

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

PARCEL NO. 102970  
MAP NO. 23 135 005  
ZONING CLASSIFICATION: CC

Office Use Only  
APPLICATION/FILE NO. \_\_\_\_\_  
REVIEW DATE: 1/13/15

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

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: Gregory Lee  
ADDRESS: 2019 S. 9th Street E-MAIL: greglee1a@gmail.com  
PHONE: (213) 300 6597 FAX NO. ( )

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

NAME OF PROPOSED/EXISTING BUSINESS: The Greece ē Spoon  
ADDRESS OF PROPERTY AFFECTED: 1217 N 8th Street

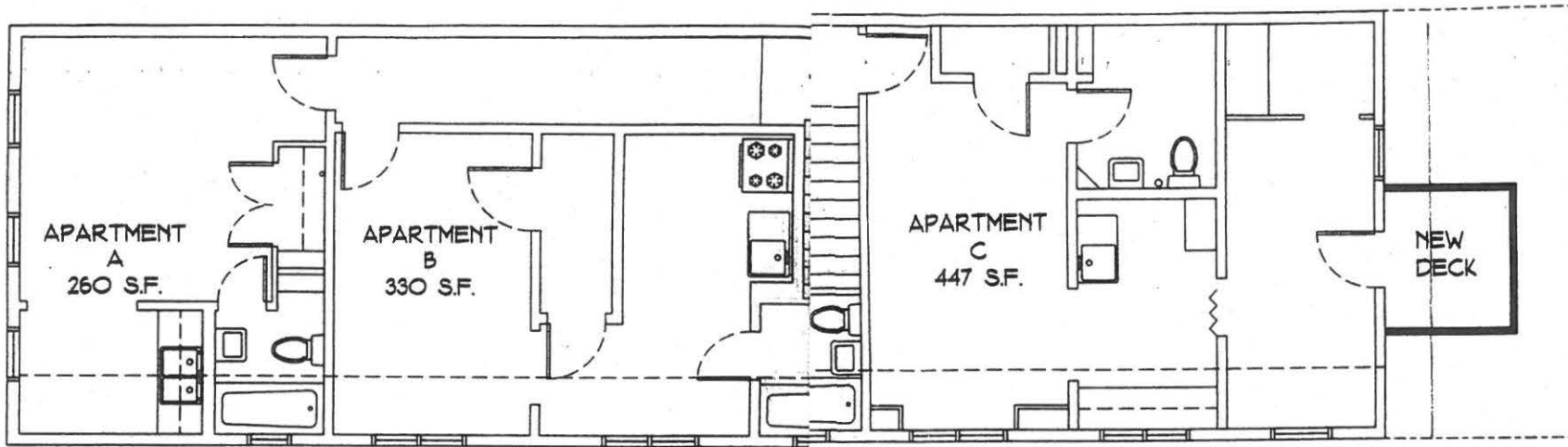
N/A LEGAL DESCRIPTION: \_\_\_\_\_

BRIEF DESCRIPTION OF **EXISTING** OPERATION OR USE: Sunstations  
Tanning salon, vacant see attached

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: see attached

- Previous Usage: Sunsations Tanning Salon.
- Proposed Usage: The Greece e Spoon; Greek to-go restaurant similar to my existing local business of the past 3 years: Gyros2Go, commonly known as "The Gyro Truck" a mobile restaurant serving authentic Greek fares in the Sheboygan area. The Greece e Spoon will offer several new authentic dishes as well as vegan and gluten free options. Aside from my food truck there is no authentic Greek Restaurant in the county and based on the popularity of my food truck and my church's annual Greek Picnic I strongly feel that The Greece e Spoon will be well recieved. The Greece e Spoon will also provide me with a proper base kitchen for my food truck so that I may expand that business as well. I plan to operate The Greece e Spoon Monday-Saturday from 11am-8pm.
- This site was selected because I believe that 8th street is the heart of our great city and I feel that the closer our "best" restaurants are together the better for tourism as well as local business. The building is the perfect size for what I intend to do and features a beautiful front window set to compliment the eclectic buildings along 8th street. There are parking spots behind the building that I will use for employee parking as well as a loading/unloading station for my food truck which will remain at a different location during hours of non-operation.
- The interior will be modified to meet all the appropriate codes/standards in order to operate as a small to-go restaurant. The exterior modifications are minimal; exhaust fan facing the alley across from the parking lot of Ballhorn Funeral Home, repainting of the bottom half of the building face, and signage, all of which will go through the proper channels for approval.
- Employees: Myself, my wife, my mother, and 2-3 other employees totaling 5-6 depending.
- I will strive to maintain order within as well as outside the building to insure The Greece e Spoon is not a nuisance to the area. A small dumpster will be located behind the building and out of sight from street view to elimtate the unsightly view of waste management.

