

*****ATTACHMENTS*****

CITY OF SHEBOYGAN

REQUEST FOR CITY PLAN COMMISSION CONSIDERATION

ITEM DESCRIPTION: Conditional Use application by Corey Franklin to operate Art's BBQ at 2329 S. Business Drive. UC Zone

REPORT PREPARED BY: Steve Sokolowski, Manager of Planning and Zoning

REPORT DATE: October 25, 2019

MEETING DATE: October 29, 2019

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

BACKGROUND / ANALYSIS:

Corey Franklin is proposing to operate Art's BBQ at 2329 S. Business Drive. The applicant states the following about the proposal:

- This building was originally constructed as a Taco Bell and most recently was used as a check cashing business. Building has been vacant for several years.
- Arts BBQ will be a carry-out and drive thru restaurant only, no indoor seating.
- Art's BBQ will provide a variety of food that will include ribs, rib tips, pulled pork tenderloin, ½ chicken, baked beans, mac and cheese, coleslaw, greens, sweet potato pie, apple pie, etc.
- Art's BBQ will have five (5) employees and will be open six (6) days a week from 11:00am to 9:00pm.
- The exterior of the building has been painted and there are hood and kitchen preparation improvements to the interior of the building.
- Applicant is proposing to reface the existing pylon sign with Art's BBQ advertising.
- Art's BBQ restaurant will infill vacant retail space along S. Business Drive and will add another unique restaurant to the City of Sheboygan.

STAFF COMMENTS:

The applicant is proposing to reface the existing pylon sign that has been used by previous businesses that have operated from the site. Proposing to remove check cashing vinyl and install new Art's BBQ vinyl on existing faces of the pylon sign.

Is the applicant proposing any other signage? Applicant shall work with staff with regards to constructing a well-designed sign package for the site.

The applicant has two (2) food trucks and a barbecue pit parked at the restaurant. The Plan Commission may want to have the applicant explain what their intention is with the food trucks and barbeque.

Is the Plan Commission ok with the applicant parking these trucks and barbeque pit in the rear of the parking lot?

ACTION REQUESTED:

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

1. Prior to operation/occupancy, the applicant shall obtain all licenses and occupancy permits as well as meet all required codes including but not limited to building, plumbing, electrical, HVAC, fire, health, food, alcohol, etc. An occupancy permit will be granted only at such time as the applicant has met all requirements.
2. Dumpster(s) shall be screened/enclosed and constructed of like materials and colors of the facility. The applicant shall reinstall the gates on the dumpster.
3. Outdoor storage of materials, products or equipment shall be prohibited.
4. All ground level and rooftop mechanicals shall be screened/enclosed and constructed of like materials and colors of the facility (HVAC equipment, satellite dishes, etc.).
5. All new lighting shall be installed per Section 15.707 of the City of Sheboygan Zoning Ordinance. There shall be no spillover light onto adjacent properties or the streets.
6. Applicant shall obtain the necessary sign permits prior to installation. Applicant shall work with staff with regards to constructing a well-designed signage for the site that utilizes colors and materials similar to the building. Proposed signage will be individual letter signs (no flat panel or interior lit cabinet signs). Staff may bring the proposed signage design back to the Plan Commission for review/approval.
7. Applicant shall remove all temporary signage by January 3, 2019. No temporary signage will be permitted at the site.
8. A maximum of two (2) food trucks and one (1) barbecue pit may be parked at this site. Food trucks and barbecue pit shall be located in the rear of the restaurant parking lot.
9. 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.
10. If there are any amendments to the approved use and/or floor/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.

PARCEL NO. 416920
MAP NO. _____
ZONING CLASSIFICATION: UC

Office Use Only

APPLICATION/FILE NO. _____
REVIEW DATE: 10/29/19

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

CITY OF SHEBOYGAN
APPLICATION FOR
CONDITIONAL USE PERMIT
Requirements Per Section 15.905
Revised May 2018

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: Corey Franklin
ADDRESS: 1402 Parkwood Blvd E-MAIL: coreyfranklin18@gmail.com
PHONE: (920) 889-1210 FAX NO. ()

