

*****ATTACHMENTS*****

PARCEL NO. 312670
MAP NO. 35329005
ZONING CLASSIFICATION: NC

Office Use Only
APPLICATION/FILE NO. _____
REVIEW DATE: 9/27/16

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

fd

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: MICHAEL EGGEN
ADDRESS: 2420 ELM AVE E-MAIL: _____
PHONE: (920) 207-4905 FAX NO. ()

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: GOTTA GETCHA IN QASIS LLC
ADDRESS OF PROPERTY AFFECTED: 840 WILSON AVE

NA

LEGAL DESCRIPTION: _____

BRIEF DESCRIPTION OF EXISTING OPERATION OR USE: _____
RESTAURANT / BAR

DETAILED DESCRIPTION OF PROPOSED OPERATION OR USE INCLUDING ANY CHANGES TO THE EXISTING USE: OUTSIDE SEATING
FOR FOOD AND DRINKS

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

TO WHOM IT MAY CONCERN, THIS LETTER IS IN REGARD
TO CHANGE OF PREMISE AT OUR RESTAURANT/TAVERN
IN SHEBOYGAN AT 840 WILSON AVE. WE ARE APPLYING
FOR OUTDOOR SEATING TO GIVE ARE GUESTS THE
OPTION OF ENJOYING FOOD AND DRINKS OUT DOORS.
IT WILL ALSO INCREASE OUR SALES, AND WILL CREATE
JOBS. THE PROPOSED SITE IS ONLY ON PRIVATE PROPERTY
AND WILL NOT INFRINGE ON CITY PROPERTY. THE PATIO
AREA WILL HAVE CORNER FENCING THAT WILL BE SECURED.
WE WILL HAVE PATIO FURNITURE (6 TO 8) SETS, SOME MAY
HAVE UMBRELLAS (SEE PICS). THERE IS SUFFICIENT LIGHT-
ING FROM BUILDING AND CITY COMBINED, WE HAVE BEEN IN
BUSINESS FOR 2 YEARS, AND OUR GUESTS ARE RESPONSIBLE
MATURE ADULTS AGE RANGING FROM LATE 30'S TO 60 YEARS
OLDS. OUR OUTDOOR SEATING WILL MONITORED BY WAIT STAFF,
BARTENDERS, MANAGER, OWNER, AND 2 CAMERAS ON THE OUTSIDE
OF THE BUILDING. THE HOUSE TO THE EAST ARE FRIENDS,
THE IS A VACANT LOT ACROSS THE STREET AND A CONSTRUCTION
MINI-STORAGE TO THE WEST, AND A NEIGHBOR BEHIND THE
BUSINESS APPROX 140 FEET AWAY. THERE WILL BE MINIMAL
NOISE AS THE MUSIC WILL BE BY RADIO OUTSIDE. WE WOULD
LIKE TO HAVE A BAND NOW AND THEN, SUMMER MONTHS
ONLY, OF COURSE!. THERE IS PLENTY OF PARKING BOTH PRIVATE
AND CITY. GARBAGE CONTAINERS PROVIDED AND THEW DE-
POSITED IN THE DUMPSTER BEHIND THE GARAGE DAILY. THERE
WILL BE NO GARBAGE LEFT OVERNITE. PLASTIC TABLEWARE
WILL BE USED, WE HOPE TO GET THIS UP AND RUNNING AS
SOON AS POSSIBLE WITH YOUR APPROVAL. THANK YOU FOR
YOUR TIME AND CONSIDERATION, ITS VERY MUCH
APPRECIATED. MICHAEL EGGEN



(over) →

Per phone call from Mike Eggen on Friday, September 2, 2016
the hours of operation are proposed are

11:00 AM to 10:00 PM.