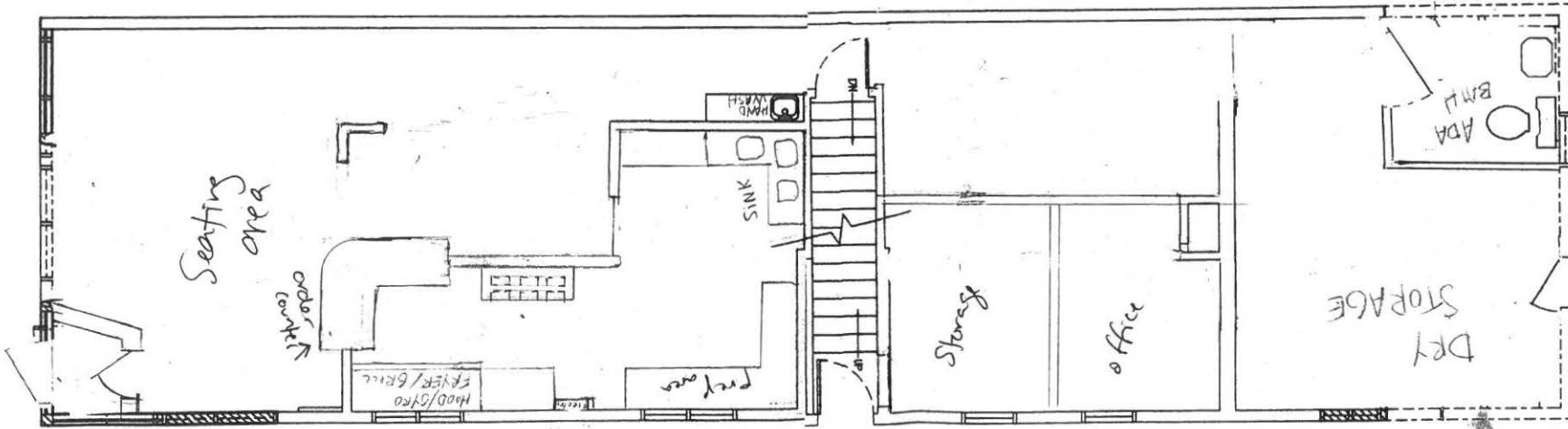


*-Not part of  
Conditional  
Use Permit*

**SECOND FLOOR PLAN**



SCALE 3/16" = 1'-0"



**FIRST FLOOR PLAN**



SCALE 3/16" = 1'-0"

