

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

**OF SHEBOYGAN**

**REQUEST FOR CITY PLAN COMMISSION CONSIDERATION**

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**ITEM DESCRIPTION:** Conditional Use application by Culver's of Sheboygan to install a new electronic readerboard wall sign at their restaurant located at 641 S. Taylor Drive. SC Zone

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

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**REPORT DATE:** April 5, 2019

**MEETING DATE:** April 9, 2018

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**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

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**BACKGROUND / ANALYSIS:**

Culver's is in the process of a significant interior and exterior remodel of their restaurant located at 641 S. Taylor Drive. As part of the exterior remodel, Culver's is proposing new wall signage to meet new corporate standards.

Culver's presently has wall signage that includes manual readerboards on its front/west elevation facing Taylor Drive and on its drive thru canopy facing Festival (north elevation). The applicant is proposing to remove the existing signage and install a new wall signage. The front sign will include an electronic readerboard and will be installed in approximately the same location. The existing drive thru canopy will be demolished and a new wall sign will be installed on this north wall (without a readerboard).

Culver's will be installing a total of three (3) new wall signs:

Front/West elevation (facing Taylor Drive):

- The interior lit Culvers sign is approximately 20sf (3 x 6.5)
- The electronic readerboard is approximately 19sf (2.3 x 8.2)

Side/North elevation (facing Kwik Trip and Festival):

- The interior lit Culvers sign is approximately 30sf (3.75 x 8)

The applicant states the following about the electronic readerboard sign:

- From a marketing perspective, the new electronic message center will provide better opportunities to advertise the flavor of the day to the public because the sign will be easier for our customers to clearly read from a further distance away.
- The new electronic message center will be safer for employees who can now easily change the message from the restaurant office instead of having to climb a ladder and physically change the message each day a new flavor is advertised (especially during times of inclement weather, winter, etc.).
- The sign will be located in approximately the same location (west/front side of the building facing Taylor Drive) and the only item that will be displayed on the messaging board will be our flavor of the days. The electronic readerboard will provide Culver's with the opportunity to properly advertise all of our "flavors of the day" because the current manual message board is not long enough for some of the names – such as Chocolate Oreo Volcano, Andes Mint Avalanche, Dark Chocolate Decadence, Carmel Fudge Cookie Dough, etc.
- The electronic messaging ties into the overall modernization of our facility.

**STAFF COMMENTS:**

The only comment staff has was with the present sign design is can the applicant better incorporate the electronic readerboard with the Culver's wall sign – have the sign designed to look like one (1) sign similar to what is existing instead of looking like two (2) separate signs.

**ACTION REQUESTED:**

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

1. Applicant shall obtain the necessary sign permits prior to installation.
2. Applicant shall meet Sections 15.804(a) and (c) of the City of Sheboygan Zoning Ordinance relating to signage and pedestrian/traffic safety and sign timing/cycles. No signs containing flashing, intermittent or moving sections or intermittent or flashing lights shall be permitted.
3. 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.
4. Sign messages and/or location shall not create any pedestrian/vehicular conflicts.

**ATTACHMENTS:**

Conditional Use Permit Application and required attachments.

PARCEL NO. 215129  
MAP NO. \_\_\_\_\_  
ZONING CLASSIFICATION: GC

Office Use Only  
APPLICATION/FILE NO. \_\_\_\_\_  
REVIEW DATE: 4/9/19

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: Sign Me Up of Wisconsin, LLC  
ADDRESS: 311 Forest Avenue - Sheboygan Falls, WI 53083  
E-MAIL: bdunton@signmeupofwi.com  
PHONE: (920) 698-1221 FAX NO. ( )

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

NAME OF PROPOSED/EXISTING BUSINESS: Culver's of Sheboygan  
ADDRESS OF PROPERTY AFFECTED: 641 S. Taylor Drive  
LEGAL DESCRIPTION: Restaurant  
BRIEF DESCRIPTION OF **EXISTING** OPERATION OR USE: fast food Restaurant with dine-in or drive-thru service  
DETAILED DESCRIPTION OF **PROPOSED** OPERATION OR USE INCLUDING ANY CHANGES TO THE EXISTING USE: only replacing existing signage on West and North elevations  
BRIEF DESCRIPTION OF ALL REQUESTED VARIANCES FROM PROVISIONS OF THE ZONING ORDINANCE, WHICH ARE RELATED TO THE PROPOSED OPERATION OR USE: to have a Digital EMC unit on the West elevation, replacing existing plastic letter reader board



WELCOME TO DELICIOUS®

Dear whom it concerns,

We have decided to go with this new electronic messaging board for the remodel for a couple of reason, it is a safer option for our employees, along with safety it is a lot easier to manage and from a marketing stand point we feel it will be easier for the customers to read as well.

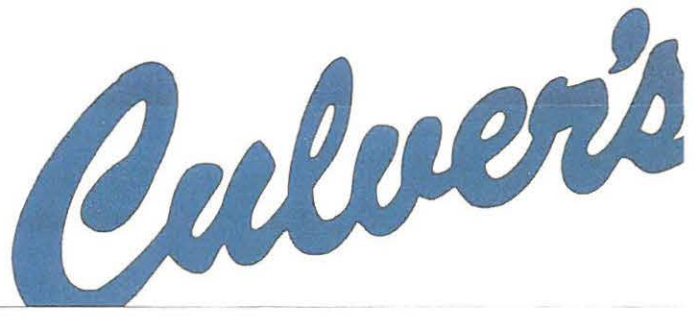
With our old signage it was difficult and unsafe to have to change that sign due to weather conditions. We were unable to change the sign somedays, this new sign gives us ease and safety managing it from within the restaurant. We also feel it will have a better appeal to the customers, they will be able to read and understand the message from a farther distance away. The only thing that will be displayed on the messaging board will be our flavor of the days, and our current message board is not compatible with some of our flavors as it is not long enough. Lastly, the purpose of the remodel is to modernize the whole building, and having the electronic messaging will tie into that really well.