Requesting to operate outdoor patio all year

SS 9/2/16 4:30 PM

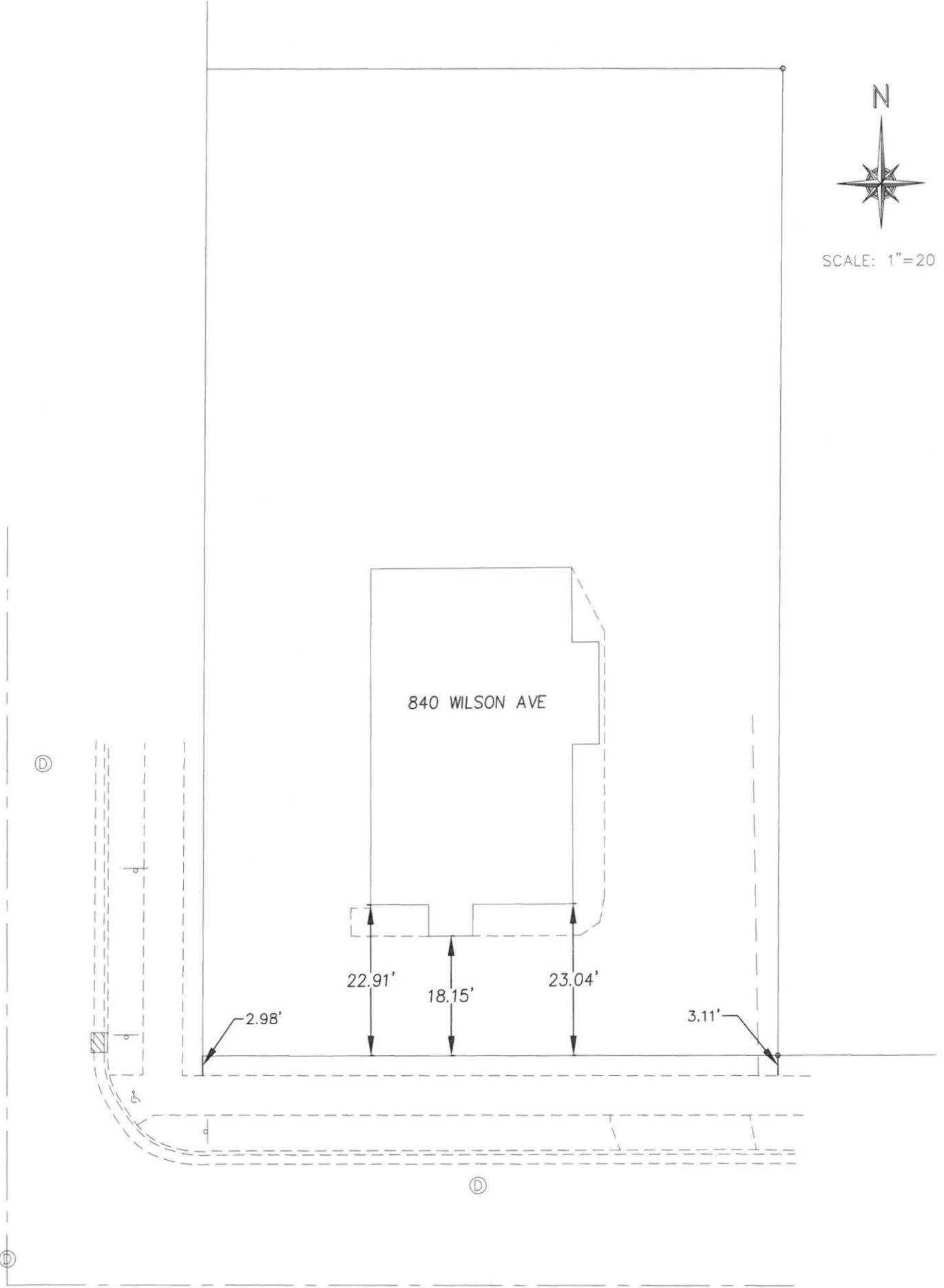


SCALE: 1"=20'

S 9TH ST

840 WILSON AVE

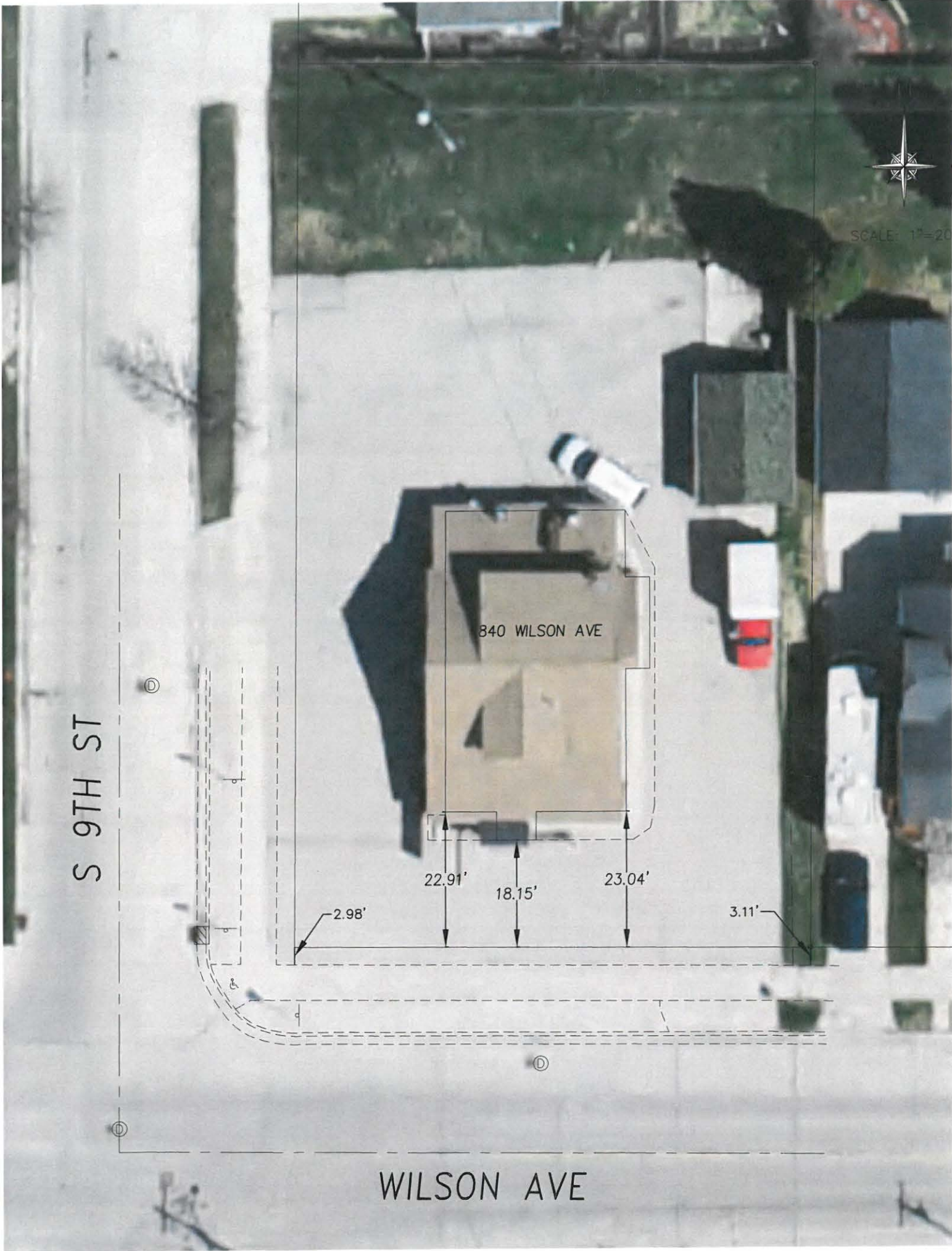
WILSON AVE



⓪

⓪

⓪



SCALE: 1"=20'

