

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

PARCEL NO. 630844  
MAP NO. 16451020  
ZONING CLASSIFICATION: SO

Office Use Only  
APPLICATION/FILE NO. \_\_\_\_\_  
REVIEW DATE: 10/25/16

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

**CITY OF SHEBOYGAN**  
**APPLICATION FOR**  
**CONDITIONAL USE PERMIT** *pd*  
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: COLORTECH OF WISCONSIN  
1011 ASHWAUBENON ST.  
ADDRESS: GREEN BAY, WI 54304 E-MAIL: MIKEK@COLORTECHWI.COM  
PHONE: (800) 236-1321 FAX NO. (920) 337-0660

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

NAME OF PROPOSED/EXISTING BUSINESS: ST NICHOLAS SURGERY CENTER  
ADDRESS OF PROPERTY AFFECTED: 3141 SAEMANN AVE  
LEGAL DESCRIPTION: \_\_\_\_\_

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

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

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

**O'CONNOR**  
Sign Planning & Design, Ltd.

N65 W35056 Baltic Pass  
Oconomowoc WI 53066

T: 262.966.0037  
E: signplan@wi.rr.com

October 10, 2016

HSHS St. Nicholas Hospital Campus  
Exterior Wayfinding Signage Package for St. Nicholas Hospital and  
St. Nicholas Hospital Owned & Operated Ancillary Buildings

O'Connor Sign Planning & Design, in partnership with HSHS St. Nicholas Administration have created an exterior wayfinding signage package for the following described properties: St. Nicholas Hospital, Dialysis, Sheboygan Surgery Center, Marsho Clinic located generally south of Saemann Avenue, East of Taylor Drive, North of Superior Avenue and West of 29th Street.

The existing exterior package was completed in the Summer of 1998 and St. Nicholas Hospital and ancillary buildings have evolved over those 18 years. HSHS Corporate branding of name and logo have changed, the use of ancillary buildings have changed, recent discussions regarding future Superior Avenue's road changes/traffic patterns are changing. The need for a better comprehensive wayfinding signage package has never been greater.

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In your review if you should have any questions regarding the signage please feel free to contact Cheryl O'Connor at 262-966-0037.

Thank you for your time and attention to our project.

4. CONFIGURATION OF PROPOSED SIGN:

SIGN #1

MONUMENT

HEIGHT: 8' X WIDTH: 88" = TOTAL SQUARE FOOTAGE: 58.7

AMOUNT OF PUBLIC STREET FRONTAGE: \_\_\_\_\_

AMOUNT OF EXPOSED EXTERIOR WALL LENGTH: \_\_\_\_\_

SETBACK: \_\_\_\_\_

METHOD OF ATTACHMENT: MOUNT ON EXISTING MONUMENT

METHOD OF ILLUMINATION: LED - INTERNALLY

SIGN MATERIALS: ALUMINUM, POLYCARBONATE

TOTAL SQUARE FOOTAGE OF SIGNS ON SUBJECT PROPERTY:

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

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.

Michael F. Klaus  
APPLICANT'S SIGNATURE

9-21-16  
DATE

MICHAEL F. KLAUS  
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.

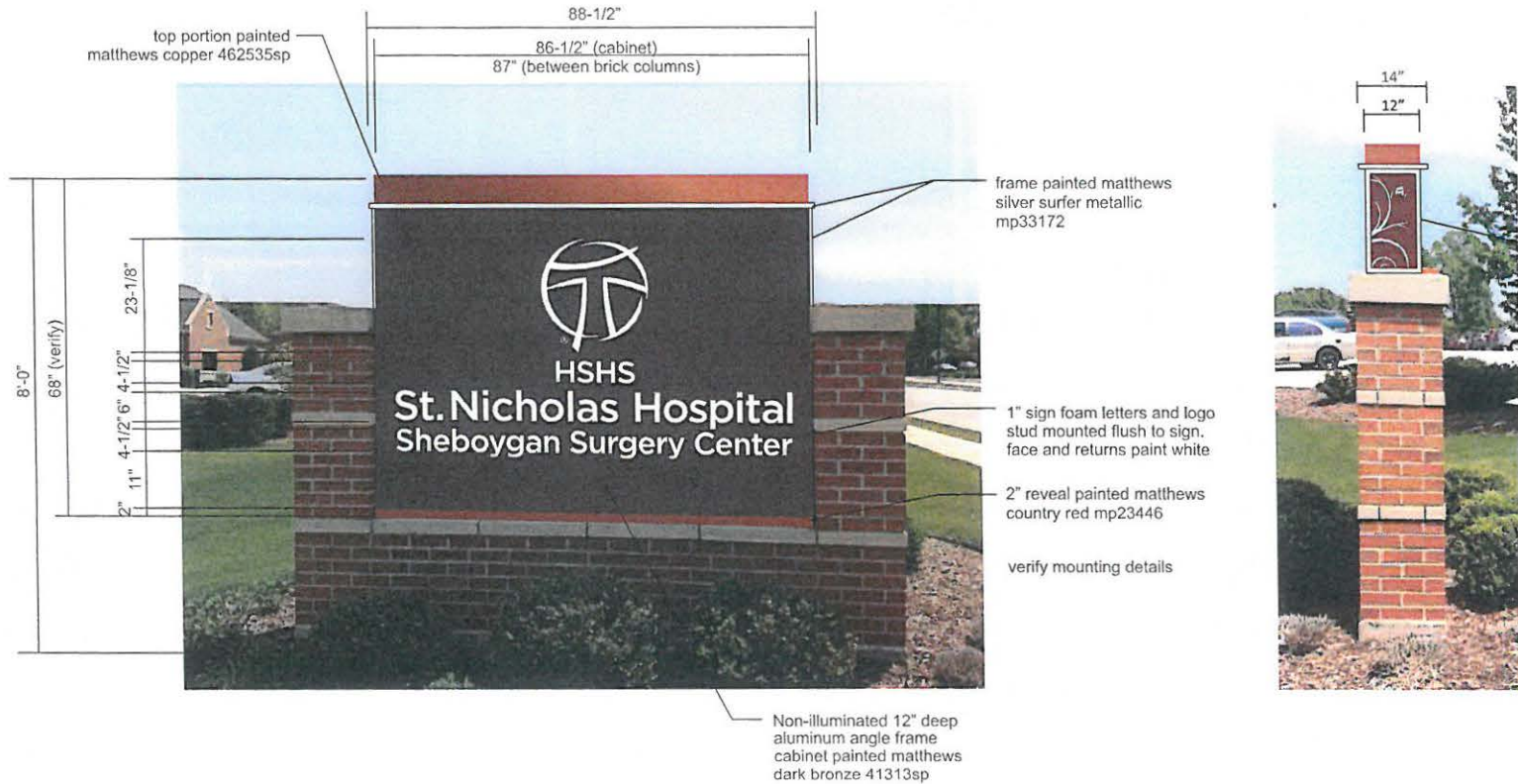
#1

O'Connor Sign Planning & Design, Ltd.

T: 262.966.0037  
E: signplan@wi.rr.com

CLIENT NAME  
St. Nicholas Hospital  
Sheboygan Surgery  
Center

PROJECT  
Exterior Campus Plan



VERSION/DATE  
v3/ 4.21.2016

SCALE  
1/2" = 1'-0"

DRAWNBY  
s.spry

SIGNTYPE  
Monument

Wall Sign

#2 St Nick Surgery Center = 40 SF  
#3 Main Entrance = 25 SF  
SIGN # 2/3

4. CONFIGURATION OF PROPOSED SIGN:

HEIGHT:  $\frac{35''}{22''}$  X WIDTH:  $\frac{13'5''}{13'9''}$  = TOTAL SQUARE FOOTAGE: 64.3  
AMOUNT OF PUBLIC STREET FRONTAGE: \_\_\_\_\_

AMOUNT OF EXPOSED EXTERIOR WALL LENGTH: \_\_\_\_\_

SETBACK: \_\_\_\_\_

METHOD OF ATTACHMENT: Wall Mounted

METHOD OF ILLUMINATION: Non Illuminated

SIGN MATERIALS: ALUMINUM

TOTAL SQUARE FOOTAGE OF SIGNS ON SUBJECT PROPERTY:

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

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.

Michael F. Klavis  
APPLICANT'S SIGNATURE

9-21-16  
DATE

Michael F. Klavis  
PRINT ABOVE NAME

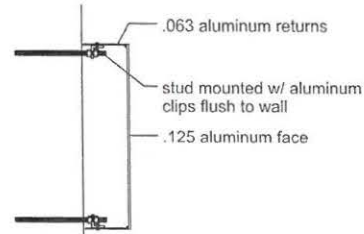
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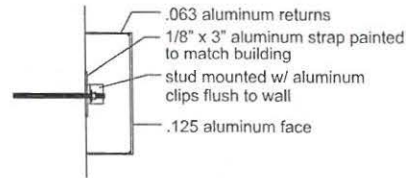
#2/3



3" deep reverse channel letters  
painted white, non-illuminated



logo section



letter section

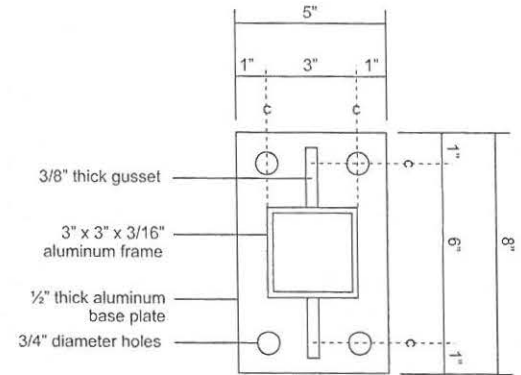
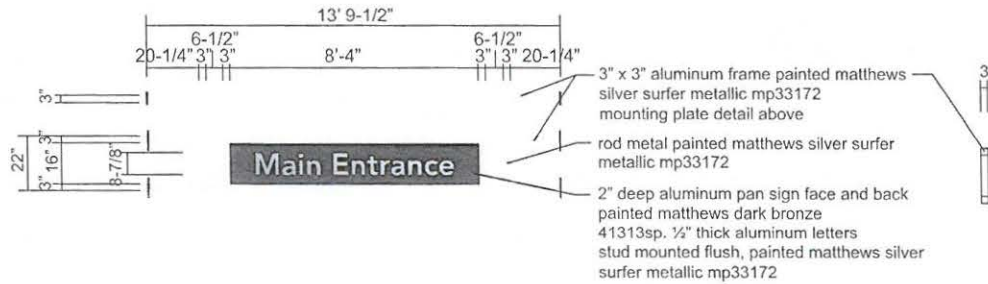
O'Connor Sign Planning  
& Design, Ltd.

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E: signplan@wi.rr.com

CLIENT NAME  
St. Nicholas Hospital  
Sheboygan Surgery  
Center

PROJECT  
Exterior Campus Plan

option b



base plate detail  
scale: 1/4" = 1"

VERSION/DATE  
v2/ 7.7.2015

SCALE  
1/4" = 1'-0"

DRAWNBY  
s.spry

SIGNTYPE  
Main Entrance

Wall Sign  
# of Surgery Center

4. CONFIGURATION OF PROPOSED SIGN:

HEIGHT: 35 X WIDTH: 13.5 = TOTAL SQUARE FOOTAGE: 39.4

AMOUNT OF PUBLIC STREET FRONTAGE: \_\_\_\_\_

AMOUNT OF EXPOSED EXTERIOR WALL LENGTH: \_\_\_\_\_

SETBACK: \_\_\_\_\_

METHOD OF ATTACHMENT: Wall Mount

METHOD OF ILLUMINATION: Non Illuminated

SIGN MATERIALS: Aluminum

TOTAL SQUARE FOOTAGE OF SIGNS ON SUBJECT PROPERTY:

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

5. CERTIFICATE

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Michael F. Klaus  
APPLICANT'S SIGNATURE

9-21-16  
DATE

MICHAEL F. KLAUS  
PRINT ABOVE NAME

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#4



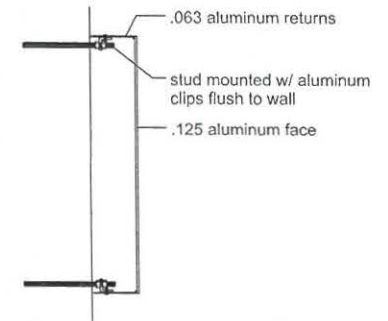
3" deep reverse channel letters  
painted white, non-illuminated

O'Connor Sign Planning  
& Design, Ltd.

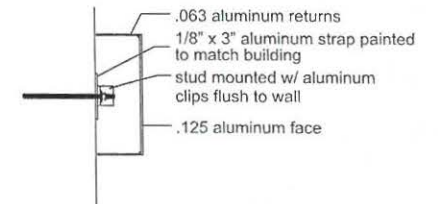
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CLIENT NAME  
St. Nicholas Hospital  
Sheboygan Surgery  
Center

PROJECT  
Exterior Campus Plan



logo section



letter section

VERSION/DATE  
v2/ 7.6.2015

SCALE  
1/4" = 1'-0"

DRAWNBY  
s.spry

SIGNTYPE  
Wall Sign

Directional  
sign

# 5 SW corner = 22.5

# 6 NE corner = 22.5

# 5 : 6 - Two

4. CONFIGURATION OF PROPOSED SIGN:

HEIGHT: 5.6' X WIDTH: 4' = TOTAL SQUARE FOOTAGE: 22.5

AMOUNT OF PUBLIC STREET FRONTAGE: \_\_\_\_\_

AMOUNT OF EXPOSED EXTERIOR WALL LENGTH: \_\_\_\_\_

SETBACK: \_\_\_\_\_

METHOD OF ATTACHMENT: FOUNDATION : COLUMNS

METHOD OF ILLUMINATION: LED INTERNALLY ILLUMINATED

SIGN MATERIALS: ALUMINUM

TOTAL SQUARE FOOTAGE OF SIGNS ON SUBJECT PROPERTY:

BEFORE PROPOSED SIGN: 76 AFTER PROPOSED SIGN: 207.4

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.

Michael F. Kraws  
APPLICANT'S SIGNATURE

9-21-16  
DATE

Michael F. Kraws  
PRINT ABOVE NAME

6. APPLICATION SUBMITTAL REQUIREMENTS

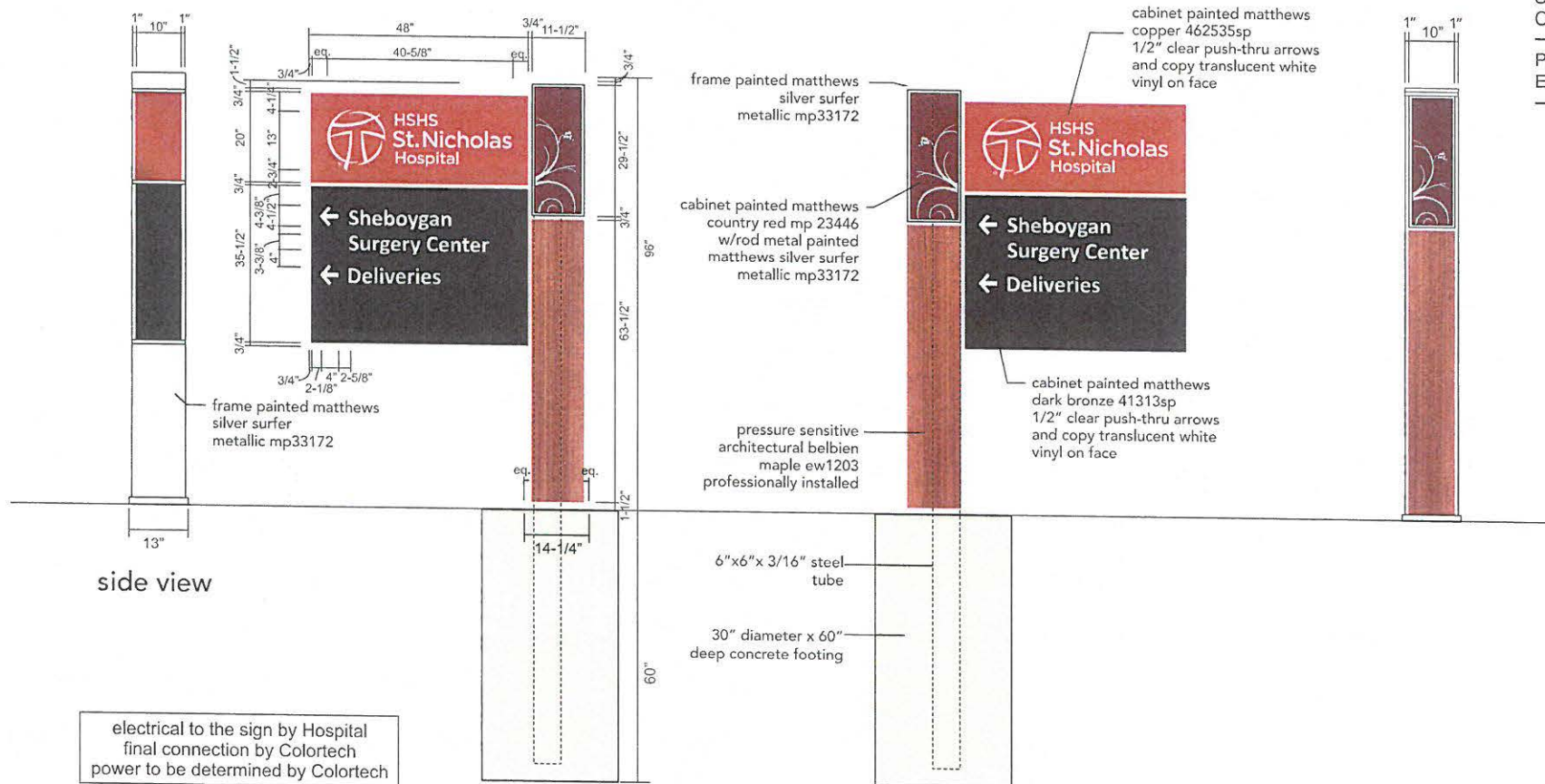
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& Design, Ltd.

