

*****ATTACHMENTS*****

PARCEL NO. 600355
MAP NO. 22 201 003
ZONING CLASSIFICATION: NR

Office Use Only
APPLICATION/FILE NO. _____
REVIEW DATE: 7/12/16

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: LeMarr Washington
ADDRESS: 1220 Heermann Ct 53081 E-MAIL: lwashington59@gmail.com
PHONE: (920) 254-3486 FAX NO. ()

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: Car Wash & detail shop
ADDRESS OF PROPERTY AFFECTED: 1504 N. 17th St Sheboygan WI

N/A LEGAL DESCRIPTION: _____

BRIEF DESCRIPTION OF EXISTING OPERATION OR USE: _____

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: _____

Change of use to legal nonconforming property

June 8, 2016

I, Lemarr Washington, intend to use the property at 1504 N. 17th Street, Sheboygan, WI 53081, to manage a car wash/detailing business. In this business, I will offer the following services to residents of Sheboygan County and visitors from neighboring communities:

- Hand Car Wash
- Hand Car Waxing
- Hand Buffing
- Soft Cloth Interior Cleaning
- Soft Cloth Interior Polishing
- Tire Cleaning
- Complete Auto Detailing

All services will be done INSIDE of the building, so's not to disturb our new neighbors. The loudest machine that will be used is a Shop-Vac vacuum cleaner.

Intended hours of Operation are as follows:

Monday-Friday	9am-6pm
Saturday	8am-4pm by appt only
Sunday	CLOSED

This business address was most recently used, only as a storage space for vehicles. My plan is to bring some life to the neighborhood, while at the same time, help with our unemployment rates by providing six to ten employment opportunities to residents of Sheboygan County.





Parcel No. 479088

MAP NO. _____
ZONING CLASSIFICATION: _____

APPLICATION/FILE NO. _____
REVIEW DATE: _____

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

CITY OF SHEBOYGAN
APPLICATION FOR
CONDITIONAL USE PERMIT
Requirements Per Section 15.905
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1. APPLICANT INFORMATION

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

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: Old Wisconsin Sausage
ADDRESS OF PROPERTY AFFECTED: 4036 Weeden Creek Road
LEGAL DESCRIPTION: Commerical

BRIEF DESCRIPTION OF **EXISTING** OPERATION OR USE: Food Manufacturing and Production & Packaging 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: would like to have 6 wall signs illuminated logos, along with halo-lit letters on East elevation for a total of 7 wall signs

OFFICE USE ONLY

PARCEL NO.: _____

MAP NO.: _____

ZONING CLASSIFICATION: _____

OFFICE USE ONLY

REVIEW DATE: _____

APPROVAL: _____
Steve Sokolowski, City Planner

**CITY OF SHEBOYGAN
DEPARTMENT OF CITY DEVELOPMENT**

828 Center Avenue Suite 104, Sheboygan, WI 53081
Phone: (920) 459-3377 Fax: (920) 459-7302
E-Mail: development@ci.sheboygan.wi.us

SIGN PERMIT APPLICATION

(November, 2009)

Completed application and all required attachments are to be filed with the Department of City Development, 828 Center Avenue, Suite 104 for review by the City Planner.

1. APPLICANT INFORMATION

APPLICANT: **Sign Me Up of WI – Dana Dunton**
ADDRESS: **311 Forest Ave. Sheboygan Falls, WI 53085**
E-MAIL ADDRESS: **dana@signmeupofwi.com**
PHONE: **(920) 912-3236** FAX NO: **()**

2. OWNER INFORMATION

OWNER OF SITE: **Old Wisconsin**
ADDRESS: **4036 Weeden Creek Road**
PHONE: **()** FAX NO: **()**

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

NAME OF PROPOSED/EXISTING BUSINESS: **Old Wisconsin**
ADDRESS OF PROPERTY AFFECTED: **4036 Weeden Creek Raod**
USE OF PROPERTY: **Commercial**

TYPE OF SIGN: **Electronic Message Digital Center**

DESCRIPTION OF PROPOSED SIGN: **The customer would like to include an electronic message center on the side of their business to display images of product.**

4. CONFIGURATION OF PROPOSED SIGN:

HEIGHT: **14** X WIDTH: **48** = TOTAL SQUARE FOOTAGE: **672 sq. ft.**

PARCEL NO.: _____
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ZONING CLASSIFICATION: _____

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Steve Sokolowski, City Planner

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

2. OWNER INFORMATION

OWNER OF SITE: Old Wisconsin Sausage / Carl Buddig & Company
ADDRESS: 4036 Weeden Creek Road
PHONE: _____ FAX NO: _____

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

NAME OF PROPOSED/EXISTING BUSINESS: Old Wisconsin Sausage
ADDRESS OF PROPERTY AFFECTED: 4036 Weeden Creek Road

USE OF PROPERTY: Commerical

TYPE OF SIGN: illuminated halo-lit individual letters

DESCRIPTION OF PROPOSED SIGN: Halo-Lit letterset with white LEDs,
mounted to East Elevation

4. CONFIGURATION OF PROPOSED SIGN:

OFFICE USE ONLY

PARCEL NO.: _____

MAP NO.: _____

ZONING CLASSIFICATION: _____

OFFICE USE ONLY

REVIEW DATE: _____

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Steve Sokolowski, City Planner

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DEPARTMENT OF CITY DEVELOPMENT**

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2. OWNER INFORMATION

OWNER OF SITE: Old Wisconsin Sausage
ADDRESS: 4036 Weeden Creek Road
PHONE: _____ FAX NO: _____

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

NAME OF PROPOSED/EXISTING BUSINESS: Old Wisconsin Sausage
ADDRESS OF PROPERTY AFFECTED: 4036 Weeden Creek Road

USE OF PROPERTY: Commerical

TYPE OF SIGN: Face-Lit Channel Letters affixed to Exterior Grade Sign Foam

DESCRIPTION OF PROPOSED SIGN: Face-Lit Channel Letters affixed to Exterior Grade Sign Foam. 3" deep HDU with beveled edge painted to match PMS 7511c. 5" deep face-lit channel letters. Inner area of HDU routed down 3/8"; Red digitally printed wood grain applied to surface.

Steve Sokolowski,

The sign package that requires a variance for Old Wisconsin Sausage would create a great opportunity to be displayed visually along the interstate and roadways surrounding the new location.

The requested signage on the east elevation is to primarily identify and promote the business to the public that is traveling via Interstate 43. Due to the remote location of the property itself, the signs that are proposed on the east elevation are to ensure maximum legibility for the public. The other elevations show the brand identifying signage more as an identifier for delivery drivers and other public viewing from other directions. The overall height of the most common copy on the (6) brand identifying signs is 1' 7-3/16", which the distance for maximum impact of a 1-1/2' letter is 130'. This is the approximate distance to the near side of the Interstate, which means any reduction in the sign would begin to compromise a driver's ability to identify the site from the southbound lanes on Interstate 43.

The EMC would be 14' tall x 48' wide and centered below the letterset sign. This would scale nicely on the building without being too large, yet large enough to display a nice image and the copy would be visible to the surrounding roadways, including the interstate.

Due to the proposed signage on North, South, and West elevations utilizing much less square footage than what is allowed, this would help make up for the overage of requested signage on the East elevation and overall.

Overall the Suburban Industrial (SI) zone permits 4 wall signs and we are proposing 8 total signs, 4 - east, 2 north, 1 south, and 1 on the west elevation. We are allowed 1.5 sq ft for each linear foot per elevation. This total is shown below with our proposed signage square footage.

East-Proposed 1551.3 sq ft. - Allowed 510 sq ft
North-Proposed 185.4 sq ft - Allowed 390 sq ft
West-Proposed 92.7 sq ft - Allowed 510 sq ft
South-Proposed 92.7 sq ft - Allowed 390 sq ft
Total Proposed 1922.1 sq ft- Allowed 1800 sq ft

Based on this information we feel the proposed sign package allows the proper brand visibility for Old Wisconsin Sausage in this location while maintaining balance on the building. It would create a great sense of welcoming to the Sheboygan area as well as promote a great local business.

