

**\*\*\*ATTACHMENTS\*\*\***

PARCEL NO. 710950  
MAP NO. 15283 006  
ZONING CLASSIFICATION: NC

Office Use Only

APPLICATION/FILE NO. \_\_\_\_\_  
REVIEW DATE: 4/14/15

FILING FEE: \$250.00 (Payable to City of Sheboygan)

**CITY OF SHEBOYGAN**  
**APPLICATION FOR**  
**CONDITIONAL USE PERMIT**  
Requirements Per Section 15.905  
Revised May 2012

*pd*

Completed application is to be filed with the Department of City Development, 828 Center Avenue, Suite 104. To be placed on the agenda of the City Plan Commission, application must be filed two weeks prior to date of meeting. Applications will not be processed if all required attachments and filing fee of \$250 (payable to the City of Sheboygan) is not submitted along with a complete and legible application. Application filing fee is non-refundable.

**1. APPLICANT INFORMATION**

APPLICANT: Daniel Wilson  
ADDRESS: 808 S 13th St. E-MAIL: Daniel@newlifehfs.com  
jarentsen@firstrealtyservices.biz  
PHONE: (920) 333-0070 FAX NO. ( )

**2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT**

NAME OF PROPOSED/EXISTING BUSINESS: Paradise Auto  
ADDRESS OF PROPERTY AFFECTED: 1148 Geele Ave., Sheboygan, WI  
LEGAL DESCRIPTION: \_\_\_\_\_

BRIEF DESCRIPTION OF EXISTING OPERATION OR USE: \_\_\_\_\_  
Used car lot

DETAILED DESCRIPTION OF PROPOSED OPERATION OR USE INCLUDING ANY CHANGES TO THE EXISTING USE: \_\_\_\_\_  
Used car lot

BRIEF DESCRIPTION OF ALL REQUESTED VARIANCES FROM PROVISIONS OF THE ZONING ORDINANCE, WHICH ARE RELATED TO THE PROPOSED OPERATION OR USE: \_\_\_\_\_  
Use as the same it was used for.

Dear Plan Commission:

Please be advised of the following:

I will sell and only routinely service used cars at the site. The business will be closed Sundays and Mondays and will have limited hours of operation Tuesdays thru Saturdays. I will be personally responsible for maintaining a trash free area. Grass and shrubbery will be kept orderly. The building exterior will be clean and painted where necessary. Trash barrels will be kept inside except on pick up days.

The business will be an asset to the neighborhood. The chances for crime and graffiti will be minimal in that the business will be alert to such possibilities. In short I will be a good neighbor and will welcome comments and suggestions from my neighbors.

What is used for now, currently? The building has been vacant for 2-3 years.

Purpose or Use? A used car lot.

Hours of Operation? Sunday & Monday-Closed, Tuesday–Friday-2:00-8:00 pm, Saturday 9:00 – 3:00 pm