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: Art's BBQ
ADDRESS OF PROPERTY AFFECTED: 2329 S. Business Dr
LEGAL DESCRIPTION: carry-out and drive-thru restaurant
BRIEF DESCRIPTION OF EXISTING OPERATION OR USE: building was a Taco Bell years ago, recently a cash store
DETAILED DESCRIPTION OF PROPOSED OPERATION OR USE INCLUDING ANY CHANGES TO THE EXISTING USE: restaurant use again. Provide carry out and drive thru service
BRIEF DESCRIPTION OF ALL REQUESTED VARIANCES FROM PROVISIONS OF THE ZONING ORDINANCE, WHICH ARE RELATED TO THE PROPOSED OPERATION OR USE: location is zoned commercial

October 9, 2019

Dear City of Sheboygan:

In response to your required information:

I am submitting the required applications in order for my food establishment called ART'S BBQ to be permitted within the city of Sheboygan. I ask that you please take all these factors into consideration when making your decision. The building used to be fast food Taco Bell years ago, then it was converted into a Cash Store, where it then closed about 3-4 years ago. The building has been deteriorating since it has been empty for several years. Business has picked up greatly on the south side and I believe that introducing a different variety of food will prosper the city's growth. I chose this site because of the area and the high traffic volume that is on S. Business Dr. Menu is attached for your convenience. I will be having 5 employees including myself operating the business.

- The building used to be Taco Bell several years ago, and was then converted into a Cash Store. It has been empty for 3-4 years. I have decided to expand my business and open up a carry-out and drive thru service. I will be opened 6 days a week, from 11am- 9pm. The addition of my food establishment will provide the city with a different menu and different option for fast food.
- Building is in commercial zone next to other fast food restaurants. I am installing a new motor for the hood so that the smell and sound will be reduced. We have enclosed garbage dumpsters onsite that are screened and that will be disposed of by Advanced Disposal regularly. The hours of operation will be normal operating hours and the neighbors should not have any issues since the operating hours are similar to the neighbor restaurants.
- Traffic flow to and from establishment will not affect street, there is sufficient space for entrance and exit as was previously used as a business. Other neighbor restaurants have similar entrances and exits.
- No new developments are going to be added to the existing building. The only changes are cosmetic on the exterior and inside as well also to accommodate the food preparation that will be done in the business.
- I will be having Sysco Company coming in to the establishment regularly to load and unload products. All products will be properly stored.
- Outdoor lighted sign for establishment called ART'S BBQ was already installed by Marshall Signs.

- No exterior building additions or remodeling will be taking place. Exterior has only been painted.
- Property will not be a nuisance to the area since there already are other fast food restaurants and the area is commercially zoned.

COMBOS \$

COMBOS SERVED WITH COLESLAW & CHOICE OF MAC & CHEESE OR BAKED BEANS

**RIBS • RIB TIPS • PULLED PORK
TENDERLOIN • 1/2 CHICKEN**

SLIDERS \$

PULLED PORK • TENDERLOIN

SIDES

- REG. BAKED BEANS\$
- BAKED BEANS W/GROUND BEEF\$
- REG. MAC & CHEESE\$
- PULLED PORK MAC & CHEESE\$
- COLESLAW\$

SEASONAL

GREENS • DRESSING • SWEET POTATO PIE • APPLE PIE

REGISTERED LAND SURVEYORS
& CONSULTING ENGINEERS

Hinze Bruggink

LLC.

