



CITY PLAN COMMISSION AGENDA

December 10, 2024 at 4:00 PM

**City Hall, 3rd Floor - Council Chambers, 828 Center Avenue,
Sheboygan, WI**

Persons with disabilities who need accommodations to attend this meeting should contact the Department of City Development, (920) 459-3377. Persons other than commission, committee, and board members who wish to participate remotely shall provide notice to the City Development Department at 920-459-3377 at least 24 hours before the meeting so that the person may be provided a remote link for that purpose.

OPENING OF MEETING

1. Roll Call
2. Pledge of Allegiance
3. Identify potential conflict of interest

MINUTES

- [4.](#) Approval of the Plan Commission minutes from November 12, 2024.

PUBLIC HEARINGS

5. Public hearing regarding application for Conditional Use Permit with exceptions by Jeffery Wiarek to operate a furniture refinishing home occupation located at 1308 S 9th Street.

ITEMS FOR DISCUSSION AND POSSIBLE ACTION

- [6.](#) Application for Conditional Use Permit with exceptions by Jeffery Wiarek to operate a furniture refinishing home occupation located at 1308 S 9th Street.

NEXT MEETING

7. December 26, 2024

ADJOURN

8. Motion to Adjourn

In compliance with Wisconsin's Open Meetings Law, this agenda was posted in the following locations more than 24 hours prior to the time of the meeting:

*City Hall • Mead Public Library
Sheboygan County Administration Building • City's website*

CITY OF SHEBOYGAN
CITY PLAN COMMISSION MINUTES
Tuesday, November 12, 2024

MEMBERS PRESENT: Mayor Ryan Sorenson, Alderperson John Belanger, Marilyn Montemayor, Kevin Jump, Jerry Jones and Braden Schmidt

Excused: Kimberly Meller

STAFF/OFFICIALS PRESENT: City Attorney Charles Adams and Associate Planner Ellise Rose

OPENING OF MEETING

1. Roll Call

Mayor Ryan Sorenson called the meeting to order.

2. Pledge of Allegiance

The Pledge of Allegiance is recited.

3. Identify potential conflict of interest

No committee member had a conflict of interest.

MINUTES

4. Approval of the Plan Commission minutes from October 29, 2024.

MOTION TO APPROVE THE MINUTES OF THE PREVIOUS MEETING HELD ON OCTOBER 29, 2024.

Motion made by Alderperson John Belanger, seconded by Kevin Jump

Voting yea: Mayor Ryan Sorenson, Alderperson John Belanger, Marilyn Montemayor, Kevin Jump, Jerry Jones and Braden Schmidt

Motion carried.

ITEMS FOR DISCUSSION AND POSSIBLE ACTION

5. Res. No. 115-24-25 by Alderpersons Mitchell and Perrella adopting public participation procedures regarding the City of Sheboygan Comprehensive Plan. REFER TO FINANCE AND PERSONNEL COMMITTEE

MOTION TO RECOMMEND APPROVAL TO THE COMMON COUNCIL ADOPT THE ORDINANCE.

Motion made by Alderperson John Belanger, seconded by Jerry Jones

Voting yea: Mayor Ryan Sorenson, Alderperson John Belanger, Marilyn Montemayor, Kevin Jump, Jerry Jones and Braden Schmidt

Motion carried.

6. Kohler Co. time extension request to a previously approved conditional use permit to construct a new golf course on Kohler Co. property north of Kohler-Andrae State Park between Black River and Lake Michigan.

MOTION TO APPROVE A YEAR EXTENSION OF THE PREVIOUSLY APPROVED CONDITIONAL USE PERMIT

Motion made by Alderperson John Belanger, seconded by Kevin Jump

Voting yea: Mayor Ryan Sorenson, Alderperson John Belanger, Marilyn Montemayor, Kevin Jump, and Jerry Jones

Abstained: Braden Schmidt

Motion carried.

NEXT MEETING

7. November 26, 2024

The next meeting is scheduled to be held on November 26, 2024.

