

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

PARCEL NO. 215702  
MAP NO. 28 226 003  
ZONING CLASSIFICATION: SC

Office Use Only  
APPLICATION/FILE NO. \_\_\_\_\_  
REVIEW DATE: 5/24/16

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: Doyle Signs, Inc

ADDRESS: 232 W Interstate Road Addison, IL E-MAIL: Permits@Doylesigns.com

PHONE: ( 630 ) 543-9490 FAX NO. ( 630 ) 543-9493

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

NAME OF PROPOSED/EXISTING BUSINESS: Aldi Food Market

ADDRESS OF PROPERTY AFFECTED: 919 S Taylor Drive

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

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

Grocery Store

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

Use will remain the same.

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

Please see attached narrative attached.



Doyle Signs, Inc., *General Sign Contractors*  
232 Interstate Road, P.O. Box 1068  
Addison, IL 60101  
Office: (630) 543-9490 Fax: (630) 543-9493  
E-mail address: [permits@doylesigns.com](mailto:permits@doylesigns.com)

Plan Commission  
City of Sheboygan  
828 Center Ave  
Sheboygan, WI 53081

RE: Aldi Food Market  
Temporary Construction Signage

Please note that Aldi Food Market is requesting approval in order to install (2) 6' (H) x 20' (W) temporary banners to the building façade in order to notify customers in the neighborhood of the timeframe for the remodeling of the location.

Aldi Foods will be open during construction for a portion of the construction and then will be closing for most of the month of September and would like to make sure patrons are aware of the fact that the store will be closed for this time frame. Once the construction has completed Aldi would like to notify customers of the fact that the construction has been completed and the store will once again be open.

Aldi would like to use the standard size banner that they typically use at other locations for this work as the location is set back from the roadway quite a way and due to the information that will be listed on the banner, if placed on a 32 square foot banner, will be difficult to read from the roadway.

Please let me know if you require anything further to complete the application process

Thank you for your assistance and cooperation with this matter.

Sincerely,

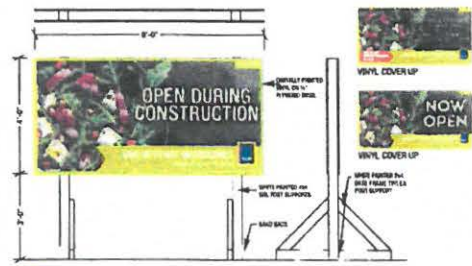
A handwritten signature in blue ink, appearing to read "Lisa Neal", is written over a light blue circular scribble.

Lisa Neal  
Doyle Signs, Inc.

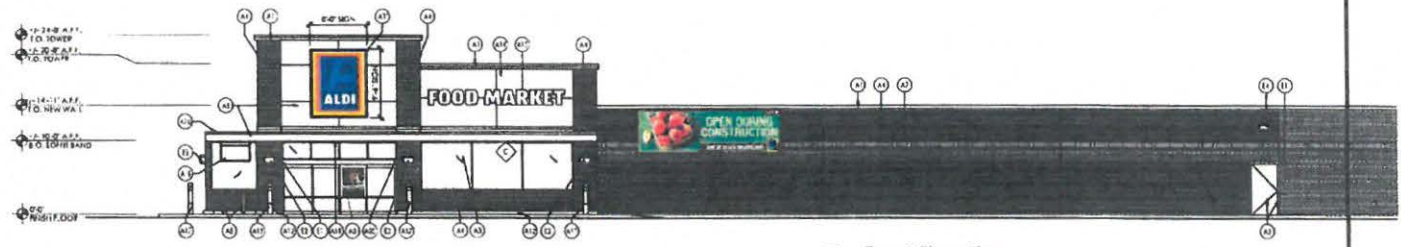


**A** ONE(1) SINGLE FACED DIGITALLY PRINTED BANNERS  
SCALE: 1/4"=1'

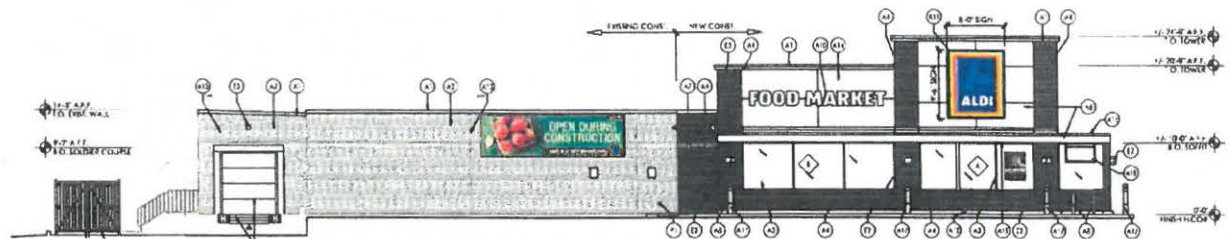
**B** ONE(1) DOUBLE FACED DIGITALLY PRINTED BANNER  
SCALE: 1/4"=1'



**C** ONE(1) DOUBLE SIDED CONSTRUCTION SIGN  
SCALE: 1/4"=1'



**4** Front Elevation  
SCALE: 1/8"=1'-0"



**3** Side Elevation  
SCALE: 1/8"=1'-0"

222 INTERSTATE RD. P.O. BOX 1068  
ASHOCH, IL 60101 815 543 6462  
FAX 815 543 6183

DATE	REVISION
4.14.16	REVISED PER CUSTOMER EMAIL

CUSTOMER-APPROVAL *[Signature]* DATE 4/16/16

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CLIENT	ALDI	DESIGNER	KM	SALESPERSON	TD
ADDRESS	919 S. TAYLOR DR.	DATE	04.06.2016	SHEET NO.	1
CITY	SHEBOYGAN	STATE	WI	SCALE	NOTED
DRWB. NO.	15168	SCALE	NOTED	DATE	04.06.2016

PARCEL NO. 213310  
MAP NO. 21231009  
ZONING CLASSIFICATION: SC

Office Use Only  
APPLICATION/FILE NO. \_\_\_\_\_  
REVIEW DATE: 5/24/16

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

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**1. APPLICANT INFORMATION**

APPLICANT: Jos. Schmitt Construction  
ADDRESS: 2104 Union Ave, Sheboygan, WI 53082  
E-MAIL: Kisken@jschmitt.cc  
PHONE: 920-457-4426 FAX NO. 920-457-9474

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

NAME OF PROPOSED/EXISTING BUSINESS: Aurora Health Care, Inc.  
ADDRESS OF PROPERTY AFFECTED: 1221 North 26<sup>th</sup> Street, Sheboygan, WI

LEGAL DESCRIPTION: Parcel #59281213310 Steimless division thr S66.80' of lot 6 and all of lots 7,8 & 9 the N 1/2 of lot 10; except thr E 40.00' of the afore described taken of Kohler Memorial Dr. frontage road between N 25<sup>th</sup> & N 26<sup>th</sup> street.

BRIEF DESCRIPTION OF **EXISTING** OPERATION OR USE: See attachment

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

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

**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.



# Aurora Sheboygan Memorial Medical Center®

**Aurora Health Care Behavioral Health Project**  
1221 N. 26<sup>th</sup> Street  
Sheboygan, WI 53081

## Project Description

### **Project Background**

Aurora Health Care has proudly served the Sheboygan community since 1933, and we are dedicated to meeting our community's continuously evolving and diverse health care needs.

For several years, the City of Sheboygan, as well as the state of Wisconsin as a whole, has experienced a growing demand for behavioral health services. Aurora has seen this increase in demand first hand at Aurora Sheboygan Memorial Medical Center and across the Aurora system. In a recent survey of Aurora physicians, 63 percent reported that they see behavioral health issues in their practice every day.

The 2014 Sheboygan County Community Health Survey demonstrates that among the key informants interviewed for the survey from around Sheboygan County, mental health (ranked #1) and alcohol and drugs (ranked #2) were included as top five health issues in Sheboygan County. Based on findings from the County Health Rankings, Sheboygan County has far more residents per mental health provider (842 residents per provider) as compared to Wisconsin (590). Data from the Wisconsin Hospital Patient Data System shows hospital ED visits and inpatient hospitalization with opioid-related diagnoses has increased steadily in Sheboygan County and Wisconsin.

Additionally, a recent study in Wisconsin revealed that of 336,000 adults aged 18 or older with mental illness, 55 percent did not receive mental health treatment/counseling when needed.

To help address this growing demand, Aurora is seeking to make a \$1.3 million investment that will expand the array of outpatient behavioral health services offered in the Sheboygan community as well as improve access to care for individuals residing in Sheboygan and the surrounding communities. Aurora is excited to increase these vital services and to help our patients, and the Sheboygan community as a whole, to live well and to become healthy and productive members of the family, the workforce, and the larger community.

### **Project and Service Overview**

Aurora is seeking to convert the building located at 1221 N. 26<sup>th</sup> Street, Sheboygan, WI, 53081 into a behavioral health center that will offer outpatient-based, intensive mental health and substance abuse programming to residents of the City of Sheboygan and the surrounding communities. This building, known as the Ameritech building, is currently used as warehouse space and is located directly across from an existing Aurora clinic. The total building is approximately 16,200 square feet in size, of which 6,300 square feet on the North side of the building is being considered for this project. Aurora currently leases the building from SNH Medical Office Properties Trust and is in the process of obtaining all consents necessary from the landlord to undertake the proposed renovations.

Aurora's proposed renovations will include improvements to the building façade, as well as several internal renovations that will ensure a healing environment for patients receiving care at the behavioral health center. Internal features include the following:

- Reception area
- Resource room with access to a computer
- Waiting room for patient scheduling

- Joint work area for receptionists
- Patient dining with kitchenette
- 7 private consult rooms
- Conference/Group therapy rooms which may be available for support groups or community education events in the evening
- Staff nurse offices

The existing facility is a nondescript painted concrete block building. The goal of the building's facelift is to create a welcoming, professional, and distinctive appearance for its new use as a behavioral health center. The design and materials of the renovated portion of the building, including wood and stone accents, are intended to respond to the residential character of the street bordering the west side of the property as well as the mix of commercial, retail, and municipal buildings bordering the other sides of the property. In addition, improvements to the parking area, the green space surrounding the facility, a covered entrance, and minimal lighting at the entrance, are all part of the plan. Signage is planned for the northeast corner of the building as well as in the greenway along 25<sup>th</sup> street to help direct patients to the new center location. Existing lighting in the current parking lot will remain intact.

### **Behavioral Health Services**

The behavioral health services offered on site will include intensive outpatient and partial hospitalization programs to address mental health and substance abuse diagnoses. It should be noted that this site will not offer any inpatient psychiatric or substance abuse services. In particular, behavioral health services offered on site will include:

- A Partial Hospitalization Program (PHP), which is a structured, intensive and time-limited treatment program that offers psychiatry, nursing care and active behavioral health treatment to patients for six hours each day, five days per week. Partial hospitalization treatment is provided by a multidisciplinary treatment team, which includes psychiatry, social work, counseling, and nursing. Partial hospitalization is an alternative to inpatient care and offers intensive, coordinated, and multidisciplinary clinical services for individuals. The purpose of the partial hospitalization service is to stabilize and reduce acute signs and symptoms, increase functioning, and assist individuals with integrating into community life through recovery skills, relapse prevention and other therapeutic interventions. The Partial Hospitalization Program will operate Monday through Friday from 9 a.m. to 4 p.m. and can serve up to 10 patients a day. Patients are also provided with lunch as part of their participation in the program. Patients will leave the site following their daily therapies.

A Mental Health Partial Hospitalization Program already exists and operates out of the Aurora Sheboygan Memorial Medical Center and will move to the new location upon opening. This program will continue to serve individuals struggling with depression and anxiety, also a much needed service in the community. The Mental Health Partial Hospitalization Program will operate Monday through Friday from 9 a.m. to 4 p.m. and can serve up to 10 patients a day.

- An Intensive Outpatient Program (IOP), which is a structured group therapy program that provides service for individuals with substance use disorder at least 3 hours per day, 3 times a week. Within the program, individuals who are experiencing "moderate levels" of signs and symptoms of substance use disorder are able to access assessment and diagnostic service, as well as active behavioral health treatment. The treatment focuses on resolving personal distress, decreasing psychosocial and environmental issues that contribute to substance abuse and relapse, and providing individuals with the stability that can empower them to increase functioning in their daily living and integrate back into

community life. Our goal is to assist individuals with becoming healthy and productive members of the family, the workforce, and the community. The Intensive Outpatient Programs will operate Monday, Wednesday and Friday and offers morning, afternoon and evening treatment options 9 a.m. to noon; 1 to 4 p.m.; 5 to 8 p.m. for our patients' convenience and allows individuals to seek care while remaining involved in their work and family life. Each group/treatment track can have 10 patients and therefore, up to 30 people may receive treatment daily. Patients will leave the site following their daily therapies.

A Mental Health Intensive Outpatient Program already exists and operates out of the Aurora Sheboygan Memorial Medical Center and – like the Partial Hospitalization Program – will move to the new location upon opening. This program will continue to serve individuals struggling with depression and anxiety, also a much needed service in the community. The Mental Health Intensive Outpatient Program will operate Monday, Wednesday and Friday and can offer morning, afternoon and evening treatment options 9 a.m. to noon; 1 to 4 p.m.; 5 to 8 p.m. Each group/treatment track can have 10 patients and therefore, up to 30 people may receive treatment daily.

Currently, only a morning IOP is in place, which serves a maximum of 10 patients per day. With expanded capacity, the maximum number of individuals served, once all programming is fully implemented, would be 60 individuals per day. Full capacity is not likely upon open.

#### **Hours of operation**

The center will be open from 8:00 a. m. to 8:00 p.m., Monday through Friday. Patients may leave the premises as late at 8:30 p.m. and caregivers may be in the building later as needed for work flow.

#### **Employee and Patient Capacity**

Aurora's multidisciplinary treatment team comprised of psychiatrists, social workers, counselors and nurses, will render services at this site. There will be approximately 12 caregivers, not including physicians on site. Those 12 include;

- 2 receptionists
- 2 Mental Health Intensive Outpatient Therapists who are licensed clinical social worker or professional counselor master's degree therapists
- 1 Mental Health Partial Hospitalization Program Therapist who is a licensed clinical social worker or professional counselor
- 2 Alcohol and Other Drug Abuse (AODA) Intensive Outpatient Program Therapists who are licensed clinical social worker or professional counselor and substance abuse counselors
- 1 AODA Partial Hospitalization Program Therapist, a licensed clinical social worker or professional counselor and substance abuse counselor
- 1 Mental Health Partial Hospitalization Program Registered Nurse
- 1 AODA Partial Hospitalization Program Registered Nurse
- 1 Certified Nursing Assistant
- 1 to 2 Intake Counselors who are either a social worker, counselor or registered nurse

We currently anticipate that 5 to 6 caregivers will be moving from Aurora Sheboygan Memorial Medical Center and anticipate hiring 7 new caregivers to serve the patient needs.

The center will have capacity to serve a maximum of 40 patients on site at any given time during the center's operating hours. We anticipate there will be an average of 10 caregivers on site at any given time.

**Traffic**

The building will be open at 8 a.m. when caregivers arrive. Patients may start arriving as early as 8:30 a.m. and will leave by 8:30 p.m. Caregivers may be in the building later as needed for work flow.

Patients in the Partial Hospitalization Program levels of care will be provided lunch on the premises. Patients in the Intensive Outpatient Program do not stay all day and will leave after their 3-hour group sessions are over. As a result, we anticipate that traffic in the area may increase slightly in the morning, noon and evening hours due to the shift in patient therapy sessions and no visitors are expected.

**Parking**

There is an existing parking lot on this site with approximately 225 total spaces. This lot is currently being used by the caregivers of the clinic across the street. To accommodate the proposed services, we anticipate needing to designate 50 of the existing spaces in this lot for the patients and staff of this center. According to our own parking study, this will result in the occasional need for a minimal number of staff currently utilizing this lot to park in one of the other lots east of 26<sup>th</sup> Street. Aurora currently leases the building and parking lots from SNH Medical Office Properties Trust and is in the process of obtaining all consents necessary from the landlord to undertake the proposed renovations.

**Conclusion**

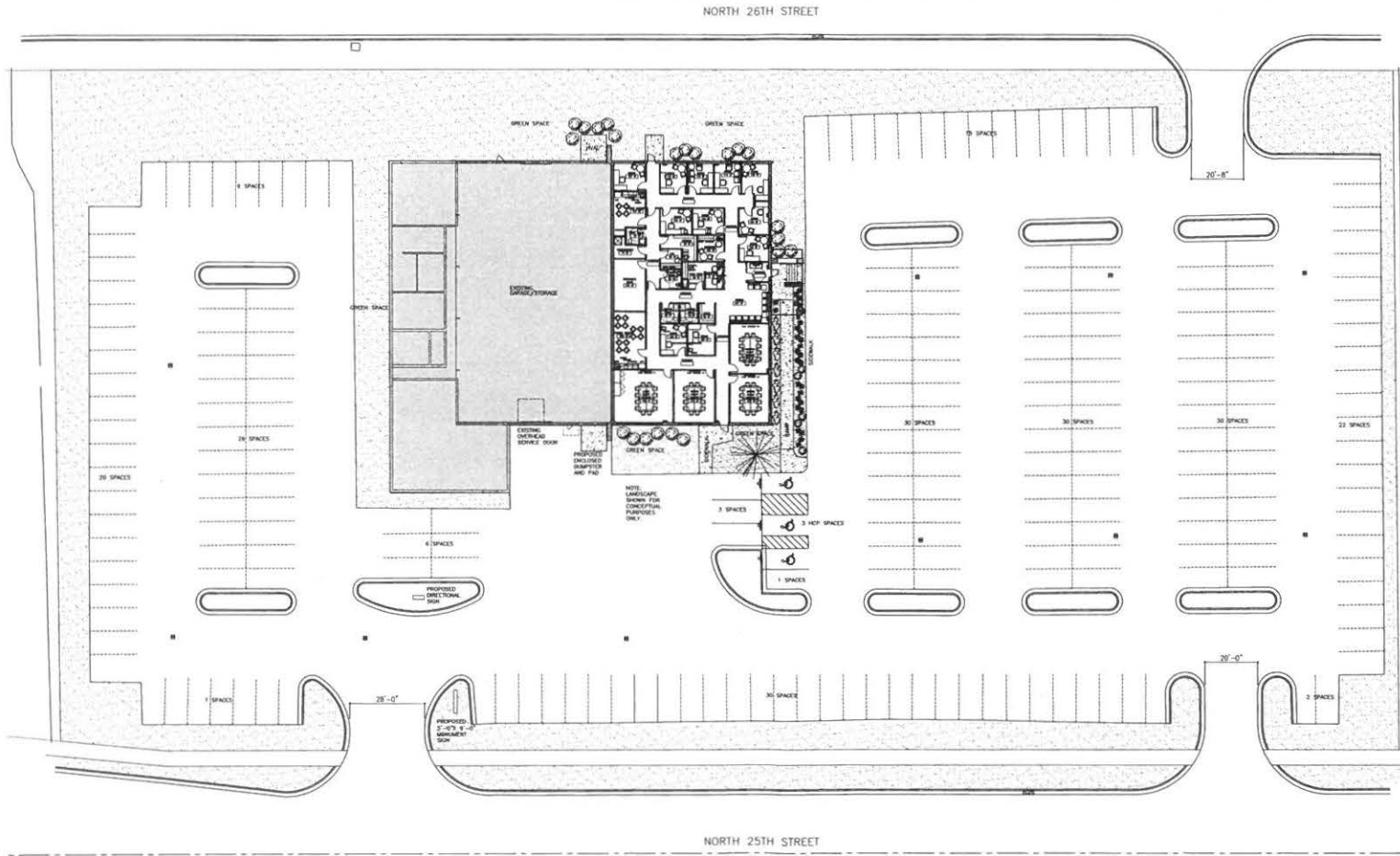
Aurora is very excited to increase access to behavioral health services for individuals residing in the City of Sheboygan and surrounding communities through the creation of this behavioral health center. If approved, Aurora is confident that the new behavioral health center will allow us to better address growing demand for behavioral health care and substance abuse treatment in this region, helping to make our the community healthier. Additionally, we hope the proposed project will improve our neighborhood and act in harmony with the goals and objectives outlined in the City of Sheboygan Master Plan. Thank you in advance for your consideration of this application.

**EXISTING AND PROPOSED SITE USE**

S1 (MODERATE HAZARD STORAGE) = EXISTING BUILDING OCCUPANCY  
 HB = EXISTING BUILDING CONSTRUCTION TYPE  
 16,211 S.F. = ENTIRE BUILDING FOOTPRINT  
 9,849 S.F. = REMAINING STORAGE AREA  
 6,262 S.F. = PROJECT AREA

**PROPOSED**  
 NORTH HALF OF BUILDING CONVERTED TO OCCUPANCY TYPE B (BUSINESS)  
 SOUTH HALF TO REMAIN S1  
 -2 HOUR RATED DEMISING WALL TO DECK  
 -SPRINKLERED

EXISTING PARKING SPACES- 234 SPACES  
 PROPOSED PATIENT PARKING- 40 SPACES  
 PROPOSED STAFF PARKING- 10 SPACES



Client:  
 Project:  
**Aurora Sheboygan Clinic Behavioral Health Renovations**  
 Location:  
 1221 26th Street  
 Sheboygan, WI 53081

NOT FOR CONSTRUCTION

Sheet:  
**Site Plan**

Scale:  
 As Noted  
 Revision:  
 No. Description

Date:  
 April 25, 2018  
 Project No.:  
 160622.00  
 Sheet No.:

North  
 1 Proposed Site Plan  
 1/2" = 1'-0"

**A1.0**

**SITE ZONING AND LOCATION TABLE**

**LEGAL DESCRIPTION:** A portion of Section 16, T. 1 S., R. 12 E., of the North 1/2 of Lot 15, located in the East of and between the East and West 1/4 of Section 16, T. 1 S., R. 12 E., of the North 1/2 of the NE 1/4 of the NE 1/4 of Section 21, T. 100 N., R. 12 E., of the 1st 2nd Principal Meridian, Sheboygan County, Wisconsin, as shown on the plat of the Aurora Sheboygan Clinic Behavioral Health Renovations, recorded in the Sheboygan County Register of Deeds, Volume 1600022-001.

EXISTING ZONING:	SUBURBAN COMMERCIAL
PROPOSED ZONING:	SUBURBAN COMMERCIAL
ZONING DISTRICT:	SUBURBAN COMMERCIAL
BUILDING SETBACK:	5 FEET (SIDE)

**SITE CALCULATION TABLE**

TOTAL SITE AREA	3.11 AC
TOTAL DISTURBED AREA	0.14 AC
TOTAL UNDISTURBED AREA	2.97 AC
PROPOSED IMPROVED AREA	2.41 AC
PROPOSED GREENSPACE	0.56 AC

**NOTES**

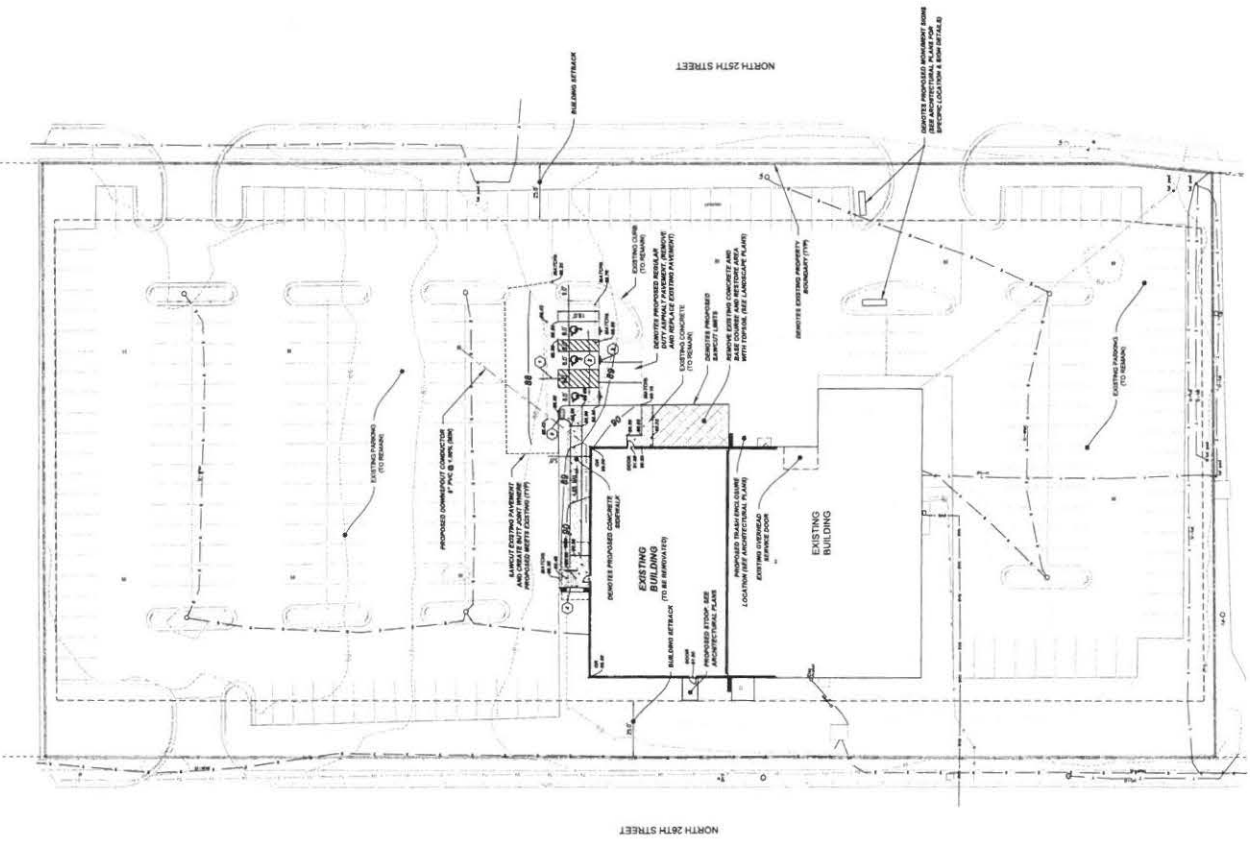
- ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
- EXISTING CONCRETE SHALL BE REPAIRED OR REPLACED AS NECESSARY.
- ALL UTILITIES SHALL BE DEPTH MARKED AND HANDLED AS SHOWN IN THIS PLAN.
- EXISTING UTILITIES SHALL BE DEPTH MARKED AND HANDLED AS SHOWN IN THIS PLAN.
- ALL UTILITIES SHALL BE DEPTH MARKED AND HANDLED AS SHOWN IN THIS PLAN.
- ALL UTILITIES SHALL BE DEPTH MARKED AND HANDLED AS SHOWN IN THIS PLAN.

