

*****ATTACHMENTS*****

PARCEL NO. 59281412930

MAP NO. _____

ZONING CLASSIFICATION: UC

Office Use Only

APPLICATION/FILE NO. _____

REVIEW DATE: 8/9/16

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 \$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: HAMEISTER ARCHITECTS, INCORPORATED

ADDRESS: 823 SOUTH TAYLOR DRIVE

E-MAIL: duwayne@hameister-architects.com

PHONE: (920) 457-5500 FAX NO.: (920) 457-5005

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: 5TH GENERATION AUTO SALES

ADDRESS OF PROPERTY AFFECTED: 1937 S. Business Drive

LEGAL DESCRIPTION: G & G SUBD LOTS 16 & 17 BLK 3 EXC THAT PRT DESC
IN DOC #1672606 ROD AS ROAD ROW

BRIEF DESCRIPTION OF EXISTING OPERATION OR USE: _____
VACANT.

DETAILED DESCRIPTION OF PROPOSED OPERATION OR USE INCLUDING ANY CHANGES TO THE EXISTING USE: _____
VEHICLE SALES. HOURS OF OPERATION MONDAY-FRIDAY 8:00AM – 5:00PM. NO REPAIRS TO VEHICLES WILL BE DONE ON SITE. THE SITE WILL BE OCCUPIED BY 1 SALES PERSON AND 1 SECRETARY.

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

Written Description – Conditional Use Application

5th Generation Auto Sales
1937 S. Business Dr.
Sheboygan, Wisconsin 53081

Zoning District

Urban Commercial (UC)

Existing Land Use

879 SF Vacant Building and Unimproved Lot.

Proposed Land Use

Vehicle Sales (Auto Display and Office Space for two employees).

Proposed Use Data

Reason for Site Selection

- Visibility from a high traffic count street (i.e. South Business Drive).
- Large, unobstructed street frontage for good visibility of auto display.
- Appropriate sized existing office space for one salesperson and one secretary.

Estimated Employees

- 1 Salesperson
- 1 Secretary

Auto Sales

- The maximum number of vehicles to be stored on site is 8.
- No auto service will take place on site.

Hours of Operation

- 8:00 AM – 5:00 PM Monday to Friday.
- Business scheduled to open summer 2017.

Access

- Vehicles may enter and exit the site from the main driveway entrance on the West side of the site off of South Business Drive and a secondary entrance off of the alley on the South side of the property.

Dumpsters Enclosures

- No dumpster enclosures will be required because the site use does not require the need for a dumpster.

Proposed Site Improvements

- Pave existing gravel parking lot in a manner that allows for proper storm water management.
- Paint existing office building.
- No new building/structures being constructed.
- Add required landscaping to comply with all standards per City of Sheboygan Zoning Ordinance.

Parking Requirements

- Provided: 8 spaces.
- Required: One space per 300 square feet of gross floor area = 3 spaces.

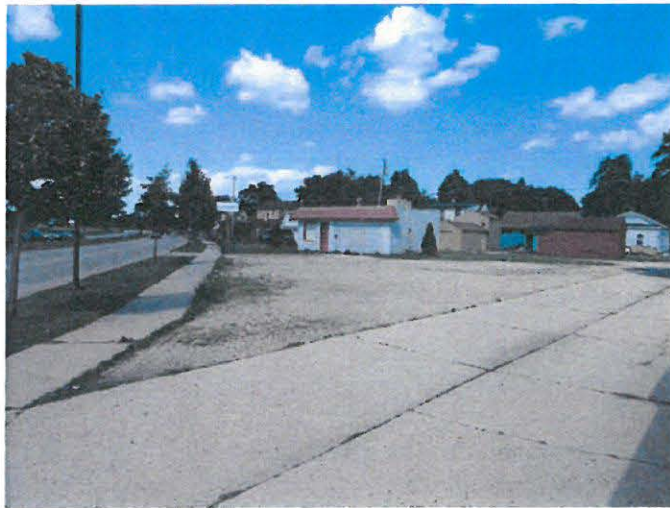
Landscape Requirements

See attached drawing A2.1 Landscape Plan for Urban Commercial Zoning Landscape Point Requirements and Landscape Plant Schedule.