Please let me know if there are any questions.
Thanks



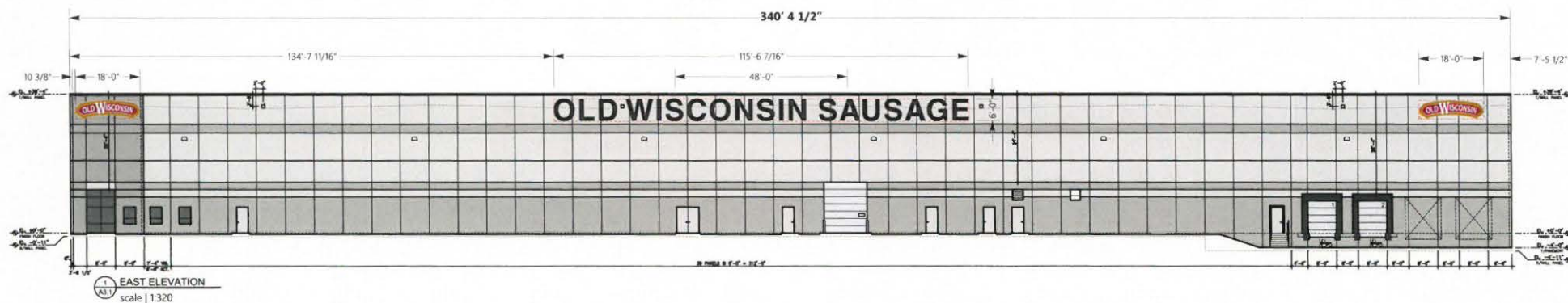
Phase I Signage Identification

New Headquarters Expansion Facility
4036 Weeden Creek Road
Sheboygan, WI 53081

June 29, 2016

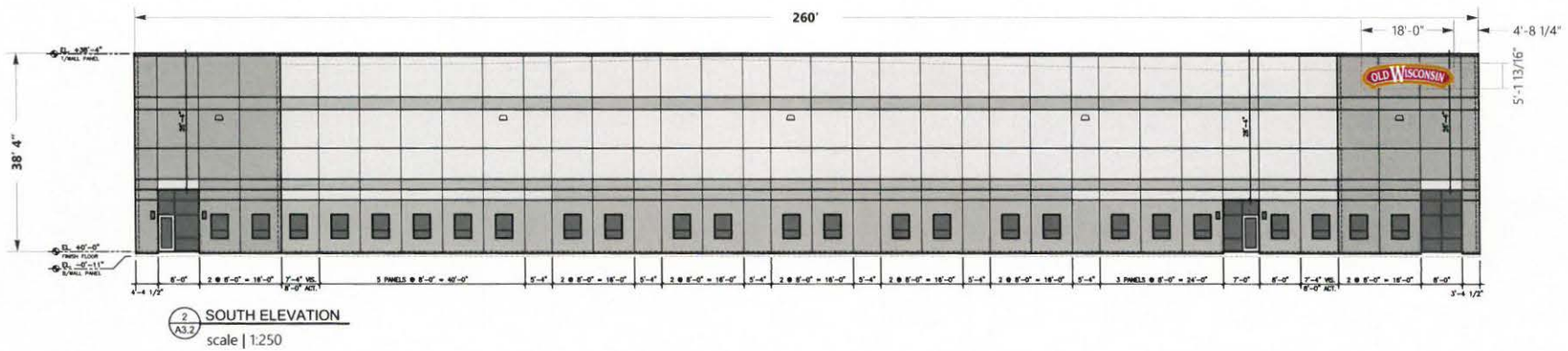
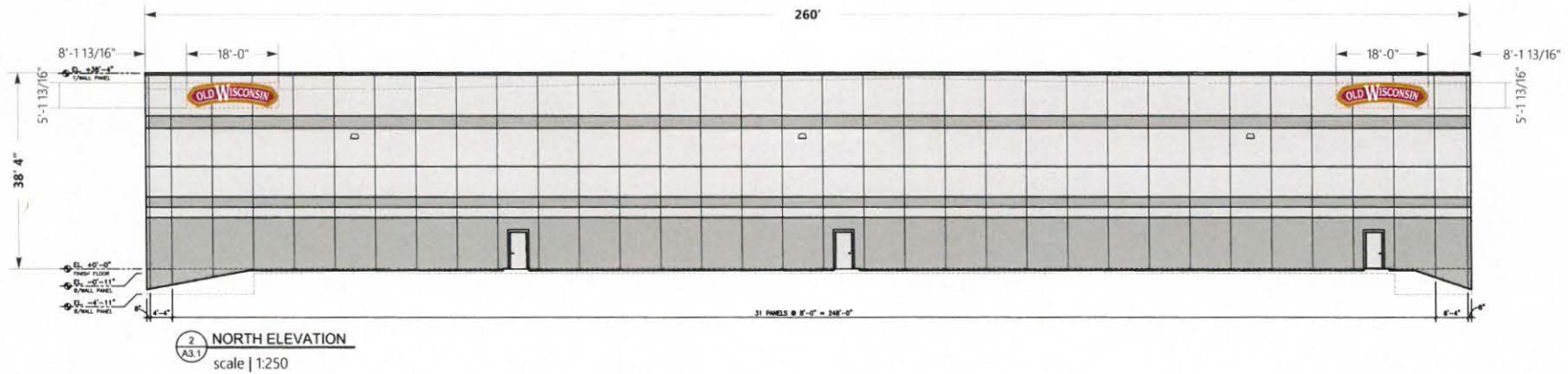
East Elevation - Identification Overview

- "OLD WISCONSIN SAUSAGE" 6" tall halo-lit letterset - center
- 18' wide standard brand wall signs (quantity 2) - north and south ends



North and South Elevations - Identification Overview

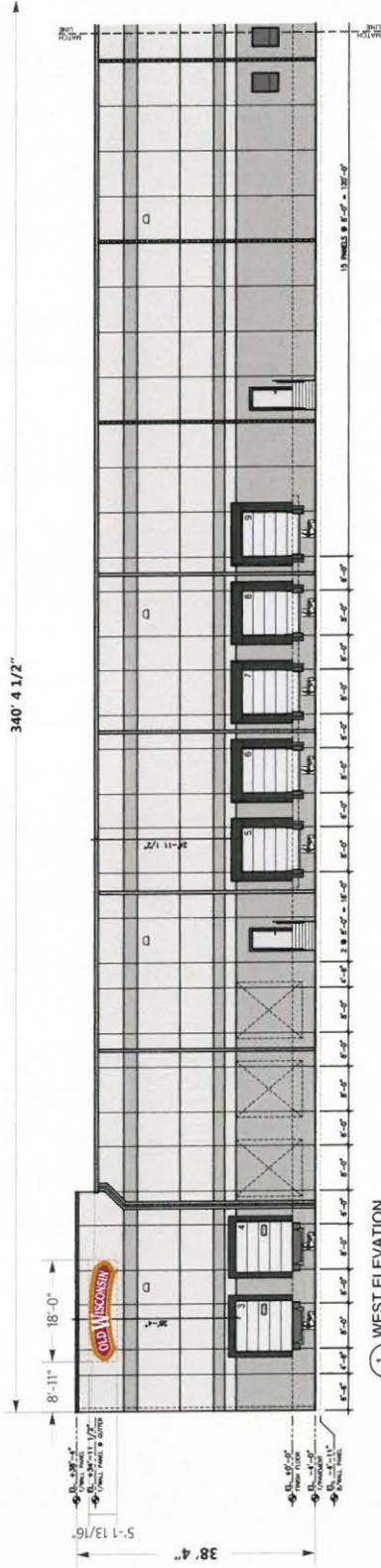
- 18' wide standard brand wall signs (quantity 3) - each end of north elevation, and south elevation corner near highway



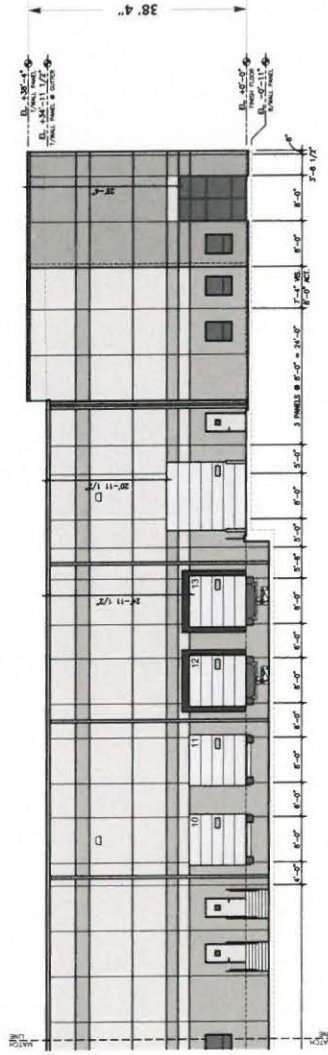


West Elevation - Identification Overview

- 18' wide standard brand wall sign (quantity 1) - north end of elevation



1 WEST ELEVATION
scale | 1:250





East Elevation - Full Branding Environmental Simulation

Signage is positioned for maximum highway presence to both northbound and southbound vehicular traffic. All final installation locations to be confirmed.





