

*****ATTACHMENTS*****

CITY OF SHEBOYGAN

REQUEST FOR PLANNING COMMISSION CONSIDERATION

ITEM DESCRIPTION: Conditional Use and variance application by RLO Sign, Inc. to install a new wall sign and a new electronic readerboard monument sign at St. Dominic's Church located at 2133 N. 22nd Street. NR Zone

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

REPORT DATE: April 6, 2018

MEETING DATE: April 10, 2018

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:

RLO Sign, Inc. is proposing to install a new wall sign and a new electronic readerboard monument sign at St. Dominic's Church located at 2133 N. 22nd Street. The applicant states:

- St. Dominic's Church would like to replace its existing weathered manual readerboard monument sign with a new electronic readerboard. The applicant is proposing to retrofit the old changeable copy portion of the sign with a message center.
- The sign will be located in the same location which is at the northeast corner of the property facing the intersection of N. 21st Street and Geele Avenue. Sign is approximately 13 feet N. 22nd Street and 34 feet from Geele Avenue.
- The electronic readerboard portion of the monument sign to be replaced is approximately 14sf (3.5 x 4). Monument sign is approximately six (6) feet tall.
- The new electronic message center will provide better opportunities to advertise church activities and events to the public.
- The church is also proposing to install an 18sf (1 x 18) plastic individual letter sign on the northeast corner of the property facing the intersection of N. 21st Street and Geele Ave.

STAFF COMMENTS:

St. Dominic's presently has two (2) monument signs. Plan Commission may want to have the applicant address if the new monument is replacing both existing monument signs or will there continue to be two (2) signs.

Applicant has a temporary advertising banner advertising "Now Enrolling at SETON." The banner shall be removed.

Applicant is requesting the following variances:

- To retrofit the electronic readerboard in the monument sign at its existing location – minimum setback required is 12 feet from the property line.

ACTION REQUESTED:

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

1. Applicant shall obtain the necessary sign permits prior to installation.
2. Maximum height of sign is eight (8) feet (top of sign to grade).
3. Sign shall be maintained in its existing location. If any changes are proposed the sign will need to meet the minimum the minimum 12 foot setback to all property lines (closest edge of sign to property line).
4. 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.
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. Sign messages and/or location shall not create any pedestrian/vehicular conflicts.
7. Applicant shall remove temporary banner advertising "Now Enrolling at SETON" prior to issuance of the sign permit.

ATTACHMENTS:

Conditional Use Permit Application and required attachments.

PARCEL NO. 624980
MAP NO. _____
ZONING CLASSIFICATION: NR

Office Use Only
APPLICATION/FILE NO. _____
REVIEW DATE: 4/10/18

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: RLO Sign, Inc.
ADDRESS: 1030 ontario ave, Sheb E-MAIL: dawn@rloesign.com
PHONE: (920) 457-6602 FAX NO. (920) 457-2399

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: St. Dominic Church
ADDRESS OF PROPERTY AFFECTED: 2133 N. 22nd Street, Sheboygan
LEGAL DESCRIPTION: St. Dominics Subd all of B1K 2

BRIEF DESCRIPTION OF **EXISTING** OPERATION OR USE: Church

DETAILED DESCRIPTION OF **PROPOSED** OPERATION OR USE INCLUDING ANY CHANGES TO THE EXISTING USE: no change

BRIEF DESCRIPTION OF ALL REQUESTED VARIANCES FROM PROVISIONS OF THE ZONING ORDINANCE, WHICH ARE RELATED TO THE PROPOSED OPERATION OR USE: outdoor EMC mounted in monument
with cabinet and plastic letterset on brick wall

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: RLO Sign, Inc.

ADDRESS: 1030 Ontario Avenue, Sheboygan, WI 53081

E-MAIL ADDRESS: dawn@rloesign.com

PHONE: (920) 457-6602 FAX NO: (920) 457-2399

2. OWNER INFORMATION

OWNER OF SITE: St. Dominic Congregation

ADDRESS: 2133 N 22nd Street Sheboygan

PHONE: (920) 458-7070 FAX NO: ()

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

NAME OF PROPOSED/EXISTING BUSINESS: St. Dominic Church

ADDRESS OF PROPERTY AFFECTED: 2133 N. 22nd Street

USE OF PROPERTY: Church

TYPE OF SIGN: Plastic letterset

DESCRIPTION OF PROPOSED SIGN: 12" white letters
Stud mounted

4. CONFIGURATION OF PROPOSED SIGN:

HEIGHT: 12" X WIDTH: 218" = TOTAL SQUARE FOOTAGE: 18.16

AMOUNT OF PUBLIC STREET FRONTAGE: 414' on N. 22nd Street

AMOUNT OF EXPOSED EXTERIOR WALL LENGTH: 120 feet

SETBACK: Zero - Stud mounted on the building

METHOD OF ATTACHMENT: Stud mounted

METHOD OF ILLUMINATION: none

SIGN MATERIALS: Plastic

TOTAL SQUARE FOOTAGE OF SIGNS ON SUBJECT PROPERTY:

BEFORE PROPOSED SIGN: 0 AFTER PROPOSED SIGN: 18.16

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.

Dawn M. Giraldo
APPLICANT'S SIGNATURE

3.22.18
DATE

Dawn M Giraldo
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.

4. CONFIGURATION OF PROPOSED SIGN:

HEIGHT: 42" X WIDTH: 48" = TOTAL SQUARE FOOTAGE: 14

AMOUNT OF PUBLIC STREET FRONTAGE: 414^{on} N. 22nd Street

AMOUNT OF EXPOSED EXTERIOR WALL LENGTH: 120' feet

SETBACK: 13 feet from N. 22nd Street 34 feet from Geets

METHOD OF ATTACHMENT: Screws + Brackets

METHOD OF ILLUMINATION: internal LED

SIGN MATERIALS: aluminum, Polycarbonate, vinyl

TOTAL SQUARE FOOTAGE OF SIGNS ON SUBJECT PROPERTY:

BEFORE PROPOSED SIGN: 14 AFTER PROPOSED SIGN: 14

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.

Dawn M. Giraldo
APPLICANT'S SIGNATURE

3-22-18
DATE

Dawn M. Giraldo
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.



INTERNATIONAL SIGN ASSOCIATION



1030 Ontario Ave. Sheboygan, WI 53081
920-457-6602 · 800-479-6602 · Fax: 920-457-2399
www.rloesign.com



03/22/2018

Narrative for sign at St. Dominic Church

Steve Sokolowski
City of Sheboygan
828 Center Ave
Sheboygan WI 53081

Mr. Sokolowski,

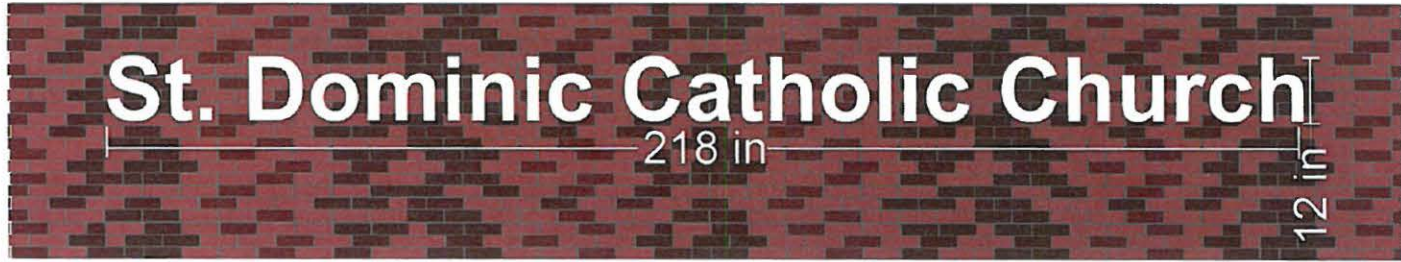
On behalf of our client St. Dominic Church we are requesting a conditional use permit to retrofit the old changeable copy portion of the sign with a message center. The location of the church is 2133 N. 22nd Street, Sheboygan, WI 53081.

The proposed sign is an already existing structure and we would just like to modify it. The existing sign overall is 42" tall out of the ground and is 48" wide. The message centers will be mounted to within the sign which is 13 feet from N. 22nd Street and 34 feet from Geele Avenue

The church would like the ease of changing messages from the office that will create awareness within the community of their upcoming events.

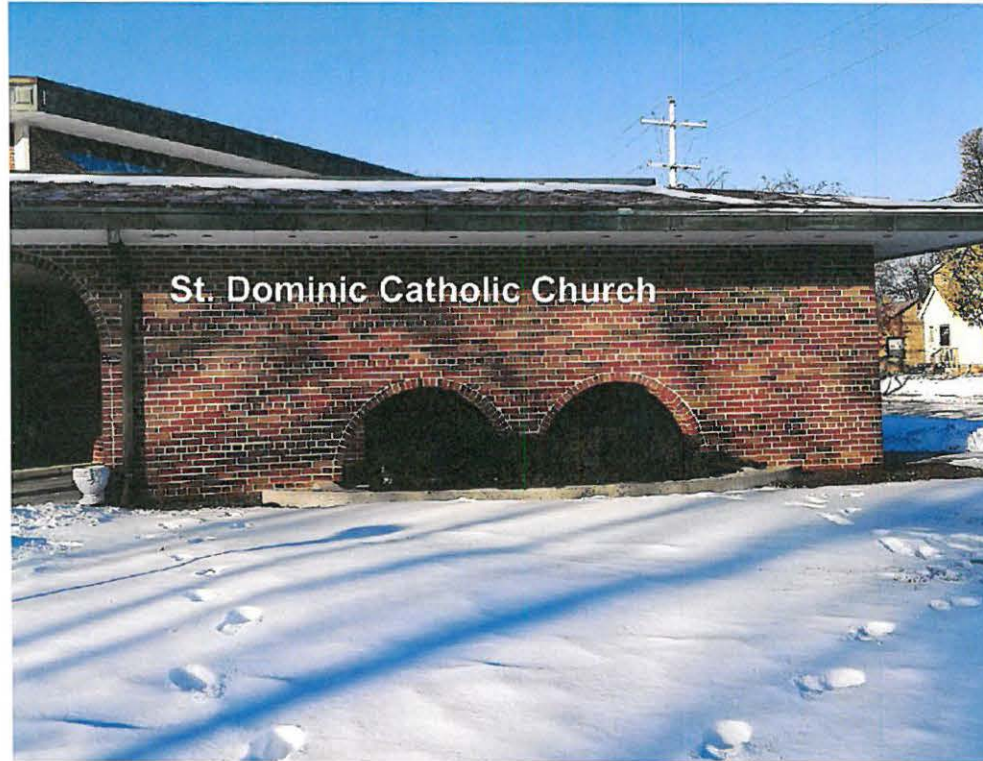
Thank you,
RLO Sign, Inc
920-457-6602

St. Dominic Church



SIGN SPECIFICATIONS

- (A)
- Qty: 1 set stud mounted formed plastic letters.
- 12" white letters in Arial Bold Font.
- Includes install.



1050 Ontario Ave.
Sheboygan, WI 53081
Phone: 920-457-6602 Fax: 920-457-2399
www.RLOSIGN.com

CUSTOMER: St. Dominics
CLIENT:
DATE: 2.14.18
SALES:

customer approval _____ date _____

This layout design is an unpublished work and RLO Sign hereby expressly reserves the common law right pursuant to state 17, section 2 of the United States code to prevent the use of this design and to obtain damages therefor.

Please note: RLO Maintains the discretion to charge for additional design time.

St. Dominics Church

SIGN SPECIFICATIONS

(A)

- Qty 1: 16mm 48x64
single sided full color
Optec EMC unit.

- Black vinyl covering
existing poly.

- Includes install.

Retrofit existing changeable copy with EMC.



1030 Ontario Ave.
Sheboygan, WI 53081
Phone: 920-457-6602 Fax: 920-457-2399
www.RLOSIGN.com

CUSTOMER: St. Dominics

CLIENT:

DATE: 1.16.18

SALES: Kevin

customer approval _____ date _____

This layout design is an unpublished work and RLO Sign hereby expressly reserves the common law right pursuant to title 17, section 2 of the United States code to prevent the use of this design and to obtain damages therefore.

Please note: RLO Maintains the discretion to charge for additional design time.

ST. DOMINIC'S CATHOLIC CHURCH

FR. MATTHEW & FR. GIDEON

WIDDER BUYA

STATIONS MON AT 5P

LIVING MAR 18 & 21 AT 7P

CONFESSIONS SAT AT 4PM

WEEKEND MASSES SAT 5PM

SUN 10:30 AM

WEEKDAY MASSES MON 5:30 PM

& FRI 8AM WITH 7:30 ROSARY

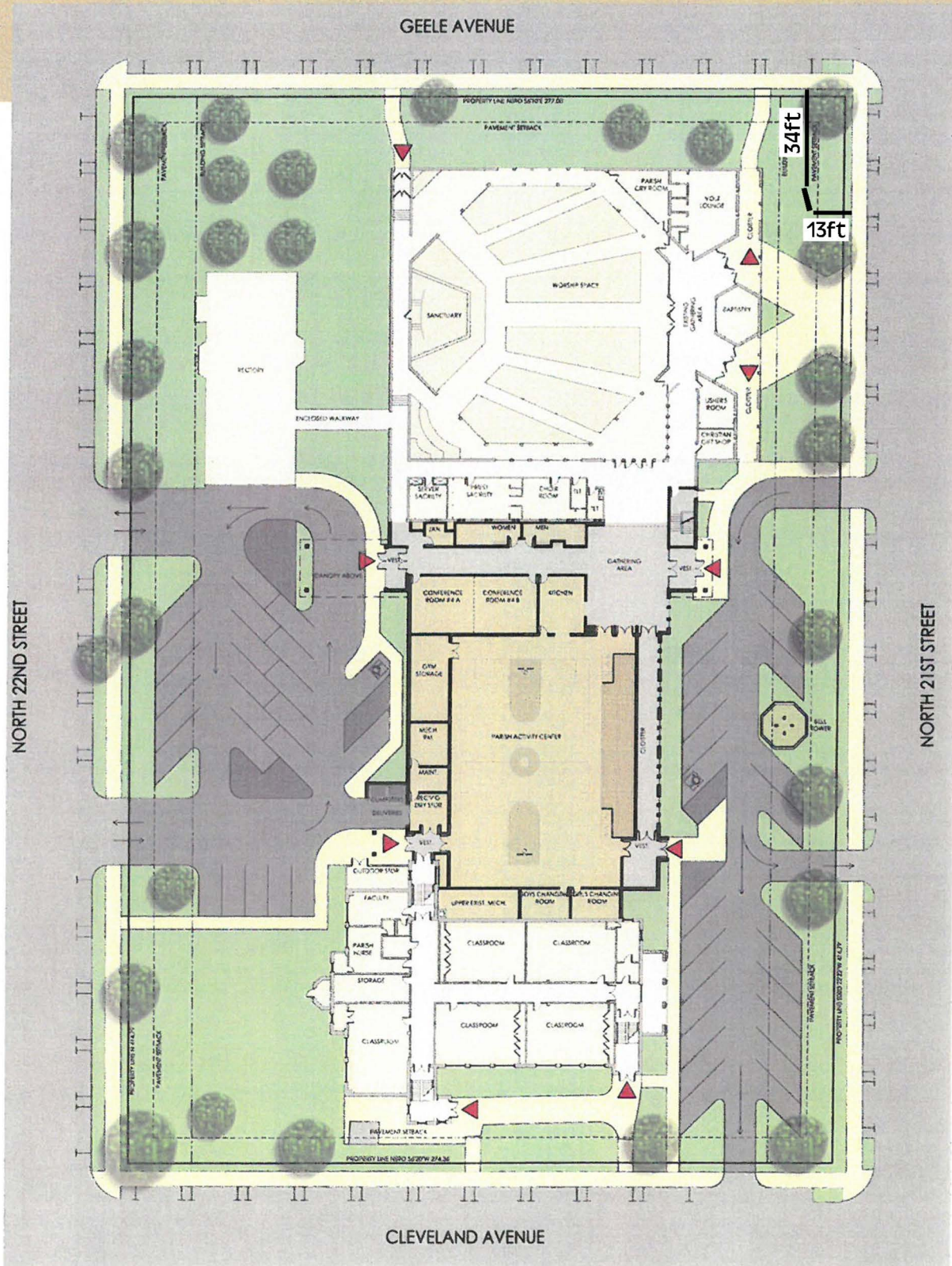


34 feet from Geele Ave

13 feet from N. 22nd Street



GROTH
DESIGN
GROUP



SITE PLAN



ST. DOMINIC PARISH

JUNE 14, 2005

SHEBOYGAN, WISCONSIN

CITY OF SHEBOYGAN

REQUEST FOR PLANNING COMMISSION CONSIDERATION

ITEM DESCRIPTION: Conditional Use and variance application by Quasius Construction to install new signage and a mural at their building located at 1202A N. 8th Street. CC Zone

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

REPORT DATE: April 6, 2018

MEETING DATE: April 10, 2018

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:

Quasius Construction is proposing to install a new projecting sign and a painted mural at their building located at 1202A N. 8th Street. The applicant states the following about the proposed mural:

- Quasius Construction is proposing to install a 2,160sf (90 x 2.5 stories) mural on the west side of the building located at 1202A N. 8th Street (facing the parking lot and N. 9th Street).
- The design is illustrating Sheboygan’s main feature and most dramatic asset, Lake Michigan. The mural will incorporate Sheboygan’s distinctive lighthouse and pier. The mural will have a fantastic sunrise over our whole community shining with the unlimited opportunities that are available in Sheboygan.
- The projecting steel girders show unlimited vistas, scale and technical ability of the Quasius Construction Company.
- Applicant believes that the mural will transform this existing uninspiring three-story wall into a destination spot that people will seek out in this downtown Sheboygan location.
- The mural will be completed by Rodger Lahm who has completed murals at Above and Beyond Children’s Museum, Rupp’s Restaurant and the Osthoff Resort.
- The applicant also shows the possibility of installing a Quasius wall sign at the 1st floor on the south end of the building. Applicant has not provided a sign permit and or detail for this sign at this time – such a sign proposal will need to be reviewed at a later date.