ADJOURN

8. Motion to Adjourn

MOTION TO ADJOURN AT 4:36 PM

Motion made by Jerry Jones, seconded by Alderperson John Belanger

Voting yea: Mayor Ryan Sorenson, Alderperson John Belanger, Marilyn Montemayor, Kevin Jump, Jerry Jones and Braden Schmidt

CITY OF SHEBOYGAN

REQUEST FOR CITY PLAN COMMISSION CONSIDERATION

ITEM DESCRIPTION: Application for Conditional Use Permit with exceptions by Jeffery Wiarek to operate a furniture refinishing home occupation located at 1308 S 9th Street. NR-6 Zone.

REPORT PREPARED BY: Ellise Rose, Associate Planner

REPORT DATE: November 21, 2024

MEETING DATE: December 10, 2024

FISCAL SUMMARY:

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

STATUTORY REFERENCE:

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

BACKGROUND / ANALYSIS:

Jeffery Wiarek is proposing to operate a furniture refinishing home occupation located at 1308 S 9th St. The applicant states the following:

- The existing use of the property is residential.
- The proposed use of the property is to use detached garage and 1 basement room for workshop to refinish furniture.
- We own the home and thought the garage was good to renovated for the workshop. The reason we thought having the workshop in the detached garage is to limit sawdust exposure in the home.
- The services that are proposed to be provided are the following:
 - Cleaning and preparation: Cleaning the furniture and preparing the area for refinishing.
 - Sanding and stripping: Removing paint and stain from the furniture
 - Wood repair: Repair any damage to furniture by smoothing the surface.
 - Applying new finish: Applying a new coat of paint, stain, lacquer, varnish or top coat.
 - Color change: Changing the color of the furniture with stain and paint.
 - In home consultations: Provide free in-home consultations about refinishing furniture for customers.
- The daily customers that could be coming in to pick up finished furniture is 1-5 throughout open hours of the business.
- The detached garage is 220 square feet on the property. The proposed basement area is 195 square feet. The parking area is 440 square feet of off-street parking. There is one more space for parking in the driveway.

- The home improvements that need to be done to have a workshop in the garage is to have electrical wiring and lighting installed by hiring Lake Park Electric as per proposal. The outside light will be installed is a new motion light on the garage.
- The proposed areas of the business will not change the color or design of the home
- No sign will be displayed for the business.
- The way that our business will not be a nuisance to adjacent properties is that the business hours will be 10am to 2pm and 4:30pm to 7pm. These will be by appointment only. The business will be conducted online. The dust from sanding will not affect air quality of the neighbors because a dust collection system will be used.
- There will be no storefront for the business
- The conditional use and its proposed location will not result in any substantial or undue adverse impact on nearby property of the neighborhood.

STAFF COMMENTS:

A furniture refinishing business is considered a professional service, thus, an applicant can apply for a conditional use permit to operate a professional service home occupation.


ACTION REQUESTED:

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

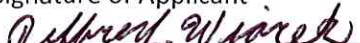
1. Applicant will meet all home occupation criteria listed in Section 105-722(s).
2. Prior to construction, the applicant shall obtain all necessary permits and licenses including but not limited to building, plumbing, electrical, HVAC, health, etc.
3. The home occupation may only utilize 25 percent of the living area of the dwelling.
4. The use of the dwelling unit for a home occupation shall in no way be incompatible with the character of nearby residential areas and in no instance shall a home occupation create a nuisance for neighboring properties.
5. Not more than one sign, not to exceed two square feet, non-illuminated and flush wall mounted only, will be used to advertise the home occupation. Applicant is required to obtain a sign permit. No temporary signage is permitted for home occupations.
6. The City of Sheboygan has the right of entry during the stated hours of operation to insure compliance per City of Sheboygan Ordinances and with this approval.
7. If any issues arise from the business, the City may again review the conditional use permit.
8. If the applicant moves from the present location the conditional use permit will discontinue immediately.
9. If there are any amendments to the approved conditional use permit and/or site plan, the applicant will be required to submit a new conditional use application reflecting those amendments.