East/South Elevations @ Corner -
Standard Brand Signage Conceptual View



All items are scaled as noted when printed on an 11 x 17 sheet.

www.prioritysign.com | 837 Riverfront Dr., Sheboygan, WI 53081 | Phone: 920.208.8896

ArtDept\ID Programs\Old Wisconsin



prioritysign

A Standard Brand Signage - Face-Lit Channel Letters Affixed to Exterior Grade Sign Foam



scale | 3/8" = 1'
92.7 Sq Ft

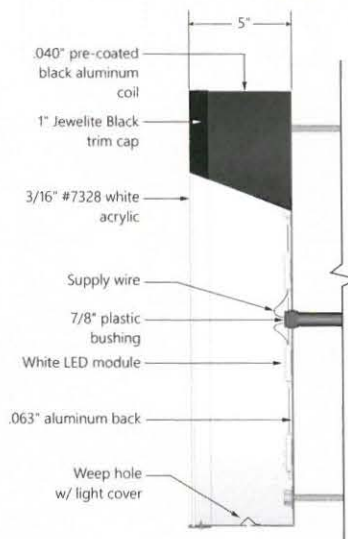


CHANNEL LETTER COLOR SPECIFICATIONS

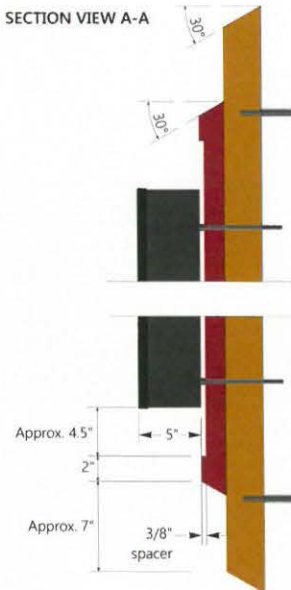
Faces: #7328 White acrylic
Returns: Black pre-coated aluminum coil
Trim Cap: Black Jewelite
Backs: Pre-coated white aluminum

Illumination: White LEDs
All internal surfaces to be high reflective white.

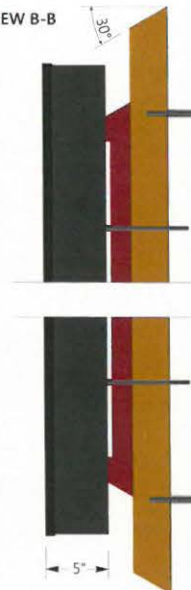
FACE-LIT LETTER SECTION DETAIL (TYP.)



SECTION VIEW A-A



SECTION VIEW B-B



Sign components to be in strict compliance with UL standards.

Signs must be installed in accordance with requirements of article 600 of National Electrical code and/or applicable local codes.

A Standard Brand Signage Concept - High Level



- Layers of exterior grade sign foam with beveled edges
- 5" deep individual face-lit channel letters
- 3/8" routed down inner area with digitally printed red woodgrain applied



A Standard Brand Signage Concept - Night Simulation

OLD WISCONSIN

ArtDept\ID Programs\Old Wisconsin

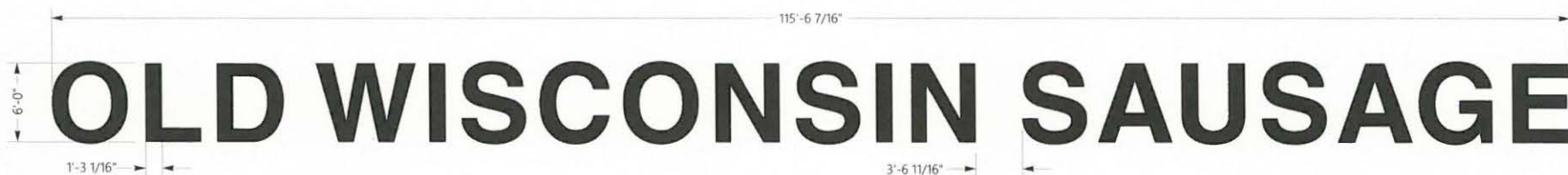
www.prioritysign.com | 837 Riverfront Dr., Sheboygan, WI 53081 | Phone: 920.208.0856

All items are scaled as noted when printed on an 11 x 17 sheet.



prioritysign

B "OLD WISCONSIN SAUSAGE" Primary Letterset - Halo-Lit Option



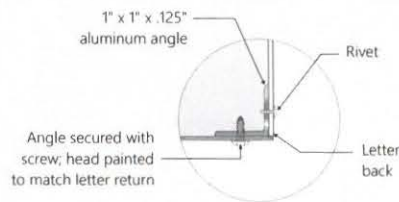
scale | 1/8" = 1'
693.2 Sq Ft

COLOR SPECIFICATIONS

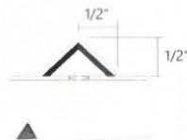
Faces: Painted to match Akzo Nobel B16 Black, satin finish
 Returns: Painted to match Akzo Nobel B16 black, satin finish
 Backs: Clear polycarbonate

Illumination: White LEDs
 All internal surfaces to be painted high reflective white.

LETTER BACK ATTACHMENT

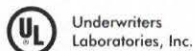
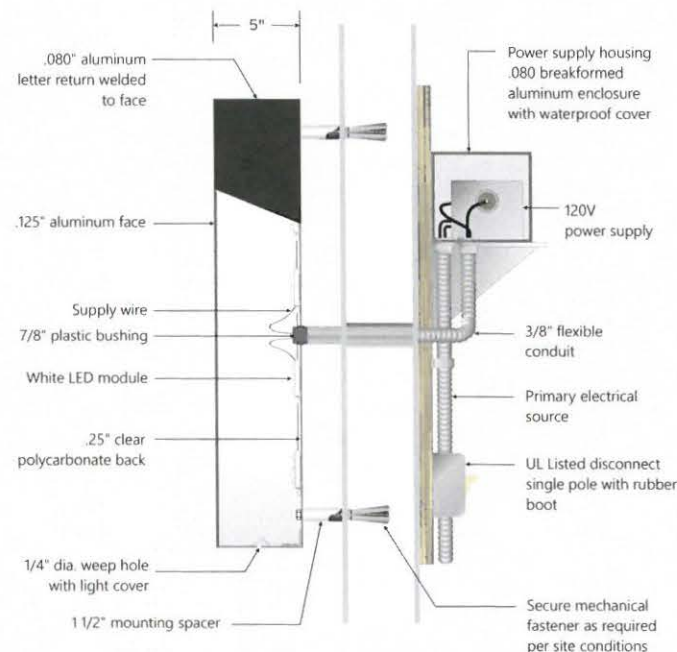


WEEP HOLE COVER



Cover to be cut from .040 white pre-coated aluminum. Bottom surface to be black as shown. Cover to be glued to letter return with LORD adhesive.

HALO-LIT LETTER SECTION DETAIL (TYP)

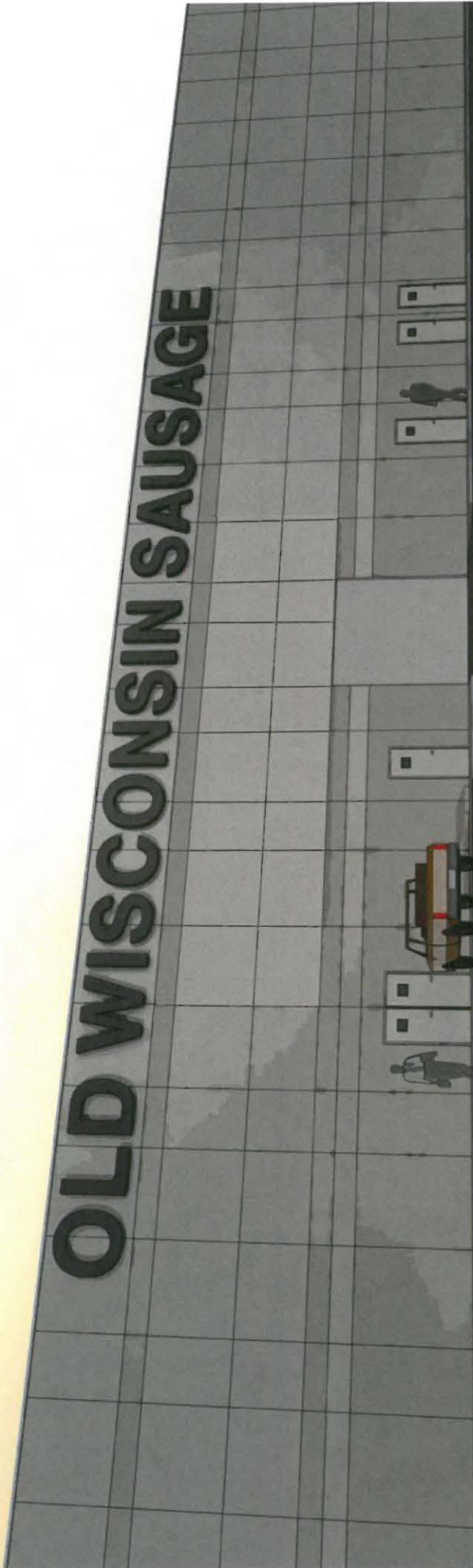


Sign components to be in strict compliance with UL standards.