The applicant states the following about the proposed projecting sign:

- Quasius is also proposing to install a unique 11sf (1.5 x 7.5) projecting sign at the southeast corner of the building facing the intersection of St. Clair Ave. and N. 8th St.
- The applicant indicates that this building has historically had vertical projecting signs beginning in 1928 with the FADA Radio Company and Kuechele Furniture. With the recent historic renovation of this building, Quasius would like to install a new attractive and contemporary projecting sign that is historical with modern flair.
- The sign design is that of a skyscraper. The sign will be internally lit with color changing LED's that illuminate the Quasius letters to draw attention to their business. The color of the lighting may change to reflect the current season and/or holiday.

STAFF COMMENTS:

Plan Commission should have the applicant address the following about the proposed mural:

- Timeframe - when will project begin and when will the mural be completed?
- Who will be completing the mural project?
- How will the project be installed?
- What products are used in order for the mural to last? Based on the products to be used, how long will the mural last?
- How will the applicant insure the mural is properly maintained and how will any issues be addressed in a timely manner?

The applicant is requesting the following variances:

- Requesting to be permitted a second projecting sign – Maximum one projecting sign per business.
- Requesting to install an interior lit projecting sign – projecting signs are not permitted to be internally lit.

ACTION REQUESTED:

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

1. Applicant shall obtain all necessary permits prior to installation of the sign/mural.
2. Mural installation must be completed within six (6) months of the start date. A one-time extension for an additional 60 days may be granted if the request is submitted in writing prior to the end of the initial 60-day period. If these dates are not met the Plan Commission, at its discretion, may cancel the mural permit.

3. The applicant shall properly maintain mural and any issues of disrepair shall be addressed immediately. If, for whatever reason, the mural falls into disrepair, the building owner will be notified in writing and required to make necessary repairs within 60 days. If the repairs are not made within the specified time, the city reserves the right to repair or remove the mural at the owner's expense.
4. Maximum square footage of projecting sign is 12sf.
5. Maximum projection over right-of-way is 4.5 feet.
6. Projecting sign shall be located a minimum of 10 feet above grade (bottom of sign to grade).
7. Swinging projecting signs are not permitted.
8. Applicant shall obtain the necessary sign permits prior to installation.
9. Any future signage for applicant and/or tenants shall be individual letter signs – no cabinet or flat panel signs.
10. 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.
11. If there are any amendments to the approved plans, 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. 102810
MAP NO. _____
ZONING CLASSIFICATION: CC

Office Use Only

APPLICATION/FILE NO. _____
REVIEW DATE: 4/10/18

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: RLO Sign, Inc.
ADDRESS: 1030 Ontario Avenue E-MAIL: dawn@rloesign.com
PHONE: (920) 457-6602 FAX NO. (920) 457-2399

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: Quasius Construction
ADDRESS OF PROPERTY AFFECTED: 1202A N. 8th Street
LEGAL DESCRIPTION: ORIGINAL PLAT THE S 75' OF LOTS 11 & 12 BLOCK 6
BRIEF DESCRIPTION OF **EXISTING** OPERATION OR USE: Commercial Office

DETAILED DESCRIPTION OF **PROPOSED** OPERATION OR USE INCLUDING ANY CHANGES TO THE EXISTING USE: The use will remain the same.

BRIEF DESCRIPTION OF ALL REQUESTED VARIANCES FROM PROVISIONS OF THE ZONING ORDINANCE, WHICH ARE RELATED TO THE PROPOSED OPERATION OR USE: They currently do not have eye catching signage and would like to add a flag mounted sign to the building along with a local artist mural.

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.

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: RLO Sign
ADDRESS: 1030 Ontario Avenue, Sheboygan, WI 53081
E-MAIL ADDRESS: dawn@rloesign.com
PHONE: (920) 457-6602 FAX NO: (920) 457-2399

2. OWNER INFORMATION

OWNER OF SITE: Quasius Construction
ADDRESS: 1202A N. 8th Street, Sheboygan, WI 53081
PHONE: (920) 457-5585 FAX NO: ()

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

NAME OF PROPOSED/EXISTING BUSINESS: Quasius Construction
ADDRESS OF PROPERTY AFFECTED: 1202A N. 8th Street
USE OF PROPERTY: Commercial Office

TYPE OF SIGN: Wall mounted flag sign
DESCRIPTION OF PROPOSED SIGN: Qty (1) DF projecting sign. Internally illuminated (Color changing LED's) Routed faces with push thru clear acrylic with translucent white vinyl applied to faces. Aluminum exterior with metallic silver paint.

4. CONFIGURATION OF PROPOSED SIGN:

HEIGHT: 90" X WIDTH: 18" = TOTAL SQUARE FOOTAGE: 11.25

AMOUNT OF PUBLIC STREET FRONTAGE: 74 Ft. N. 8th St, 119 Ft. St. Clair

AMOUNT OF EXPOSED EXTERIOR WALL LENGTH: 74 Ft on N. 8th, 109 Ft St. Clair

SETBACK:16 Feet_____

METHOD OF ATTACHMENT:Screws

METHOD OF ILLUMINATION: Color changing LED's_____

SIGN MATERIALS: Acrylic

TOTAL SQUARE FOOTAGE OF SIGNS ON SUBJECT PROPERTY:

BEFORE PROPOSED SIGN: 0 AFTER PROPOSED SIGN: 11.25

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.

APPLICANT'S SIGNATURE 03/28/2018
DATE

Dawn M. Giraldo
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.
- d. The subject property's zoning classification.
- e. The total area of all signs on the subject property both before and after the installation of the proposed sign.
 - f. Provide three 11 x 17 color renderings of proposed sign. Attach any photos or drawings that may help in reviewing sign application.

- Why the mural? Why this size?

We are very pleased with the restoration of the south and east facing sides of our building. The west side (facing the parking lot) was never designed or intended to be a main entrance or focal point for a business. With painted brick, boarded up windows and mechanical equipment, as it currently sits, the west face of the building is rather ugly. Our thought on incorporating a mural of a large scale as proposed is to turn what was the ugly back side of a building into something that is:

- more attractive for the neighborhood,
 - More appropriate for the main entrance for a business
 - Reflective of the assets of the City (namely the lakefront, sunrises, sailing, etc)
 - An expansion of the street art and murals already present downtown
- Why should the Plan Commission approve this particular mural (depiction, size, location, etc.) -

The proposed mural, by its design, construction, and location, shall not have an adverse impact on adjacent properties or permitted uses. It will significantly improve the appearance of the property from the west, especially for neighbors immediately west. The mural will not require special lighting or other related construction. As part of installation all applicable permits will be obtained.

- Suitability of the work for outdoor display.

The work reflects the lakefront views of the lighthouse, sailboats and a sunrise over Lake Michigan. It is an outdoor scene of what the viewer might see from a couple of blocks further east. It also includes a construction scene, which we feel reflects the City's growth and continued progress, as well as Quasius' role in some of that construction.

- Appropriateness of the scale of the artwork.

The proposed mural encompasses the entire west side of the building – approximately 75' wide by 30' high, or 2,250 square feet. The mural includes more detail on the lower half of the wall, on that portion in closer proximity to the viewer. The sunrise and lakeshore allow for the mural to cover a large area without being overly busy or distracting.

- What do you believe the mural does for Quasius, the City, the downtown, etc. - Relevance to the piece to the building or city, its values, culture, and people

The mural's primary focus is one of the Sheboygan's biggest assets – the lake. The lighthouse and sunrise over the lake is an identifiable community scene. The scene at the front of the mural shows growth and progress with new development investment in the City. It is also reflective of the type of work Quasius Construction completes.

- How does this create a sense of place and revitalize/energize the downtown?

There is a lot of energy in the downtown and we anticipate that growing. Paradigm was recently rated #2 in the state for small town coffee shops. With additional housing and more people living downtown we anticipate the need for more retail, restaurant and entertainment options. This mural will enhance an existing attraction, Paradigm, and create a new “street art” attraction to compliment some of the others on 8th Street.

- How does this art project the quality of work and customer service Quasius provides to its customers and to the City of Sheboygan?

Quasius is proud of our 127 year history in Sheboygan. We especially proud of our new downtown headquarters and the restoration of the Kuechle building. We are excited about the direction that Sheboygan, and the downtown specifically, are headed and happy to be in the middle of it. We view this mural as a continued investment in the progress downtown and a reflection of the bright futures for both the City and Quasius Construction.

- Mural Specifics
 - If approved, the mural will be completed Summer 2018. It will be completed under the direction of Roger Lahm, an artist who has completed many murals throughout the City.
 - The mural be completed using scissiors lifts and will utilize high quality, long-lasting exterior grade paint and materials
 - We anticipate the mural being in place for the foreseeable future and anticipate that after a couple of years some touch up painting may be required, not unlike other painted facilities.
 - The mural will not be lit. There is lighting on the building above the entrance and we do not anticipate modify what exists currently.



ZONING AND VARIANCE COMMITTEE:

Attached is a photo of my proposed West wall treatment for the new, Quasius headquarters building.

I have done several murals in the past couple of years.

1. A 60' inside mural for the Above and Beyond Children's Museum- The Port of Sheboygan
2. Completed last year, a 30' mural for Rupp's Restaurant, highlighting early Sheboygan, circa 1890-1965.
3. A 40' mural on the swimming pool wall at the Osthoff Resort, Elkhart Lake.

The design point of this proposed mural is to illustrate Sheboygan's main feature, and most dramatic asset, Lake Michigan, with our distinctive light house and pier; with its often fantastic sunrise over our whole community along with the unlimited opportunities that are available.

The projecting steel girders painted flat on the wall using perspective to its maximum showing the unlimited vistas, scale and technical ability of the Quasius Company.

I have attached a photo/art illustration of how changing an ugly three story wall will almost make this a destination spot, to seek out, and view an otherwise boring street.

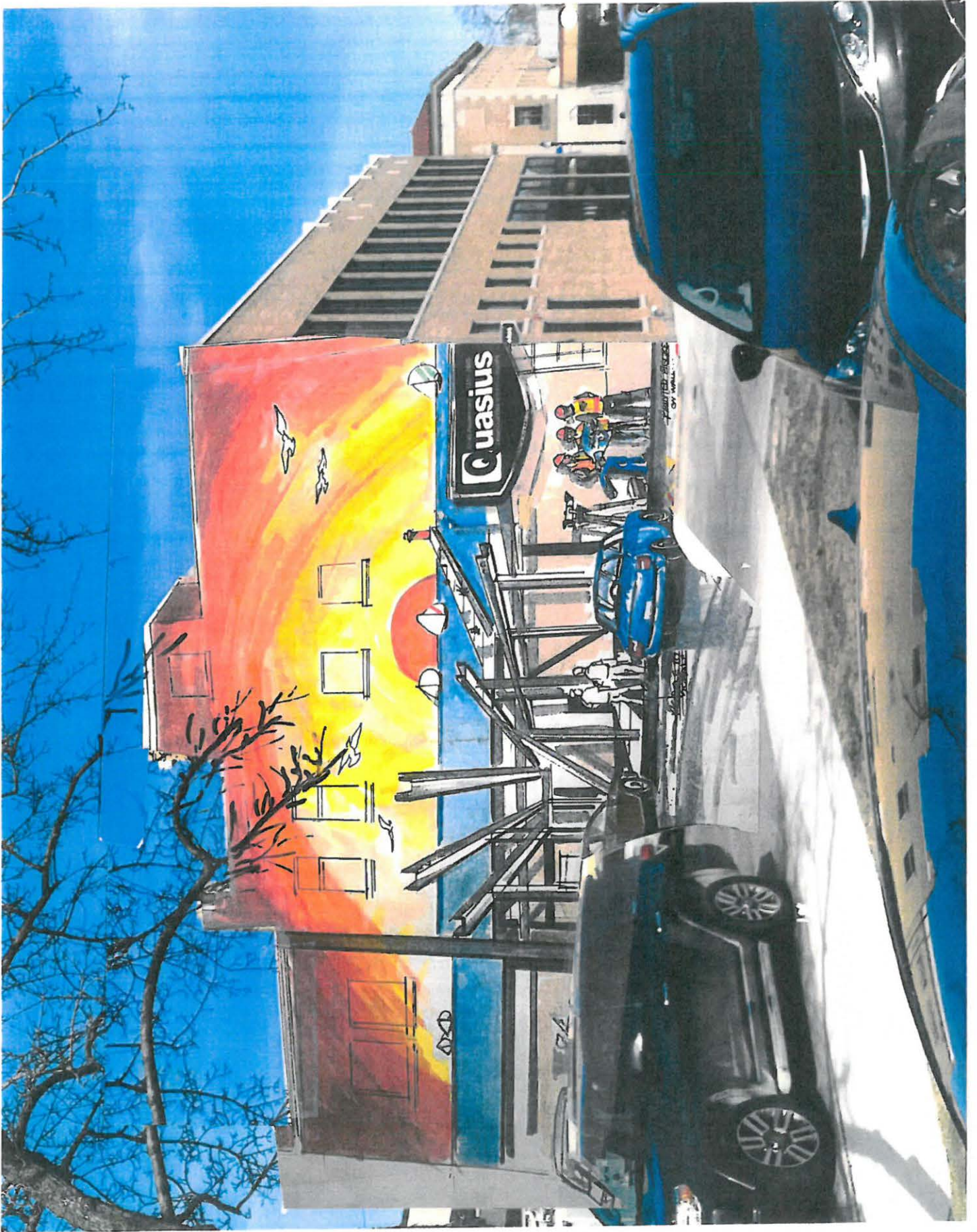
Note:

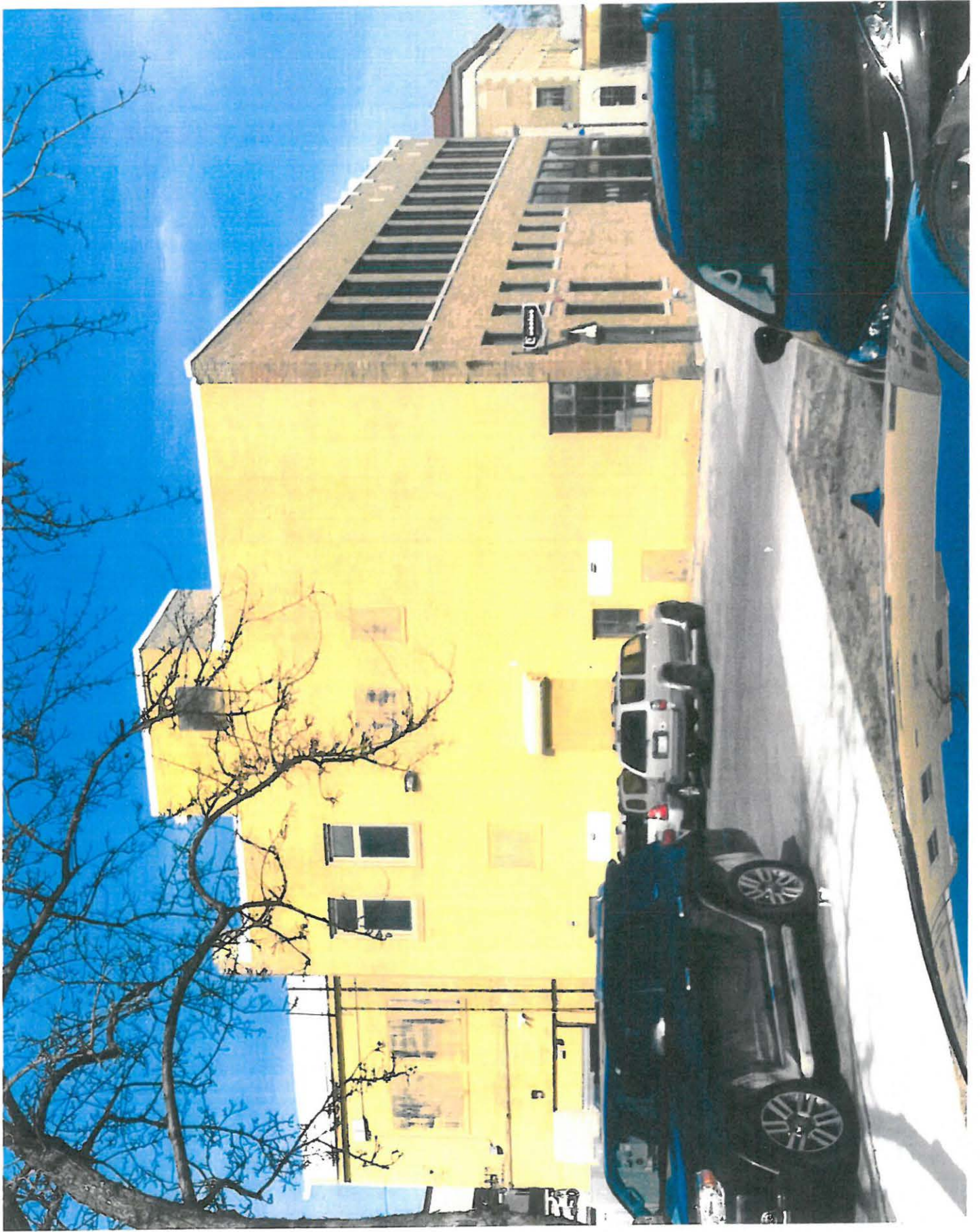
1. Appropriate Square Footage.....90' wide X by 2 ½ stories high
2160' sq ft.
2. The Quasius ident will be on a removal plaque and attached to the Mural.

Sincerely,



ROGER LAHM
ART & DESIGN
11150 BIRCHMOUNT DRIVE, SUITE 100, HOUSTON, TX 77042
713-465-1111 / 713-465-1112







INTERNATIONAL SIGN ASSOCIATION



1030 Ontario Ave. Sheboygan, WI 53081
920-457-6602 · 800-479-6602 · Fax: 920-457-2399
www.rloesign.com



03/28/2018

Narrative for sign at Quasius Construction

Steve Sokolowski
City of Sheboygan
828 Center Ave
Sheboygan WI 53081

Mr. Sokolowski,

On behalf of our client Quasius Construction we are requesting a conditional use permit. The location is 1202A N. 8th Street, Sheboygan, WI 53081.