S 9TH ST

840 WILSON AVE

WILSON AVE

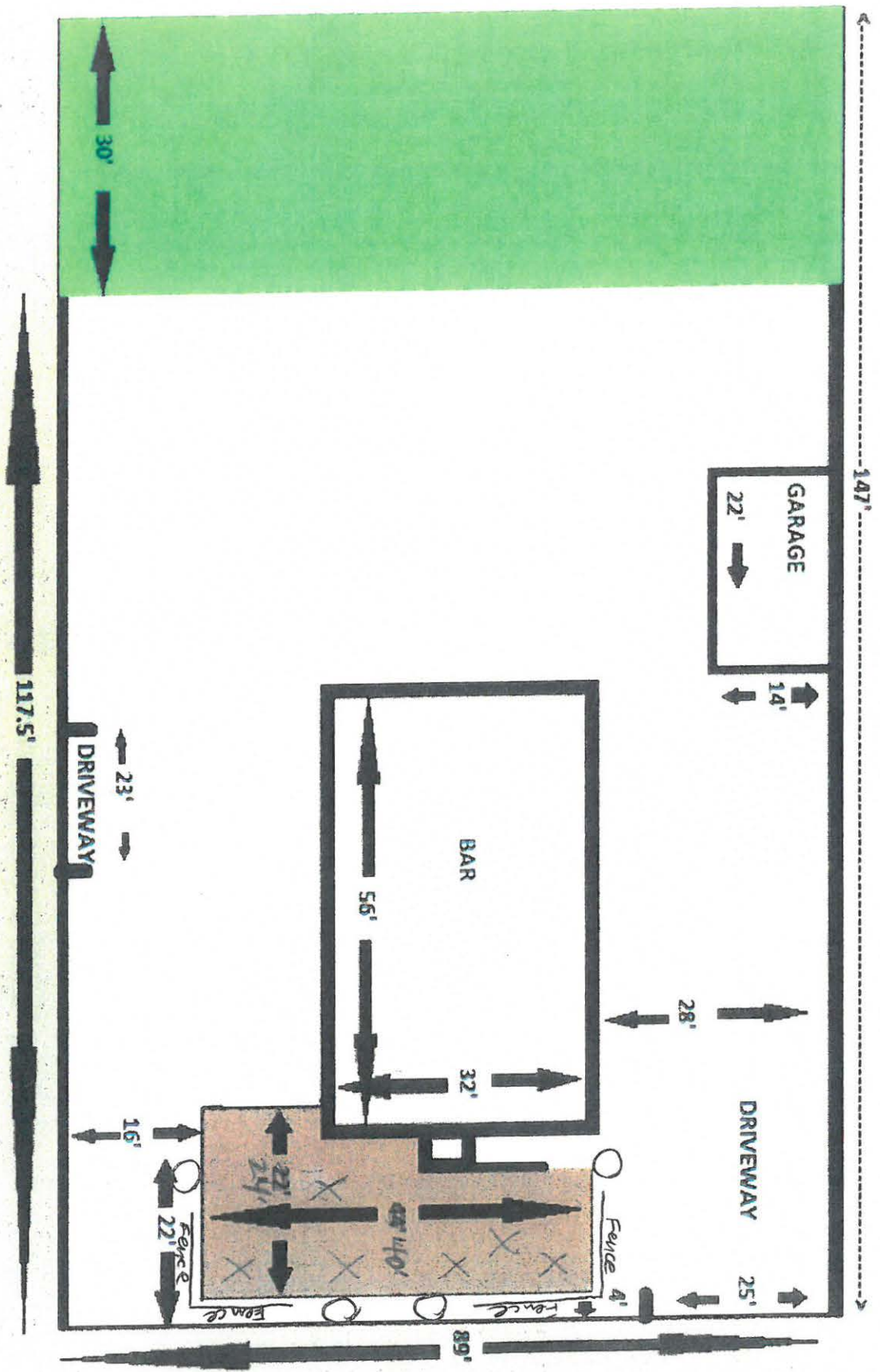
2.98'

22.91'

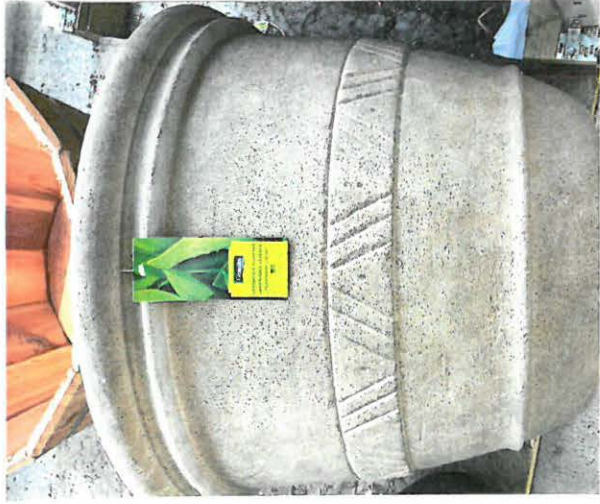
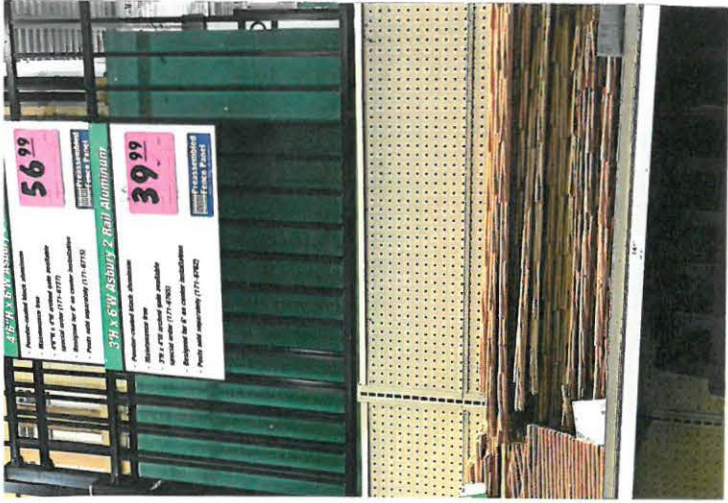
18.15'

23.04'

3.11'



○ Flower Pots
 X Cafe tables & chairs







PLOT DATE: 6/2/2016 4:42:47 PM

FILE NAME: P:\PROJECTS\KVG-HARBOR FREIGHT SHEBOYGAN\COLOR\M-COLOR_HARBOR FREIGHT_SHEBOYGANDWG



COPYRIGHT PERSPECTIVE DESIGN INC. COPYRIGHT 2016. ALL RIGHTS RESERVED - THIS DRAWING IS NOT TO BE REPRODUCED, CHANGED, COPIED OR ASSIGNED TO ANY THIRD PARTY IN ANY FORM OR MANNER WITHOUT FIRST OBTAINING THE EXPRESSED WRITTEN PERMISSION OF PERSPECTIVE DESIGN INC. THE CLIENT AGREES TO INDEMNIFY AND HOLD THE ARCHITECT HARMLESS FROM ANY DAMAGES, LIABILITY, OR COST, INCLUDING ATTORNEY'S FEES AND COSTS OF DEFENSE ARISING FROM ANY CHANGES OR ALTERATIONS MADE BY ANYONE OTHER THAN THE ARCHITECT, OR FROM ANY REUSE OF THE DRAWINGS OR DATA WITHOUT THE PRIOR WRITTEN CONSENT OF THE ARCHITECT.