Thank you,

Ken Horkan

(920)980-7351  
hork5@charter.net

Culver's of Sheboygan  
641 S Taylor Dr | Sheboygan | WI | 53081  
phone: 920-451-7150  
culvers.com



OFFICE USE ONLY  
PARCEL NO.: 215129  
MAP NO.: \_\_\_\_\_  
ZONING CLASSIFICATION: SC

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: Sign Me Up of Wisconsin, LLC  
ADDRESS: 311 Forest Avenue – Sheboygan Falls, WI 53083  
E-MAIL ADDRESS: bdunton@signmeupofwi.com  
PHONE: (920) 550-0009

**2. OWNER INFORMATION**

OWNER OF SITE: Ken Horkan – Culver's of Sheboygan  
ADDRESS: 641 S. Taylor Drive  
PHONE: 920-451-7150 FAX NO: \_\_\_\_\_

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

NAME OF PROPOSED/EXISTING BUSINESS: Culver's of Sheboygan  
ADDRESS OF PROPERTY AFFECTED: 641 S. Taylor Drive

USE OF PROPERTY: Restaurant

TYPE OF SIGN: WEST elevation: face lit illuminated LED letterset, flush mount to building. Amber monochrome digital matrix  
NORTH elevation: face lit illuminated LED letterset.

Replacing existing signage

**3. CONFIGURATION OF PROPOSED SIGN:**

**WEST elevation**

HEIGHT: 7' X WIDTH: 8'-1-9/16" =TOTAL SQUARE FOOTAGE: 56.7

AMOUNT OF PUBLIC STREET FRONTAGE:  wall mount sign

AMOUNT OF EXPOSED EXTERIOR WALL LENGTH: 52'

SETBACK:  wall-mount

METHOD OF ATTACHMENT:  mounted with Concrete anchors and thru-bolted thru fasica

METHOD OF ILLUMINATION:  LED's

SIGN MATERIALS:  Aluminum, paint, LED's

TOTAL SQUARE FOOTAGE OF SIGNS ON SUBJECT PROPERTY:  replacing existing signage

BEFORE PROPOSED SIGN: \_\_\_\_\_ AFTER PROPOSED SIGN: \_\_\_\_\_

**4. CONFIGURATION OF PROPOSED SIGN:**

**NORTH elevation**

HEIGHT: 3'-9" X WIDTH: 8' =TOTAL SQUARE FOOTAGE: 29.96

AMOUNT OF PUBLIC STREET FRONTAGE:  wall mount sign

AMOUNT OF EXPOSED EXTERIOR WALL LENGTH: 21 feet

SETBACK:  wall-mount

METHOD OF ATTACHMENT:  mounted with Concrete anchors and thru-bolted thru fasica

METHOD OF ILLUMINATION:  LED's

SIGN MATERIALS:  Aluminum, paint, LED's

TOTAL SQUARE FOOTAGE OF SIGNS ON SUBJECT PROPERTY:  replacing existing signage

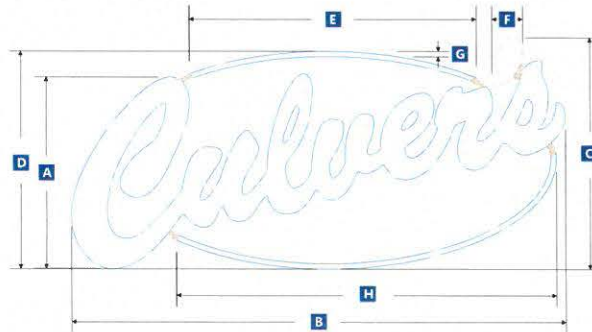
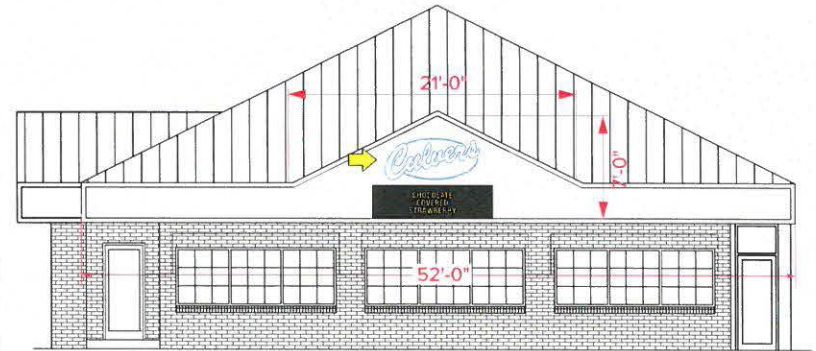
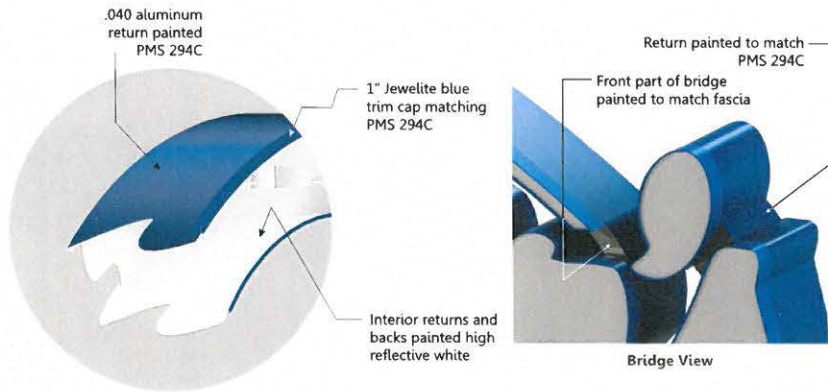
BEFORE PROPOSED SIGN: \_\_\_\_\_ AFTER PROPOSED SIGN: \_\_\_\_\_

West

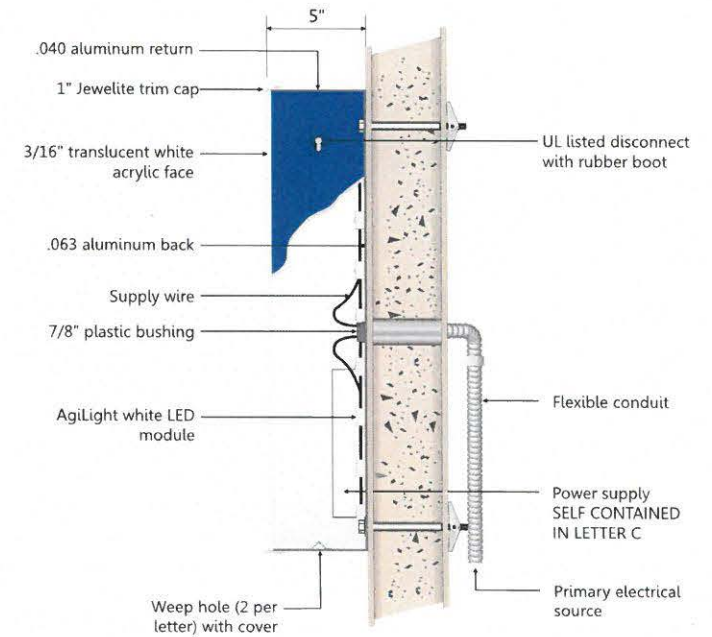
S1

## Illuminated Letterset - SL-20 (Qty.1)

Remove existing wall sign and repair fascia as required.  
Install new S/F, remote mount illuminated letters.