The proposed sign will be visibly attractive and contemporary. The sign will be 18 inches wide and 90 inches tall with color changing LED lights. This will be a flag mounted sign that will protrude from the building giving it better visibility. This building has historically had vertical flag mounted signs beginning in 1928 with the FADA Radio Company and Kuechele Furniture. The proposed flag mounted sign is consistent with the age and design of the building with a bit of a modern flair. This type of sign was also very popular on 8th Street in the 40's through the 60's. See attached photos of the area with flag mounted signs. Quasius Construction would also like to have a mural done by Roger Lahm. I have included Roger's response to questions regarding the mural along with his drawings.

The business would like the ease of changing colors to reflect the current season and/or holiday to draw attention to their business.

Thank you,
RLO Sign, Inc
920-457-6602

Quasius Construction

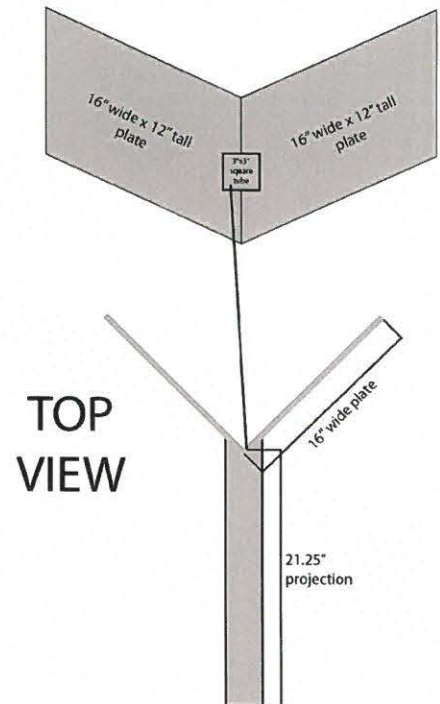
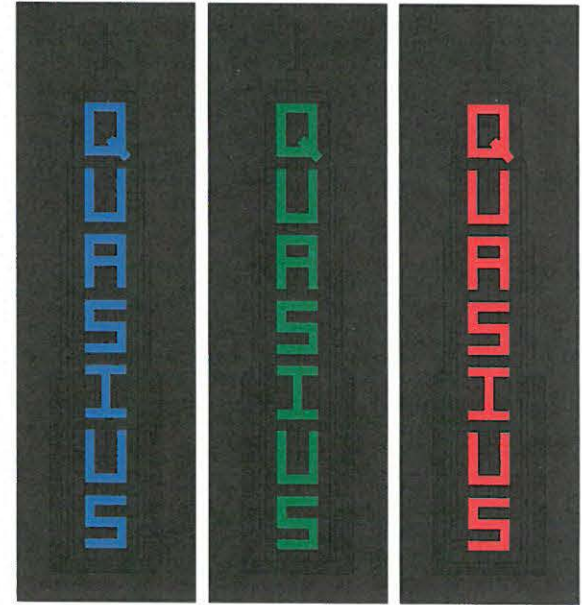
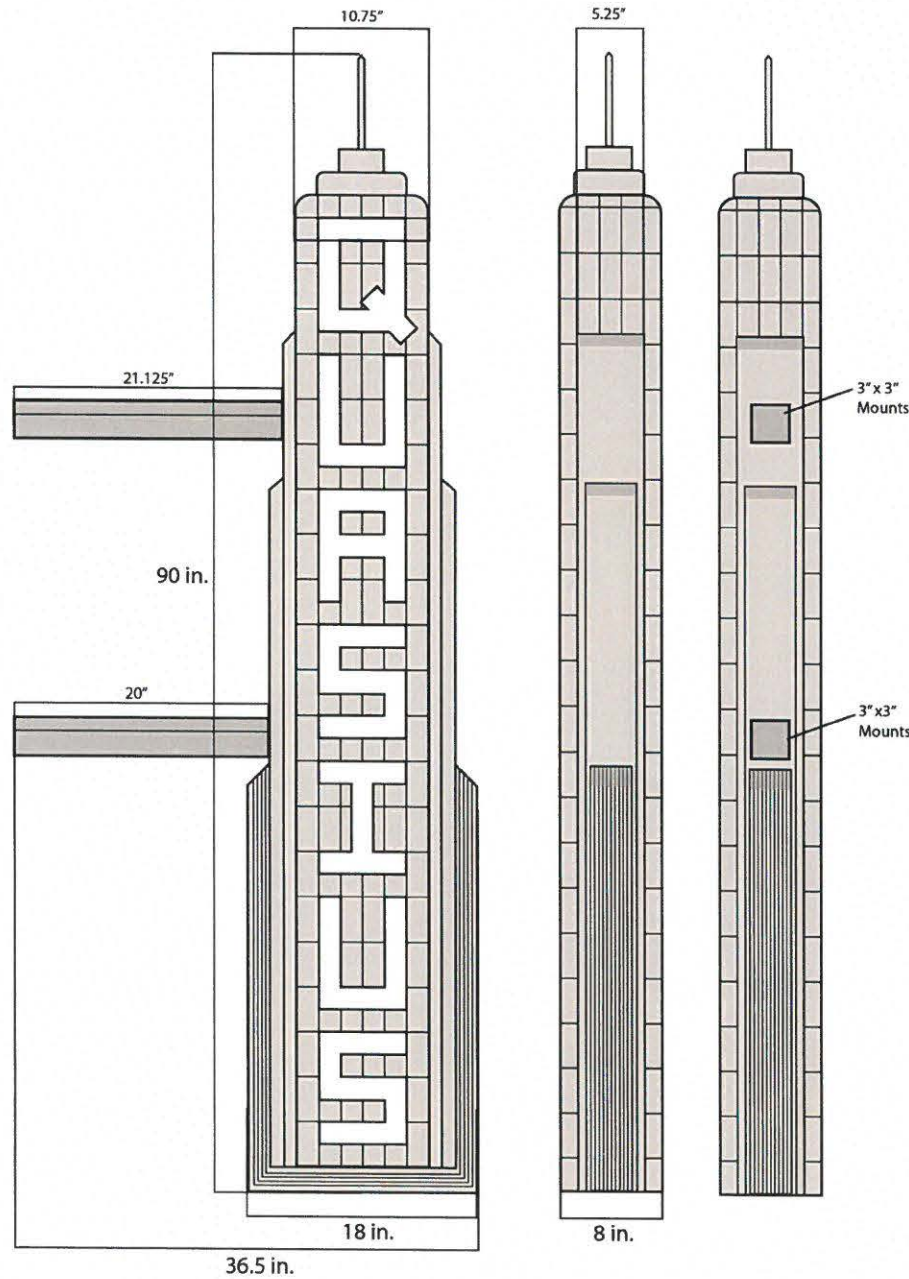
SIGN SPECIFICATIONS

- Qty (1) DF projecting sign.

* Internally illuminated (color changing LEDs).

* Routed faces with push thru clear acrylic with translucent white vinyl applied to faces.

* Aluminum exterior with metallic silver paint.



1030 Ontario Ave.
Sheboygan, WI 53081
Phone: 920-457-6602 Fax: 920-457-2399
www.RLOSIGN.com

CUSTOMER: Quasius Construction
CLIENT:
DATE: 11.15.17
SALES: Katie S.

customer approval _____ date _____
This layout design is an unpublished work and RLO Sign hereby expressly reserves the common law right pursuant to title 17, section 2 of the United States code to prevent the use of this design and to obtain damages therefor.
Please note: RLO maintains the discretion to charge for additional design time.







© 2018 Google

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Google Earth



REMOVAL SALE
25000 SACKS OF
FLOUR
50.00 AT A BIG REDUCTION
OTTO KUECHLE CO

THIS ENTIRE BUILDING
WILL BE OCCUPIED ABOUT SEPT 15 BY
OTTO KUECHLE CO WITH A COMPLETE LINE OF
FLOOR COVERING, OILS, PAINTS, STOVES, RAY CHAIRS, BEDDING

REMOVAL SALE NOW ON
25000 SACKS OF
FLOUR
50.00 AT A BIG REDUCTION
OTTO KUECHLE CO

LADA
REMLEY RADIO CO

CITY OF SHEBOYGAN

REQUEST FOR CITY PLAN COMMISSION CONSIDERATION

ITEM DESCRIPTION: Conditional Use application by Paradigm, LLC to create a new tenant space for a tattoo studio within Paradigm Coffee and Music located at 1202 N. 8th Street. CC Zone

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

REPORT DATE: April 6, 2018

MEETING DATE: April 10, 2018

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:

Paradigm, LLC is proposing to create a new tenant space for Chicory Root Tattoo Studio inside the Paradigm Coffee and Music located at 1202 N. 8th Street (the Quasius Construction Building). The applicant states the following:

- Paradigm, LLC/Kathleen Krause is requesting a conditional use permit to include and incubate a tattoo studio for Chicory Root, LLC/Kayla Kiefer.
- Chicory Root, LLC plans to use a 120 square foot space in Paradigm Coffee & Music's existing mezzanine. The mezzanine also has storage space and an office utilized by Paradigm, LLC.
- Kayla Kiefer has held a tattooist license through the state of Wisconsin through a licensed establishment for seven (7) years. She is BBP trained and certified in the cleaning of equipment and sterilization procedures to code and industry standards.
- Chicory Root will be a solely operated by Kayla Kiefer who will operate by appointment only and with-in Paradigm regular business hours.
- Kathleen Krause has operated as Paradigm Coffee & Music in Sheboygan for 12 years. Paradigm serves as not only a cafe and music venue but as a hub for the community.

This Paradigm and Chicory Root relationship is built on common values and goals to provide the following:

- Help incubate another young female professional in a male dominated field.
- Utilize common resources. Paradigm is doing well and would like to share their space.
- Create a studio space for tattooing that is operated at the industry's highest standard of sterile practices.
- Provide customers with a professional and respectful experience.
- Provide a safe space for individuals looking to be tattooed.
- Encourage growth within the community by educating proper tattoo ethics and promoting equality, respect, and empathy for each individual client and their specific needs physically and emotionally.
- Provide customers with a safe and professionally applied tattoo followed by verbal communication in regard to proper aftercare.

STAFF COMMENTS:

The applicant has provided several letters from people who are in support of this project.

There are a couple of issues that will need to be addressed prior to the tattoo studio being able to receive an occupancy permit to occupy and operate from the new tenant space. These issues are related to Section 10-65 of the Municipal Code Limitations on other businesses; Class "B" premises (Paradigms Beer and Wine license). A condition of approval will require the applicant to meet these code requirement's prior to receiving an occupancy permit. If these codes can be addressed an occupancy permit will be granted. If the codes cannot be met, an occupancy permit will not be granted.

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, beer/wine/liquor, etc. An occupancy permit will be granted only at such time as the applicant has met all requirements.
2. Applicant shall obtain the necessary sign permits prior to installation.
3. Any future signage for applicant and/or tenants shall be individual letter signs – no cabinet or flat panel signs.
4. 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 attachment.

PARCEL NO. 102810
MAP NO. _____
ZONING CLASSIFICATION: CC

Office Use Only
APPLICATION/FILE NO. _____
REVIEW DATE: 4/10/18

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: Paradigm LLC / Kathleen Krause
ADDRESS: 1202 N. 8th St. E-MAIL: paradigmoffice@gmail.com
PHONE: (920) 457-5277 FAX NO. () N/A tattoobykayla@gmail.com

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: Chicago Root LLC
ADDRESS OF PROPERTY AFFECTED: 1202 N. 8th St.
LEGAL DESCRIPTION: tattoo studio

BRIEF DESCRIPTION OF **EXISTING** OPERATION OR USE: Cafe, venue

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

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

March 26th, 2018

City Planning Commission:

Paradigm LLC/ Kathleen Krause is requesting a conditional use permit to include and incubate a tattoo studio, Chicory Root LLC/Kayla Kiefer.

Chicory Root LLC plans to use a 120 square foot space in Paradigm Coffee & Music's existing mezzanine. The mezzanine also has a storage space and office both utilized by Paradigm LLC.

Kayla Kiefer has held a tattooist license through the state of Wisconsin through a licensed establishment for seven years. She is BBP trained and certified in the cleaning of equipment and sterilization procedures to code and industry standards.

Paradigm LLC/Kathleen Krause has operated as Paradigm Coffee & Music in Sheboygan for twelve years. Paradigm serves as not only a cafe and music venue but a hub for the community.

This relationship was built on common values and goals to provide the following:

- Help incubate another young female professional in a male dominated field.
- Utilize common resources. Paradigm is doing well and would like to share their space.
- Create a studio space for tattooing that is operated at the industry's highest standard of sterile practices.
- Provide customers with a professional and respectful experience
- Provide a safe space for individuals looking to be tattooed
- Encourage growth within the community by educating proper tattoo ethics and promoting equality, respect, and empathy for each individual client and their specific needs physically and emotionally.
- Provide customers with a safe and professionally applied tattoo followed by verbal communication in regard to proper aftercare.

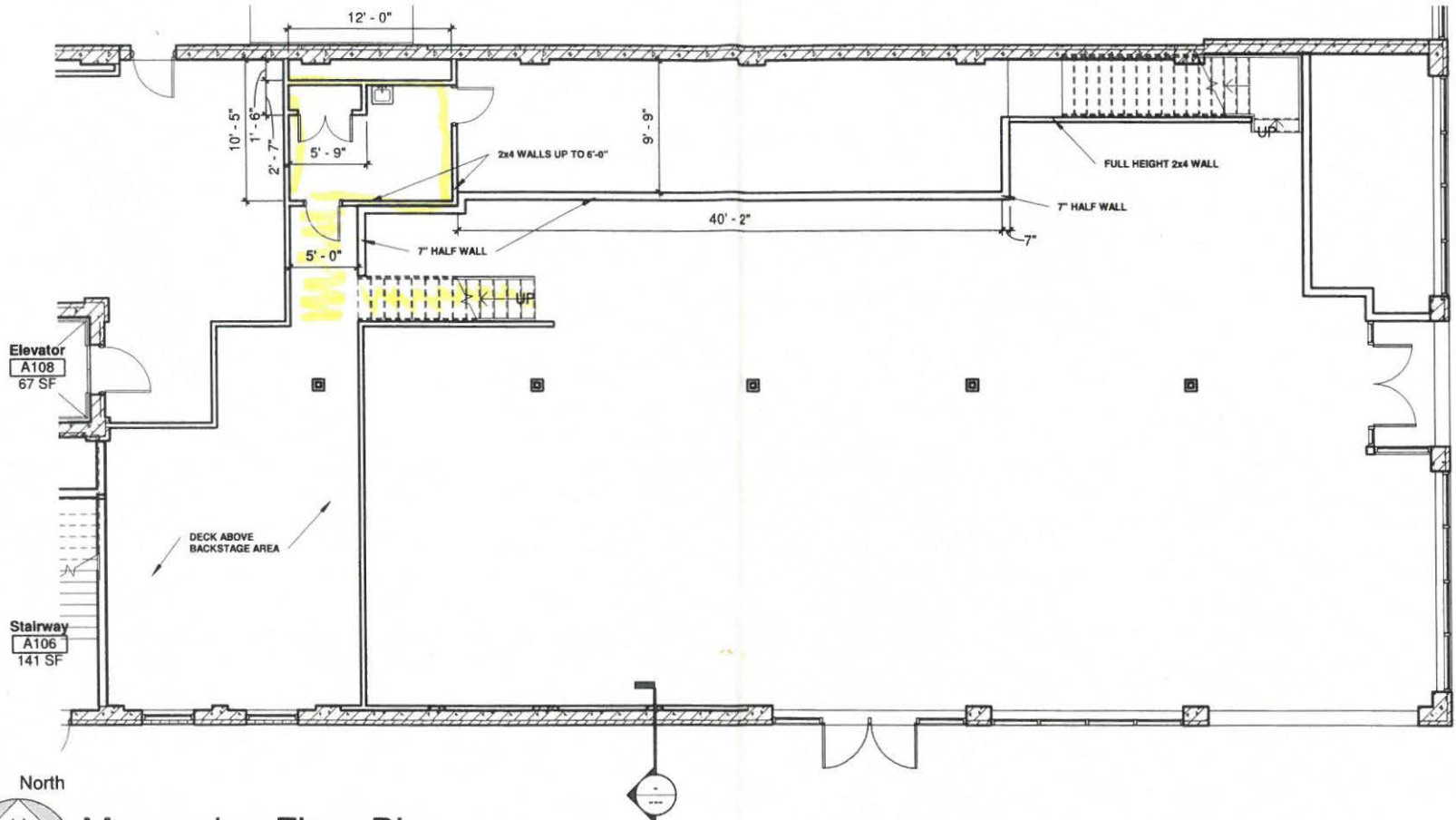
Chicory Root LLC will be a solely operated by Kayla Kiefer with no plans for employees and will operate by appointment only and with-in Paradigm LLC's regular business hours. There will be no exterior signage.

Paradigm LLC and Chicory Root LLC have attached written permission from the building owner, Matt Quasius, and have been in communication with building inspector Jack Van Der Waele. Upon approval of the conditional use permit Chicory Root LLC will work with the health department to ensure the space is up to standards.

Thank you for your time.

Sincerely,

Kathleen Krause & Kayla Kiefer



Mezzanine Floor Plan
Scale 1/8" = 1'-0"



1202 N. 8th St.
Mezzanine Buildout

Mezzanine Floor Plan		A1
Project number	.	
Date	3/14/2018	
Checked by	SW	
Drawn by	SL	Scale 1/8" = 1'-0"

March 30, 2018

City of Sheboygan Planning Commission

City Hall

828 Center Ave.

Sheboygan, WI 53081

To Whom It May Concern:

Please accept this letter as an enthusiastic and unbridled endorsement for Chicory Root, the proposed small business under development in the loft of Paradigm Coffee and Music. This single-chair tattoo shop will not only be a fun, unique addition to an artistic, innovative space that already attracts the most diverse community of patrons in all of Sheboygan, but also represents an entrepreneurial endeavor from a creative, passionate young professional woman – which is exactly what Sheboygan needs more of, especially in the central city.

As a highly satisfied client of Kayla Kiefer (founder of Chicory Root), I can attest to her skill and professionalism, as well as her dedication to her craft and her customers. The symbiotic relationship that is developing between these two one-of-a-kind uptown businesses will create tangible benefit for both their clientele and for the broader neighborhood.

