

**CITY OF SHEBOYGAN**

**REQUEST FOR CITY PLAN COMMISSION CONSIDERATION**

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**ITEM DESCRIPTION:** Application for Conditional Use with exceptions by Peggi Thiesenhusen to occupy a dwelling unit in the commercial building located at 834 N. Water Street. NC zone

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**REPORT PREPARED BY:** Ellise Rose, Associate Planner

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**REPORT DATE:** March 5, 2025

**MEETING DATE:** March 11, 2025

**FISCAL SUMMARY:**

**STATUTORY REFERENCE:**

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

Wisconsin Statutes: N/A  
Municipal Code: N/A

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**BACKGROUND / ANALYSIS:**

Peggi Thiesenhusen is proposing to construct a new dwelling unit in the commercial building located at 834 N. Water Street. The applicant states the following about the project:

- 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.
- There will be two residents who are the owners of the property.
- 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.
- 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 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 St. 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 Garton Toy Factory Apartments, but currently dead ends on the south end of property. Unfortunately, the project was never initiated and ultimately, the City released their easement rights to the property.
- 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.

- 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.
- 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.
- 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.

**STAFF COMMENTS:**

The owner previously obtained a Conditional Use Permit in February of 2023 for a residential space in this building. A full occupancy permit was never obtained. As such, the Conditional Use Permit expired in February of 2024. The current owners or any potential future owners will be required to obtain the required approvals, permits and inspections prior to receiving an occupancy permit to occupy the residential space. One of the permits that will be required is a Floodplain Permit as the structure is located within the floodplain. The applicant is aware of this requirement.

The applicant will need to work with the building inspection department regarding the conversion of the lower level into a residential dwelling. Occupancy shall be granted only at such time as all permits and codes have been met.

The current owners are in the processes of selling the property. Any future owners of the property may need to obtain additional permits including, but not limited to, conditional use, occupancy, building, plumbing, electrical, HVAC, fire, DNR, floodplain, etc. for any future uses of the property. Additionally, if the current owners do not obtain an occupancy permit, or any other required permits, before the sale of the property, the new owners will be required to obtain the permits before the conditional use permit expires.

**ACTION REQUESTED:**

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

1. Prior to occupancy 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, DNR, floodplain, etc. A floodplain permit must be obtained before an occupancy permit will be granted. An occupancy permit will be granted only at such time as the applicant has met all requirements.
2. No person shall be permitted to reside in the building prior to an occupancy permit being obtained.
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. 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.

6. 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.
7. 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.).
8. 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. The colors and materials are to complement/match the existing building.
9. If applicant leases space to additional tenants, the tenants shall obtain all necessary land use and building approvals/permits prior to occupancy (future uses and/or phases may require conditional use permits, building/mechanical permits, occupancy permits, etc.).
10. If there are any amendments to the site plan, the applicant will be required to submit a new conditional use application reflecting those amendments.

**ATTACHMENTS:**

Conditional Use Permit Application and required attachments.