**PERSPECTIVE
DESIGN, INC.**
11525 W. North Avenue
Wauwatosa, WI 53226
Tel (414) 302-1750 Fax (414) 302-1781

Harbor Freight at Memorial Plaza
3510 Kohler Memorial Drive
Sheboygan, WI 53081

DRAWING TITLE:
COLORED
MONUMENT
SIGN

THIS
BOX IS
1/2" x 1/8"

DATE: 09/20/16
SCALE: 1/4"=1'-0"
DRAWN: KBJ
JOB: -

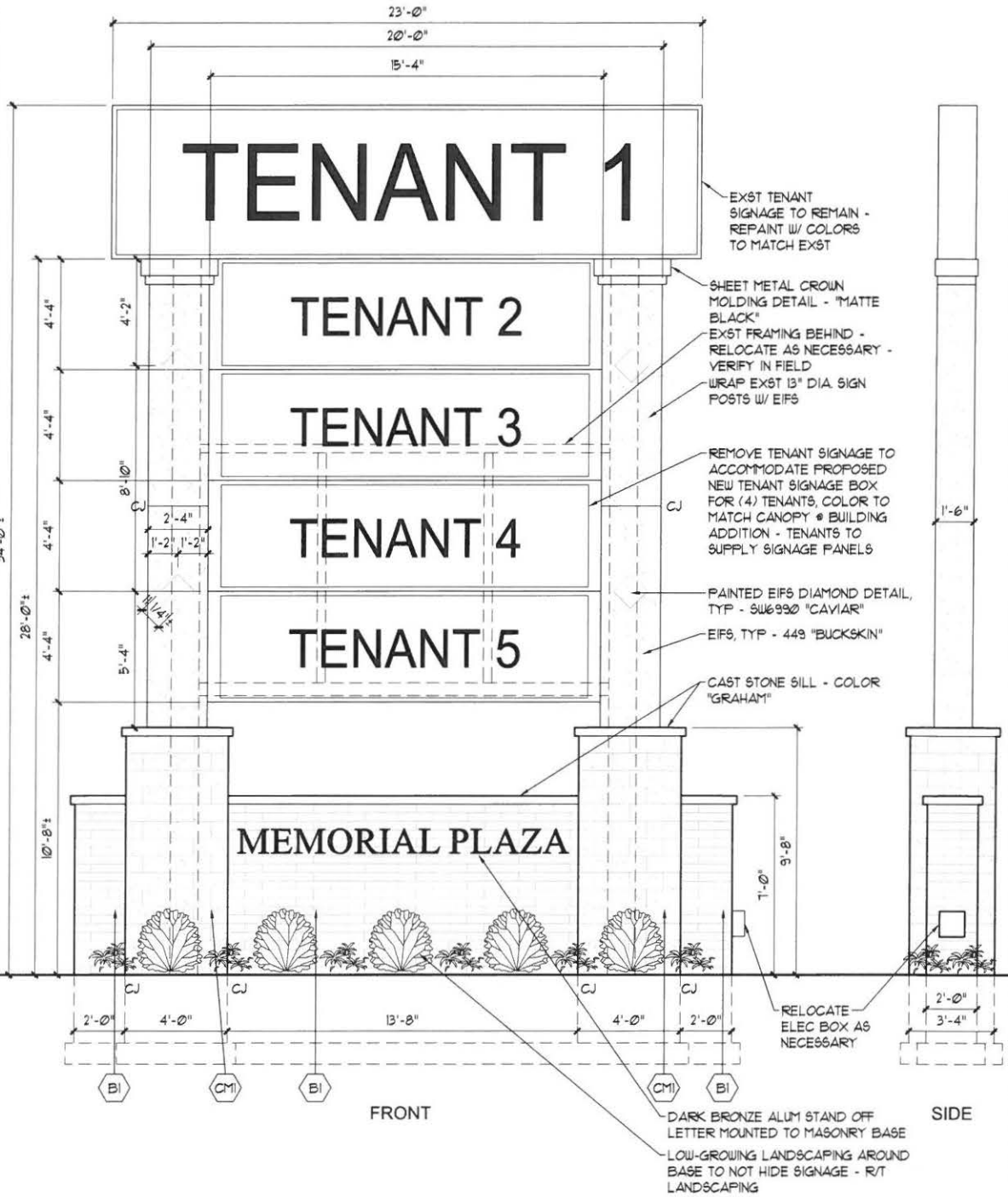
SHEET:
**Color
Sign**

FULL SIZE PRINT = 11' x 17' SHEET

PLOT DATE: 9/20/2016 2:12:26 PM

FILE NAME: P:\PROJECTS\KVG-HARBOR FREIGHT SHEBOYGAN\ARCHIVE\160920_XR-MONUMENTSIGN_HARBOR FREIGHT_SHEBOYGANDWG

EXISTING TENANT SIGN SQUARE FOOTAGE: APPROX 314 SF / SIDE
 PROPOSED TENANT SIGN SQUARE FOOTAGE: APPROX 404 SF / SIDE



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PERSPECTIVE DESIGN, INC.
 11525 W. North Avenue
 Wauwatosa, WI 53226
 Tel (414) 302-1780 Fax (414) 302-1781