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CLIENT NAME  
St. Nicholas Hospital  
Sheboygan Surgery  
Center

PROJECT  
Exterior Campus Plan

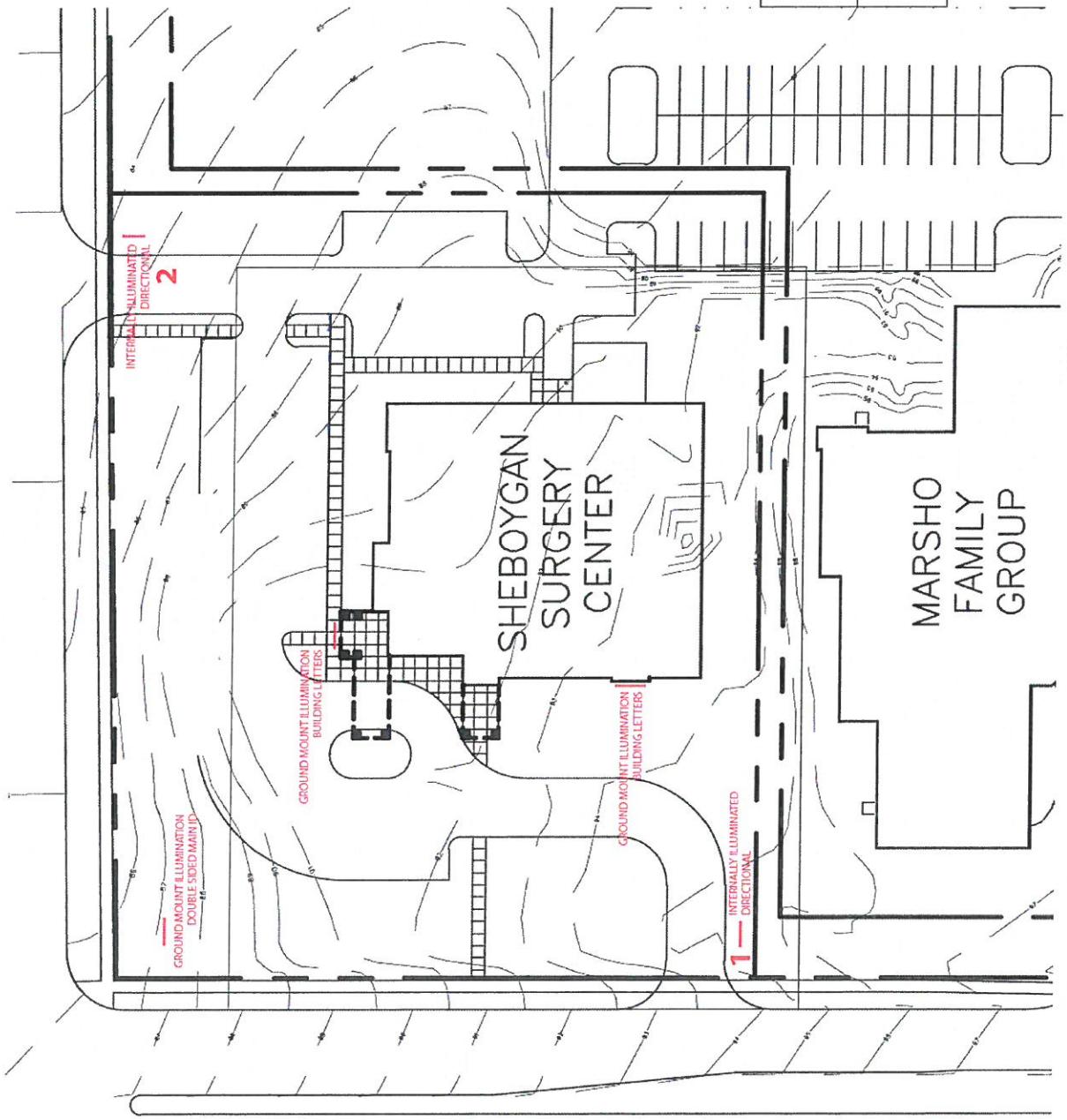


VERSION/DATE  
v11/9.22.16

SCALE  
1/2" = 1'-0"

DRAWNBY  
s.spry

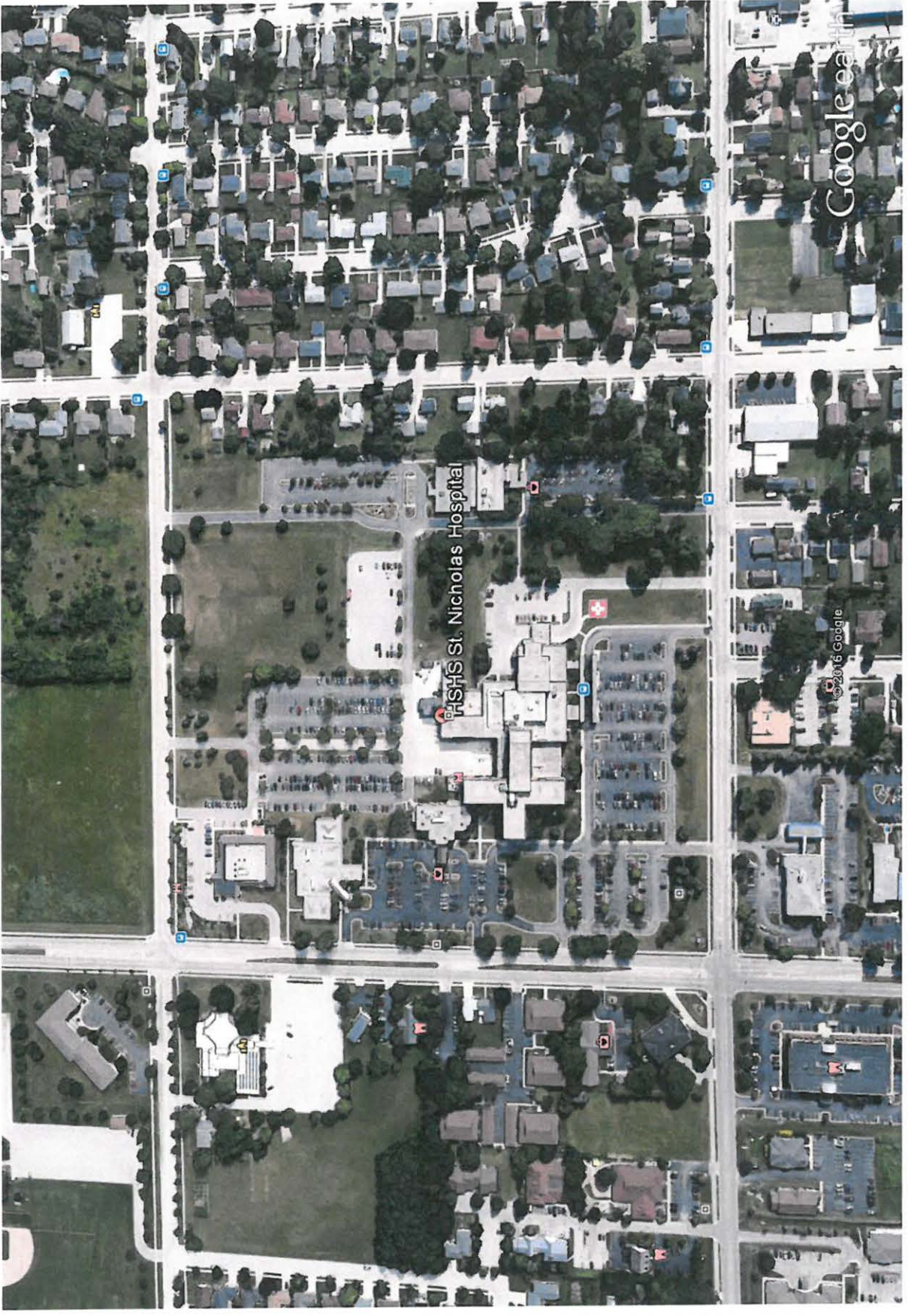
SIGNTYPE  
6.5a



EXTERIOR SIGN PLACEMENTS  
FOR ST. NICHOLAS HOSPITAL  
SHEBOYGAN SURGERY CENTER  
APRIL 2016

O'CONNOR SIGN PLANNING & DESIGN, LTD  
N65W35056 BALTIC PASS  
OCONOMOWOC WI 53066





Google earth

St. Nicholas Hospital

©2016 Google

PARCEL NO. 630844  
MAP NO. 16 451 020  
ZONING CLASSIFICATION: 50

Office Use Only  
APPLICATION/FILE NO. \_\_\_\_\_  
REVIEW DATE: 10/25/16

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

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

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APPLICANT: COLORTECH OF WISCONSIN  
ADDRESS: 1011 ASHWORTH BENON ST E-MAIL: MIKE@COLORTECHWI.COM  
PHONE: (800) 236-1321 FAX NO. (920) 337-9175

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

NAME OF PROPOSED/EXISTING BUSINESS: HSHS ST NICHOLAS DIALYSIS  
ADDRESS OF PROPERTY AFFECTED: 2900 SUPERIOR / 182925 SALMANN AVE  
LEGAL DESCRIPTION: 2920

BRIEF DESCRIPTION OF **EXISTING** OPERATION OR USE: MEDICAL FACILITY

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

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

**O'CONNOR**  
Sign Planning & Design, Ltd.

N65 W35056 Baltic Pass  
Oconomowoc WI 53066

T: 262.966.0037  
E: signplan@wi.rr.com

October 10, 2016

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St. Nicholas Hospital Owned & Operated Ancillary Buildings

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In your review if you should have any questions regarding the signage please feel free to contact Cheryl O'Connor at 262-966-0037.

Thank you for your time and attention to our project.

Location #,

Directional

4. CONFIGURATION OF PROPOSED SIGN:

HEIGHT: 5'6" X WIDTH: 4 = TOTAL SQUARE FOOTAGE: 22.5

AMOUNT OF PUBLIC STREET FRONTAGE: \_\_\_\_\_

AMOUNT OF EXPOSED EXTERIOR WALL LENGTH: \_\_\_\_\_

SETBACK: \_\_\_\_\_

METHOD OF ATTACHMENT: FOUNDATION: COLUMN

METHOD OF ILLUMINATION: LED

SIGN MATERIALS: ALUMINUM POLYCARBONATE

TOTAL SQUARE FOOTAGE OF SIGNS ON SUBJECT PROPERTY:

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

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.

Michael F. Klaes  
APPLICANT'S SIGNATURE

10-3-16  
DATE

MICHAEL F. KLAES  
PRINT ABOVE NAME

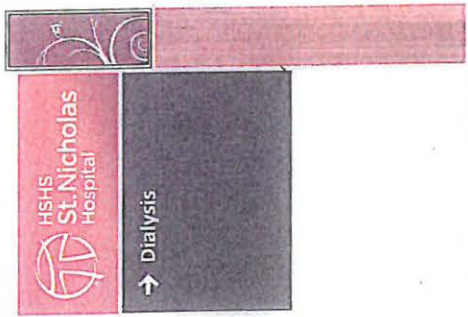
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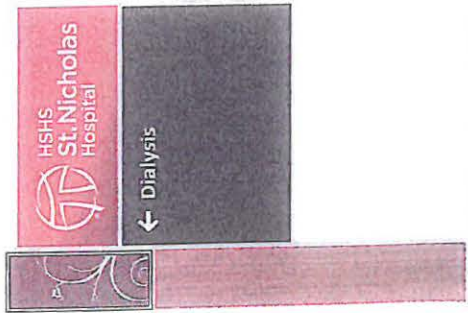
#

/

/



location 001 - West



location 001 - East

Location 24  
~~the~~ Wall Sign

4. CONFIGURATION OF PROPOSED SIGN:

HEIGHT: 14' X WIDTH: 76' = TOTAL SQUARE FOOTAGE: 7.4

AMOUNT OF PUBLIC STREET FRONTAGE: \_\_\_\_\_

AMOUNT OF EXPOSED EXTERIOR WALL LENGTH: \_\_\_\_\_

SETBACK: \_\_\_\_\_

METHOD OF ATTACHMENT: Wall Anchors

METHOD OF ILLUMINATION: —

SIGN MATERIALS: ALUMINUM

TOTAL SQUARE FOOTAGE OF SIGNS ON SUBJECT PROPERTY:

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

5. CERTIFICATE

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Michael F. Klaus  
APPLICANT'S SIGNATURE

10-3-16  
DATE

MICHAEL F. KLAUS  
PRINT ABOVE NAME

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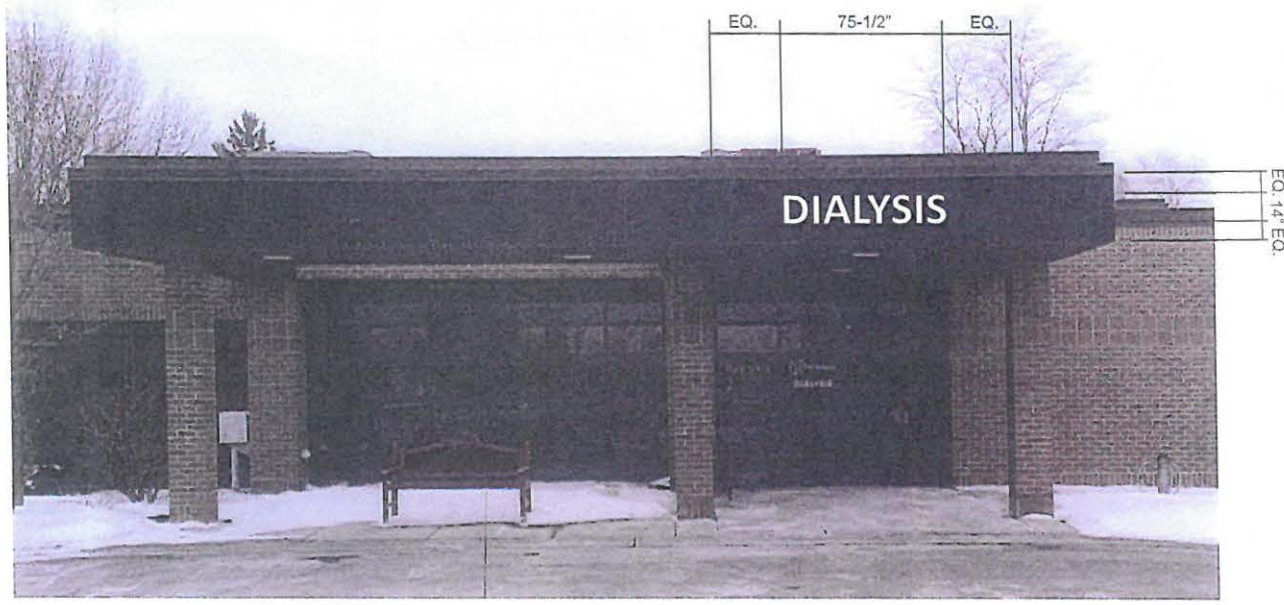
LOCATION  
# 24

O'Connor Sign Planning  
& Design, Ltd.

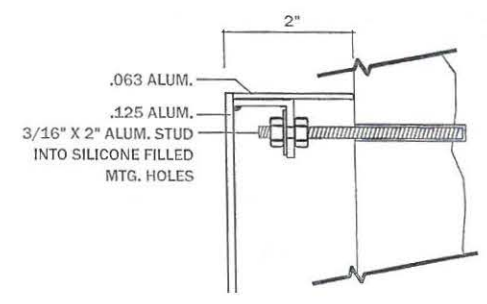
T: 262.966.0037  
E: signplan@wi.rr.com

CLIENT NAME  
St. Nicholas Hospital  
Sheboygan, WI

PROJECT  
Exterior Campus Plan



non-illuminated reverse channel letters  
painted white and flush mounted.



VERT. SEC.: TYP. REVERSE CHANEL LTRS.  
SCALE: 1/2" = 1"

VERSION/DATE  
v2/4.21.16

SCALE  
1/2" = 1'-0"

DRAWNBY  
s.spry

SIGNTYPE  
5.4a

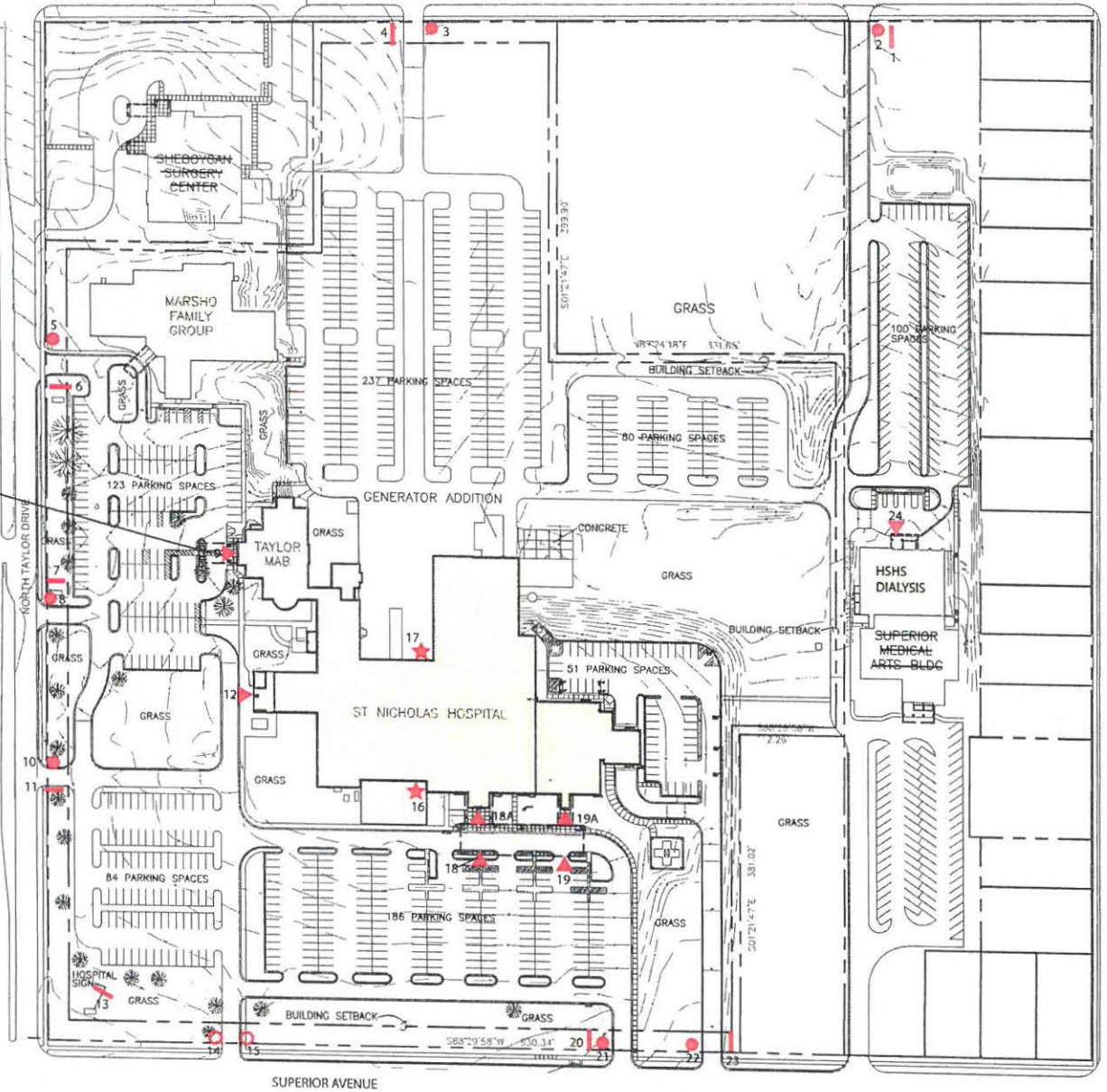
LOCATION  
24

KEY

- Stop Sign
- Do Not Enter
- Major ID with Directional info to Main/ER Entries
- Primary Directional
- Secondary Directional
- ★ Logo Lettering
- ▲ Entrance Labeling

**Manufacturing/Installation Notes**  
 Preveas sign location 9 will not be replaced and will remain as is

Exact placement of all signs will be in accordance with City of Sheboygan's set back regulations and codes



**BERNERS  
 & SCHOBER**  
 architecture • engineering • interiors

N  
**SITE PLAN**  
 SCALE: NO SCALE  
**Exterior Sign Placements**  
 April 2016



AN AFFILIATE OF HOSPITAL SISTERS HEALTH SYSTEM

**FACILITY PLANS**

DATE: DECEMBER 26, 2012



PARCEL NO. 631520  
MAP NO. 16457003  
ZONING CLASSIFICATION: 50

Office Use Only  
APPLICATION/FILE NO. \_\_\_\_\_  
REVIEW DATE: 10/25/16

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

**CITY OF SHEBOYGAN  
APPLICATION FOR  
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ADDRESS: 1011 ASHWAUBEN GIBBS E-MAIL: MICHELLE.COLOTECHWI.COM  
PHONE: (800) 236-1321 FAX NO. (920) 357-9175

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

NAME OF PROPOSED/EXISTING BUSINESS: ST NICHOLAS HOSPITAL  
ADDRESS OF PROPERTY AFFECTED: 3100 SUPERIOR AVE SHEBOYGAN  
LEGAL DESCRIPTION: \_\_\_\_\_

BRIEF DESCRIPTION OF EXISTING OPERATION OR USE: MEDICAL FACILITY / HOSPITAL

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

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

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Thank you for your time and attention to our project.