	A	B	C	D	E	F	G*	H	SF
SL-20	2'-5 3/4"	6'-5"	3'-0"	2'-9 7/8"	3'-8 11/16"	4 13/16"	13/16"	4'-11 1/4"	19.25



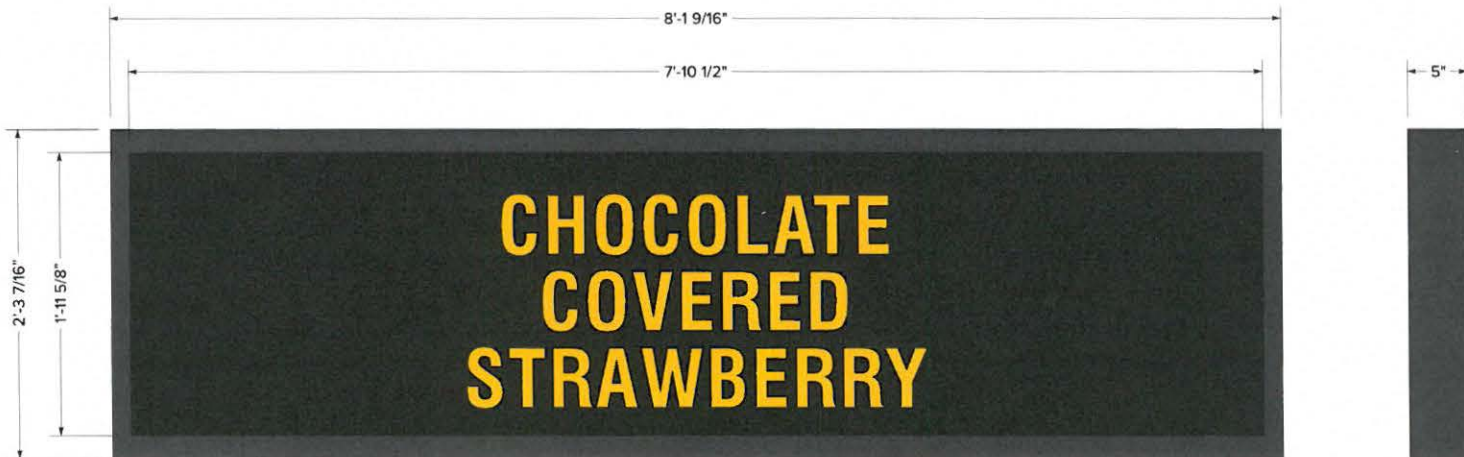
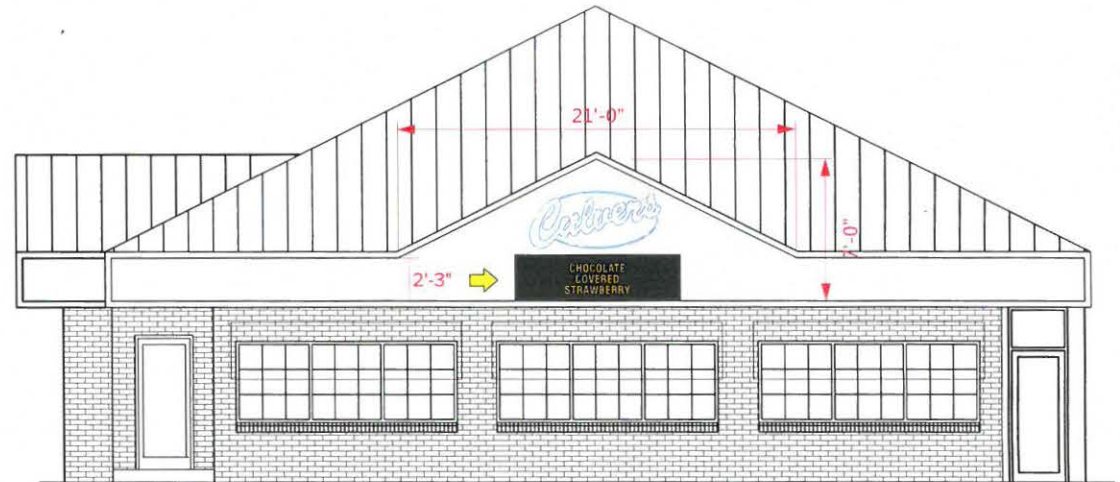
Culver's

S2

**Electronic Reader Board**

Install new Amber one color single-sided EMC display.  
Reference part number: FUS-A-165-036X0144A-CL-OSS5

West



scale | 1:10



Revisions:  
New EMC site w/part # I PV I 31319  
Changed to amber copy / KB / 31419  
X

Revisions:  
X  
X  
X

Revisions:  
X  
X  
X

File Location:  
Drive/Clients/

STND  
CSTM

Date: 3/12/19

City/State: 641 S. Taylor Dr.

Drawing # C60808 - 2

AS  CR  EN

Designer: PB PM:MC

Address: Sheboygan, WI

OE # 122961

West

SI + S2

Culver's



File Location: \_\_\_\_\_  
 Drawn/Client: \_\_\_\_\_  
 STND \_\_\_\_\_  
 CS TM \_\_\_\_\_  
 Date: 3/12/19  
 Designer: PB  
 PM: MC  
 City/State: 641 S. Taylor Dr.  
 Address: Sheboygan, WI

Revisions:  
 AS  CR  EN  
 AS  CR  EN

Revisions:  
 X \_\_\_\_\_  
 X \_\_\_\_\_  
 X \_\_\_\_\_  
 X \_\_\_\_\_

Revisions:  
 Updated EMC, rescaled PV / 3/13/19  
 Changed to amber copy / RB / 3/14/19  
 X \_\_\_\_\_  
 X \_\_\_\_\_

Drawing # **C60808-2**  
 OE # 122961







**SOUTH ELEVATION**

SCALE: 1/4" = 1'-0"



**WEST ELEVATION**

SCALE: 1/4" = 1'-0"