ATTACHMENTS:

Conditional Use Permit Application and Attachments

	<p align="center">CITY OF SHEBOYGAN</p> <p align="center">APPLICATION FOR CONDITIONAL USE</p>	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) WIAREK'S REFINISHING		Authorized Representative JEFFREY WIAREK	
Title OWNER			
Mailing Address 1308 S 9th St	City Sheboygan	State WI	ZIP Code 53081
Email Address ripperjaw@yahoo.com		Phone Number (incl. area code) (920) 287-3737	
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 1308 S 9th St / REFINISHING FURNITURE			Parcel No.
SECTION 4: Proposed Conditional Use			
Name of Proposed/Existing Business:		WIAREK'S REFINISHING	
Existing Zoning:		RESIDENTIAL	
Present Use of Parcel:		RESIDENTIAL	
Proposed Use of Parcel:		CONDITIONAL USE PERMIT	
Present Use of Adjacent Properties:		RESIDENTIAL	
SECTION 5: Certification and Permission			
<p>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.</p>			
<p>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.</p>			
Name of Owner/Authorized Representative (please print) JEFFREY WIAREK		Title Owner	Phone Number 920 287 3737
Signature of Applicant 		Date Signed 11-18-24	

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.

Wiarek's Refinishing

The existing use of the property is residential living.

The proposed use of the property is to use detached garage (outdoor) and 1 basement room (indoor) for workshop to refinish furniture.

We own the home and thought the garage was good to renovate for the workshop. The reason we thought having the workshop in the detached garage is to limit sawdust exposure in the home.

The services that are proposed to be provided are the following:

Cleaning and preparation: Cleaning the furniture and preparing the area for refinishing.

Sanding and stripping: Removing pain and stain from the furniture.

Wood Repair: Repair any damage to furniture by smoothing the surface.

Applying new finish: Applying a new coat of paint, stain, lacquer, varnish or top coat.

Color Change: Changing the color of the furniture with stain and paint.

In home consultations: Provide free in-home consultations about refinishing furniture for customers.

The daily customers that could be coming to pick up finished furniture is 1-5 throughout open hours of the business.

The detached garage is 220 square feet on the property. The proposed basement area is 195 square feet. The parking area is 440 square feet of off-street parking. There is 1 more space for parking in the driveway.

The home improvements that need to be done to have a workshop in the garage is to have electrical wiring and lighting installed by hiring Lake Park Electric as per proposal. The outside light will be installed is a new motion light on the garage.

The proposed areas of the business will not change the color or design of the home.

Have electrical and lighting installed by Lake Park Electric according to electrical code.

No Sign will be displayed for the business.

The way that our business will not be a nuisance to adjacent properties is that the business hours will be 10 am to 2 pm and 4:30 pm to 7 pm. These are will be by appointment only. The business will be conducted online. The dust from sanding will not affect air quality of the neighbors because a dust collection system will be used.

The hours that the business will be open is 10 am to 2 pm and 4:30 pm to 7 pm. The business will be online mostly. There will be no store front for the business.

The conditional use permit will increase tax revenue for the City of Sheboygan because the home value will increase thereby increasing property tax revenue.

The conditional use and its proposed location will not result in any substantial or undue adverse impact on nearby property of the neighborhood.

Yes the proposed conditional use is located in an area that will be adequately served by utilities.

Google Maps

1308 S 9th St

Item 6.