Signs must be installed in accordance with requirements of article 600 of National Electrical code and/or applicable local codes.



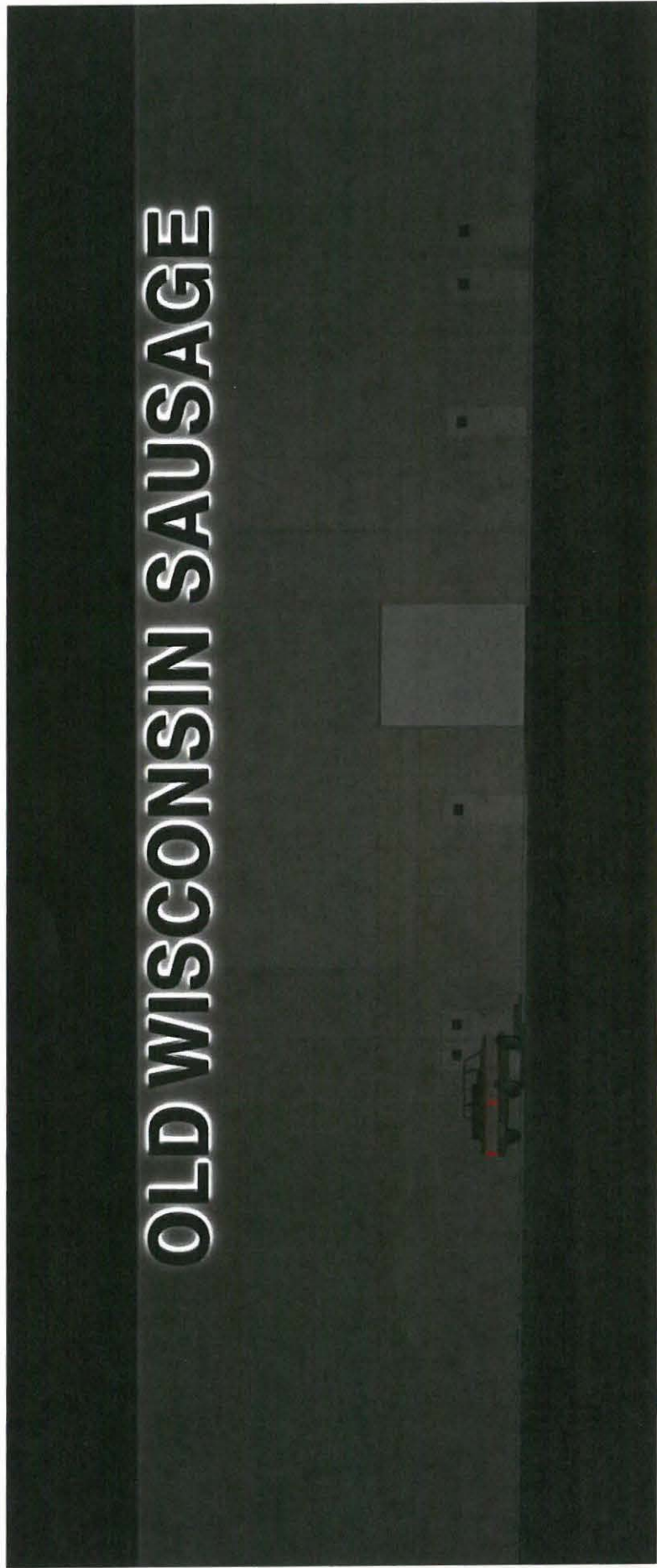
B East Elevation Center - Illuminated Letterset with EMC Conceptual View





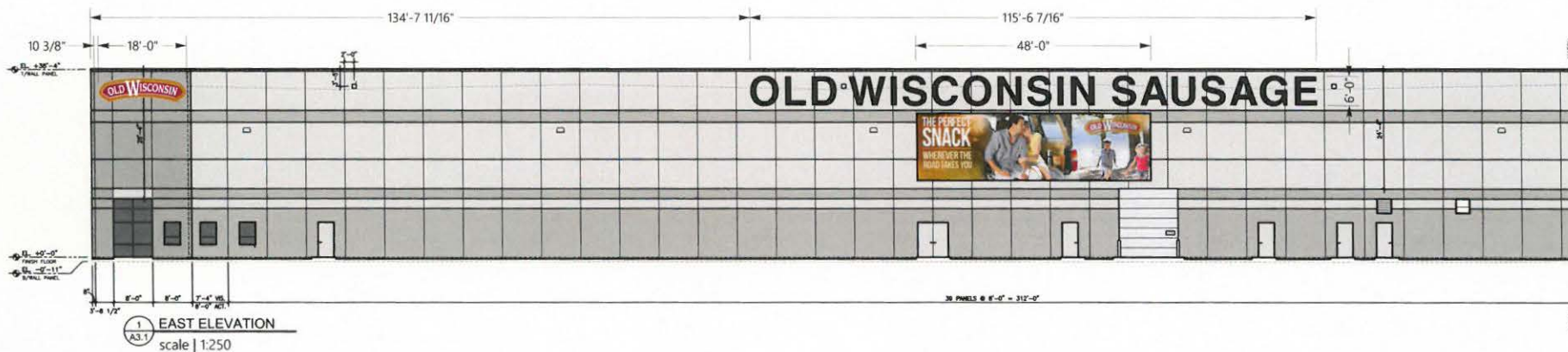
B "OLD WISCONSIN SAUSAGE" Primary Letterset - Illumination Options

■ Option B2 - Halo-Lit



East Elevation - Identification Overview

- "OLD WISCONSIN SAUSAGE" 6" tall primary letterset - center
Option 1: face-lit channel letters
Option 2: halo-lit channel letters
- 18' wide standard brand wall signs (quantity 2) - north and south ends
- 14' x 48' full color electronic message center display - center





East Elevation - Full Branding Environmental Simulation

Signage is positioned for maximum highway presence to both northbound and southbound vehicular traffic. All final installation locations to be confirmed.





B East Elevation Center - Illuminated Letterset with EMC Conceptual View





B "OLD WISCONSIN SAUSAGE" Primary Letterset - Illumination Options

■ Option B2 - Halo-Lit



C Electronic Message Center

New full color EMC system to be installed beneath "OLD WISCONSIN SAUSAGE" letterset on East elevation facing highway. Exact mounting location for interchangeable display to be confirmed with site.



Please note that the image shown above is for representational purposes only. All final programming and graphics decisions to be coordinated with Old Wisconsin.

scale | 1/4" = 1'

PARCEL NO. 479004
MAP NO. _____
ZONING CLASSIFICATION: SI

Office Use Only
DATE SUBMITTED: _____
REVIEW DATE: 7/12/16

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

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

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: 823 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: Partners for Comm. Dev.

ADDRESS OF PROPERTY AFFECTED: BEHRENS PARKWAY, LOT #2

LEGAL DESCRIPTION: _____

BRIEF DESCRIPTION OF **EXISTING** OPERATION OR USE: No existing buildings on the property. Zoned SI - Suburban Industrial

BRIEF DESCRIPTION OF **PROPOSED** OPERATION OR USE: New business headquarters building for Partners for Community Development. The building will have an office portion and a garage portion for storage of vehicles and other equipment.

BRIEF DESCRIPTION OF TYPE OF STRUCTURE: Metal building with metal siding and splitface cmu wainscot on office portion.



Partners for Community Development
Behrens Parkway, Lot #2
Sheboygan, WI 53081

Site Plan Review – Written Description

The current zoning of the site is SI – Suburban Industrial. The proposed buildings will be the new headquarters building for Partners for Community Development.

The proposed building will be located in the industrial park on the south side of the city. We feel that the scale, proportions, and materials of the proposed building are appropriate for the location as it matches materials found on other buildings within that industrial park. The office portion of the building will have a 7'-4" high light gray splitface concrete masonry unit wainscot with dark brown horizontal metal siding above on the south and part of the east portions of the building. The north façade of the office building will have dark brown horizontal siding. The garage portion of the building will have light brown vertical metal siding on all sides. Both portions of the building will have standing seam metal roofs and dark brown trim.