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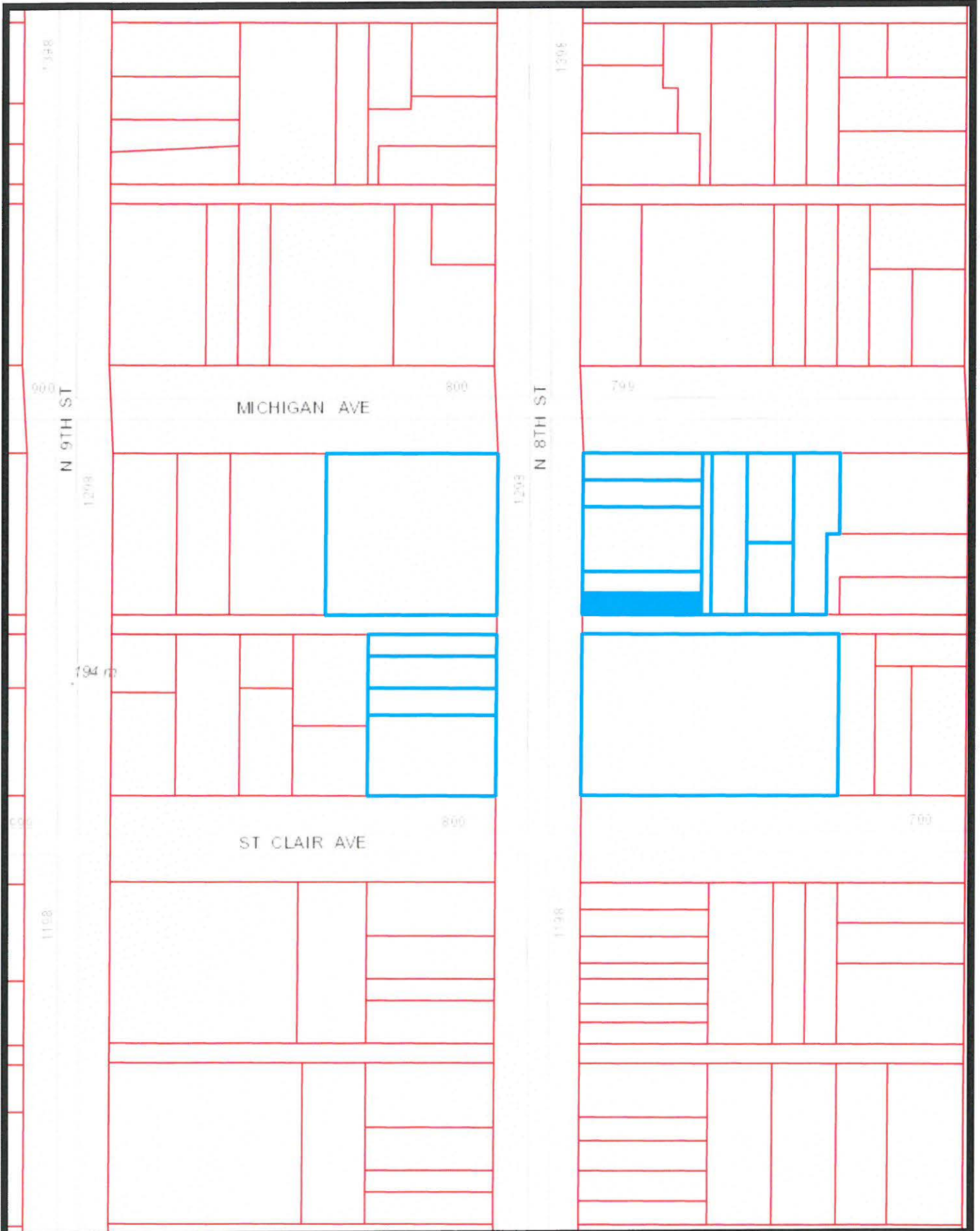


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### City Map



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

Office Use Only  
APPLICATION/FILE NO. \_\_\_\_\_  
REVIEW DATE: 1/13/15

# 142179  
Receipt

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

pd

DEC 22 '14 AM 9:14

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

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: HOMEPRIDE LLC  
ADDRESS: 108 N. Kohlen Str. Whitelaw, WI E-MAIL: Russ@BRANDLINSURANCE.COM  
PHONE: (920) 901-2060 FAX NO. (920) 732 4370

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

NAME OF PROPOSED/EXISTING BUSINESS: BRANDL - Tedeschi Insurance Services  
ADDRESS OF PROPERTY AFFECTED: 502 N 14th, Sheboygan, WI  
LEGAL DESCRIPTION: # 59281501980, V 1559 P 630

Original Plat S 1/3 of Lots 5+6 Block 161

BRIEF DESCRIPTION OF EXISTING OPERATION OR USE: 2 Bedroom

Apartment to be rezoned to NC

DETAILED DESCRIPTION OF PROPOSED OPERATION OR USE INCLUDING ANY CHANGES TO THE EXISTING USE: Once NC zoning is granted

to a professional office

BRIEF DESCRIPTION OF ALL REQUESTED VARIANCES FROM PROVISIONS OF THE ZONING ORDINANCE, WHICH ARE RELATED TO THE PROPOSED OPERATION OR USE: N-R request to change to N-C, apply for conditional use permit, variance and sign permit application

To The Planning Commission of the City of Sheboygan  
Re: Conditional Use Application

The building at 502 N.14<sup>th</sup> St will have two offices, a small conference room along with a reception area, also a small break room. There will be two employees working there full time. The entire interior will be redone to look like a professional office. The high arched windows on the east side will be put back, as the building had years ago. Originally, what attracted me to this building was the design, it must have been some type of commercial office years ago. The main entrance will be on the west side of the building with the east service door entrance on 14<sup>th</sup> street remaining only for a 2<sup>nd</sup> entrance.