A - Main ID Corner of Superior and Taylor 96 SQ FT



B - Multiple Locations 14 SQ FT



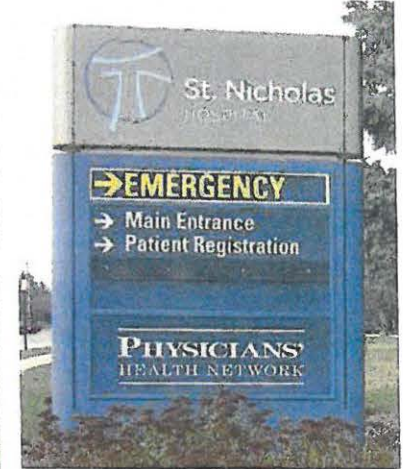
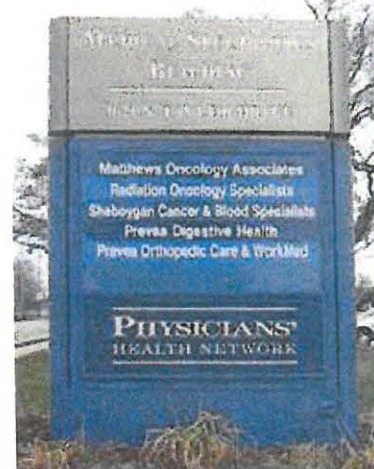
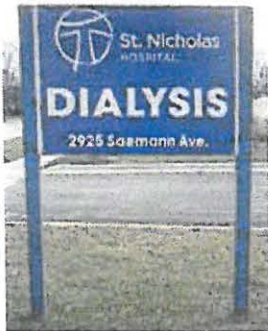
D - Typical Directional Unit 70 SQ FT



C - Typical Secondary Directional 30 SQ FT



E - Misc Directional 8 SQ FT



F - Misc Directional 25 SQ FT

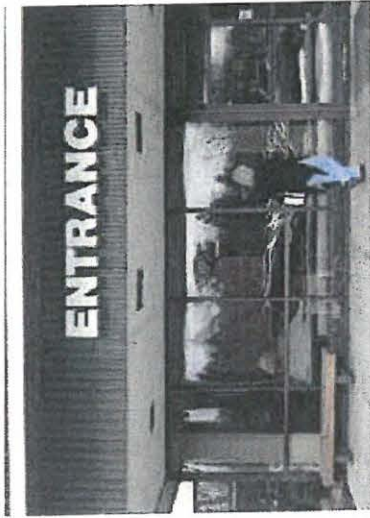


G - Misc Directional 2 SQ FT



H - Building letters Sqaure Footage is unknown





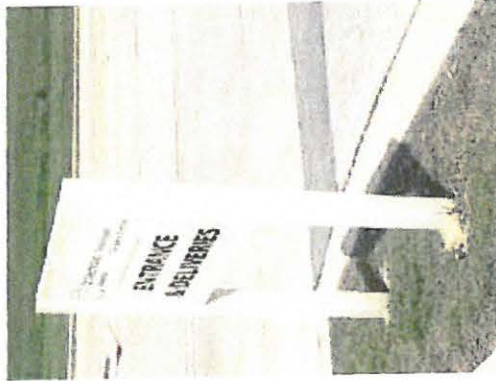
J - Building ID Approx 10 SQ FT



K - Misc ID Approx 16 SQ FT



L - Main ID 58 SQ FT



M - Directionals 8 SQ FT



Location # 13  
~~13~~

4. CONFIGURATION OF PROPOSED SIGN:

HEIGHT: 15'7" X WIDTH: 10'6" = TOTAL SQUARE FOOTAGE: 163.1

AMOUNT OF PUBLIC STREET FRONTAGE: \_\_\_\_\_

AMOUNT OF EXPOSED EXTERIOR WALL LENGTH: \_\_\_\_\_

SETBACK: \_\_\_\_\_

METHOD OF ATTACHMENT: Foundations: Columns

METHOD OF ILLUMINATION: LED's

SIGN MATERIALS: ALUMINUM, POLYCARB

TOTAL SQUARE FOOTAGE OF SIGNS ON SUBJECT PROPERTY:

BEFORE PROPOSED SIGN: \_\_\_\_\_ AFTER PROPOSED SIGN: 163

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.

Michael F. Klaus  
APPLICANT'S SIGNATURE

10-3-16  
DATE

MICHAEL F. KLAUS  
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.

LOCATION  
~~13~~ 13

O'Connor Sign Planning  
& Design, Ltd.

T: 262.966.0037  
E: signplan@wi.rr.com

CLIENT NAME  
St. Nicholas Hospital  
Sheboygan, WI

PROJECT  
Exterior Campus Plan



VERSION/DATE  
v2/4.21.16

SCALE  
3/8" = 1'-0"

DRAWNBY  
s.spry

SIGNTYPE  
1.0

LOCATION  
13



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CLIENT NAME  
St. Nicholas Hospital  
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PROJECT  
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electrical to the sign by Hospital  
final connection by Colortech  
power to be determined by Colortech

VERSION/DATE  
v2/4.21.16

SCALE  
3/8" = 1'-0"

DRAWNBY  
s.spry

SIGNTYPE  
1.0

LOCATION  
13

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CLIENT NAME  
St. Nicholas Hospital  
Sheboygan, WI

PROJECT  
Exterior Campus Plan



exact placement to be determined due to  
pending construction changes on superior avenue

VERSION/DATE  
v2/4.21.16

SCALE  
NTS

DRAWNBY  
s.spry

SIGNTYPE  
1.0

LOCATION  
13

LOCATION 16 & 17  
~~#9~~  
1910

4. CONFIGURATION OF PROPOSED SIGN:

HEIGHT: 20'6" X WIDTH: 20'6" = TOTAL SQUARE FOOTAGE: 420'

AMOUNT OF PUBLIC STREET FRONTAGE: \_\_\_\_\_

AMOUNT OF EXPOSED EXTERIOR WALL LENGTH: \_\_\_\_\_

SETBACK: \_\_\_\_\_

METHOD OF ATTACHMENT: WALL ANCHORS

METHOD OF ILLUMINATION: LED

SIGN MATERIALS: ALUMINUM, ACRYLIC

TOTAL SQUARE FOOTAGE OF SIGNS ON SUBJECT PROPERTY:

BEFORE PROPOSED SIGN: \_\_\_\_\_ AFTER PROPOSED SIGN: 840

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.

Michael F. Klaus  
APPLICANT'S SIGNATURE

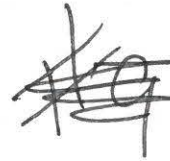
10-3-16  
DATE

MICHAEL F. KLAUS  
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.

LOCATION  
16

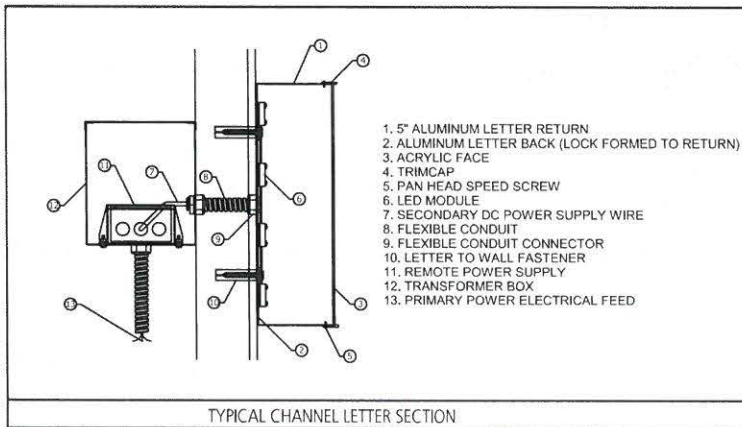
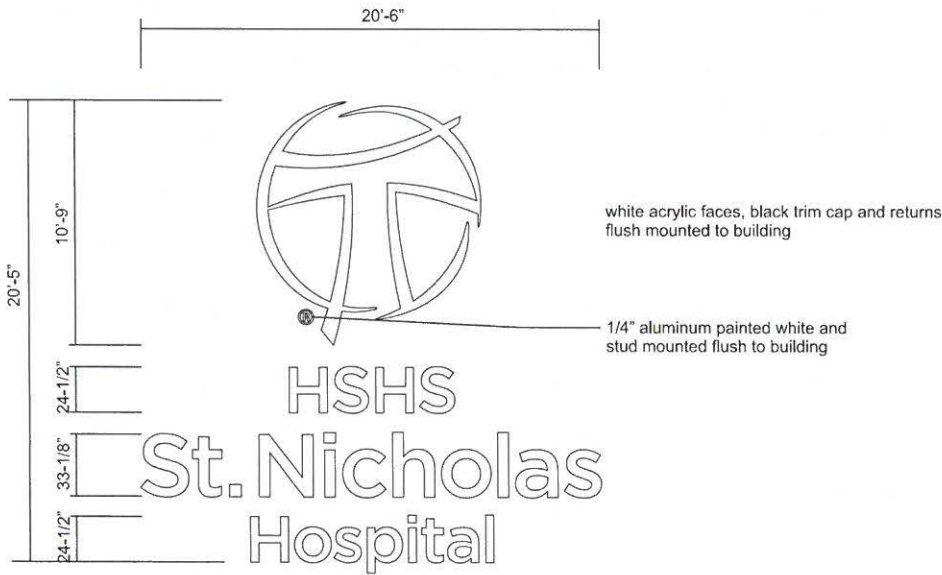


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T: 262.966.0037  
E: signplan@wi.rr.com

CLIENT NAME  
St. Nicholas Hospital  
Sheboygan, WI

PROJECT  
Exterior Campus Plan



VERSION/DATE  
v2/4.21.16

SCALE  
1/2" = 1'-0"

DRAWNBY  
s.spry

SIGNTYPE  
5.4

LOCATION  
16

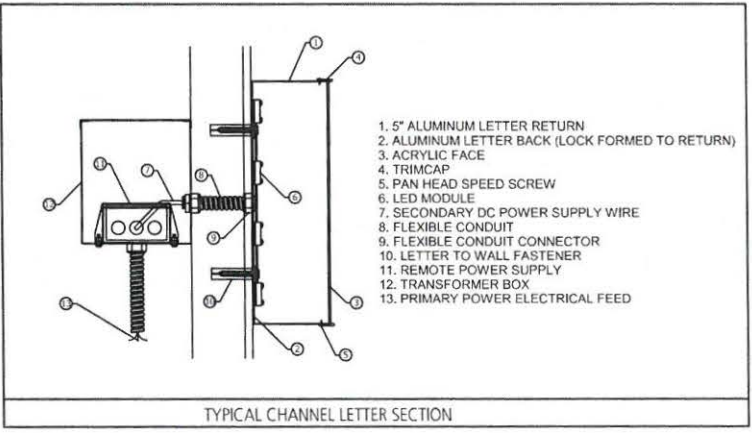
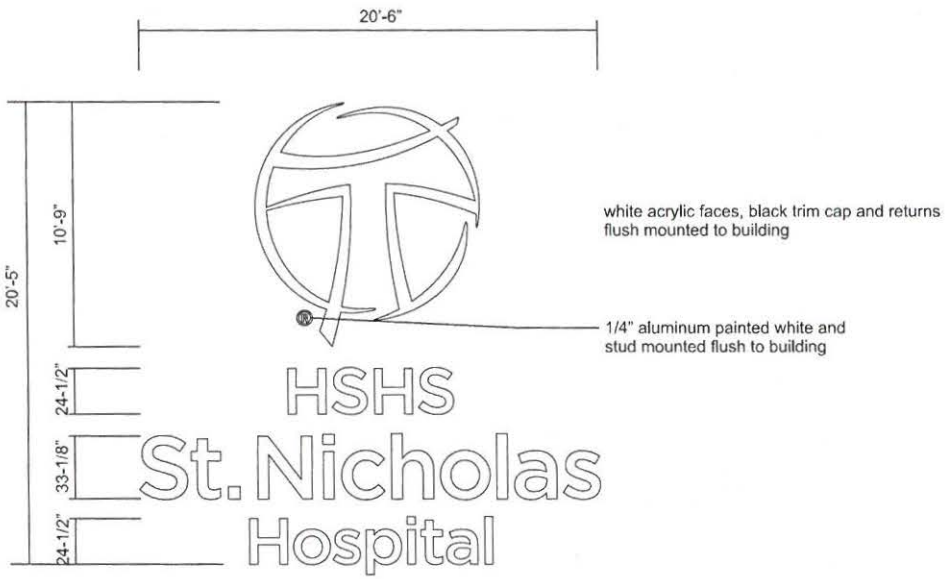
LOCATION  
~~17~~ 17

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 E: signplan@wi.rr.com

CLIENT NAME  
 St. Nicholas Hospital  
 Sheboygan, WI

PROJECT  
 Exterior Campus Plan



VERSION/DATE v2/4.21.16	SCALE 1/2" = 1'-0"	DRAWNBY s.spry	SIGNTYPE 5.4	LOCATION 17
----------------------------	-----------------------	-------------------	-----------------	----------------

LOCATION 18:19

~~18:19~~

4. CONFIGURATION OF PROPOSED SIGN:

HEIGHT:  $\frac{18''}{18''}$  X WIDTH:  $\frac{16'6''}{14'2''}$  = TOTAL SQUARE FOOTAGE:  $\frac{24.75}{21.25}$

AMOUNT OF PUBLIC STREET FRONTAGE: \_\_\_\_\_

AMOUNT OF EXPOSED EXTERIOR WALL LENGTH: \_\_\_\_\_

SETBACK: \_\_\_\_\_

METHOD OF ATTACHMENT: Wall Anchors

METHOD OF ILLUMINATION: LED

SIGN MATERIALS: Aluminum Acrylic

TOTAL SQUARE FOOTAGE OF SIGNS ON SUBJECT PROPERTY:

BEFORE PROPOSED SIGN: \_\_\_\_\_ AFTER PROPOSED SIGN: 46'

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.

Michael F. Klase  
APPLICANT'S SIGNATURE

10-3-16  
DATE

MICHAEL F. KLAASE  
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.
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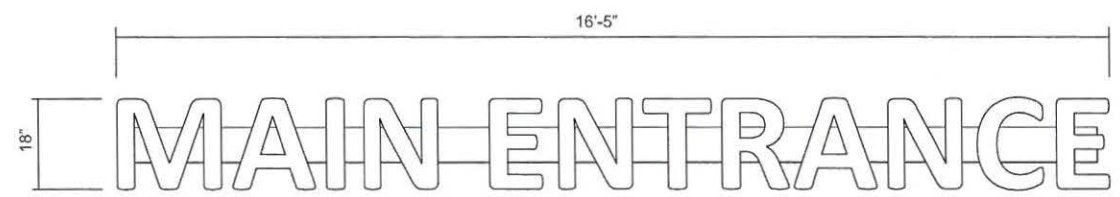
LOCATION  
#18

O'Connor Sign Planning & Design, Ltd.

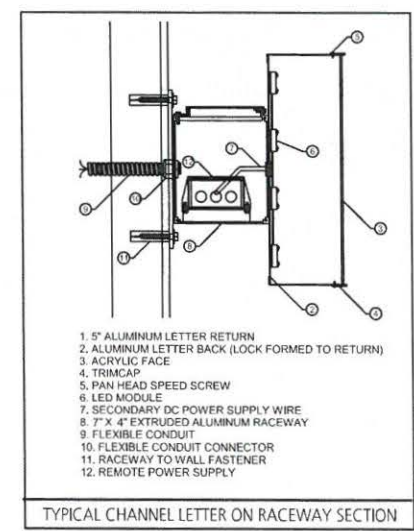
T: 262.966.0037  
E: signplan@wi.rr.com

CLIENT NAME  
St. Nicholas Hospital  
Sheboygan, WI

PROJECT  
Exterior Campus Plan



white acrylic faces, black trim cap and returns  
on raceway painted to match building



VERSION/DATE  
v2/3.14.16

SCALE  
1/2" = 1'-0"

DRAWNBY  
s.spry

SIGNTYPE  
5.4

LOCATION  
18

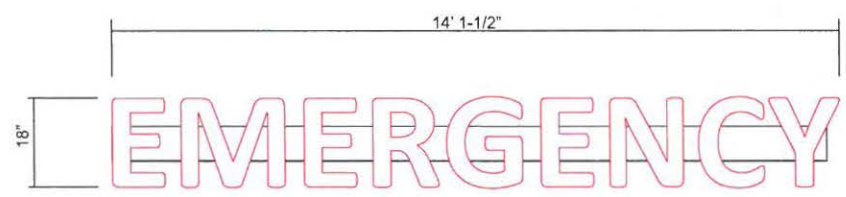
LOCATION  
#19

O'Connor Sign Planning & Design, Ltd.

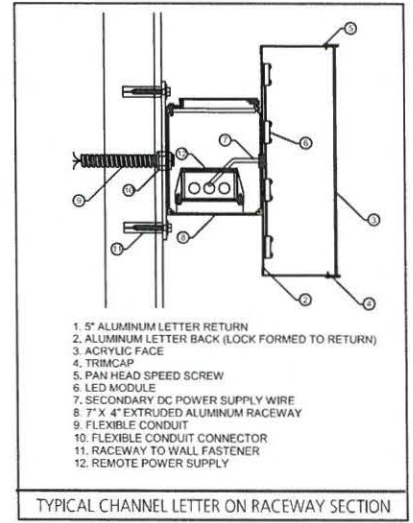
T: 262.966.0037  
E: signplan@wi.rr.com

CLIENT NAME  
St. Nicholas Hospital  
Sheboygan, WI

PROJECT  
Exterior Campus Plan



white acrylic faces, red trim cap and returns  
on raceway painted to match building



VERSION/DATE	SCALE	DRAWNBY	SIGNTYPE	LOCATION
v2/3.14.16	1/2" = 1'-0"	s.spry	5.4	19

~~12, 18~~ LOCATION 12, 18<sup>A</sup> 19<sup>B</sup>

4. CONFIGURATION OF PROPOSED SIGN:

18<sup>A</sup> 14" x 13'11" = 15.25  
19<sup>B</sup> HEIGHT: 14" X WIDTH: 8'7" = TOTAL SQUARE FOOTAGE: 11.20  
12 14 8'1" 9.4  
AMOUNT OF PUBLIC STREET FRONTAGE: \_\_\_\_\_

AMOUNT OF EXPOSED EXTERIOR WALL LENGTH: \_\_\_\_\_

SETBACK: \_\_\_\_\_

METHOD OF ATTACHMENT: Wall Anchors

METHOD OF ILLUMINATION: —

SIGN MATERIALS: ALUMINUM

TOTAL SQUARE FOOTAGE OF SIGNS ON SUBJECT PROPERTY:

BEFORE PROPOSED SIGN: \_\_\_\_\_ AFTER PROPOSED SIGN: 35.85

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.

Michael F. Klads  
APPLICANT'S SIGNATURE

10-3-16  
DATE

MICHAEL F. KLADS  
PRINT ABOVE NAME

6. APPLICATION SUBMITTAL REQUIREMENTS

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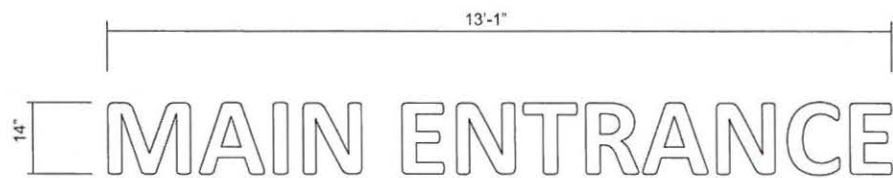
#18A

O'Connor Sign Planning & Design, Ltd.

T: 262.966.0037  
E: signplan@wi.rr.com

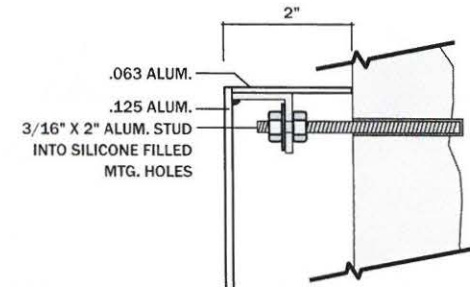
CLIENT NAME  
St. Nicholas Hospital  
Sheboygan, WI

PROJECT  
Exterior Campus Plan



non-illuminated reverse channel letters  
painted white and flush mounted.

EQ.  
EQ.  
14"



VERT. SEC.: TYP. REVERSE CHANEL LTRS.