Potential Nuisances

Reasons the business will not become a nuisance:

- Hours of operation between 8:00 AM and 5:00 PM keep activity on site to normal, daytime business hours.
- South Business Drive is an existing high traffic corridor that generates traffic noise and lights from vehicles.
- The residences that border the site to the east are screened from the site by their garages.



Site Lighting

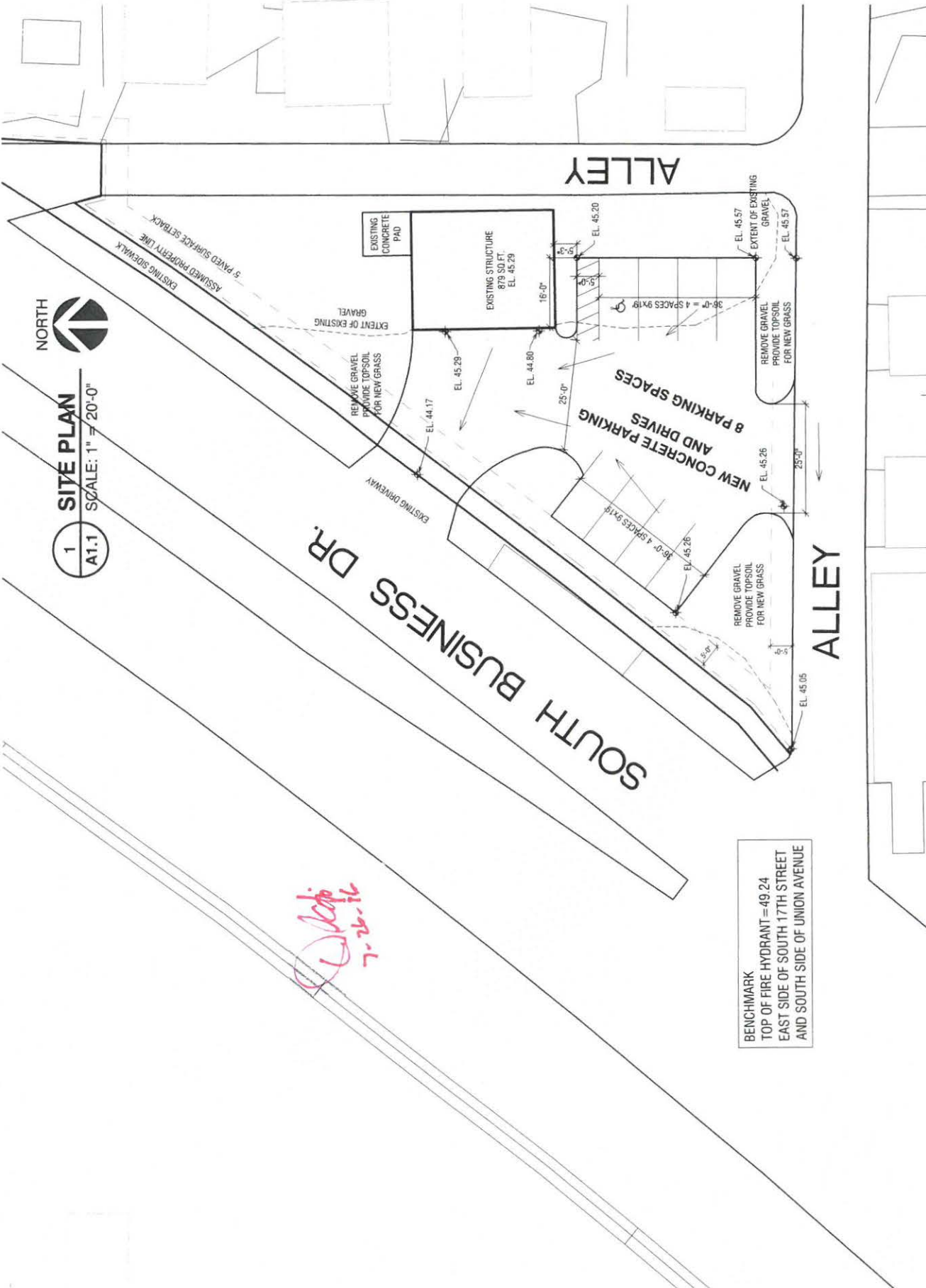
- Existing street light on City pole near southwest parking stalls.
- New canopy down lighting to be installed in existing building canopy.