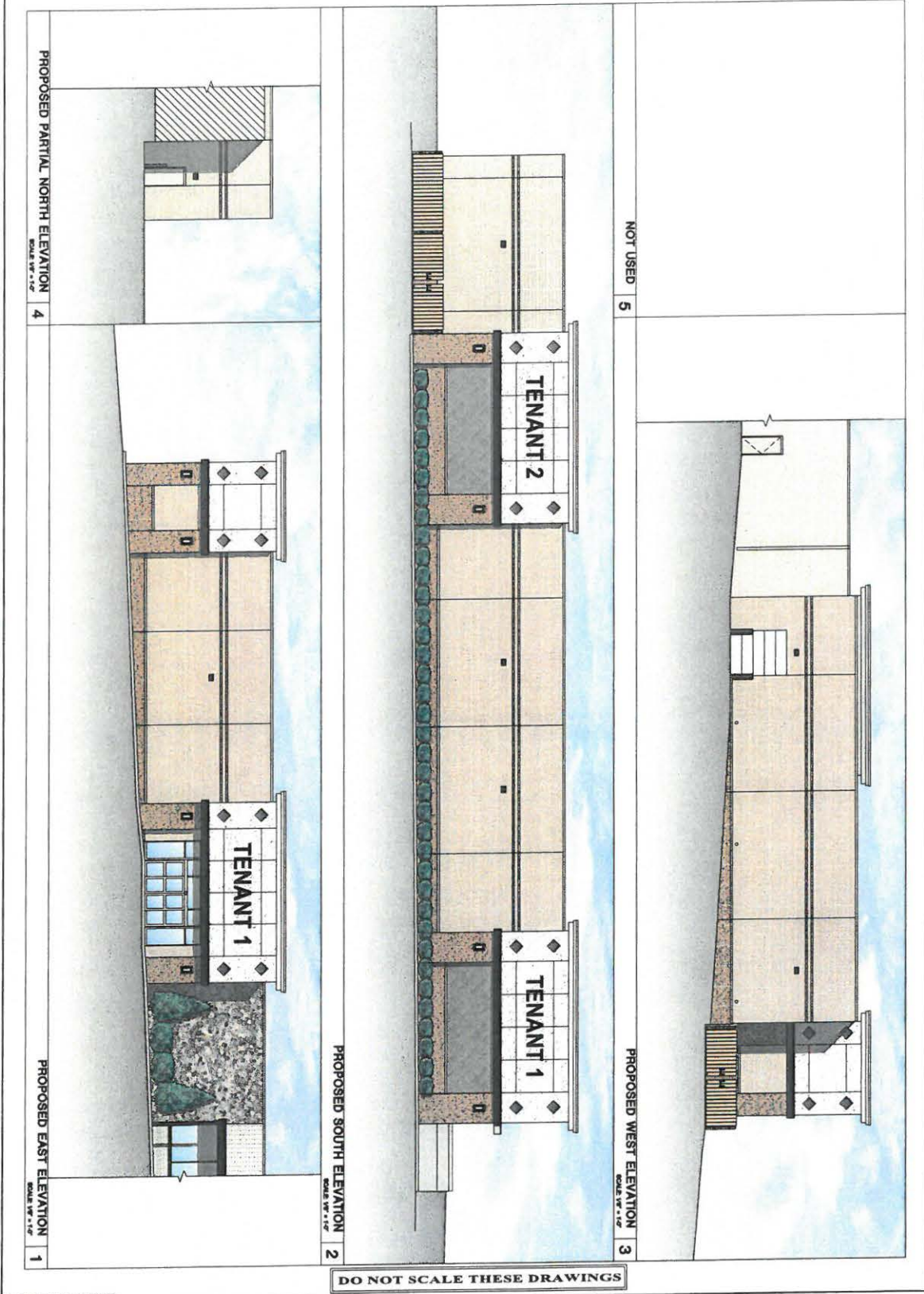
Harbor Freight at Memorial Plaza
 3510 Kohler Memorial Drive
 Sheboygan, WI 53081

DRAWING TITLE: PROPOSED MONUMENT SIGN
 DATE: 09/20/16
 SCALE: 1/4"=1'-0"
 DRAWN: KBJ
 JOB: -

THIS BOX IS 1/2" x 1/2"

SHEET: **Sign**

FULL SIZE PRINT = 11" x 17" SHEET



DO NOT SCALE THESE DRAWINGS

ALL SIZE PRINT - 36" x 48" SHEET
 COPYRIGHT PERSPECTIVE DESIGN, INC. COPYRIGHT 2016. ALL RIGHTS RESERVED. THIS DRAWING IS NOT TO BE REPRODUCED, CHANGED, COPIED OR AMBIGUOUS TO ANY THIRD PARTY IN ANY FORM OR MANNER WITHOUT FIRST OBTAINING THE EXPRESSED WRITTEN PERMISSION OF PERSPECTIVE DESIGN, INC. THE CLIENT AGREES TO INDEMNIFY AND HOLD THE ARCHITECT HARMLESS FROM ANY DAMAGES, LIABILITY, OR COST, INCLUDING ATTORNEY'S FEES AND COSTS OF DEFENSE ARISING FROM ANY CHANGES OR ALTERATIONS MADE BY ANYONE OTHER THAN THE ARCHITECT, OR FROM ANY REUSE OF THE DRAWINGS OR DATA WITHOUT THE PRIOR WRITTEN CONSENT OF THE ARCHITECT.

R21n DATE: 04/07/16 SCALE: NOTED DWGNO: R21 SHEET: 36-048	Drawing Title: COLLORED EXTENDED ELEVATIONS	PERSPECTIVE DESIGN, INC. 11525 W. North Avenue Watwatona, WI 53226 Tel: (414) 302-1750 Fax: (414) 302-1751	Proposed Building Addition For: Harbor Freight Tools at Memorial Plaza 3608 Kohler Memorial Drive Shaboygan, WI 53081		REVISION NO. 1 DATE 05/02/16 DESCRIPTION CITY PLAN COTMISSION SUBMITTAL PLO
			PROJECT:	REVISION NO. 1 DATE 05/02/16 DESCRIPTION CITY PLAN COTMISSION SUBMITTAL PLO	

- PRELIMINARY -
 FOR ESTIMATING AND REVIEW ONLY

NOT FOR CONSTRUCTION

Sokolowski, Steve

From: Randy Goll <rgoll@kvgbuilding.com>
Sent: Tuesday, August 23, 2016 12:36 PM
To: Sokolowski, Steve
Cc: Scott Christianson
Subject: FW: Memorial Plaza Pylon Sign Modifications
Attachments: 160628_R201_HarborFeight_ColorSign.pdf

Steve:

Just making sure that this revised pylon sign is approved. Please advise if we need to do anything else.

Randy

o 414.463.8900
c 414.750.5151

From: Randy Goll
Sent: Tuesday, June 28, 2016 2:14 PM
To: 'Sokolowski, Steve' <Steve.Sokolowski@sheboyganwi.gov>
Subject: Memorial Plaza Pylon Sign Modifications

Steve:

Here is an elevation of the sign that incorporates your requested changes. Tenants 2 – 5 will not necessarily be black letters on a white background. Colors/ fonts/ logos/ etc. will all be determined by the tenants, provided they stay within the city requirements and any mall sign requirements. Let me know if I need to submit anything other than this to you for approval.