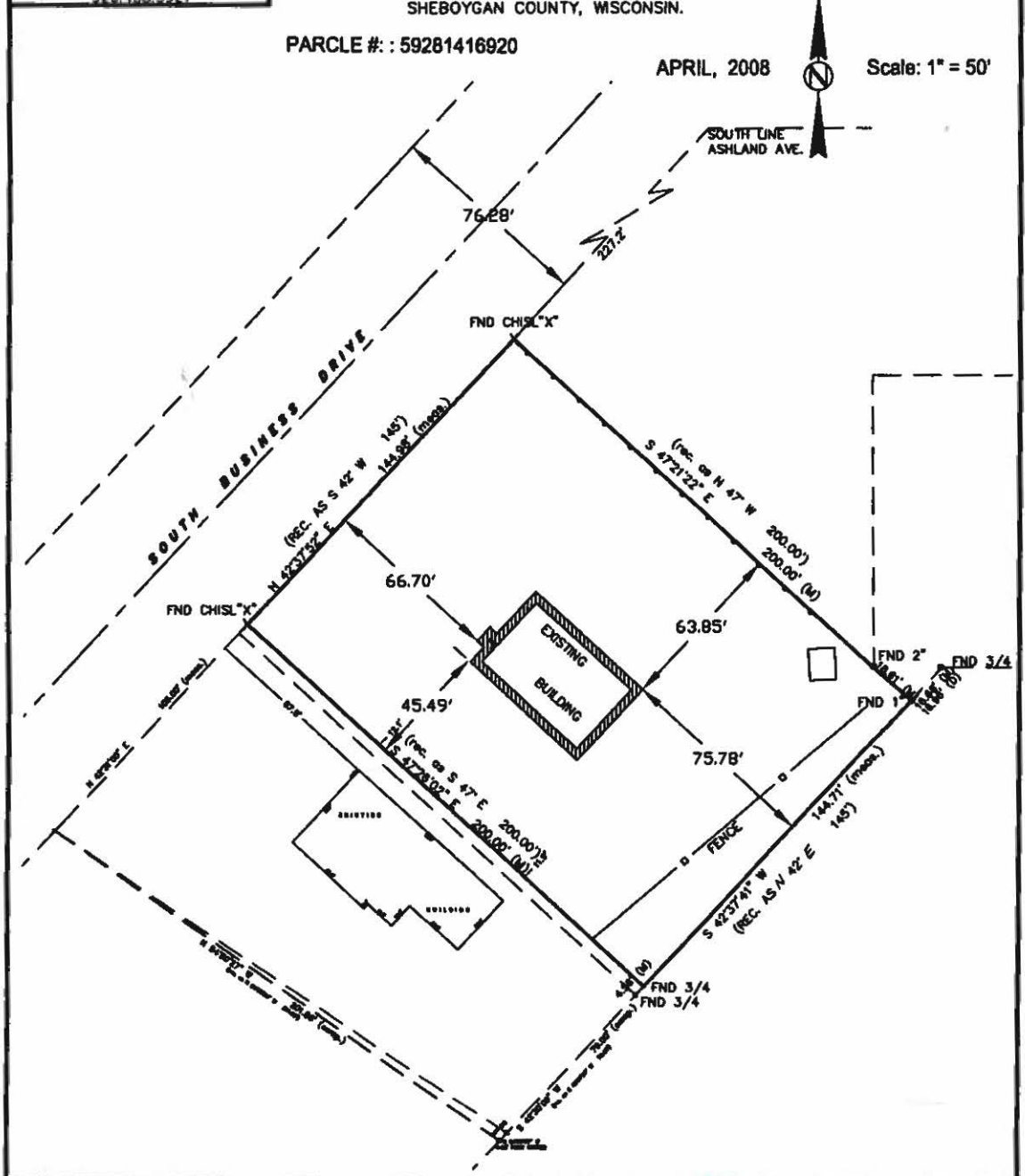
OUR FOCUS IS YOU

2602 North Fifteenth St.
Sheboygan, Wisconsin 53083

www.hinzebrugginkllc.com
920.458.5921

Survey Prepared for: KENTUCKY FRIED CHICKEN
Survey Address: 2329 SOUTH BUSINESS DRIVE
CITY OF SHEBOYGAN

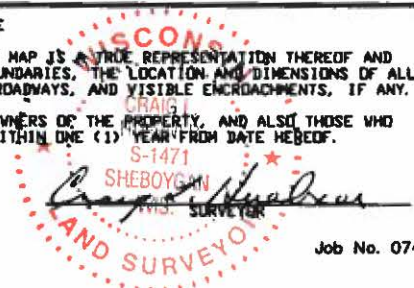
Description: SOUTH SHEBOYGAN PART OF LOT "A" DECS. AS: PART OF THE N/E 1/4 OF SECTION 34, T. 15 N. R. 23 E. COMMENCING AT THE INTERSECTION OF THE SOUTH LINE OF ASHLAND AVE. AND THE SOUTHEASTERLY LINE OF SOUTH BUSINESS DRIVE, THENCE S 42-00-00 W, ALONG THE EASTERLY LINE OF SOUTH BUSINESS DRIVE, 227.2 TO THE POINT OF BEGINNING THENCE S 42-00-00 W 145.00', THENCE S 47-00-00 E 200.00', THENCE N 42-00-00 E 145.00', THENCE N 47-00-00 W 200.00' TO THE POINT OF BEGINNING, CITY OF SHEBOYGAN, SHEBOYGAN COUNTY, WISCONSIN.