Signage Regulations

A formal signage submittal per City of Sheboygan Zoning Ordinance to be provided at a future date.

Written Justification

The project creates a new business along the South Business Drive Commercial corridor. With the completion of this project, improvements will be made to an unimproved lot by paving an existing gravel parking lot, and adding the appropriate amount and type of site landscaping. The vacant building will be rejuvenated with new paint that is in a neutral pallet to not stand out from its surroundings.



1 SITE PLAN
A1.1
 SCALE: 1" = 20'-0"

Handwritten: 7-26-16
Signature: [Handwritten signature]

BENCHMARK
 TOP OF FIRE HYDRANT = 49.24
 EAST SIDE OF SOUTH 17TH STREET
 AND SOUTH SIDE OF UNION AVENUE

7/26/2016 2:50:18 PM BY JDE (V08-P04) ARCHIVE PROJECTS 2015 ARCHIVE\100315 USED CAR 1937 SUBURBAN DRAWINGS\1937 S. BUS DR.DWG © COPYRIGHT 2016 - HAMEISTER ARCHITECTS, INC. - ALL RIGHTS RESERVED. THIS DOCUMENT AND THE INFORMATION REPRESENTED HEREIN MAY NOT BE COPIED, DOWNLOADED, STORED IN MACHINE-READABLE FORM, OR OTHERWISE REPRODUCED, DISSEMINATED, ADAPTED OR USED WITHOUT WRITTEN PERMISSION FROM HAMEISTER ARCHITECTS, INC.

URBAN COMMERCIAL ZONING

LANDSCAPE POINT REQUIREMENTS

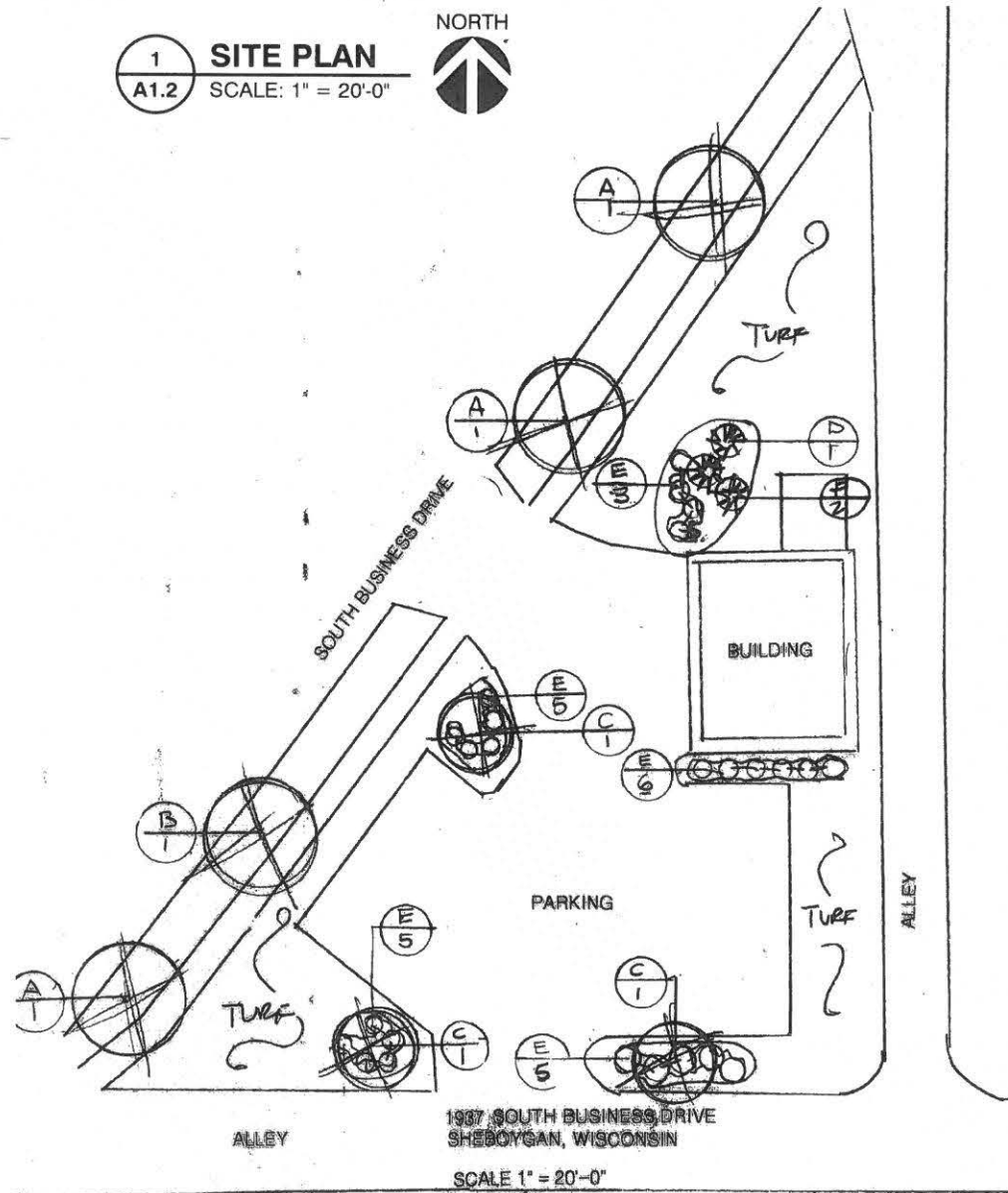
BUILDING FOUNDATIONS: 119 LF PERIMETER x 20 POINTS PER 100 LF =	24
DEVELOPED LOTS: 879 SF FLOOR AREA x 5 POINTS PER 1,000 SF =	5
STREET FRONTAGES: 205 LF STREET FRONTAGE x 20 POINTS PER 100 LF =	41
PAVED AREAS: 4152 SF PAVED AREA x 40 POINTS PER 10,000 SF =	17
TOTAL REQUIRED LANDSCAPE POINTS	87