The business has standard business office hours of 8am to 5pm with an average employee count of around 20 people. The proposed development complies with all requirements of sub-chapter 15-7. Future expansions will be located to the north and east of the proposed building as noted on the site plan and would still be consistent with other buildings in the industrial park.

Written Description – Site Plan Review Application

Partners for Community Development
New Building on Behrens Parkway
Sheboygan Business Park

Zoning District

Suburban Industrial (SI) – Vacant Site

Proposed Land Use

New weatherization program office for Partners for Community Development with attached warehouse, workshop, and storage garage. Currently this program operates out of a leased building at 4716 S. Taylor Drive. All employees from that building will move to the new facility. Partners will not be vacating the 1407 S. 13th Street facility. The Finance Department, Human Resources Department, Housing Program staff and the Hispanic Information Center staff will continue working from this location.

Proposed Use Data

Estimated Building Occupants

- Approximately 20 employees will report for work at the new facility. Of this number, approximately 1/3 will work in the office. Employees generally arrive for work at about 7:00 a.m. and leave at about 3:30 p.m.

Access

- Vehicles will enter and exit at one driveway opening near the easterly boundary of the site. The Behrens Parkway median will be cut through at the driveway to allow for entering and exiting from either direction (refer to site plan).
- There is about one semi-truck delivery per week, and an average of 5 to 10 deliveries per week: UPS/FEDEX, vendors in vans or straight trucks.
- Approximately 10 work vehicles leave the facility in the morning to travel to a jobsite and return again in the afternoon.
- There are relatively few public visitors as most client interaction is handled at the jobsites.

Storage

- The larger portions of the building will be used for warehousing of building supplies (mostly insulation), work spaces, and vehicle storage. Four trucks and ten vans will be parked inside at night. Two loading docks and three overhead doors are located on the north (back) side of the building.

Site Data

Total Site Area	218,025 SF
Building Footprint Area	17,050 SF (7.8% of Total)
Paved Areas	32,025 SF (14.7% of Total)
Total Impervious Area	49,175 SF (22.5% of Total)
% Greenspace Remaining	77% (25% Required)

Setbacks

All setback minimums are met . . . refer to site plan.

Parking Requirements

Industrial Land Use: One space per each employee on the largest work shift = 20 spaces.
29 spaces provided.

Landscape Requirements

Calculated landscape points for project site is 854. The conceptual landscape plan shows a total of 867 points. A final landscape plan with exact plant selections will be submitted prior to permitting.

Performance Standards

All performance standards shall comply per City of Sheboygan Zoning Ordinance Subchapter 15-7 to ensure this development will not become a nuisance to adjacent property owners. Generally, all work activities for this operation will be conducted indoors. Loading/unloading will occur at the rear of the building. A screened dumpster enclosure will be provided at the rear.

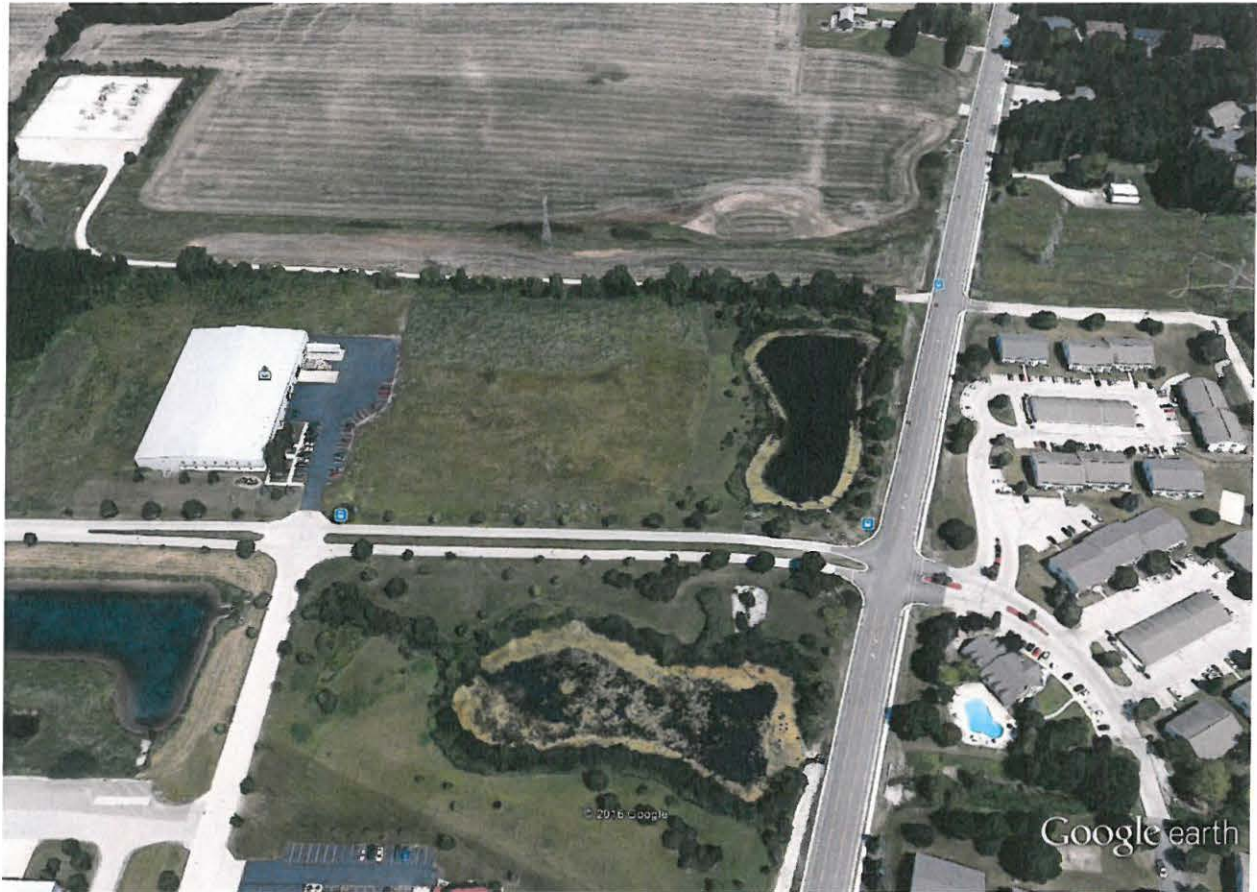
I need the following:

- Submit \$100 site plan fee.
- It would be nice to have Partner's provide information, letter, brochure, etc. on what exactly they do and the programs they provide.
Attached is a Partner for Community Development, Inc. annual report and Weatherization pamphlets.
- Please have Partner's explain the need/purpose of the new headquarters facility. How is the building being used – office, administrative, education, meeting, warehousing, indoor storage, etc.
Partners currently lease a building at 4716 S. Taylor Drive, Sheboygan, WI, that houses The Weatherization Program. All the employees from that facility will be moving to the new facility. Partners has over fifty (50) employees, approximately twenty (20) employees will report to the new facility at the new Behrens Partners' Building .
Partners' four trucks and ten vans will be parted inside the building at night.
- What is Partners doing what the facility at 1407 S. 13th Street?
Partners will not be vacating the 1407 S. 13th Street, facility. The Finance Department, Human Resources Department, Housing Program staff and the Hispanic Information Center staff will continue working from the 1407 S. 13th Street, in Sheboygan.
- Need an explanation of the site plan and site improvements – something similar to the attached document would be nice – you could use as a detailed description for each application.
Eric Jensen will submit the site plan and improvement to the Sheboygan Review Board.
- I do believe there will be a lot of discussion on the proposed architecture of the building from a design and materials perspective. Seems like a very basic building design for such a prominent location off of S. Business Drive (1st building you will see entering Behrens Parkway).

Please get this to me as soon as you are able because I am off next week. I need as soon as possible because I need to finish my recommendations this Friday.