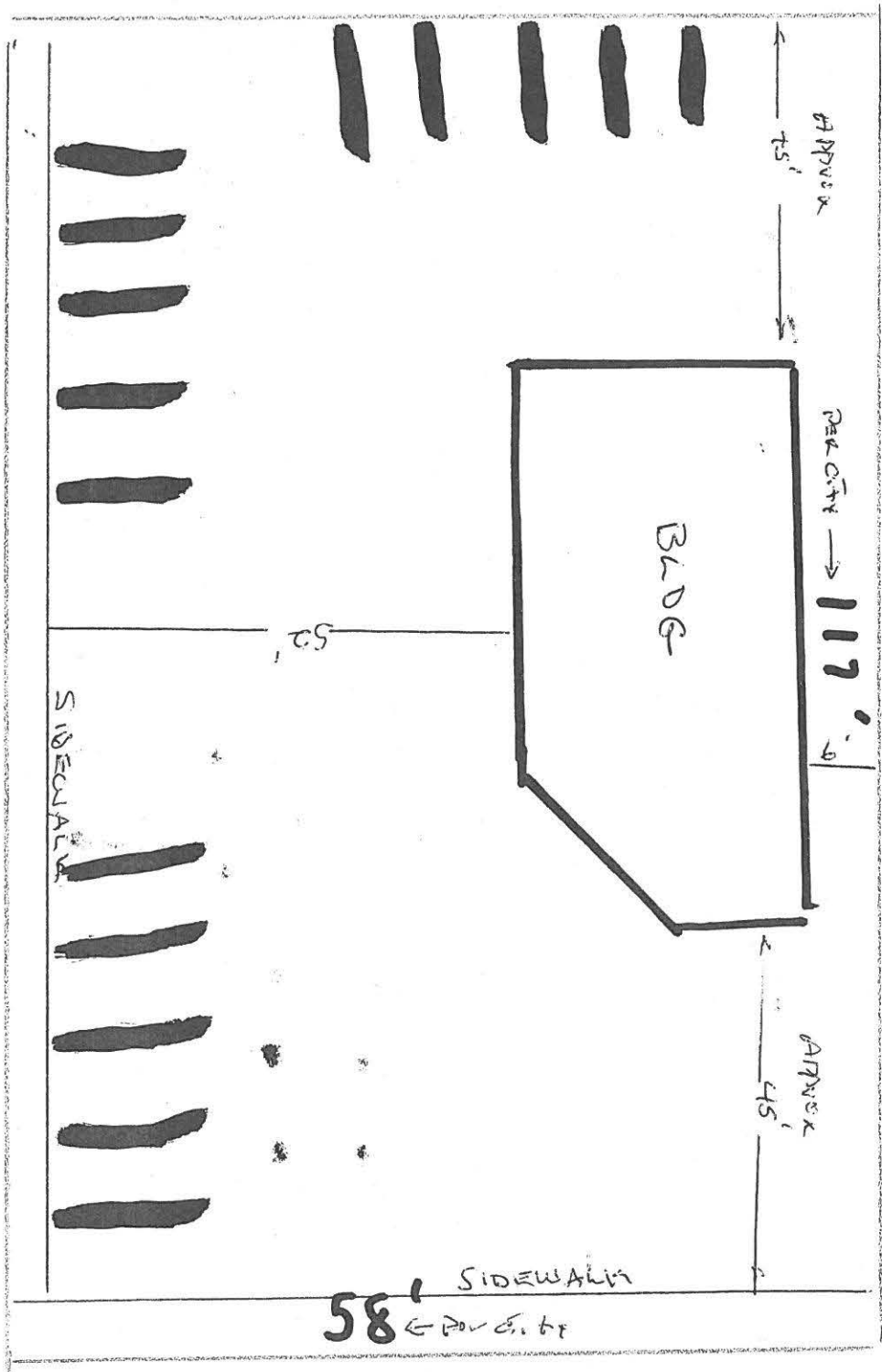
Employees? Will be able to hire 3-5 good employees.

It has been vacant for 2-3 years and I would like to open a clean, good work environment selling used cars.

Sincerely,

Daniel Wilson

KROSS CT



GEELE AVE

- NOT TO SCALE
- DIMENSIONS PER CITY MAP INCL.

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1242 Geele Ave, Sheboygan, Wisconsin  
Address is approximate

Google

Rep. 2015, Google

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Google

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PARCEL NO. 507720  
MAP NO. 27279001  
ZONING CLASSIFICATION: UC

Office Use Only  
APPLICATION/FILE NO. \_\_\_\_\_  
REVIEW DATE: 4/14/15

FILING FEE: \$250.00 (Payable to City of Sheboygan)

**CITY OF SHEBOYGAN**  
**APPLICATION FOR**  
**CONDITIONAL USE PERMIT**  
Requirements Per Section 15.905  
Revised May 2012

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**1. APPLICANT INFORMATION**

APPLICANT: Ignacio Mendiola  
ADDRESS: 927 Dillingham Ave. E-MAIL: vnegrete9797@yahoo.com  
PHONE: (920) 791-0233 FAX NO. ( )

**2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT**

NAME OF PROPOSED/EXISTING BUSINESS: Mi Ranchito Bar/Restaurant  
ADDRESS OF PROPERTY AFFECTED: 1235 Indiana Ave.  
LEGAL DESCRIPTION: indoor commercial Entertainment (Restaurant, tavern and hall)  
BRIEF DESCRIPTION OF EXISTING OPERATION OR USE: Vacant

DETAILED DESCRIPTION OF PROPOSED OPERATION OR USE INCLUDING ANY CHANGES TO THE EXISTING USE: see attached

BRIEF DESCRIPTION OF ALL REQUESTED VARIANCES FROM PROVISIONS OF THE ZONING ORDINANCE, WHICH ARE RELATED TO THE PROPOSED OPERATION OR USE: The only difference will be the type of menu being offered. Everything else will stay the same.