LANDSCAPE SURFACE RATIO (LSR) 0.10 MINIMUM. LSR AS SHOWN = 0.49

LANDSCAPE PLANT SCHEDULE

Key	Botanical Name	Common Name	Qty.	Size	R.C.	Points Each	Total on plan
A	Maple-Existing		3	4"			
B	Oak-Existing		1	2.5"			
C	Malus	Red Jewel	3	2"	Cont	10	30
D	Thuja	Techny	1	4"	cont	12	12
E	Spiraea	Tor Spiraea	24	18"	cont	1	24
F	Techny Arborvitae-Existing		2	6"		12	24
TOTAL POINTS							90

1 SITE PLAN
A1.2 SCALE: 1" = 20'-0"



1937 SOUTH BUSINESS DRIVE
SHEBOYGAN, WISCONSIN

SCALE 1" = 20'-0"

HAMEISTER ARCHITECTS
INCORPORATED
828 SOUTH TAYLOR DRIVE
SHEBOYGAN, WISCONSIN 53081
PHONE (920) 457-5500 FAX (920) 457-5006

KELLY'S LANDSCAPE design
5913 Sampo Road
Manitowoc, WI 54220
(920) 918-2613

5TH GENERATION AUTO SALES
1937 SOUTH BUSINESS DRIVE
SHEBOYGAN, WISCONSIN 53081

DOCUMENT DATE	26 JULY 2016
REV #	DATE REVISION
△	
△	
DRAWN BY	CHECKED BY
J.J.L.	
PROJECT NUMBER	100315
SHEET DESCRIPTION	LANDSCAPE PLAN
SHEET NUMBER	A1.2