**GENERAL NOTES**

1. THE EXTERIOR REPRESENTS SCOPE OF WORK DOCUMENT IS TO BE USED IN CONJUNCTION WITH OTHER ISSUED EXTERIOR ELEVATIONS.
2. CFS DOES NOT GUARANTEE THE AVAILABILITY OF SELECTED FINISHES.
3. GC TO FIELD VERIFY DIMENSIONS PRIOR TO ORDERING MATERIALS.
4. IT IS THE GENERAL CONTRACTOR'S RESPONSIBILITY TO COORDINATE THE REMOVAL, DELIVERY, AND INSTALLATION OF ALL MATERIALS AND FINISHES UNLESS NOTED OTHERWISE.
5. IT IS THE GENERAL CONTRACTOR'S RESPONSIBILITY TO COORDINATE INSTALLATION OF MATERIALS WHEN THE TEMPERATURES AND WIND FORSIT FALL WITHIN THE MANUFACTURER'S RECOMMENDATIONS FOR INSTALLATION.
6. GENERAL CONTRACTOR TO REVIEW ACTUAL SAMPLES OF ALL FINISHES WITH OWNER PRIOR TO APPLICATION. COLOR AND SHEEN TO BE REVIEWED.
7. ANY AREAS RECEIVING NEW MATERIALS MUST BE CLEANED PER THE MANUFACTURER'S RECOMMENDATIONS PRIOR TO INSTALL.
8. EXTERIOR PAINTING, ROOFING, AND INSTALLATION IS OWNER'S DIRECT PURCHASE FROM CFS APPROVED SUPPLIER PROVIDING APPROVED SQUARE FOOTAGE. SUPPLIER WILL BE APPOINTED BASED ON GEOGRAPHICAL LOCATION AND WORK LOAD. FOR MORE INFORMATION, CONTACT CHRIS CARY AT 608-644-2607 OR CHRISCARY@CULVERS.COM.
9. GC TO COORDINATE DUMPSTER ENCLOSURE FINISH SELECTIONS WITH OWNER. PAINT EXISTING POOR TO MATCH PASCAL COLOR.

**KEYED NOTES**

- ① NEW CLEAR PASCAL ENVIRONMENTAL SCREENWAYS - SUSAN LEVINE - JAMES HENRY COOK, NO (BY SHAG) -
- ② SPAN MASONRY NARRAN HARTCOE PLUS CUSTOM COLOR: CULVERS DARK 1 TO MATCH HERMAN WILLIAMS COLOR REF: 987579
- ③ REPLACE EXISTING VINYL SIDING w/ FIBER CEMENT. JAMES HENRY: HANDEPLAN LAF SIDING, AUTUMN TAN
- ④ PAINT EXISTING TO MATCH HERMAN WILLIAMS HOMESEAD DECOR: SATHOS
- ⑤ PAINT DUAL DOOR AND LADDER TO MATCH SATHOS / PASCAL COLOR
- ⑥ REPLACE EXISTING RECESSED CAN SIFFIT LIGHTING WITH NEW. SEE LIGHTING SPECIFICATION IN LIGHTING LEGEND ON SHEET A-5
- ⑦ NEW BUILDING PERMITS: GC TO COORDINATE ELECTRICAL
- ⑧ REMOVE AWNINGS, PATCH AND REPAIR HOLES AS NEEDED



PROPOSED BUILDING REIMAGE FOR:

**CULVER'S OF SHEBOYGAN**  
 SHEBOYGAN, WISCONSIN; COUNTY OF SHEBOYGAN

**SCALE VERIFICATION**  
 THIS DRAWING IS TO BE DRAWN, ADJUST SCALE ACCORDINGLY

NOTICE OF COPYRIGHT: THESE PLANS ARE COPYRIGHTED AND ARE SUBJECT TO COPYRIGHT PROTECTION BY THE ARCHITECT. ANY REPRODUCTION OR USE OF THESE PLANS WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT IS STRICTLY PROHIBITED. THE ARCHITECT ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS IN THESE PLANS. THE ARCHITECT'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED BY THE ARCHITECT. THE ARCHITECT'S LIABILITY DOES NOT EXTEND TO THE CONSTRUCTION OF THE PROJECT OR TO THE PERFORMANCE OF THE CONTRACTOR. THE ARCHITECT'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED BY THE ARCHITECT.

JOB NUMBER: 19-3956

SALES REP:  
**TOM AMBROSIOUS**  
 (920) 371-2544

DRAWN BY: DPO

DATE: -

REVISIONS:

NO.	DATE	DESCRIPTION
1	-	-

ISSUED FOR:

- PRELIMINARY
- BID SET
- CONSTRUCTION

SHEET

**A2.1**

**APPROVED**

DATE: \_\_\_\_\_  
 SIGNATURE: \_\_\_\_\_

**EXISTING CONDITIONS**

FIELD VERIFY ALL DIMENSIONS, ELEVATIONS, AND CONDITIONS PRIOR TO CONSTRUCTION



**CITY OF SHEBOYGAN**

**REQUEST FOR CITY PLAN COMMISSION CONSIDERATION**

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**ITEM DESCRIPTION:** Conditional Use application by Andrew and Toril Fisher to convert the existing Church of God facility into a single-family dwelling at 1314 N. 8<sup>th</sup> Street. In addition, the Fishers are requesting approval to operate an art studio and a massage studio home occupations. CC Zone

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

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**REPORT DATE:** April 5, 2019

**MEETING DATE:** April 9, 2018

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**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

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**BACKGROUND / ANALYSIS:**

Andrew and Toril Fisher are proposing to convert the existing Church of God facility into a single-family dwelling at 1314 N. 8<sup>th</sup> Street. In addition, the applicants are requesting home occupation approvals to operate an art studio and a massage studio from their new home. The applicant states the following:

- The building is currently being used by the Church of God. The 1<sup>st</sup> floor is being used as a church and the second floor rooms are used as a day school for children.
- Prior to church occupancy, the building's main floor was used as a beauty salon, dental offices, etc. while the second floor was used as a residential apartment. The building's original use was as a single-family residence.
- Toril and Drew Fisher wish to purchase and live in 1314 N. 8th St., thus, returning the building to its original use as a single-family residence. Within the residence, the applicants are seeking home occupation approval for an art studio and massage studio.

We came to the beautiful, vibrant City of Sheboygan searching for a residential home that would satisfy what we had determined as our four (4) basic "needs:"

1. The need of a garage and/or parking space in which to safely harbor our car and the 8' x 5' trailer. Toril is a professional painter. Together, we spend 10 to 15 weekends each summer travelling to juried art fairs on the I-90/94 corridor. We use our 8' x 5' trailer to store and transport Toril's display materials for the summer art fair season.

2. The desire for a living space that has enough space with ample natural light for Toril to establish a permanent art studio for her to continue growing her painting career.
3. The desire to find a location that could provide us the opportunity of leading a more ambulatory, "European-style" life style in which daily trips for food, groceries, entertainment, and social enrichment could be achieved through walking or biking.
4. We had hoped to find a place that might have enough room to enable us to receive family and friends as guests; we have many family and friends living in distant parts of Michigan and Wisconsin that we foresee coming to visit us.