Randy Goll

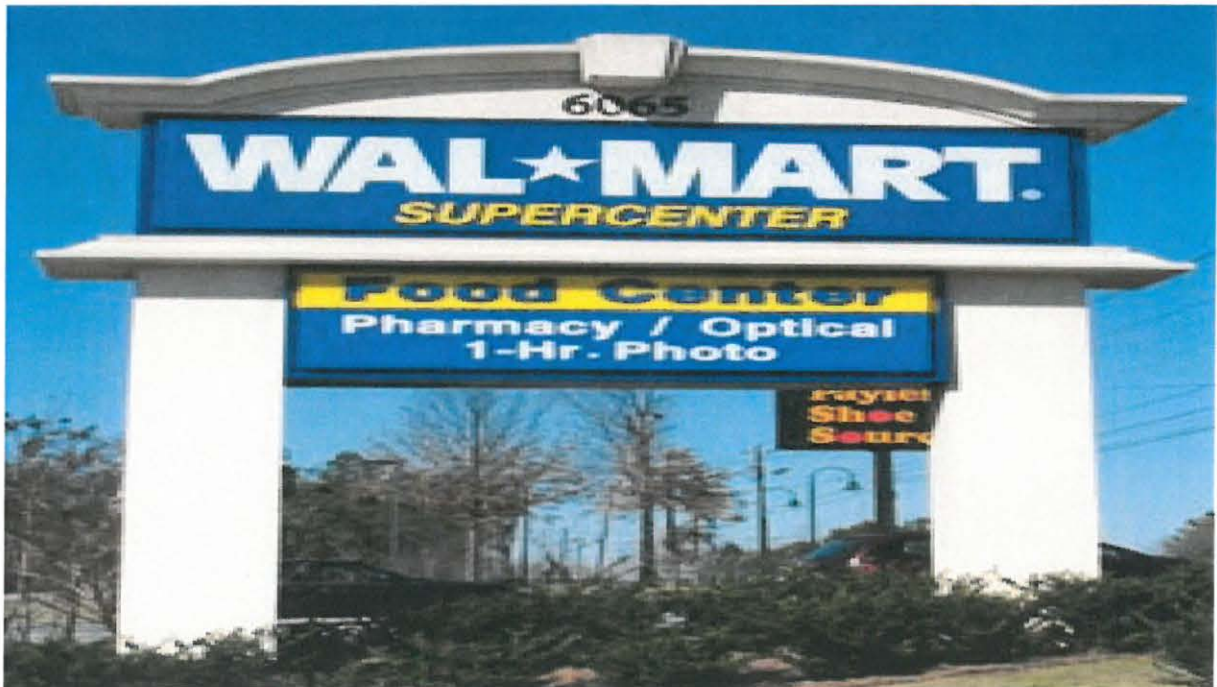
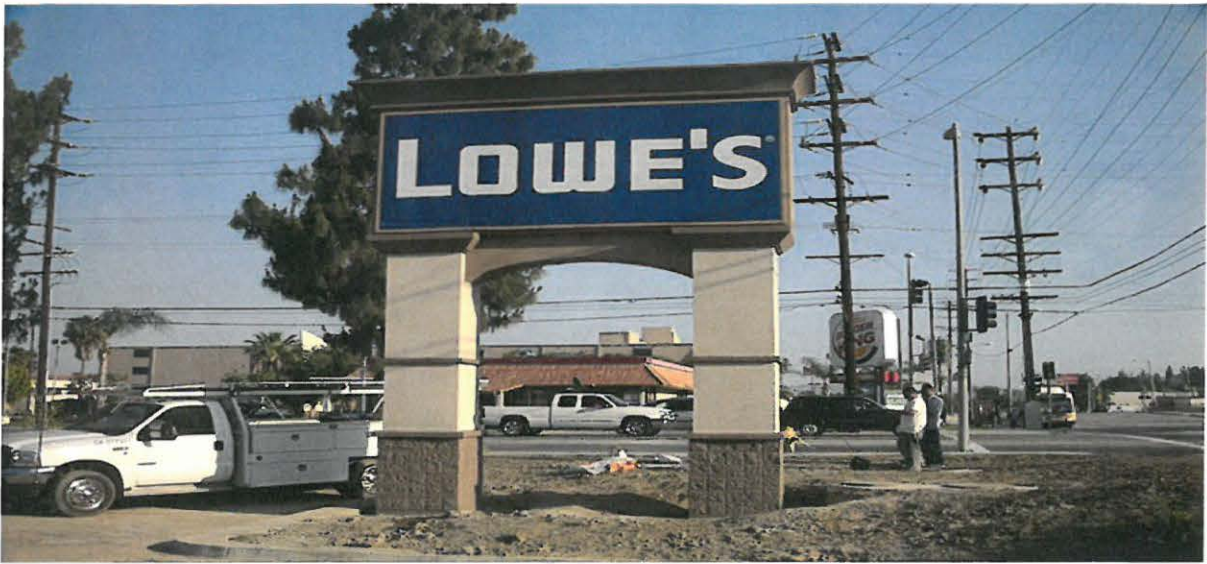
VICE PRESIDENT CONSTRUCTION
rgoll@kvgbuilding.com



KVG
Building
Corporation

802 N. 109th Street, Milwaukee WI 53226
o 414.463.8900 f 414.463.8975 c 414.750.5151





~~X~~

6.1

Gen. Ord. No. 19 - 16 - 17. By Alderpersons Draughon and Rabe.
September 19, 2016.

AN ORDINANCE for the vacation of a portion of the paved alley between Sibley Ct. on the north, Saemann Ave. on the south, Calumet Dr. on the east and Wiemann Ave. on the west.

WHEREAS, application by petition for the paved alley has been properly filed with the City Clerk, and

WHEREAS, said petition was signed by all of the owners of the lots and lands abutting that portion of the paved alley sought to be vacated and by more than one-third of the owners on that portion to be discontinued as described below:

Cole's Subdivision No. 2
Being the east 200' of a 15' wide alley as platted in Cole's Subdivision No. 2, Block 1. Said alley is adjacent to Lots 1, 2, 3 & 4, Block 1 of said Subdivision and Lots 25, 26, 27 & 28 of Cole's Subdivision, located in the West ½ of the SE ¼ of Section 15, T.15N., R.23E in the City of Sheboygan, Sheboygan County, State of Wisconsin. Said tract contains 3,000 sq. ft.;

within the block in which it is located, and

WHEREAS, notice of pendency of said application has been duly filed in the office of the Register of Deeds for Sheboygan County, Wisconsin, according to law.

NOW, THEREFORE, THE COMMON COUNCIL OF THE CITY OF SHEBOYGAN DO ORDAIN AS FOLLOWS:

Section 1. A portion of the paved alley between Sibley Ct. on the north, Saemann Ave. on the south, Calumet Dr. on the east and Wiemann Ave. on the west is hereby VACATED AND DISCONTINUED.

City Plan

Dear Sir or Madam,

You are receiving this letter to inform you about a project proposed by Paper Box and Specialty Company. As you may have seen or read, Paper Box recently acquired two properties on Saemann Ave. from Quasius Construction. These properties are part of a larger expansion plan by the company that will include the installation of new equipment and the addition of several new positions.

Paper Box has been operating out of our Sibley Ct. location since 1929, and has always striven to be a positive force in our neighborhood and community. As part of this ongoing commitment, we are seeking to have a portion of the City owned alley behind our plant vacated to allow for future growth of the factory.

The section of alley we are hoping to develop is located immediately to the South of the factory. (See enclosed map) This section of alley does not allow for through traffic at present and is used exclusively by Paper Box employees, contractors and vendors.