I've completed a preliminary plan with a local architectural firm to confirm that it has adequate parking and green space available; they assured me that there is.

Presently, I'm renting across the street at 514 S 14<sup>th</sup>, we average a couple of customers per day that stop in to pay or service their insurance policies. Currently my office hours are 8:30 to 4:30 Monday thru Friday.

Russell Brandl  
Brandl Insurance Agency Inc.

D & H LAND SURVEYS LLC  
 1628 GEORGIA AVENUE  
 SHEBOYGAN, WISCONSIN

502 N. 14th STREET  
 PARCEL NO. 59281501980  
 BEING THE SOUTH 1/3 OF LOTS 5 AND 6 OF BLOCK 161 OF THE  
 ORIGINAL PLAT OF THE CITY OF SHEBOYGAN, SHEBOYGAN COUNTY,  
 WISCONSIN.



THIS IS TO CERTIFY THAT THE INFORMATION SHOWN HEREON  
 IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

*Dennis J. Van Sluys*  
 Dennis J. Van Sluys S-1238

Dated this 11<sup>th</sup> day of Nov, 2014.

● = 1" IRON PIPE FOUND  
 ○ = 1" IRON PIPE SET  
 DATA/CITYSHEB/1406N14 L-21572

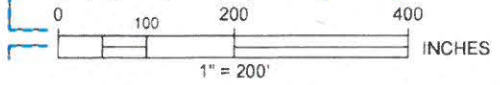
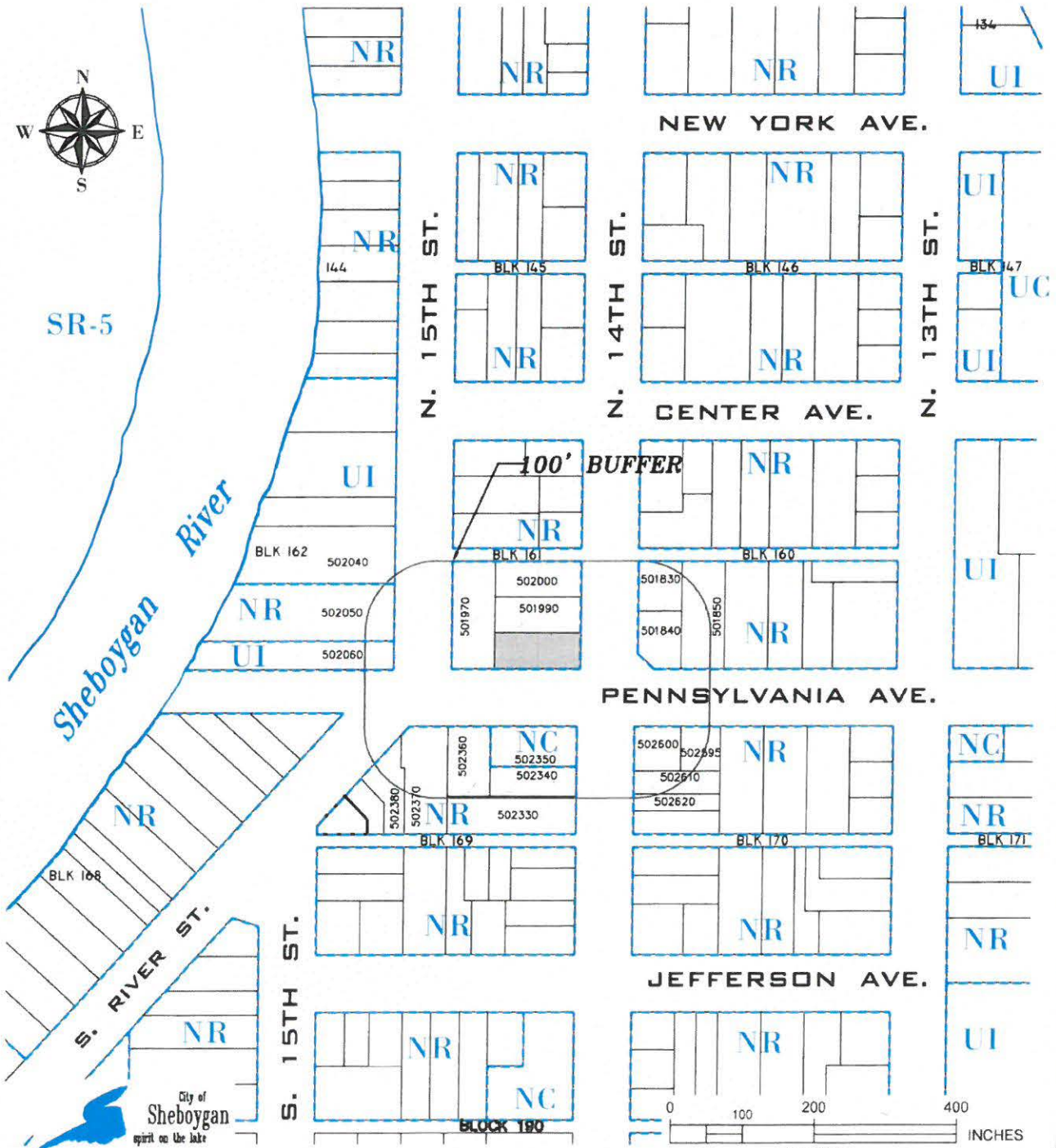
# PROPOSED ZONING CHANGE