I lend my support without reservation, and sincerely hope the City of Sheboygan will do the same—proving that it values entrepreneurs, young professionals, and small business development, as it so adamantly professes to. Chicory Root in Paradigm is exactly how I (and many, many others) want to “do Sheboygan”!

Sincerely,



Carolynn Lee

734 N. 7th St. Apt 203

Sheboygan, WI 53081

March 30, 2018

To Whom it may concern:

I believe it would be beneficial to the Community to have a tattoo shop located within The Paradigm Coffee & Music establishment. Besides the obvious reasons of bring in revenue, it would also provide a clean, safe, honest shop. I have had work done by Kayla and find her to be a very conscientious worker. I look forward to the time when my friends and I can have tattoo work done in such a welcoming setting.

Kim Peterson

Kim Peterson

2910 S. 14th St

Sheboygan WI

53081

920-889-1276



CITY OF SHEBOYGAN

REQUEST FOR PLANNING COMMISSION CONSIDERATION

ITEM DESCRIPTION: Conditional Use and variance application by Marshall Sign, LLC to install a new electronic readerboard monument sign at Pigeon River Elementary School located at 3508 N. 21st Street. SR-5 Zone

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

REPORT DATE: April 6, 2018

MEETING DATE: April 10, 2018

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:

Marshall Sign, LLC is proposing to install a new electronic readerboard monument sign at Pigeon River Elementary School located at 3508 N. 21st Street. The applicant states:

- Pigeon River Elementary School would like to replace its existing dated monument sign with a new double faced electronic readerboard monument sign.
- The sign will be located in approximately the same location – east side of the property facing N. 21st Street.
- The sign is approximately 40sf (5.9 x 6.8) and approximately eight (8) feet high (top of the arch). The sign will also have brick column with decorative caps.
- The Pigeon River and Community Recreation Department interior lit cabinet portion of the sign is 23sf and the electronic readerboard is 18sf.
- The new electronic message center will provide better opportunities to advertise church activities and events to the public.

STAFF COMMENTS:

The school presently has two (2) monument signs – one for ETUDE and one for Pigeon River. Applicant indicates that these are two (2) distinct schools in this facility and both schools are interested in advertising and identifying their specific school along N. 21st Street.

In addition, the Community Recreation Center will be advertising the event and activities that take place at the Pigeon River Recreation Center.

Applicant is requesting the following variances:

- Applicant is requesting to install a 40sf sign – maximum square footage for a school sign in the SR-5 zone is 24sf.

ACTION REQUESTED:

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

1. Applicant shall obtain the necessary sign permits prior to installation.
2. Maximum height of sign is eight (8) feet (top of sign to grade).
3. Sign shall meet the minimum the minimum 12 foot setback to all property lines (closest edge of sign to property line). Applicant is responsible to insure the sign meets the required setbacks.
4. 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.
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. Sign messages and/or location shall not create any pedestrian/vehicular conflicts.
7. Any temporary banners at the school or recreation facilities shall be removed.

ATTACHMENTS:

Conditional Use Permit Application and required attachments.

PARCEL NO. 629330
MAP NO. _____
ZONING CLASSIFICATION: SR-5

Office Use Only

APPLICATION/FILE NO. _____
REVIEW DATE: 4/10/18

FILING FEE: \$150.00 (Payable to City of Sheboygan)

**CITY OF SHEBOYGAN
APPLICATION FOR
CONDITIONAL USE PERMIT**
Requirements Per Section 15.905
Revised November, 2009



Completed application is to be filed with the Department of City Development, 828 Center Avenue. 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 \$150 (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: Jim Marshall - Marshall Sign, LLC
ADDRESS: W6415 Oak View Lane, Plymouth, WI E-MAIL: marshallsign@wi.rr.com
PHONE: (920) 893-8306 FAX NO. 53073-3937 (920) 892-6463

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: Pigeon River School
ADDRESS OF PROPERTY AFFECTED: 3508 North 21st Street
LEGAL DESCRIPTION: Public School

BRIEF DESCRIPTION OF **EXISTING** OPERATION OR USE: Education

DETAILED DESCRIPTION OF **PROPOSED** OPERATION OR USE INCLUDING ANY CHANGES TO THE EXISTING USE: Same - Unchanged

BRIEF DESCRIPTION OF ALL REQUESTED VARIANCES FROM PROVISIONS OF THE ZONING ORDINANCE, WHICH ARE RELATED TO THE PROPOSED OPERATION OR USE: (1) Exceed Maximum square footage permitted for a school which is 24sf. (2) Gain Approval for an electronic message center.

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: Jim Marshall - Marshall Sign, LLC

ADDRESS: W6415 Oak View Lane, Plymouth, WI 53073

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

PHONE: (920) 893-8306 FAX NO: (920) 892-6463

2. OWNER INFORMATION

OWNER OF SITE: Pigeon River Elementary School

ADDRESS: 3508 North 21st Street

PHONE: (920) 459-3563 FAX NO: ()

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

NAME OF PROPOSED/EXISTING BUSINESS: Pigeon River School

ADDRESS OF PROPERTY AFFECTED: 3508 North 21st Street

USE OF PROPERTY: Education

TYPE OF SIGN: Monument Sign

DESCRIPTION OF PROPOSED SIGN: Monument Sign.

4. CONFIGURATION OF PROPOSED SIGN:

HEIGHT: 71" X WIDTH: 82" = TOTAL SQUARE FOOTAGE: 40sq. ft.

AMOUNT OF PUBLIC STREET FRONTAGE: _____ REPLACE EXISTING

AMOUNT OF EXPOSED EXTERIOR WALL LENGTH: REPLACE EXISTING SIGN

SETBACK: _____ Existing Sign Replacement

METHOD OF ATTACHMENT: _____ Concrete Footings

METHOD OF ILLUMINATION: _____ LED

SIGN MATERIALS: _____ Brick & Aluminum

TOTAL SQUARE FOOTAGE OF SIGNS ON SUBJECT PROPERTY:

BEFORE PROPOSED SIGN: _____ 17.5 _____ AFTER PROPOSED SIGN: 57.5

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, and that the home occupation will be operated in compliance with the data on this application.

Jim Marshall
APPLICANT'S SIGNATURE

3/27/2018
DATE

Jim Marshall
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-Sided Illuminated Cabinet
LED Illumination
Flat Poly Faces With Premium Vinyl Decoration
2-Sided LED Message Center

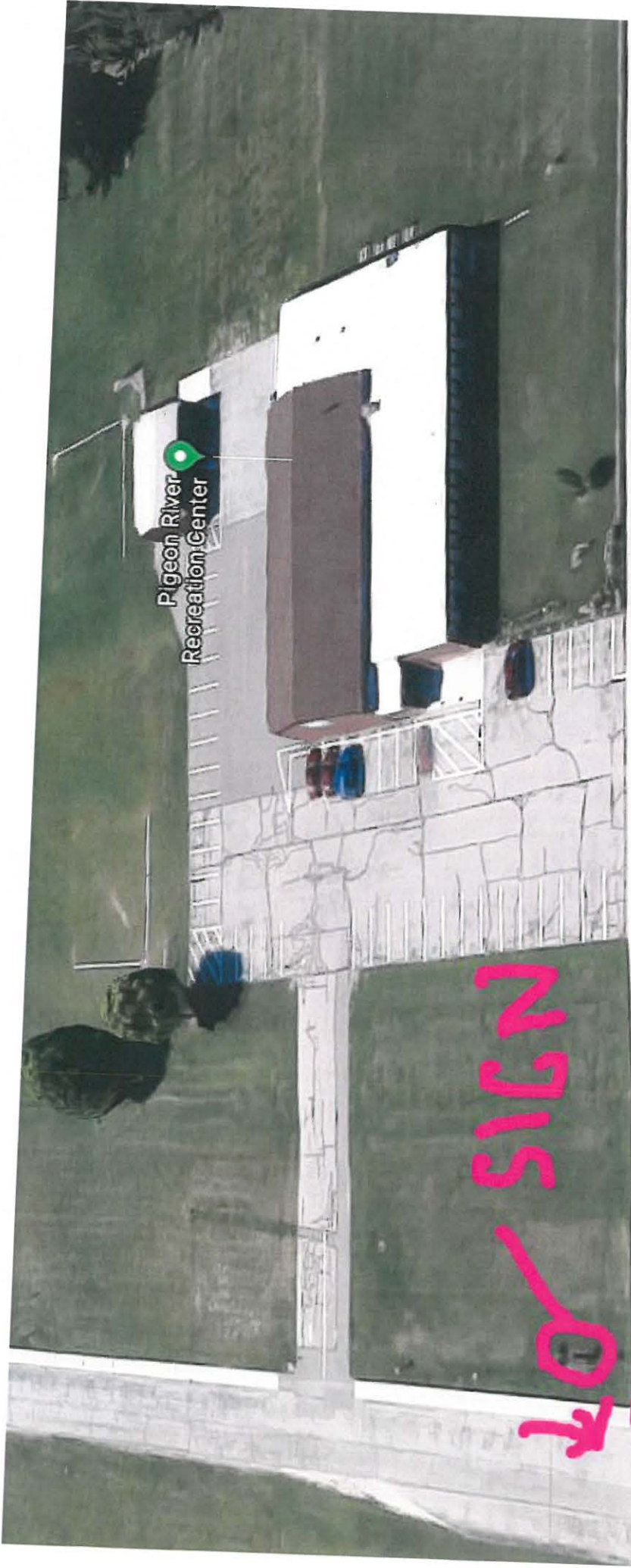
82"
79" Visual Opening

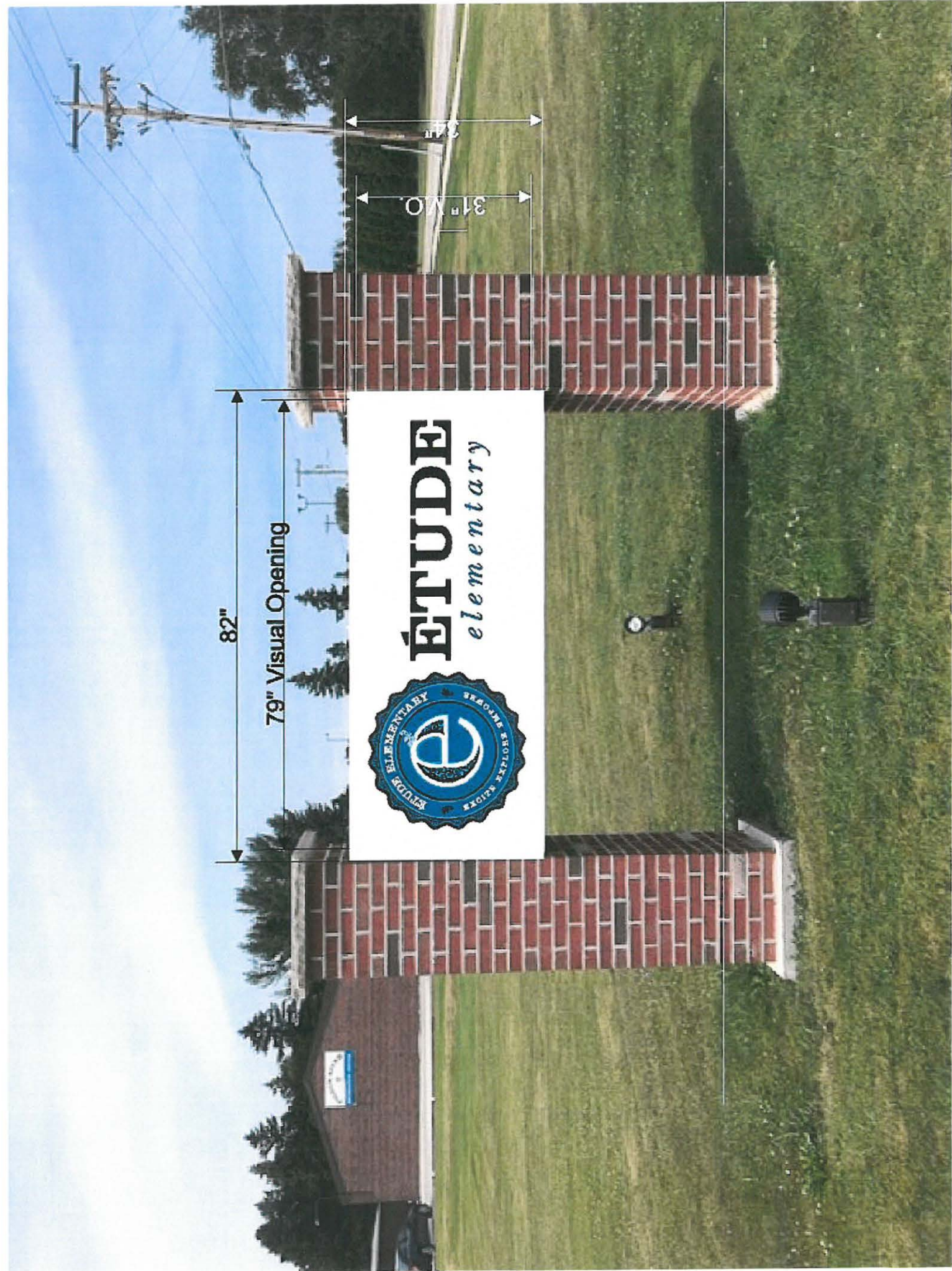




New Sign Here







82"

79" Visual Opening

ÉTUDE
elementary



31" MO.

44"

CITY OF SHEBOYGAN

REQUEST FOR CITY PLAN COMMISSION CONSIDERATION

ITEM DESCRIPTION: Conditional Use Permit and variance application by the Sheboygan Area School District to construct new building additions at North High School at 1042 School Avenue. SR-5

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

REPORT DATE: April 6, 2018

MEETING DATE: April 10, 2018

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:

The Sheboygan Area School District is proposing new building additions on the east and west sides of North High School located at 1042 School Avenue.

The applicant states the following about the new entrance addition on the east/10th Street side of the building:

- Currently the school does not have a single main entry with an adjacent administrative office. Entry into the school is from the east on the ground floor and from the south on the first floor. The administrative office is located on the first floor. A single secured entry is desirable.
- The proposed one-story, 460sf east vestibule addition will create a new main entry to the school on the ground level. This location was selected since it is located where the majority of students will enter and exit the school. This entry will be the only access into the school from the start of to the end of the school day.
- In addition to the secured entry, the remodeling work in this area includes locating the administrative offices to this area of the school.
- Traffic during the school day will have to use this new entry, thereby reducing traffic currently using School Avenue.
- The mailing address for the school will be revised to reflect the main access point from N. 10th Street.

- A 15sf wall sign is planned for the canopy fascia.
- The east existing parking lot is the main student parking area for the school. This parking area will be resurfaced and the access drives widened. The access drives around the parking will increase in width to comply with fire lane requirements. In addition, storm sewer under the parking lot will be replaced.
- The proposed additions will continue to match materials used on the 2006 and 2016 additions. The angular main entry addition will bring the natural stone and green metal wall panels used on the south side of the school to the east side of the school. The existing floor to floor heights in the area of the school limits the height for the addition. Natural stone ashlar pattern stone piers are used to help give the addition visual height. This entry will have a small canopy clad with green metal composite fascia panels. Storefront framing will be clear anodized aluminum with green tinted glass. The roof top equipment located on the roof of the existing three story portion of the school will be screened.

The applicant states the following about the new kitchen addition on the west side of the building:

- The North High kitchen is being planned to serve as a prep kitchen for schools on the north side of Sheboygan.
- In order for this to occur, additional freezer storage and transport cart storage is required. The proposed one-story, 1,120SF addition is located on the west side of the high school.
- This addition includes an expansion of the kitchen and additional gym storage. The kitchen addition includes space for dry storage, walk-in cooler and food service receiving.
- The proposed additions will continue to match materials used on the 2006 and 2016 additions. The west kitchen addition continues with the utility face brick, clear anodized storefront framing, and green roof edge. The look is nearly identical to the existing building.

Other improvements include:

- A single window will be added on the south elevation into the athletic director's office. This window will match existing windows along the south side of the school located west of the cafeteria/commons curtainwall system.
- The east parking lot will be resurfaced, the drop off lane will be reconstructed, portions of the driveway aprons along 10th Street will be replaced, and two additional trees will be included with the parking lot work to meet requirements.

- The relocated dumpster location on the west side of the school will be enclosed with chain link fencing with vinyl slats. No other fencing is planned for the project.

STAFF COMMENTS:

The applicant is requesting the following variances:

- To have 352 parking spaces – minimum number of parking spaces required is 386.
- A Senior High School requires one (1) space per teacher and staff member, plus one space per five non-bused students.

1,500 students - 269 bused students = 1,231 non-bused students

1,231 non-bused students/5 students per stall = 246 stalls.

Full time staff = 140 stalls

Total = 386 on site stalls required.

The existing parking stall count is 352 stalls.

- To install a 15sf wall sign – Maximum number of wall signs is one (1) per street frontage.
- Requesting a variance from the locational landscaping requirements – Applicant shall meet the four (4) locational landscaping requirements.

The variance will permit the applicant to install landscaping where is most useful and attractive.

ACTION REQUESTED:

Staff recommends approval of the conditional use permit and variances 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, fire, water, sewer, health, storm drainage, etc. An occupancy permit will be granted only at such time as the applicant has met all requirements.
2. Submittal and approval of a proposed landscape plan prior to building permit issuance. Landscape plan shall provide a legend that shows how the four (4) landscape criteria are being met (create a legend along with the landscape plan site plan).
3. Submittal/approval of a proposed storm drainage plan prior to building permit issuance.
4. Dumpsters shall be screened and enclosed and constructed of like materials and colors of the facility. If using chain link fencing, the applicant shall install Privacy Decorative Slatting (PDS) material in order to effectively screen and enclose the dumpster.
5. Outdoor storage of materials, products or equipment shall be prohibited.
6. 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.).