The home at 1314 N. 8th Street meets all four (4) of our criteria. The building offers us the unexpected bonus of providing ample space to store and even display some of Toril's art work and it offers the opportunity for Drew to prolong his 25 year practice as a massage therapist from within his own home. The size of the structure is larger than our original plans and needs so it offers us the opportunity to do some internal remodeling in order to convert approximately one-third of the main floor's living space into art studio, art display room, and massage room with waiting room and bathroom facilities, while leaving the other two-thirds free to convert into residential living space.

The applicant states the following about the Art studio:

- It is not our intention to promote, advertise, Toril's art as a business-like "art gallery." If someone wants to come to the house to see a gathering of Toril's art we currently set up one-on-one appointments to do so - they come over for a private/supervised "tour" of her art. We are hoping to carry over the same appointment habit in this new location. The floor plan lends itself to presenting Toril's art in an entry hallway/vestibule as people were to enter and visit her in her studio is a plus because the front hall/entry way happens to lend itself to concentrated display of some of her paintings. It is nor out intention to have "open houses" or "gallery openings" or any other events that would place demands on parking, sidewalk traffic, or neighborhood noise disruptions/disturbances.
- We do not intend to put signage up advertising "Toril's Art Gallery." We earn our income from traveling to 12-14 Midwestern weekend art fairs per summer. During the "off season," Toril paints between 100-140 paintings per year in preparation for the next summer's art fairs. She uses Facebook to post some of her paintings. This sometimes generates interest (and sales), which may then generate specific interest/inquiries for visitation from individuals.

The applicant states the following about the part-time massage studio:

- Drew is a licensed massage and certified therapist who has been practicing for 25 years. Over the seven (7) years that I have lived in Vernon County, Wisconsin, I have been performing an average of between 400 and 500 hours of therapeutic massage per year--a practice relegated to two to three days of practice per week. Before this home appeared

in our lives, I was intending to "retire" from my massage therapy practice. It is difficult to envision my life without a few massages a week--particularly since I am very good at my profession and that I enjoy helping people learn about taking better care of their bodies.

- I do not intend to do any promotional advertising in order to build a practice. Over the past 15 years word-of-mouth alone has proved to be more than ample "promotion" for my massage therapy practice.
- I have no intention of activating my practice to ever perform more than the six (6) weekly treatments and I cannot envision even beginning said part-time solo practice until well after the 2019 Art Fair season and after any and all remodeling projects are finished (most likely early 2020).

We cannot wait to live in Sheboygan, to walk 8th Street every day—to eat at the amazing variety of ethnic restaurants, to enjoy walks along the River and the Lake Michigan coast, to visit the Wednesday and Saturday farmers markets at Frontier Park for our fresh produce, to get to know the community and its amazing resources, as well as to be a ferry ride across from my mother, brothers, daughters and granddaughter while still remaining close to the I-90/94 corridor for our Minneapolis to Madison, to Milwaukee, to Chicago, to Ann Arbor/Birmingham Michigan art fairs. At the same time, we hope that our presence in Sheboygan will prove to be mutually beneficial; we believe that our presence will serve to add to the already rich traditions and burgeoning plans and goals that the community and its visionary leaders have already set in motion.

#### **STAFF COMMENTS:**

Because the applicant is proposing to convert this existing commercial building into a single-family dwelling, staff will be recommending that the existing monument sign advertising the previous uses shall be removed.

Applicant will need to work with the Building Inspection Department with regards to converting this commercial building into a single-family residence.

Applicant will be required to work with the Clerk's Department to obtain the necessary massage license prior to operating.

#### **ACTION REQUESTED:**

Staff recommends approval of the conditional use/sign permit and variance subject to the following conditions:

1. Prior to building permit issuance, the applicant shall obtain all licenses and permits as well as meet all required codes including but not limited to building, plumbing, electrical, HVAC, health, massage, etc. An occupancy permit will be granted only at such time as the applicant has met all requirements.

2. Applicant shall meet all home criteria per Section 15.206(8)(s) of the City of Sheboygan Zoning Ordinance.
3. The home occupation may only utilize 25 percent of the living area of the dwelling unit you reside in.
4. The applicant shall obtain the necessary massage license from the City of Sheboygan prior to operating.
5. Applicant shall remove existing monument sign in the front yard (yard facing 8<sup>th</sup> Street).
6. 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 would be required to obtain a sign permit. Also, no temporary signage is permitted for home occupations.
7. If the home occupation businesses create a nuisance, the Plan Commission will have the authority to again review the home occupation conditional use permit.
8. If the applicant moves from the present location, the conditional use permit will discontinue immediately.
9. Any future commercial use will need to obtain the required land use and building permits and approvals
10. If there are any amendments to the approved conditional use permit (including but not limited to site plan, architectural design, use, etc.), 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. 102320  
MAP NO. \_\_\_\_\_  
ZONING CLASSIFICATION: CC

Office Use Only

APPLICATION/FILE NO. \_\_\_\_\_  
REVIEW DATE: 4/9/19

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

**CITY OF SHEBOYGAN  
APPLICATION FOR  
CONDITIONAL USE PERMIT**

*pl*

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: W. ANDREW ("DREW") FISHER & TORIL N. BOOKER-FISHER  
S 3018 West Salem Ridge Rd.  
ADDRESS: LA FARGE, WI 54839-8077 E-MAIL: fishdrew@gmail.com  
PHONE: (608) 625-2018 FAX NO. ( )

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

NAME OF PROPOSED/EXISTING BUSINESS: THE CHURCH OF GOD

ADDRESS OF PROPERTY AFFECTED: 1314 NORTH 8TH STREET, SHEBOYGAN

LEGAL DESCRIPTION: \_\_\_\_\_

BRIEF DESCRIPTION OF EXISTING OPERATION OR USE: \_\_\_\_\_

PLEASE SEE ATTACHED

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

PLEASE SEE ATTACHED

BRIEF DESCRIPTION OF ALL REQUESTED VARIANCES FROM PROVISIONS OF THE ZONING ORDINANCE, WHICH ARE RELATED TO THE PROPOSED OPERATION OR USE: \_\_\_\_\_

PLEASE SEE ATTACHED

Drew & Toril Fisher  
S 3018 West Salem Ridge Rod.  
La Farge, WI 54639-8077  
(231) 330-1614 (cell)  
(608) 625-2018

Sheboygan Plan Commission  
Attn.: Steve Sokolowski  
Department of City Development  
828 Center Ave., Suite 104  
Sheboygan, WI 53081-4442

March 25, 2019

**CITY OF SHEBOYGAN  
APPLICATION FOR  
CONDITIONAL USE PERMIT**

**(Separate Answer Sheet Attachment)**

**1. APPLICANT INFORMATION**

**APPLICANT:** W. Andrew ("Drew") Fisher & Toril N. Booker Fisher  
**ADDRESS:** S 3018 West Salem Ridge Road, La Farge, WI 54639-8077  
**E-MAIL:** [fishdrew@gmail.com](mailto:fishdrew@gmail.com) or [torilart@gmail.com](mailto:torilart@gmail.com)  
**PHONE:** (608) 625-2018 (home) (231) 330-1614 (cell)

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

--- **NAME OF PROPOSED/EXISTING BUSINESS:** The Church of God, Jeffrey L. Moser property owner, is currently occupying 1314 N. 8<sup>th</sup> Street, Sheboygan, Wisconsin.