## FROM NR TO NC

FOR 502 N. 14TH STREET

SECTION 22, T. 15 N., R. 23 E.

ORIGINAL PLAT, THE SOUTH 50' OF LOTS 5 & 6 OF BLOCK 161, LOCATED IN THE CITY OF SHEBOYGAN, SHEBOYGAN COUNTY, WISCONSIN.

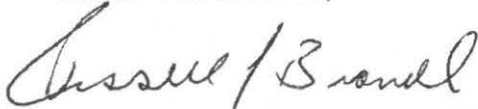


To The Planning Commission of the City of Sheboygan,  
Re: Zoning change request for 502 N. 14<sup>th</sup> Str. Sheboygan

I purchased the Insurance Agency of William Tedeschi in October of 2012. I'm currently located at 514. S. 14<sup>th</sup> St. across the street from the proposed location. Since then I have been working with Greg Gottsacker to find a suitable office building, larger than the one I now rent, also I would like to be on the ground level, now I'm in the basement., Mr Gottsacker has showed me many buildings but I haven't found one to be in the central location and of adequate size ,ample parking, and pricing, that would work for me. For twenty plus years, I operated out of a conventional type of two story residence in the Village of Whitelaw, which is where my main office is. That building was located in a residential area of the village, and had a zoning variance for the professional office. It worked well for many years. Since then I have built a new office in Whitelaw.

My Sheboygan search has brought me to look at residences in the area of Sheboygan that could be converted to an office. The location at 502 N14th St seems to be a perfect fit of a building that would work. It looks like it's been a commercial building of some sort, in its past history .The interior is in dire need of major renovations both upstairs and down. The area of the 14<sup>th</sup> street corridor is very busy traffic wise and has a blend of commercial, retail and professional office already established. It has adequate parking for the office, and the upstairs tenant. The upstairs portion would be remodeled into a upper end apartment that would parallel the quality interior of the lower level. The exterior of the building doesn't need much other the necessary commercial code upgrades. I've met with a commercial architect firm to verify that the footprint is adequate.

Thank You for time,



Russell J. Brandl

Brandl Insurance Agency Inc.