Sincerely,





NO.	REVISIONS	DATE

LJM
Architects
1000 W. Wisconsin Ave.
Sheboygan, WI 53081
Phone: (920) 436-1400
Fax: (920) 436-1405

Issue Dates
Revision Date

PROPOSED BUILDING
PARTNERS FOR COMMUNITY DEVELOPMENT, INC.
LOT 2 - SHEBOYGAN BUSINESS CENTER
SHEBOYGAN, WISCONSIN

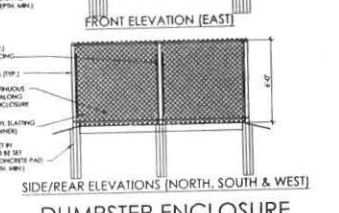
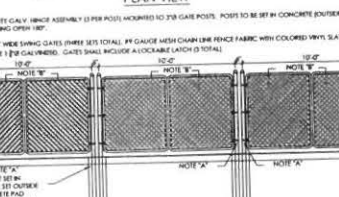
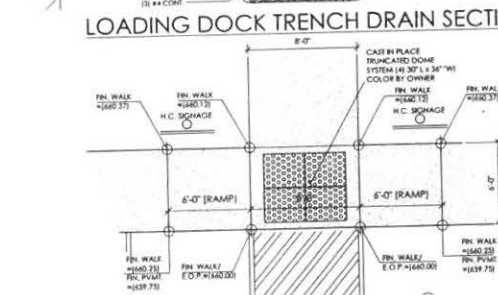
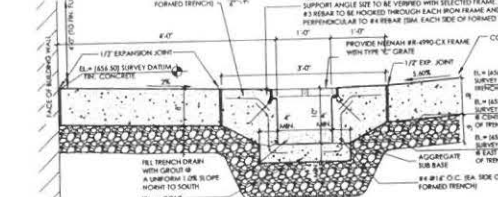
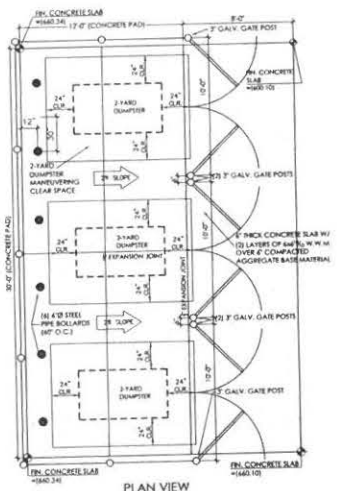
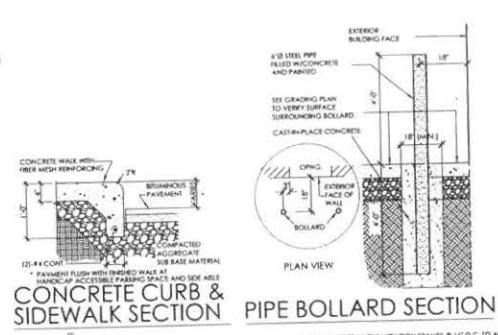
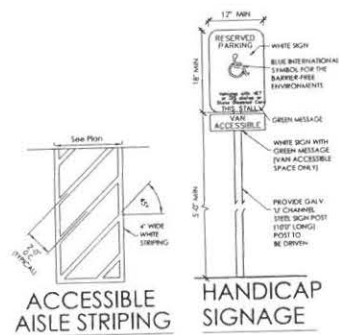
SHEET TITLE
SITE PLAN

DRAWN BY
CHECKED BY

DATE
06/27/2016

PROJECT NO.

SHEET NO.
C1.2



PARKING COUNTS

(1) STANDARD PARKING SPACES (7' x 11' x 11')

(2) HANDICAP ACCESSIBLE PARKING SPACE

(3) TOTAL SPACES

SITE DATA

TOTAL SITE AREA (PER CERTIFIED SURVEY MAP) 318,025 SQ. FT. (3.0 AC.)

BUILDING FOOTPRINT 17,000 SQ. FT.

PAVEMENT AREA 27,725 SQ. FT.

CONC. WALK, CONCRETE DUMPSTER, 4,100 SQ. FT.

LOADING DOCK 1,100 SQ. FT.

TOTAL IMPERVIOUS AREA (WITHIN THE PARCEL) 49,165 SQ. FT.

% OF GREEN SPACE REMAINING = 77%

PROPERTY ZONED - SUBURBAN INDUSTRIAL - MIN. LANDSCAPE RATIO (LSR) = 25%

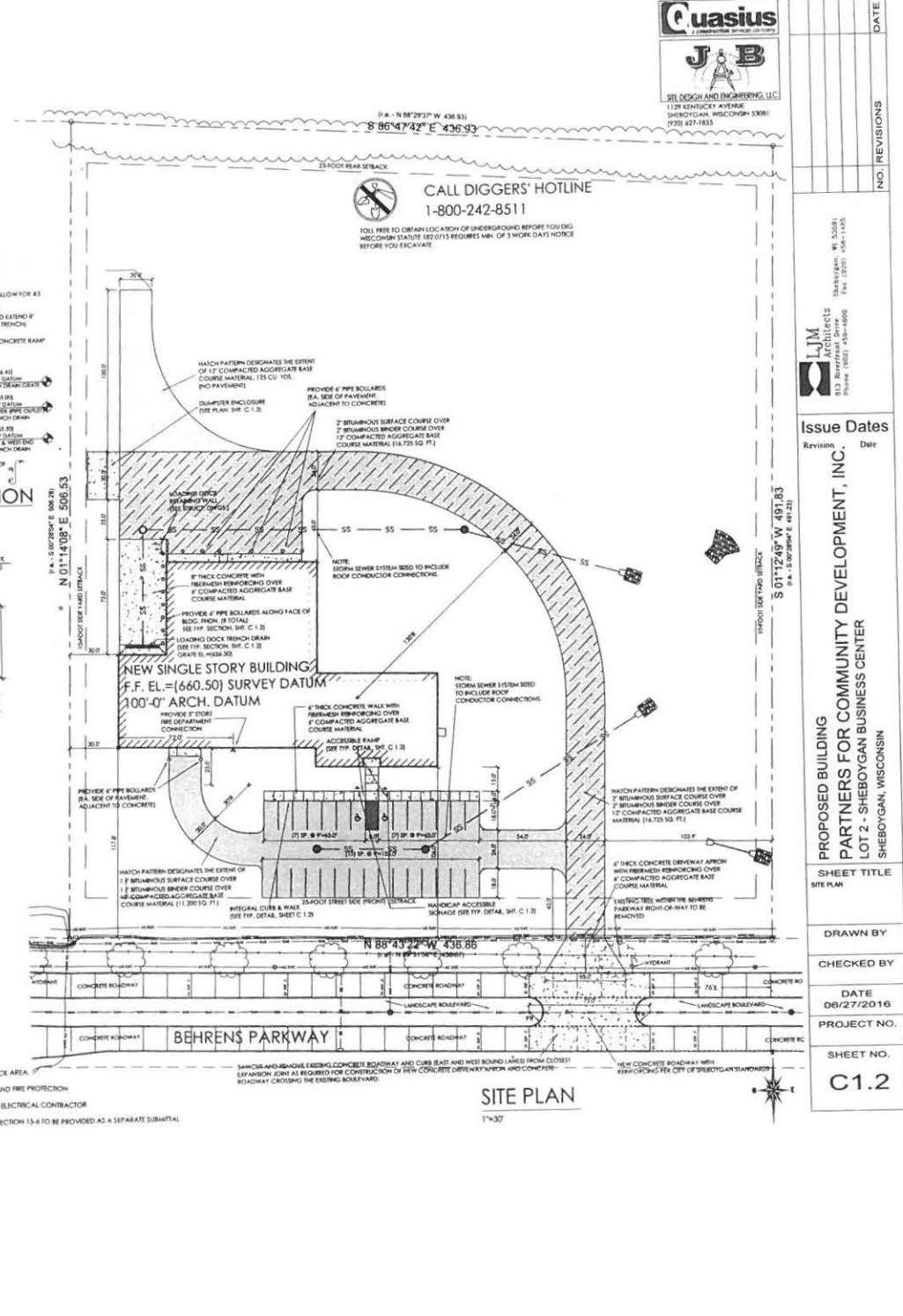
BUILDING DATA

SINGLE STORY MAJORITY - SPRINKLERED (NFPA 13)

TYPE BE CONSTRUCTION.

COMMERCIAL

- OUTDOOR REFUSE ENCLOSURE WILL BE LOCATED NORTH OF THE PROPOSED LOADING DOCK AREA.
- NEW WATER SERVICE PIPING WILL BE PROVIDED TO ADDRESS DOMESTIC WATER SERVICE AND FIRE PROTECTION.
- SITE LIGHTING WILL BE PROVIDED AS PART OF A SEPARATE SUBMITTAL BY THE DESIGN/BUILD ELECTRICAL CONTRACTOR.
- LANDSCAPING PLAN MEETING THE REQUIREMENTS OF CITY OF SHEBOYGAN ORDINANCE SECTION 13-4 TO BE PROVIDED AS A SEPARATE SUBMITTAL.