SCALE: 1/2" = 1"

VERSION/DATE  
v2/3.14.16

SCALE  
1/2" = 1'-0"

DRAWNBY  
s.spry

SIGNTYPE  
5.2

LOCATION  
18a



~~#19B~~  
#19A

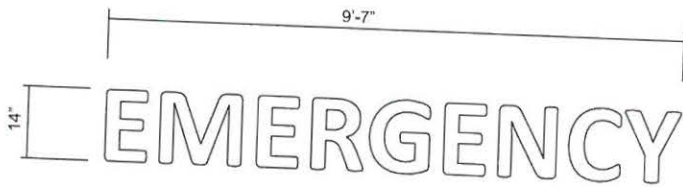
O'Connor Sign Planning  
& Design, Ltd.

T: 262.966.0037  
E: signplan@wi.rr.com

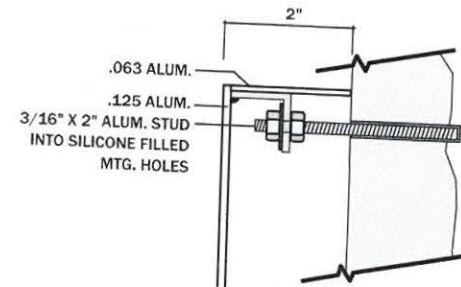
CLIENT NAME  
St. Nicholas Hospital  
Sheboygan, WI

PROJECT  
Exterior Campus Plan

14"  
EQ. EQ.



non-illuminated reverse channel letters  
painted white and flush mounted.



VERT. SEC.: TYP. REVERSE CHANEL LTRS.  
SCALE: 1/2" = 1"

VERSION/DATE  
v2/3.14.16

SCALE  
1/2" = 1'-0"

DRAWN BY  
s.spry

SIGNTYPE  
5.2

LOCATION  
19a

LOCATION  
~~12~~  
12

O'Connor Sign Planning  
& Design, Ltd.

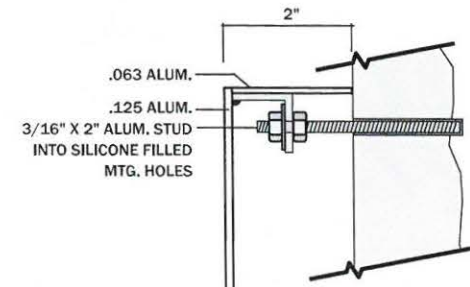
T: 262.966.0037  
E: signplan@wi.rr.com

CLIENT NAME  
St. Nicholas Hospital  
Sheboygan, WI

PROJECT  
Exterior Campus Plan



non-illuminated reverse channel letters  
painted white and flush mounted.



VERT. SEC.: TYP. REVERSE CHANNEL LTRS.

SCALE: 1/2" = 1"

VERSION/DATE  
v2/4.21.16

SCALE  
1/2" = 1'-0"

DRAWNBY  
s.spry

SIGNTYPE  
5.2

LOCATION  
12

Locations 4, 6, 7, 11, 20 + 23

~~Signs 7~~

4. CONFIGURATION OF PROPOSED SIGN:

HEIGHT: 5'6" X WIDTH: 4' = TOTAL SQUARE FOOTAGE: 22.5'

AMOUNT OF PUBLIC STREET FRONTAGE: \_\_\_\_\_

AMOUNT OF EXPOSED EXTERIOR WALL LENGTH: \_\_\_\_\_

SETBACK: \_\_\_\_\_

METHOD OF ATTACHMENT: FOUNDATION COLUMN

METHOD OF ILLUMINATION: LED'S

SIGN MATERIALS: ALUMINUM, POLYCARBONATE

TOTAL SQUARE FOOTAGE OF SIGNS ON SUBJECT PROPERTY:

BEFORE PROPOSED SIGN: \_\_\_\_\_ AFTER PROPOSED SIGN: 135'

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.

Michael F. Klauz  
APPLICANT'S SIGNATURE

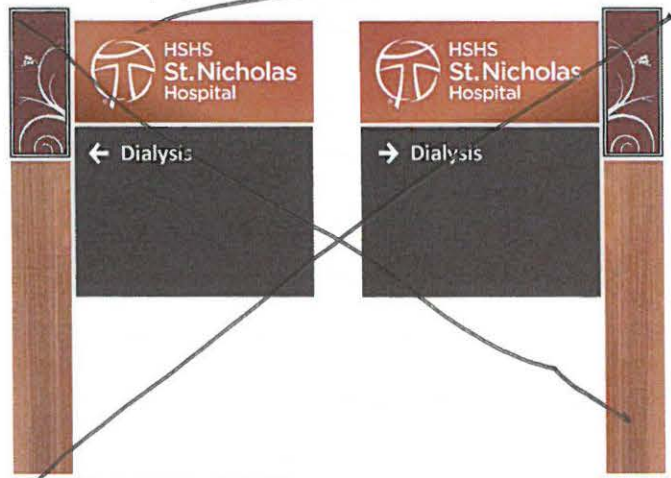
10-3-16  
DATE

MICHAEL F. KLAUZ  
PRINT ABOVE NAME

6. APPLICATION SUBMITTAL REQUIREMENTS

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*RSM/DVB*



location 001 - East

location 001 - West



location 004 - East



location 004 - West



location 006 - North



location 006 - South



location 007 - North



location 007 - South

O'Connor Sign Planning & Design, Ltd.

T: 262.966.0037  
E: signplan@wi.rr.com

CLIENT NAME  
St. Nicholas Hospital  
Sheboygan, WI

PROJECT  
Exterior Campus Plan

VERSION/DATE  
v5/3/22/16

SCALE  
1/2" = 1'-0"

DRAWNBY  
s.spry

SIGNTYPE  
6.5a MULTIPLE LOCATIONS-SEE EACH SIGN DRAWING

electrical to the sign by Hospital  
final connection by Colortech  
power to be determined by Colortech



location 011 - North



location 011 - South



location 020 - East



location 020 - West



location 023 - West



location 023 - East

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& Design, Ltd.

T: 262.966.0037  
E: signplan@wi.rr.com

CLIENT NAME  
St. Nicholas Hospital  
Sheboygan, WI

PROJECT  
Exterior Campus Plan

electrical to the sign by Hospital  
final connection by Colortech  
power to be determined by Colortech

VERSION/DATE  
v4/3/16/16

SCALE  
1/2" = 1'-0"

DRAWNBY  
s.spry

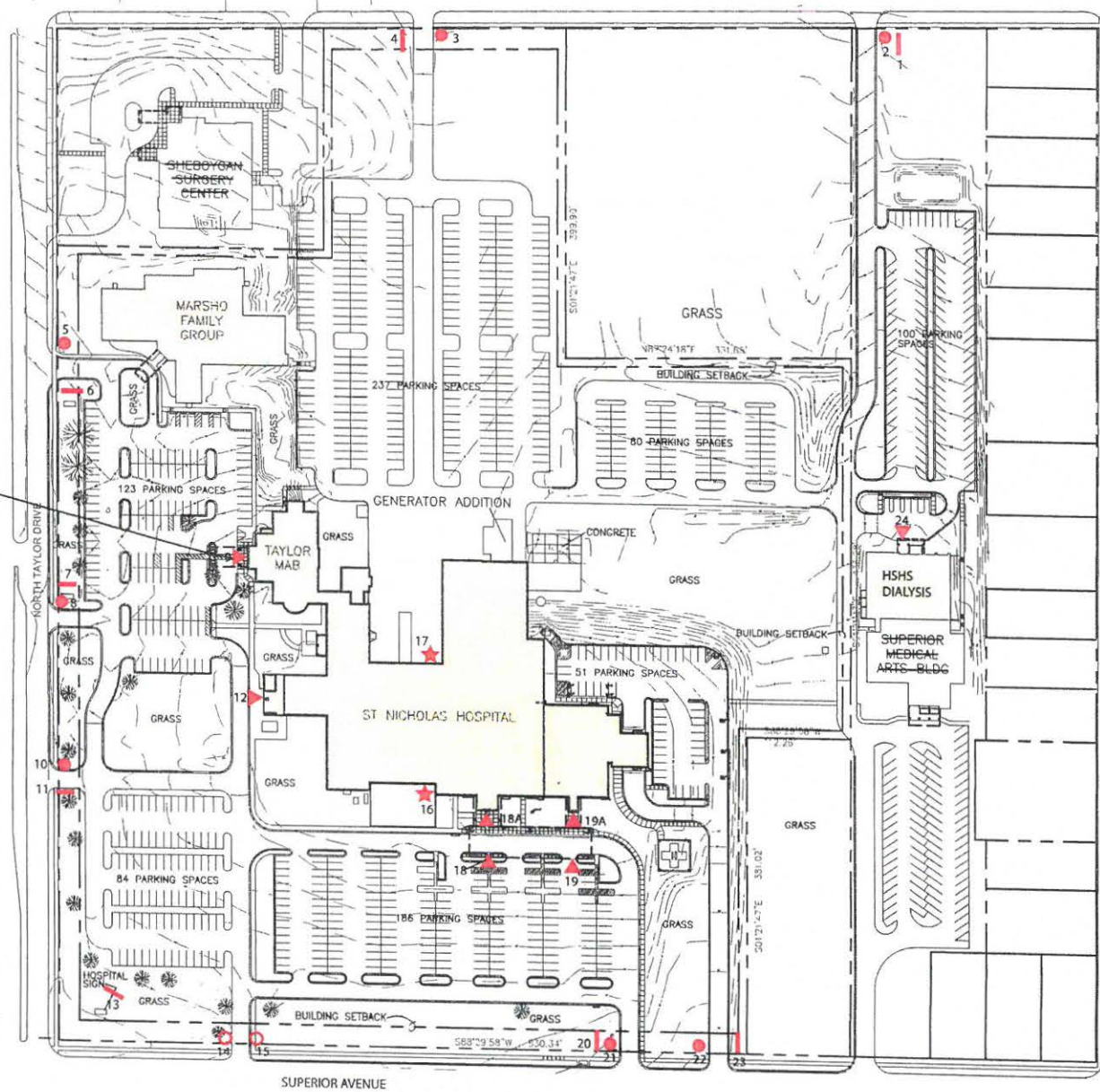
SIGNTYPE  
6.5a MULTIPLE LOCATIONS-SEE EACH SIGN DRAWING

KEY

- Stop Sign
- Do Not Enter
- Major ID with Directional info to Main/ER Entries
- Primary Directional
- Secondary Directional
- ★ Logo Lettering
- ▲ Entrance Labeling

**Manufacturing/Installation Notes**  
 Preveas sign location 9 will not be replaced and will remain as is.

Exact placement of all signs will be in accordance with City of Sheboygan set back regulations and codes



N  
 SITE PLAN  
 SCALE: NO SCALE  
 Exterior Sign Placements  
 April 2016



AN AFFILIATE OF HOSPITAL SISTERS HEALTH SYSTEM

FACILITY PLANS

DATE: DECEMBER 26, 2012



architecture • engineering • interiors



PARCEL NO. 416840  
MAP NO. 34 128 003  
ZONING CLASSIFICATION: UC

Office Use Only  
APPLICATION/FILE NO. \_\_\_\_\_  
REVIEW DATE: 10/25/10

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 \$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: LJM Architects, Erik Jensen  
ADDRESS: 813 Riverfront Drive E-MAIL: \_\_\_\_\_  
PHONE: (920) 458-4800 FAX NO. ( )

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

NAME OF PROPOSED/EXISTING BUSINESS: Alpine Insulation  
ADDRESS OF PROPERTY AFFECTED: 1941B Ashland Avenue  
LEGAL DESCRIPTION: Addition to existing building

BRIEF DESCRIPTION OF **EXISTING** OPERATION OR USE: Business office and warehouse

DETAILED DESCRIPTION OF **PROPOSED** OPERATION OR USE INCLUDING ANY CHANGES TO THE EXISTING USE: Business office and warehouse.

BRIEF DESCRIPTION OF ALL REQUESTED VARIANCES FROM PROVISIONS OF THE ZONING ORDINANCE, WHICH ARE RELATED TO THE PROPOSED OPERATION OR USE: We are requesting a variance to the paving setback along the west side yard and south rear yard from the required 5' setback to 0'. We are also proposing using a tall tree for part of the foundation planting requirement to obtain the necessary number of points and to have some of the paved area plantings more than 10' from the paved area to allow for the placement of snow when the lot is cleared in the winter.

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

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

How is the proposed conditional use (independent of its location) in harmony with the purposes, goals, objectives, policies and standards of the City of Sheboygan Comprehensive Master Plan? Paving the existing parking lot and loading dock area will provide a more visually appealing alternative to the existing gravel. The tall tree that will be planted as part of the foundation points will be in alignment to other trees on the property along South Business Drive.

Does the conditional use, in its proposed location, result in any substantial or undue adverse impact on nearby property the character of the neighborhood, environment, traffic, parking, public improvements, public property or rights-of-way? The requested variances should have no adverse impact on the neighboring properties. We are proposing to pave the existing gravel parking lot and driveway.

How does the proposed conditional use maintain the desired consistency of land uses in relation to the setting within which the property is located? The property will continue to be used for its existing use.

Is the proposed conditional use located in an area that will be adequately served by utilities, or services provided by public agencies? If not, please explain. Yes, it is an existing building.

**4. NAMES AND ADDRESS (Indicate N/A for "Not Applicable" items)**

**OWNER OF SITE:** Karl Pahl

ADDRESS: 1941B Ashland Avenue E-MAIL: \_\_\_\_\_

**ARCHITECT:** LJM Architects, Erik Jensen

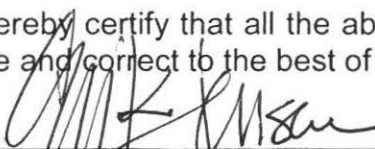
ADDRESS: 813 Riverfront Drive E-MAIL: ejensen@ljmarchitects.com

**CONTRACTOR:** \_\_\_\_\_

ADDRESS: \_\_\_\_\_ E-MAIL: \_\_\_\_\_

**5. CERTIFICATE**

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

  
\_\_\_\_\_  
APPLICANT'S SIGNATURE  
ERIK JENSEN

10/11/16  
\_\_\_\_\_  
DATE



Alpine Insulation  
1941B Ashland Avenue  
Sheboygan, WI 53081

#### Conditional Use Permit – Written Description

Alpine Insulation is located at this site which is located west of South Business Drive. It is zoned as UC-Urban Commercial. There is Industrial Zoning to the west of this property and Commercial Zoning to the east, across South Business Drive. We are proposing a 12,000 square foot, one story addition for which will be built on the north side of the existing building. The additional warehouse space will be used for storage of insulation materials. The project building is similar in massing and materials to the other buildings located in the industrial areas to the west. No other additions are planned at this time.

Alpine Insulation currently has 16 employees. The company may add an additional 10 employees in the future. The typical office hours of the business are from 8 am to 5 pm Monday thru Friday. The crew workers typically stagger their arrivals/ departures throughout the day from 5 am to 5 pm Monday thru Friday. There is an average of 12 trucks arriving/ departing the property per day. The building addition will not increase the truck traffic to any significant degree and will not have an impact on water or sanitary sewer usage.

The proposed addition will be a metal building and will match the materials of the existing building. It will have a medium bronze metal siding wainscot to a height of approximately 8 feet with sandstone colored metal siding above, medium bronze fascia trim and gutters, sandstone colored downspouts, and a standing seam metal roof.

We also propose planting trees along the east property line adjacent to South Business Drive, foundation plantings along the west side of existing building, and bushes at the north side of the property along Ashland Avenue. The trees will help to partially visually shield the building from South Business Drive and the foundation plantings will enhance visual appeal and scale of the existing building.

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.



## ABOUT ALPINE INSULATION



For 40 years, Alpine Insulation has been serving homeowners and businesses throughout southern and central Wisconsin with building product installation.

Accountability. Honesty. Good, old-fashioned work ethic and an unwavering commitment to continuous improvement. Upon that foundation, we have built a company that employs the latest tools and technologies in insulation, drywall, gypsum floor underlayment, steel stud framing and paint. The Alpine Insulation team continues to embrace building practices that deliver energy efficiency and sustainability. We install a variety of products, including:

- Home and commercial [insulation](#)
- Steel stud framing
- Drywall and plaster
- Paint
- Gypsum floor underlayment

[Contact us](#) to learn more about our services!

## WHY CHOOSE ALPINE INSULATION?

For 40 years, Alpine Insulation has been serving homeowners and businesses throughout southern and central Wisconsin with building product installation. Accountability. Honesty. Good, old-fashioned work ethic and an unwavering commitment to continuous improvement. Upon that foundation, we have built a company that employs the latest tools and technologies in insulation, drywall, gypsum floor underlayment, steel stud framing and paint. The Alpine Insulation team continues to embrace building practices that deliver energy efficiency and sustainability. We install a variety of products, including:

- Home and commercial [insulation](#)
- Steel stud framing
- Drywall and plaster
- Paint
- Gypsum floor underlayment

**Integrity, knowledge and excellent service** – these aren't just words, they represent how Alpine Insulation does business. Whatever your needs, you can trust us to offer high quality products and service.

**A variety of services** – from insulation to drywall, Alpine Insulation can help you improve your home's energy efficiency and aesthetic. We install insulation, steel stud framing, drywall, plaster, paint and gypsum floor underlayment.

## PRODUCTS WE INSTALL

**Cellulose** - Environmentally friendly and effective, cellulose works well in homes and buildings.

**Drywall** - We offer drywall and plaster installation for residential and commercial projects.

**Flooring** - Alpine Insulation installs gypsum floor underlayments for a variety of projects.

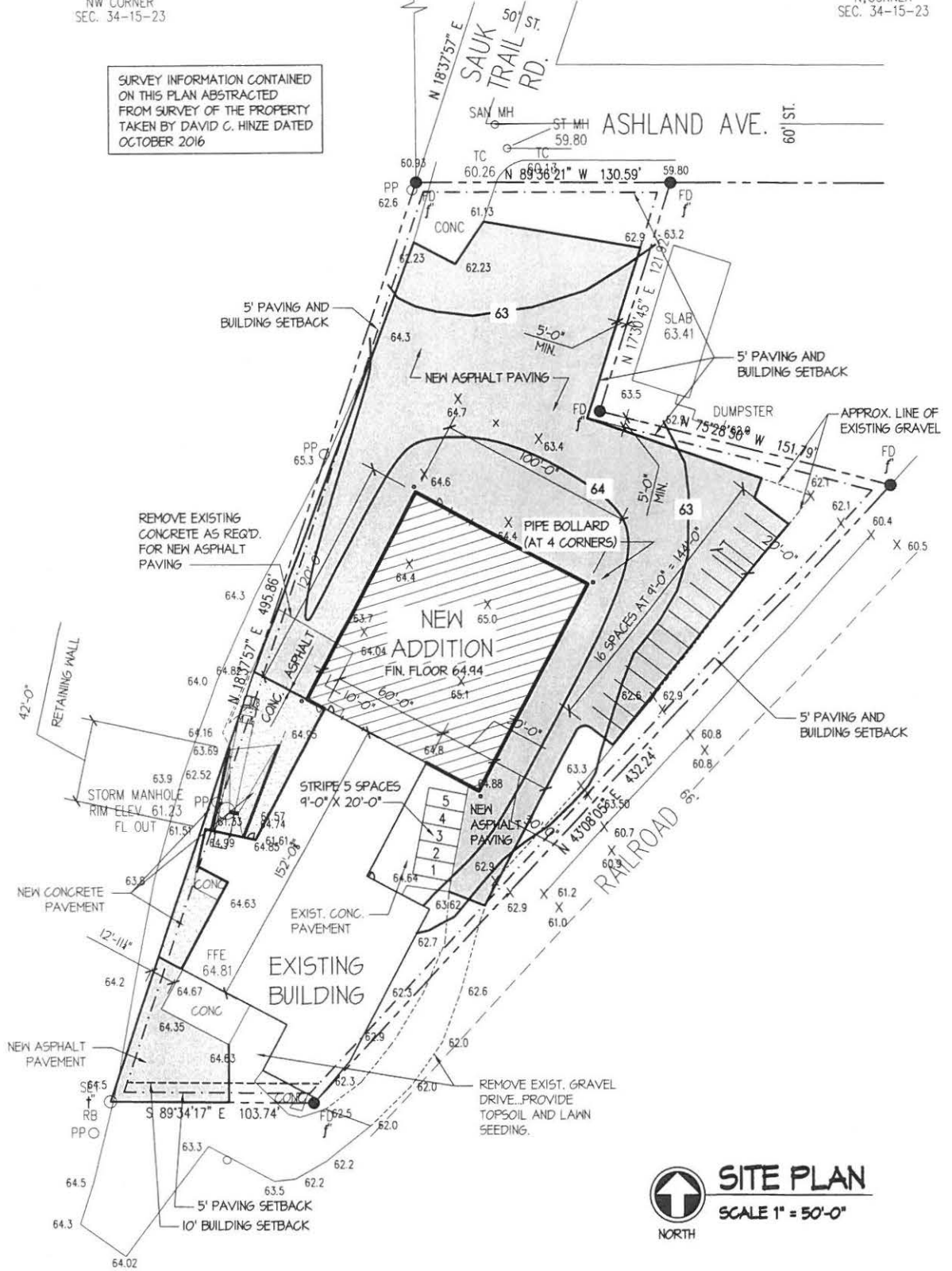
**Steel Stud Framing** - Our team installs steel stud framing in commercial spaces.