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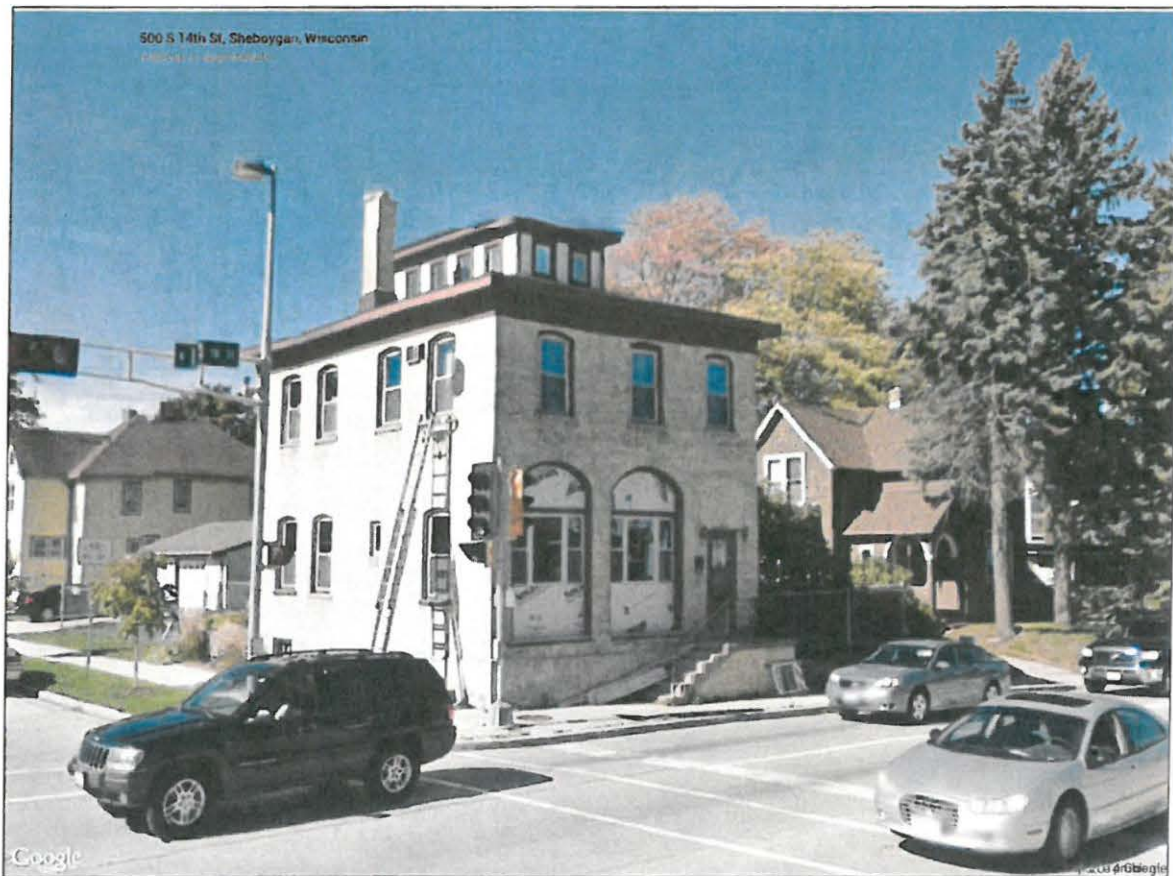
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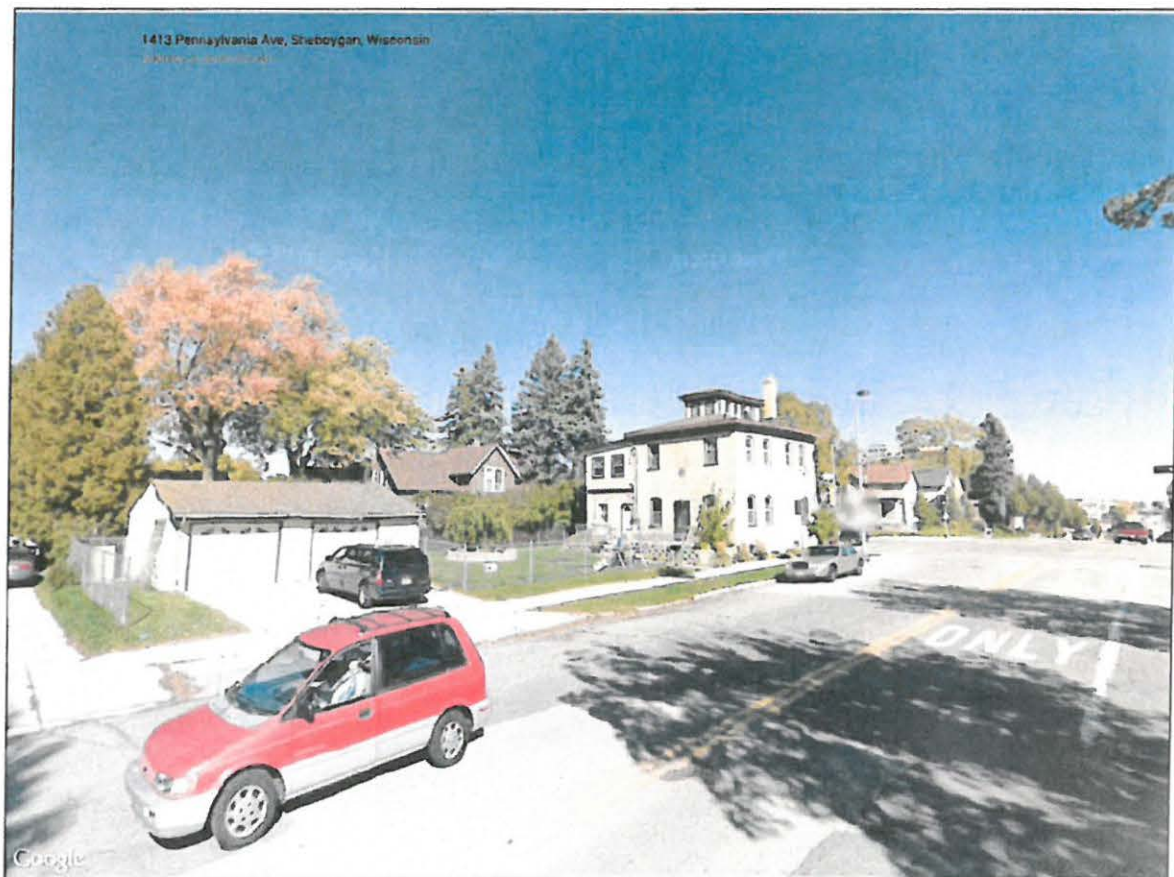
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III