**UTILITY LEGEND**

SYMBOL	DESCRIPTION
(Symbol)	EXISTING WATER MAIN
(Symbol)	EXISTING ELECTRICAL LINE
(Symbol)	PROPOSED ELECTRICAL LINE
(Symbol)	PROPOSED SANITARY SEWER
(Symbol)	EXISTING SANITARY SEWER
(Symbol)	EXISTING STORM SEWER
(Symbol)	EXISTING POWER POLES
(Symbol)	EXISTING LIGHT POLES
(Symbol)	EXISTING WATER VALVE
(Symbol)	PROPOSED WATER VALVE
(Symbol)	EXISTING STORM STRUCTURE
(Symbol)	PROPOSED STORM STRUCTURE
(Symbol)	EXISTING SIDEWALK
(Symbol)	PROPOSED SIDEWALK
(Symbol)	PROPOSED EXISTING SPOT GRADE

**HAIRWOOD ENGINEERING**  
 1000 WEST WISCONSIN AVENUE, SUITE 100  
 MILWAUKEE, WI 53233  
 TEL: 414.224.1000  
 FAX: 414.224.1001

**HAIRWOOD ENGINEERING**  
 1000 WEST WISCONSIN AVENUE, SUITE 100  
 MILWAUKEE, WI 53233  
 TEL: 414.224.1000  
 FAX: 414.224.1001





## AURORA - BEHAVIORAL HEALTH CENTER

Sheboygan, WI

250 Sheboygan • 100022.00 • 04-26-2016



## AURORA - BEHAVIORAL HEALTH CENTER

Sheboygan, WI

**Zimmerman**  
ARCHITECTS

1112 W. North Vernon Avenue • Sheboygan, WI 53081 • 920.456.1111

Project No.: 160022.00 • Sheboygan, WI • 04-25-2016



**AURORA - BEHAVIORAL HEALTH CENTER**

Sheboygan, WI



2216 Eastman Avenue | Sheboygan, WI 53081 | 920.866.6600

2017 Project # 10022.00 | 3d rendering | 04-25-2016



DARK BRONZE ALUMINUM FACIA AND TRIM; GUTTERS AND DOWNSPOUTS

DIMENSIONAL CEMENTITIOUS SIMULATED STONE PANEL SYSTEM ON METAL CHANNEL

EXTERIOR LINEAR LIGHT FIXTURE

CEMENTITIOUS BOARD SUN SCREEN

PRE-FINISHED CEMENTITIOUS WALL PANEL SYSTEM ON METAL CHANNEL

PRE-FINISHED WOOD LOOK CEMENTITIOUS WALL PANEL SYSTEM ON METAL CHANNEL

DARK BRONZE EXTRUDED ALUMINUM DOORS AND WINDOWS

LASER CUT ALUMINUM BACKLIT SIGNAGE ELEMENT

AURORA - BEHAVIORAL HEALTH CENTER

Sheboygan, WI





AURORA - BEHAVIORAL HEALTH CENTER

Sheboygan, WI

160022.00 | 04-25-2016

**zimmerman**  
ARCHITECTS

1000 W. WATER STREET, SUITE 200, SHEBOYGAN, WI 53081







PARCEL NO. 59281431739  
MAP NO. \_\_\_\_\_  
ZONING CLASSIFICATION: Suburban Commercial (SC)

Office Use Only

APPLICATION/FILE NO. \_\_\_\_\_  
REVIEW DATE: 5/24/16

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

*paid*

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**1. APPLICANT INFORMATION**

APPLICANT: Bridgestone Retail Operations (Scot Dever)

ADDRESS: 333 E Lake St, Bloomingdale, IL 60108 E-MAIL: sdever@bfrc.com

PHONE: ( 630 ) 259-9438 FAX NO. ( 630 ) 259-9254

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

NAME OF PROPOSED/EXISTING BUSINESS: New Firestone Auto Care Facility

ADDRESS OF PROPERTY AFFECTED: 2606 Washington Avenue

LEGAL DESCRIPTION: Lot 2 being a redivision of Lot 1 of the Washington Square Subdivision

Plat (see attached survey for full legal description)

BRIEF DESCRIPTION OF EXISTING OPERATION OR USE: N/A - vacant lot

DETAILED DESCRIPTION OF PROPOSED OPERATION OR USE INCLUDING ANY CHANGES TO THE EXISTING USE: New minor repair auto service facility with a

with a mercantile showroom for sales and incidental storage area for new tire inventory

BRIEF DESCRIPTION OF ALL REQUESTED VARIANCES FROM PROVISIONS OF THE ZONING ORDINANCE, WHICH ARE RELATED TO THE PROPOSED OPERATION OR USE: No variances are being requested at this time

## **Project Narrative - Proposed Firestone - Sheboygan, Wisconsin**

Explanation of the existing use. ***There are no existing uses on the site. The site is currently a vacant lot.***

Explanation of the proposed use and all business activities to take place onsite (inside and outside). ***The proposed use is a Firestone tire and minor automobile repair facility with a mercantile showroom for sales and incidental storage area for new tire inventory. There will be no servicing or repairing of vehicles occurring outside the building. There will also be no inventory storage outside of the building.***

A description as to why the auto repair business is being proposed from this property and why the plan commission should consider approving the proposal at this site. Why was this site selected? What is happening with the existing Firestone facility? ***Firestone is currently looking to develop on lots in existing shopping center developments that are approximately 1 acre in size. This allows for direct access to the site, good visibility, and available connections to existing utilities. This site was selected because it meets these criteria. Approval should be considered for this site because the proposed Firestone will provide a service in the Washington Square development that contains other retail and service businesses. Firestone is currently leasing the land at the existing facility and that property owner has decided to redevelop parts of that property that will result in the demolition of the existing Firestone building. This proposed Firestone will be a relocation of that facility.***

What specific auto repair services will you be providing? ***Firestone will be providing the following repair services:***

- ***Under Hood***
  - ***Oil***
  - ***Batteries***
  - ***Alternators and Starters***
  - ***Air Conditioning***
  - ***Radiator Service***
  - ***Air & Cabin Filters***
  - ***Belts & Hoses***
  - ***Wiper Blades***
  - ***Lighting***
  - ***Fluid Services***
- ***Under Car***
  - ***Brake Service***
  - ***Brake Component Repair***
  - ***Brake Fluid Service***
  - ***Drive Train Components***
  - ***Front-End Parts***
  - ***Shocks & Struts***
  - ***Wheel Bearings***
- ***Inspection Services***
  - ***State Inspections***
  - ***Tire Rotation***
  - ***Wheel Balance***

- **TPMS Service**
- **Fuel Pumps & Filters**
- **Spark Plugs**
- **Engine Sensors**
- **Tires**

Description of proposed building and all new site improvements (sf of proposed building, storm drainage, landscaping, lighting, parking, access, signage, dumpster enclosure, screening, etc.). ***The proposed Firestone building is 7,700 SF with 8 service bays. Access will be provided from the private drive to the north of the site. The parking lot will contain 28 parking stalls, which exceeds the minimum required by the zoning ordinance, and a dedicated loading zone adjacent to the trash enclosure. The site will drain to an existing drainage inlet on the north side of the site that carries water to the existing regional detention basin on the west side of the Washington Square development. The dumpster enclosure will be constructed of the same materials as the building to provide a consistent overall design. Signage will consist of a monument sign on the south side of the site that will be consistent with the other monument signs in the Washington Square development. Lighting will be provided by pole mounted lights in the parking lot and wall packs mounted to the building face. Lighting levels will be in compliance with the zoning ordinance and lighting levels will be no higher than 0.5 footcandles at the property lines. Landscaping will be provided along the perimeter of the site, in the internal parking lot islands, and at the building foundation on the south and west sides of the building in the quantities required by the zoning ordinance.***

An explanation of the proposed architectural style and materials and how it is compatible with the development in and around the Washington Square Development. A written description of the proposed general design, arrangement, texture, material and color of the buildings/structures.

***This is a part of the Washington Square development, which the existing buildings and stores utilize a mixture of dark red brick and white stone and CMU in different applications.***

***The building proposed is composed primarily of red brick, the Harvard 65 scheme by Acme Brick. The façade provides emphasis of the pedestrian entries with varied heights of the parapets and varying brick pattern designs. As well, there will be chiseled and smooth Franklin Stone accents in different conditions, either as a wainscot or a band at the top of the service bay doors and storefront. There will be "Colonial Red" metal awnings by Firestone Building Products above the storefront entries and open tube steel awnings painted white on the front facade adjacent to the parking lot.***

***The design is meant to elicit 1920's era building styles with the parapet and brick articulations. The mechanical units and all other equipment on the roof will be completely screened from all sides of the development.***

***The proposed brick and stone and exterior building design will provide a variety of textures and materials which should blend simply with the existing Washington Square development, in which similar design characteristics noticed from the visits to the site were utilized as a basis to create the exterior design of this building.***

How many employees will you have? ***TBD***

How will site be accessed and where are the proposed access points? ***The site will be accessed by one vehicular access point connecting to the private drive north of the site. This private drive provides vehicular circulation for the Washington Square Development and connects to Washington Avenue to the south and S. Business Drive to the east.***

How will site be serviced with streets and utilities? ***The site will not directly connect to any public streets but will be accessed by a private drive in the development that connects to the existing adjacent streets. This proposed Firestone will connect to existing service stubs for the private sanitary sewer, water, and storm sewer lines that are located to the north of the site. There are existing gas, underground electric, and underground telephone lines that run in the right-of-way along the north side of Washington Avenue that will also provide service to the proposed Firestone.***

Explain site lighting. ***Lighting will be provided by pole mounted lights in the parking lot and wall packs mounted to the building face. Lighting levels will be in compliance with the zoning ordinance and lighting levels will be no higher than 0.5 footcandles at the property lines.***

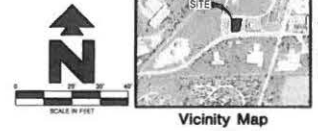
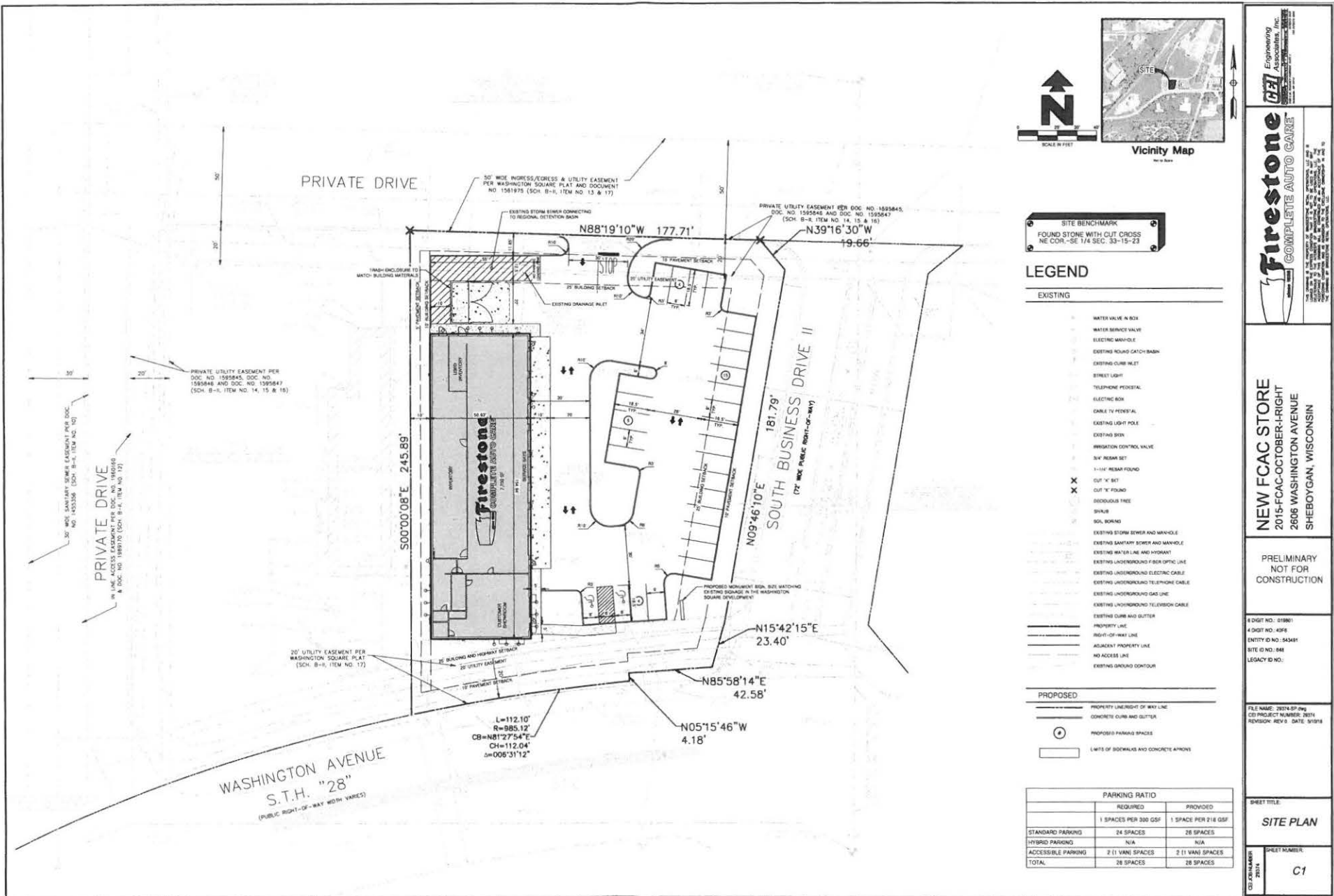
How will you insure that the proposal will not become a nuisance to adjoining property owners (i.e. outdoor storage of materials, vehicles, equipment, lighting, noise, architectural style, etc.)? ***The proposed Firestone will not be a nuisance to the adjoining property owners due to the following:***

- ***There will be no outdoor storage of materials.***
- ***The trash enclosure will be screened.***
- ***There will be no equipment or servicing of vehicles outside of the building. All repairs are considered minor and will take place inside the building with the service bay doors closed at the time of the repairs to reduce noise.***
- ***Lighting will be in compliance with the zoning ordinance.***
- ***The architectural style will be consistent with the other buildings in the Washington Square Development and has been approved by the Architectural Review Board.***

Are you proposing any fencing and landscaping? ***There is no proposed fencing for this site. The dumpster enclosure will be of the same materials used for the building. Landscaping will be provided along the perimeter of the site, in the internal parking lot islands, and at the building foundation on the south and west sides of the building in the quantities required by the zoning ordinance.***

Number of parking spaces you have and the number of parking spaces required. ***26 parking stalls are required by the zoning ordinance. 28 parking stalls are being provided.***

Any other information that will be useful for the Plan Commission to understand your proposed business.



**SITE BENCHMARK**  
 FOUND STONE WITH CUT CROSS  
 NE COR. - SE 1/4 SEC. 33-15-23

**LEGEND**

- EXISTING**
- WATER VALVE IN BOX
  - WATER SERVICE VALVE
  - ELECTRIC MOUNTED METER
  - EXISTING ROUND CATCH BASIN
  - EXISTING CURB INLET
  - STREET LIGHT
  - TELEPHONE PEDestal
  - ELECTRIC BOX
  - CABLE TV PEDestal
  - EXISTING LIGHT POLE
  - EXISTING SIGN
  - IRRIGATION CONTROL VALVE
  - 3/4" REBAR SET
  - 1-1/2" REBAR FOUND
  - CUT "V" SET
  - CUT "X" FOUND
  - BIODIVERSITY TREE
  - SHRUB
  - SOIL BORING
  - EXISTING STORM SEWER AND MANHOLE
  - EXISTING SANITARY SEWER AND MANHOLE
  - EXISTING WATER LINE AND HYDRANT
  - EXISTING UNDERGROUND FIBER OPTIC LINE
  - EXISTING UNDERGROUND ELECTRIC CABLE
  - EXISTING UNDERGROUND TELEPHONE CABLE
  - EXISTING UNDERGROUND GAS LINE
  - EXISTING UNDERGROUND TELEVISION CABLE
  - EXISTING CURB AND GUTTER
  - PROPERTY LINE
  - RIGHT-OF-WAY LINE
  - ADJACENT PROPERTY LINE
  - NO ACCESS LINE
  - EXISTING GROUND CONTOUR

- PROPOSED**
- PROPERTY LINE/RIGHT-OF-WAY LINE
  - CONCRETE CURB AND GUTTER
  - PROPOSED PARKING SPACES
  - LIMITS OF SIDEWALKS AND CONCRETE APPROX.

	PARKING RATIO	
	REQUIRED	PROVIDED
	1 SPACES PER 300 GSF	1 SPACE PER 214 GSF
STANDARD PARKING	24 SPACES	28 SPACES
HYBRID PARKING	N/A	N/A
ACCESSIBLE PARKING	2 (1 VAN) SPACES	2 (1 VAN) SPACES
TOTAL	26 SPACES	28 SPACES

Engineering Associates, Inc.  
**Firestone COMPLETE AUTO CARE**

**NEW FCAC STORE**  
 2015-FCAC-OCTOBER-I-RIGHT  
 2606 WASHINGTON AVENUE  
 SHEBOYGAN, WISCONSIN

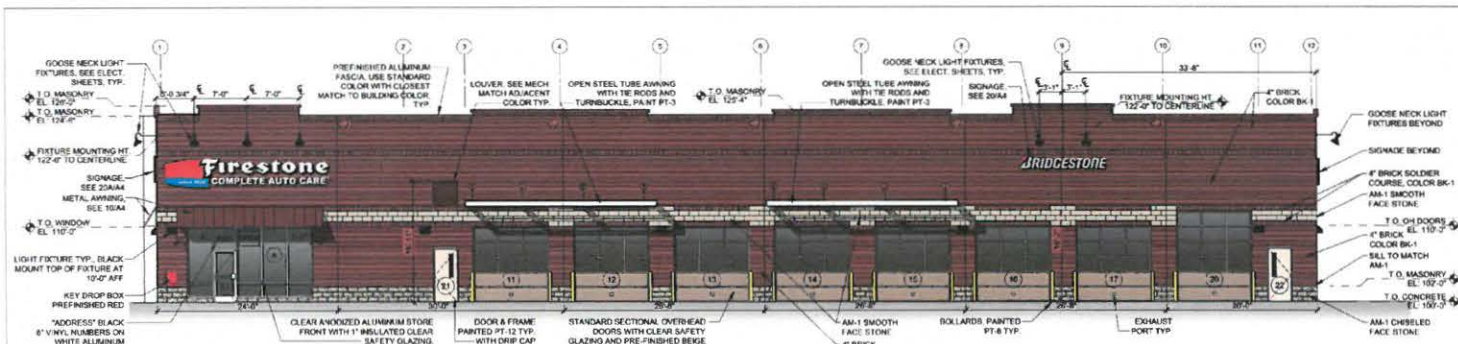
PRELIMINARY  
 NOT FOR  
 CONSTRUCTION

8 DIGIT NO. 019901  
 4 DIGIT NO. 4398  
 ENTITY ID NO. 843441  
 SITE ID NO. 848  
 LEGACY ID NO.

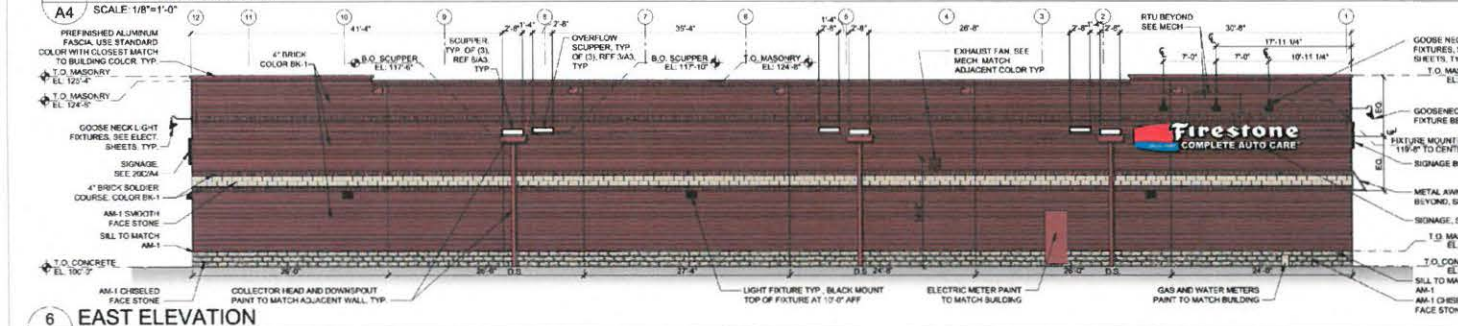
FILE NAME: 2014.07.rvt  
 CSD PROJECT NUMBER: 2674  
 REVISION REV. DATE: 10/15/14

SHEET TITLE  
**SITE PLAN**

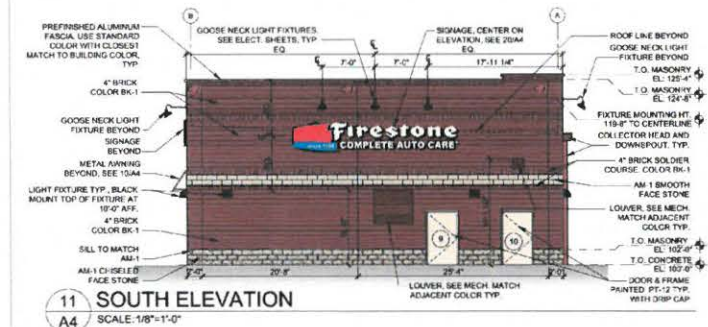
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**C1**



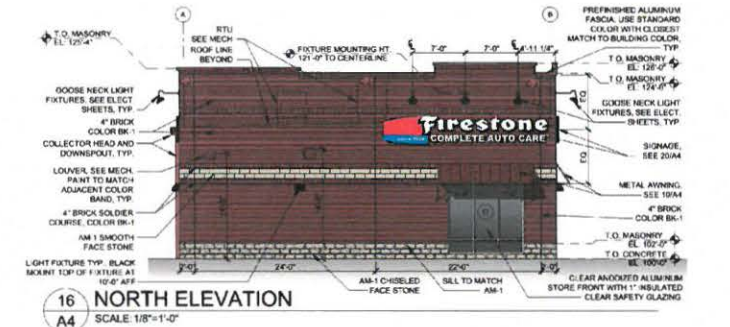
**1 WEST ELEVATION**  
SCALE: 1/8"=1'-0"



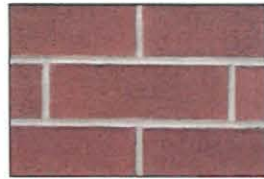
**6 EAST ELEVATION**  
SCALE: 1/8"=1'-0"



**11 SOUTH ELEVATION**  
SCALE: 1/8"=1'-0"



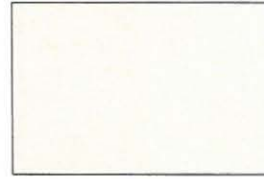
**16 NORTH ELEVATION**  
SCALE: 1/8"=1'-0"



BK-1 - ACME BRICK 'HARVARD 85'



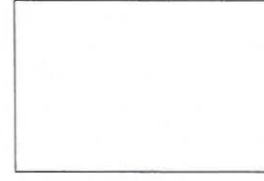
AM-1 - FRANKLIN STONE 'SENATE SAGE'



PT-2 - SHERWIN WILLIAMS 'PAPER LANTERN' #SW7676



METAL AWNING - KYNAR 'COLONIAL RED'



PT-3 - SHERWIN WILLIAMS 'PURE WHITE' SW 7005

CONSTRUCTION DOCUMENTS WILL BE BASED ON THE LATEST RELEASE OF THE PROTOTYPICAL DOCUMENTS ON LUCERNEX AT THE TIME OF CONSTRUCTION DOCUMENT AUTHORIZATION.

NOTE: THIS DRAWING IS FOR CONCEPTUAL PURPOSES ONLY. SITE INFORMATION WAS OBTAINED FROM THE CLIENTS DOCUMENTS. DESIGN MAY VARY.

PROJECT CONTACTS:

NS DEV MGR: GLENN DAVIE (630) 259-9224

DESIGN MGR: RANDY JOHNSTON (630) 259-9251

CONST MGR: DEMETRIA PETERSON (630) 259-9000

MGR CONST SUPPORT: RUSS LOCIGNO (630) 259-9128

ATTORNEY: SANDRA WALDIER (630) 259-9000

PROJECT CONTACTS:

ARCHITECT: ERIC MILLER, AIA (918) 587-8600

SGA DESIGN GROUP, P.C.

ENGINEER: JENNY SMITH, RLA, ASLA (479) 273-9472

CEI ENGINEERING ASSOCIATES

PROTOTYPE: 8-BAY FCAC-ER RIGHT

ZONE APPROVAL (BY/DATE):

VP: \_\_\_\_\_

CONT: \_\_\_\_\_

RM: \_\_\_\_\_

CM: \_\_\_\_\_

ENTITY ID: 606360

SITE ID: 126

LEGACY ID: N/A

WASHINGTON AVENUE  
SHEBOYGAN, WISCONSIN

THIS DRAWING IS THE PROPERTY OF SHERWIN WILLIAMS. IT IS LOANED TO YOU FOR THE EXCLUSIVE PURPOSE OF THE PROJECT AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF SHERWIN WILLIAMS. IT IS THE POLICY OF SHERWIN WILLIAMS TO PROTECT THE CONFIDENTIALITY OF ALL INFORMATION AND TO MAINTAIN THE INTEGRITY OF ALL INFORMATION.

SGA Design Group, P.C.