SURVEY CERTIFICATE

I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY, ITS EXTERIOR BOUNDARIES, THE LOCATION AND DIMENSIONS OF ALL VISIBLE STRUCTURES THEREON, FENCES, APPARENT EASEMENTS AND ROADWAYS, AND VISIBLE ENCROACHMENTS, IF ANY.

THIS SURVEY IS MADE FOR THE EXCLUSIVE USE OF THE PRESENT OWNERS OF THE PROPERTY, AND ALSO THOSE WHO PURCHASE, MORTGAGE, OR GUARANTEE THE TITLE THERETO WITHIN ONE (1) YEAR FROM DATE HEREOF.



OFFICE USE ONLY

PARCEL NO.: _____

MAP NO.: _____

ZONING CLASSIFICATION: _____

OFFICE USE ONLY

REVIEW DATE: _____

APPROVAL: _____

Steve Sokolowski, City Planner

**CITY OF SHEBOYGAN
DEPARTMENT OF CITY DEVELOPMENT**

828 Center Avenue Suite 104, Sheboygan, WI 53081

Phone: (920) 459-3377 Fax: (920) 459-7302

E-Mail: development@ci.sheboygan.wi.us

SIGN PERMIT APPLICATION

(November, 2009)

Completed application and all required attachments are to be filed with the Department of City Development, 828 Center Avenue, Suite 104 for review by the City Planner.

1. APPLICANT INFORMATION

APPLICANT: Marshall Sign

ADDRESS: 220 Young St. Glenbeulah, WI

E-MAIL ADDRESS: marshallsignkatie@wi.rr.com

PHONE: (920) 524 3100 **FAX NO:** (/)

2. OWNER INFORMATION

OWNER OF SITE: Arts BBQ

ADDRESS: 2329 S. Business Dr. Sheboygan

PHONE: (920) 889-1210 **FAX NO:** ()

3. DESCRIPTION OF THE PROPOSED SIGN AND USE OF THE SUBJECT SITE

NAME OF PROPOSED/EXISTING BUSINESS: Arts BBQ

ADDRESS OF PROPERTY AFFECTED: 2329 S. Business Dr.

USE OF PROPERTY: Restaurant

TYPE OF SIGN: Pole Sign, wall sign, directional

DESCRIPTION OF PROPOSED SIGN: Poles sign is existing and we will peel off old graphics and apply new. Install new wall sign & directional.

4. CONFIGURATION OF PROPOSED SIGN:

HEIGHT: ^{pole} 44" X WIDTH: 120" = TOTAL SQUARE FOOTAGE: ^{wall: 3x4 = 12} Directional: 2 x 1.5 = 3 = 52 total

AMOUNT OF PUBLIC STREET FRONTAGE: 143'

AMOUNT OF EXPOSED EXTERIOR WALL LENGTH: 43'

SETBACK: 12

METHOD OF ATTACHMENT: screws

METHOD OF ILLUMINATION: bulbs

SIGN MATERIALS: dibond, vinyl

TOTAL SQUARE FOOTAGE OF SIGNS ON SUBJECT PROPERTY:

BEFORE PROPOSED SIGN: / AFTER PROPOSED SIGN: 52

5. CERTIFICATE

I hereby certify that all of the above statements and attachments submitted hereto are true and correct to the best of my knowledge and belief.

Katie Scholz
APPLICANT'S SIGNATURE

10-8
DATE

Katie Scholz
PRINT ABOVE NAME

6. APPLICATION SUBMITTAL REQUIREMENTS

- a. *For new development*, the approved site plan for the subject property, showing the location and dimensions of all buildings, structures, signs on the subject property, property boundaries and dimensions; and the location of the proposed sign.
- b. *For existing development*, a site plan approved by the City Planner & Zoning Manager, showing the location and dimensions of all buildings, structures, signs on the subject property, property boundaries and dimensions; and the location of the proposed sign.
- c. A scale drawing of the proposed sign listing the height, width, total square footage, method of attachment, method of illumination, sign materials, design and appearance.

2 - 2329 S. Business Dr. - Sheboygan, WI

ng



New



g tenant vinyl and
tenant vinyl to existing faces.

Corey Franklin
coreyfranklin18@gmail.com

Marshall
Sign
W9416 Oak View Ln, Plymouth, WI 53073
(920) 893-8306 fax (920) 893-6463
www.marshallsign.com

customer approval
COPY
This layout design
Marshall Sign has
common law right
of the United States
of this design and