**Fiberglass** - We install blow-in and batt fiberglass insulation as well as blown-in blanket systems.

**Spray Foam**- Alpine Insulation is proud to be a leading installer of spray foam insulation.

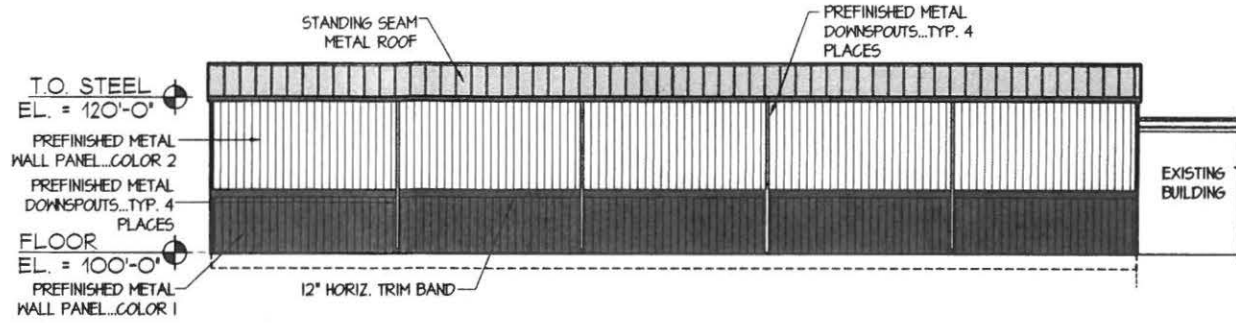
NORTH LINE, NW 1/4, SEC. 34-15-23  
 NW CORNER SEC. 34-15-23 1795.38' N 89°50'03" W 859.52' N CORNER SEC. 34-15-23

SURVEY INFORMATION CONTAINED ON THIS PLAN ABSTRACTED FROM SURVEY OF THE PROPERTY TAKEN BY DAVID C. HINZE DATED OCTOBER 2016



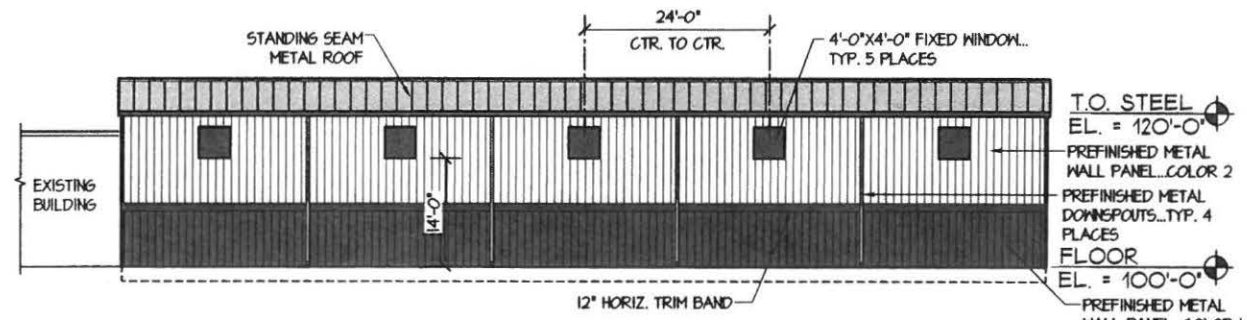
**SITE PLAN**  
 SCALE 1" = 50'-0"  
 NORTH

<b>C1</b>	PROJECT NO.	194B	DRAWN BY	DLA/JA	<b>LJM Architects</b> 813 Riverfront Drive Sheboygan, WI 53081 Phone (920) 458-4800 Fax (920) 458-1485	NO. REVISIONS	DATE
	CHECKED BY	EJ	SHEET TITLE	METAL BUILDING ADDITION FOR ALPINE INSULATION 1941B ASHLAND AVENUE SHEBOYGAN, WISCONSIN 53081			



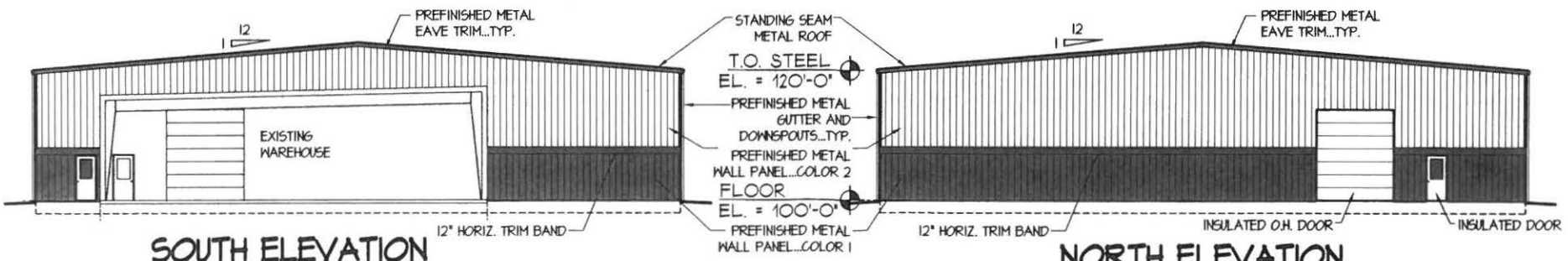
**WEST ELEVATION**

SCALE 1/16" = 1'-0"



**EAST ELEVATION**

SCALE 1/16" = 1'-0"



**SOUTH ELEVATION**

SCALE 1/16" = 1'-0"

**NORTH ELEVATION**

SCALE 1/16" = 1'-0"

NO.	REVISIONS	DATE

**LJM Architects**  
 813 Riverfront Drive Sheboygan, WI 53081  
 Phone (907) 456-4800 Fax (907) 456-1480

**METAL BUILDING ADDITION FOR:  
 ALPINE INSULATION  
 1947B ASHLAND AVENUE  
 SHEBOYGAN, WISCONSIN 53081**

**SHEET TITLE**  
 EXTERIOR ELEVATIONS

**DRAWN BY**  
 DB/JA

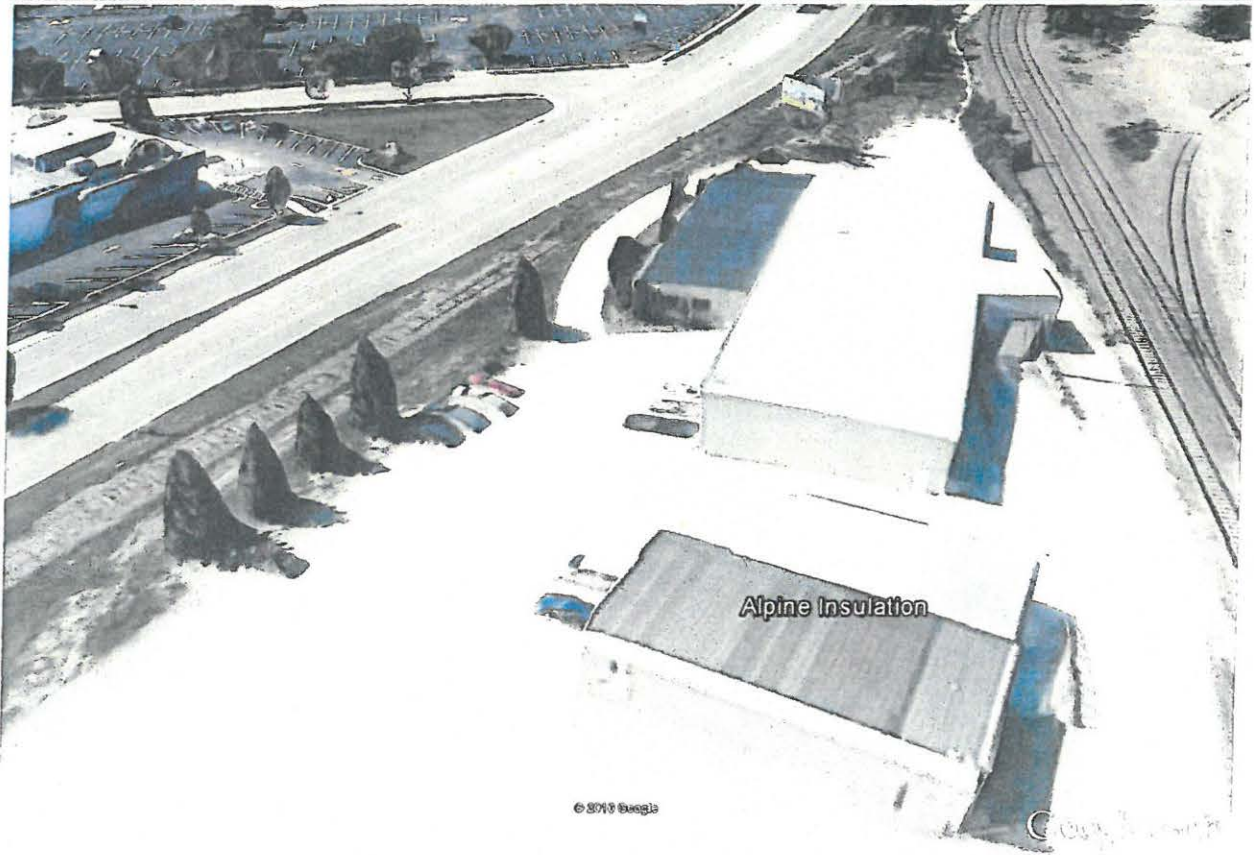
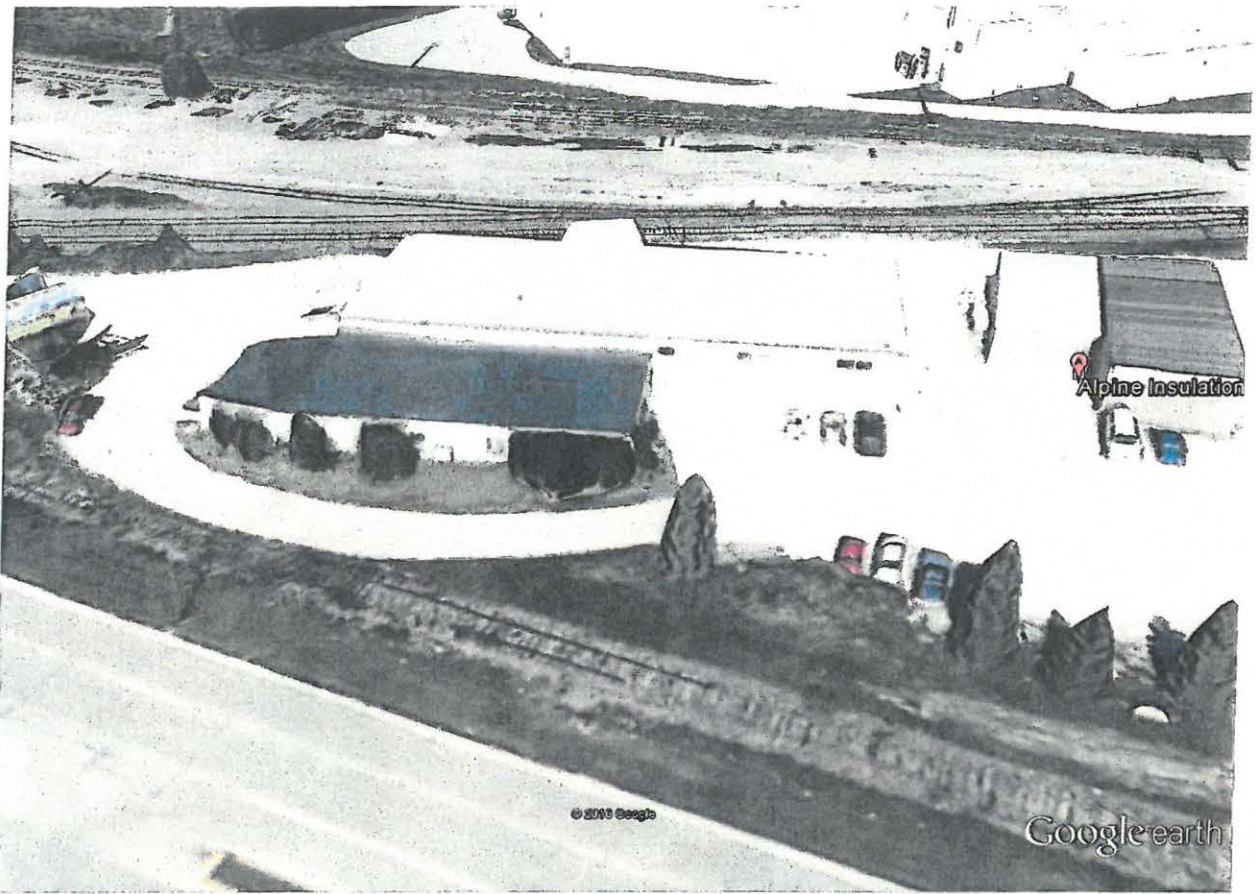
**CHECKED BY**  
 EJ

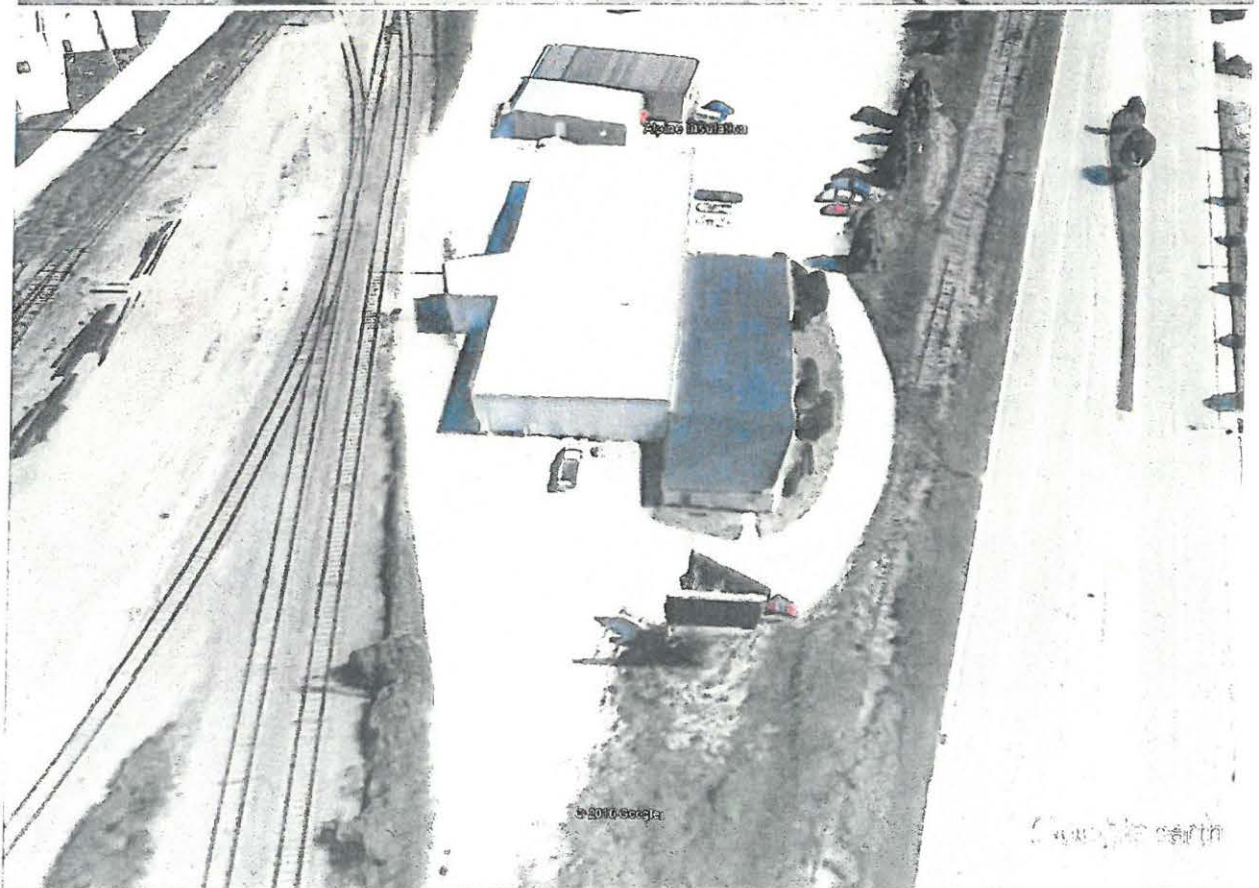
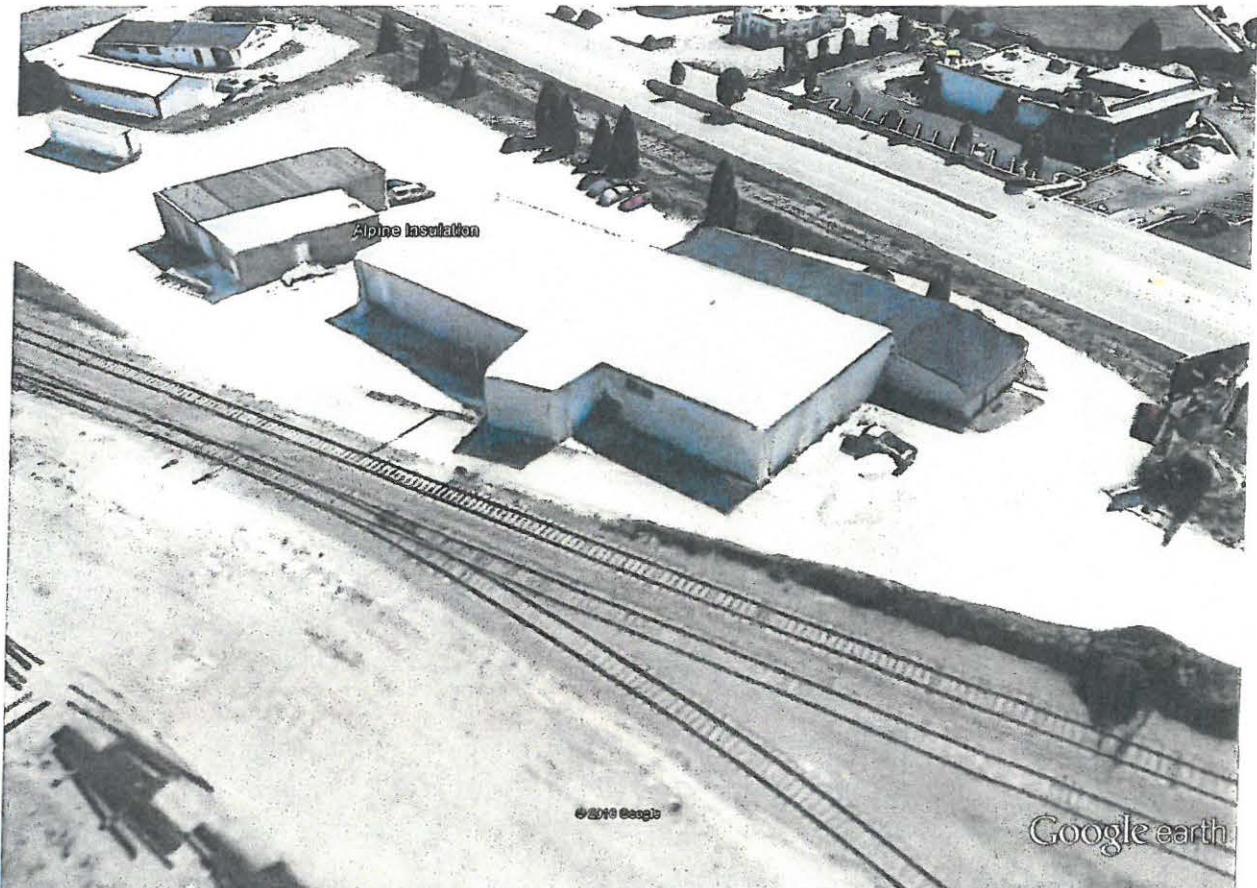
**DATE**  
 10-14-16