Hi, my name is Ignacio Mendiola.

This letter is regarding the property on 1235 Indiana Ave. in Sheboygan WI. The property has been vacant for over a year now. My intentions are to reopen the property offering Sheboygan County a Mexican tavern and hall. Providing a Mexican menu. My menu will offer a variety of Mexican dishes such as tacos, tortas and burritos.

I have selected this site, for the advantage of it being located on a busy street, and the great potential of its hall space. If, my proposal was to be approved, I plan to reopen the site as soon as possible. I will try my best to keep this property safe and clean as well as appropriate for my services being offered. I am willing to follow city requirements for the ~~properties~~ landscaping and fencing. At this location I plan to hire over 20 employees. I am willing to invest more time, to keep this

location safe for our community. Operating this site from 11am to 2am on Daily basis.

Along with offering a Mexican menu and a hall, I plan to use the hall for special events.

Since, I currently deny them at my current location at 933 Indiana Ave.

*Ignacio Mendez*

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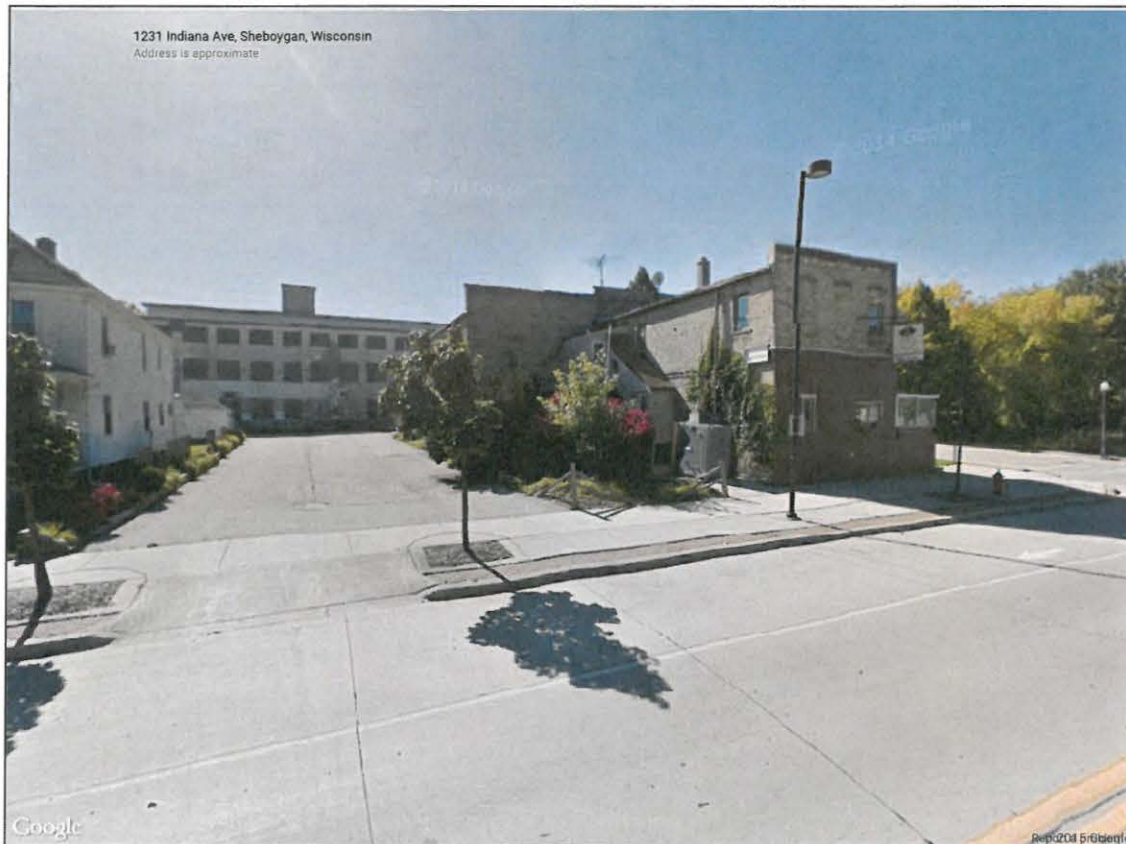
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PARCEL NO. 501980  
MAP NO. 22 439 010  
ZONING CLASSIFICATION: NC