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SOLID STAINS
TINTES SÓLIDOS



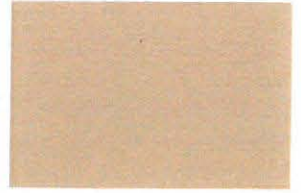
Brick SW 3061



Cape Cod Red SW 3020



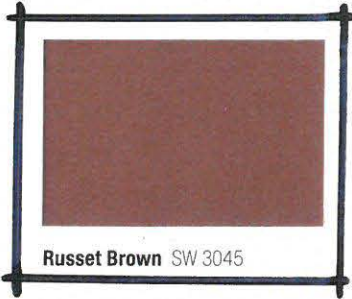
Pepperidge SW 3017



Desert Wood SW 3030



Sequoia SW 3015



Russet Brown SW 3045



Fawn SW 3065



Ember SW 3029



Rock Rose SW 3016



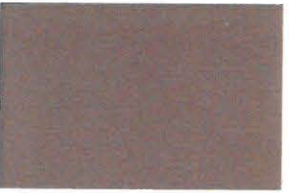
Ranchero Red SW 3044



Spicewood SW 3021



Cedar SW 3034



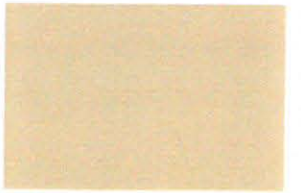
Canyon SW 3062



Mission Brown SW 3072



Sahara SW 3076



Almond Tree SW 3047



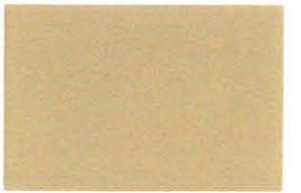
Cheyenne Red SW 3043



Shagbark Brown SW 3077



Buckthorn SW 3003



Yosemite Gold SW 3048



Salem Red SW 3018



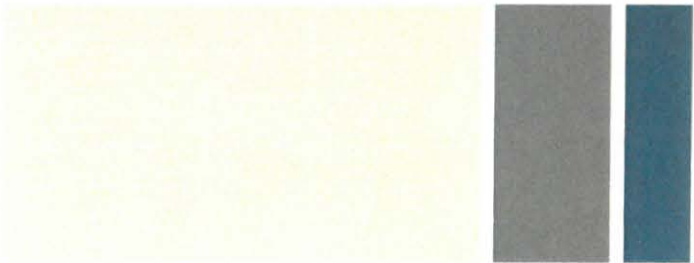
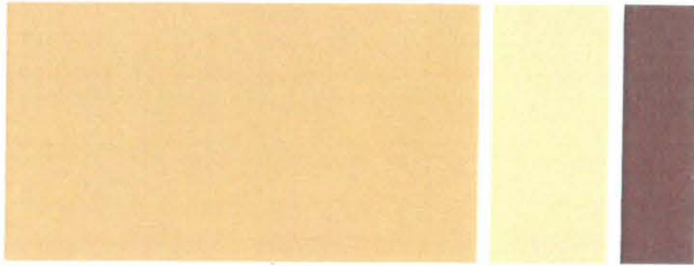
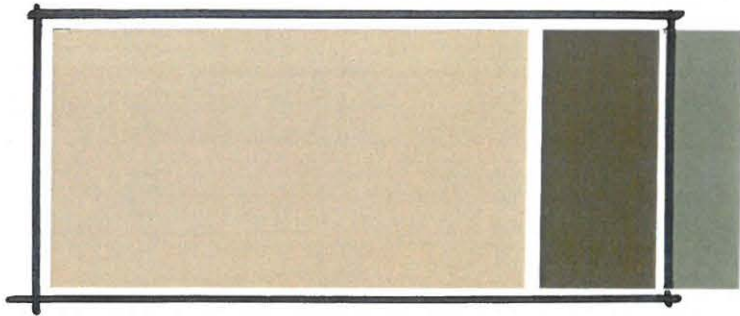
Traditional Mahogany SW 3080



Shagbark SW 3001



Woodbriar SW 3035



(B)

(T)

(A)