Prospective owners Drew and Toril Fisher (William Andrew Fisher III and Toril Narissa Booker-Fisher) are petitioning the City of Sheboygan Planning Commission for use as their residence.

--- **ADDRESS OF PROPERTY AFFECTED:** 1314 North 8<sup>th</sup> Street, Sheboygan, WI 53081

--- **LEGAL DESCRIPTION:** A building that is currently zoned central commercial seeking conditional use for single-family residence with operation as a home occupation art studio and part-time massage establishment.

**--- BRIEF DESCRIPTION OF EXISTING OPERATION OR USE:** The building is currently being used as a church, on the main floor, with the second floor rooms used for a day school for children of the Church of God community family members.

Prior to current occupancy, the building's main floor was used as a beauty salon and for dental offices while the second floor operated as a residential apartment. The building's original use was as a single-family residence.

**--- DETAILED DESCRIPTION OF PROPOSED OPERATION OR USE INCLUDING ANY CHANGES TO THE EXISTING USE:** Toril and Drew Fisher wish to live in the house at 1314 N. 8<sup>th</sup> St. thus returning the building to its original use as a single-family residence. Within the home residence, they seek a home occupation variance with the intention of using a portion of the main floor for Toril's painting studio with the potential to store and display some of her paintings while also designating an area for future use for Drew's part-time practice as a massage therapist (Wisconsin license #11278-146). Practice of Therapeutic Massage would not begin until 2020 due to 2019 Summer Art Tour, remodeling timelines as determined by building contractors' availabilities, and City of Sheboygan massage establishment license application timelines.

**--- BRIEF DESCRIPTION OF ALL REQUESTED VARIANCES FROM PROVISIONS OF THE ZONING ORDINANCE, WHICH ARE RELATED TO THE PROPOSED OPERATION OR USE:** We came to the beautiful, vibrant City of Sheboygan searching for a residential home that would satisfy what we had determined as four basic "needs:"

- 1) The need of a garage and/or parking space in which to safely harbor our car and the 8' x 5' trailer. Toril is a professional painter. Together, we spend 10 to 15 weekends each summer travelling to juried art fairs on the "I-90/94 corridor." We use our 8' x 5' trailer to store and transport Toril's display materials for the summer art fair season.
- 2) The desire for a living space for us to reside in that has enough space with ample natural light for Toril to establish a permanent art studio for her to continue growing her painting career.
- 3) The desire to find a location that could provide us the opportunity of leading a more ambulatory, "European-style" life style in which daily trips for food, groceries, entertainment, and social enrichment could be achieved through walking or biking.
- 4) We had hoped to find a place that might have enough room to enable us to receive family and friends as guests; we have many family and friends living in distant parts of Michigan and Wisconsin that we foresee coming to visit us.

The home at 1314 N. 8<sup>th</sup> Street serves all four of these criterion beautifully, but more, it offers us the unexpected bonus of providing ample space to store and even

display some of Toril's art work and it offers the opportunity for Drew to prolong his 25 year practice as a massage therapist from within his own home while easily complying with local ordinances for the operation of a massage establishment.

The size of the structure is larger than our original plans and needs, but this being so, it offers us the opportunity to do some internal remodeling in order to convert approximately one-third of the main floor's living space into art studio, art display room, and massage room with waiting room and bathroom facilities, while leaving the other two-thirds free to convert into residential living space.

### **3. JUSTIFICATION OF THE PROPOSED CONDITIONAL USE**

**Written justification for the proposed conditional use, indicating reasons why the applicant believes the proposed conditional use is appropriate.**

**--- How is the proposed conditional use (independent of its location) in harmony with the purposes, goals, objectives, policies and standards of the City of Sheboygan Comprehensive Master Plan?**

Toril and Drew Fisher had been looking to move to the Eastern side of the State of Wisconsin with the aim of living closer to Drew's 13 family members who live on the Western side of the Lower Peninsula of the State of Michigan (Petoskey, Traverse City, Grand Rapids) including his aging mother in Petoskey and new grandchild in Cedar Springs. At the same time, they are trying to remain favorably located for their annual business "tour" of 10 to 15 summer weekend art fairs on the I-94/I-90 "corridor." (Toril is a successful painter). The couple are also interested in living in an urban center from which they could live a "European-style" life style with daily provisions, entertainment, and society accessible from their home *on foot*. The discovery of Sheboygan—and particularly 8<sup>th</sup> Street, and with it the amazing potential that the 1314 N. 8<sup>th</sup> St. house offers--is magical in that it satisfies beyond our dreams or expectations all of the above goals. The fact that Sheboygan has designated 8<sup>th</sup> Street as it's main development focus for food, art and enrichment is an especially great boon for us.

We cannot wait to live in Sheboygan, to walk 8<sup>th</sup> Street every day—to eat at the amazing variety of ethnic restaurants, to enjoy walks along the River and the Lake Michigan coast, to visit the Wednesday and Saturday farmers markets at Frontier Park for our fresh produce, to get to know the community and its amazing resources, as well as to be a ferry ride across from my mother, brothers, daughters and granddaughter while still remaining close to the I-90/94 corridor for our Minneapolis to Madison, to Milwaukee, to Chicago, to Ann Arbor/Birmingham Michigan art fairs. At the same time, we hope that our presence in Sheboygan will prove to be mutually beneficial; we believe that our presence will serve to add to the already rich traditions and burgeoning plans and goals that the community and its visionary leaders have already set in motion.