1437 South Boulder, Suite 500  
Tulsa, Oklahoma 74119-3609  
P: 918.587.8600  
F: 918.587.8601  
www.sgasdesigngroup.com

SHEET TITLE: EXTERIOR ELEVATIONS & DETAILS

SHEET NUMBER: PA4



LIMITS OF PROPERTY



WASHINGTON AVENUE

S BUSINESS DRIVE

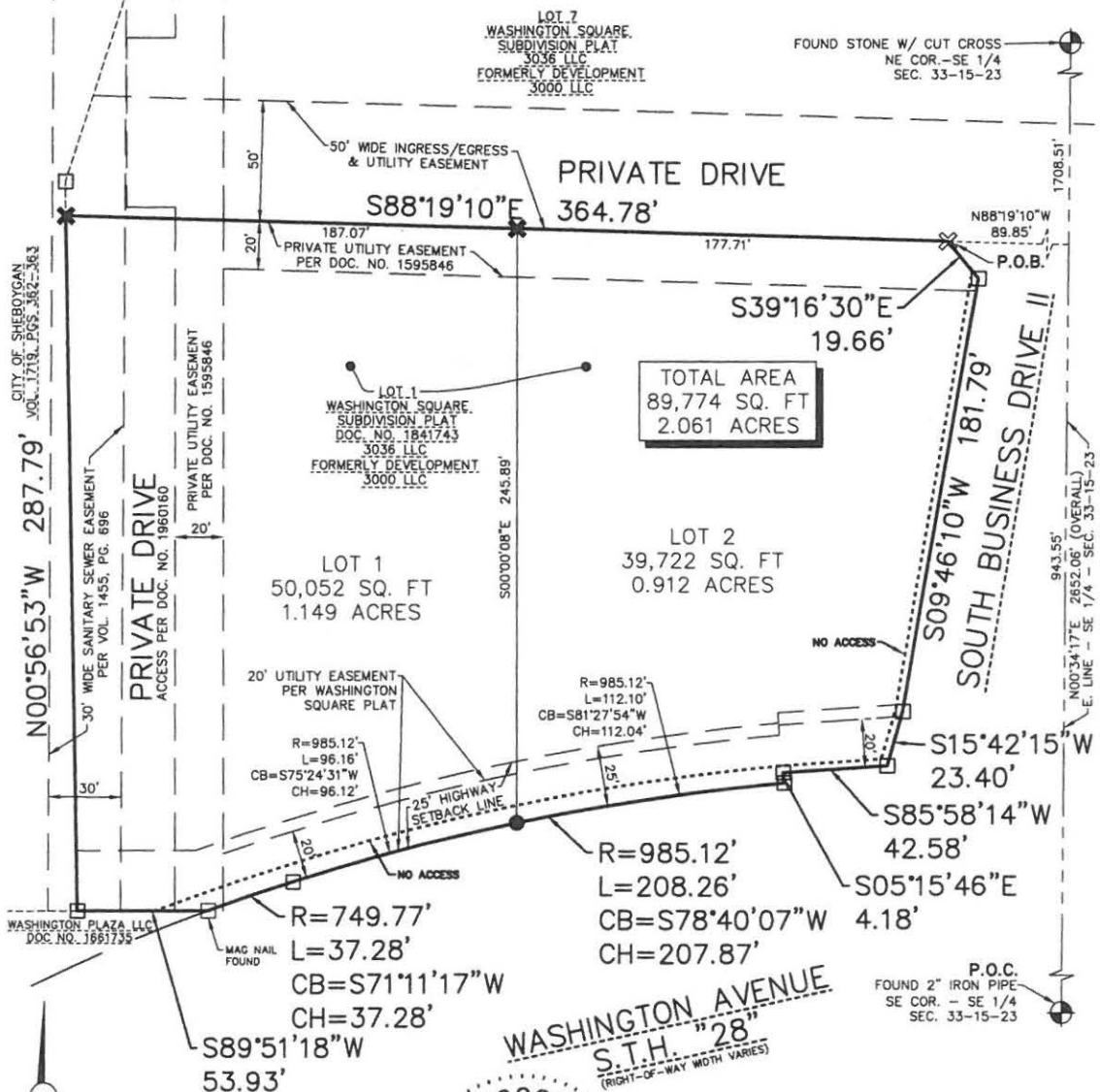
28



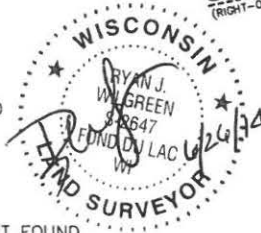
SCALE IN FEET

# CERTIFIED SURVEY MAP

FOR  
**3036 LLC**  
**(FORMERLY DEVELOPMENT 3000 LLC)**  
 A REDIVISION OF LOT 1 OF THE WASHINGTON SQUARE  
 SUBDIVISION PLAT, BEING A PART OF THE SOUTHEAST 1/4  
 OF THE SOUTHEAST 1/4, SECTION 33, TOWNSHIP 15 NORTH,  
 RANGE 23 EAST, CITY OF SHEBOYGAN, SHEBOYGAN COUNTY,  
 WISCONSIN.

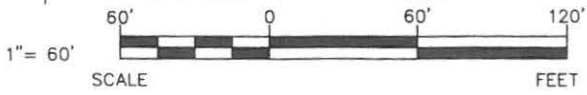


- LEGEND**
- - 3/4" x 18" REBAR SET WEIGHING 1.50 LBS/FT.
  - - 1-1/4" IRON REBAR FOUND
  - ⊠ - MAG NAIL FOUND
  - ⊗ - CUT "X" FOUND
  - ⊗ - CUT "X" SET
  - ⊕ - SECTION CORNER MONUMENT FOUND
- NORTH POINT REFERENCED TO THE WISCONSIN COORDINATE SYSTEM, SHEBOYGAN COUNTY. THE EAST LINE OF THE SOUTHEAST QUARTER, SECTION 33 HAS A RECORDED BEARING OF NORTH 00°-34'-17" EAST.



**OWNER:**  
 3036 LLC (formerly Development 3000 LLC)  
 2551 N WAHL AVE  
 MILWAUKEE, WI 53211-3825

**SHEET 1 OF 3 SHEETS**



**Excel**  
**ENGINEERING Inc.**  
**SURVEYING GROUP**  
 PROJECT NO. 1408910

Always a Better Plan  
 100 CAMELOT DRIVE  
 FOND DU LAC, WI 54935  
 PHONE: (920) 926-9800  
 FAX: (920) 926-9801

PARCEL NO. 59281431754  
MAP NO. \_\_\_\_\_  
ZONING CLASSIFICATION: Suburban Commercial

Office Use Only  
APPLICATION/FILE NO. \_\_\_\_\_  
REVIEW DATE: 5/24/10

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

**CITY OF SHEBOYGAN**  
**APPLICATION FOR**  
**CONDITIONAL USE PERMIT** *RL*  
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: Cave Enterprises, LLC.  
ADDRESS: 1624 W 18th Street E-MAIL: john@caveenterprises.com  
Chicago, IL 60608  
PHONE: ( 312 ) 829-4000 FAX NO. ( )

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

NAME OF PROPOSED/EXISTING BUSINESS: Burger King  
ADDRESS OF PROPERTY AFFECTED: S Business Dr. & Wilson Ave.  
LEGAL DESCRIPTION: See Attached

BRIEF DESCRIPTION OF **EXISTING** OPERATION OR USE: Vacant Lot

DETAILED DESCRIPTION OF **PROPOSED** OPERATION OR USE INCLUDING ANY CHANGES TO THE EXISTING USE: Burger King franchise fast-food restaurant  
featuring the preparation of hamburgers, french fries, soft drinks, and other foods.

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

Please be advised that Cave Enterprises, LLC is applying for a **Conditional Use Permit** to construct and operate a Burger King Restaurant on part of Lot 4, Washington Square Subdivision. Presently the above said property is a vacant parcel. The proposed use is to construct a new one story 3,329 square foot Burger King Restaurant on a 31,367 square foot lot (0.72) acres). The lot is presently being subdivided and a Certified Survey Map will be included in the Conditional Use Permit Process. The Property is zoned Suburban Commercial (SC). This site was selected due to it's prominent location within the Washington Square Shopping Center. The proposed use is the operation of a Burger King Fast-Food restaurant facility featuring the preparation and sale of hamburgers, French fries, onion rings, soft drinks, coffee, milk shakes, and other food items typically sold in Burger King Restaurants. Additional information is as follows.

An explanation of the existing use(s). **Vacant Lot.**

An explanation of the proposed use and all business activities to take place onsite. **Quick Service Restaurant.**

Why was this site selected? **Location. Prominent out lot at Washington Square Shopping Center.**

Is this a 1 tenant or multi-tenant facility? Who are the tenants? Description of proposed uses. **Single tenant facility - Burger King.**

Description of proposed building and all new site improvements (sf of proposed building, storm drainage, landscaping, lighting, parking, access, signage, dumpster enclosure, etc.). **Information contained in the narrative and information below.**

An explanation of the proposed architectural style and materials and how it is compatible with the development in and around the Washington Square Development. A written description of the proposed general design, arrangement, texture, material and color of the buildings/structures. **Proposed Building finishes are fiber cement brick panels below the window elevation with thin brick applied above to an elevation of 42" below the top of the parapet wall. The 42" from top of brick to top of the parapet wall are painted fiber cement board panels. The tower elements will feature a fiber cement board panel prefinished to a wood cedar look. At the entry areas there will be an exterior grade ceramic red color tile. The architectural design is keeping with the Washington Square Development.**

How many employees will you have? **40 total.**

How will site be accessed and where are the proposed access points? **One 30' wide access drive entrance on shopping center interior frontage road.**

Is there a drive thru? Show and describe drive thru improvements, signage, etc. **Drive thru is proposed. Drive thru lane is designed with a bi-pass lane and ample car stacking to promote steady traffic flow at peak times.**

How will site be serviced with streets and utilities? **Existing streets and site utilities are in place.**

Explain site lighting. **Parking and exterior building lighting to be LED fixtures. A photometric plan showing the lighting levels is being submitted as part of this application.**

Explain all site improvements – parking, sidewalk, retaining walls, lighting, landscaping, screening, storm drainage, signage, etc.

How will you insure that the proposal will not become a nuisance to adjoining property owners (i.e. outdoor storage of materials, vehicles, equipment, lighting, noise, architectural style, etc.)? **Parking shall meet the parking to seating ratio calculation. Pedestrian walks installed for building accessibility (ADA Compliant). Site lighting - see Photometric Plan. Landscaping - see Landscape Plan. Building and Site Signage - Application pending under separate submittal. Location of the property will not create a nuisance to adjoining property owners. Property is surrounded by similar uses.**

Are you proposing any fencing and landscaping? **Landscaping is very important. See attached Landscape Plan.**

Number of parking spaces you have and the number of parking spaces required. **23 parking spaces shown and required.**

May 10, 2016



The City of Sheboygan Planning Department

Cave Enterprises LLC., is proposing a Burger King restaurant on the north half of vacant Lot 4, located within Washington Square. The subject property is zoned Suburban Commercial (SC). This location delivers excellent visibility, high traffic count and strong demographics. Cave Enterprises is submitting a Certified Survey map to create a 0.72 acre parcel needed for the restaurant development. As a result of the proposed restaurant parcel, a 0.78 acre remainder parcel will be created over the southern half of Lot 4, in Washington Square. The remaining parcel has an existing building and parking lot.

#### Burger King Variances

The proposed CSM will create separate lots for the proposed Burger King and the existing strip center. The proposed Burger King parcel will be less than the city requirement of 1.0 acre. Since Lot 4 is currently only 1.5 acres each of the proposed parcels will be less than 1 acre.

In order to satisfy the parking requirements of the city and Burger King a reduced side yard paving setback will be required. This request is mainly due to the fact that the southerly portion of Lot 4 has already been developed and the Burger King development is restricted by these existing improvements. Parking for the Burger King will be placed 2.8' from the side lot line to help maintain minimum drive lane width and parking stall dimensions for the proposed parking lot.

#### Strip Center Variances

The proposed CSM will create separate lots for the proposed Burger King and the existing strip center. The proposed strip center parcel will be less than the city requirement of 1.0 acre. Since Lot 4 is currently only 1.5 acres each of the proposed parcels will be less than 1 acre.

The proposed one-way drive along the north side of the strip center building will be built within the 5' pavement setback. The pavement will be placed 2.8' from the side lot line. The additional pavement will be required to maintain 14' drive which is necessary for vehicle maneuvering. This request for a reduced side yard paving setback is also a result of the location of the existing building and other improvements that make up the strip center development.

As a result of the new lot line, the existing strip center sign will be within the 12' sign setback. The sign will be located 4.8' from the side lot line on the Burger King property. A sign easement is proposed on the CSM.

As part of the submittal, Cave Enterprises, LLC. is requesting a conditional use permit within the Suburban Commercial zoning district for the 0.72 acre Burger King lot (under 1.0 acre) and a variance to the side yard pavement setback along the south lot line. Cave Enterprises, LLC. is also requesting a conditional use permit for the 0.78 acre strip center lot (under 1.0 acre), a variance to the side yard pavement setback for the shared drive between the Burger King and strip center, and a variance to the 12' sign setback.

Please reference site plans created by Excel Engineering and architectural plans created by Prosi Design, Inc. for full details of the proposed project

Thank you for your consideration.

Sincerely,  
Excel Engineering, Inc.

Jason Daye, PE  
Project Manager

# Cave Enterprises, LLC

---



1624 W. 18th Street, Chicago, IL 60608  
Office Telephone: 312.829.4000

May 16<sup>th</sup>, 2016

## Executive Summary

### General Information:

Cave Enterprises is currently a 73 unit Burger King Franchisee successfully operating restaurants in IL, IN, WI and MI since 1999.

As an eight unit restaurant operator with an exceptional operations record, Cave Enterprises was given the opportunity in early 2006 to significantly expand our portfolio by acquiring additional restaurants from financially distressed operators. These restaurants were typically experiencing steep sales declines, poor operations and diminishing returns. Cave Enterprises completed several large acquisitions and has a proven record of reinvigorating sales and performance metrics through operational and staffing improvements, increased community involvement and significant capital re-investments in technology, equipment, facility assets and a comprehensive remodel and reimagining program.

Recognizing Cave's aptitude for executing successful turnarounds, Burger King Corporation (BKC) engaged Cave Enterprises in preparing to take on new opportunities and add additional locations that would become available in Cave's region. BKC recommended hiring additional executive staff to develop both the operational and procedural areas of the business. Additions to the Cave Enterprises team have included the hiring of Gary Hubert as President, John Kayser as Vice President of Development, and Ken Conway and Michael Johnson as Directors of Operations. Additionally Cave Enterprises has added administrative staff in the form of technology, facility maintenance, accounting and HR professionals. All hires have significant experience in Burger King Franchise Development and Management and are poised to help Cave Enterprises continue in its pursuit to grow in operational excellence, profitability and overall unit numbers.





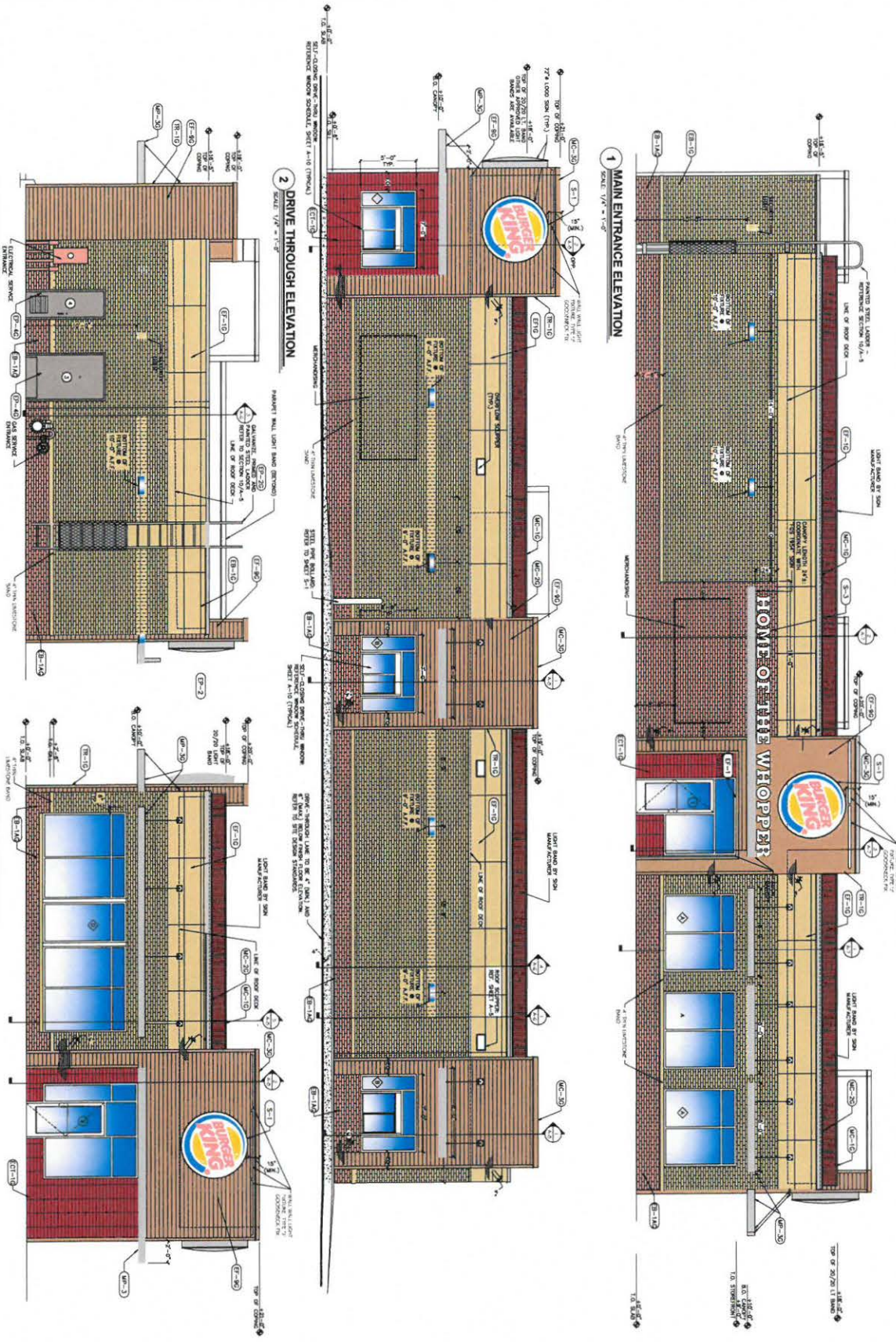
ALL DIMENSIONS & MATERIALS TO FACE UNLESS NOTED OTHERWISE

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

2 DRIVE THROUGH ELEVATION  
SCALE: 1/4" = 1'-0"

3 FRONT ELEVATION  
SCALE: 1/4" = 1'-0"

1 MAIN ENTRANCE ELEVATION  
SCALE: 1/4" = 1'-0"



PROJECT #  
RDC-60 20/20 IMAGI APRIL 2013 DESIGN RELEASE

WASHINGTON SQUARE  
SOUTH BUSINESS DRIVE  
SHERIDAN, IL

**PROSI DESIGN, INC.**  
ARCHITECTURE • PLANNING • INTERIOR DESIGN

7400 WAUKESHA ROAD, SUITE A-213  
MELROSE, IL 60774  
PHONE: 847-778-3180  
FAX: 847-510-0500  
E-MAIL: info@prosi-design.com

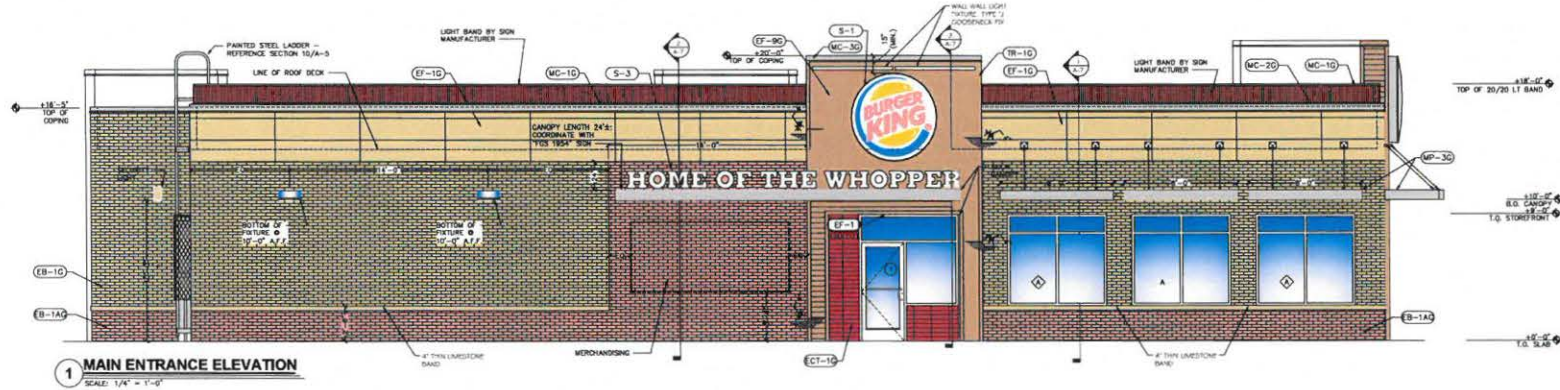
PROFESSIONAL DESIGN FROM  
LICENSE # 184-082748  
EXP. 04/30/2017

BK FRANCHISEE:  
CAVE ENTERPRISES  
1824 WEST 85TH STREET  
CHICAGO, IL 60606  
PHONE: 312.828.4000 EXT. 230 0/0/0

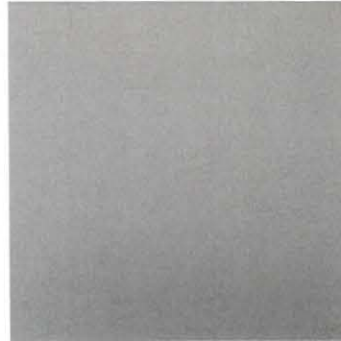


NO.	DATE	REVISION	CHECKED BY	DATE

10-22-11 ISSUED FOR ARCHITECTURAL REVIEW



ACME BRICK  
THIN BRICK - RUSTIC WHITE (EB-1 G)



CANOPY / COPING MATERIAL (MP-3G)



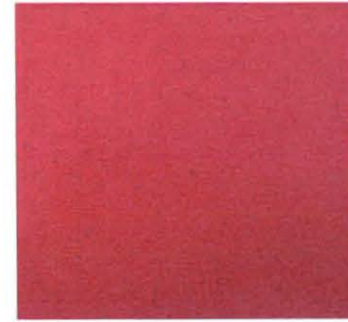
FIBER CEMENT BRICK PANEL (EB-1 AG)



FIBER CEMENT PANEL - TAUPE (EF-1 G)



FIBER CEMENT PANEL - VINTAGE WOOD CEDAR (EF-9G)



EXTERIOR CERAMIC TILE - SCARLET (ECT-1 G)

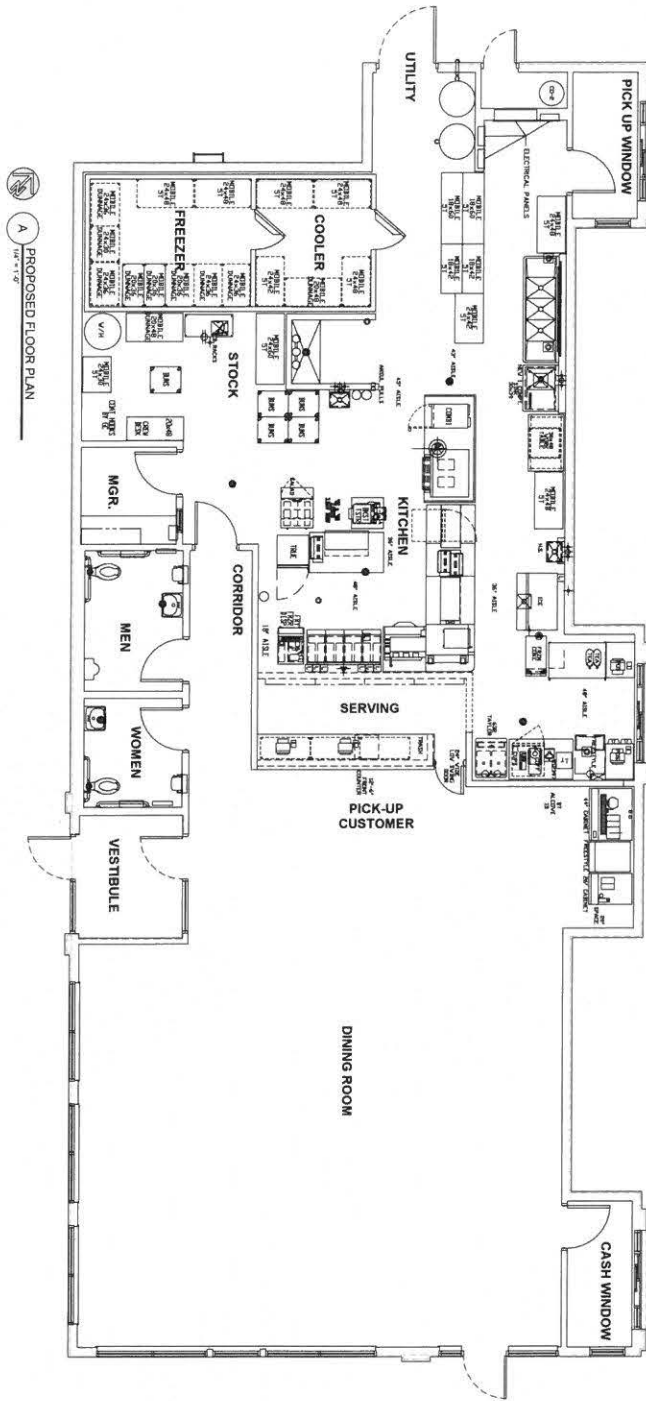
DRAWN BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
 CHECKED BY: \_\_\_\_\_  
 PROJECT: \_\_\_\_\_  
 SHEET: \_\_\_\_\_  
 DATE: \_\_\_\_\_  
 10-23-11 10:00 AM ARCHITECTURAL WORK

BE FRANCHISEE:  
 BAVE ENTERPRISES  
 1100 N. WASHINGTON STREET  
 CHICAGO, IL 60642  
 PHONE: 312.834.0000 EXT. 200 #104

**PROSI DESIGN, INC.**  
 ARCHITECTURE - PLANNING - INTERIOR DESIGN  
 7400 MANAGAN ROAD, SUITE 40-213  
 CHICAGO, IL 60631  
 PHONE: 847.778.2100  
 E-MAIL: info@prosidesign.com

PROFESSIONAL DESIGN / FIRM  
 LICENSE NO. 000000000  
 EXP. 10/30/2011

PROJECT # \_\_\_\_\_  
 100-40 20/20 NAME: APRIL 2013 DESIGN RELEASE  
 WASHINGTON SQUARE  
 300 MANAGAN DRIVE  
 CHICAGO, IL



PROJECT #  
 ROC-80 20/70 MADE: APRIL 2013 DESIGN RELEASE

WASHINGTON SQUARE  
 SOUTH BUSINESS DRIVE  
 SHEBOYGAN, WI



**PROSI DESIGN, INC.**  
 ARCHITECTURE • PLANNING • INTERIOR DESIGN

7400 WALKERMAN ROAD, SUITE A-213  
 NILES, IL 60714  
 PHONE: 847-778-3180  
 FAX: 847-510-0500  
 E-MAIL: info@prosidesign.com