7. All new lighting shall be installed per Section 15.707 of the City of Sheboygan Zoning Ordinance.
8. The addition will meet all zoning requirements including but not limited to noise, vibration, hazardous materials, etc.
9. Applicant shall obtain the necessary sign permits prior to installation.
10. Any future signage for applicant and/or tenants shall be individual letter signs – no cabinet or flat panel signs.
11. All areas used for parking or maneuvering of vehicles shall be paved.
12. All areas that are not required to be paved shall be landscaped with grass and/or approved landscaping.
13. Any new or modified ingress/egress driveway openings and any existing driveways to be closed shall be improved to standard City specifications.
14. Applicant will provide adequate public access along the street and alley and will take all appropriate actions to minimize the time period that these streets will be closed/affected.
15. Streets and infrastructure damaged and/or disturbed during construction of all private and/or public improvements shall be promptly repaired by the applicant.
16. Any work within City of Sheboygan Public rights-of-way shall be discussed with the City Engineering Department and constructed to standard City specifications (including, but not limited to, new street improvements, new and/or closed ingress/egress driveway openings, curb, gutter, sidewalk, pavement, utilities, retaining walls, street trees, etc.).
17. It will be the applicant's responsibility to work with all private and public utilities in order to provide easements and/or relocate utilities as necessary.
18. If there are any amendments to the approved 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 attachment.

PARCEL NO. 719450
MAP NO. _____
ZONING CLASSIFICATION: SR-5

Office Use Only
APPLICATION/FILE NO. _____
REVIEW DATE: 4/10/17

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: Sheboygan Area School District

ADDRESS: 830 Virginia Avenue, Sheboygan, WI 53081

E-MAIL: dalbright@sasd.net

PHONE: (920) 459-3571 FAX NO. ()

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: North High School

ADDRESS OF PROPERTY AFFECTED: 1042 School Avenue, Sheboygan, WI 53083

LEGAL DESCRIPTION: See booklet and attachment

BRIEF DESCRIPTION OF **EXISTING** OPERATION OR USE: See narrative in booklet and attachment

DETAILED DESCRIPTION OF **PROPOSED** OPERATION OR USE INCLUDING ANY CHANGES TO THE EXISTING USE: See narrative in booklet and attachment.

BRIEF DESCRIPTION OF ALL REQUESTED VARIANCES FROM PROVISIONS OF THE ZONING ORDINANCE, WHICH ARE RELATED TO THE PROPOSED OPERATION OR USE: Currently the school does not meet the required parking regulations. We are asking for a conditional use to continue to provide less on-site parking stalls than required under parking regulations.

ADDITION & REMODELING TO
NORTH HIGH SCHOOL
SHEBOYGAN AREA SCHOOL DISTRICT
SHEBOYGAN, WISCONSIN
BRAY PROJECT NO. 3247P

Bray Associates Architects, Inc.
Milwaukee & Sheboygan, Wisconsin

Monday | March 26, 2018



CITY OF SHEBOYGAN – CONDITIONAL USE PERMIT APPLICATION

DESCRIPTION OF EXISTING OPERATION

The current property is used for the delivery of 9th through 12th grade education. Current enrollment is 1,501 students. Typical school hours are from 7:55 am to 3:15 pm. Monday through Friday during the school year.

DESCRIPTION OF PROPOSED OPERATION

The additions will not affect the proposed operation of the facility. The facility will continue educating elementary students. The existing building is home for Sheboygan North High School. The proposed land use is Indoor Institutional per Section 15.206(3)(C.) Indoor Institutional includes schools.

DESCRIPTION OF PROPOSED PROJECT

The project includes additions on the east and west ends of the school. Currently the school does not have a single main entry with an adjacent administrative office. Entry into the school is from the east on the ground floor and from the south on the first floor. The administrative office is located on the first floor. A single secured entry is desirable. The proposed one-story east vestibule addition will create a new main entry to the school on the ground level. This location was selected since it is located where the majority of students will enter and leave the school. This entry will be the only access into the school from the start of to the end of the school day. The mailing address for the school will be revised to reflect the main access point from N. 10th Street. Fifteen square feet (15 s.f.) of exterior signage is planned for the canopy fascia. Traffic during the school day will have to use this new entry, thereby reducing traffic currently using School Avenue. In addition to the secured entry, the remodeling work in this area includes locating the administrative offices to this area of the school. The addition is approximately 460 square feet

The North High kitchen is being planned to serve as a prep kitchen for schools on the north side of Sheboygan. In order for this to occur, additional freezer storage and transport cart storage is required. The proposed one story west addition is approximately 1,120 square feet. This addition includes an expansion of the kitchen and additional gym storage. The kitchen addition includes space for dry storage, walk-in cooler and food service receiving.

The east existing parking lot is the main student parking area for the school. This parking area will be resurfaced and the access drives widened. The access drives around the parking will increase in width to comply with fire lane requirements. In addition, storm sewer under the parking lot will be replaced.

DESCRIPTION OF EXISTING EXTERIOR DESIGN & MATERIALS

North High School was originally built in 1960. The original building is masonry using modular brick. A major expansion to the school occurred in 2006 This addition used utility size face brick, natural stone, metal composite wall panels and architectural precast concrete. The most recent additions wall built in 2016. This again used the same utility size face brick and metal composite wall panels. The roof edges are green. The existing windows, storefront framing and curtainwalls are clear anodized aluminum. Exterior glazing for the most recent projects used green tinted glass. Please reference the attached photographs.

DESCRIPTION OF THE PROPOSED EXTERIOR DESIGN & MATERIALS

The proposed additions will continue to match materials used on the 2006 and 2016 Additions.



The angular main entry addition will bring the natural stone and green metal wall panels used on the south side of the school to the east side of the school. The existing floor to floor heights in the area of the school limits the height for the addition. Natural stone ashlar pattern stone piers are used to help give the addition visual height. This entry will have a small canopy clad with green metal composite fascia panels. Storefront framing will be clear anodized aluminum with green tinted glass. The roof top equipment located on the roof of the existing three story portion of the school will be screened.

The west kitchen addition continues with the utility face brick, clear anodized storefront framing, and green roof edge. The look is nearly identical to the existing building.

A single window will be added on the south elevation into the athletic director's office. This window will match existing windows along the south side of the school located west of the cafeteria/commons curtainwall system.

The east parking lot will be resurfaced, two additional trees will be included with the parking lot work to meet requirements. The relocated dumpster location on the west side of the school will be enclosed with chain link fencing with vinyl slats. No other fencing is planned for the project.

Please reference the attached renderings.

DESCRIPTION OF THE BUILT ENVIRONMENT SURROUNDING PROPOSED PROJECT

North High School is located in a Suburban Residential 5 (SR-5) Zone and is considered an Indoor Institutional use. Parking requirements include one stall per teacher and per staff member, plus one space per five non-bused students. The school's main parking lot is on the east side of the school. The north portion of the property includes space for ball fields that are built over an old city dump. Soil conditions are very poor in this area and make expansion to the north cost prohibitive. To the west of the school is the high school stadium and staff parking. To the south is School Avenue. Residences are located to the north, south and west. To the east of the facility is Calvary Cemetery. The facility has 140 full time staff. Current enrollment is 1,500 students with 25 students per classroom, this would calculate out to be 60 classrooms. 269 students are assigned to use school buses. 246 parking stalls for students are required. The resurfaced east parking lot will provide 228 stalls. The east parking lot has lost 10 stalls in order to increase the drive lane width from 16' to 20'. 20' is required for fire access. Overall the site will have 351 parking stalls. Per the parking requirements, 386 on-site parking stalls are required (246 students plus 140 full-time staff). Parking requirements currently do not meet the requirements. The additions do not increase the number of students or faculty. We are asking for a variance on the number of on-site parking stalls.

Residences are located to the north, south and west. To the east of the facility is a business.

LEGAL DESCRIPTION OF PROPERTY

SEC 10 & SEC 11 T15N R23E PRT OF THE SE SE OF SEC 10 & THE SW SW OF SEC 11 DESC AS: COM AT THE INTERSECTION OF THE W LINE OF N 12TH ST & N LINE OF SCHOOL AVE, TH E 880.24' ALG THE N LINE OF SCHOOL AVE TO THE W LINE OF N 10TH ST, TH N 758.13' ALG THE W LINE OF N 10TH ST TO THE S LINE OF GRAND AVE, TH W 880.20' ALG THE S LINE OF GRAND AVE TO THE W LINE OF N 12TH ST EXTENDED FROM THE S, TH S 772.02' ALG SD EXTENDED W LINE TO BEG NORTH HIGH SCHOOL 15.46 AC

Tax Key No.: 59281719450

For informational purposes only: 1402 School Avenue, Sheboygan, WI 53083



East Classroom Elevation



West Kitchen Elevation



East Classroom Entrance



South Cafeteria Elevation

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920.459.4200 • www.brayarch.com

North High School

Existing Exterior

March 26, 2017



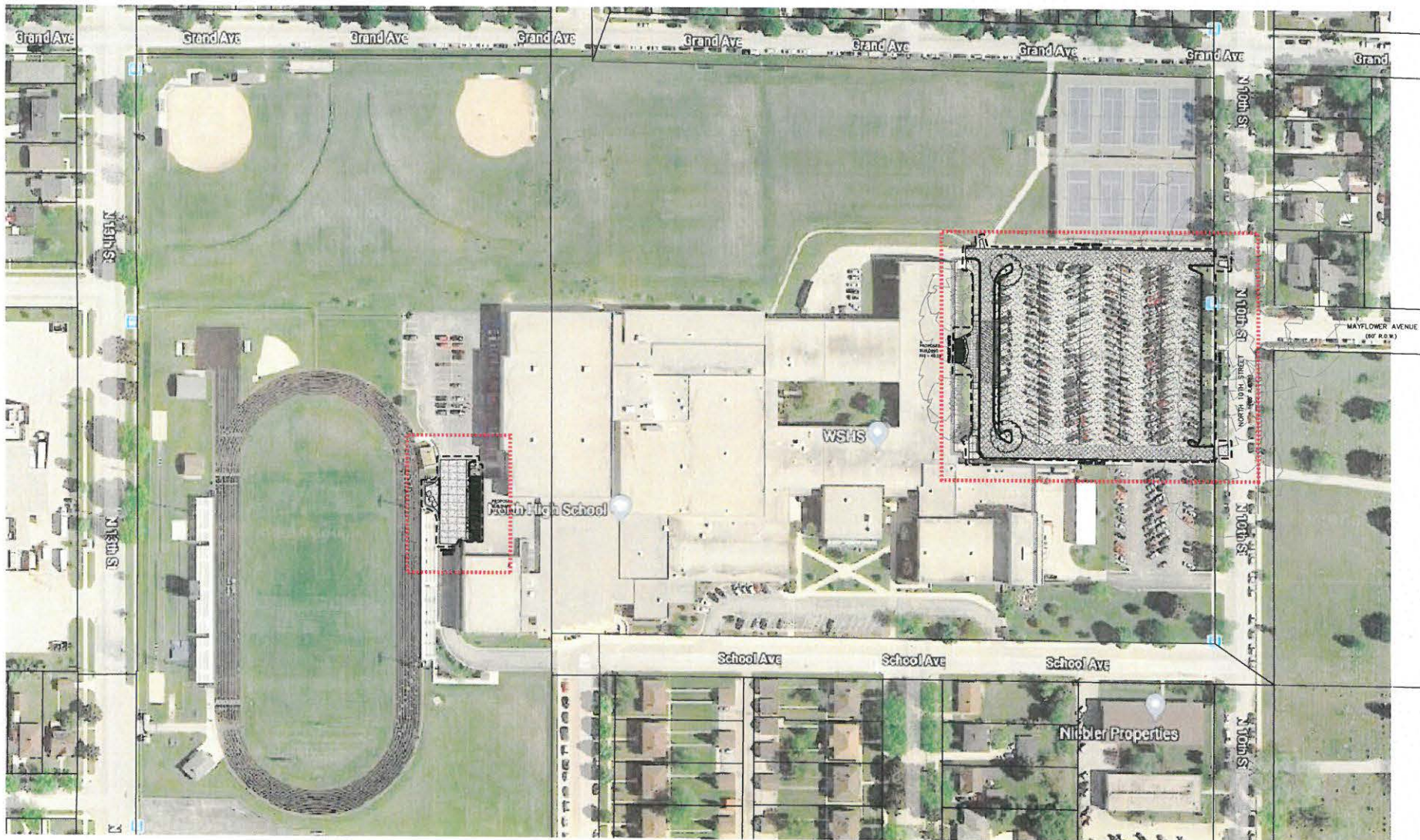


North High School

Site Plan

March 19, 2018





LEGAL DESCRIPTION PROVIDED PER SHEBOYGAN COUNTY GIS

SEC 10 & SEC 11 T10N R23E S11T OF THE SE 22 OF SEC 10 & THE SW 24 OF SEC 11 11560 AC. COM AT THE INTERSECTION OF THE W LINE OF N 12TH ST & N LINE OF SCHOOL AVE. TH E 880.24' ALG THE N LINE OF SCHOOL AVE TO THE W LINE OF N 10TH ST. TH N 758.13' ALG THE W LINE OF N 10TH ST TO THE S LINE OF GRAND AVE. TH W 880.22' ALG THE S LINE OF GRAND AVE TO THE W LINE OF N 12TH ST EXTENDED FROM THE S. TH S 772.02' ALG SD EXTENDED W LINE TO BEG NORTH HIGH SCHOOL. 15.46 AC

TAX KEY NO: 59281719450
FOR INFORMATIONAL PURPOSES ONLY: 1042 SCHOOL AVENUE, SHEBOYGAN, WI 53083

ZONING: SR-5 - SUBURBAN RESIDENTIAL

REQUIRED LANDSCAPE POINTS:
FOUNDATION LANDSCAPE: ENTRY: 75 L.F., 30 PNTS
KITCHEN: 104 L.F., 42 PNTS

DEVELOPED LOT:
ENTRY: 450 S.F., 10 PNTS
KITCHEN: 1,195 S.F., 24 PNTS

TOTAL REQUIRED: 106 PNTS
PROVIDED POINTS: 150 PNTS



Office Location:
Milwaukee
875 E. 1st Street
Milwaukee, Wisconsin 53204
T: 414.228.0200
Sheboygan
1227A North 10th Street
PO Box 955
Sheboygan, Wisconsin
53082
T: 920.859.4900
www.brayarchitects.com

KAPR & ASSOCIATES, INC.
1011 N. KAPR AVENUE, SUITE 100
SHEBOYGAN, WI 53083
PHONE: 920.859.4900
FAX: 920.859.4901
www.kapr-engineers.com

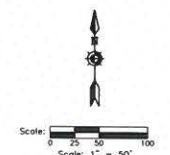


Project Title:
Additions and Remodeling to:
North High School
Sheboygan Area School District
1042 School Ave, Sheboygan, WI 53083

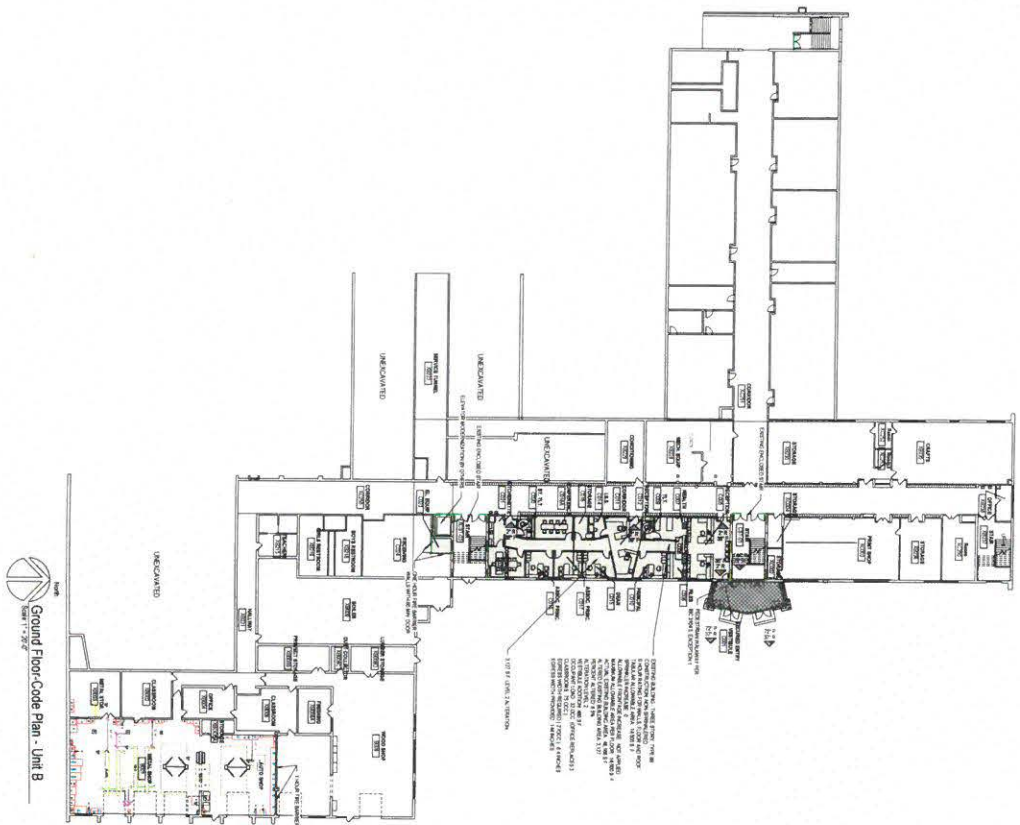
REVISIONS:
A | DATE | DESCRIPTION

Project Number:
3247N
Issued For:
Construction Documents
Issued to the Client:
OVERALL SITE PLAN

