>Certification:</b> 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.</p>			
<p><b>Permission:</b> 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.</p>			
Name of Owner/Authorized Representative (please print) Peggi Thiesenhusen	Title Owner/Secretary	Phone Number 920-803-8482	
Signature of Applicant 		Date Signed 2-4-2025	

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. Name of project/development [Blue Moon Studio – Residential Apartment, Lower-Level](#)

B. Summary of the Conditional Use and general operation of proposed use:

- Description of existing use – [Residential Apartment Unit on lower level of property](#)
- Description of proposed use (indoor, outdoor, etc.), why was this site selected? [We are looking to renew the Residential CUP permit granted for this space in February, 2023 as it has expired. We are the owners of the building since October, 2002.](#)
- All services, products, etc. to be provided [N/A](#)
- Projected number of residents, employees, and/or daily customers: [2 residents – Owners of the property](#)
- Proposed number of dwelling units, floor area, landscape area, and parking area expressed in square feet and acreage to the nearest one-hundredth of an acre [N/A](#)
- Description of proposed building and all new site improvements (square footage of new and existing structure(s), traffic, ingress/egress, parking, sidewalk, retaining walls, storm drainage, landscaping, lighting, dumpster enclosure, screening of mechanicals, etc.) [N/A](#)
- A written description of the proposed general orientation, design, arrangement, texture, material and color of the building or structure and how it is compatible with the development and redevelopment in and around the area: [This historic building \(Verifine Dairy\) has been in existence since 1945, and we have owned it since October, 2002; no new interior or exterior work is planned for the property or the landscaping surrounding the property. That said, the property is fully compatible with our neighbors, the Garton Toy Factory Apartment building, another historical property renovated for residential purposes in 1998 as part of the City of Sheboygan’s North Water Street Redevelopment Plan. We partnered with the City of Sheboygan in 2002 to purchase and renovate this property, which was in a blighted condition at the time, receiving a HUD redevelopment grant for \\$75,000 and providing an easement to the City for the construction of a connecting piece of the public bike trail which currently curves eastward at the north end of our property and dead ends on North Water Street. The idea was to allow the path to run through the lower level of the property and join with the bike trail the City constructed behind the Garton Toy Factory Apartments, but currently dead ends on the south end of our property. Unfortunately, for whatever reason, the project was never initiated and ultimately, the City released their easement rights to the property.](#)
- An explanation of any interior and/or exterior renovations: [None planned](#)
- Is access appropriate and is there sufficient customers/resident off-street parking? [Yes](#)
- Proposed signage: [None](#)
- Project timeline and estimated value of project: [Immediate and none](#)
- Compatibility of the proposed use and design with adjacent and other properties in the area: [Fully compatible – no changes planned for current use or design of the property; please see above response regarding compatibility with the development and redevelopment in the area.](#)
- How will you ensure that the business will not become a nuisance to adjacent properties (i.e. parking, noise, smells, hours of operations, etc. [We have never received complaints regarding our use of the property. In fact, we often receive compliments on our gardens, front planters and care of the property as a whole from our neighbors and tourists/people using the bike path and park area. Additionally, a number of years ago we installed a pet poo station used by all the surrounding apartment pet owners, which we maintain at our expense and empty weekly to ensure a clean park area for the local schools to use for their student’s physical education classes and families to use all summer long for picnics, sports, the splash pad etc... We also](#)



regularly collect trash and broken glass around the neighborhood and down the full of North Water Street. We have received numerous thanks over the years for helping to keep the neighborhood clean, safe and waste free, including from the office and maintenance staff at the Garton Toy Factory. Finally, though the area in front of our property, which is used as a turnabout for all Garton apartment dwellers, their guests and all mail and deliveries, is a City street, we have paid for 22 years to plow and salt it, sweep it clean of sharp or potentially dangerous debris, and ensure any safety issues are called into the City for immediate assessment as the City has not provided care for it as long as we have owned the property.

- **Other information that would be considered pertinent by the Plan Commission:** We are respectfully requesting a renewal of the residential CUP permit granted for the lower level of our property February 14, 2023. We are mindful there may be needs identified by Building Inspection to be addressed and are happy to work with them to do so.