PROFESSIONAL DESIGN FROM  
 LICENSE # 184-003749  
 EXP. 04/26/2017

BK FRANCHISEE:  
 CAVE ENTERPRISES  
 1824 WEST 18TH STREET  
 CHICAGO, IL 60608  
 PHONE: 312.829.4000 Ext. 230 office



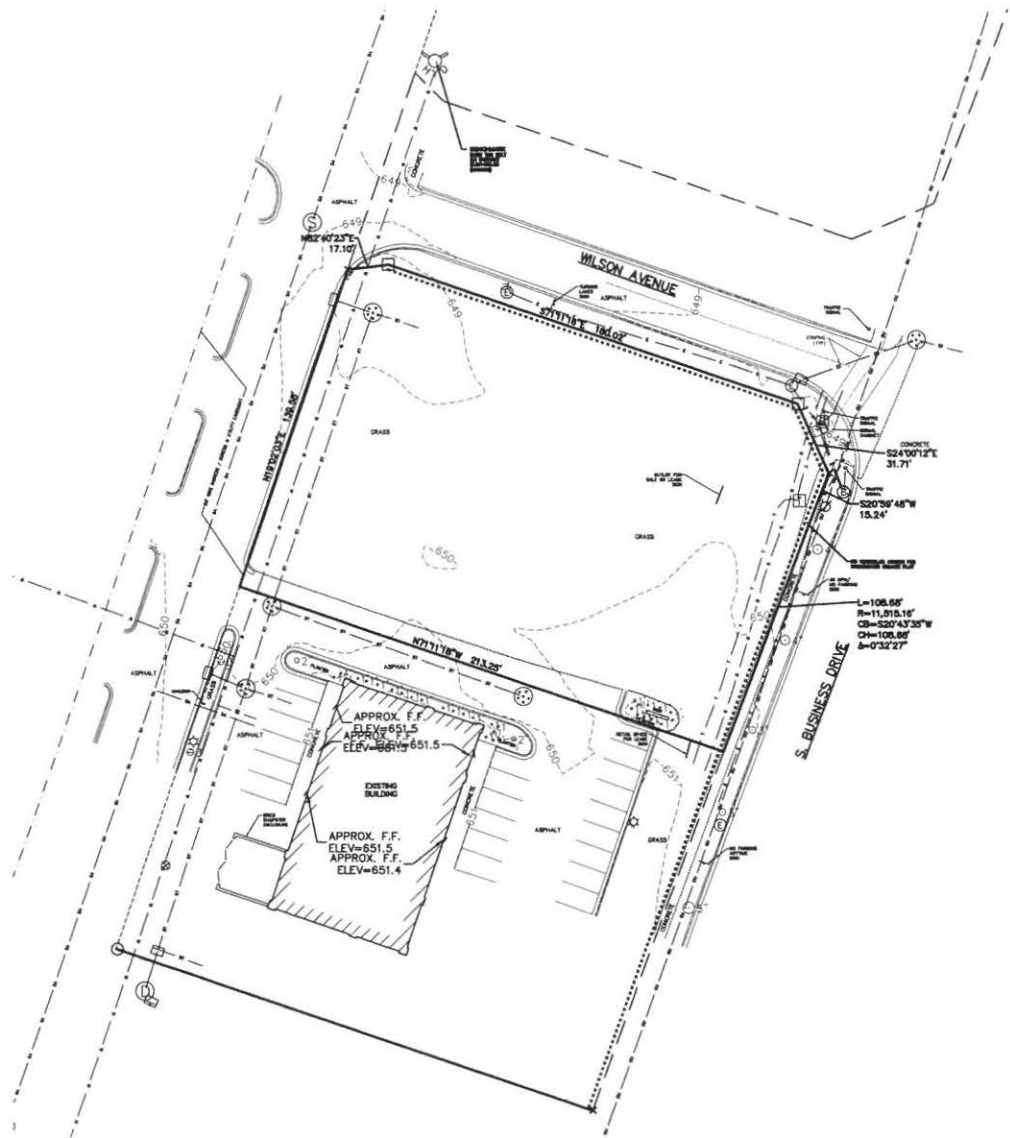
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SE-23-16 ISSUED FOR ARCHITECTURAL REVIEW

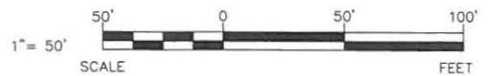








# LOCATION MAP



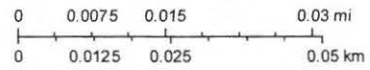
# ArcGIS Web Map



May 10, 2016

ShebcoLocalGovernment.gis.V\_TaxParcel

1:800





PARCEL NO. 59281215830  
5928125840  
MAP NO. \_\_\_\_\_  
ZONING CLASSIFICATION: SC \_\_\_\_\_

Office Use Only  
APPLICATION/FILE NO. \_\_\_\_\_  
REVIEW DATE: 5/24/10

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: Randy Goll-KVG Building \_\_\_\_\_

ADDRESS: 802 N. 109<sup>th</sup> Street, Milwaukee, WI 53226 E-MAIL: rgoll@kvgbuilding.com

PHONE: (414)463-8900 FAX NO. (414)750-5151

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

NAME OF PROPOSED/EXISTING BUSINESS: Harbor Freight \_\_\_\_\_

ADDRESS OF PROPERTY AFFECTED: 3424 Kohler Memorial Drive \_\_\_\_\_

LEGAL DESCRIPTION: See Attached

BRIEF DESCRIPTION OF **EXISTING** OPERATION OR USE: The existing site is used as a shopping center with several retail and restaurant uses and a movie theatre.

DETAILED DESCRIPTION OF **PROPOSED** OPERATION OR USE INCLUDING ANY CHANGES TO THE EXISTING USE: The proposed use of the building addition will be retail. Other site improvements include reducing amount of impervious surface, striping parking stalls, adding landscape islands and new site lighting.

BRIEF DESCRIPTION OF ALL REQUESTED VARIANCES FROM PROVISIONS OF THE ZONING ORDINANCE, WHICH ARE RELATED TO THE PROPOSED OPERATION OR USE: Pavement setbacks, over 0.5 ft at property line, landscape points dispersed throughout site, less than 25% green space for lot 3518 Kohler Memorial Drive, less than 1 acre lot size for lot 3518 Kohler Memorial Drive, and a 24.5' drive lane.

# Harbor Freight



## General Overview

The proposed building addition and parking lot improvement is located within Memorial Plaza owned by Plank View Green, LLC. The subject property is zoned Suburban Commercial (SC). The project site consists of 10.22 acres currently used for commercial mixed uses including retail and restaurants. The proposed 15,333 s.f. building addition is proposed to be Harbor Freight and will be used for retail purposes. The proposed parking lot improvements encompass striping new parking stalls, adding landscape islands, removing unwarranted impervious surface to increase pervious area and updating site lighting. Sidewalk will be expanded along the east face of the existing building. This added area will allow for sidewalk sales.

The hours of operation for Harbor Freight will be from 7:00am-10:00pm Saturday-Sunday. It is anticipated that a total of 7 employees will be required. The location was selected as the Memorial Plaza already is used for mixed commercial uses and it is located within a retail area in the City of Sheboygan. The proposed development will not adversely affect the neighboring properties as all the surrounding uses are similar in nature. There will be no outdoor storage. A new dumpster enclosure for both the Pizza Ranch and Harbor Freight will be proposed near the southwest corner of the building addition.

As a part of this development, the impervious surface will decrease by 0.29 acres. Restriping existing pavement will increase the total parking stalls from 579 to 675. Landscaping will be disbursed though out the site to enhance appearance while meeting City landscaping requirements. Per City request, a small detention basin is provided near the drive entrance off of Wilgus Avenue. This detention basin will aid to reduce runoff from the site during the smaller, more frequent storm events.

A CSM is proposed to create a new property boundary for an existing Pizza Ranch restaurant and the new building addition encroaches into the existing property boundaries. The new Pizza Ranch parcel will be 0.80 acres.

## Architectural Elements

Harbor Freight is a proposed 15,300s.f. mid-box retail store specializing in discount tools. The existing Memorial Plaza mall is constructed with gray / cream, split-face stone brick for the field, a field stone accent at corners & at the storefront for Big Lots, & off-white EIFS signage fields. There is a white steel canopy on most of the shopping center. Dunham's has a red painted vestibule. Some design elements of the existing building are proposed to be updated while keeping some design elements on the proposed new construction consistent with the existing. Proposed field brick will match the gray / cream brick of the existing field. A darker brown, split-face for the base and pilasters is proposed. Dunham's red vestibule will be painted a dark brown to match this proposed split-face. The proposed construction will mimic the canopy with an "eyebrow," and the proposed and existing canopy will be painted black to update the look.



May 10, 2016

## The City of Sheboygan Planning Department

The proposed building addition and parking lot improvement is located within Memorial Plaza owned by Plank View Green, LLC. The subject property is zoned Suburban Commercial (SC). The project site consists of 10.22 acres currently used for commercial mixed uses including retail and restaurants. The proposed building addition will be used by Harbor Freight for retail purposes. The parking lot improvements encompass striping new parking stalls, adding landscape islands, removing unwarranted impervious surface to increase landscape area and updating site lighting. Sidewalk will be expanded along the east face of the existing building. This added area will allow for sidewalk sales. As a part of this development, the impervious surface will decrease by 0.29 acres. A CSM is proposed to create a new property boundary for an existing Pizza Ranch restaurant as the new building addition encroaches into the existing property boundaries.

### Harbor Freight Variances

The proposed development and new property line will create a conflict with required pavement setbacks between the Pizza Ranch and Harbor Freight buildings. The area between these building will be paved to maintain access to the site from North 36<sup>th</sup> Street. Although this access is not the primary entrance, it is important to maintain this access point to provide sufficient traffic flow throughout the site.

In order to provide adequate parking stalls, a drive lane east of Pizza Ranch will be reduced from 26' to 24.5' in width. The drive lane is bounded by the McDonalds and Pizza Ranch parcels and will not be the primary access point to these restaurants.

Since the proposed development will be considered a redevelopment, the site is surrounded by impervious surface. The City landscaping requirements include a minimum number of plant points in a given zone. These requirements will not be able to be provided within the designated zone. As a solution, the proposed landscape plan will provide the total number of plant points, but the plants will be located throughout the site. This will still provide the visual enhancement provided by the landscaping.

### Pizza Ranch Variances

The proposed CSM will create a new lot boundary for the Pizza Ranch parcel. The proposed parcel will be 0.80 acres in size, less than the City requirement of 1.0 acre. The existing parcel

boundary needs to be relocated as the proposed building addition for Harbor Freight will encroach into this parcel. The City requires a minimum of 25% open area; a requirement that the proposed parcel will not meet; however proposed landscaped islands in the Pizza Ranch parking lot will increase the landscaped area from 2.4% to 5.0%.

The proposed site lighting will not meet the City requirement of 0.5fc or less at the property line. The proposed light fixtures will provide better light distribution throughout the Pizza Ranch site. The location where the foot candles exceed the requirements will not adversely affect neighboring properties as the light spillage will be directed towards Kohler Memorial Drive.

Please reference site plans created by Excel Engineering and architectural plans created by Perspective Design, Inc. for full details of the proposed project.

Thank you for your consideration.

Sincerely,  
Excel Engineering, Inc.

Jason Daye, PE  
Project Manager

# HARBOR FREIGHT TOOLS

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## ABOUT US

In 1977, when Harbor Freight Tools was started as a small family-owned business, we made a commitment to provide working people with great quality tools at the lowest prices. And for over 35 years, Harbor Freight Tools has done just that. From hand tools and generators, to air and power tools, from shop equipment to automotive tools, Harbor Freight offers more than 7,000 tools and accessories at quality levels that match or exceed competing brands, but at prices that are up to 80% less.

### HOW DOES HARBOR FREIGHT SELL GREAT QUALITY TOOLS AT THE LOWEST PRICES?

We buy direct from the same factories who supply the expensive brands and pass the savings on to you. It's just that simple! Visit one of our 650 Stores Nationwide and see for yourself why over 30 million satisfied customers and leading automotive and consumer magazines keep talking about our great quality and unbeatable prices.

### AT HARBOR FREIGHT, QUALITY IS OUR OBSESSION

We test our tools in our own state-of-the-art labs, just like those operated by leading consumer advocate organizations. We put our tools through punishing tests, which far exceed the strain of normal use, ensuring that our tools perform to professional standards and stay tough for the long haul. Most importantly, when it comes to quality, we walk the walk - with a 100% satisfaction guarantee, no hassle return policy and a lifetime warranty on all hand tools.

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[Eric Smidt](#),  
CEO/President  
Harbor Freight Tools

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8750 PEAK/7000 RUNNING WATTS, 13 HP (420CC) GAS GENERATOR

SAVE \$448

**\$549<sup>99</sup>**

Item # 6442902  
compare to \$999

Item # 6442902  
CA Cert. Item # 64505

Customer Rating **★★★★★**

EXP. 5/31/16



SHOP NOW

12000 LB. OFF-ROAD VEHICLE ELECTRIC WINCH WITH AUTOMATIC LOAD-HOLDING BRAKE

SAVE \$433

**\$319<sup>99</sup>**

Item # 60813  
compare to \$752.99

Item # 60813  
EXP. 5/31/16

Item # 60813  
The Best Deal in Inventory  
See Real Magazine



Customer Rating **★★★★★**

SHOP NOW

26 IN. 4 DRAWER 580 LB. CAPACITY GLOSSY BLACK ROLLER CART

Customer Rating

**★★★★★**

Item # 95852

compare to \$165.99

compare to \$340.99

Customer Rating **★★★★★**

Item # 95852

**\$119<sup>99</sup>**

Item # 95852

SHOP NOW



72 IN. X 80 IN. MOVING BLANKET

SAVE 66%

**\$5<sup>99</sup>**

compare to \$17.97



Customer Rating **★★★★★**

Item # 60537  
EXP. 5/31/16

SHOP NOW

1/2 IN. PROFESSIONAL AIR IMPACT WRENCH

SAVE \$172

**\$77<sup>77</sup>**

compare to \$249.99

compare to \$249.99

Item # 64224  
EXP. 5/31/16

Item # 64224  
EXP. 5/31/16



Customer Rating **★★★★★**

SHOP NOW

3 TON STEEL HEAVY DUTY FLOOR JACK WITH RAPID PUMP

**\$79<sup>99</sup>**

SAVE \$76

compare to \$155.95

compare to \$155.95



Customer Rating **★★★★★**

Item # 60227, # 60040 EXP. 5/31/16

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SAVE \$981

**\$329<sup>99</sup>**

compare to \$1310.99



Item # 66602

EXP. 5/31/16

Customer Rating **★★★★★**

SHOP NOW

5 MIL NITRILE POWDER-FREE GLOVES 100 PC

Customer Rating **★★★★★**

**\$5<sup>99</sup>**

compare to \$14.97

compare to \$14.97



Medium # 61805  
Large # 62497  
X-Large # 68456

SAVE 69%

EXP. 5/31/16

SHOP NOW

130 PC TOOL SET WITH CASE

SAVE 54%

**\$32<sup>99</sup>**

compare to \$70.99

compare to \$70.99



Item # 60000

EXP. 6/30/16

Customer Rating **★★★★★**

SHOP NOW

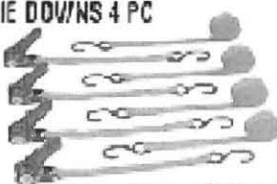
400 LB. CAPACITY 1 IN. X 15 FT. RATCHETING TIE DOWNS 4 PC

SAVE 60%

**\$7<sup>99</sup>**

compare to \$20.97

compare to \$20.97



Item # 61524  
EXP. 5/31/16

Customer Rating **★★★★★**

SHOP NOW

2 TON CAPACITY FOLDABLE SHOP CRANE

SAVE \$120

**\$179<sup>99</sup>**

compare to \$299.99

compare to \$299.99



Item # 60514  
EXP. 5/31/16

Customer Rating **★★★★★**

SHOP NOW

10 FT. X 20 FT. PORTABLE CAR CANYON

SAVE \$70

**\$119<sup>99</sup>**

compare to \$189.99

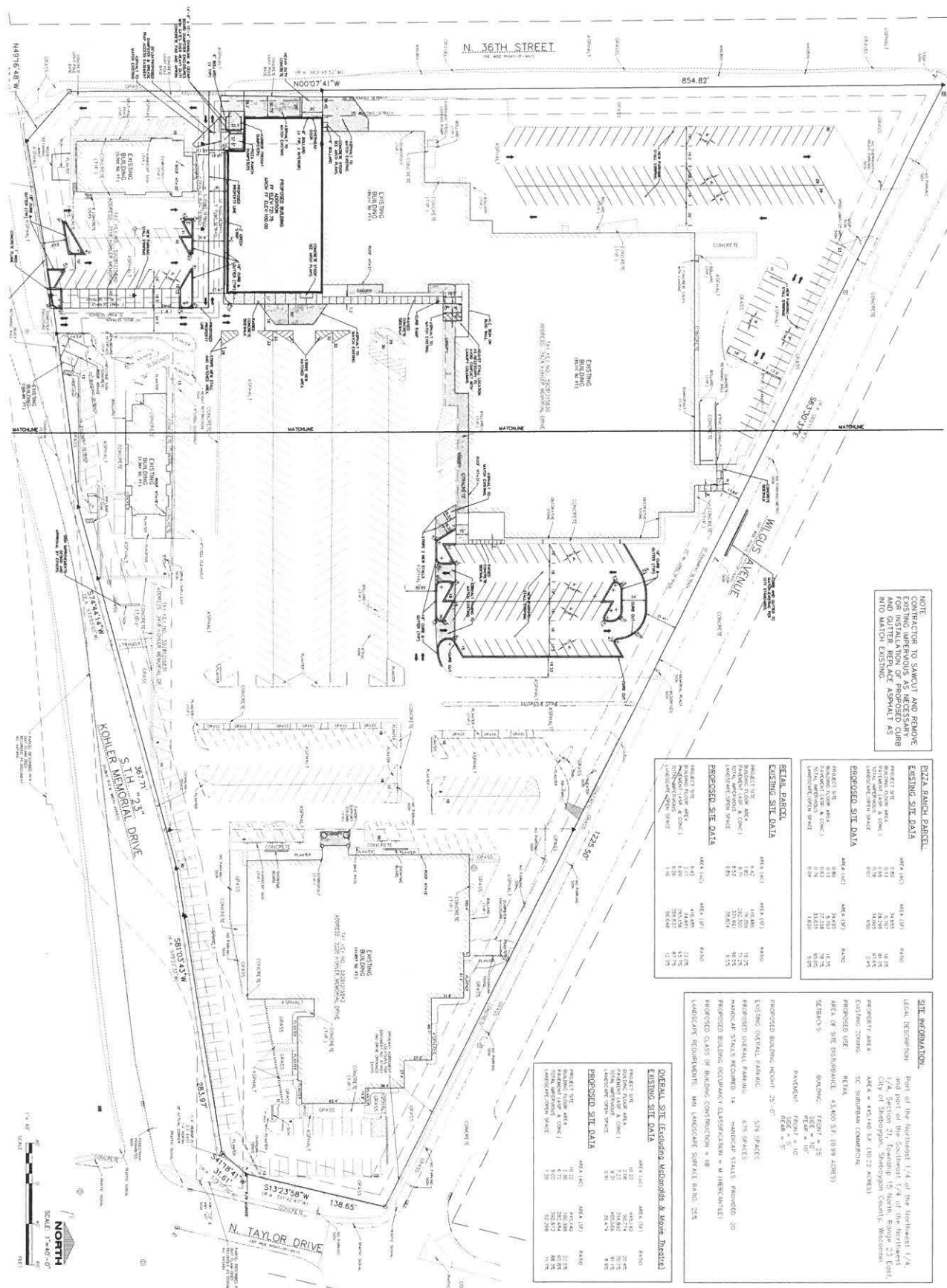
compare to \$189.99



Item # 60034  
EXP. 6/30/16

Customer Rating **★★★★★**

SHOP NOW



NOTE:  
 CONTRACTOR TO VERIFY AND REMOVE  
 EXISTING IMPERVIOUS AS NECESSARY  
 FOR INSTALLATION OF PROPOSED CURB  
 INTO MATCH EXISTING.

**EXISTING SITE DATA**

AREA (AC)	AREA (SQ FT)	AREA (SQ YD)	AREA (SQ MI)
0.80	54,432	6,048	0.18
0.10	6,929	769	0.02
0.10	6,929	769	0.02
0.10	6,929	769	0.02
0.10	6,929	769	0.02
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0.10	6,929	769	0.02

**PROPOSED SITE DATA**

AREA (AC)	AREA (SQ FT)	AREA (SQ YD)	AREA (SQ MI)
0.80	54,432	6,048	0.18
0.10	6,929	769	0.02
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0.10	6,929	769	0.02
0.10	6,929	769	0.02
0.10	6,929	769	0.02

**SITE INFORMATION**

PORT OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SECTION 14 OF THE NORTHWEST 1/4 OF THE TOWNSHIP 15 NORTH, COUNTY OF WESTBENSALEM, WISCONSIN. AREA = 43,418 SF (1.02 ACRES)

PROPOSED ZONING: SEC. SUBURBAN COMMERCIAL

AREA OF SITE DISTURBANCE: 43,400 SF (0.99 ACRES)

RETAIL

PROPOSED BUILDING HEIGHT: 25'-0"

EXISTING/PROPOSED PAVING: 578 SQUARE FEET

PROPOSED CONCRET PAVING: 675 SQUARE FEET

PROPOSED STALLS REQUIRED: 14

PROPOSED BUILDING OCCUPANCY CLASSIFICATION: W-1 (WHOLESALE)

PROPOSED CLASS OF BUILDING CONSTRUCTION: II-B

LANDSCAPE REQUIREMENTS: MIN LANDSCAPE SEPARATE BARR: 25'

**EXISTING SITE DATA**

AREA (AC)	AREA (SQ FT)	AREA (SQ YD)	AREA (SQ MI)
0.22	15,138	1,682	0.05
0.22	15,138	1,682	0.05
0.22	15,138	1,682	0.05
0.22	15,138	1,682	0.05
0.22	15,138	1,682	0.05
0.22	15,138	1,682	0.05
0.22	15,138	1,682	0.05
0.22	15,138	1,682	0.05
0.22	15,138	1,682	0.05
0.22	15,138	1,682	0.05

**PROPOSED SITE DATA**

AREA (AC)	AREA (SQ FT)	AREA (SQ YD)	AREA (SQ MI)
0.22	15,138	1,682	0.05
0.22	15,138	1,682	0.05
0.22	15,138	1,682	0.05
0.22	15,138	1,682	0.05
0.22	15,138	1,682	0.05
0.22	15,138	1,682	0.05
0.22	15,138	1,682	0.05
0.22	15,138	1,682	0.05
0.22	15,138	1,682	0.05
0.22	15,138	1,682	0.05

PROPOSED BUILDING ADDITION FOR:  
**HARBOR FREIGHT AT MEMORIAL PLAZA**  
 NORTH TAYLOR DR. & WILGUS AVE • SHEBOYGAN, WI 53081



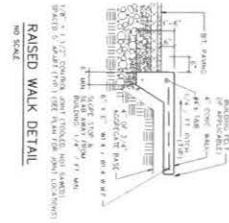
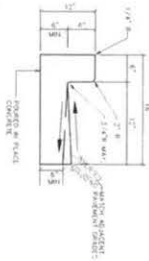
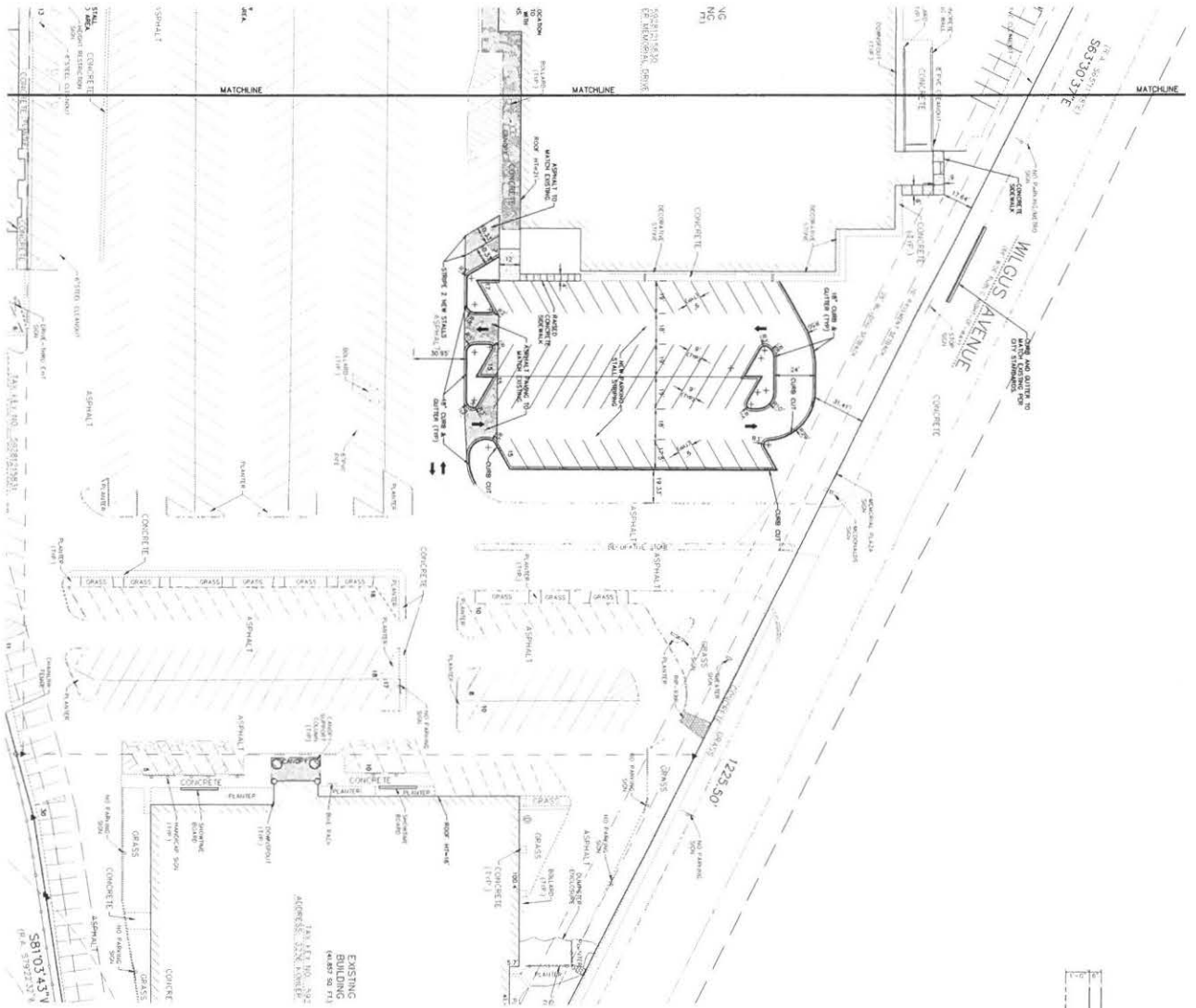
PROJECT NUMBER: 140030

PRELIMINARY DATES: MAY 10, 2016

NOT FOR CONSTRUCTION

SHEET INFORMATION: OVERALL SITE PLAN  
**C1.2**





**EXCEL**  
 ARCHITECTURAL & ENGINEERING  
 1800 CAMDEN DRIVE  
 NORTH TAYLOR, WI 53081  
 WWW.EXCELARCHITECTS.COM

PROJECT INFORMATION  
 160032

PROPOSED BUILDING ADDITION FOR:  
**HARBOR FREIGHT AT MEMORIAL PLAZA**  
 NORTH TAYLOR DR. & WILGUS AVE • SHEBOYGAN, WI 53081