Office Use Only  
APPLICATION/FILE NO. \_\_\_\_\_  
REVIEW DATE: 4/14/15

FILING FEE: \$250.00 (Payable to City of Sheboygan)

**CITY OF SHEBOYGAN**  
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**1. APPLICANT INFORMATION**

APPLICANT: HomePRIDE LLC  
ADDRESS: 108 N. Kohlen St Whitelaw E-MAIL: Russ@BRANDLINSURANCE  
PHONE: (920) 901-2060 FAX NO. (920) 732-4370  
.com

**2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT**

NAME OF PROPOSED/EXISTING BUSINESS: BRANDL-Tedeski Insurance Serv.  
"A Division of BRANDL Insurance Agency Inc."  
ADDRESS OF PROPERTY AFFECTED: 502 N 14th Sheboygan, Wisc  
LEGAL DESCRIPTION: # 59281501980, V1559 P630

BRIEF DESCRIPTION OF **EXISTING** OPERATION OR USE: 2-Bedroom Upper Apartment - 2 Bedroom Lower Apartment

DETAILED DESCRIPTION OF **PROPOSED** OPERATION OR USE INCLUDING ANY CHANGES TO THE EXISTING USE: 2-Bedroom Upper Apartment Lower Apartment converted to Insurance office (NC)

BRIEF DESCRIPTION OF ALL REQUESTED VARIANCES FROM PROVISIONS OF THE ZONING ORDINANCE, WHICH ARE RELATED TO THE PROPOSED OPERATION OR USE: Bldg zoning has been changed to NC AND Conditional Use Permit has been ISSUED But not with the DRAINAGE AND ARCHITECTURAL Plan's made available to the Dept. of City Development.

April 10, 2015

City of Sheboygan

I chose this building at 502 N. 14<sup>th</sup> Street because since 2008, my insurance agency is located across the street at 504 S. 14<sup>th</sup> Street. It is a very busy intersection at Pennsylvania and 14<sup>th</sup>. The building prior to me buying it was a 2 family with an upper and lower apartment. It was in dire need of renovation. In fact, the upstairs apartment did not even have central heat. The entire building will be renovated, including electrical and mechanical.

After renovating the upstairs, it will be a two bedroom apartment favorable for a young professional. The insurance office will consist of 3 offices with a reception area. It will also have a uni-sex bathroom along with a break room.


I have two full time employees at the location. I would occupy the third office a day or two a week. There will be 3 new parking spaces built, that is in addition to the current parking. The garage will be split into access for the tenant and for my office. Our office hours are Monday through Friday, 8:30 A.M. to 4:30 P.M.

Currently, we have approximately 2 visitors a day. I would not expect that to change.

We will have a total of 5 parking spots available to us on the lot, plus 2 parking spots for the upstairs tenant.

The current building I'm in, at one point held five different tenants, my insurance agency, stock broker, mortgage company, attorney and a social media person. That location has a total of ten parking spaces available and that worked out okay. So I am sure we will have adequate off street parking available. We will not need a dumpster as all of our paper is shredded and taken off the premises.

Sincerely

A handwritten signature in cursive script, appearing to read "Russell Brandl".