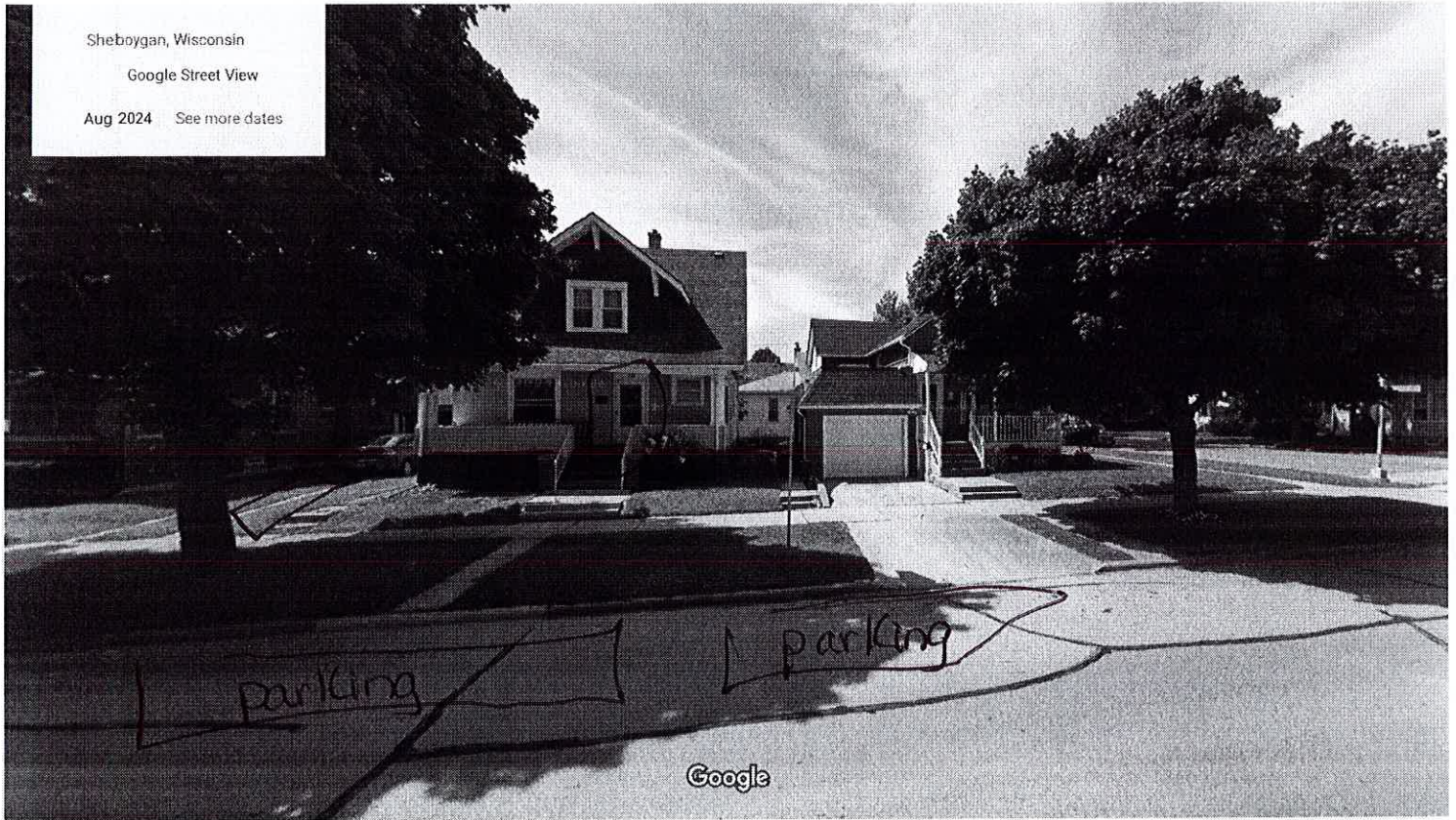
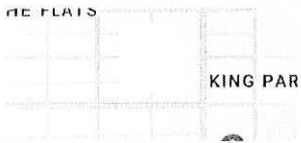


Image capture: Aug 2024 © 2024 Google



Off street parking
onsite parking

Front door customers
will come to.