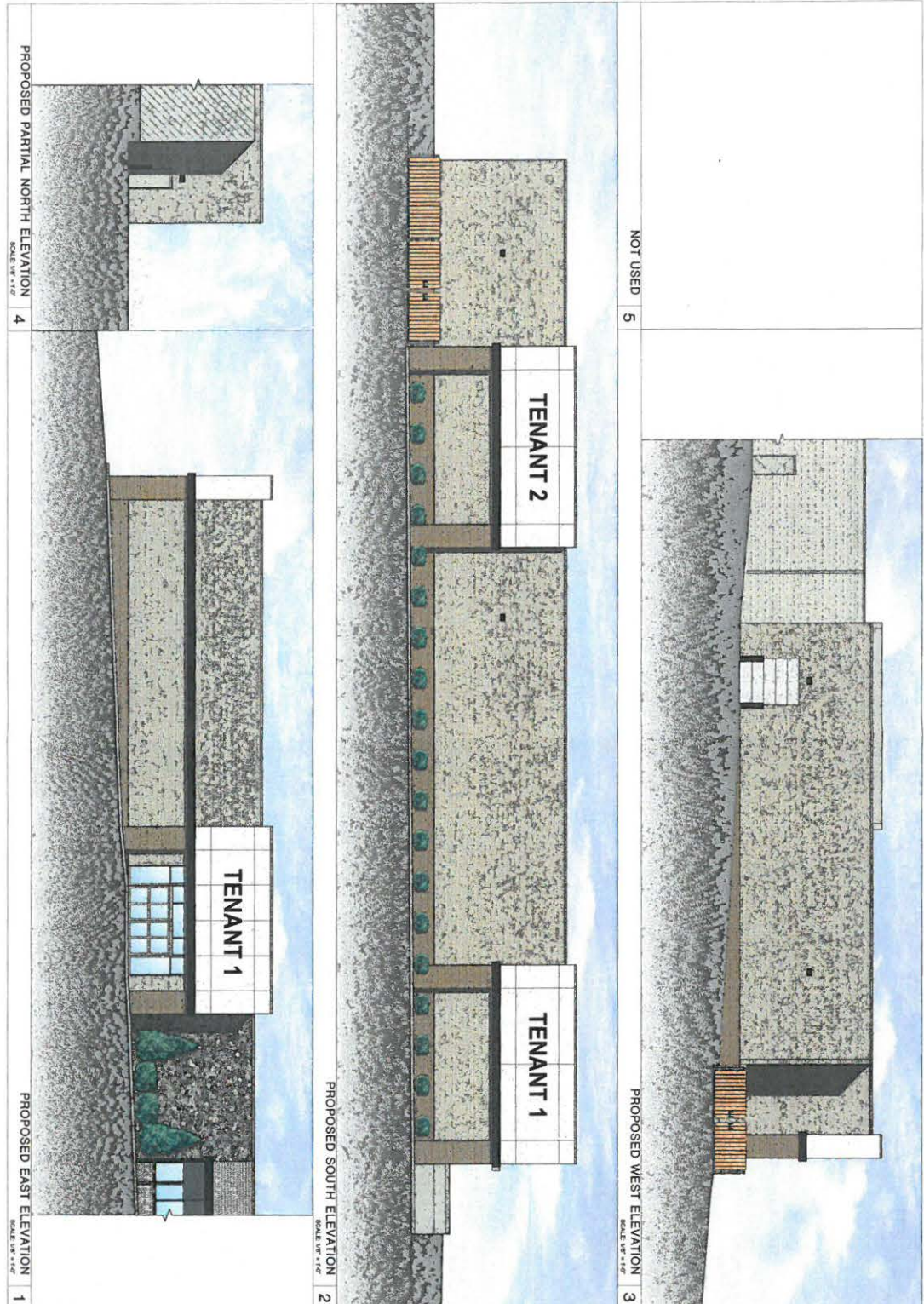
PRELIMINARY DATE  
 MAY 10, 2018

**NOT FOR CONSTRUCTION**

**C1.2B**  
 SHEET INFORMATION  
 SITE PLAN







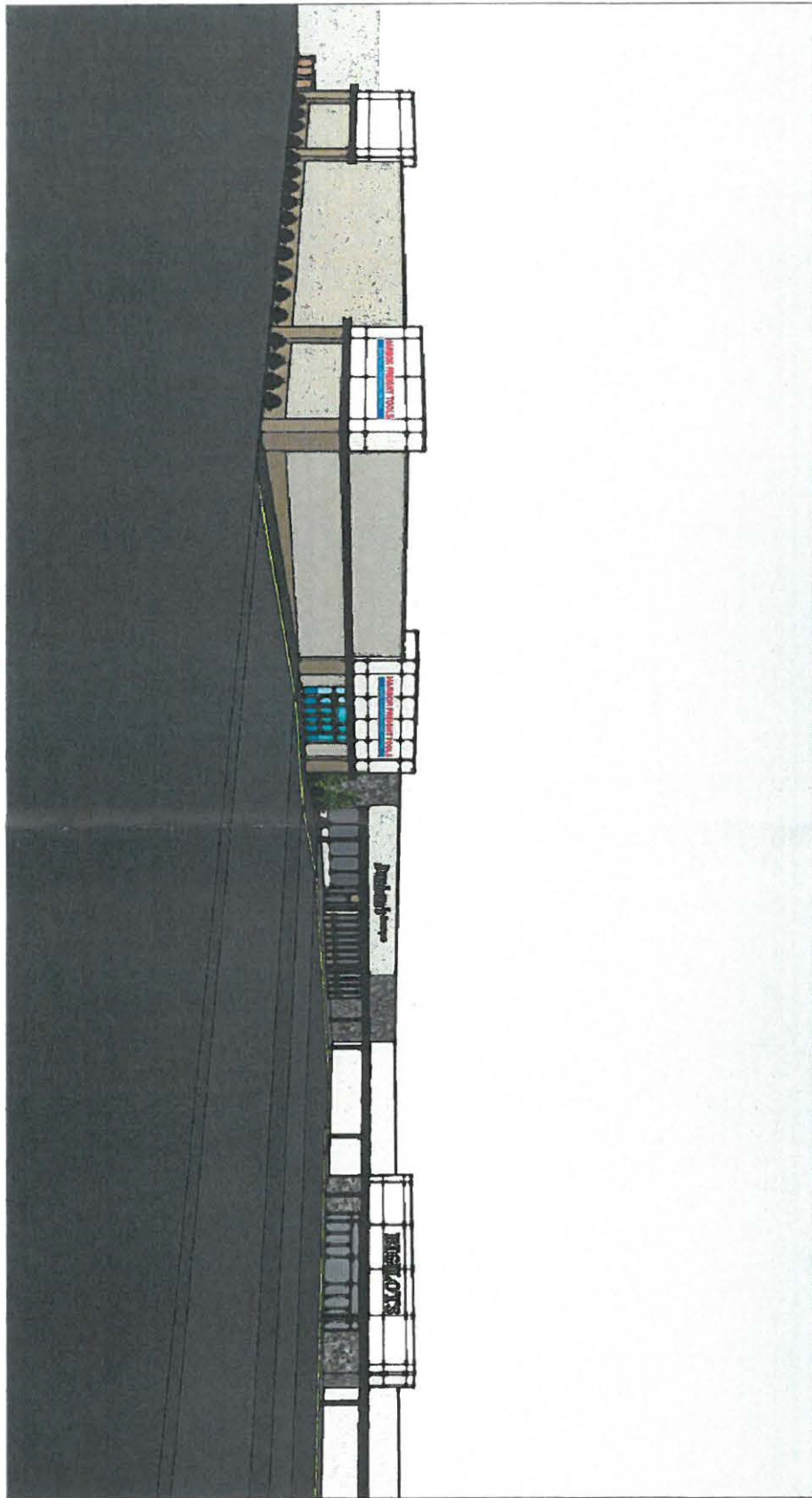
FULL SIZE PRINT = 24" x 36" SHEET

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Drawing Title: <b>COLOR COLORED ELEVATIONS</b>	Date: 05/10/16	Rev. #	REV. DATE	DESCRIPTION	REV. BY:
	Scale: NOTED	Author: R21	05/10/16	CITY PLAN COMMISSION SUBMITTAL	PJO
Drawing: N/A Job#: - Sheet: <b>R21</b>	PERSPECTIVE DESIGN, INC. 11325 W. North Avenue Wauwatosa, WI 53226 Tel (414) 362-1750 Fax (414) 362-1751		Proposed Location For: <b>Harbor Freight at Memorial Plaza</b> N Taylor Drive & Wilgus Avenue Sheboygan, WI 53081		Project:

- PRELIMINARY -  
FOR ESTIMATING AND REVIEW ONLY

**NOT FOR CONSTRUCTION**



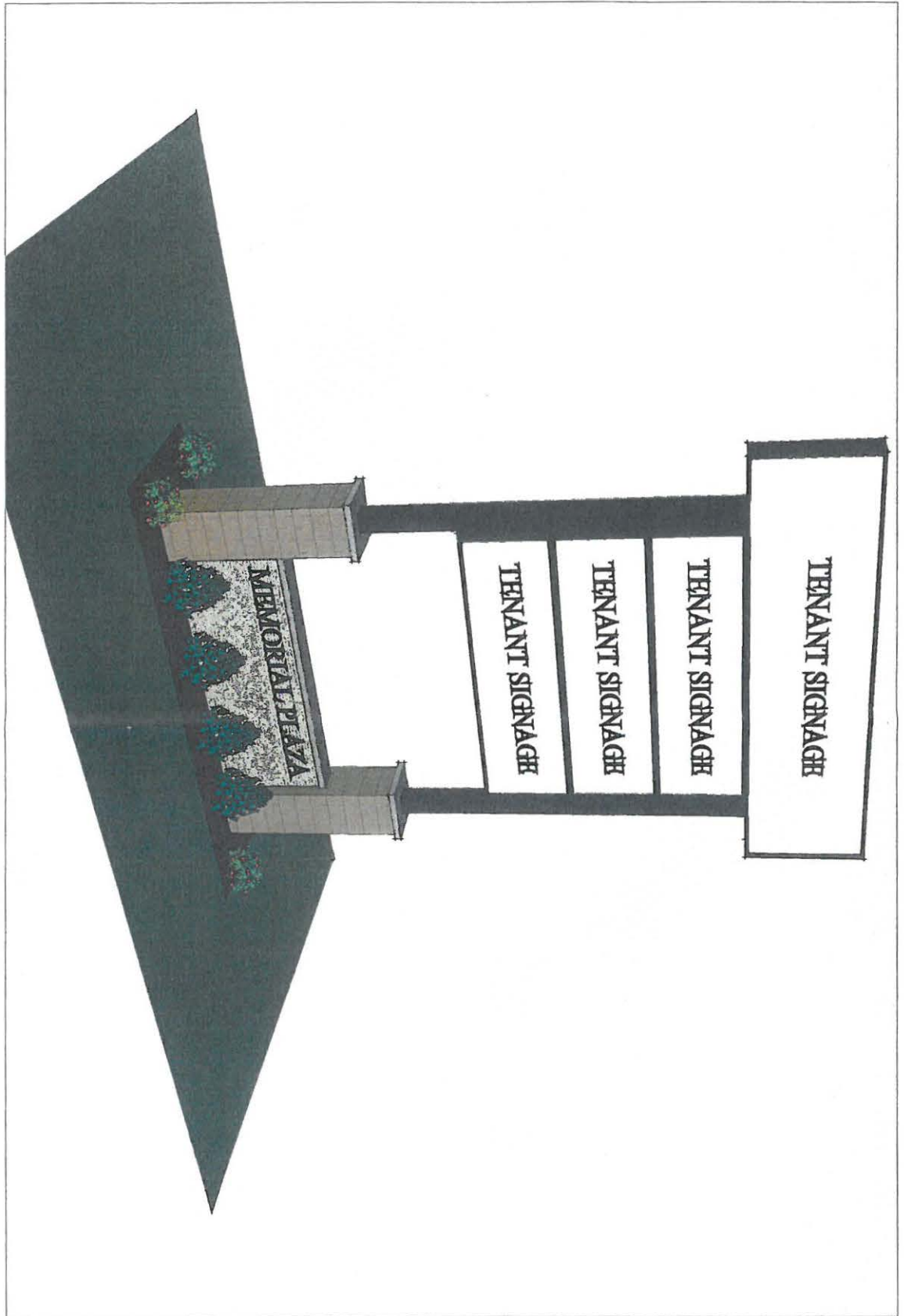
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<b>R2.2</b>	Sheet:	<b>RI</b>	<b>PERSPECTIVE DESIGN, INC.</b> 11525 W. North Avenue Wauwatosa, WI 53226 Tel (414) 302-1780 Fax (414) 302-1781	<b>Harbor Freight at Memorial Plaza</b>	
	Job:			<b>N Taylor Drive &amp; Wilgus Avenue Sheboygan, WI 53081</b>	
Date:	Scale:	Proposed Building Per- spective THIS BOX IS 1/2" x 1/2"	Drawing Title:		
05/10/16	NONE				
Drawn:	Scale:				
KBJ	NONE				



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<b>R2.3</b>	Sheet: _____	 <p><b>PERSPECTIVE DESIGN, INC.</b> 11525 W. North Avenue Wauwatosa, WI 53226 Tel (414) 302-1780 Fax (414) 302-1781</p>	<p><b>Harbor Freight at Memorial Plaza</b> N Taylor Drive &amp; Wilgus Avenue Sheboygan, WI 53081</p>
	Job: _____		
	Drawn: KBJ		
	Scale: NONE		
DATE: 05/10/16	Proposed Building Per- spective	THIS BOX IS $\frac{1}{2}'' \times \frac{1}{2}''$	



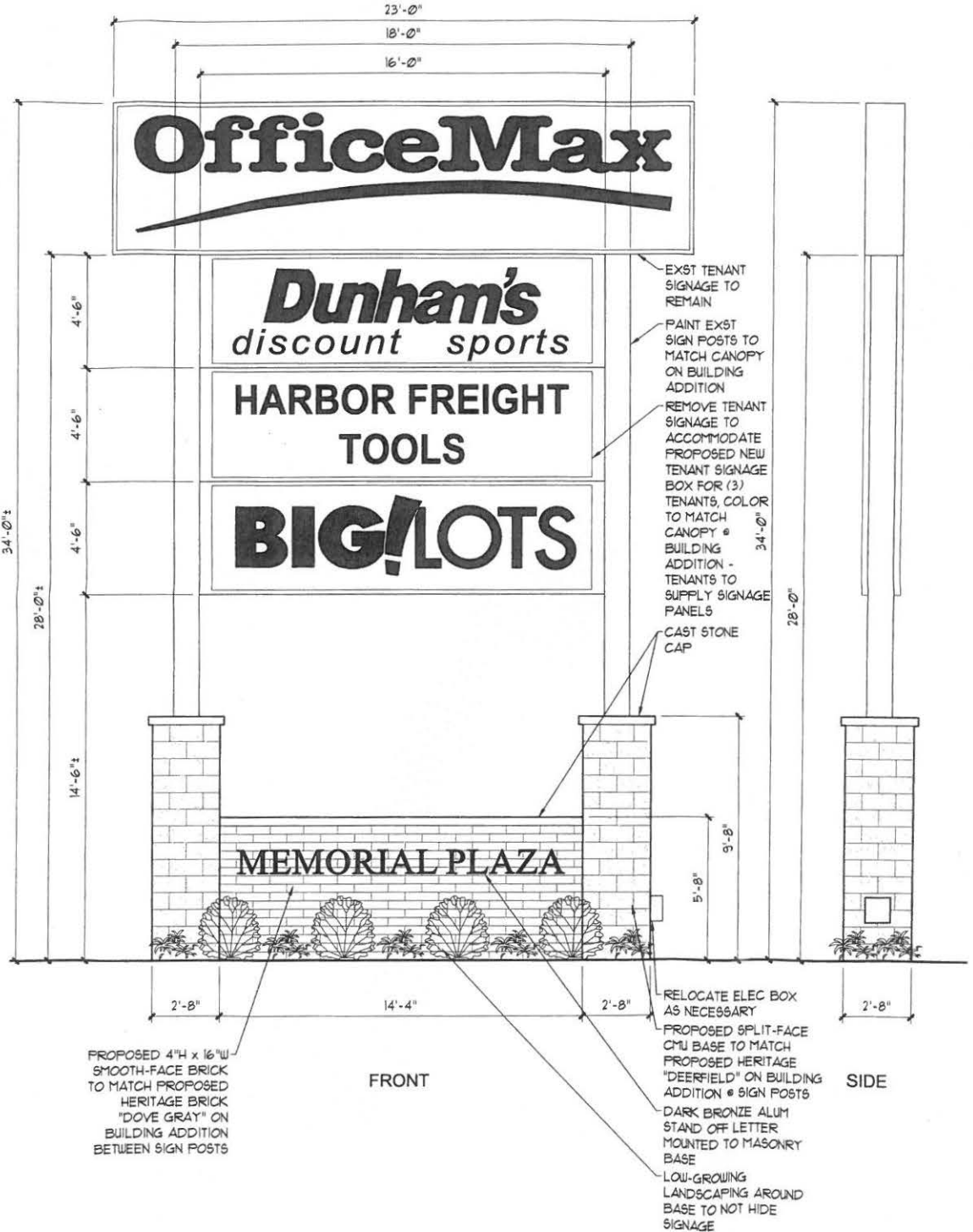
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<b>Sign2</b>	Sheet	Job:	Drawn: KBJ	Scale: NONE	Date: 05/10/16	3D Per-Box 19 Aspective 1/2" x 1/2"	Proposed Monument Sign	Drawing Title		<b>PERSPECTIVE DESIGN, INC.</b> 11525 W. North Avenue Wauwatosa, WI 53226 Tel (414) 302-1780 Fax (414) 302-1781	<b>Harbor Freight at Memorial Plaza</b> N Taylor Drive & Wilgus Avenue Sheboygan, WI 53081

PLOT DATE: 5/10/2016 8:02:10 AM

DIMENSIONS TAKEN FROM OTHER SOURCES - TO BE FIELD VERIFIED

EXISTING TENANT SIGN SQUARE FOOTAGE: APPROX 314 SF / SIDE  
 PROPOSED TENANT SIGN SQUARE FOOTAGE: APPROX 354 SF / SIDE



FILE NAME: P:\PROJECTS\KVG-HARBOR FREIGHT SHEBOYGAN XR-MONUMENTSIGN\_HARBOR FREIGHT\_SHEBOYGANDWG

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

**Harbor Freight at Memorial Plaza**  
 N Taylor Drive & Wilgus Avenue  
 Sheboygan, WI 53081

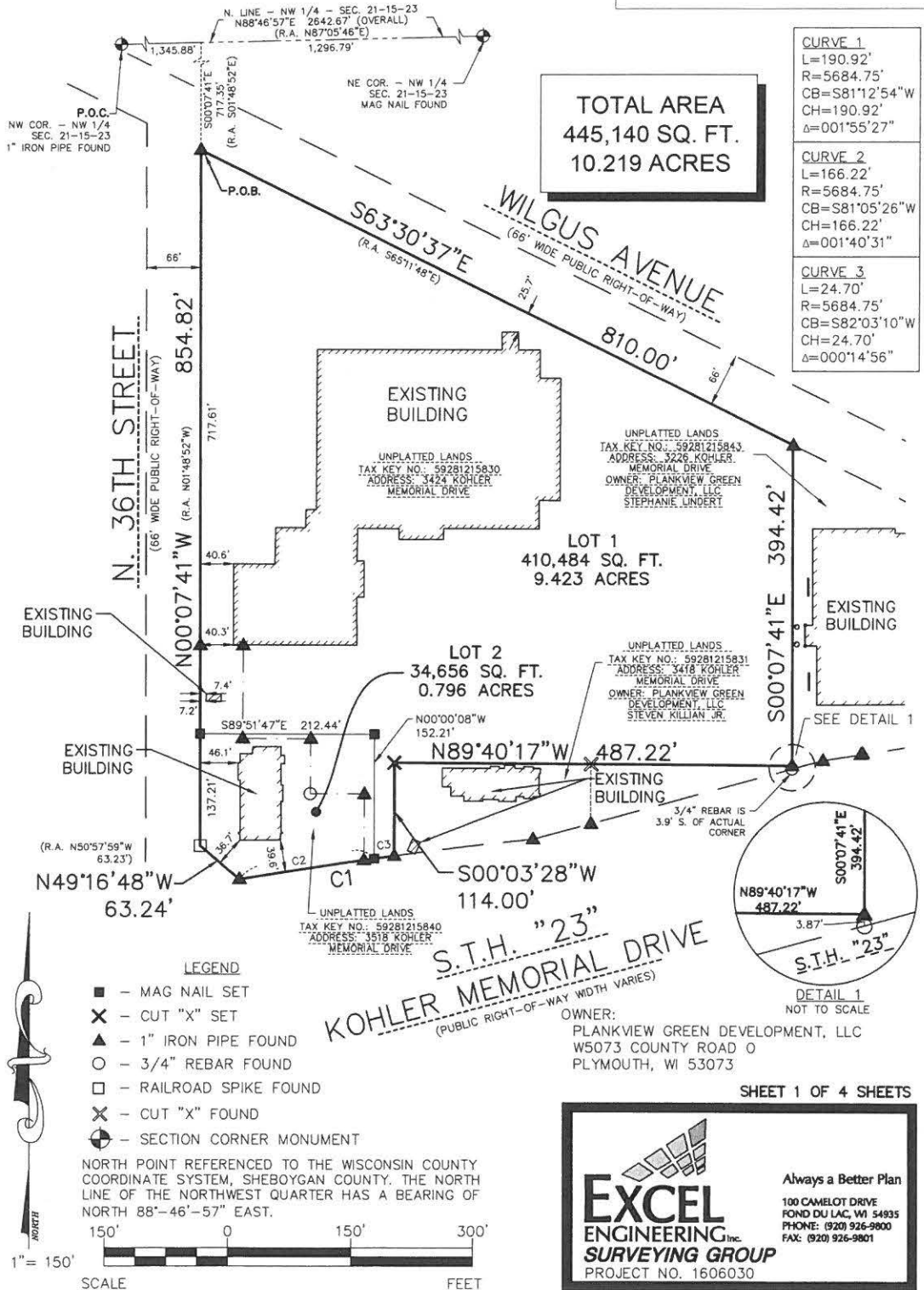
DRAWING TITLE: PROPOSED MONUMENT SIGN	DATE:	05/10/16	SHEET: <b>Sign1</b>
	SCALE:	1/4"=1'-0"	
	DRAWN:	KBJ	
	JOB:		

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

FULL SIZE PRINT = 11" x 17" SHEET

# CERTIFIED SURVEY MAP

FOR  
**PLANKVIEW GREEN DEVELOPMENT, LLC**  
 LOCATED IN A PART OF THE NORTHEAST 1/4 OF THE  
 NORTHWEST 1/4, AND PART OF THE SOUTHEAST 1/4 OF THE  
 NORTHWEST 1/4, SECTION 21, TOWNSHIP 15 NORTH, RANGE 23  
 EAST, CITY OF SHEBOYGAN, SHEBOYGAN COUNTY, WISCONSIN.



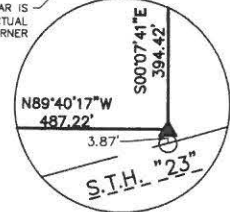
**TOTAL AREA**  
 445,140 SQ. FT.  
 10.219 ACRES

<b>CURVE 1</b>
L=190.92'
R=5684.75'
CB=S81°12'54"W
CH=190.92'
Δ=001°55'27"
<b>CURVE 2</b>
L=166.22'
R=5684.75'
CB=S81°05'26"W
CH=166.22'
Δ=001°40'31"
<b>CURVE 3</b>
L=24.70'
R=5684.75'
CB=S82°03'10"W
CH=24.70'
Δ=000°14'56"

UNPLATTED LANDS  
 TAX KEY NO.: 59281215843  
 ADDRESS: 3226 KOHLER  
 MEMORIAL DRIVE  
 OWNER: PLANKVIEW GREEN  
 DEVELOPMENT, LLC  
 STEPHANIE UNDERL

UNPLATTED LANDS  
 TAX KEY NO.: 59281215831  
 ADDRESS: 3418 KOHLER  
 MEMORIAL DRIVE  
 OWNER: PLANKVIEW GREEN  
 DEVELOPMENT, LLC  
 STEVEN KILLIAN, JR.

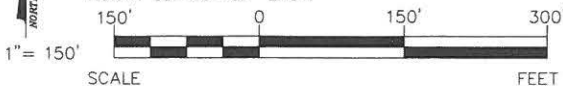
UNPLATTED LANDS  
 TAX KEY NO.: 59281215840  
 ADDRESS: 3518 KOHLER  
 MEMORIAL DRIVE



**LEGEND**

- - MAG NAIL SET
- ✕ - CUT "X" SET
- ▲ - 1" IRON PIPE FOUND
- - 3/4" REBAR FOUND
- - RAILROAD SPIKE FOUND
- ✕ - CUT "X" FOUND
- ⊙ - SECTION CORNER MONUMENT


NORTH POINT REFERENCED TO THE WISCONSIN COUNTY  
 COORDINATE SYSTEM, SHEBOYGAN COUNTY. THE NORTH  
 LINE OF THE NORTHWEST QUARTER HAS A BEARING OF  
 NORTH 88°-46'-57" EAST.