5.7

Res. No. 127 - 14 - 15. By Alderperson Belanger. January 5, 2015.

A RESOLUTION approving the 2015-2019 Consolidated Plan for the Housing and Community Development utilizing Community Development Block Grant (CDBG) through the U.S. Department of Housing and Urban Development (HUD).

WHEREAS, the Department of Planning and Development has held the necessary public hearings/focus groups, utilized internet survey's, evaluated citizen input, and held a 30-day public review period concerning potential activities for the City of Sheboygan's Consolidated Plan for Housing and Community Development for a five year period of 2015-2019, and

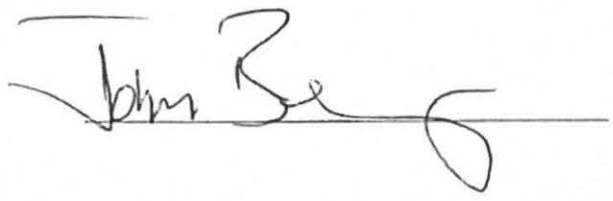
WHEREAS, the Department of Planning and Development, and City Plan Commission have recommended to the Common Council that it approve the 2015-2019 Consolidated Plan, and

WHEREAS, the Common Council authorizes and directs the Mayor to submit to HUD the Consolidated Plan for Housing and Community Development 2015-2019, including various certifications for the funds, and

WHEREAS, the Common Council has reviewed and hereby approves the Citizen Participation Plan for the development of this submission (Consolidated Plan), and

NOW, THEREFORE, BE IT RESOLVED: That the Common Council authorizes and directs the Mayor to submit to the HUD the Final Statement of Community Development Objectives and the Consolidated Plan attached and made a part hereof, as recommended by the Plan Commission including assurances contained therein and to provide any other information requested by HUD.

*City Plan*



I HEREBY CERTIFY that the foregoing Resolution was duly passed by the Common Council of the City of Sheboygan, Wisconsin, on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Dated \_\_\_\_\_ 20\_\_\_\_. \_\_\_\_\_, City Clerk

Approved \_\_\_\_\_ 20\_\_\_\_. \_\_\_\_\_, Mayor