BODY

TRIM

ACCENT

Latte
SW 6108

Protégé Bronze
SW 6153

Edamame
SW 7729

Stonebriar
SW 7693

Toasted Pine Nut
SW 7696

Canyon Clay
SW 6054

Stucco
SW 7569

Foothills
SW 7514

Tempe Star
SW 6229



BODY

TRIM

ACCENT

Bee's Wax
SW 7682

Napery
SW 6386

Black Bean
SW 6006

Brandywine
SW 7710

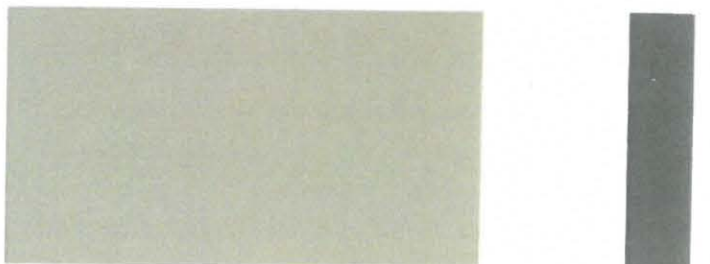
Dover White
SW 6385

Ligonier Tan
SW 7717

Herbal Wash
SW 7739

Morning Sun
SW 6672

Garden Gate
SW 6167



(B)

(T)

(A)

PARCEL NO. 629040
MAP NO. 15201003
ZONING CLASSIFICATION: UI

Office Use Only
DATE SUBMITTED: _____
REVIEW DATE: 8/9/16

FILING FEE: **\$100.00** (Payable to City of Sheboygan)

CITY OF SHEBOYGAN
SITE PLAN REVIEW APPLICATION
(Requirements Per Section 15.908)
Revised May, 2012

pd

Completed application must be filed with the Department of City Development, 828 Center Avenue, Suite 104. To be placed on agenda of the City Plan Commission, application must be filed two weeks prior to date of meeting. Applications that are not complete or that are not legible will not be accepted. Application filing fee is non-refundable.

1. APPLICANT INFORMATION

APPLICANT: Erik Jensen, LJM Architects

ADDRESS: 813 Riverfront Drive, Sheboygan, WI 53081

E-MAIL: ejensen@ljmarchitects.com

PHONE: (920) 458-4800 FAX NO.: ()

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: Plastics Engineering Company

ADDRESS OF PROPERTY AFFECTED: 2732 N. 15th Street

LEGAL DESCRIPTION: _____

BRIEF DESCRIPTION OF **EXISTING** OPERATION OR USE: N/A This is a new building.

BRIEF DESCRIPTION OF **PROPOSED** OPERATION OR USE: New pump house building for the sprinkler system.

BRIEF DESCRIPTION OF TYPE OF STRUCTURE: 16'x16' CMU building with membrane roof.



PLENCO Pump House
2732 N. 15th Street
Sheboygan, WI 53083

Site Plan Review – Written Description

The proposed building for Plastics Engineering Company will be their new Pump House building and will house the new pump for their fire sprinkler system. A new fire system pump is needed to meet the increased demand on the fire sprinkler system due to recent and future building additions.

The building will be composed of 3-score CMU block with smooth CMU block accents and a sloping membrane roof. There is a double door entrance on the east side of the building and a pair of aluminum windows on the west side. The CMU will be painted 'PLENCO Green' to match the other buildings on the property. The doors, trim, downspout, and gutter will be painted a darker green.