**S.T.H. "23"**  
**KOHLER MEMORIAL DRIVE**  
 (PUBLIC RIGHT-OF-WAY WIDTH VARIES)

OWNER:  
 PLANKVIEW GREEN DEVELOPMENT, LLC  
 W5073 COUNTY ROAD O  
 PLYMOUTH, WI 53073

SHEET 1 OF 4 SHEETS

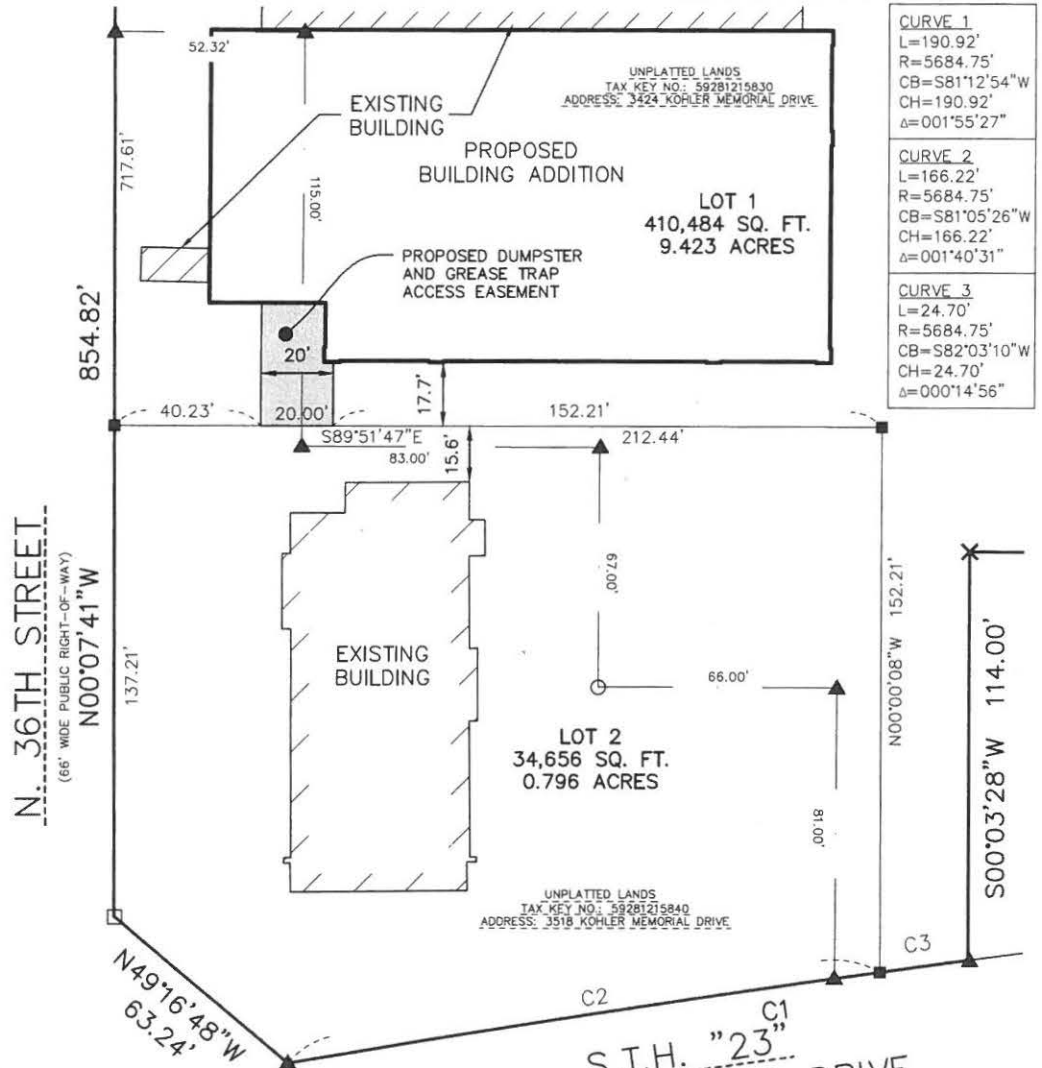


**EXCEL**  
 ENGINEERING Inc.  
**SURVEYING GROUP**  
 PROJECT NO. 1606030

Always a Better Plan  
 100 CAMELOT DRIVE  
 FOND DU LAC, WI 54935  
 PHONE: (920) 926-9800  
 FAX: (920) 926-9801

# CERTIFIED SURVEY MAP

FOR  
**PLANKVIEW GREEN DEVELOPMENT, LLC**  
 LOCATED IN A PART OF THE NORTHEAST 1/4 OF THE  
 NORTHWEST 1/4, AND PART OF THE SOUTHEAST 1/4 OF THE  
 NORTHWEST 1/4, SECTION 21, TOWNSHIP 15 NORTH, RANGE 23  
 EAST, CITY OF SHEBOYGAN, SHEBOYGAN COUNTY, WISCONSIN.



<b>CURVE 1</b> L=190.92' R=5684.75' CB=S81°12'54"W CH=190.92' Δ=001°55'27"
<b>CURVE 2</b> L=166.22' R=5684.75' CB=S81°05'26"W CH=166.22' Δ=001°40'31"
<b>CURVE 3</b> L=24.70' R=5684.75' CB=S82°03'10"W CH=24.70' Δ=000°14'56"

N. 36TH STREET  
 (66' WIDE PUBLIC RIGHT-OF-WAY)  
 N00°07'41"W

S.T.H. "23"  
 KOHLER MEMORIAL DRIVE  
 (PUBLIC RIGHT-OF-WAY WIDTH VARIES)

**LEGEND**


- - MAG NAIL SET
- ✕ - CUT "X" SET
- ▲ - 1" IRON PIPE FOUND
- - 3/4" REBAR FOUND
- - RAILROAD SPIKE FOUND
- ✕ - CUT "X" FOUND
- ⊙ - SECTION CORNER MONUMENT

NORTH POINT REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, SHEBOYGAN COUNTY. THE NORTH LINE OF THE NORTHWEST QUARTER HAS A BEARING OF NORTH 88°-46'-57" EAST.



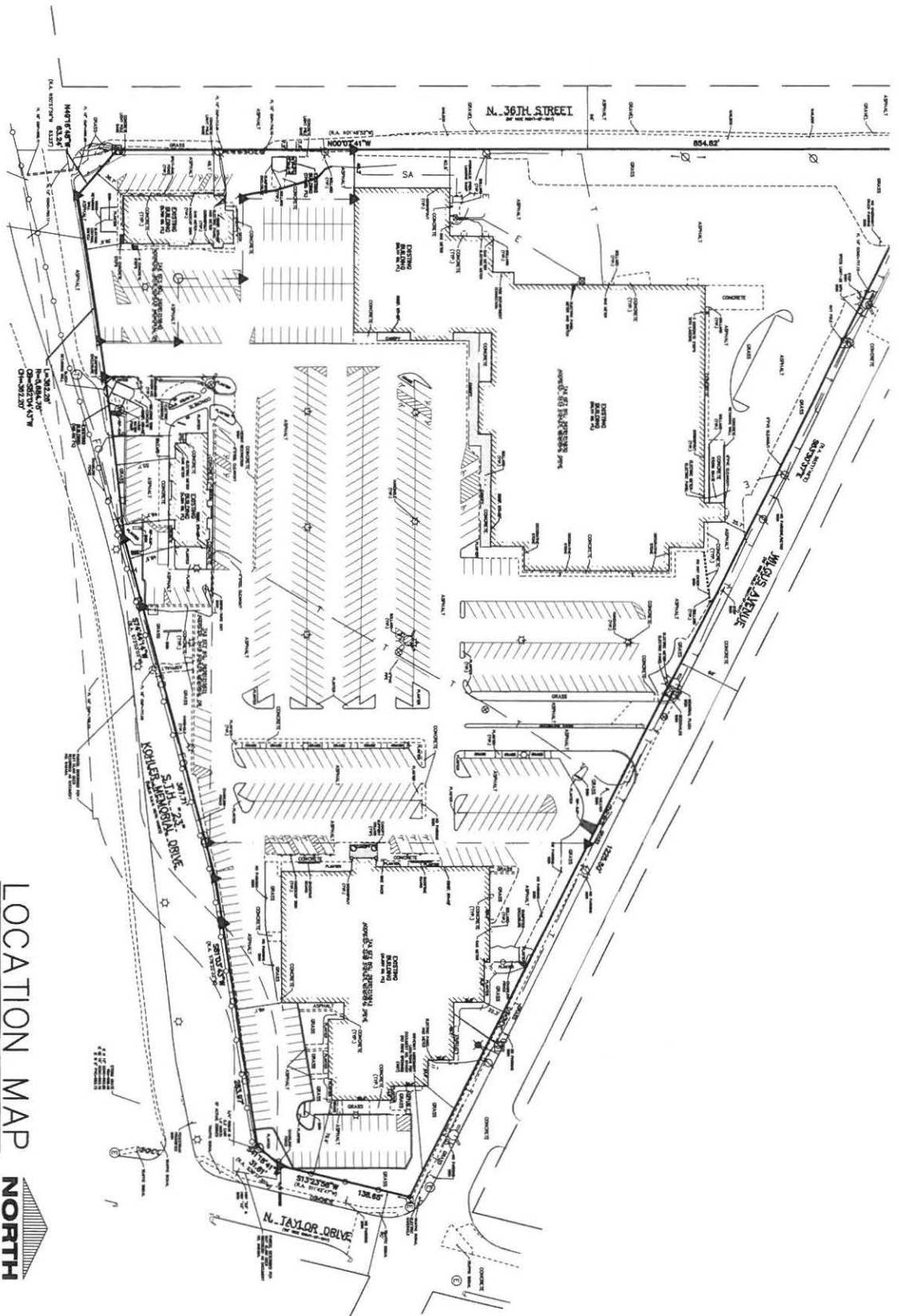
OWNER:  
 PLANKVIEW GREEN DEVELOPMENT, LLC  
 W5073 COUNTY ROAD O  
 PLYMOUTH, WI 53073


SHEET 2 OF 4 SHEETS



**EXCEL ENGINEERING Inc.**  
**SURVEYING GROUP**  
 PROJECT NO. 1606030

Always a Better Plan  
 100 CAMELOT DRIVE  
 FOND DU LAC, WI 54935  
 PHONE: (920) 926-9800  
 FAX: (920) 926-9801



**LOCATION MAP**  **NORTH**

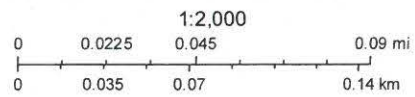


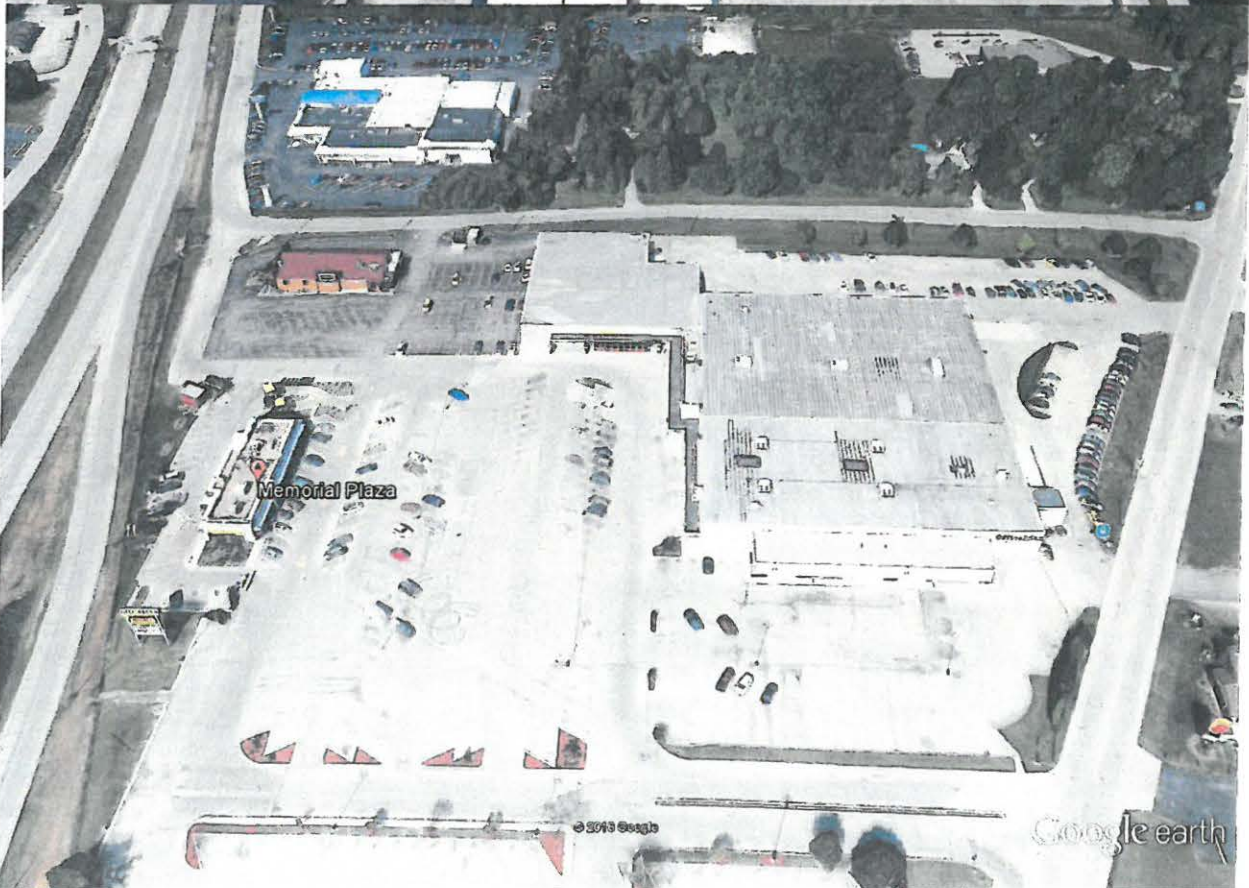
# ArcGIS Web Map



May 10, 2016

SheboLocalGovernment.gis.V\_TaxParcel











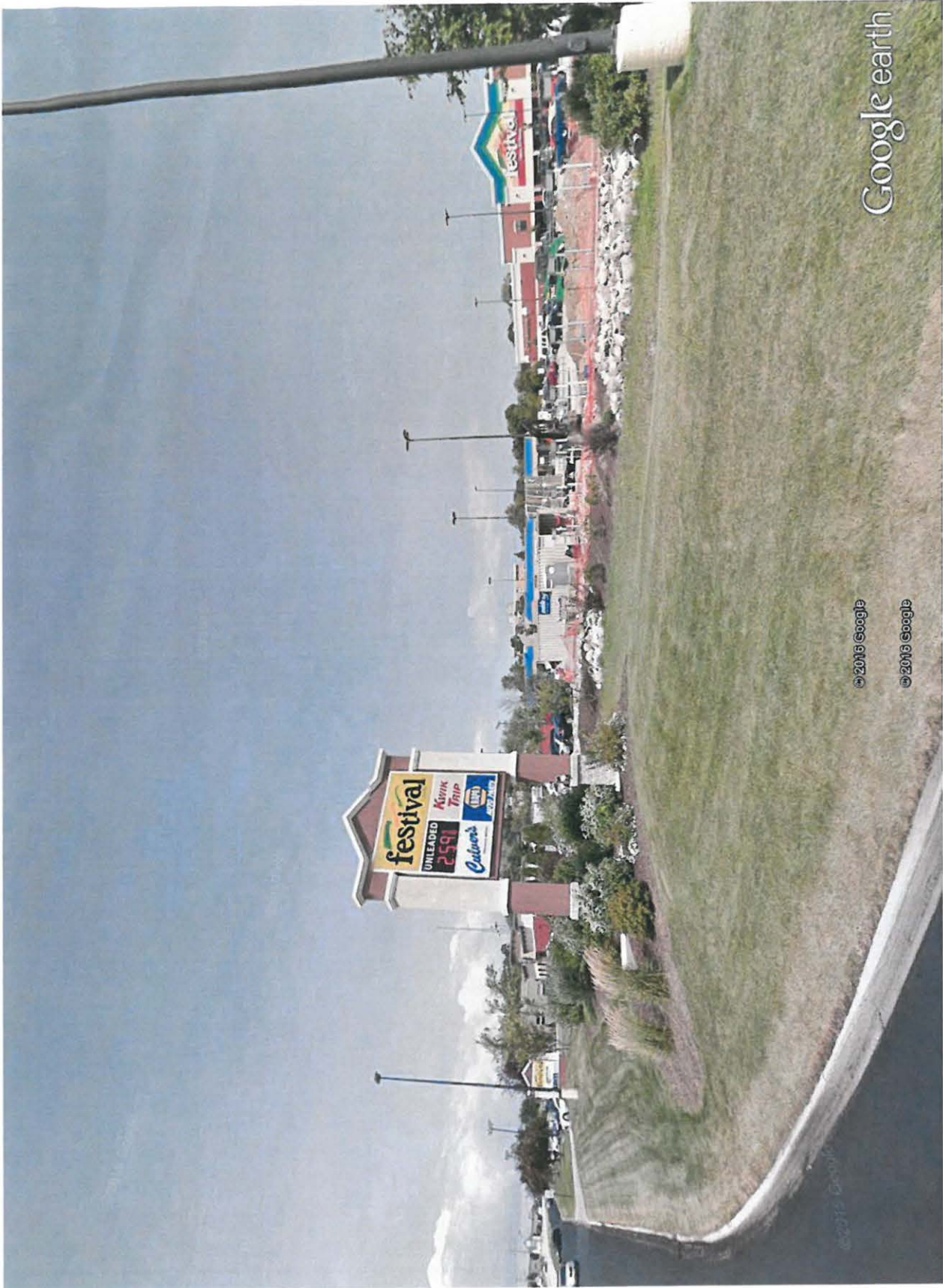




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Google earth

PARCEL NO. 205800, 205810, 205870  
MAP NO. 22 279 012  
ZONING CLASSIFICATION: UC

Office Use Only  
APPLICATION/FILE NO. \_\_\_\_\_  
REVIEW DATE: 5/24/16

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: Smet Construction Services, Inc. on behalf of LAG Investments II, LLC

ADDRESS: 300 N Broadway St., #200 Green Bay, WI 54303  
E-MAIL: gpolacheck@smet.com

PHONE: (920) 532-3828 FAX NO. (920) 532-3831

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

NAME OF PROPOSED/EXISTING BUSINESS: Starbuck's Coffee

ADDRESS OF PROPERTY AFFECTED: 1026 N 14<sup>th</sup> Street, 1413 Erie St, 1416 Ontario Street, 1418 Ontario Street.

LEGAL DESCRIPTION: Attached

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

Two residential units that have a neighborhood preservation use changed to community mixed use.

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

Change to parking and landscaped area that supports existing commercial business at 1026 N 14<sup>th</sup> Street.

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

We are proposing to add additional parking spaces and a landscaping buffer to this area in place of the residential units. The variances we are seeking are:

1. Locational variance is needed for the landscaping.
2. Setback variance is needed for the paving setback – 5 ft.
3. Setback variance is needed for the 20 ft. landscaping buffer.

### 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.

The proposed conditional use is in harmony with the Master Plan as it alleviates traffic congestion on Ontario Street. It supports the commercial aspects of the mid-city area.

The proposed use alleviates adverse impact of traffic congestion on Ontario Avenue and improves the ingress/egress of 1026 N 14<sup>th</sup> Street.

The proposed use provides for needed parking that a successful business consistently requires in order to remain in operation which helps to maintain the desired consistency of land uses in this area.

The location of the proposed conditional use is adequately served by utilities and the proposed use supports an existing business.

### 4. NAMES AND ADDRESS (Indicate N/A for “Not Applicable” items)

**OWNER OF SITE:** LAG Investments II, LLC c/o Smet Construction Services, Inc.

**ADDRESS:** 300 Broadway, #200 Green Bay, WI **E-MAIL:** gpolacheck@smet.com

**ARCHITECT:** Rick Fisher

**ADDRESS:** 916 Cedar Street, De Pere, WI  
**E-MAIL:** rfisher@fisherandassociatesllc.com

54115

**CONTRACTOR:** Smet Construction Services, Inc.

**ADDRESS:** 300 N Broadway, #200 Green Bay, WI **E-MAIL:** gpolacheck@smet.com

Mr. Steve Sokolowski  
Manager of Planning & Zoning  
City of Sheboygan  
828 Center Avenue, Suite 104  
Sheboygan, WI 53081

Via e-mail: Sokolowski@sheboyganwi.gov>  
April 5, 2016

RE: Narrative for Sheboygan Starbuck's Re-Zoning Situation contiguous to 1026 N 14<sup>th</sup> Street  
Sheboygan Plan Commission Meeting, April 12, 2016

Dear Steve,

Our request is to re-zone the properties at 1413 Erie Avenue & 1016 Ontario Avenue from Neighborhood Residential to Urban Commercial. The two parcels are contiguous to the property at 1026 N 14<sup>th</sup> Street which is zoned Urban Commercial and is home to the Starbuck's Coffee Shop.

The success of the Starbuck's business leads to customers to park their vehicles on Ontario Avenue. On busy Saturday and weekday mornings, customers line up to go through the drive-thru with vehicles often stacked up to Ontario Avenue. Because the parking lot is full and the drive-thru lane is stacked up, a condition results where customers park on Ontario. This results in creating traffic congestion on Ontario. This condition occurs not only during busy times but often during slower times such as a Tuesday or Wednesday afternoon, when vehicles can be seen parked along Ontario Avenue.

Thus the success of the business has resulted in the owners of the property to purchase the two contiguous properties with the intent to demolish the residential structures and convert the properties into additional parking to support the business. The city of Sheboygan already provides for commercial business in this area, i.e. Starbuck's. The rezoning request is in keeping with the growth trends that commercial business be permitted in this area. Rezoning in this case, assists the city in its efforts to encourage additional commercial development. It would result in a condition where Starbuck's obtains additional capacity to continue serving its customers.

The current situation provides a landscape buffer shielding the Starbuck's property from existing properties with arborvitae trees. We are proposing a similar landscape buffer between the additional parking spaces and the property to the west. We anticipate incorporating proper drainage into the final plan. Upon approval, a new Certified Survey Map (CSM) will be filed with the city.

Thank you for consideration of our request.

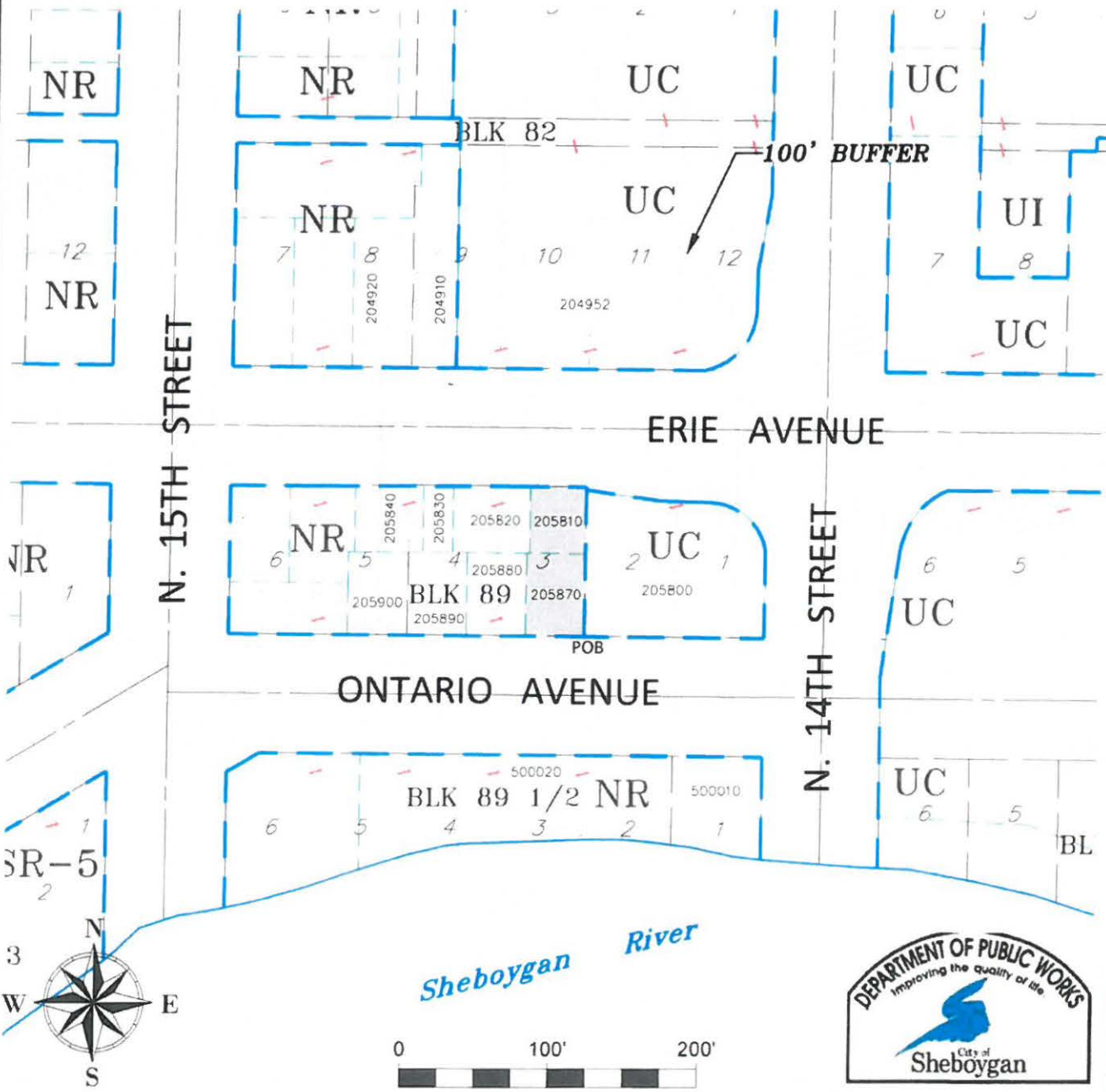
Respectfully submitted,

Greg Polacheck  
Director of Market Development  
Smet Construction Services, Inc.