Sheet Number:
C1.0



DIGGERS HOTLINE
Dial 811 or (800)242-8511
www.DiggersHotline.com



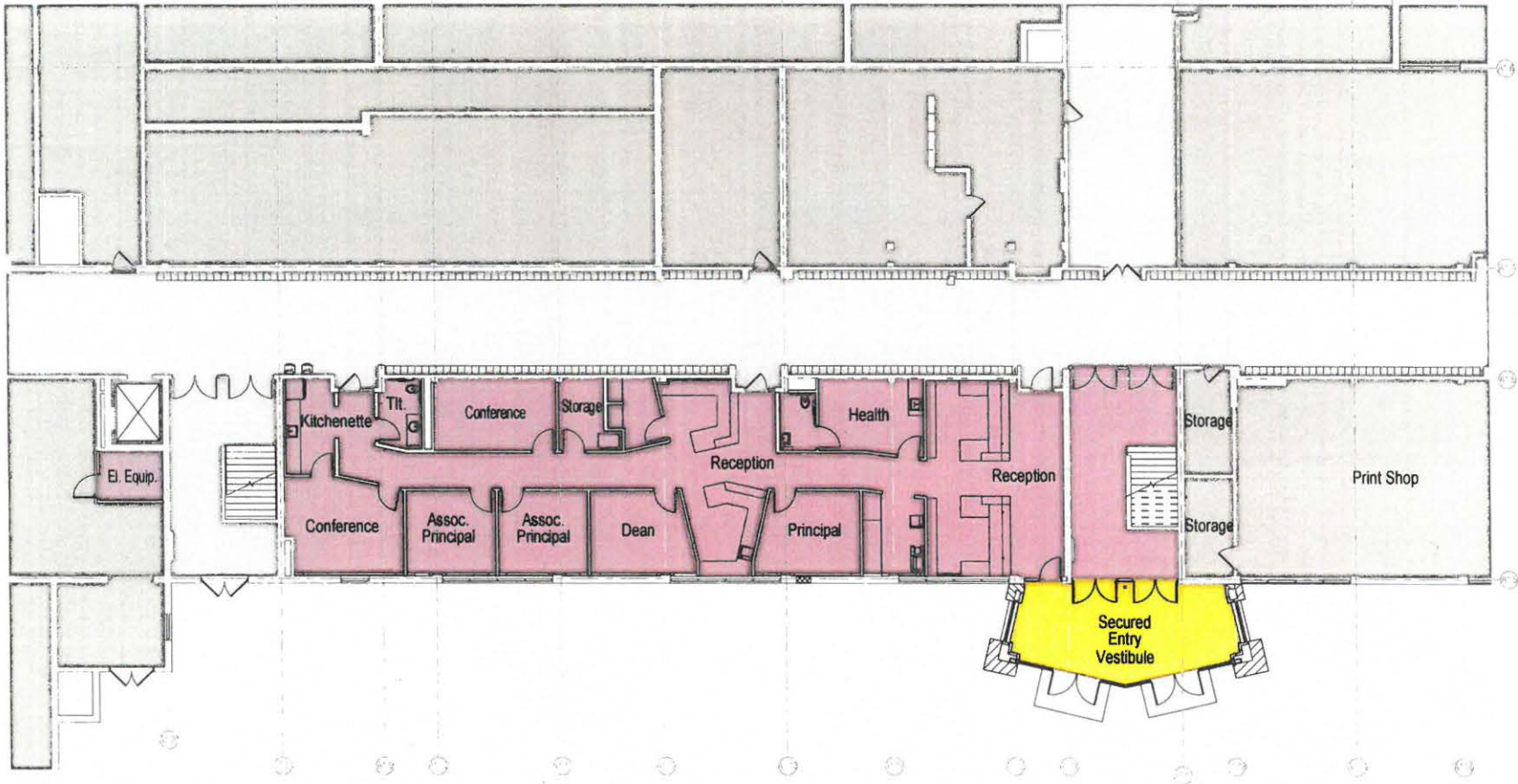
Ground Floor Code Plan - Unit B
 Scale: 1/8" = 1'-0"

LIFE SAFETY SYMBOLS

- MANAGED PROPERTY LINES
- EXISTING
- NEW CENTER
- NEW CENTER
- LEVEL 1 ELEVATION
- LEVEL 2 ELEVATION
- LEVEL 3 ELEVATION
- LEVEL 4 ELEVATION
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- LEVEL 100 ELEVATION



GO.1 Sheet Number	Overall Code Plan - Ground Floor	Project Number: 3247N	Prepared for: Construction Documentation 2nd Floor	Project Title: Additions and Remodeling to: North High School Sheboygan Area School District 1042 School Ave, Sheboygan, WI 53083	Project Location: Sheboygan, WI Client: Sheboygan Area School District Address: 1042 School Ave Sheboygan, WI 53083 Phone: 920.833.1300 Fax: 920.833.1302 Website: www.sasdschools.com	bray architects solid foundation, forward thinking
	Date: 3/19/2016	Scale: 1/8" = 1'-0"	Drawing Number: 3247N-02	Drawing Title: Ground Floor Code Plan - Unit B	Drawing Date: 3/19/2016	Drawing Author: mchuck



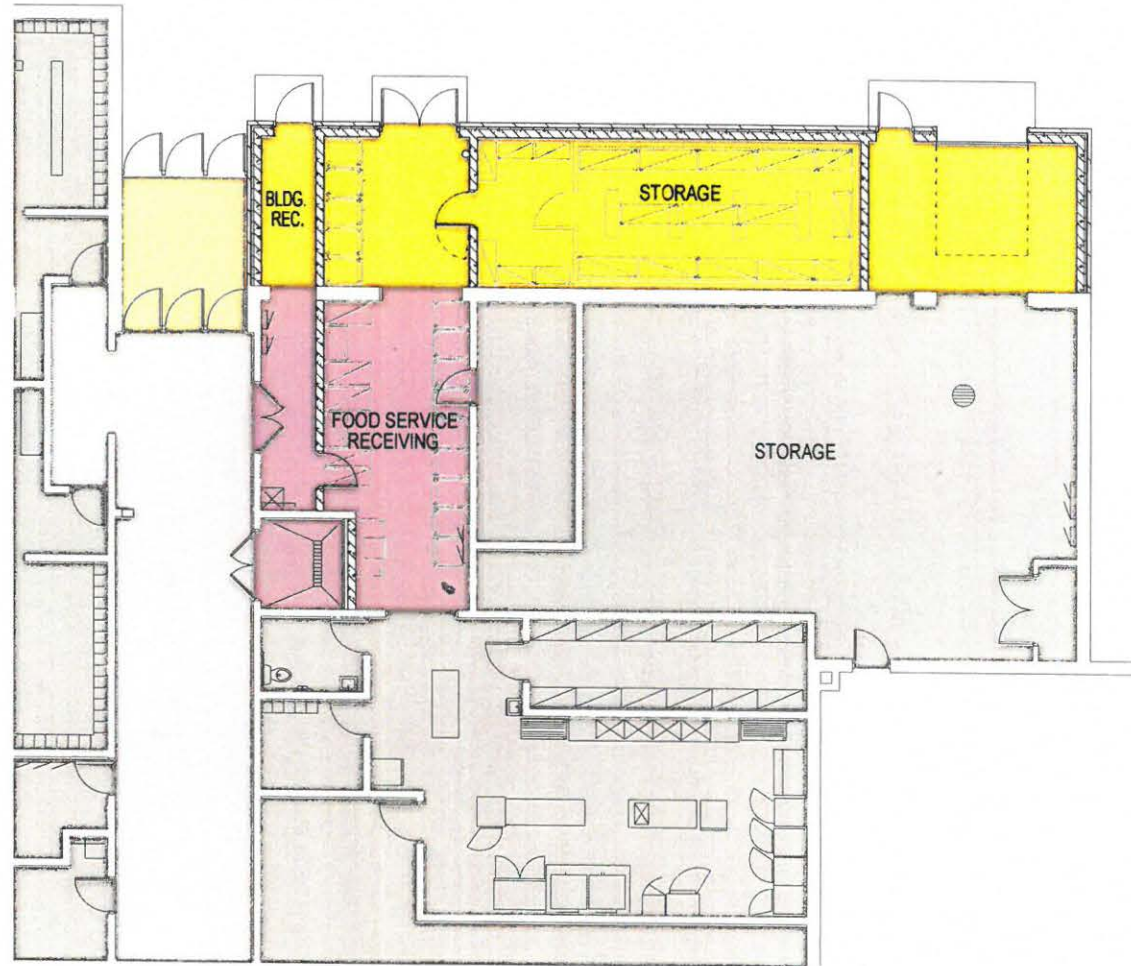
NEW CONSTRUCTION: 516 RENOVATION: 3,500

North High School

Proposed Plan: Unit C

March 26, 2018





NEW CONSTRUCTION: 1,238 RENOVIATION: 529

North High School

Proposed Plan: Unit E

March 26, 2018





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North High School

Proposed Addition

March 26, 2018





North High School

Proposed Addition

March 26, 2017

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920.459.4700 ■ www.brayarch.com



CITY OF SHEBOYGAN

REQUEST FOR CITY PLAN COMMISSION CONSIDERATION

ITEM DESCRIPTION: Conditional Use application by Paul Fenrich to operate Fenrich Custom Finishes from the building located at 1427 S. 15th Street. UI Zone.

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

REPORT DATE: April 6, 2018

MEETING DATE: April 10, 2018

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:

Paul Fenrich is proposing to operate Fenrich Custom Finishes from the building located at 1427 S. 15th Street. The applicant states the following about the proposal:

- I would like to purchase this building/property at 1427 S. 15th Street in order to run my painting business. Fenrich Custom Finishes is a residential and light commercial painting/staining company. We work with a few remodeling companies and a lot of our work is directly with the home owner. Work to be done from the building/site includes kitchen cabinet finishing, trim, doors, etc. Pretty much anything in somebody's home that has paint or stain on it, we can take care of.
- The types of materials stored on site would be any paint/stain products that we would need in daily production. Materials are mostly water based products but some of our stains are solvent based. These would be stored inside the building, along with our paint sprayers, washers and other tools. A regulated spray booth would be installed.
- Outdoor use would basically be parking my work vans, trailers and employee vehicles. Other usage would entail maintenance of the property (yard work/ landscaping).
- None of the tools will be visible outside. It will either be stored inside the building, in the enclosed trailer or in the storage shed.
- I am considering purchasing this building/property because it is a perfect location for my paint shop (vacant commercial property on a dead end road) and it will provide my business the opportunity to grow.

- Fenrich Custom Finishes currently has two (2) full-time employees, along with two (2) part time subcontractors. If I am able to run my shop out of this location, I will most likely be able to create two (2) additional full time jobs within the next two years.
- The building would be occupied five (5) to six (6) days a week. We would start and finish our workday at the building. Our typical hours are from 7a.m. to 5:30 p.m.

My financing includes the building plus a good portion of money for immediate improvements that include:

- The exterior of the building will see most of the improvements. Tuck pointing is long overdue on this building, along with filling of holes in the walls. New brick will be installed in these holes, and it will match the existing brickwork.
- The broken and boarded up basement windows will be replaced with a vented glass block window system.
- The building will have areas that are currently painted redone with a couple modifications.
- The makeshift porch on the south side of the building will be removed and a new railing will be welded to blend in with the existing ones.
- The storage shed will be painted to match the color scheme of the building.
- The front two windows are not currently functional and they will be replaced with two aesthetically pleasing windows. These windows will fit the original window openings.
- Both of the entry doors will be replaced. The front door on the west will be aesthetically pleasing with an upper window, grid work window and a dark wood grained finish. The door on the south will be a painted steel utility door.
- As for mechanicals, a central air conditioning unit will be installed. An air make-up unit will be installed as well. Both of these units will be on the East end of the building facing the trees. If cosmetic buriers are desired, they will be constructed out of stain grade materials. Then stained to fit the color scheme, and maintained.
- Gutters will be installed on the building. I think they were taken down with the old roof and new ones were never installed.
- The entire main floor will have the unfinished drywall, taped mudded, textured, and finished. There is minor drywall work to do going down the steps into the basement.
- The basement has an exposed bathroom that we will install a wall and door to close this area *off*.
- A spray booth will be installed to code specifications, some lighting will be upgraded and a security system of some kind will be installed.

STAFF COMMENTS:

The only concern staff has is with a proposed spray booth but such a spray booth must be reviewed, approved and inspected by the Building Inspection Department. Such a spray booth will not create any issues with regards to venting, noise, smells, etc.

ACTION REQUESTED:

Staff recommends approval of the Conditional Use Permit 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, etc. An occupancy permit will be granted only at such time as the applicant has met all requirements.
2. Applicant shall obtain all necessary permits for the construction, the storage and the handling of hazardous chemicals and/or fuels (applicant shall be in contact with building inspection, fire/police departments, etc.).
3. Applicant shall meet all zoning requirements including but not limited to noise, vibration, hazardous materials, etc.
4. If using dumpsters, the dumpster(s) shall be screened/enclosed and constructed of like materials and colors of the facility.
5. All ground level and rooftop mechanicals shall be screened and/or enclosed and constructed of like materials and colors of the facility (HVAC equipment, etc.).
6. Outdoor storage of materials, products or equipment shall be prohibited.
7. All painting activities shall take place inside the building (no outdoor activity).
8. 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.
9. Applicant shall obtain the necessary sign permits prior to installation. Applicant shall be permitted to install individual letter signs – no cabinet or flat panel signs. If staff has any concerns with proposed signage design, the matter may be brought back to the Plan Commission for their consideration.
10. It will be the applicant's responsibility to work with all private and public utilities in order to provide easements and/or relocate utilities as necessary.
11. Any new or modified ingress/egress driveway openings and any existing driveways to be closed shall be improved to standard City specifications.
12. The exterior of the storage shed will be painted to match the color scheme of the building.
13. If there are any exterior alterations, those alterations will be reviewed by the City of Sheboygan Architectural Review Board.
14. If there are any amendments to the approved use and/or site plan, the applicant will be required to submit a new site plan and/or conditional use application reflecting those amendments.

ATTACHMENTS:

Conditional Use Permit Application and required attachments.

PARCEL NO. 509885
MAP NO. _____
ZONING CLASSIFICATION: UI

Office Use Only
APPLICATION/FILE NO. _____
REVIEW DATE: 4/10/18

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: Paul Fennich

ADDRESS: 2508 Wilgus Ave, Sheboygan E-MAIL: paintingperfectionist@gmail.com

PHONE: (920) 627-6633 FAX NO. ()

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: Fennich Custom Finishes

ADDRESS OF PROPERTY AFFECTED: 1427 S. 15th St, Sheboygan, WI

LEGAL DESCRIPTION: Painting and finishing business

BRIEF DESCRIPTION OF **EXISTING** OPERATION OR USE: vacant

DETAILED DESCRIPTION OF **PROPOSED** OPERATION OR USE INCLUDING ANY CHANGES TO THE EXISTING USE: Shop for painting, finishing and storage of business equipment.

BRIEF DESCRIPTION OF ALL REQUESTED VARIANCES FROM PROVISIONS OF THE ZONING ORDINANCE, WHICH ARE RELATED TO THE PROPOSED OPERATION OR USE: no variance

Conditional Use Permit Proposition for 1427 South 15th Street. Sheboygan, WI

Previous/Existing Use – The building is currently unoccupied, it was most recently used as an art studio. Sculptures and paintings were created on site. Prior to that it was a wash facility and originally the Vander Vart office.

Proposed Use- I would like to run my painting business out of this building. Basically a facility to paint projects, and to store my tools/vehicles. Indoor activities would include painting and finishing of doors/trim/cabinetry. A regulated spray booth would be installed. Outdoor use would basically be parking my work vans, trailers, and employee vehicles. Other usage would entail maintenance of the property (yard work/landscaping).

Why I am Proposing? I am proposing that this site is used for my paint company, because it is a perfect location for a paint shop. It is set back on a dead end road which is mostly commercial property already. The plan commission should approve my proposal because I will not only greatly improve the building appearance, but my business will also have room to grow. Fenrich Custom Finishes currently has 2 full time workers, along with 2 part time subcontractors. If this proposal is approved and I am able to run my shop out of this location, I will most likely be able to create 2 more full time jobs within the next two years.

Specific Explanation- Fenrich Custom Finishes is a residential/light commercial painting/staining company. We work with a few remodeling companies, and a lot of our work is directly with the home owner. As for what kind of work would be done on site, we do kitchen cabinet finishing, trim, and doors. Pretty much anything in somebody's home that has paint or stain on it, we can take care of. The building would be operated and monitored 5 to 6 days a week. We would start and finish our work day at the building. Our typical hours are from 7a.m. to 5:30 p.m. The types of materials that would be stored on site would be any paint/stain products that we would need in daily production. Mostly water based products, some of our stains are solvent based. These would be stored inside the building, along with our paint sprayers, washers, and other tools. As I mentioned earlier, all that would be stored outside is our trailers and work vans.

Equipment Requirements- My business does have a bit of equipment. We have ladders and scaffold for our exterior work, which are stored in one of our trailers. We also have several sprayers, pressure washers, and various hand tools. We do plan on installing a spray booth in this facility as well. None of the tools will be visible outside. It will either be stored inside the building, in the enclosed trailer, or in the storage shed.

Exterior Improvements – My financing includes the building plus a good portion of money for immediate improvements. **1.** The exterior of the building will see most of the improvements. Tuck pointing is long overdue on this building, along with filling of holes in the walls. New brick will be installed in these holes, and it will match the existing brickwork. **2.** The broken and boarded up basement windows will be replaced with a vented glass block window system. **3.** The building will have the areas that are currently painted redone with a couple modifications (refer to picture). **4.** The makeshift porch on the south side of the building will be removed and a new railing will be welded to blend in with the existing ones. **5.** The exterior of the storage shed will be painted to match the color scheme of the building. **6.** The front two windows are not currently functional and they will be replaced with two aesthetically pleasing windows. These windows will fit the original window openings. (please

reference pictures). **7.** Both of the entry doors will be replaced. The front door on the West side of the property will be aesthetically pleasing with an upper window, grid work window, and a dark wood grained finish. The door on the south end of the property will be a painted utility steal door. (Please reference pictures). **8.** As for mechanicals, a central air conditioning unit will be installed. An air make-up unit will be installed as well. Both of these units will be on the East end of the building facing the trees. If cosmetic buriers are desired, they will be constructed out of stain grade materials. Then stained to fit the color scheme, and maintained. **9.** Gutters will be installed on the building. I think they were taken down with the old roof and new ones were never installed.

Interior Improvements – The interior will not have as many improvements as the exterior. **1.** The entire main floor will have the unfinished drywall, taped mudded, textured, and finished. There is minor drywall work to do going down the steps into the basement. **2.** The basement has an exposed bathroom, we will install a wall and door to close this area off. **3.** A spray booth will be installed to code specifications. **4.** Some lighting will be upgraded. **5.** A security system of some kind will be installed.

Hours of Operation – Typically Monday thru Friday, sometimes Saturday. 7 a.m. to 5:30 p.m.

Employees – Currently two full time employees including myself, hoping to have 4 full time by 2020.