**--- Does the conditional use, in its proposed location, result in any substantial or undue adverse impact on nearby property the character of the neighborhood, environment, traffic, parking, public improvements, public property or rights-of-way?** We foresee that the proposed conditional use would have no more adverse impact on nearby property, the character of the neighborhood, environment, traffic, parking, public improvements, public property or rights-of-way than any other single family residence in the area might have. With our collective backgrounds in education (Drew's first career was in school teaching), health care (Drew has performed over 22,000 hours of therapeutic massage over a 25 year career in massage therapy), art (Toril is a UW-Madison-trained painter), and, recently, organic farming (eight years growing organic produce, operating as Second Cloud on the Left Farm LLC, in Vernon County, Wisconsin), we believe that our attitudes and practices, ethics and morals, will serve as positive examples to our fellow community members.

**--- How does the proposed conditional use maintain the desired consistency of land uses in relation to the setting within which the property is located?**

Drew and Toril intend no changes to either the external structure or landscape of 1314 N. 8<sup>th</sup> Street. We intend to maintain structural and aesthetic integrity with timely touch-ups (e.g. repair/replace gutter system, paint, window repairs and/or replacements), flowers in the flower boxes, as well as usual lawn and sidewalk maintenance.

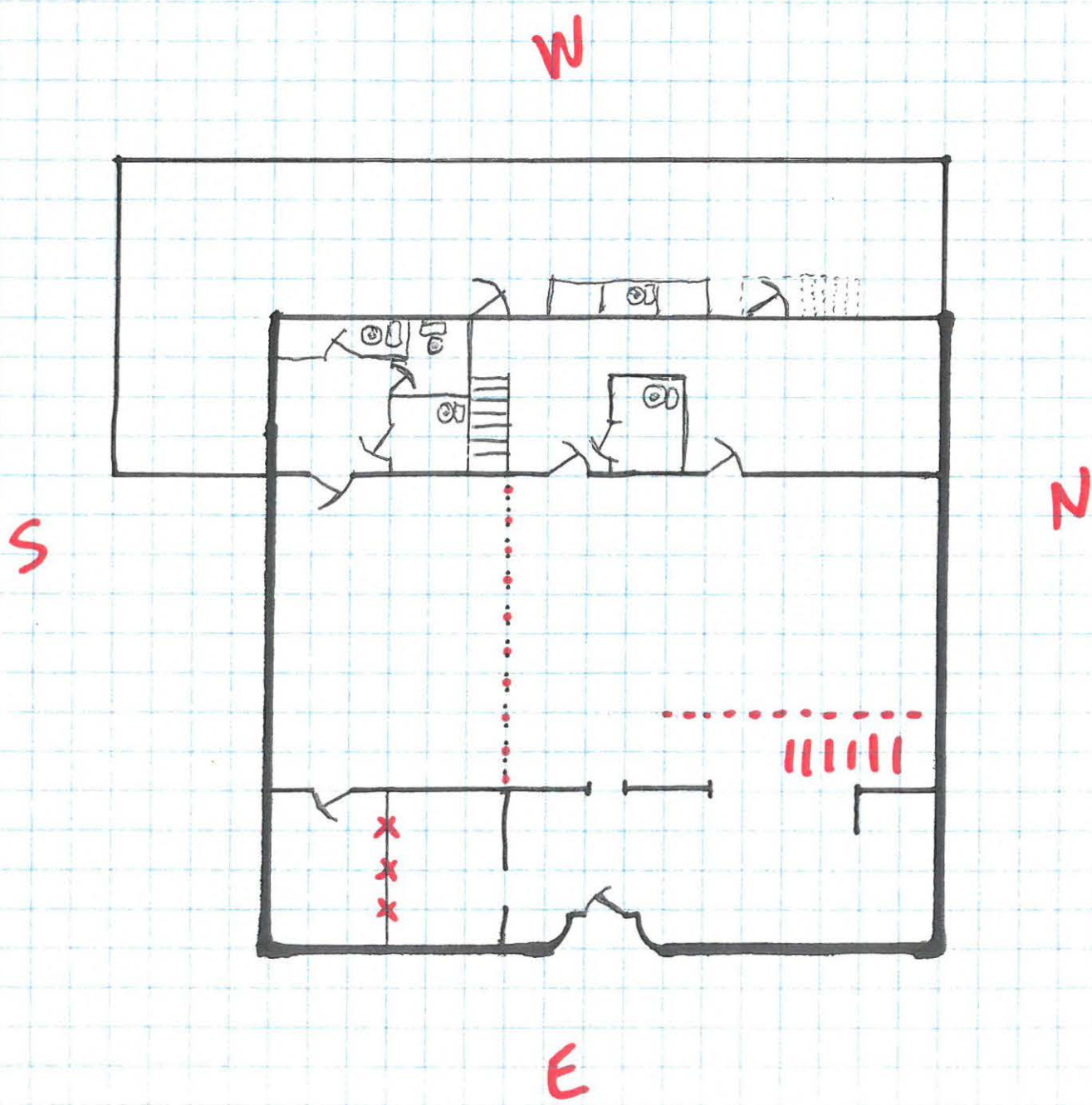
**--- Is the proposed conditional use located in an area that will be adequately served by utilities, or services provided by public agencies? If not, please explain.** We foresee no changes to the current services as provided by City of Sheboygan utility companies and other public agencies; all current services are perfectly adequate and up to date.