# PROPOSED ZONING CHANGE FROM NR TO UC SECTION 22, T. 15 N., R. 23 E.

BEING PART OF LOT 3, BLOCK 89 OF THE ORIGINAL PLAT OF THE CITY OF SHEBOYGAN, LOCATED IN THE SE  $\frac{1}{4}$  OF THE NE  $\frac{1}{4}$  OF SECTION 22, T. 15 N., R. 23 E. IN THE CITY OF SHEBOYGAN, SHEBOYGAN COUNTY, STATE OF WISCONSIN. BEING MORE PARTICULARLY DESCRIBED AS

COMMENCING AT THE SOUTHEAST CORNER OF LOT 3, BLOCK 89 OF THE ORIGINAL PLAT OF THE CITY OF SHEBOYGAN, SAID CORNER BEING A POINT ON THE NORTH R/W LINE OF ONTARIO AVENUE (PLATTED AS NORTH WATER STREET) AND THE POINT OF BEGINNING, THENCE WEST ALONG SAID NORTH R/W LINE 40'±, THENCE NORTH 55'±, THENCE EAST 2'±, THENCE NORTH 45'± TO A POINT ON THE SOUTH R/W LINE OF ERIE AVENUE, THENCE EAST ALONG SAID SOUTH R/W LINE 38'± TO THE NORTHEAST CORNER OF SAID LOT 3, BLOCK 89, THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 3, 100'± TO THE POINT OF BEGINNING. SAID TRACT CONTAINS APPROX. 3,926 SQ. FT. OR 0.09 ACRES

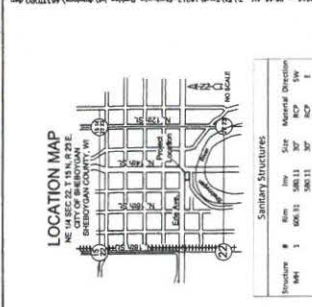


EXISTING CONDITIONS

**DAVEL ENGINEERING & ENVIRONMENTAL, INC.**  
 1811 Cedar Street, Kenosha, WI 53142  
 Phone: 920-991-1808 Fax: 920-991-0888  
 www.davel.com

# TOPOGRAPHIC SURVEY

City of Sheboygan, Sheboygan County, WI  
 For: LAG Investments II, LLC  
**SHEBOYGAN STARBUCKS**



Secondary Structures			
Structure #	Area	Size	Material/Direction
MH 1	605.11	58x11	PCP
MH 2	597.77	125x45	30" RCP
MH 3	004.99	397.00	6" PVC
MH 4	397.25	0	PVC

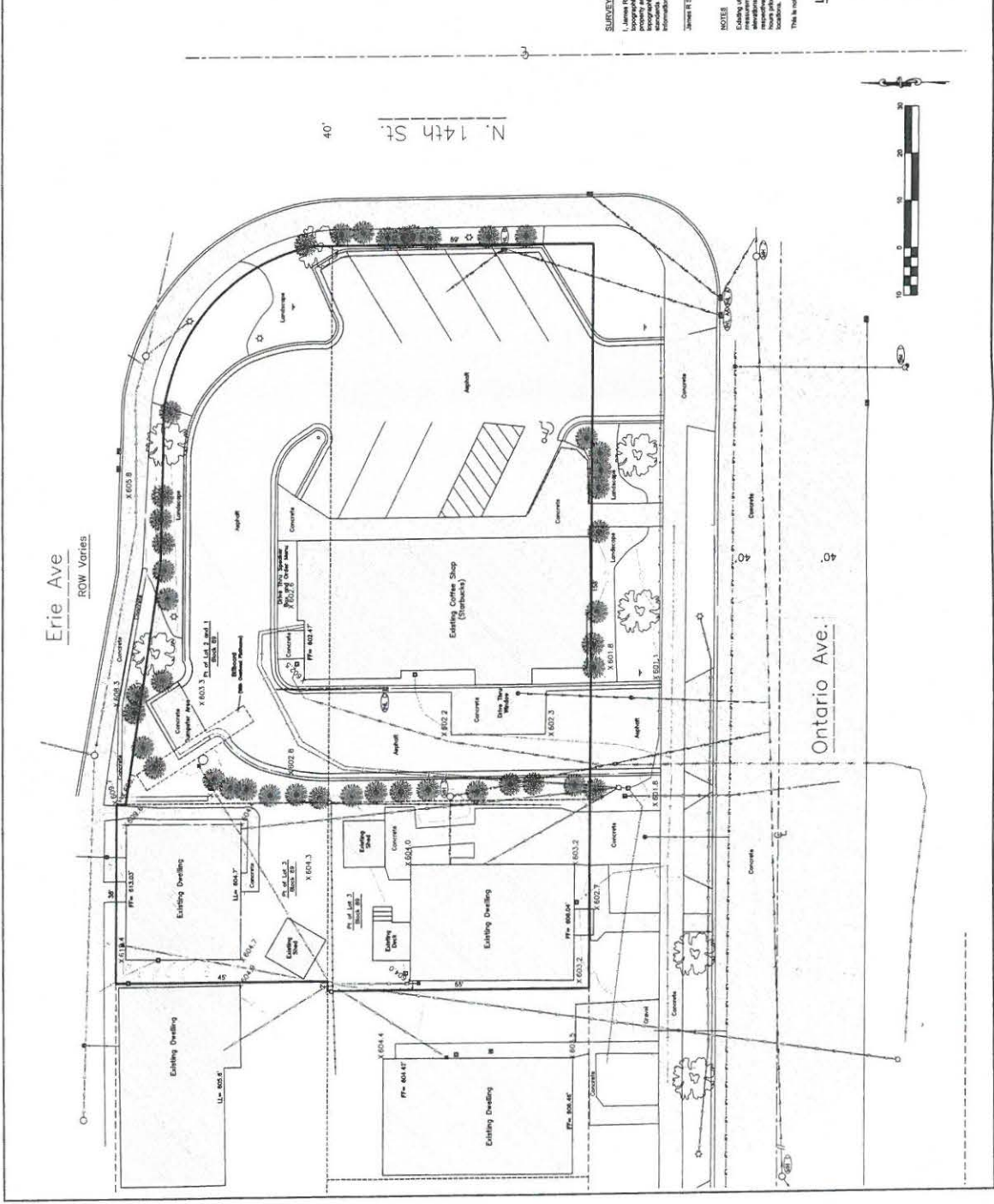
  

Storm Structures			
Structure #	Area	Size	Material/Direction
INL A	597.87	595.53	32" PVC
INL B	595.32	32"	PVC SW
INL AA	597.93	595.63	30" HDPE
INL B	598.88	597.63	30" HDPE
INL C	602.95	598.67	30" HDPE

**REMARKS (NOT TO SCALE)**  
 BM 0: Height Measurement Survey Station  
 Elevation: 703.34  
 BM 1: 1/4" Hydraulic Tag Nail  
 SW 1/4 of Ontario Ave and N. 14th St.  
 Elevation: 605.34  
 BM 2: 1/4" x 1/4" x 1/4" Iron Nail  
 SW 1/4 of Ontario Ave and N. 14th St.  
 Elevation: 613.27

**SURVEYOR'S CERTIFICATE**  
 I, James R. Garska, Wisconsin Professional Land Surveyor No. 5-2882, do hereby certify that I have personally supervised the making of the above described survey and that the same is true and correct to the best of my knowledge, information and belief, in accordance with the provisions of the Wisconsin Statutes, Chapter Trans. 19.01, and the rules and regulations of the Board of Surveyors, Wisconsin Department of Transportation, Division of Transportation, and the Board of Surveyors, Wisconsin Department of Transportation.

**NOTES**  
 Existing utilities shown are indicated in accordance with available records and field observations. The location of all utilities, including sewer & water lines, is shown to the best of my knowledge, information and belief, in accordance with the provisions of the Wisconsin Statutes, Chapter Trans. 19.01, and the rules and regulations of the Board of Surveyors, Wisconsin Department of Transportation, Division of Transportation, and the Board of Surveyors, Wisconsin Department of Transportation.



**LEGEND**

- Boundary Lines
- Utility Lines
- Existing Buildings
- Proposed Buildings
- Proposed Pavement
- Proposed Landscaping
- Proposed Fencing
- Proposed Signage
- Proposed Lighting
- Proposed Storm Structures
- Proposed Secondary Structures
- Proposed Easements
- Proposed Right-of-Way
- Proposed Access
- Proposed Driveway
- Proposed Walkway
- Proposed Ramp
- Proposed Staircase
- Proposed Deck
- Proposed Porch
- Proposed Terrace
- Proposed Patio
- Proposed Garden
- Proposed Lawn
- Proposed Trees
- Proposed Shrubs
- Proposed Plants
- Proposed Foliage
- Proposed Ground
- Proposed Water
- Proposed Sewer
- Proposed Gas
- Proposed Electric
- Proposed Telephone
- Proposed Cable
- Proposed Fiber Optic
- Proposed Other



This is not a boundary survey.



Proposed

**IISMET**  
 CONSTRUCTION SERVICES  
 300 N BROADWAY SUITE 200  
 GREENSBAY, WI 53033  
 TEL: 920.832.8888 FAX: 920.832.8888  
 WWW.IISMET.COM

OUR REPUTATION IS BUILDING  
 CONSTRUCTION SERVICES  
 WISCONSIN

COMPANY OFFICE  
 300 N BROADWAY SUITE 200  
 GREENSBAY, WI 53033  
 GREENSBAY OFFICE  
 1000 WISCONSIN STREET, SUITE 100  
 GREENSBAY, WI 53033  
 AND ACCEPTANCE OF THIS CONTRACTOR'S  
 PROFESSIONAL SERVICES YOUR UNDERSTANDING  
 THAT THESE SERVICES ARE PROVIDED ON A  
 NON-RETAINER BASIS AND THAT THE CONTRACTOR  
 IS NOT PROVIDING ANY GUARANTEE OR  
 WARRANTY FOR THE WORK TO BE PERFORMED  
 HEREON. THE CONTRACTOR'S LIABILITY IS LIMITED  
 TO THE CONTRACT PRICE AND THE CONTRACTOR  
 SHALL NOT BE HELD RESPONSIBLE FOR ANY  
 DAMAGES OR LOSSES OF ANY KIND, INCLUDING  
 CONSEQUENTIAL DAMAGES, ARISING OUT OF  
 OR FROM THE PERFORMANCE OR NON-  
 PERFORMANCE OF THE CONTRACT.

REVISIONS:

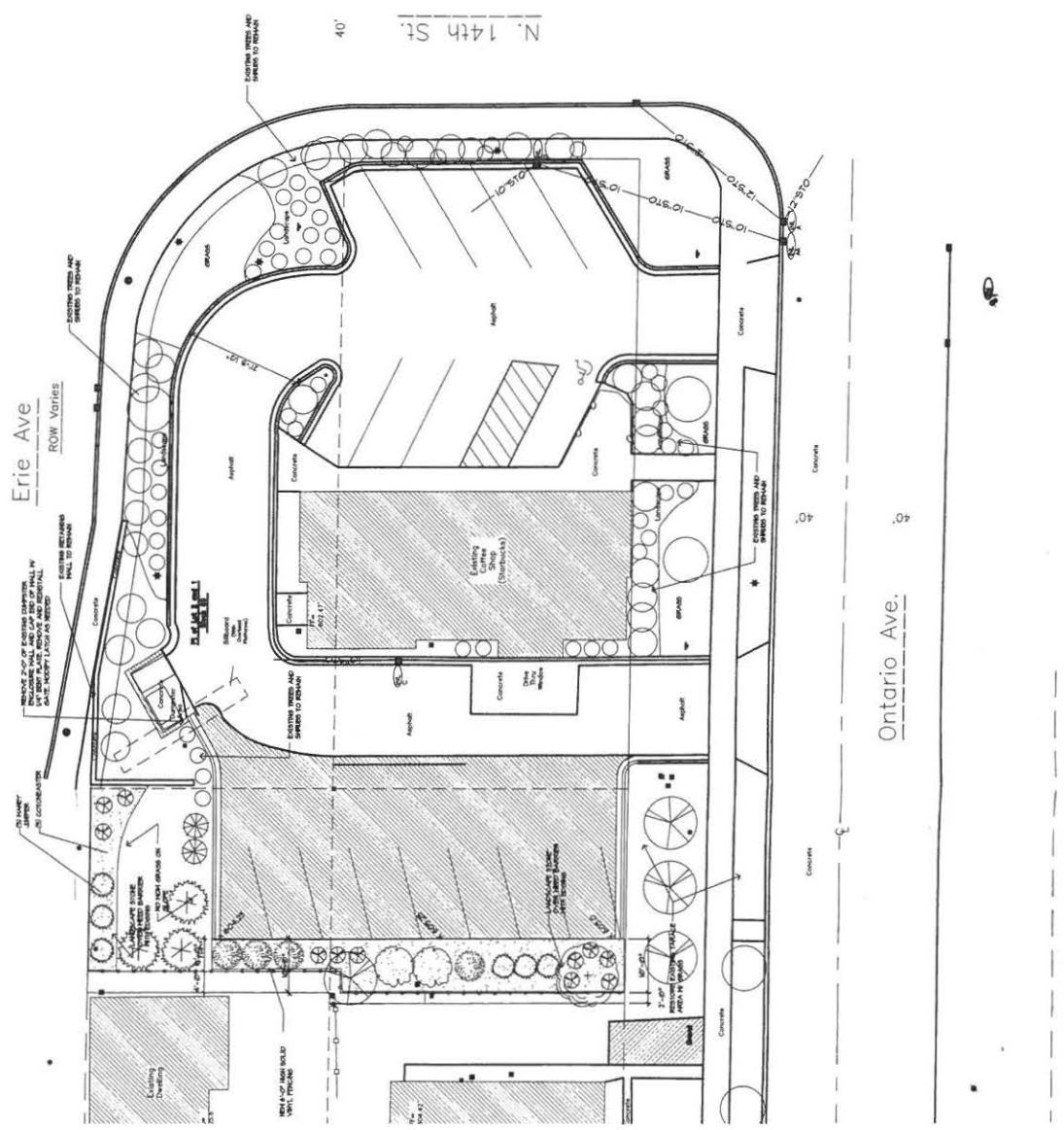
1	2/17/18	PRELIM DESIGN
2	3/15/18	FINAL DESIGN

PROJECT NO.: 1026 N. 14TH STREET SHEBOYGAN, WI  
 DRAWN BY: JAL/EE  
 CHECKED BY: JAL/EE  
 DATE: 3/15/18

PROPOSED PARKING LOT EXPANSION FOR  
 STARBUCKS  
 1026 N. 14TH STREET  
 SHEBOYGAN, WI

PROJECT NO.: 1026 N. 14TH STREET SHEBOYGAN, WI  
 DRAWN BY: JAL/EE  
 CHECKED BY: JAL/EE  
 DATE: 3/15/18

**LANDSCAPE PLAN**  
 1-18-P  
 NORTH



LANDSCAPE REQUIREMENTS FOR ADDITIONAL PAVED AREA  
 40 PLYSOLDO 5/7, 08, 20 WALLS  
 ACTUAL • 2300 5/7/10/200 5/7 • 2380MG • 433 PFS  
 ACTUAL • 1 5/11/15/20 • 25 X 40 • 14 PFS

14 PFS REQUIRED

LANDSCAPE REQUIREMENTS FOR STREET FRONTAGE  
 20 PLYSOLDO 5/7, 08, 20 WALLS  
 ACTUAL • 2300 5/7/10/200 5/7 • 2380MG • 433 PFS  
 ACTUAL • 1 5/11/15/20 • 25 X 40 • 14 PFS

18 PFS REQUIRED

LANDSCAPE REQUIREMENTS FOR BUFFERED YARDS  
 GRASSY VALUE FOR BUFFERED YARDS  
 ADDITION • 8' HIGH SOLID FENCE AND 10' WIDTH • 231 PLYSOLDO  
 ACTUAL • 2300 5/7/10/200 5/7 • 2380MG • 433 PFS  
 ACTUAL • 1 5/11/15/20 • 25 X 40 • 14 PFS

231 PFS REQUIRED

LANDSCAPE REQUIREMENTS FOR TREE REMOVAL  
 5 TREES REMOVED • 10 PFS EACH • 50 PFS

14' X 18' X 22' X 180' • 451 TOTAL POINTS REQUIRED

**LANDSCAPE SCHEDULE**

DESCRIPTION	QTY.	SIZE	REMARKS
BLACK HILLS SPRUCE	3	5' HIL	40 X 5 X 100
NORWAY MAPLE	4	1 1/2" DIA.	30 X 8 X 100
HONEYLOCUST	1	1 1/2" DIA.	30 X 1 X 30
GRASSMAPLE	7	1" DIA.	10 X 2 X 20
AMERICAN ARBORVITAE	4	4" HIL	20 X 4 X 80
GREY DOGWOOD	2	20" HIL	5 X 2 X 10
SARSENT JANET	6	8" HIL	8 X 6 X 18
GOOSELEAF	50	8" HIL	8 X 8 X 35
TOTAL	33		TOTAL • 451 POINTS

SEED MIX  
 20% RUGBY II KENTUCKY BLUEGRASS  
 20% NEW SLADE KENTUCKY BLUEGRASS  
 20% ASPEN KENTUCKY BLUEGRASS  
 20% BLUE MOON KENTUCKY BLUEGRASS  
 15% BLUE CHIP KENTUCKY BLUEGRASS  
 5% STATESMAN PERENNIAL RTE GRASS

ALL PLANTING AREAS TO HAVE PLASTIC EDGING WHERE NEEDED AND  
 TO BE COVERED WITH MISSISSIPPI LARGE PEBBLE  
 LANDSCAPE STONE TO MATCH EXISTING

LANDSCAPE REQUIREMENTS FOR ADDITIONAL PAVED AREA  
 40 PLS/40,000 S.F. OR 30 STALLS  
 ACTUAL = 2,500 S.F./ 10,000 S.F. = .250X40 = 10 STALLS  
 ACTUAL = 1 STALLS /20 = .50 X 40 = 14 PLS

14 PLS. REQUIRED

LANDSCAPE REQUIREMENTS FOR STREET FRONTAGE  
 30 PLS/60 LINEAR FT. FOR 10' (MIN. COMMERCIAL)  
 ACTUAL = "4" "4" LPA/60LF = "4" X 30 = 120

18 PLS. REQUIRED

LANDSCAPE REQUIREMENTS FOR BUFFERED YARDS  
 OPACITY VALUE FOR BUFFER COMMERCIAL ENTERTAINMENT = 4  
 ADDITION - 6" HIGH SOLID FENCE AND 10' WIDTH = 321 PLS/60LF

221 POINTS REQUIRED

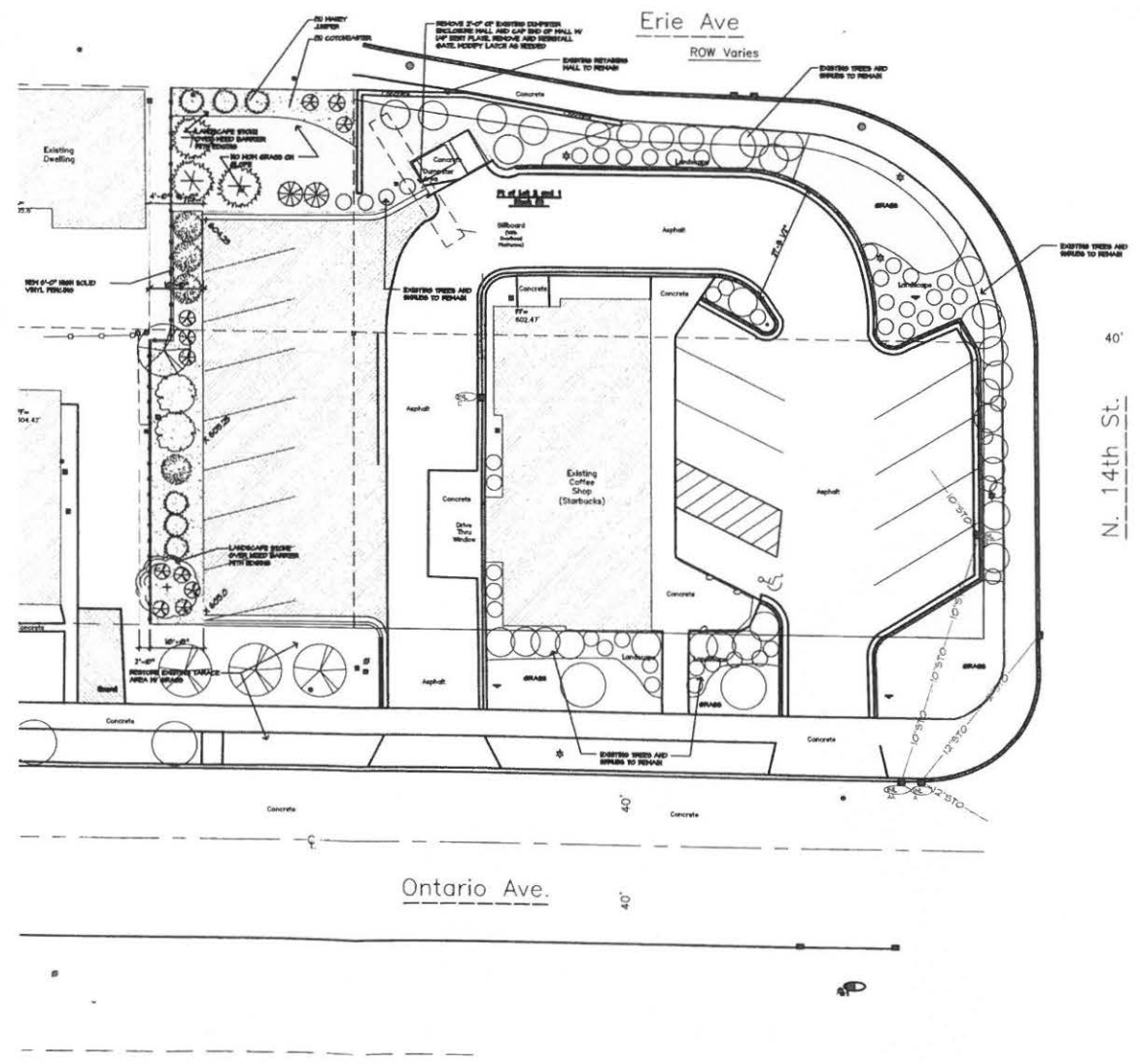
LANDSCAPE REQUIREMENTS FOR TREE REMOVAL  
 8 TREES REMOVED @ 12 PLS EACH = 160 PLS

14 + 18 + 221 + 160 = 493 TOTAL POINTS REQUIRED

LANDSCAPE SCHEDULE			
DESCRIPTION	QTY.	SIZE	REMARKS
BLACK HILLS SPRUCE	3	5' MIN.	40 X 5 = 120
NORWAY MAPLE	4	1 1/2" DIA.	80 X 4 = 120
HONEYLOCUST	1	1 1/2" DIA.	80 X 1 = 80
CRABAPPLE	2	1" DIA.	10 X 2 = 20
AMERICAN ARBORVITAE	4	4' MIN.	20 X 4 = 80
GREY DOGWOOD	2	80" MIN.	5 X 2 = 10
SARGENT JUNIPER	6	16" MIN.	5 X 6 = 10
COTONEASTER	10	16" MIN.	5 X 11 = 55
TOTAL	32		TOTAL = 493 POINTS

SEED MIX  
 20% RUSBY II KENTUCKY BLUEGRASS  
 20% NEM GLADE KENTUCKY BLUEGRASS  
 20% ASPEN KENTUCKY BLUEGRASS  
 20% BLUE MOON KENTUCKY BLUEGRASS  
 15% BLUE CHIP KENTUCKY BLUEGRASS  
 5% STATESMAN PERENNIAL RYE GRASS

ALL PLANTING AREAS TO HAVE PLASTIC EDGERS WHERE NEEDED AND  
 NEED BARRIER AND COVERED WITH 55/55/PPM LARGE PEBBLE  
 LANDSCAPE STONE TO MATCH EXISTING



**SMET**  
 CONSTRUCTION SERVICES  
 OUR REPUTATION IS BUILDING  
 COMMERCIAL OFFICE  
 1000 27th St  
 SHEBOYGAN, WI 53089  
 PHONE: 920.451.1111  
 FAX: 920.451.1112  
 EMAIL: info@smet.com

COMPONENTS: MATERIALS, LABOR, AND OVERHEADS  
 CONTRACTOR'S OFFICE: 1000 27th St, Sheboygan, WI 53089  
 PROJECT NO.: 1028 N. 14TH STREET, SHEBOYGAN, WI  
 DATE: 03/16/16

NO.	DATE	DESCRIPTION
1	03/16/16	ISSUED FOR PERMITS
2	03/16/16	ISSUED FOR PERMITS

PROPOSED PARKING LOT EXPANSION FOR  
**STARBUCKS**  
 1028 N. 14TH STREET  
 SHEBOYGAN, WI

PROJECT NO.:  
 DRAWN BY: SALES:  
 SHEET NO.: SHEET:  
 ARCHT. NO.:  
 DATE: 03/16/16

**L1.0**

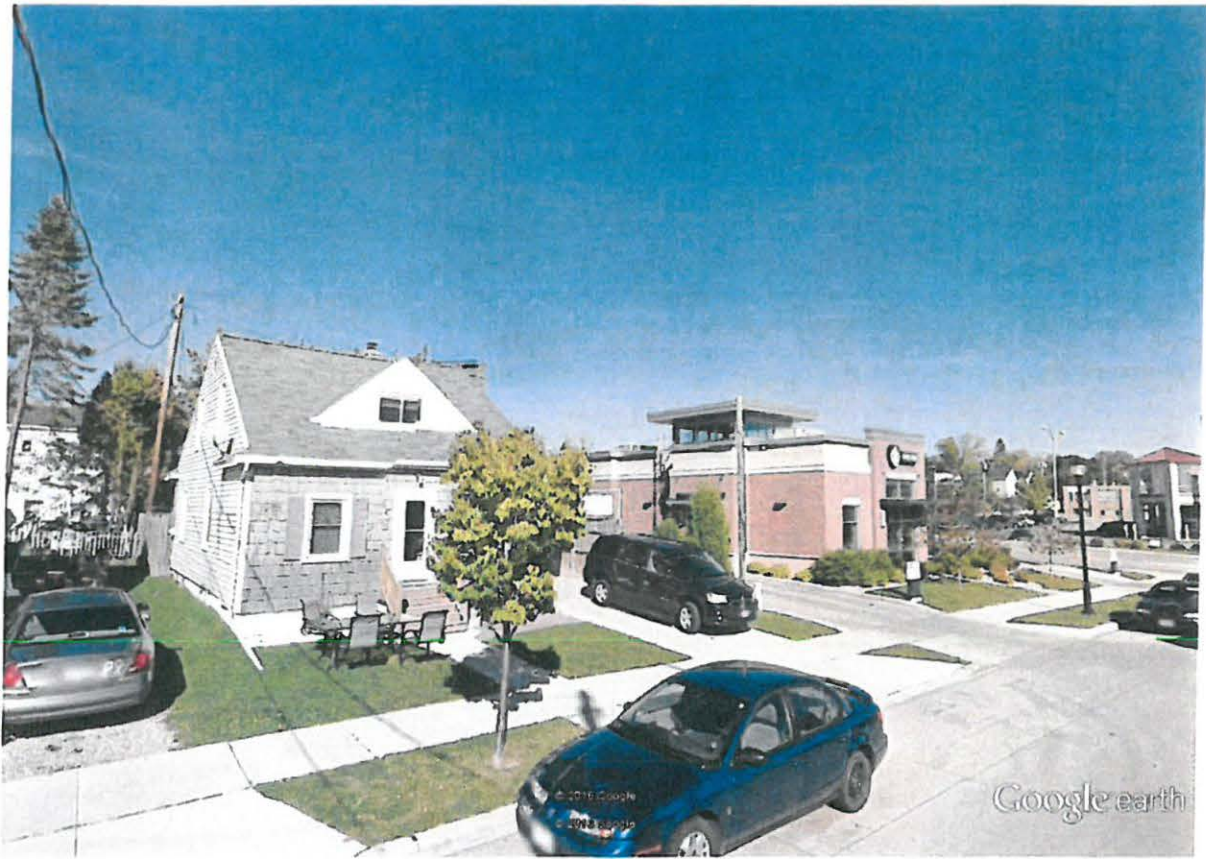
LANDSCAPE PLAN  
 F = 10'-0"





Google Earth


© 2008 Google



PARCEL NO. 003350  
MAP NO. 14330009  
ZONING CLASSIFICATION: NC

Office Use Only  
DATE SUBMITTED: \_\_\_\_\_  
REVIEW DATE: 5/24/16

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: Timothy Pasche

ADDRESS: 830 Virginia Ave Sheboygan, WI 53081

E-MAIL: tpasche@etudegroup.org

PHONE: 608-387-1215 FAX NO.: ( )

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

NAME OF PROPOSED/EXISTING BUSINESS: Habitat ReStore

ADDRESS OF PROPERTY AFFECTED: 1911 N. 8th Street

LEGAL DESCRIPTION: ~~830 Virginia Ave~~ The Restore is a retail outlet store that stocks gently used home improvement products.