We feel that the closure of this section alley will be a net positive for the neighborhood. The closure will allow heavy trucks and delivery vehicles to enter our property from Saemann Ave so we will no longer need to use the alley or disrupt the neighborhood with these large vehicles. Utility vehicles from the phone and power company will now also enter from Saemann Ave through our property and will not block the alley for extended periods of time. The closure will also cut down on foot traffic through the alley, especially those not from the neighborhood and should increase security for property owners. We will be leaving our back parking lot unfenced for vehicle turnaround, and will also continue to pay to have the alley plowed during the winter, a service we have provided to the neighborhood for years.

We need the support of the neighborhood in order for the city to consider our request. Enclosed you will find a sheet to sign indicating your support for our efforts. I am hoping that you will sign and return the enclosed document by *DATE*.

Proposal

The City of Sheboygan shall vacate the City owned alley immediately to the South of the existing Paper Box and Specialty location at 1505 Sibley Ct. and immediately to the North of the former Quasius Construction owned properties located at 1524 Saemann Ave. The section of alley in question is approximately 200' long and bordered on both sides by Paper Box owned properties. The proposed vacation will not affect any other businesses or residences along the alleyway. This vacation will allow Paper Box and Specialty to develop this section of the alley and redirect a portion of the current heavy truck traffic out of residential areas onto company owned property.

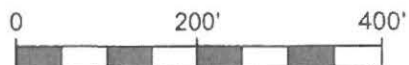
Approval

I, the undersigned, support the proposed vacation of the section of City owned alley described above.

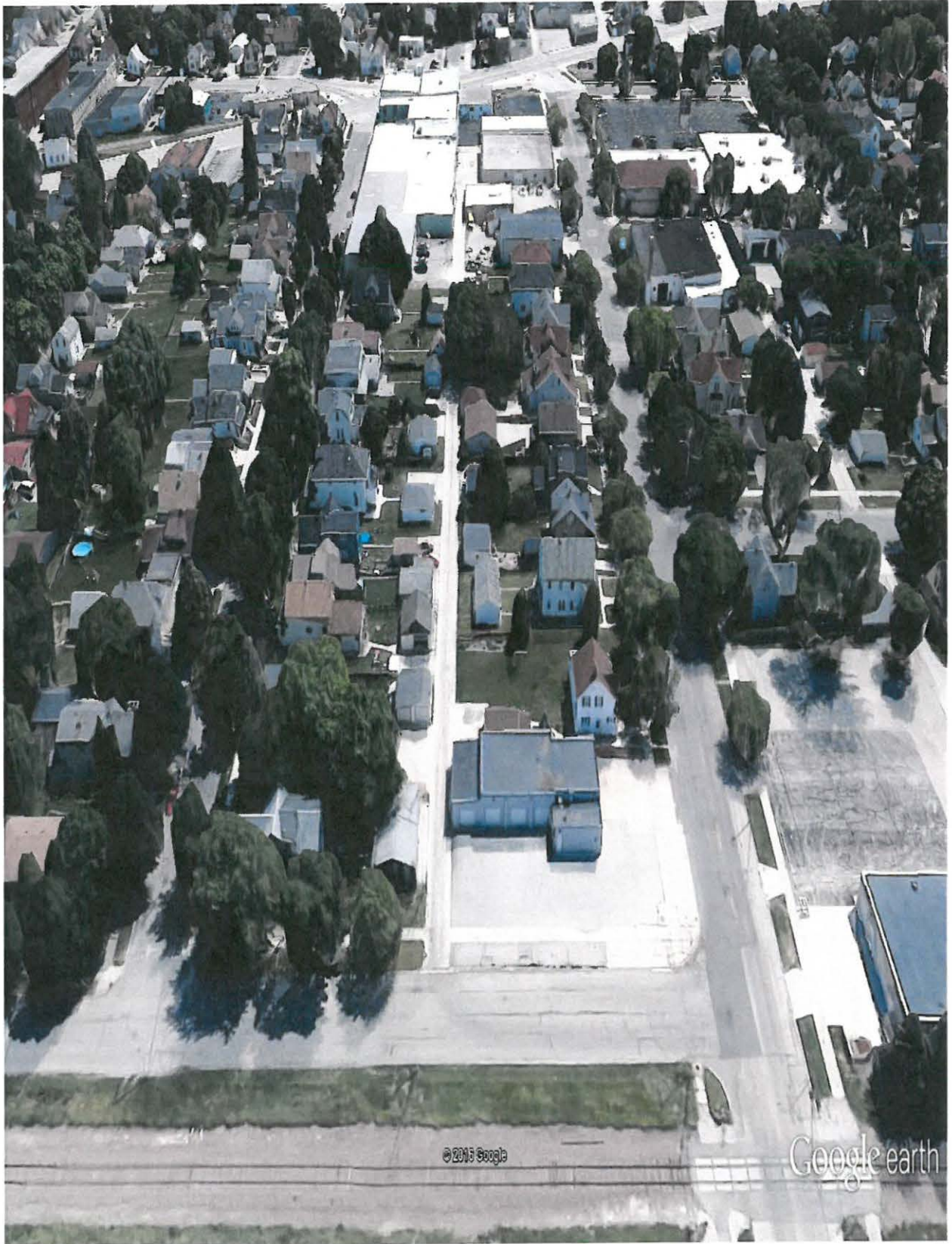
Signed _____ Date _____

PROPOSED ALLEY VACATION COLE'S SUBDIVISION NO. 2 SECTION 15, T. 15 N., R. 23 E.

BEING THE EAST 200' OF A 15' WIDE ALLEY AS PLATTED IN COLE'S SUBDIVISION No. 2, BLOCK 1. SAID ALLEY IS ADJACENT TO LOTS 1, 2, 3 & 4, BLOCK 1 OF SAID SUBDIVISION AND LOTS 25, 26, 27 & 28 OF COLE'S SUBDIVISION, LOCATED IN THE WEST 1/2 OF THE SE 1/4 OF SECTION 15, T. 15 N., R. 23 E. IN THE CITY OF SHEBOYGAN, SHEBOYGAN COUNTY, STATE OF WISCONSIN. SAID TRACT CONTAINS 3,000 SQ. FT.







© 2015 Google

Google earth

II

3.3

R. O. No. 113 - 16 - 17. By CITY CLERK. September 19, 2016.

Submitting a petition for the vacation of a portion of the alley between Sibley Ct. on the north, Saemann Ave. on the south, Calumet Dr. on the east and Wiemann Ave. on the west, signed by the owners of all the lots and lands abutting that portion of the alley sought to be vacated and the owners of more than 1/3 of that portion of the remainder thereof.