**PROJECT NO.**  
 1688

**SHEET NO.**  
**A2**







PARCEL NO. 107270  
MAP NO. 23 327 002  
ZONING CLASSIFICATION: CC

Office Use Only  
APPLICATION/FILE NO. \_\_\_\_\_  
REVIEW DATE: 10/25/10

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: Relish Kitchen Store (Jane Davis-Wood)

ADDRESS: 811 North 8<sup>th</sup> Street E-MAIL: relishkitchenstore@gmail.com

PHONE: (920) 458-4898 FAX NO. ( )

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

NAME OF PROPOSED/EXISTING BUSINESS: Relish Kitchen Store

ADDRESS OF PROPERTY AFFECTED: 813 North 8<sup>th</sup> Street

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

BRIEF DESCRIPTION OF **EXISTING** OPERATION OR USE: Formerly Patty's Hair Place

DETAILED DESCRIPTION OF **PROPOSED** OPERATION OR USE INCLUDING ANY CHANGES TO THE EXISTING USE: Demonstration Kitchen and Retail Store Space for Relish Kitchen Store

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

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



- 2104 UNION AVE., P.O. Box 1084, SHEBOYGAN, WI 53082-1084
- TEL 920.457.4426 FAX 920.457.9474

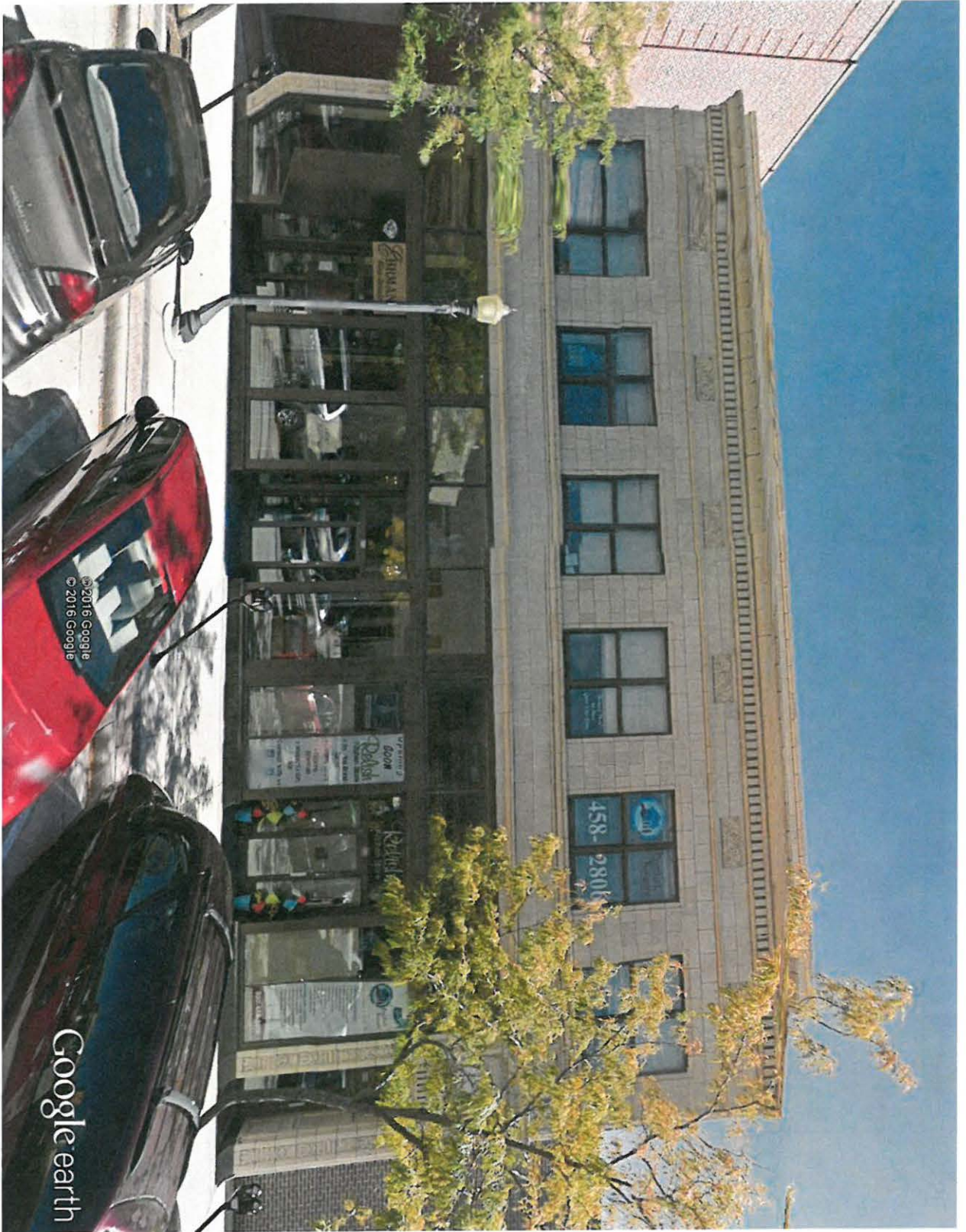
October 11, 2016

Relish Kitchen Store  
811 North 8<sup>th</sup> Street  
Sheboygan, WI 53081

Re: Demonstration Kitchen

- Relish Kitchen Store (RKS) is a retail business engaged in selling kitchen products to the general population.
- RKS is looking to expand into the former Patty's Hair Place at 813 North 8<sup>th</sup> Street. The expansion is to provide for a Demonstration Kitchen and well as Retail Space.
- The Demonstration Kitchen is designed to be available by appointment to business and the general population for the purpose of demonstrating cooking items sold by the store and proper procedures in preparing foods. Events will be booked and planned for ahead of time with 12 – 15 participants. The fee of the event is to cover the cost of the demonstration, not the sale of the food. It is not designed to sell food, however the food prepared will be available to the attendees to taste. Alcohol will be served in the form of wine parings with the food, but not for sale.
- No exterior remodeling, beyond the installation of a flush mounted grille in the pedestrian alley for the exhaust hood, will be performed at this time.
- The Demonstration Kitchen will be used at various times throughout the day and year, 1 event per day 2 – 3 times per week.
- Currently, RKS's business hours are Monday through Saturday, 10:00AM – 5:30PM. The Demonstration Kitchen use will be by appointment only and may be outside of these hours.
- Currently the store has 4 employees, but will expand based on business volume.
- The operations of the Demonstration Kitchen will be open to a limited number of people. There is public parking in front of the store as well as the back. All activities will be housed within the space designed.

The business is housed in an existing building. Drawings prepared by J. Michelle Professional Interiors LLC and Jos. Schmitt & Sons Construction are being submitted to show the existing interior layout and changes, and design.



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Google earth



Relish Kitchen Store  
Exhaust Louver Location from Vent Hood

RUSKIN finishes enhance product appearance to blend with other colors selected.

These same finishes provide extended weathering resistance similar to adjacent building surfaces. RUSKIN provides most finishes available to architects and engineers. The standard finishes described herein represent those finishes usually selected, specified, or required for most applications.

## Finishes and Color Guide

### 2 Coat - 50% and 70% PVDF - Standard Colors

The 15 colors below are available in 2 Coat (50% PVDF) or 2 Coat (70% PVDF) finishes only.

		
* BONE WHITE (24)	* DARK BRONZE (75)	* PORTLAND STONE (49)
		
* LIGHT STONE (43)	* SHELburnE (69)	* FOREST GREEN (36)
		
* SANDSTONE (67)	* HERRINGBONE (37)	* CORONADO RED (34)
		
* SAHARA TAN (65)	* STONE GRAY (78)	* ASCOT WHITE (19)
		
* BLACK (89)	* MEDIUM BRONZE (72)	* TAUPE (52)

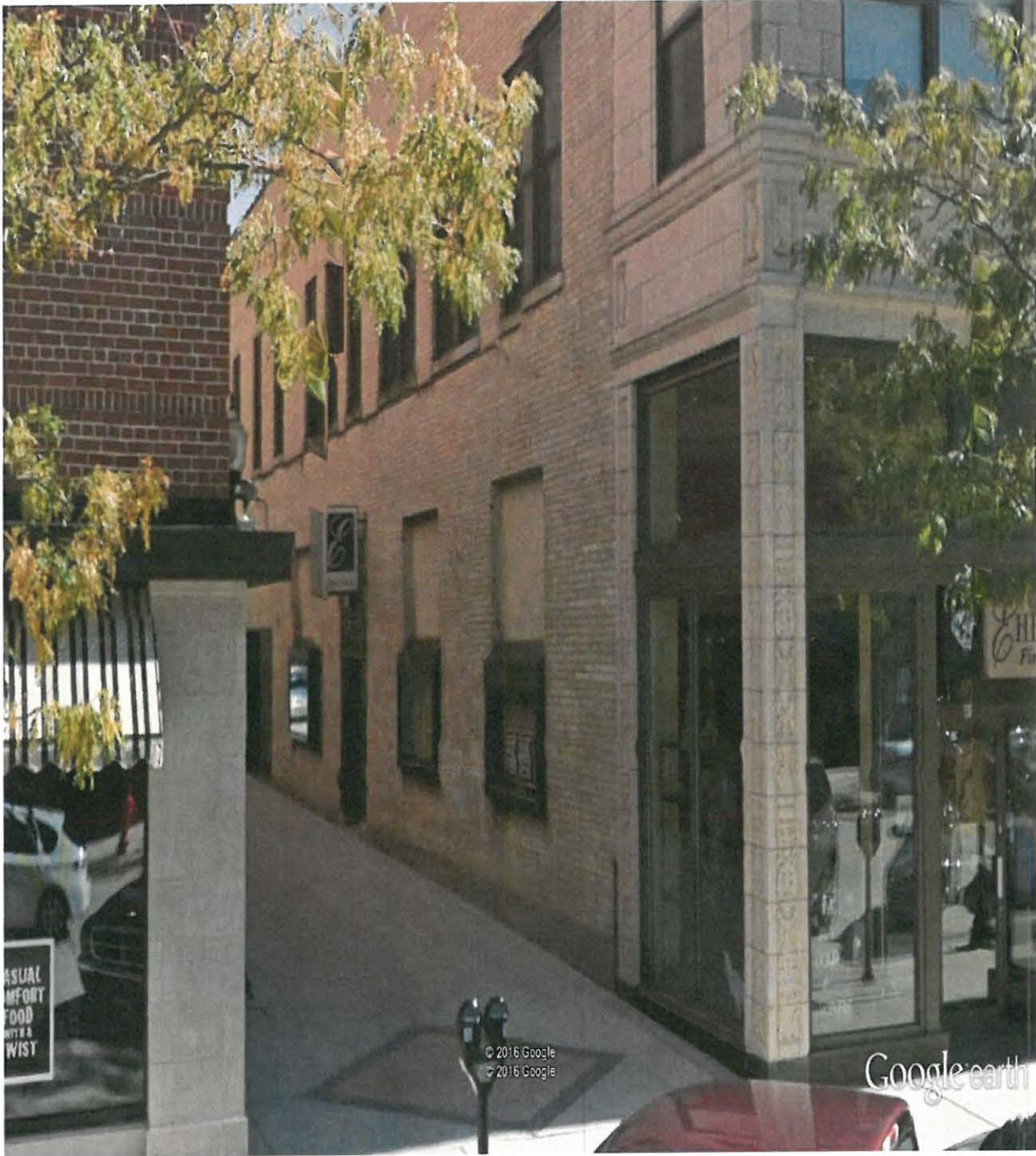
### Pearledize 70 and Pearledize 50 Standard Colors

The 9 colors below are available in Pearledize 70, Pearledize 50, Clear or Color Anodize finishes only, and may be more expensive than the 50% and 70% PVDF colors shown above. *Italicized color names and codes are available in Anodized Finish.*

		
* DARK BRONZE (75) * <i>DARK BRONZE (75)</i>	* MEDIUM BRONZE (72) * <i>MEDIUM BRONZE (72)</i>	* CHAMPAGNE BRZ (71) * <i>CHAMPAGNE BRZ (71)</i>
		
* BRIGHT SILVER (88) * <i>Clear 204R1 &amp; 215R1 (00)</i>	* WARM SILVER (96)	* ASTI (86)
		
* COPPER (92)	* CORAL REEF (93)	* BLUE (05)

\* Denotes RUSKIN Color Code - Please use when ordering.

This color card is for reference only and is not meant to be used for color matching or final color approval. Shades may vary due to the color and resolution of monitors or print-outs. RUSKIN is not responsible for color matches made with this online color chart.



CASUAL  
COMFORT  
FOOD  
DRINK &  
TWIST

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Google earth





NOTE:  
 THIS DRAWING SET IS PROVIDED FOR INFORMATIONAL  
 PURPOSES AND THE USE OF ESTIMATION ONLY. IF USED FOR  
 CONSTRUCTION, THE CONTRACTOR ASSUMES ALL  
 RESPONSIBILITY FOR LOCAL CODE COMPLIANCE.

TO THE BEST OF MY KNOWLEDGE THESE PLANS ARE DRAWN  
 TO COMPLY WITH OWNER'S AND/OR BUILDER'S  
 SPECIFICATIONS AND ANY CHANGES MADE ON THEM AFTER  
 PRINTS ARE MADE WILL BE DONE AT THE OWNER'S AND/OR  
 BUILDERS EXPENSE AND RESPONSIBILITY. THE CONTRACTOR  
 SHALL VERIFY ALL DIMENSIONS AND ENCLOSED DRAWINGS. J  
 MICHELLE PROFESSIONAL INTERIORS LLC IS NOT LIABLE FOR  
 ERRORS ONCE CONSTRUCTION HAS BEGUN. WHILE EVERY  
 EFFORT HAS BEEN MADE IN THE PREPARATION OF THIS PLAN  
 TO AVOID MISTAKES, THE MAKER CAN NOT GUARANTEE  
 AGAINST HUMAN ERROR. THE CONTRACTOR OF THE JOB MUST  
 CHECK ALL DIMENSIONS, CODES AND OTHER DETAILS PRIOR  
 TO CONSTRUCTION AND BE SOLELY RESPONSIBLE  
 THEREAFTER.

# Relish Demonstration Kitchen



THESE DRAWINGS WERE PREPARED BY J MICHELLE PROFESSIONAL INTERIORS LLC, AS  
 SUCH, THEY ARE THE PROPERTY OF J MICHELLE PROFESSIONAL INTERIORS LLC AND  
 MAY NOT BE REPRODUCED, COPIED OR USED IN ANY WAY WITHOUT PRIOR APPROVAL  
 FROM J MICHELLE PROFESSIONAL INTERIORS LLC.

DRAWINGS PROVIDED BY:  
 Jordan Dassow  
 N5274 Pleasant View Rd  
 Plymouth, WI 53073  
 920-627-8847



PROJECT DESCRIPTION:  
 Jane Davis Wood  
 811 N. 8th Street  
 Sheboygan, WI 53081  
 920-458-1898

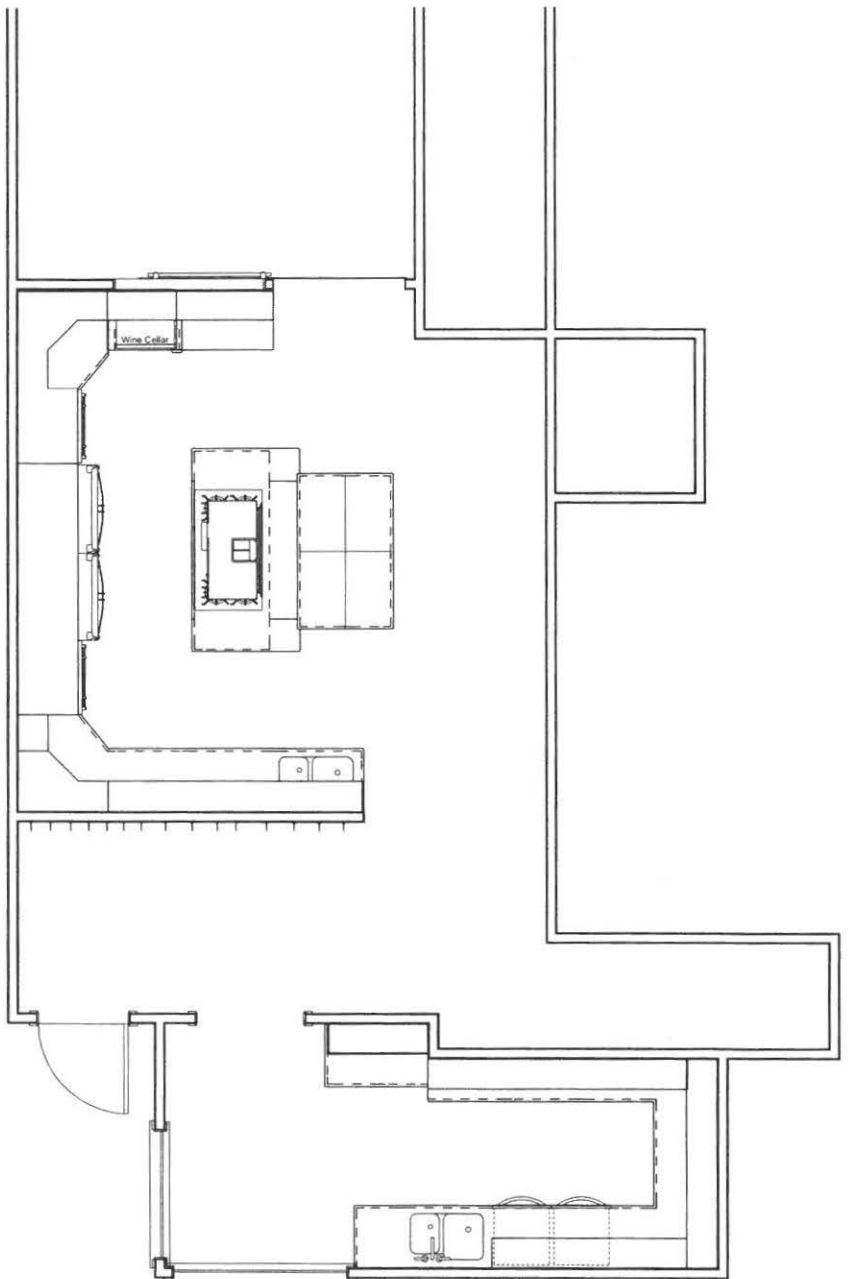
SHEET TITLE:

NO.	DESCRIPTION	BY	DATE

SCALE:

DATE:

2/2/16



Floor Plan  
1/4" = 1'0"

DRAWINGS PROVIDED BY:  
  
 Jordan Dassow  
 45274 Pleasant View Rd  
 Fremont, WI 53173  
 920-927-5888

PROJECT DESCRIPTION:  
 Jane Davis Wood  
 811 N. 8th Street  
 Sheboygan, WI 53081  
 920-929-1888