Google Maps

1308 S 9th St

Sheboygan, Wisconsin

Google Street View

Aug 2024 See more dates

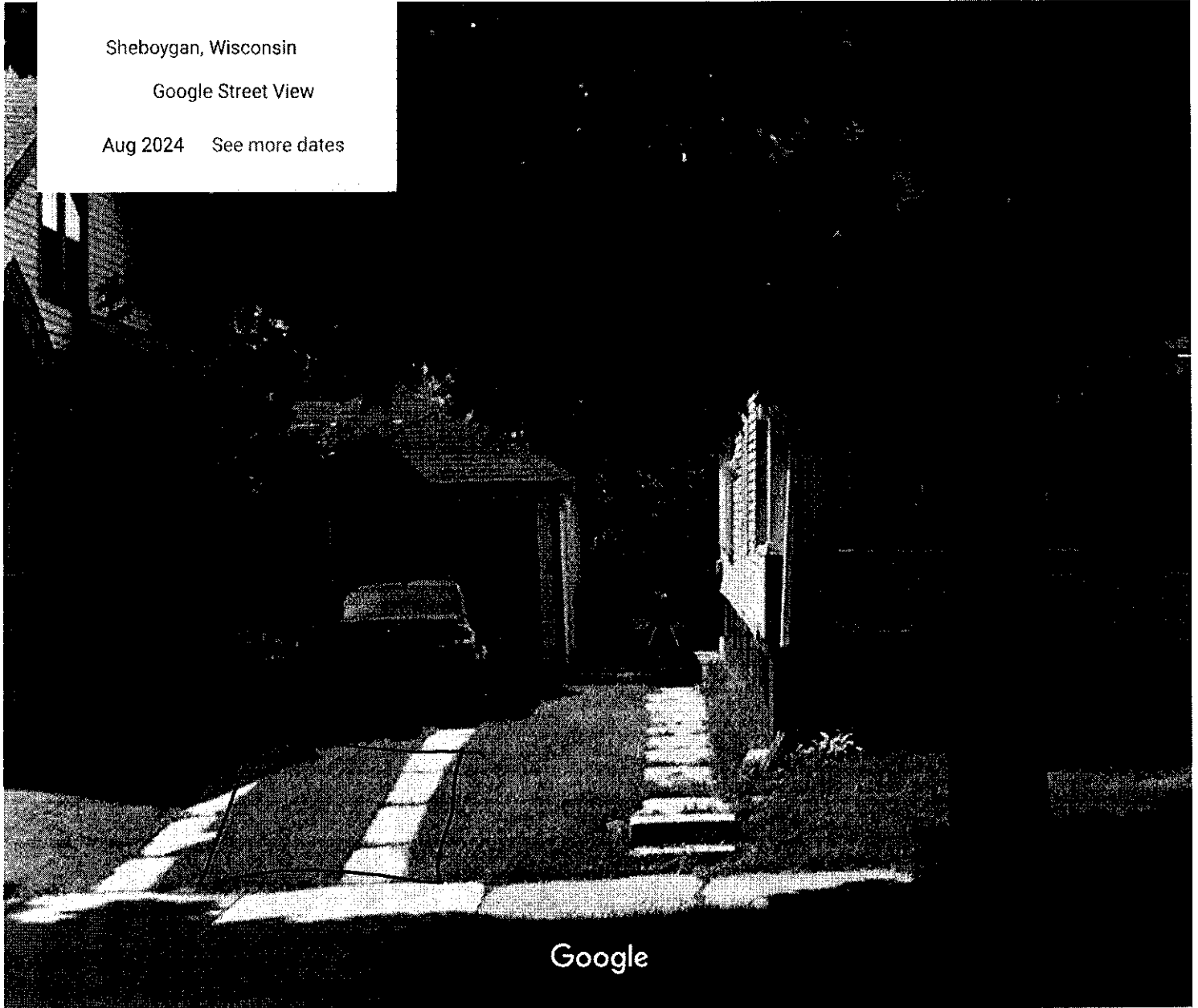


Image capture: Aug 2024 © 2024 Google

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onsite parking