City Plan

City Clerk

11
SEP 7 '16 PM 2:41

Petition

To the Mayor and Common Council of the City of Sheboygan:

The petition of the undersigned residents of said city respectfully represents:

That your petitioners are residents of said city, or own property in said city at the address recorded below after their several names.

They petition your honorable body to vacate the section of city owned alley defined as follows:

"Being the east 200' of a 15' wide alley as platted in Cole's subdivision No. 2, Block 1. Said alley is adjacent to lots 1, 2, 3 and 4, block 1 of said subdivision and lots 25, 26, 27 and 28 of Cole's subdivision, located in the West 1/2 of the SE 1/4 of section 15, T. 15N., R. 23 E. in the City of Sheboygan, Sheboygan County, State of Wisconsin. Said tract contains 3000 square feet."

Ownership of this property will be turned over to Paper Box and Specialty Company, 1505 Sibley Ct., Sheboygan WI, 53081 for further expansion of their manufacturing operations.

See attached signatures of affected property owners and map of proposed vacation.

Respectfully submitted,

Joseph VanDerPuy
Owner, Paper Box and Specialty Company

Receipt No.: 1169	Date: 9/7/16
Received From: Joseph VanDerPuy - Paper Box & Specialty Co	
Payment For: Recording Notice of Pending of an Application to Vacate	
Amount: 30 ⁰⁰	CASH <input type="checkbox"/> CHECK <input checked="" type="checkbox"/>
Received by: SVTB	

SCF-4693

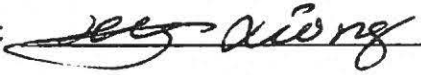
1128-946-8811

Proposal

The City of Sheboygan shall vacate the City owned alley immediately to the South of the existing Paper Box and Specialty location at 1505 Sibley Ct. and immediately to the North of the former Quasius Construction owned properties located at 1524 Saemann Ave. The section of alley in question is approximately 200' long and bordered on both sides by Paper Box owned properties. The proposed vacation will not affect any other businesses or residences along the alleyway. This vacation will allow Paper Box and Specialty to develop this section of the alley and redirect a portion of the current heavy truck traffic out of residential areas onto company owned property.

Approval

I, the undersigned, support the proposed vacation of the section of City owned alley described above.

Signed:  Date: 8/20/16
Address of property owned by Signatory: 1618 Saemann

If you are signing on behalf of a legal entity such as LLC or Corporation, please indicate your position within your organization: _____

Proposal

The City of Sheboygan shall vacate the City owned alley immediately to the South of the existing Paper Box and Specialty location at 1505 Sibley Ct. and immediately to the North of the former Quasius Construction owned properties located at 1524 Saemann Ave. The section of alley in question is approximately 200' long and bordered on both sides by Paper Box owned properties. The proposed vacation will not affect any other businesses or residences along the alleyway. This vacation will allow Paper Box and Specialty to develop this section of the alley and redirect a portion of the current heavy truck traffic out of residential areas onto company owned property.

Approval

I, the undersigned, support the proposed vacation of the section of City owned alley described above.

Signed: Bernice Garske Date: 8/19/2014

Address of property owned by Signatory: 1712 Saemann Ave

If you are signing on behalf of a legal entity such as LLC or Corporation, please indicate your position within your organization: _____

Proposal

The City of Sheboygan shall vacate the City owned alley immediately to the South of the existing Paper Box and Specialty location at 1505 Sibley Ct. and immediately to the North of the former Quasius Construction owned properties located at 1524 Saemann Ave. The section of alley in question is approximately 200' long and bordered on both sides by Paper Box owned properties. The proposed vacation will not affect any other businesses or residences along the alleyway. This vacation will allow Paper Box and Specialty to develop this section of the alley and redirect a portion of the current heavy truck traffic out of residential areas onto company owned property.

Approval

I, the undersigned, support the proposed vacation of the section of City owned alley described above.

Signed: _____

Date: _____

Address of property owned by Signatory: _____

If you are signing on behalf of a legal entity such as LLC or Corporation, please indicate your position within your organization: _____

Proposal

The City of Sheboygan shall vacate the City owned alley immediately to the South of the existing Paper Box and Specialty location at 1505 Sibley Ct. and immediately to the North of the former Quasius Construction owned properties located at 1524 Saemann Ave. The section of alley in question is approximately 200' long and bordered on both sides by Paper Box owned properties. The proposed vacation will not affect any other businesses or residences along the alleyway. This vacation will allow Paper Box and Specialty to develop this section of the alley and redirect a portion of the current heavy truck traffic out of residential areas onto company owned property.

Approval

I, the undersigned, support the proposed vacation of the section of City owned alley described above.

Signed:  Date: 8-11-2016

Address of property owned by Signatory: 1705 Sibley Court

If you are signing on behalf of a legal entity such as LLC or Corporation, please indicate your position within your organization: _____

Proposal

The City of Sheboygan shall vacate the City owned alley immediately to the South of the existing Paper Box and Specialty location at 1505 Sibley Ct. and immediately to the North of the former Quasius Construction owned properties located at 1524 Saemann Ave. The section of alley in question is approximately 200' long and bordered on both sides by Paper Box owned properties. The proposed vacation will not affect any other businesses or residences along the alleyway. This vacation will allow Paper Box and Specialty to develop this section of the alley and redirect a portion of the current heavy truck traffic out of residential areas onto company owned property.

Approval

I, the undersigned, support the proposed vacation of the section of City owned alley described above.

Signed: Howard Benning Date: 8-12-16

Address of property owned by Signatory: 1702-1702 A - 1704
1704 A Saemann AV

If you are signing on behalf of a legal entity such as LLC or Corporation, please indicate your position within your organization: _____

Proposal

The City of Sheboygan shall vacate the City owned alley immediately to the South of the existing Paper Box and Specialty location at 1505 Sibley Ct. and immediately to the North of the former Quasius Construction owned properties located at 1524 Saemann Ave. The section of alley in question is approximately 200' long and bordered on both sides by Paper Box owned properties. The proposed vacation will not affect any other businesses or residences along the alleyway. This vacation will allow Paper Box and Specialty to develop this section of the alley and redirect a portion of the current heavy truck traffic out of residential areas onto company owned property.

Approval

I, the undersigned, support the proposed vacation of the section of City owned alley described above.

Signed: Paul Meyer Date: 8.7.16

Address of property owned by Signatory: 1637 - 1639 Sibley Court,
Sheboygan, WI.

If you are signing on behalf of a legal entity such as LLC or Corporation, please indicate your position within your organization: Owner