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**End of Attachment**

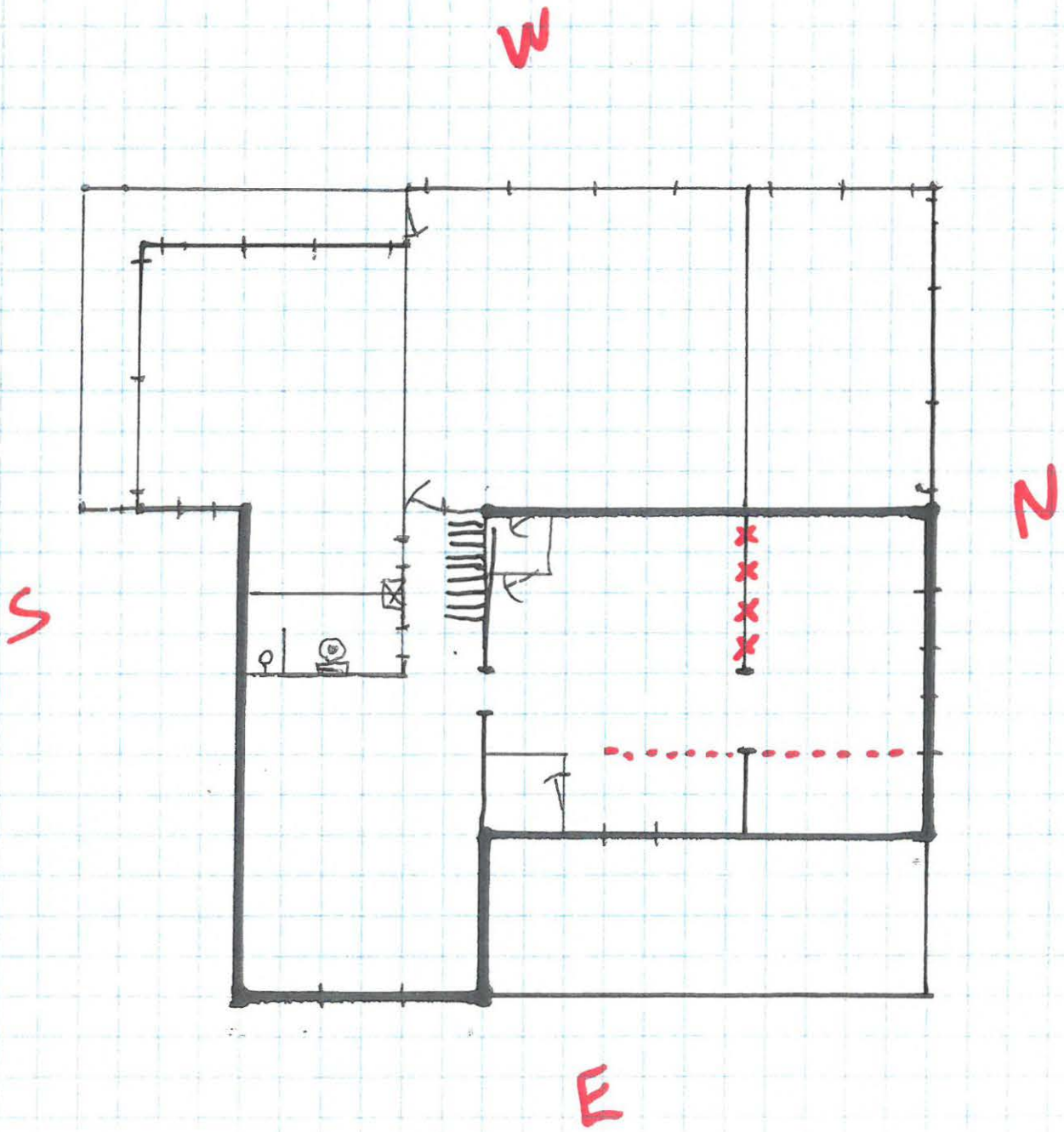
1314 N 8th St.

Main Floor



1314 N. 8<sup>th</sup> St.

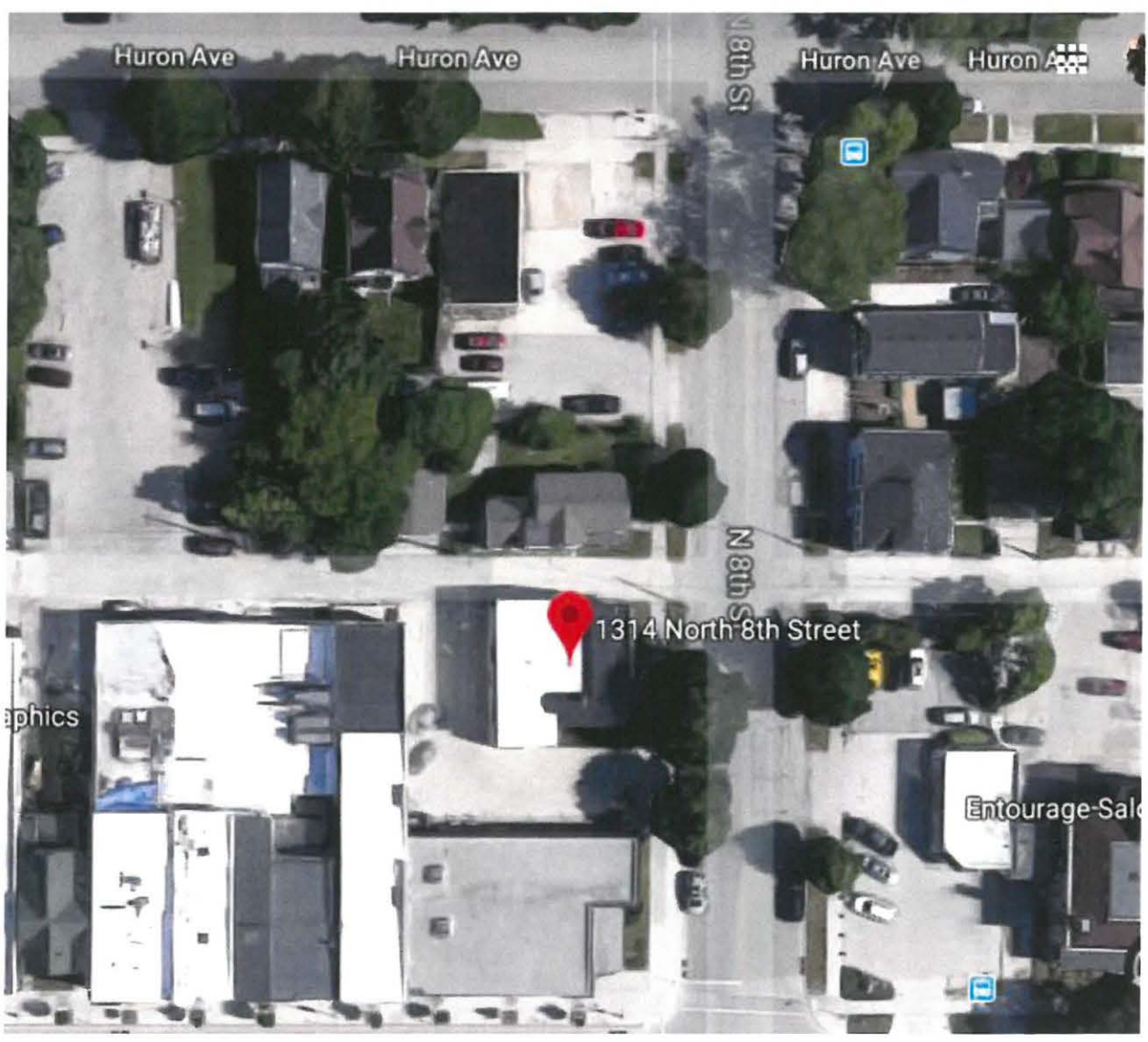
Upstairs



1314 North 8th Street

GT Graphics

Entourag



Michigan

Entourage-Sale