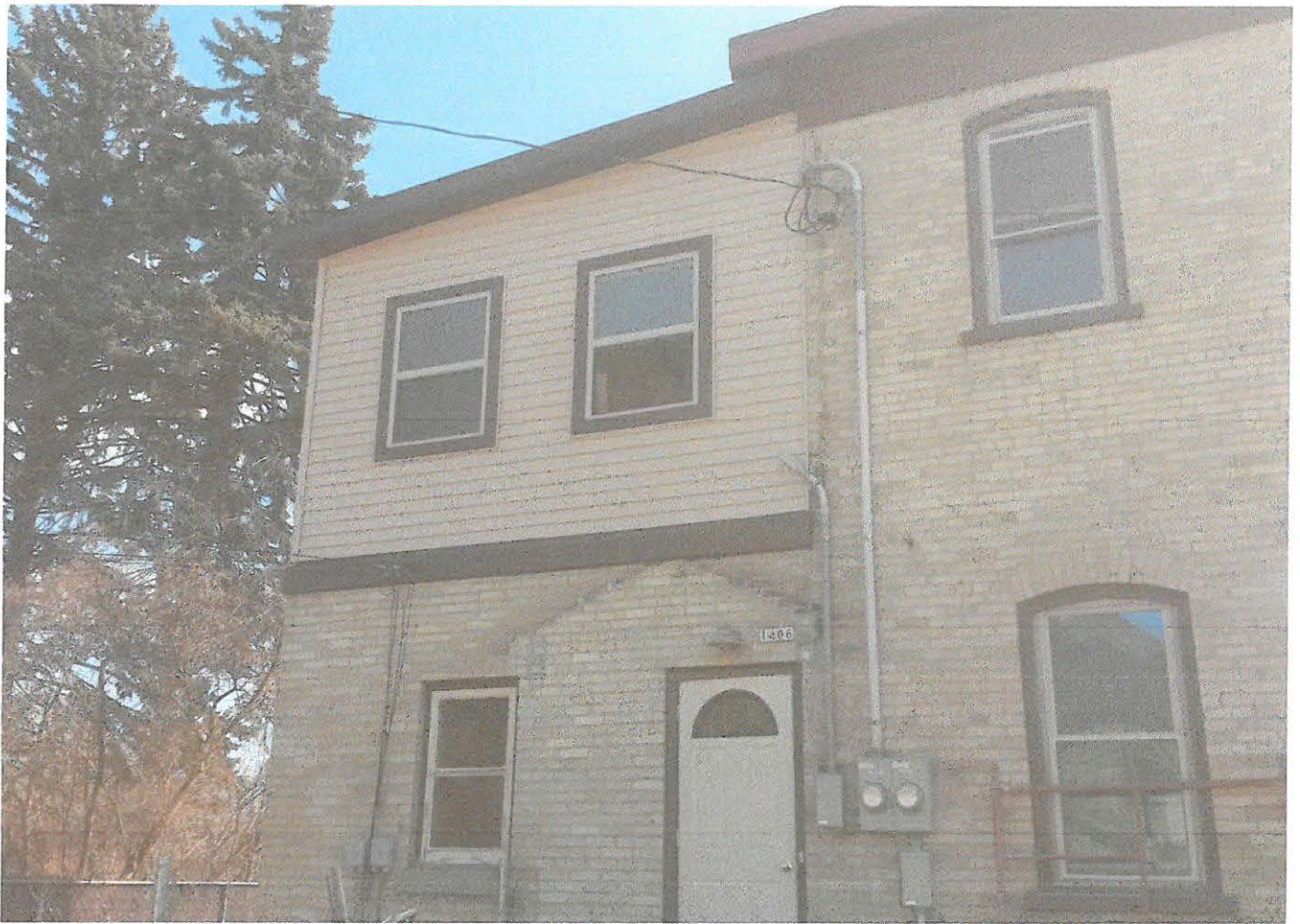
Russell Brandl







This Fence IS exposed to 14th Str. the Fence perpendicular to the Building Along with the Drainage tile to the sidewalk. A Landscape Block Retaining wall will be installed to hold the material from washing onto the sidewalk and planted with WISFLOWER AND Perennials.



This vinyl siding will be replaced with a darker siding along with the garage to match.



This is removed in order to accommodate the  
wheelchair ramp to the north, parking spot to  
the west along the garage





This Area will be Redone AS A mulched  
Flower BED



14th St

313

5





NO LEFT TURN



108

Brandt  
Insurance Agency  
Homepride