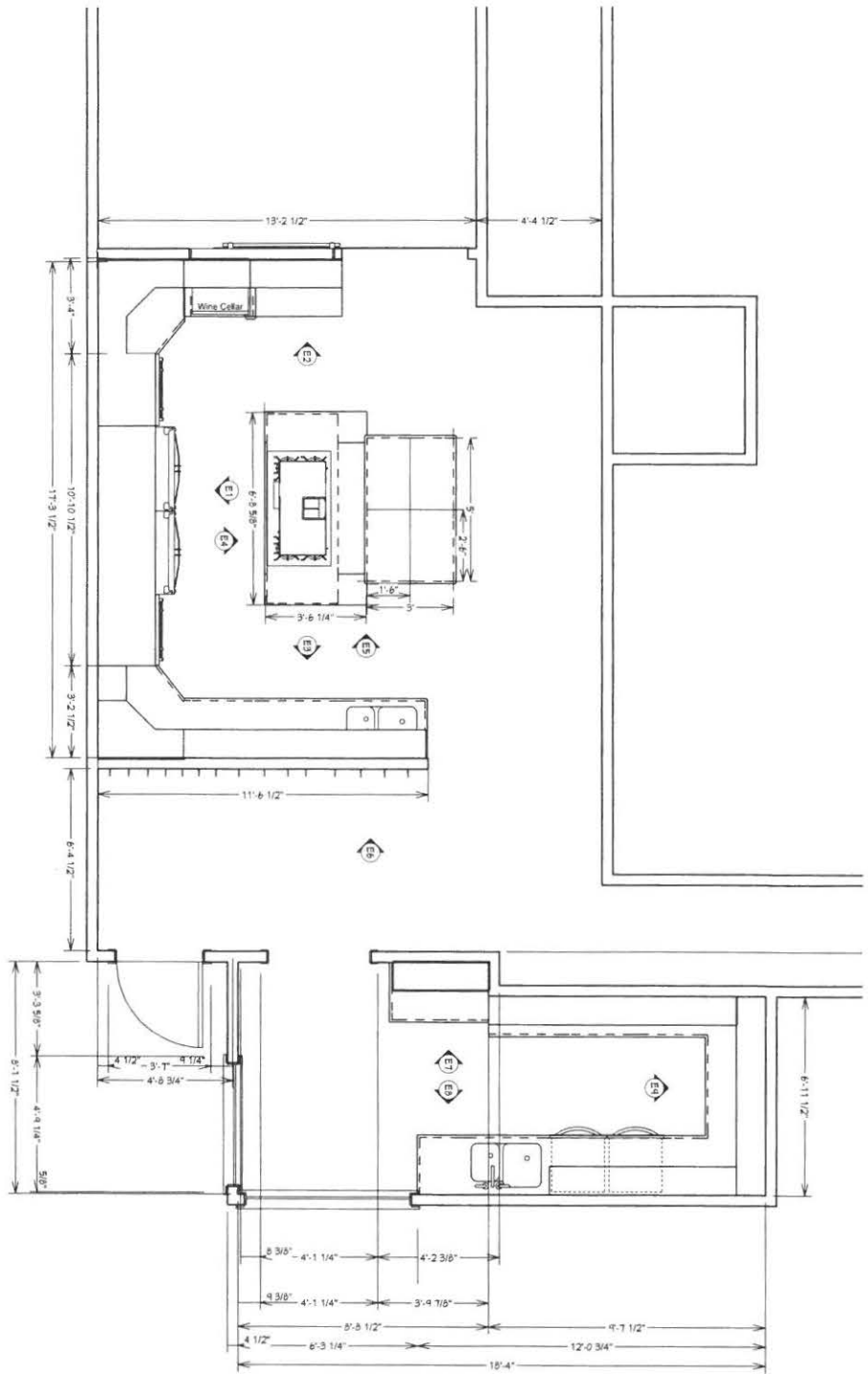
SHEET TITLE:  
**Floor Plan**

NO.	DESCRIPTION	BY	DATE

SCALE:  
1/4" = 1'0"

DATE:  
2/2/16

A. 1.0




 Floor Plan Dimension Plan  
 1/4"=1'0"

DRAWINGS PROVIDED BY:  
  
 Jordan Dussaw  
 15274 Pleasant View Rd  
 Plymouth, WI 53075  
 262-527-5897

PROJECT DESCRIPTION:  
 Jani Dawn Wood  
 811 N. 8th Street  
 Sheboygan, WI 53081  
 920-434-1888

SHEET TITLE  
**Floor Plan Dimensions**

NO.	DESCRIPTION	BY	DATE

SCALE: 1/4"=1'0"

DATE: 2/2/16

A. 1.1



DRAWINGS MONITORED BY  
**Michelle**  
 PROJECTS  
 Jordan D'Amico  
 45124 Pleasant View Rd  
 Plymouth, WI 53073  
 920-424-1880

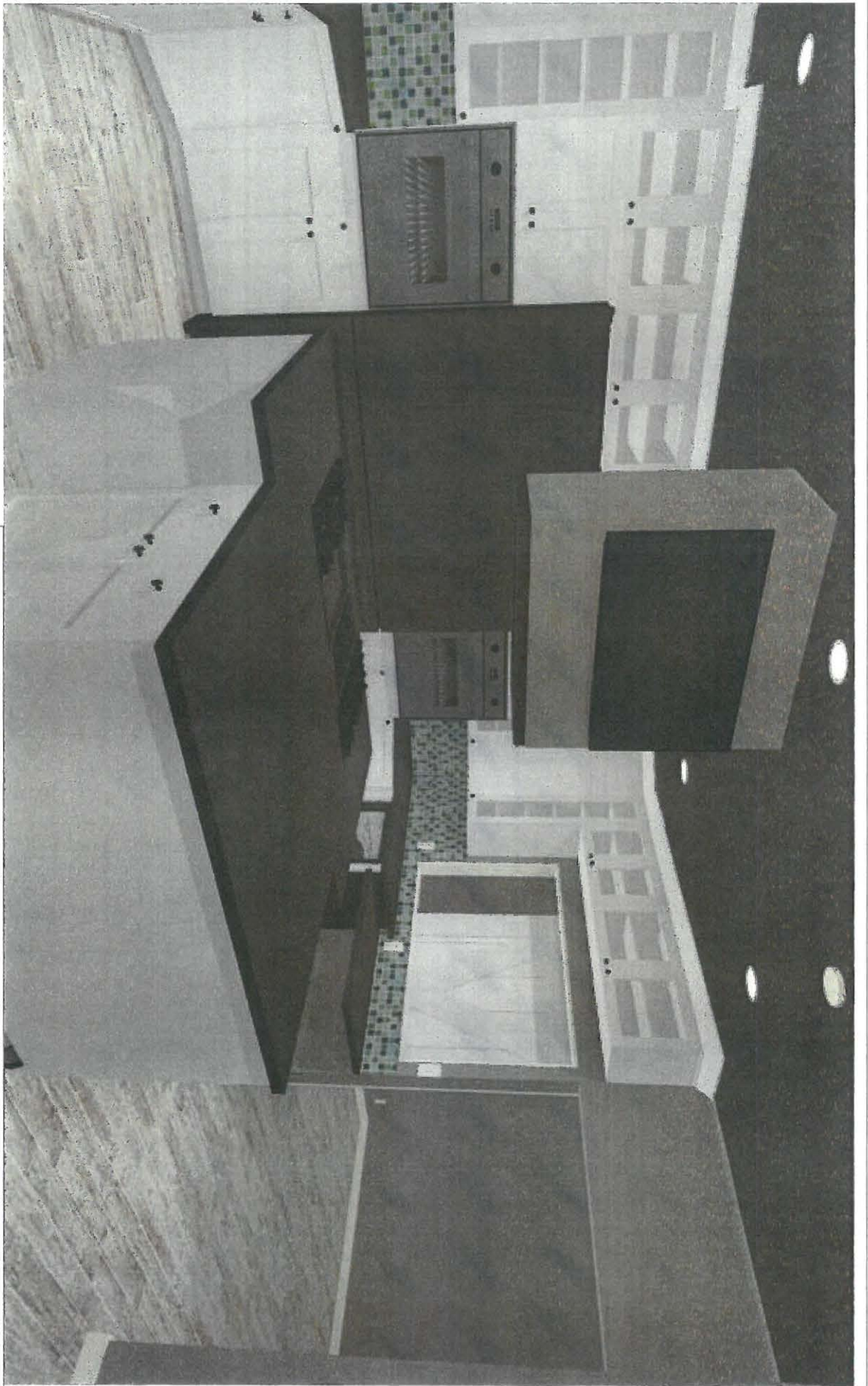
PROJECT DESCRIPTION  
 James David Wood  
 811 N. 8th Street  
 Sheboygan, WI 53081  
 920-424-1880

SHEET TITLE  
**Kitchen Rendering 1**

NO.	DESCRIPTION	REV.	DATE

SCALE: Not to Scale  
 DATE: 2/7/16

**A. 6.0**



Drawings prepared by  
**Michelle**  
 Architecture  
 Jordan Eason  
 45274 Pleasant View Rd  
 Plymouth, WI 53073  
 920-827-8889

PROJECT DESCRIPTION  
 Jeff Dyer, owner  
 811 N. 26th Street  
 Sheboygan, WI 53081  
 920-838-1198

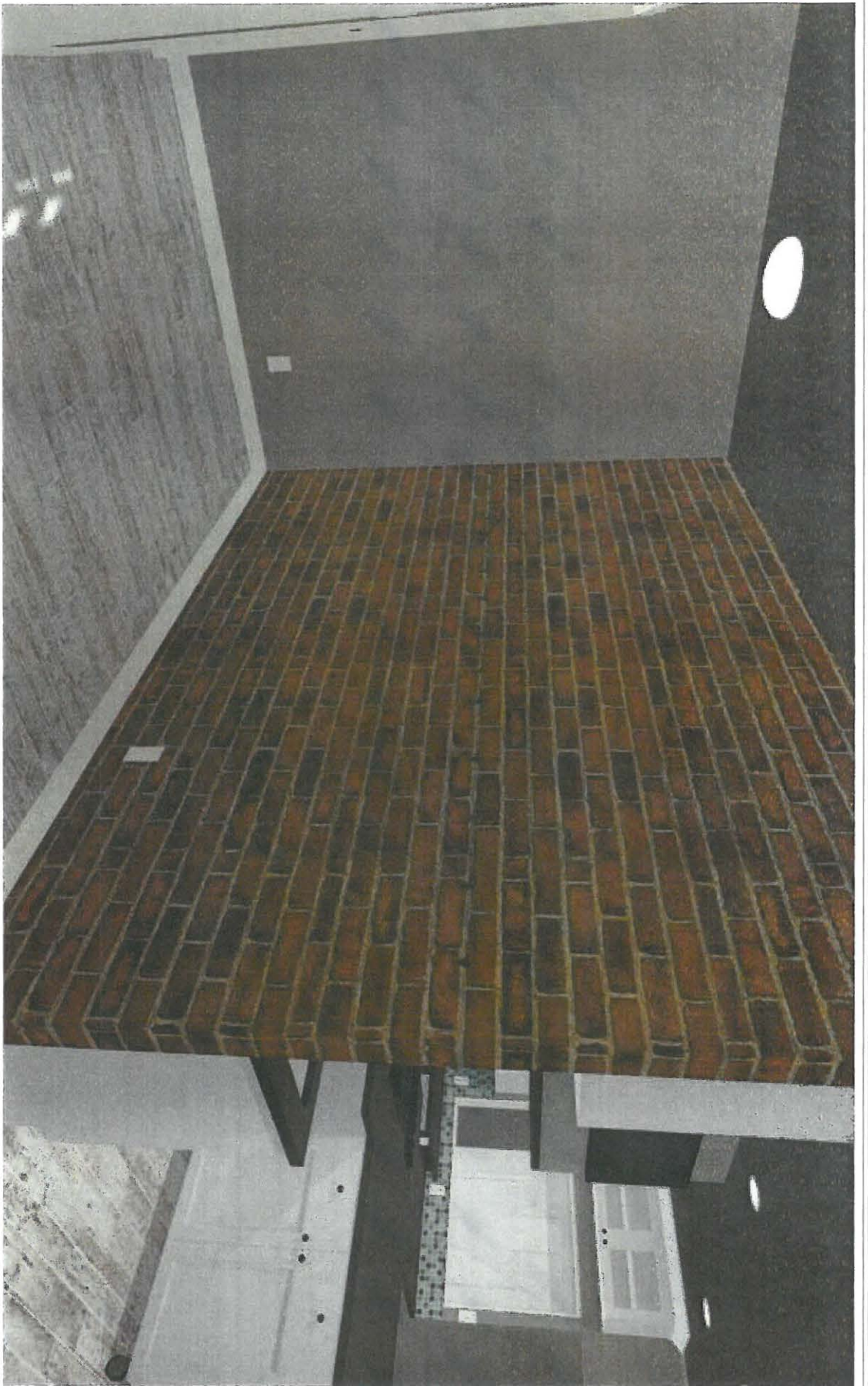
SHEET TITLE  
 Kitchen Rendering 2

No.	DESCRIPTION	REV.	DATE

SCALE:  
 Not to Scale

DATE:  
 2/2/16

A. 6.1




 DRAWINGS PROVIDED BY:  
 Jordan Cassese  
 85274 Pleasant View Rd  
 Plymouth, WI 53075  
 262-463-2483

PROJECT DESCRIPTION:  
 Jane Davis Wood  
 811 N. 8th Street  
 Sheboygan, WI 53081  
 920-765-1898

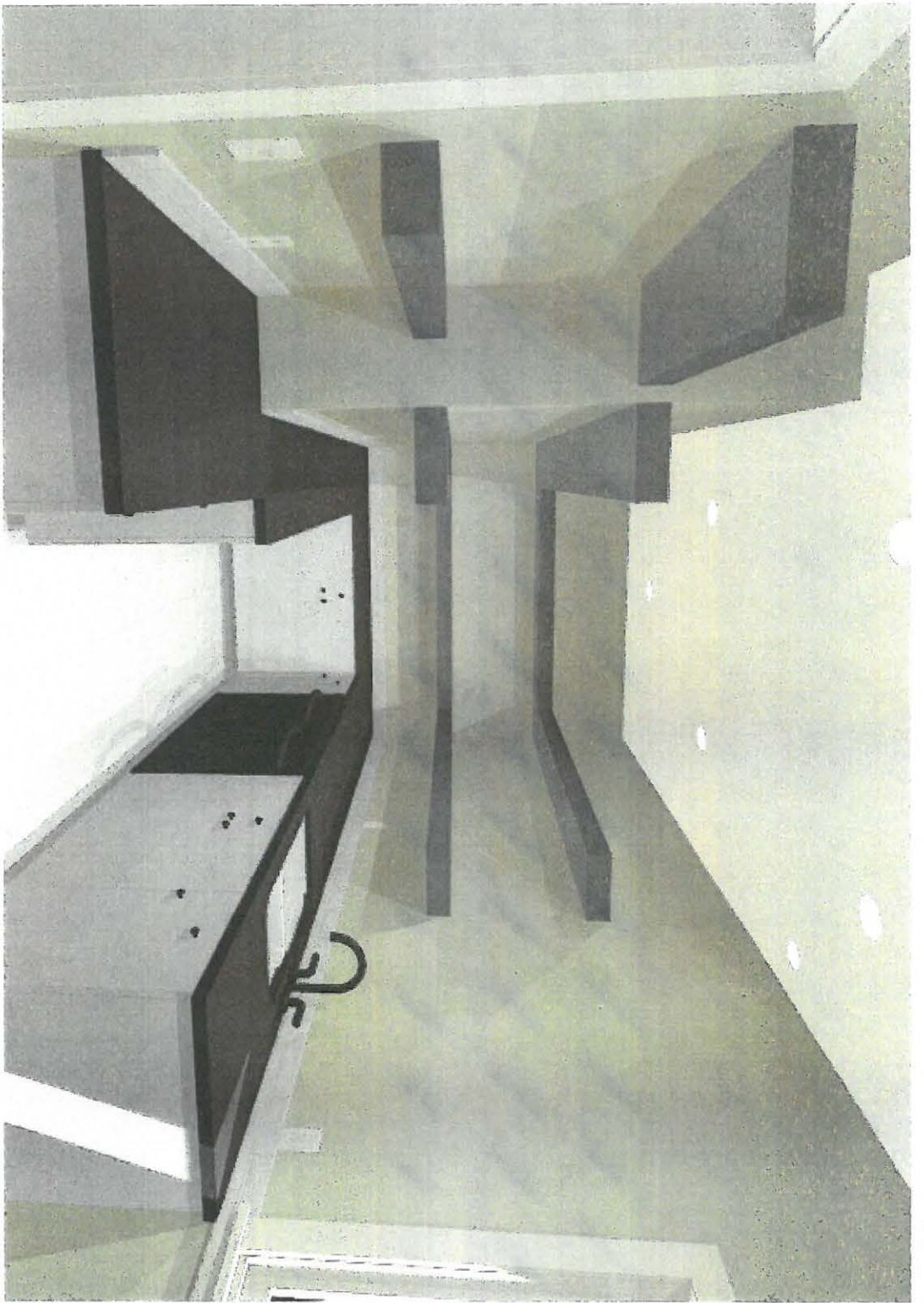
SHEET TITLE:  
 Entry & Apron Station

NO.	DESCRIPTION	REV	DATE

SCALE:

DATE: 2/2/16

A. 6.2



DRAWINGS PROVIDED BY:  
**Michelle**  
 Architecture  
 14079 Pleasant View Rd  
 Richmond, VA 23071  
 804-257-9987

PROJECT DESCRIPTION:  
 James Lyon Wood  
 811 N. 8th Street  
 Gloucester, VA 23061  
 919-434-1898

SHEET TITLE:  
**Prep Room**

NO.	DESCRIPTION	REV.	DATE

SCALE:  
 Not to Scale

DATE:  
 2/2/16

**A. 6.3**




 DERRICK CONSTRUCTION  
 4537 S. Highway 100  
 920-427-1887

PROJECT DESCRIPTION  
 JAMES DAVIS WARD  
 411 N. 8th Street  
 Sheboygan, WI 53081  
 920-427-1887

SHEET TITLE  
 LOOKING AT SPACE  
 FROM FRONT OF STORE

NO.	DESCRIPTION	BY	DATE

SCALE: Not to Scale  
 DATE: 2/21/16



- 2104 UNION AVE., P.O. Box 1084, SHEBOYGAN, WI 53082-1084
- TEL 920.457.4426 FAX 920.457.9474

October 11, 2016

To Whom It May Concern:

Relish Kitchen Store is planning on product demonstration in a proposed Demonstration Kitchen. We will not be frying food during the course of the demonstrations. Relish Kitchen Store understands that the City of Sheboygan may exercise its option to insert a camera in the sanitary storm line leading from the space to confirm this.

*Jane Davis-Wood, President*

Jane Davis-Wood, President  
Relish Kitchen Store  
811 North 8<sup>th</sup> Street  
Sheboygan, WI 53081

*10.11.16*

Date





- 2104 UNION AVE., P.O. BOX 1084, SHEBOYGAN, WI 53082-1084
- TEL 920.457.4426 FAX 920.457.9474

October 11, 2016

To Whom It May Concern:

Relish Kitchen Store is planning on product demonstration in a proposed Demonstration Kitchen. Each class will accommodate approximately 12 – 15 participants at a time. Classes typically will last about 2 hours. The classes will usually involve cooking 1 or 2 entrees, which will be shared by all class participants. The samples will be served on a 6" plate and will be a few ounces per attendee. There will be approximately 3 classes per week. Some of the classes will not include cooking food, but practice techniques such as knife skills. The Demonstration Kitchen will be available for events (bridal showers, birthday parties, team building, etc.) and may add an additional 4 events per month. These events typically involve baking techniques, baking desserts, pasta making, decorating food, knife skills training, vegetarian/vegan eating, and garnishing. There will be a minimal amount of dishes with meat prepared, and they will not be part of every demonstration.