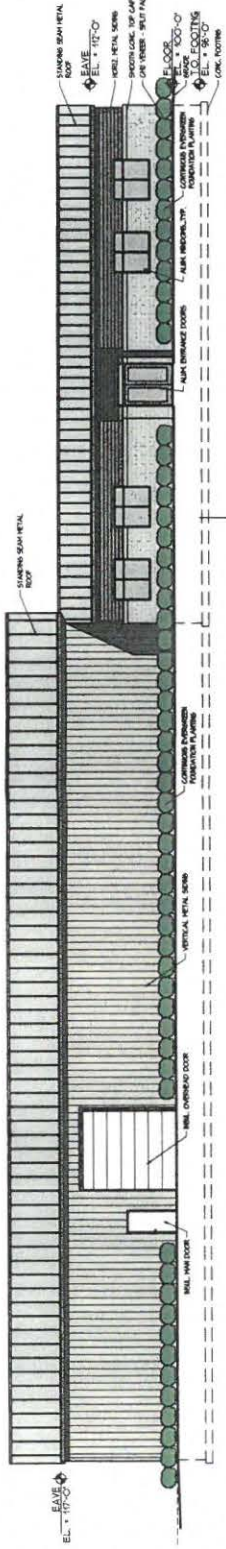
SITE PLAN
1"=30'

NO.	REVISIONS	DATE

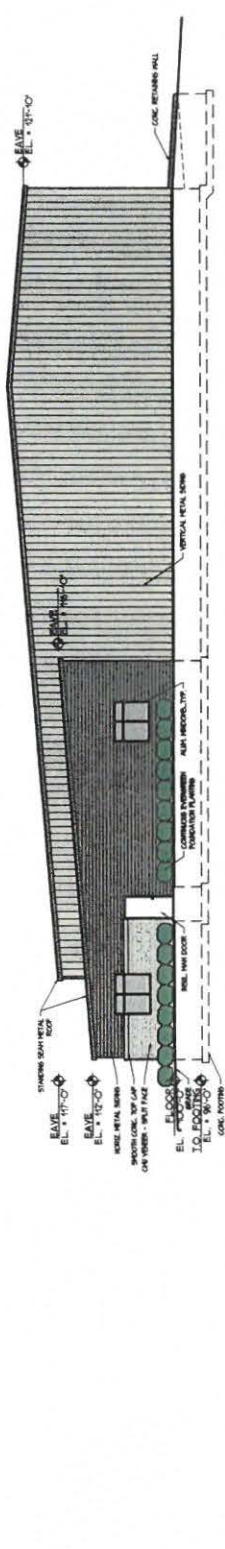
LJM
 Architects
 512 Brentwood Drive
 P.O. Box 1000
 Sheboygan, WI 53081
 (920) 452-1000

**NEW BUILDING FOR,
 PARTNERS FOR COMMUNITY DEVELOPMENT
 SHEBOYGAN, WI 53081**

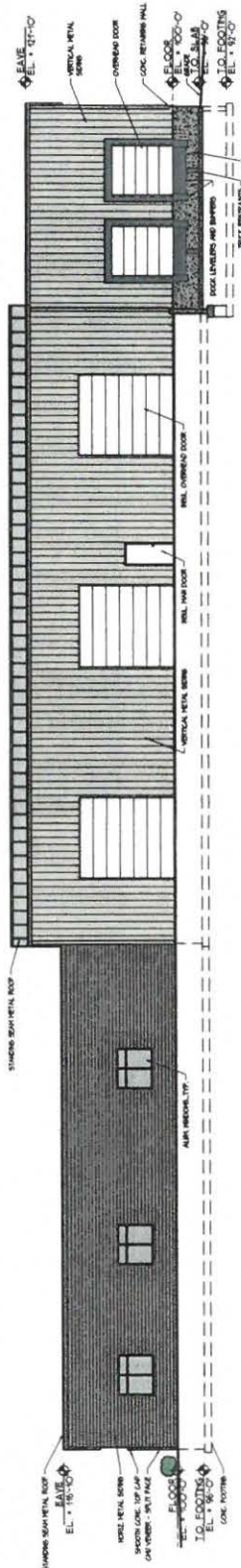
SHEET TITLE
DRAWN BY JJA
CHECKED BY CU
DATE 03-27-16
PROJECT NO. 1629
SHEET NO. **A2**



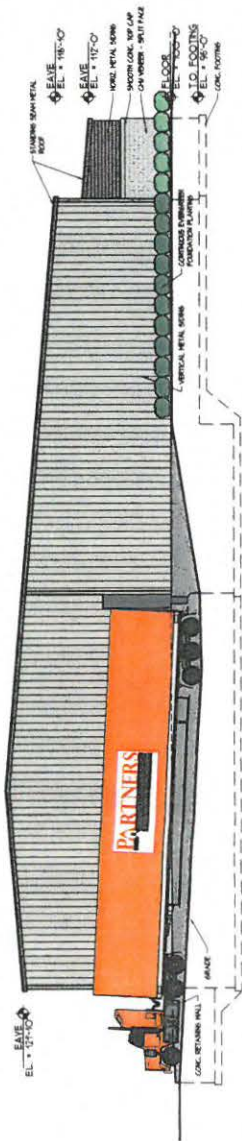
SOUTH ELEVATION
SCALE 1/8" = 1'-0"



EAST ELEVATION
SCALE 1/8" = 1'-0"



NORTH ELEVATION
SCALE 1/8" = 1'-0"



WEST ELEVATION
SCALE 1/8" = 1'-0"

In 1966, a handful of people who already had full-time jobs at canning factories in Belgium and Random Lake, Wisconsin, looked around and saw that some of their migrant co-workers were suffering. Thousands of workers, mostly Spanish-speaking immigrants, showed up for a few months every year to work in local produce canning plants before moving on to their next seasonal jobs.

Jimmy Fuentez and his counterparts began offering their migrant friends assistance—planning social events for them to help them feel more at home, providing child care or rides to area grocery stores and other kinds of help. They called themselves the Belgium-Random Lake Migrant Services, and acted as a sort of “Welcome Wagon” for migrant workers and their families, helping tend to their basic, short-term needs.

Nine years later, the volunteers realized they could do better and in 1975 the group applied for state grant money to help place migrant workers in permanent jobs in the community. Jimmy turned to his brother, Lucio, who was a mechanic at the woolen sock manufacturer Wigwam Mills, for help.

Lucio volunteered to help Jimmy and the rest of the group put together their proposal to the governor, which succeeded. The organization received \$26,000.00 from the Governor’s Manpower Office through the Latin and Migrant Consortium. They incorporated the new organization, which was renamed Comunidad de Amigos, Inc. or Friends of the Community, and Lucio became the director.

In the late 1980’s, Comunidad de Amigos, Inc. underwent a name change to Partners for Community Development, Inc. in response to the need for an increase in housing assistance.

Today, Partners for Community Development, Inc. focuses on providing the best service in home remodeling, housing rehabilitation, home buying assistance, and residential energy conservation in our community. With the continued increase in energy consumption of our natural energy resources, we continue to build on our employment training and energy conservation services for our customers.



Lucio Fuentez
Founder/Executive Director

of society. This law provides a business opportunity for Partners and a service to our community; it provides health insurance to many families who did not have it before. Thanks to the Affordable Care Act our dedicated staff has served thousands of individuals who have benefited from Partners’ Navigator and Cares for Kids health programs.


Partners created a for-profit social enterprise (Partners Energy Services) to generate agency proceeds via the following fee-for service strategies: weatherization services of homes in the general market populations; purchasing, rebuilding and selling houses to those who need help; creating a partnership with Focus on Energy to leverage tax credits and cost reductions for our customers; and marketing our general construction services such as roofing, siding, drywall, plumbing, electrical, home heating and cooling to those who need it. The proceeds generated help the stability of our non-profit organization.

Our values and our dedication will always help us undertake a change that will establish Partners as a sound and successful business.

Thanks to our Board and Committee members and especially to our team of professional staff for helping me establish a successful non-profit organization. Success is inherent in working with good people. Partners has been very lucky to have both dedicated staff and dedicated Board Members. I will continue to keep them engaged, involved, active and committed to the success of our company.

Respectfully,


Lucio Fuentez
Executive Director


Richard Seidemann
Chairman of the Board

The USA is one of the most successful countries in the world. In my opinion, the success is due to our great government. A government that provides to all its citizens not just the rich, not just the poor, but to all. I believe we are all better off when we’re all successful. If we all are successful we buy more. If we buy more, companies become successful and they hire more to produce and sell more.