Noise/ Smell/ Mess – The proposal will not be a burden to the neighborhood. The only thing that would make any kind of noise outside is the spray booth, and the air conditioner. The air conditioner will not be very loud. The spray booth will be running an average of 1.5 hours/ week. From the outside of the building it will be quieter than the air conditioner. As for smells, 90% of the products we use are all water based products. They barely have an odor at all. As for garbage, a dumpster will be on site. If a burier is needed to hide the dumpster, and stain grade fence will be installed.

Access – The building/ property is accessed by the West side of the property. The parking lot is right off of North 15th street.

Parking – There are no parking spots sectioned off as of now, but I would say there is approximately 10 paved spots for parking. At the moment we would only need 6 spots. There would be no change or additional parking needed.

Signage – Signage is being proposed. Brian Dunton at Sign Me-Up will be handling the sign project. (see attached mock sign)

ABOUT US...

After 8 years of working in the painting field, I decided it was time to open Fenrich Custom Finishes to better service my customers. Since August of 2013, I have made it my mission to offer high quality products and services at a fair price. I enjoy being creative in custom design options for homes including: raised plaster, faux finishes, wall paper, etc. Providing excellent service to fulfill your painting needs!

PAUL FENRICH
Owner & Operator



2508 Wilgus Avenue
Sheboygan, WI 53081
920-627-6633

paintingperfectionist@gmail.com

INTERIOR

EXTERIOR

CUSTOM

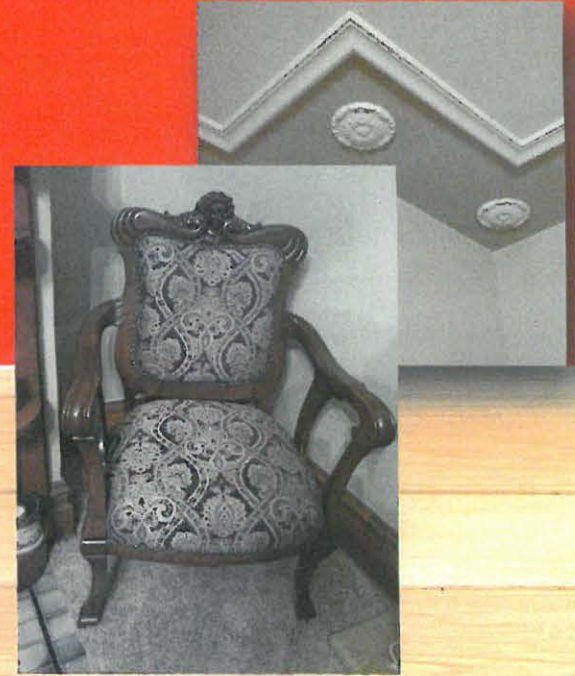
PAINTING SERVICE

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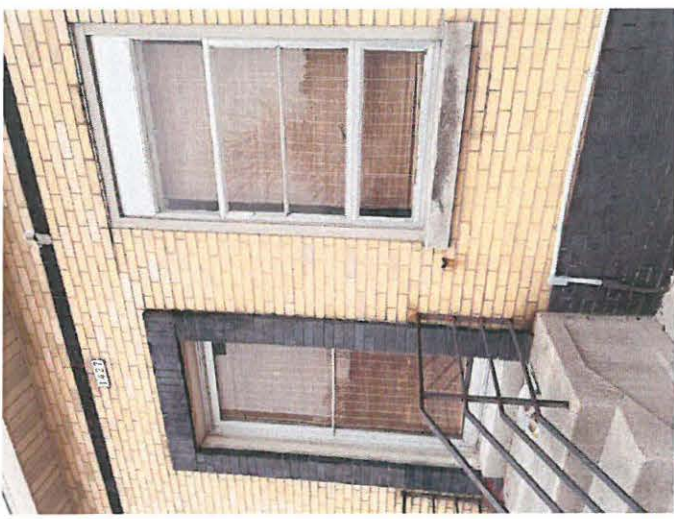


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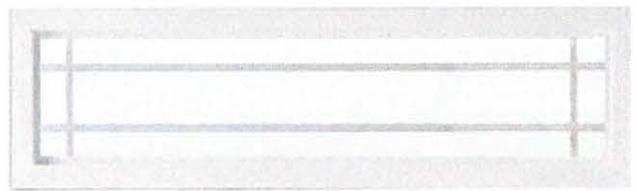




Old Windows



New Window
(Only replacing
the front two)





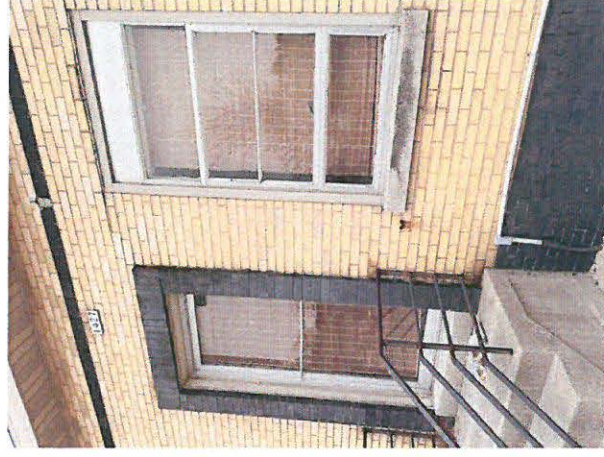
Old windows to be replaced with glass block



New replacement windows for the basement.



Both existing entry doors will be replaced.



West replacement entry door.

South replacement entry door.



Make shift deck to be
torn down.

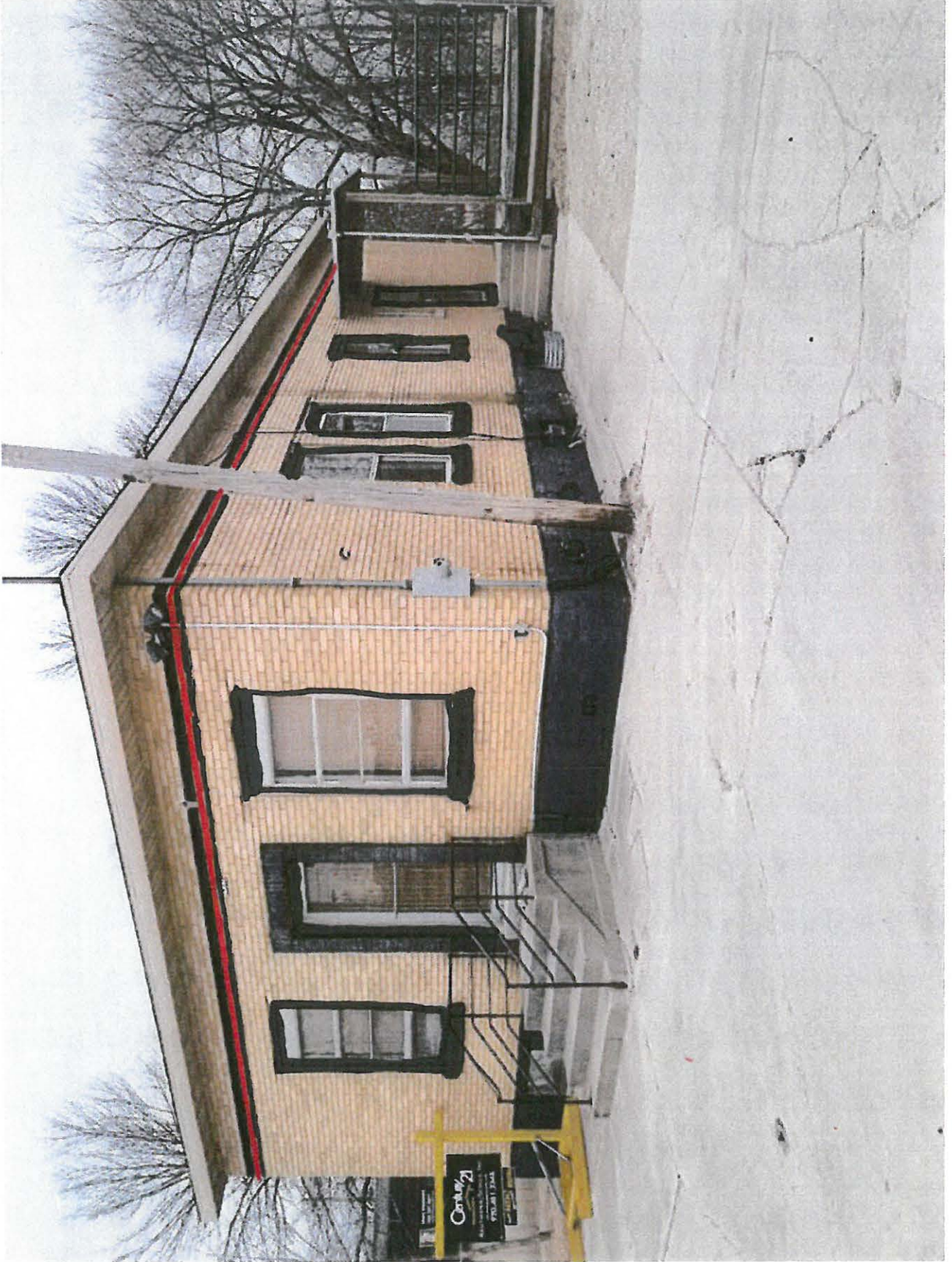




Both of my vans, as well as one of my enclosed trailers. The other trailer is the same style, but 4 feet longer.



Before



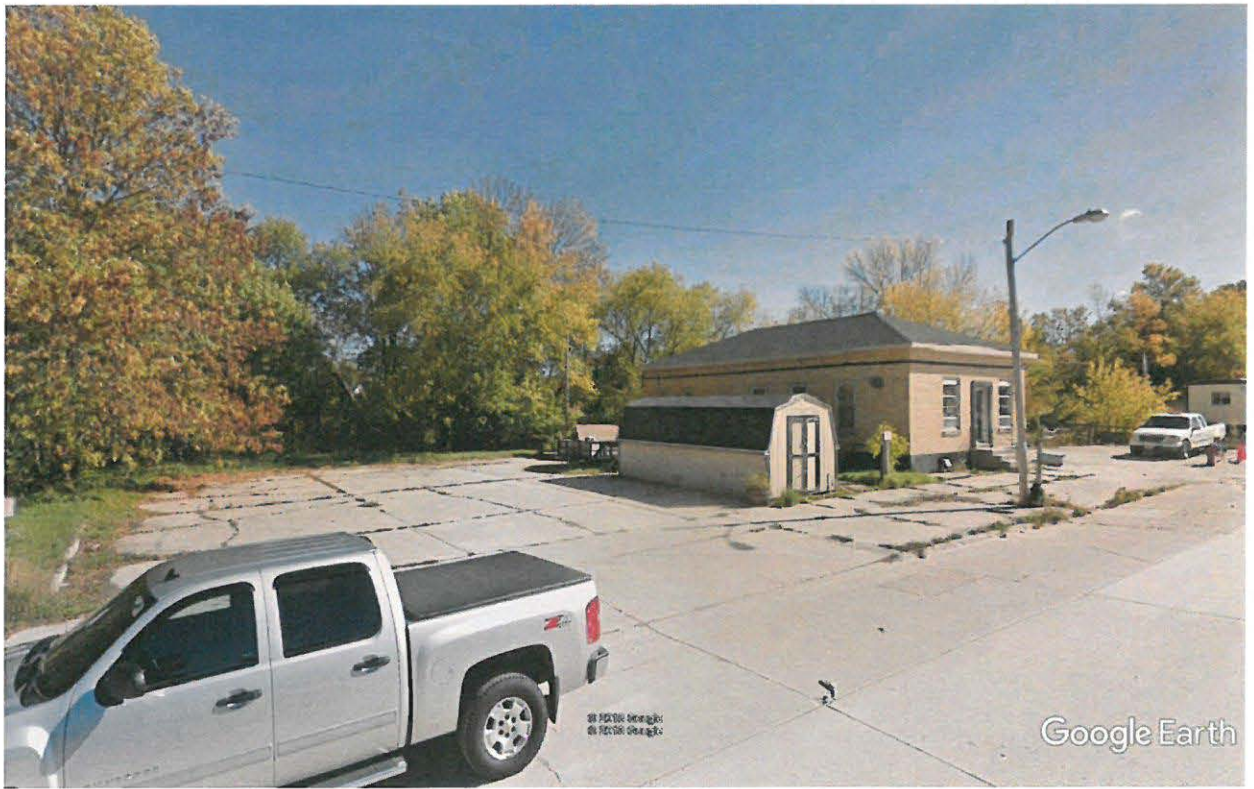
After



Before



After





Google Earth

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CITY OF SHEBOYGAN

REQUEST FOR PLANNING COMMISSION CONSIDERATION

ITEM DESCRIPTION: Conditional Use and variance application by James Klunck to operate Klunck Masonry from the building located at 1422 S. 15th Street. NR Zone.

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

REPORT DATE: April 6, 2018

MEETING DATE: April 10, 2018

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:

James Klunck is proposing to operate Klunck Masonry from the building located at 1422 S. 15th Street. The applicant states:

- Applicant is proposing to renovate the interior and exterior of the existing 1,400sf building, to add a concrete parking slab on the south side of the building (area is presently gravel), and to increase the size of the curb cut along S. 15th Street.
- Klunck Masonry has six (6) employees that may increase to 10 employees in the future.
- Typical hours of operation are from 7am to 5pm Monday through Saturday. The building may have some different hours as employees visit the site to either pick up or drop off vehicles, equipment, etc.

Exterior improvements include:

- Two (2) new overhead doors (east and south building walls).
- Remove three (3) existing windows on the south wall – install new entrance door on the east end, install new garage door on the west end and infill the central window with block to match.
- Existing flat roof will be replaced with a new charcoal colored gable roof with standing seam metal roofing. Metal siding, Alamo (off-white) in color will be on the east and west ends of the gable roof.
- The existing block will be painted and new gutters and downspouts will be added.

Interior improvements include:

- The interior of the building will receive a new concrete floor and a toilet room.
- The rest of the interior space will remain open and well serve as warehouse/storage space for various concrete equipment and vehicles.

Site improvements include:

- A new 1,080sf (20 x 54) concrete slab will be constructed along the south side of the building to serve as a new parking lot for trucks and equipment for the business (this area is presently graveled). Four to six vehicles will be parked in this new parking lot.
- A new 48 foot curb cut will provide access to the parking lot as well as serve as a new driveway to access the building.
- New landscaping is to be installed.

STAFF COMMENTS:

1422 S. 15th Street is zoned Neighborhood Residential (NR). The NR zone permits single-family and two family residences. An indoor contracting/storage facility is not a permitted or conditionally permitted use in the NR zone. Therefore, the previous business use of this property was a legal nonconforming use (legal because the property/building has been there for many years, nonconforming because a business is not permitted in the NR zone today). Thus, the previous use may continue to operate, however, a legal nonconforming use is not permitted to be extended or enlarged, per the zoning ordinance.

That being said, the owner of such property could submit a variance application to the Board of Appeals in order to propose substituting a nonconforming use with another nonconforming use of similar characteristics. In January 2018, James Klunck did receive approval from the City of Sheboygan Board of Appeals to replace the previous legal nonconforming indoor storage use with Klunck Masonry.

There is a trailer in the backyard that needs to be removed.

The applicant is requesting the following variances:

- Requesting a parking lot paving setback of four (4) feet along the south property line – Minimum paving setback is five (5) feet to the property line.
- Requesting a 48 foot curb cut for new driveway – Maximum curb cut is 40 feet.

The size of the property is not very big and doesn't give a lot of options for how to include onsite parking and access. The 20' slab dimension and proposed paving setbacks will allow for easier maneuvering and arrangement of vehicles on the parking slab.

Zoning Ordinance states access drive widths may be increased with permission from the Plan Commission.

- Requesting a variance from the locational landscaping requirements - Applicant shall meet the four (4) locational landscaping requirements.

ACTION REQUESTED:

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

1. Prior to building permit issuance, the applicant shall obtain all licenses/permits as well as meet all required codes including but not limited to building, plumbing, electrical, HVAC, fire, health, water, sewer, storm drainage, hazardous materials, etc. An occupancy permit will be granted only at such time as the applicant has met all requirements.
2. Applicant shall obtain all necessary permits for the construction, the storage and the handling of hazardous chemicals and/or fuels (applicant shall be in contact with building inspection, fire/police departments, etc.).
3. Applicant shall meet all zoning requirements including but not limited to noise, vibration, hazardous materials, etc.
4. Submittal/approval of a proposed storm drainage plan prior to building permit issuance.
5. Submittal and approval of a landscape plan prior to building permit issuance.
6. Dumpster(s) shall be screened/enclosed and constructed of like materials and colors of the facility. If using chain link fencing, the applicant shall install Privacy Decorative Slatting (PDS) material in order to effectively screen and enclose the dumpster.
7. Outdoor storage of materials, products or equipment shall be prohibited.
8. All ground level and rooftop mechanicals shall be screened and/or enclosed and constructed of like materials and colors of the facility (HVAC equipment, etc.).
9. 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 streets and/or properties.
10. Applicant shall obtain the necessary sign permits prior to installation. Applicant shall be permitted to install individual letter signs – no cabinet or flat panel signs. If staff has any concerns with proposed signage design, the matter may be brought back to the Plan Commission for their consideration.
11. All areas used for parking or maneuvering of vehicles shall be paved by August 4, 2018.
12. Parking lot shall meet the minimum the minimum four (4) foot setback to the south property line. Applicant is responsible to insure the required setbacks are met.
13. All areas that are not required to be paved shall be landscaped with grass and/or approved landscaping.
14. Any new or modified ingress/egress driveway openings and any existing driveways to be closed shall be improved to standard City specifications.
15. Applicant will provide adequate public access along the street and alley and will take all appropriate actions to minimize the time period that these streets will be closed/affected.
16. Streets and infrastructure damaged and/or disturbed during construction of all private and/or public improvements shall be promptly repaired by the applicant.