*Jane Davis-Wood President*

Jane Davis-Wood, President  
Relish Kitchen Store  
811 North 8<sup>th</sup> Street  
Sheboygan, WI 53081

*10.11.16*

Date

*Jane Schmitt*

2104 UNION AVE., P.O. BOX 1084, SHEBOYGAN, WI 53082-1084  
920.457.4426 920.457.9474

August 23, 2016

Owner Authorization

I *T. Kohlbeck* (Tom Kohlbeck) as the Owner of the building housing Relish Kitchen Store and the Former Patty's Hair Place authorize Jane Davis Wood to submit a conditional Use Permit Application to operate a Demonstration Kitchen from ~~the~~ property located at 813 North 8<sup>th</sup> Street in Sheboygan, WI.

*T. Kohlbeck, Bowler Building*  
Building Owner Name

*10/7/16*  
Date

PARCEL NO. 108890  
MAP NO. 23 376 007  
ZONING CLASSIFICATION: CC

Office Use Only  
APPLICATION/FILE NO. \_\_\_\_\_  
REVIEW DATE: 10/25/16

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: Brian Bernier  
ADDRESS: 811 N 40<sup>th</sup> St Sheboygan E-MAIL: bernierbrian@hotmail.com  
PHONE: (262) 993-4510 FAX NO. ( )

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

NAME OF PROPOSED/EXISTING BUSINESS: Time To Eat Organic  
ADDRESS OF PROPERTY AFFECTED: 502 South 8<sup>th</sup> St.

LEGAL DESCRIPTION: lot 1-7 of brown and moores subdivision.  
city of sheboygan sheboygan county wisconsin.

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

DETAILED DESCRIPTION OF PROPOSED OPERATION OR USE INCLUDING ANY CHANGES TO THE EXISTING USE: Building out empty unit  
for a functioning 35-40 seat restaurant. Zoning use is indoor commercial entertainment,

BRIEF DESCRIPTION OF ALL REQUESTED VARIANCES FROM PROVISIONS OF THE ZONING ORDINANCE, WHICH ARE RELATED TO THE PROPOSED OPERATION OR USE: none

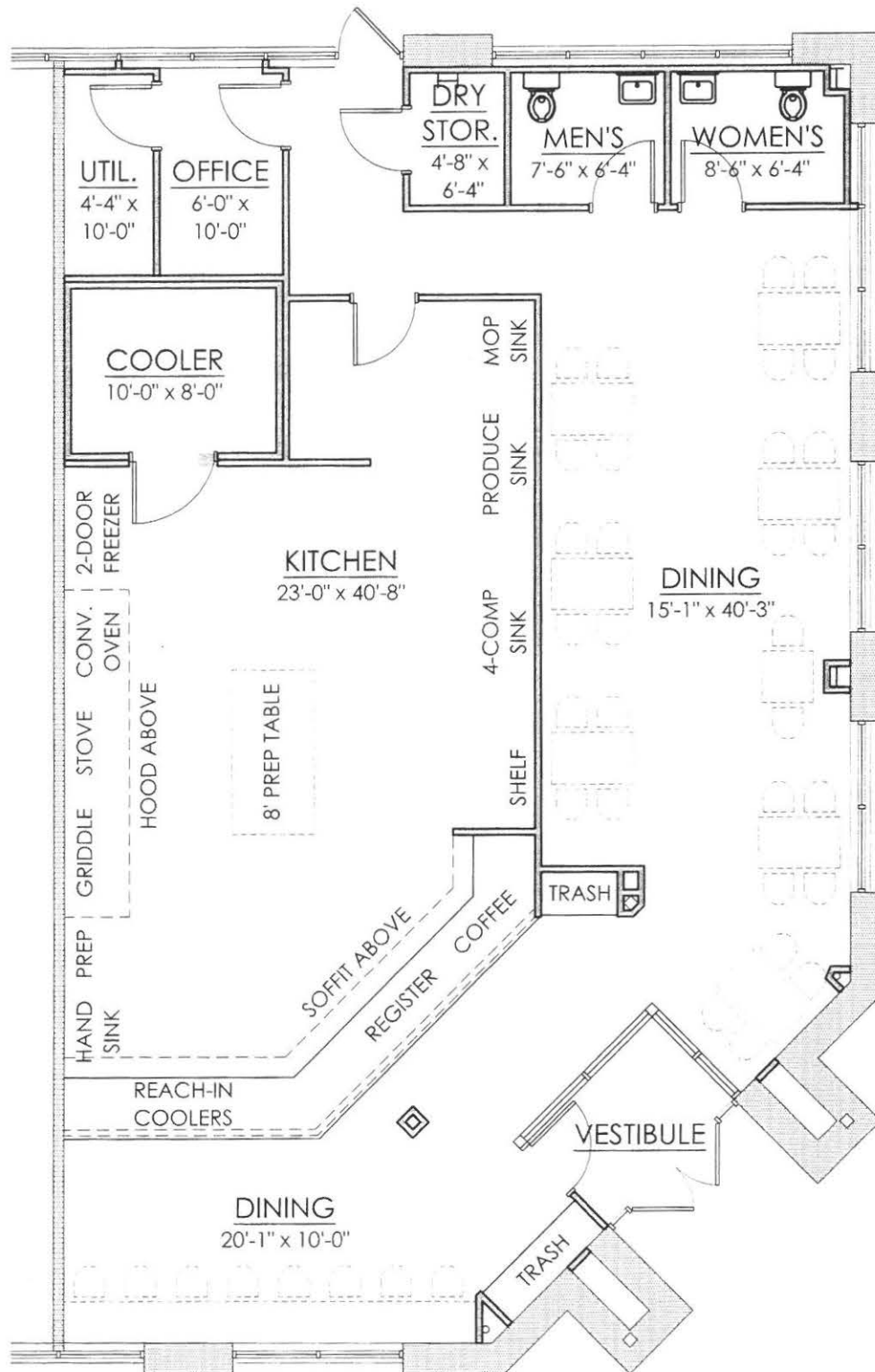
City of Sheboygan

Steve Sokolowski

Regarding the space available at 502 S 8<sup>th</sup> Street in Sheboygan.

- There are three units in one building: currently there is a Jimmy John's sandwich shop south of the space, and a Title company occupying the space south of Jimmy John's.
- The restaurant (organic café) will be serving breakfast and lunch six days a week. We will also provide grab and go items such as kefir, yogurt parfaits, soups, salads, sandwiches, wraps, veggie and dip cups, hummus cups, and a variety of healthy drink options. We will apply for a Class B license so we can brew/ferment our own kombucha. We may serve wine at specialty dinners down the road.
  - Our breakfast menu is designed to be served quickly. It includes egg wraps, English muffins, bagels, bacon and eggs, pancakes, and hash browns. We will have coffee, tea, and soft drinks.
  - Our lunch menu will consist of specialty hot sandwiches, wraps, cold sandwiches, specialty salads, soups, and homemade desserts.
- We will provide community service in the form of a donation based dinner once a month to promote awareness of local and organic foods. We want people to taste how good fresh food is. The concept name for this is "Dinner at 6".
  - We will hold three classes a month in the evening hours
    - How to eat organically on a budget
    - How to make your own probiotics at home
    - Rotating cooking classes and recipes on how to feed people with special dietary needs, such as: Type II diabetes, gluten intolerance, vegetarian, etc.
  - We will be selling local art, which will hang on the walls in specific areas of the restaurant. We plan to sell coffee beans and grounds, and other coffee and tea related items to be used at home.
  - We plan on seating for 40 people. We hope to obtain a permit to have patio seating outside during the summer months.
  - We may be open for small catering events.
- We expect some customers will walk to our restaurant and some will drive—both for the purpose of eating.
- We plan to be open from 7:00 am until 2:30 pm Wednesday through Monday (closed on Tuesday). Classes will start at 6:00 pm or 7:00 pm and last approximately 2 hours.
- There is street parking on both 8<sup>th</sup> and Pennsylvania Avenues. There are two parking lots behind our building, one lot is owned by the building owner, the other is a public city lot with meters.
- We will follow strict National Serve Safe Codes for restaurants as well as clean up any garbage that is transported to the dumpsters behind the building. We will make sure our guests do not become a nuisance by monitoring them both inside and outside.
- We plan of having a sign that is flush with the building wall above the entrance, which is on the north east corner of the building. There will be two exterior lights shining on the sign.
- Additional information: Come and taste the difference fresh and organic food makes.
- 
- Noticed: Jones Construction and Design address in Section 4 was missing:  
W7748 Hwy W, Cascade, WI 53011

EXHIBIT C



FLOOR PLAN

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

JULY 18, 2016

8TH ST. AND PENNSYLVANIA AVE.

SHEBOYGAN, WISCONSIN



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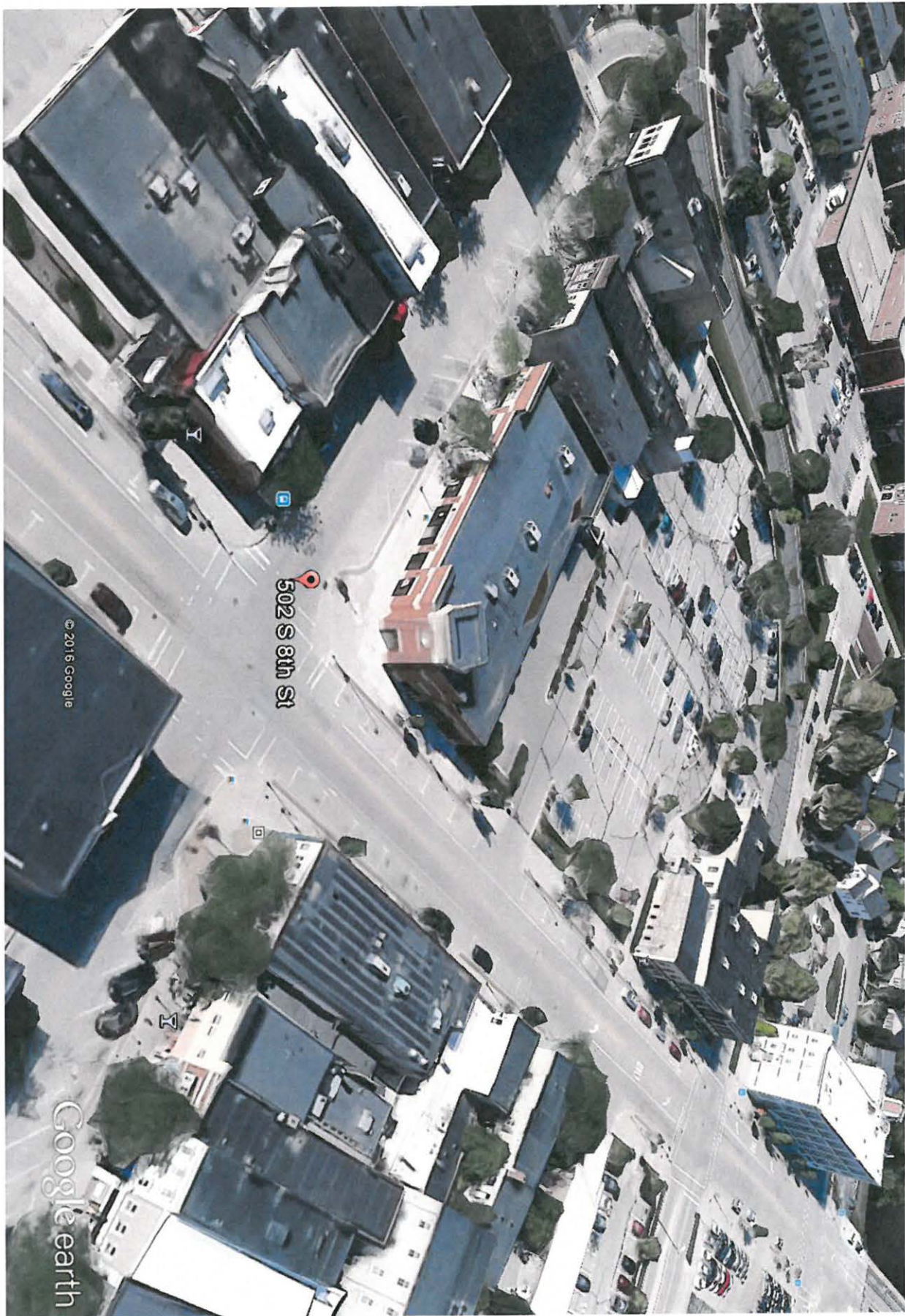
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PROJ. NO. 2015-7.4



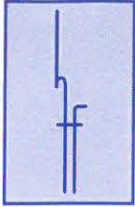






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Google earth



# Hygienic Fabrics & Filters, Inc.

*Bandage Division/Clothcrafters Division*

website: [www.bandagecorporation.com](http://www.bandagecorporation.com)

[www.clothcrafters.com](http://www.clothcrafters.com)

email: [sales@bandagecorporation.com](mailto:sales@bandagecorporation.com)

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1301 Erie Avenue / P.O. Box 1005 / Sheboygan, WI 53082-1005 / Phone (920) 457-7383 or 800-876-2009 / Fax (920) 457-2558

October 10, 2016

Dear Mayor Vandersteen and City of Sheboygan Plan Commission

Regarding paving of the parking lot area at 527 N. 13<sup>th</sup> Street

I am in the planning stages of expanding the building for Hygienic Fabrics & Filters. I will not be able to meet the deadline of October 28, 2016 for the paving. We are in the planning stages with R & R Steel, our contractor. The blueprints are drawn for the building and all the contractor bids are in. This will be submitted to the City for approval very soon. Therefore, we are asking for an extension of one year for paving of the parking lot.

Sincerely,

HYGIENIC FABRICS & FILTERS, INC.



Thomas E. Laiken

Vice President



October 28, 2015

Thomas Laiken  
Hygienic Fabrics & Filters Inc.  
1301 Erie Ave.  
Sheboygan, WI 53081

Dear Mr. Laiken:

The City Plan Commission at their meeting of October 27, 2015, approved the Site Plan Application by Thomas Laiken to operate Hygienic Fabrics and Filters Inc. at 527 N. 13th Street with 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, hazardous materials, etc. An occupancy permit will be granted only at such time as the applicant has met all requirements.
2. If using dumpsters, the 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 Slating (PDS) material in order to effectively screen and enclose these mechanical units.
3. Outdoor storage of materials, products or equipment shall be prohibited.
4. All ground level and rooftop mechanicals shall be screened and/or enclosed and constructed of like materials and colors of the facility (HVAC equipment, satellite dishes, etc.).
5. All new lighting shall be installed per Section 15.707 of the City of Sheboygan Zoning Ordinance. There shall be no spillover light onto adjacent properties or the streets.
6. Applicant shall meet all zoning requirements including but not limited to noise, vibration, hazardous materials, etc.
7. All areas used for parking or maneuvering of vehicles shall be paved. The parking lot shall be paved by **October 28, 2016**.
8. All areas that are not required to be paved shall be landscaped with grass and/or approved landscaping.
9. Submittal and approval of a proposed landscape plan prior to building permit issuance for the parking lot.
10. Submittal and approval of a proposed storm drainage plan prior to building permit issuance for the parking lot.
11. 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.

DEPARTMENT OF  
PLANNING AND  
DEVELOPMENT

828 Center Avenue,  
Suite 104  
Sheboygan, WI 53081

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

12. 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, temporary and/or closed ingress/egress driveway openings, curb, gutter, sidewalk, pavement, utilities, street trees, etc.).
13. Applicant shall obtain the necessary sign permits prior to installation.
14. Applicant shall remove the weeds, dead plant, etc. and properly maintain all landscape areas around the facility and site (in particular the east sides of the building and yard).
15. If there are to be any renovation to the exterior of the facility, the applicant will be required to obtain approval from the Architectural Review Board prior to receiving a building permit for such renovation.
16. 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.

If you have any questions concerning this matter, please do not hesitate to contact me at 920/459-3382.

Sincerely,

Steve Sokolowski  
Manager of Planning and Zoning





09/23/2016

**Re: Paving of Back Gravel Driveway**

Steve Sokolowski,

We are requesting an additional extension of paving of the back service driveway. From our last meeting on 9/29/2015, the city council agreed to a two year extension with the provision of giving an update within a year's time. Our goal is to have the back service drive paved by next year. We will provide a detailed plan before that time frame for you to review prior to any work being performed.

Thanks again for your help in this matter.

Sincerely,

Wayne Vang  
Business Manager  
Hmong Culture Service Center  
Business (920)783-6280  
Cell (414)238-7530  
info@hmongcultureservices.com

## Sokolowski, Steve

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**From:** Wayne Vang <info@hmongcultureservices.com>  
**Sent:** Thursday, October 20, 2016 11:17 PM  
**To:** Sokolowski, Steve  
**Subject:** Extension for Paving Back Service Drive

Steve,

We are asking for the City of Sheboygan common council to grant us an additional one-year extension. We were not able to secure the financing needed this year to complete our planned projects for the renovation of the property. Paving the back drive this year would of cause us to go into a negative cash flow. The good news is that we have seen an uptick in business this year and we are hopefully that this will allow us to obtain the necessary funds to complete the project for 2017. As we enter into year 3 of doing business in the City of Sheboygan; we have seen the positive impacts we have had in our community since inception. It is our goal to continue to operate here and grow with this community.

I will be at the common council meeting this Tuesday to answer any questions you all may have. Thanks again for your help in this matter.

Best Regards,

Wayne Vang

Business Manager  
Hmong Culture Services, LLC.

"Preserving Hmong Traditions"

Mobile (414)238-7530  
Business (920)783-6280



September 30, 2015

Wayne Vang  
Hmong Culture Service Center  
1224 Weeden Creek Rd.  
Sheboygan, WI 53081

Mr. Vang:

The City Plan Commission at their meeting of September 29, 2015, approved the request for an **extension of the deadline** to pave the to pave the rear gravel driveway at the Hmong Culture Service Center at 1224 Weeden Creek Road (former Sunnyside Mall) with 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, alcohol, etc. An occupancy permit will be granted only at such time as the applicant has met all requirements.
2. Applicant shall obtain the necessary liquor license in order to serve alcohol in the banquet hall area. Applicant may serve alcohol at the banquet hall if and only if all required liquor licenses are obtained/amended.
3. All lighting shall be installed per Section 15.707 of the City of Sheboygan Zoning Ordinance.
4. Dumpster(s) 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 Slating (PDS) material in order to effectively screen and enclose the dumpsters.
5. Outdoor storage of materials, products or equipment shall be prohibited.
6. All ground level (rear of facility) and rooftop mechanicals shall be screened and/or enclosed and constructed of like materials and colors of the facility (HVAC equipment, satellite dishes, etc.).
7. All areas used for parking or maneuvering of vehicles shall be paved. Applicant/Owner shall submit a plan to the City of Sheboygan Department of City Development detailing how the proposed gravel driveway is to be improved. Applicant/owner shall pave the driveway by **September 30, 2016.**
8. Submittal and approval of a proposed drainage plan.
9. Applicant shall obtain the necessary conditional use/sign permits prior to installation. Applicant shall work with staff with regards to constructing a well-designed sign for the site that utilizes colors and

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- materials similar to the building. Staff may bring the proposed signage design back to the Plan Commission for review/approval.
10. Applicant shall remove all signage on the building referring to businesses that are no longer operating from the Sunnyside Mall site.
  11. If there are to be any renovation to the exterior of the facility, the applicant will be required to obtain approval from the Architectural Review Board prior to receiving a building permit for such renovation.
  12. This conditional use permit is for HCSC use of the building only. If HCSC proposes a new outdoor farmer's market, HCSC will be required to submit a new conditional use permit for that outdoor farmer's market proposal as well as meet all codes.
  13. Applicant is required to work with the Engineering and City Development regarding the access drives and landscaping on the west/S. 14<sup>th</sup> Street side of the site (especially the driveway access point located at the southwest corner of the site - northeast corner of Weeden Creek Road and S. 14<sup>th</sup> Street). The applicant shall submit a detailed plan that shows how the driveways and landscape area on the west side of the site will be blocked and screened in order to minimize HCSC traffic impact to S. 14<sup>th</sup> Street and the adjacent residential neighborhood. Staff may bring the proposed plan/design back to the Plan Commission for review/approval.
  14. 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.

If you have any questions concerning this matter, please do not hesitate to contact me at 920/459-3382.

Sincerely,

Steve Sokolowski  
Manager of Planning and Zoning