C. If applicable, please describe any exceptions/variances that are required for this project (i.e. setbacks, parking, landscaping, etc.) **None**

D. Written justification for the proposed conditional use, indicating reasons why the applicant believes the proposed conditional use is appropriate:

- a) How is the proposed conditional use (independent of its location) in harmony with the purposes, goals, objectives, policies and standards of the City of Sheboygan Comprehensive Master Plan? Please see the above responses regarding partnering with the City for the specific purpose of enabling their public bike trail, as well as all ways in which we have improved the property and therefore, the neighborhood since purchasing in 2002. As a resident and business owner in the City we have taken to heart our commitment to improving our property, our neighborhood and promoting economic positivity. Over the decades we have employed 100+ individuals, utilized local retailers for everything from prop, set and food items and printing and advertising needs, to construction and maintenance needs and materials. We have promoted tourism of the City and County, introducing our out of town and out of state clients and stylists to the many amazing restaurants, art, shopping and event venues and accommodations throughout the City and surrounding towns. We believe Sheboygan County is remarkable given its size, with its unique and culturally diverse offerings such as the JMKAC and the Levitt Concert Series sponsored on the Green each summer, the summer Farmer's Market in Fountain Park, the venues of Uptown Sheboygan on 8<sup>th</sup> Street, South Pier and the Marina development and world class golf and boat racing, Bookworm Gardens and so much more. Sheboygan County is home to many national and international manufacturing companies, many of which we have been proud to work for and partner with over these many years, frequently donating our services and time for special projects, community events and fundraisers. It is our hope to remain a positive partner with the City and County as we work to transition through the sale of our property to the next generation of dreamers, investors and caretakers of this truly unique building.
- b) Does the conditional use, in its proposed location, 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? **None**



- c) How does the proposed conditional use maintain the desired consistency of land uses in relation to the setting within which the property is located? [Please see above responses](#)
- d) Is the proposed conditional use located in an area that will be adequately served by utilities, or services provided by public agencies? [Yes](#) If not, please explain.

## CONDITIONAL USE APPLICATION SUBMITTAL REQUIREMENTS

### For a home occupation

- 1. A Site Plan including: [Please see attached Feasibility Study submitted by the Fitzgerald's in February, 2023 plus the ALTA survey of the property from August, 2022. Please note on the Feasibility study page 2 we have removed the words 'bedroom suite' and 'living suite' from the original submitted and approved version, as we will not be undertaking any construction to alter the space as it currently exists.](#)
  - The overall property
  - The existing location of building(s) on the property
  - The parking spaces location on the property
- 2. A Floor Plan including:
  - The dwelling floor plan showing where the business will take place in the dwelling unit.
  - All information necessary to understand the proposal

### For all other Conditional Use Permits

1. A certified survey map showing existing property boundaries and improvements.
2. A map providing the following information:
  - The map and all its parts shall be clearly reproducible with a photocopier at a size of 11" X 17" and map scale not less than 1' = 600' with lot dimensions of the subject property provided and a graphic scale and north arrow.
  - All lands for which the conditional use is proposed.
  - All other lands within 100 feet of the boundaries of the subject property.
  - The current zoning of the subject property and its environs (200 feet),
3. A site plan (conforming to the requirements of Section 15.908(3) of the subject property as proposed for development):
  - Submit TWO (2) hardcopies of the site plan and ONE (1) 11" X 17" reduction of the site plan.
  - [Submit digital plans and drawings of the project by email, flash drive, etc.](#)
  - Title block that provides all contact information for the petitioner and/or owner, if different
  - Full name and contact information of petitioner's engineers/surveyors/architects, or other design professionals used in the plan preparation
  - The date of the original plan and latest date of revision to the plan
  - A north arrow and graphic scale. Said scale is not to be smaller than one inch equals 100 feet
  - All property lines & existing/proposed right-of-way lines with bearings & dimensions clearly labeled
  - Existing/proposed easement lines and dimensions with an explanation of ownership and purpose.
  - All required building setback lines
  - Existing and proposed buildings, structures and paved areas, including building entrances, walks, drives, decks, patios, fences, utility poles, drainage facilities and walls.
  - Location and dimension of all curb cuts and throat widths of all access points onto public streets or alleys.
  - The location and dimension of all on-site parking including a summary of the number of parking stalls provided versus the requirements of the ordinance
  - The location and dimension of all loading and service areas on subject property
  - The location of all outdoor storage areas and the design of all screening devices
  - Location of all outdoor storage and refuse disposal areas and the design and materials used for construction and operation