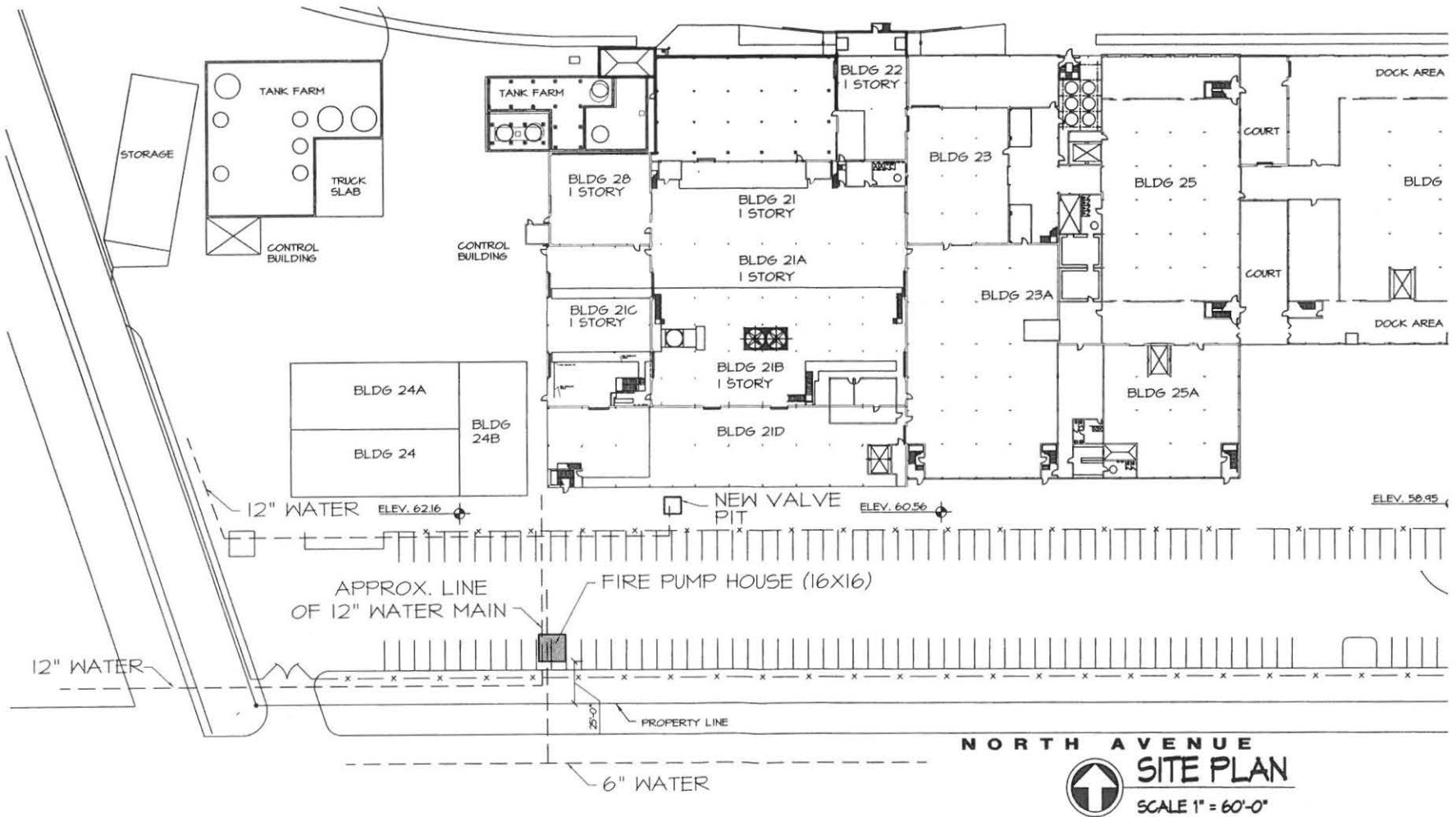
The proposed building will be located in the south parking lot, 25' north of the south property line and will be shielded from view along North Avenue by the existing coniferous plantings along the fenceline. The selected materials and finishes are appropriate due to the size of the project building and location and compliments existing structures on the property. The building will not normally be occupied and will only be accessed during routine maintenance. The proposed development complies with all requirements of Sub-Chapter 15-7

PUMP HOUSE FOR:

PLASTICS ENGINEERING COMPANY

2732 N. 15TH STREET
SHEBOYGAN, WI 53083

DRAWING INDEX	
SHEET	DESCRIPTION
T1	TITLE INDEX, SITE PLAN
A1	FLOOR PLAN, SECTION DETAILS
A2	ELEVATIONS



NO.	REVISIONS	DATE

LJM Architects
 813 Riverfront Drive
 Sheboygan, WI 53081
 Phone (920) 468-6800 Fax (920) 468-1465

**PUMP HOUSE FOR:
 PLASTICS ENGINEERING COMPANY
 2732 N. 15TH STREET
 SHEBOYGAN, WI 53083**

SHEET TITLE
DRAWN BY JS
CHECKED BY EJ
DATE 05-31-16
PROJECT NO. 1651
SHEET NO. T1