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

site with parking lot

BRIEF DESCRIPTION OF **PROPOSED** OPERATION OR USE:  
We will use 3 parking spots as a temporary build site for a portable shelter

BRIEF DESCRIPTION OF TYPE OF STRUCTURE: A portable shelter built on wheels. 18ft by 16ft by 13ft

OFFICE USE ONLY

PARCEL NO.: 003350

MAP NO.: 14330009

ZONING CLASSIFICATION: NC

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: Timothy Pasche

ADDRESS: 830 Virginia Ave. Sheboygan, WI 53081

E-MAIL ADDRESS: tpasche@etwgroup.org

PHONE: (608) 387-1215 FAX NO: ( )

**2. OWNER INFORMATION**

OWNER OF SITE: Habitat For Humanity Lakeside ReStore

ADDRESS: 1911 N. 8th Street Sheboygan, WI 53081

PHONE: (920) 458-3399 FAX NO: ( )

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

NAME OF PROPOSED/EXISTING BUSINESS: Portable Shelter Build site

ADDRESS OF PROPERTY AFFECTED: 1911 N. 8th Street

USE OF PROPERTY: Retail store/ Portable shelter build site

TYPE OF SIGN: Printed vinyl sign.

DESCRIPTION OF PROPOSED SIGN: A sign posting project partners and the title of the build.

**4. CONFIGURATION OF PROPOSED SIGN:**

## Project Purpose

IDEAS Academy is dedicated to preparing students for our rapidly changing world, one that increasingly values conceptualization, innovation, and empathy. In the engineering department, we challenge ourselves to develop projects that not only are inventive, but serve a significant purpose. The Étude Engineering Portable Shelter Initiative is a project established by the students of the Foundations of Architectural Design seminar at IDEAS Academy with the vision of addressing veteran homelessness through innovative, space-efficient design. By creating a Portable Shelter through Habitat for Humanity, we hope to provide an alternative housing option for a person while building the skills and experience of the students in the course. When developing a project to bring the class into the next term, we identified the problem of homelessness in our own student body. The extent of the problem in our school alone prompted us to look into the homeless of Eastern Wisconsin. However, further investigation brought us to the conclusion that veterans are at a much higher risk than the average American so we shifted our design with the objective of serving homeless veterans in the greater Wisconsin area.

Veterans have consistently been overrepresented in the homeless population. A Point-in-Time count conducted by the U.S. Department of Housing and Development found that on a single day in January in 2009, veterans constituted 16% of the homeless population. In general, having a low socioeconomic status or a mental health disorder increases a person's risk and face a host of mental disorders, with 11-20 out of every 100 veterans who served in Operations Iraqi Freedom and Enduring Freedom having PTSD in a given year (according to the National Center for PTSD). Fortunately, the situation has improved over the last six years. A similar Point-in-Time count conducted in January of 2015 found that the percentage of veterans in the homeless population had dropped to 8.6%. Secretary of Veterans Affairs Robert A. McDonald asserted that "we will solve this challenge community by community," a sentiment that aligns with the mission of this project.



## **Veterans Outreach of Wisconsin**

### **Mission Statement:**

Our mission is to help veterans strive for normalcy in life by helping them furnish their new found homes while providing additional assistance as needed.

### **Outreach Overview:**

Our main outreach items needed are home furnishings and accessories, bedding materials, bathroom necessities, and kitchen utensils. We collect donated housing items and distribute them to veterans in need at their new homes. We have both pick-up and drop-off services available making your donation process as easy as can be.

### **Our Philosophy:**

The measure of a person's character is how he treats those that he cannot benefit from. We have known many great men and women in my lifetime, both rich and poor. Many of these greats, who have served our great nation with pride and honor, end up falling on hard times but still ask for nothing in return for their service. Despite their best efforts sometimes other's help is still needed. The need for assistance is greater than you may wish to see, but it is there, which is why we decided to start this group so we could step in to make a difference.



## Liability Information

### ● Site Liability

- Construction of the trailer was proposed to be on the site of a Habitat for Humanity Lakeside plot
- Materials would be stored and secured on site. Tools of IDEAS Academy will be transported between the school and site during the building phase.
- The contractors on site will be provided by Habitat for Humanity and Quasius Construction during the construction phases of the build.

### ● Student Liability

- Tool Safety
  - All students are required to pass an OSHA Academy Safety Test based on the Power and Hand tools book from OSHA.
  - All students must show proficiency in power and hand tool use.
  - Students under the age of 16 will only be able to use non-electric hand tools and electric drivers
  - Power tools such as a table saw, compound miter saw, or circular saw can only be used by students 16 or older under the direct supervision of a professional or teacher.
  - Students and parent/guardians of students must sign a safety contract and waiver as a part of the Habitat for Humanity Lakeside protocol and will be required to apply safety practices as applied at IDEAS Academy and safety protocols as stated by Habitat for Humanity Lakeside.
- Safety of Site
  - Safety Glasses will be required at all times along with Hard hats while the shelter is under construction.
  - Safety of the site will also be supervised by professionals and teacher(s) that are on site.

### ● Liability After Construction

- A clarification is that this is a *Portable Shelter*. Any movable living quarters, no more than 150 square feet in area, used as an individual's permanent place of habitation. For purposes of this definition, a permanent place of habitation is established when an individual lives in a portable shelter for four (4) consecutive months.
- Gift in Kind - Waiver of Liability
  - The trailer is a donation to a Veteran in need and is intended to be a "Gift in Kind" Donation which will have a Waiver of Liability as part of an agreement with Veterans Outreach of Wisconsin. Veterans Outreach of Wisconsin accepts all possible liability of the home.
- Power for the Portable Shelter after it leaves the location will be the same as a typical RV connection for electrical. Any other utilities will be similar to that of a mobile home (heating, water, cooking, etc). The design will be hooked to electrical, but will not have running water due to the site having

## Conditional Use Permit (City of Sheboygan)

### ● Existing use of Habitat for Humanity Restore

- The ReStore is a retail outlet store that stocks gently used home improvement products at a very low discounted price. ReStore volunteers work alongside staff to create a friendly environment for our customers. Our ReStore is open 5 days a week, giving the most flexible options for volunteers to donate their time. The ReStore location also houses the main office for Habitat for Humanity Lakeside.

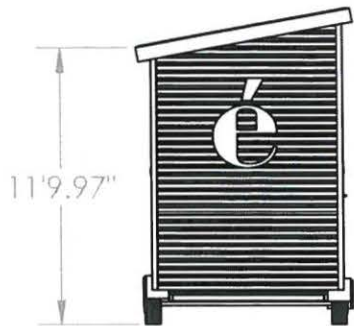
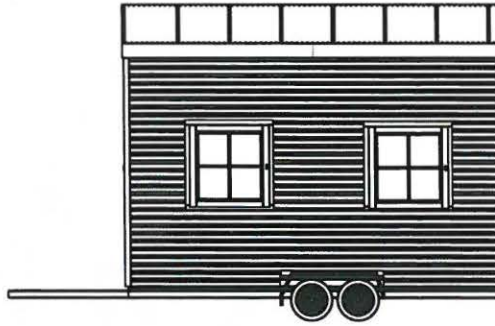
### ● Portable Shelter and all related activities to take place onsite

- Construction of the Portable Shelter will occur on site at the ReStore, outside in the parking lot, on the following dates and times:
  - May 31 (8am-3pm), June 1 (8am-2pm), June 7 & 8 (8am-12pm), June 10 (8am-4pm), June 13-16 (12-4pm), June 20-23 (12-4pm), and June 27-30 (12-4pm).
  - Tentative Build Days beyond July 4th: (12-4pm schedule)
    - July 5-7, 11-14, 18-21, 25-29.
- Materials will be stored inside of the building in the basement along with some materials stored in the outdoor Brat barn. Parking will not be hindered for the ReStore or Save-a-Lot because the build is being completed with the help of students who will not be using parking spaces.



- **What is the purpose of this project?**
  - As stated at the top of this document, the purpose of this project is to take action on homelessness in Wisconsin, specifically veteran homelessness. We have connected with Veterans Outreach of Wisconsin to do so by building a Portable Shelter to give homeless veterans a step-forward in their lives.
- **Why did you selected this location?**
  - The ReStore is the perfect location to build the portable shelter due to the collaboration of Habitat for Humanity Lakeside and IDEAS Academy. The ReStore is providing materials needed to build a majority of the portable shelter. It is a convenient build location with proper power support for tools and storage for materials.
- **How many people will be working on this project?**
  - There are approximately 26 students working on this project along with their teacher and professionals. At most, there will be 25 people on site at a time. Not all students will be at the location at all times due to this being a summer project and conflicts.
- **Who will be managing/overseeing the project?**
  - There will be a few key managers on site. Tim Pasche, the engineering teacher from IDEAS Academy, will be on site overseeing students and tool use by students. He is a certified teacher of physics, mathematics, and technology education with an OSHA certificate in construction safety. Jon Hoffman of Habitat for Humanity Lakeside will also oversee construction as a contractor, along with collaborators from Abacus Architects and Quasius Construction.
- **Where is proposed Tiny House Construction to take place on the property?**
  - The attached map of the Habitat ReStore is marked to indicate the location. This location is in 3 parking places near the Brat barn on site, directly west of the ReStore entrance.
- **An explanation as to when you will construct the Tiny House**
  - First Build Day will be May 31st. The build is expected to be completed by July 4th but may extend beyond into July. The Portable shelter is expected to be sent down to Racine, WI where Veterans Outreach of Wisconsin is located with their Tiny Home Community. The build hours are listed above. If the build
- **Parking**
  - Parking will be easily accessible and parking of volunteers, students, and supervisors of the build will not hinder the business of Save-A-Lot and Habitat ReStore.
- **Hours of Operation and Courtesy to Neighborhood**
  - The hours of operation will be during typical school and work hours. The summer hours are shifted to the afternoon as a courtesy to students in summer school classes morning business hours.
- **Proposed Signage**
  - A banner will be posted with the project name along with the partner logos to show sponsorship but will only posted on the build site. There will be a temporary fence with a description of the project posted for onlookers to inform themselves of what is happening.





**PROPRIETARY AND CONFIDENTIAL**

THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF HABITAT FOR HUMANITY LAKESIDE, IDEAS ACADEMY, AND VETERANS OUTREACH OF WISCONSIN. ANY REPRODUCTION IN PART OR AS A WHOLE WITHOUT THE WRITTEN PERMISSION OF HABITAT FOR HUMANITY LAKESIDE, IDEAS ACADEMY, AND VETERANS OUTREACH OF WISCONSIN IS PROHIBITED.

UNLESS OTHERWISE SPECIFIED:

DIMENSIONS ARE IN INCHES  
 TOLERANCES:  
 FRACTIONAL ±  
 ANGULAR: MACH ± BEND ±  
 TWO PLACE DECIMAL ±  
 THREE PLACE DECIMAL ±

INTERPRET GEOMETRIC TOLERANCING PER:

MATERIAL

FINISH

DO NOT SCALE DRAWING

NAME DATE

DRAWN JB 5/9

CHECKED TP 5/9

ENG APPR.

MFG APPR.

Q.A.

COMMENTS:

TITLE:

Etude Engineering  
 Portable Shelter

SIZE DWG. NO.

**A** Portable Shelter  
 Exterior Concept

REV

SCALE: 1:64 WEIGHT:

SHEET 1 OF 1

NEXT ASSY

USED ON

APPLICATION

5

4

3

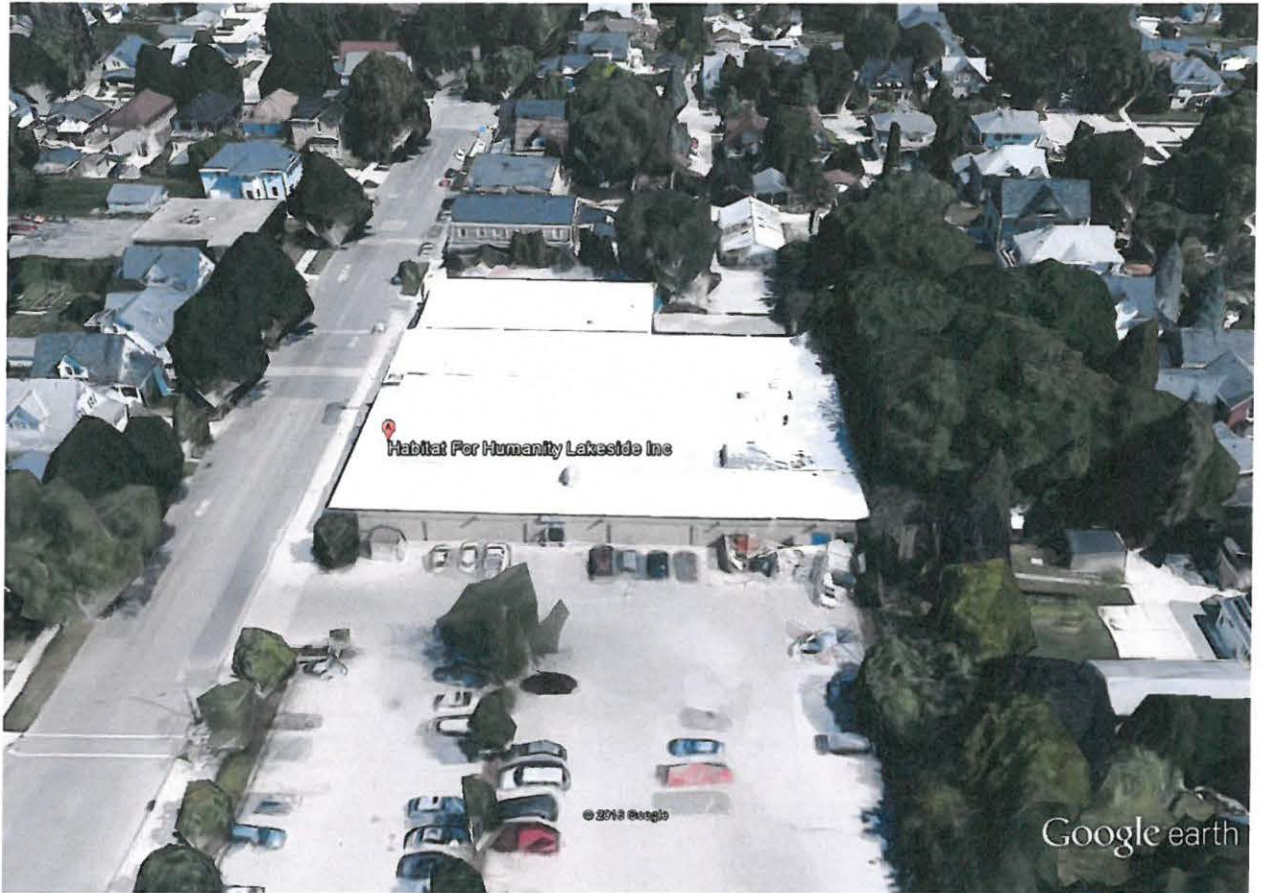
2

1

**Site of Construction at Habitat for Humanity Lakeside ReStore**

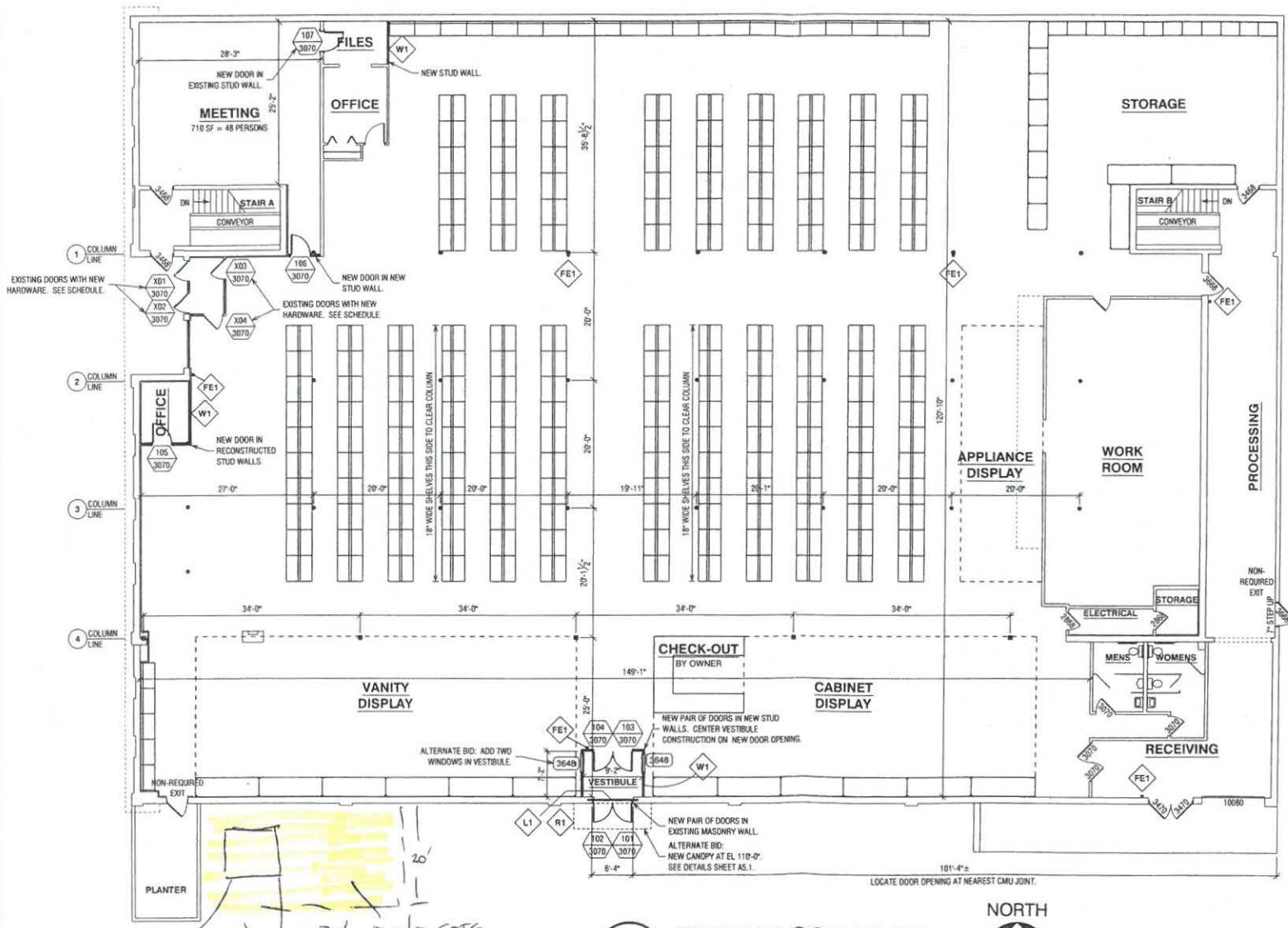


All other documents of the site are attached.



11/7/2011 9:05:51 AM By ROB C:\WP\PROJECTS\ACTIVE PROJECTS\100311 HABITAT RE STORE\DRAWINGS\100311 HABITAT RE STORE ARCHITECTS, INC. - ALL RIGHTS RESERVED. © COPYRIGHT 2011 - HAMEISTER ARCHITECTS, INC. - ALL RIGHTS RESERVED. ADAPTED OR USED WITHOUT WRITTEN PERMISSION FROM HAMEISTER ARCHITECTS, INC. THIS DOCUMENT AND THE INFORMATION REPRESENTED HEREWITH MAY NOT BE COPIED, DOWNLOADED, STORED IN MACHINE-READABLE FORM, OR OTHERWISE REPRODUCED, DISSEMINATED, OR OTHERWISE REPRODUCED.

133 50 91



**1**  
**A2.1** **FIRST FLOOR PLAN**  
SCALE: 1/16" = 1'-0"



**Habitat ReStore**

1911 NORTH EIGHTH STREET  
SHEBOYGAN, WISCONSIN 53081

HAMEISTER ARCHITECTS, INC.  
PROJECT NO. 100311  
31 OCTOBER 2011

**SHEET INDEX**

- A2.1 FIRST FLOOR PLAN.
- A2.2 BASEMENT PLAN WITH EGRESS LIGHTING.
- A2.3 EGRESS LIGHTING PLAN.
- A3.1 ELEVATIONS.
- A5.1 CANOPY DETAILS.
- A6.1 DOOR SCHEDULE AND KEY NOTES.

**BUILDING CONTENTS**

UPPER LEVEL AREA .....	21,946 SF
LOWER LEVEL AREA .....	6,504 SF
TOTAL BUILDING AREA .....	28,450 SF

**BUILDING AREA**

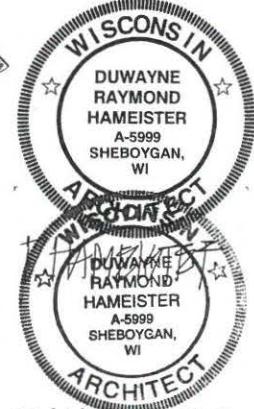
ALLOWABLE .....	9,000 SF
SPRINKLER INCREASE (300 PER CENT) .....	27,000 SF
TOTAL CODE ALLOWED AREA .....	36,000 SF

**CONSTRUCTION CLASSIFICATION**

TYPE 5B (COMBUSTIBLE NON-RATED)  
SPRINKLERED

**OCCUPANCY CLASSIFICATION**

MAIN OCCUPANCY  
MERCANTILE GROUP M  
ACCESSORY USES  
BUSINESS GROUP B: OFFICES  
MODERATE HAZARD STORAGE GROUP S-1:  
WAREHOUSE



*D. HAMEISTER*  
1 NOVEMBER 11

**HAMEISTER ARCHITECTS**  
INCORPORATED  
823 SOUTH TAYLOR DRIVE  
SHEBOYGAN, WISCONSIN 53081  
PHONE (920) 457-5500 FAX (920) 457-5005

**Habitat ReStore**

1911 NORTH 8TH STREET  
SHEBOYGAN, WISCONSIN 53081


DOCUMENT DATE	31 OCTOBER 2011
REV #	DATE FORW
DESIGN BY	ROB
CHECKED BY	RT
PROJECT NUMBER	100311
SHEET DESCRIPTION	FIRST FLOOR PLAN
SHEET NUMBER	<b>A2.1</b>

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Exhibit 2

BUILD SITE

EXISTING BUILDING

 PARKING CASEMENT AREA

**SURVEYOR'S CERTIFICATE**

To Alfred Real Estate, LLC, Warner  
Hershey & Lane LLP and Washington Title  
Services:

This is to certify that this map or plat and survey on which it is based were made in accordance with "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS" - 1st ed. established and adopted by ALTA/ACSM and NEPS in 1998, and include those 1, 2, 3, 4, 7a (1), 7c, 8, 9 of Table A thereto. Pursuant to the accuracy standards as stated by ALTA/ACSM and in effect on the date of this certification, undersigned further certifies that proper field observation, instrumentation, and adequate survey personnel were employed in order to achieve results comparable to those outlined in the "MINIMUM ANGLE, DISTANCE, AND CLOSURE REQUIREMENTS FOR SURVEY MEASUREMENT WHICH CONTROL LAND BOUNDARIES FOR ALTA/ACSM LAND TITLE SURVEYS."  
Date: 5/20/2009



WISCONSIN REGISTERED LAND SURVEYOR NO. 9-1096  
FLOORPLAN STATEMENT

The entire parcel shown on this within any 100 year floodplain area. The parcel lies within zone A or FEMA map community panel NO. 090120 0001 dated December 2, 1988.

LINE	BEARING	DISTANCE
1	S 89° 53' 32" E	20.00
2	S 89° 18' 49" E	20.00

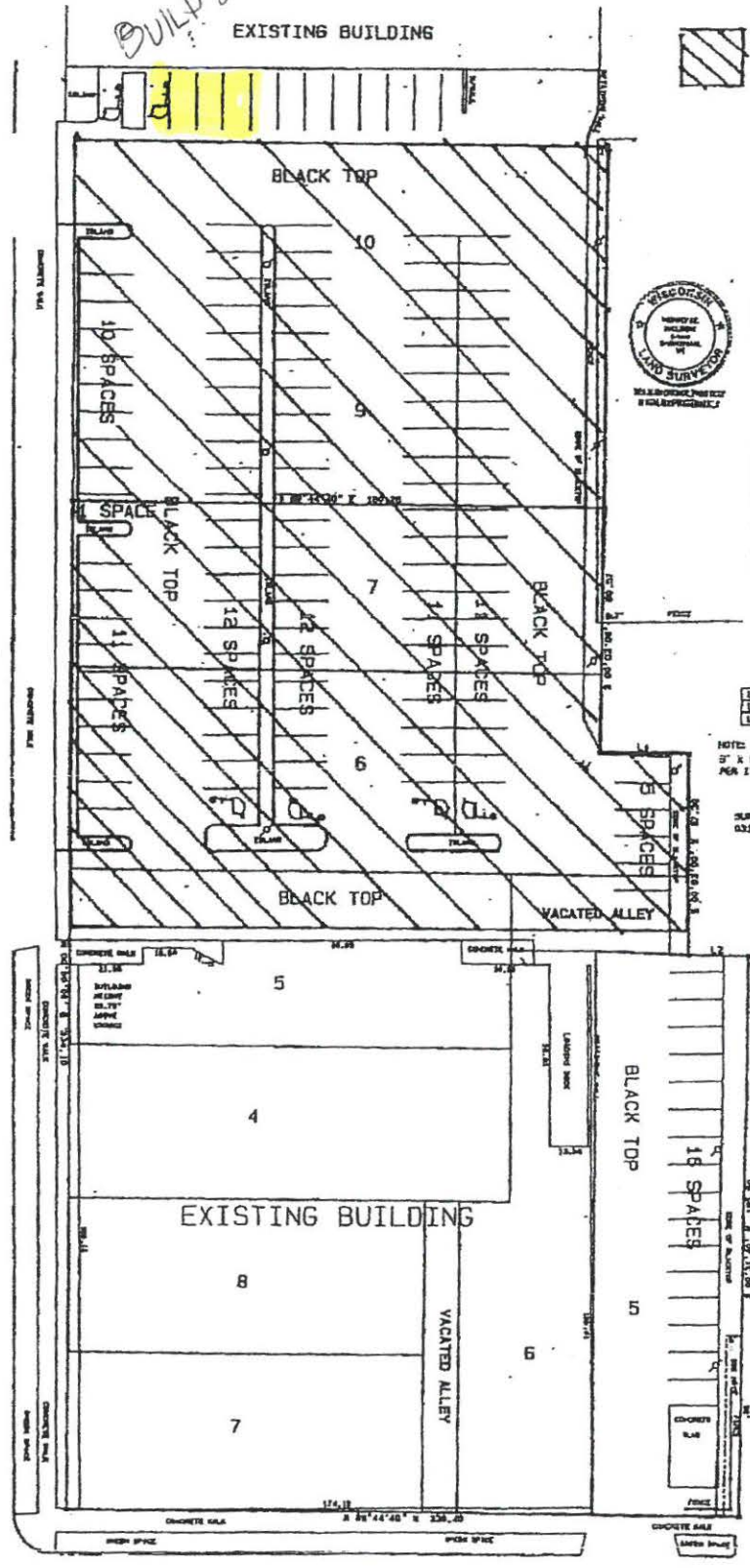
NOTE:  
5' x 80' EASEMENT TO BEG FORMERLY WISCONSIN BELLS PER ITEM 11 OF SCHEDULE B PART 2

SURVEY BASED ON TITLE COMMITMENT NO. 0310020 DATED DECEMBER 15, 2002



APPROXIMATE PARCEL SPACES  
75 REGULAR PARCEL SPACES

NORTH 8TH STREET



ZIMBAL AVENUE