17. Any work within City of Sheboygan Public rights-of-way shall be discussed with the City Engineering Department and constructed to standard City specifications (including, but not limited to, new street improvements, new and/or closed ingress/egress driveway openings, curb, gutter, sidewalk, pavement, utilities, retaining walls, street trees, etc.).
18. It will be the applicant's responsibility to work with all private and public utilities in order to provide easements and/or relocate utilities as necessary.
19. Absolutely no portion of the building and/or site improvements shall cross the property lines including but not limited to buildings, foundations, walls, gutters, eaves, roof, parking, fencing/retaining walls, signs, landscaping, etc.).
20. All exterior remodeling shall be completed by August 31, 2018.
21. Prior to issuance of an occupancy permit, the trailer in the rear yard need to be removed.
22. If there are any amendments to the approved 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. 509910
MAP NO. _____
ZONING CLASSIFICATION: NR

Office Use Only
APPLICATION/FILE NO. _____
REVIEW DATE: 4/10/18

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: Klunck Masonry
ADDRESS: 2407 S. 18th Street E-MAIL: _____
PHONE: (920)452-3899 FAX NO. ()

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: Klunck Masonry
ADDRESS OF PROPERTY AFFECTED: 1422 S. 15th Street
LEGAL DESCRIPTION: ORIGINAL PLAT THE E 74.00' OF THE S 54.32' OF THE N 246.32' OF LOTS 1 & 2 BLOCK 301

BRIEF DESCRIPTION OF **EXISTING** OPERATION OR USE:
The building is currently an empty vacated building

DETAILED DESCRIPTION OF **PROPOSED** OPERATION OR USE INCLUDING ANY CHANGES TO THE EXISTING USE:
The building will be a warehouse/ business space for Klunck Masonry.

BRIEF DESCRIPTION OF ALL REQUESTED VARIANCES FROM PROVISIONS OF THE ZONING ORDINANCE, WHICH ARE RELATED TO THE PROPOSED OPERATION OR USE:
The current zoning is NR – Neighborhood Residential. We are also requesting a variance to the side yard setback requirements to allow the edge of the parking lot to be closer to the lot line at 4'-0" +/- instead of the required 5'-0", and no front setback.



Klunck Masonry
1422 S. 15th Street
Sheboygan, WI 53081

Conditional Use Permit – Written Description

The site is located just north of Van Der Vaart Concrete Products on South 15th Street. It is zoned as NR- Neighborhood Residential. There is additional NR zoning to the north of the site and UI- Urban Industrial zoning to the south. We are proposing renovating the existing 1,440 s.f. building and adding a concrete parking slab on the south side of the building.

The proposed design will include two new sectional overhead doors, a new entrance door on the south side, and the existing flat roof will be removed and replaced with a gable roof with standing seam metal roofing, charcoal in color. Metal siding, Alamo (off white) in color will be on the ends of the gable roof. The existing block will be painted and new gutters and downspouts will be added. The interior of the building will receive a new concrete floor as well as a new toilet room in the northeast corner. The rest of the interior will remain open and will serve as a warehouse/ storage space for various concrete forms and frames for the Klunck Masonry business.

The overall look and feel of the existing neighborhood will not be affected by this proposed use because the building is existing, and the size of the building will not change. The proposed use will also not affect the look and feel of the neighborhood as there are currently businesses to the north and south of the site.

A 20'- x 54' concrete slab will be placed on the south side of the building to serve as a new parking lot for some trucks and equipment for the business (4-6 vehicles). Some vehicles may be parked inside the building as well. The parking lot also wraps around the front, or east side of the building to provide access to the wider overhead door that will be provided on this side of the building. A parking slab and driveway do not currently exist, and a new apron and curb cut will need to be provided. The new curb cut will be approximately 50' wide.

The NR-Neighborhood zoning regulations require a 5 foot setback to the side and rear and a 10 foot setback to the front. The edge of the new parking slab will be about 4' from the south property line and will have no setback at the front. The size of the property is not very big and doesn't give a lot of options for how to include on site parking and access. The 20' slab dimension and zero setback at the front of the property will allow for easier maneuvering and arrangement of vehicles on the parking slab.

Klunck Masonry currently has 6 employees and may have up to 10 employees in the future. The typical office hours of the business are from 7 am to 5 pm Monday thru Saturday, although this new building would not have those same hours. Workers will only stop at this site if they need to either pick up or drop off equipment. The building will not increase traffic on that street to any significant degree and will not have an impact on water or sanitary sewer usage.



We propose planting six 18" densiformis yew plants along the south property line to meet the landscaping requirements for the new paved area.

The proposed development complies with all requirements of Sub-Chapter 15-7. The usage of the property isn't changing, and the trucks will continue to use the existing loading dock located on the west side of the property.

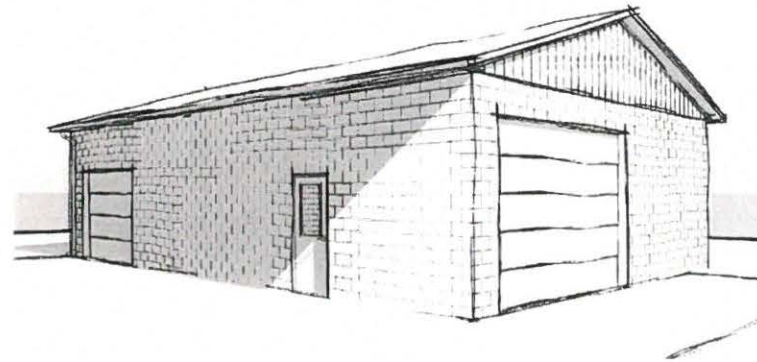
JIM KLUNK

DISTINCTIVE DESIGN
 215 Pine Street
 Sheboygan Falls, WI 53085
 Ph: (920)-395-1090

PROJECT INFORMATION

PROJECT ADDRESS

1422 S. 15th STREET
 SHEBOYGAN, WI 53081



JIM KLUNK

KLUNK MASONRY
 1422 S. 15th STREET
 SHEBOYGAN,
 WI 53081

AREA CALCULATIONS

FINISHED	EXISTING BUILDING
1440 SF	

SHEET LIST

GENERAL	
G0.0	COVER
CIVIL	
C1.0	SITE PLAN
STRUCTURAL	
S1.0	STRUCTURAL NOTES
CONSTRUCTION PLANS	
A1.1	1ST FLOOR PLAN
A5.0	EXTERIOR ELEVATIONS
A5.1	EXTERIOR ELEVATIONS
A6.0	SECTIONS
A7.0	DETAILS

DESIGN FIRM

DISTINCTIVE DESIGN STUDIO
 215 PINE STREET
 SHEBOYGAN FALLS, WI 53085

CONTACT: STEVEN M PESKIE
 PHONE: (920)-946-0243
 EMAIL: STEVE@DISTINCTIVEDESIGNSTUDIO.COM

REVISIONS

Date	Description
DATE	SD DOCS

PRELIMINARY
 PLANS

COVER

ISSUE DATE: 03/15/18

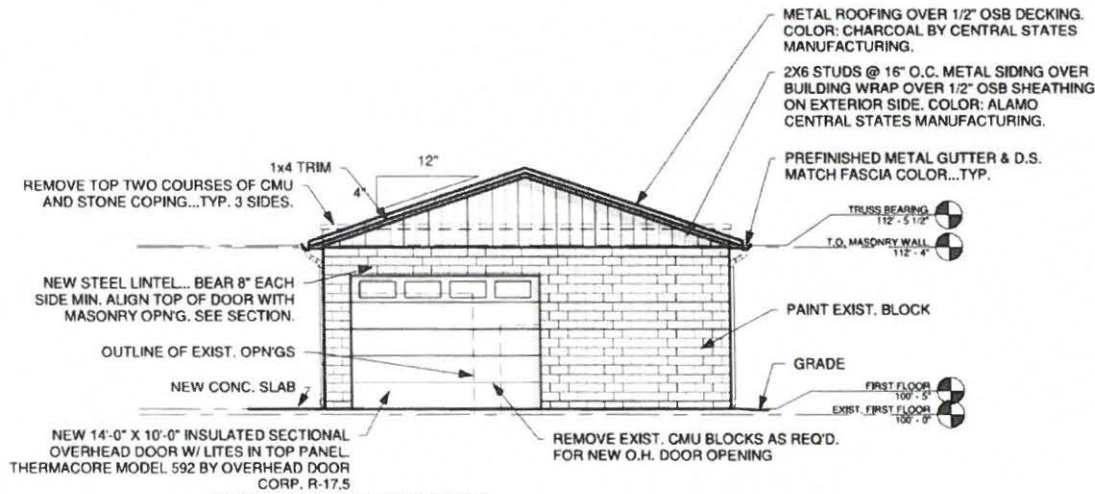
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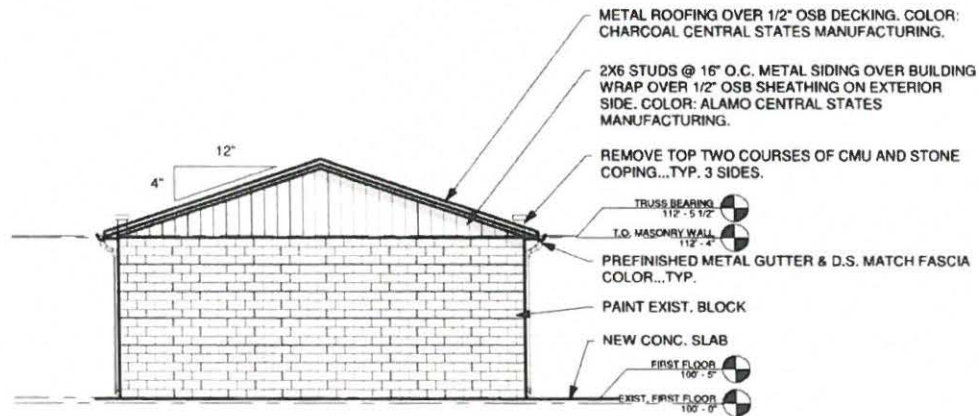
PROJECT #: 18-012

G0.0

SCALE:



② EXTERIOR ELEVATION - EAST ELEVATION
1/8" = 1'-0"



④ EXTERIOR ELEVATION - WEST ELEVATION
1/8" = 1'-0"



215 Pine Street
Sheboygan Falls, WI 53085
Ph: (920)-395-1090

JIM KLUNK

KLUNK MASONRY
1422 S. 15th STREET
SHEBOYGAN,
WI 53081

REVISIONS

Date	Description
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PRELIMINARY
PLANS

EXTERIOR
ELEVATIONS

ISSUE DATE: 03/15/18

DRAWN BY: JRA

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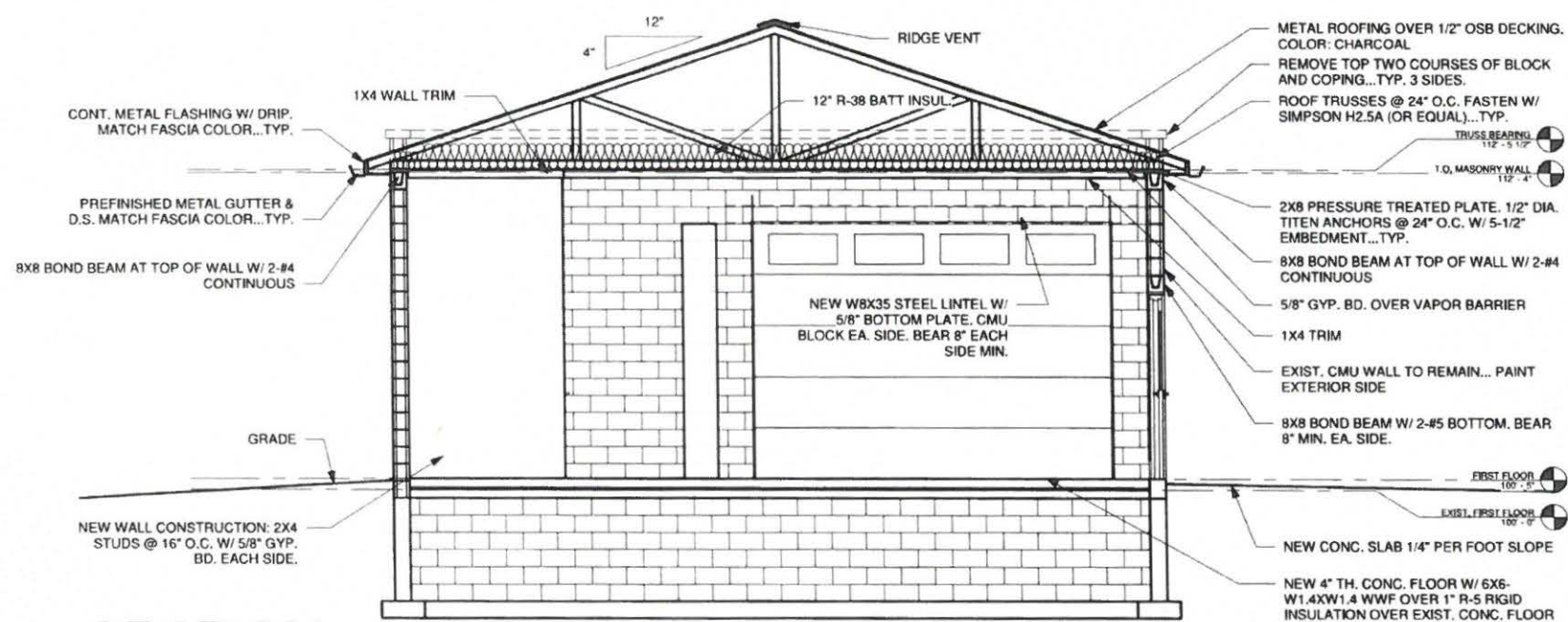
PROJECT #: 18-012

A5.0

SCALE: 1/8" = 1'-0"

JIM KLUNK
 KLUNK MASONRY
 1422 S. 15th STREET
 SHEBOYGAN,
 WI 53081

CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS ON THE JOB. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB.



1 SECTION - Looking East
 1/4" = 1'-0"

REVISIONS

Date	Description

PRELIMINARY PLANS

SECTIONS

ISSUE DATE: 03/15/18
 DRAWN BY: JRA
 CHECKED BY: EAJ
 PROJECT #: 18-012

A6.0

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

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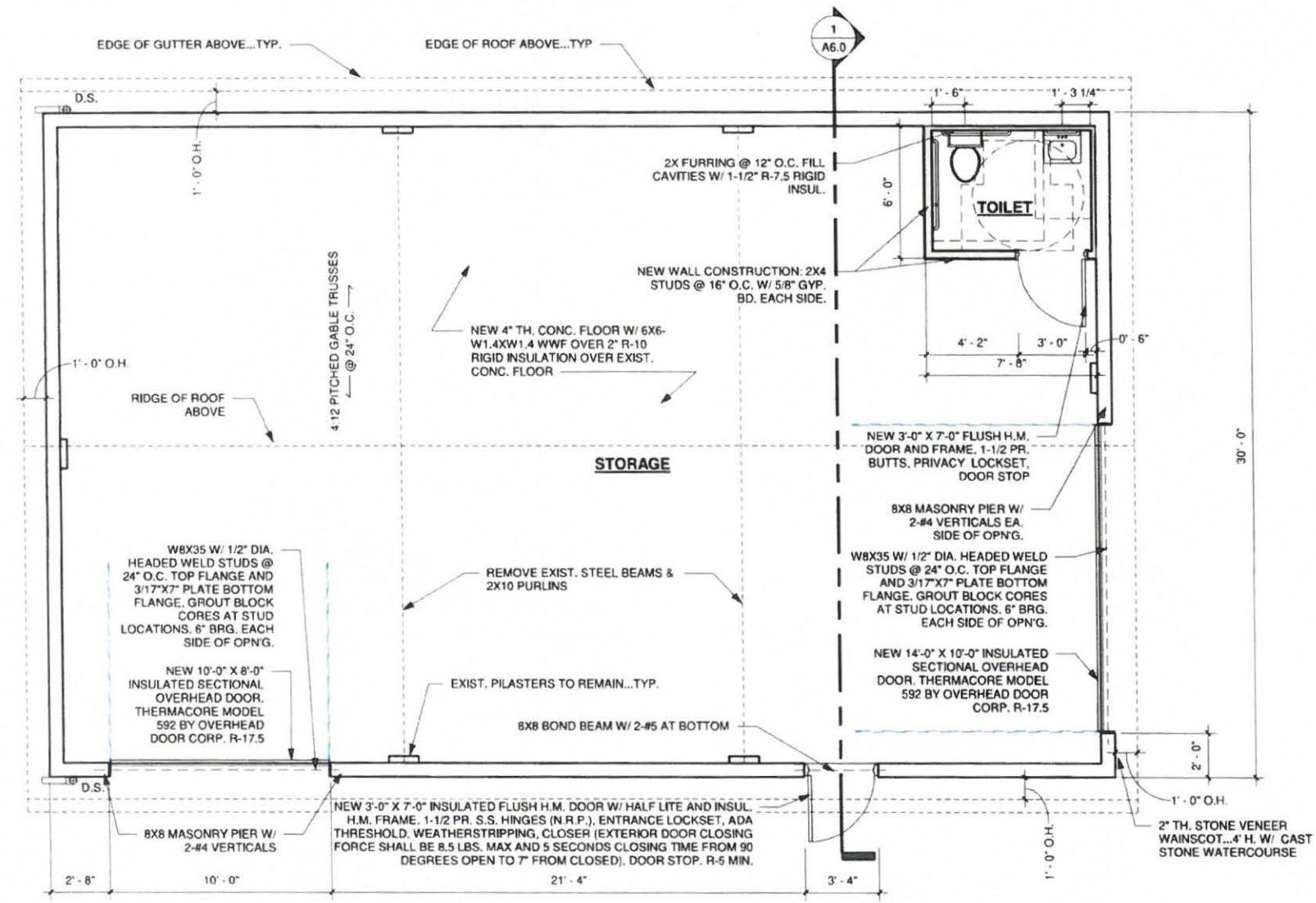
JIM KLUNK
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 1422 S. 15th STREET
 SHEBOYGAN,
 WI 53081

REVISIONS

Date	Description
DATE	SD DOCS

PRELIMINARY PLANS
1ST FLOOR PLAN

ISSUE DATE: 03/15/18
 DRAWN BY: JRA
 CHECKED BY: EAJ
 PROJECT #: 18-012
A1.1
 SCALE: 1/4" = 1'-0"



1 FLOOR PLAN - FIRST FLOOR PLAN
 1/4" = 1'-0"

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