An organization like Partners for Community Development, Inc. (Partners) must stay well-informed and prepared for the changes the federal and state governments implement on the federal and state budget. Passing a budget appears to be a difficult responsibility for our elected officials. When Congress enacts new legislation Partners’ emphasis is placed on ensuring that our business concentrates on the opportunities new legislation provides, and how this legislation will impact our community. The Affordable Care Act is one of these new laws that Partners has undertaken to ensure the law is understood by all segments



Richard Seidemann
Chairman of the Board

Partners' Housing Programs combine a variety of private and government funding sources to promote and sustain affordable home ownership opportunities for low and moderate-income families in Sheboygan, Manitowoc, Kewaunee and Door Counties.

Partners' Housing Programs provides low and moderate income first-time homebuyers with financial assistance to cover the upfront costs of acquiring a home; this assistance can be used to cover down payment and closing cost expenses related to the purchase of a single family home which will be their primary residence. Because a home purchase is the biggest investment most individuals will make in their lifetime, Partners' Homebuyers Program provides first-time homebuyers with a comprehensive array of supportive services to help them make a better decision when purchasing their first home. All program participants are required to participate in Homebuyers' education classes and undergo budget counseling to ensure long term sustainability of their purchase.

In order to preserve affordable housing opportunities, Home Rehabilitation Assistance is provided to those individuals who own a home and occupy it as their primary residence. Assistance is available to cover the costs of repairs and maintenance issues, as well as accessibility modifications. All repairs are performed in an effort to eliminate health and safety hazards in the home.

During the 2014 – 2015 program year, Partners provided \$309,000 in assistance to 40 families helping them obtain or maintain affordable housing. To lessen the negative impact foreclosed properties have on nearby homes, Neighborhood Stabilization Program (NSP) Funds allow Partners to purchase foreclosed properties in distressed neighborhoods. Foreclosed, distressed properties tend to bring down the value of neighboring properties, as they are frequently a source of blight. These properties are rehabilitated and made available to low and moderate income families at affordable prices. To date, Partners has purchased and rehabilitated 21 properties and has invested a total of \$1.7 million to stabilize our community.

Housing Programs funds are provided by the City of Sheboygan, State of Wisconsin, Federal Home Loan Bank of Chicago, private sector and agency matching dollars.



Janeth Orozco
Housing Programs Assistant



Partners for Community Development, Inc. has been helping families achieve financial stability and self-sufficiency through the programs and services Partners provide to the community.





For over 35 years, Partners for Community Development, Inc. has been administering the Low Income Weatherization Assistance Program in Sheboygan, Manitowoc, and Ozaukee counties. This program provides eligible participants with cost-effective measures that reduce energy consumption and increase living comfort, making their home feel warmer in the winter and cooler in the summer. The result is a 20% - 30% reduction in utility costs, freeing up dollars families can spend on other necessities such as food or medical care. In Fiscal Year 2015, Partners began a new chapter in its Weatherization history by opening a second production facility to serve residents in the Northern portion of the City of Milwaukee.

Since its inception in 1976, the Weatherization Assistance Program has served thousands of homes in need of this service. This past fiscal year, July 1, 2014 through June 30, 2015, Partners provided weatherization services to over 350 homes, many of which house children, elderly and handicapped individuals.

The Weatherization process begins with an energy assessment performed by a certified Energy Auditor. The assessment determines which energy conservation measures will be cost effective and if any health and safety measures need to be addressed. The energy audit combines an understanding of building science principles, specialized training, diagnostic equipment and computerized software to assess what energy conservation work should be done.



Dan Wolf
Weatherization Director

Weatherization Assistance



Some of the services that Partners' staff may provide include: insulation of attics, walls, floors and crawlspaces, insulation or replacement of water heaters, installation of energy efficient compact florescent lights bulbs (CFL's), air sealing, furnace tune-ups or replacement, replacement of inefficient refrigerators, and health & safety inspections. Partners' staff also provides educational information about other ways families can conserve energy in their homes.

Partners for Community Development, Inc. receives funding from State and Federal sources as well as Public Benefit funds through utility companies. Annually these sources contribute millions of dollars state and nation wide to ensure the comfort, health and safety and energy efficiency of low-income households. You can learn more about the Weatherization Assistance Program at www.partners4cd.com.





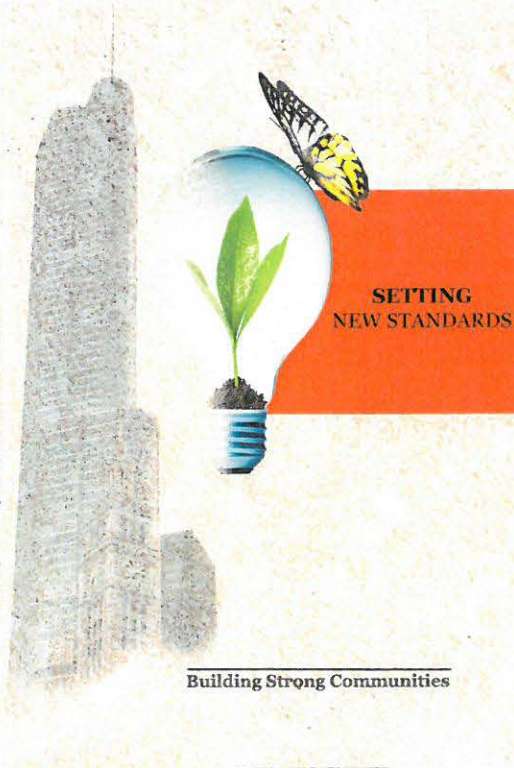
Landlord Information

For the State of Wisconsin's
Weatherization Assistance
Program



Please contact Partners with
questions or to request an
application

Apply online:
www.partners4cd.com
Phone: 920.459.2780



**State of Wisconsin
Weatherization
Assistance Program**

Eligibility

Services Available

Application Procedure

(920) 459-2780

- Doctors appointments
- Parent/Teacher Conferences
- Employee meetings / evaluations
- Economic Support meetings
- Therapy sessions
- Three way phone conferences

What We Do

The Hispanic-American Information Center, established in April of 2006, is a non-profit organization dedicated to address the needs of the Hispanic population in Sheboygan and Manitowoc Counties, Wisconsin. Our mission is to assist in integrating Hispanic-American individuals to achieve self-sufficiency and community integration by utilizing available resources, and becoming positive citizens in the mainstream community. Our staff is dedicated to provide the highest quality of service possible, promoting cultural inclusion, equal rights and social justice. We strive to offer services to the Hispanic community that will breach cultural and linguistic gaps that keep them from realizing their dreams and develop to the full of their potential.

The Hispanic-American Information Center is a program of Partners for Community Development, Inc., a 501(C)(3) non-profit organization funded in 1975. Since its establishment Partners has emphasize the importance of assisting Hispanic individuals by providing an array of programs to address basic needs. The Hispanic-American Information Center strives to provide services to and create a supportive and welcoming community for Hispanic individuals and their families. Our organization focuses on providing tools, information, resources and motivation to succeed in today's society.

Photos

No agency photos found.



Partners for Community Development, Inc.

The Hispanic-American Information Center is glad to offer the following programs:

- Youth Services: Tutoring and mentoring program for middle and high school children.
- Workshops and educational programs to address health, finance, and education issues.
- Immigration Guidance and Counseling: Information and assistance regarding immigration processes.
- Cultural events: The Hispanic Information Center organizes and sponsors cultural events that promote understanding of the Hispanic heritage in the broader community.
- Parenting Guidance: Information and resources for parents concerning youth related issues such as: alcohol and drug use and abuse, teen pregnancy, gang affiliation concerns, juvenile crimes, etc.)
- Work Readiness Program: Assistance developing resumes, referrals to local employment opportunities, employability skills training, etc.
- Financial and Budgeting Advice: Information and assistance developing a budget, debt payment plans, and financial stability.

For more information regarding the Hispanic-American Information Center programs, please contact Laura Robledo at (920) 459-2780 ext. 118.

The Hispanic-American Information Center offers quality and effective translation and interpretation services to individuals, agencies, businesses and corporations. Our goal is to ensure the accessibility of information when language becomes a barrier.

Translation Services: Our translators have experience working with a vast variety of documents. We are able to translate the following:

- Birth Certificates *
- Marriage Certificates *
- Divorce Decrees *
- Brochures
- Legal Agreements *
- Web Sites
- Instruction Manuals
- Employee Handbooks
- Medical Reports and Documents *
- Applications, etc. *

**Depending of the nature of the documents being translated, public notarization may be needed.*

Interpretation Services: Our interpreters are available to provide services in different environments and setting including but not limited to:

- Court appearances