

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

PARCEL NO. 431754  
MAP NO. 34302 014  
ZONING CLASSIFICATION: SC

Office Use Only  
APPLICATION/FILE NO. \_\_\_\_\_  
REVIEW DATE: 4/26/16

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

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

Completed application is to be filed with the Department of City Development, 828 Center Avenue, Suite 104. To be placed on the agenda of the City Plan Commission, application must be filed two weeks prior to date of meeting. Applications will not be processed if all required attachments and filing fee of \$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: Abacus Architects, Inc. – Derrek LeMahieu

ADDRESS: 1135A Michigan Ave. Sheboygan, WI 53081

E-MAIL: dlemahieu@abacusarchitects.net

PHONE: (920) 452-4444 FAX NO.: None

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

NAME OF PROPOSED/EXISTING BUSINESS: Tenant #5 Build-out

ADDRESS OF PROPERTY AFFECTED: N/A

LEGAL DESCRIPTION: Located in the NW 1/4 of the SW 1/4 of the section 34, T.15 N.–R.23 E., City of Sheboygan, Sheboygan County, Wisconsin. (Lot #4)

BRIEF DESCRIPTION OF **EXISTING** OPERATION OR USE: N/A

DETAILED DESCRIPTION OF **PROPOSED** OPERATION OR USE INCLUDING ANY CHANGES TO THE EXISTING USE: Indoor Commercial Entertainment (Permitted by Conditional Use).

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.

How is the proposed conditional use (independent of its location) in harmony with the purposes, goals, objectives, policies and standards of the City of Sheboygan Comprehensive Master Plan? This conditional use is in compliance with the City Master plan's purpose to protect public health, safety, morals, comfort, convince and general welfare by following its standards.

Does the conditional use, in its proposed location, result in any substantial or undue adverse impact on nearby property the character of the neighborhood, environment, traffic, parking, public improvements, public property or rights-of-way? No

How does the proposed conditional use maintain the desired consistency of land uses in relation to the setting within which the property is located? Similar uses are located at adjacent properties (Advance Auto parts, Dunkin Donuts, Verlo Mattress, Armed Forces Career Center, Taco Bell, Bathesda, US Cellular, Family Video, Enterprise, Cash Store, Aspen Dental and Washington Square Strip Mall

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

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

**OWNER OF SITE:** Bayside Management LLC – Tom Schafer

**ADDRESS:** 2551 N. Wahl Ave., Milwaukee, WI 53211 **E-MAIL:** tschafer@wi.rr.com

**ARCHITECT:** Abacus Architects, Inc. – Derrek LeMahieu

**ADDRESS:** 1135A Michigan Ave. Sheboygan, WI 53081

**E-MAIL:** dlemahieu@abacusarchitects.net

**CONTRACTOR:** To Be Determined

### 5. CERTIFICATE

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

  
**APPLICANT'S SIGNATURE**

4.12.16  
**DATE**

DERREK J LEMAHIEU  
**PRINT ABOVE NAME**

## **Written Description - Conditional Use Application**

Little Caesars Buildout  
2932 South Business Drive, Suite # 5  
Sheboygan, Wisconsin 53081

### **Zoning District**

Suburban Commercial (SC)

### **Existing Land Use**

Multi-Tenant Building - 6,000 sq. ft.

- Indoor Sales or Service (Verizon Wireless) - 2,400 sq. ft.
- Vacant - 3,600 sq. ft.

### **Proposed Land Use**

Indoor Commercial Entertainment (Little Caesars) - 1,375 sq. ft.

### **Proposed Use Data**

Reason for Site Selection

- This particular site was selected for the following reasons.
  - Visibility from a high traffic count street (i.e South. Business Drive)
  - Demographics (i.e. 40,000 residents within 4 miles, the highest concentration of pizza parlors is on the north side of Sheboygan).

Estimated Employees

- 5 full-time employees
- 8 part-time employees

Access

- Vehicles may enter and exit through both the north and south drive aprons off the west frontage road.
- The drive lane on the south side of the property will be changed from two-way traffic to one-way to accommodate the new drive through. Vehicles will be required to use the north driveway to move from the front of the building to the frontage road.
- Refer to Sheet A201 for directional pattern of traffic through the site.

Drive-Up Window

- Orders are generally placed ahead of time and are simply picked up at the drive-up window.
- A menu board and/or ordering communication system is not a part of this project as it would be in a traditional drive-thru window.
- Refer to Sheet A201 for directional pattern of traffic through the site.



### **Site Data**

Total Site Area	65,168 sq. ft.
Building Footprint Area	6,030 sq. ft. (9.3% of total site)
Pavement, Concrete & Misc.	22,290 sq. ft. (34.2% of total site)
Total Impervious Area	28,685 sq. ft. (44.0% of total site)
Landscape Area Remaining	36,483 sq. ft. (66.0% of total site)

### **Density and Intensity Requirements**

Minimum Landscape Surface Ratio (LSR): .25

- .660

Minimum Lot Area: (MLA): 1 acre

- 65,168 sq. ft.

Maximum Building Size (MBS): N/A

### **Setbacks (all data is existing)**

Building to Front or Street Lot Line (Highway): 25 feet

- 95' actual to Business Drive

Building to Front or Street Lot Line: 25 feet

- 175' actual to Wilson Avenue

Building to Nonresidential Side Lot Line: 10 feet

- 30' actual

Building to Nonresidential Rear Lot Line: 10 feet

- 54' actual

Minimum paved Surface Setback: 25 feet from Front or Street Lot Line (Highway)

- 25' actual

Minimum paved Surface Setback: 5 feet from Side / Rear Lot Line

- 5' actual

Maximum Building Height: 50 feet

- 22' actual

### **Parking Requirements**

Minimum Number of Off-Street parking Spaces Required on the Lot:

- Business & Retail Spaces - 1 space per 300 sq. ft. of building area
- Indoor Commercial Entertainment - 1 space per every 3 patron seats or 1 space per every 3 occupants at the building's maximum occupant load

Total Building Required Spaces

- Indoor Commercial Entertainment (Little Caesars) - 8 total maximum occupants / 3 = 3 spaces required
- Occupied Indoor Sales or Service - 2,400 sq. ft. / 300 sq. ft. = 8 spaces required
- Vacant Indoor Sales or Service - 2,225 sq. ft. / 300 sq. ft. = 8 spaces required

**19 total spaces required - 29 total spaces provided**



### **Summary of Improvements**

New expanded drive-up window lane  
New landscaping in compliance with current City of Sheboygan Zoning Ordinance  
New signage in compliance with current City of Sheboygan Zoning Ordinance  
New drive-up window to match existing building materials

### **Building Design**

The building design will remain consistent with the existing and surrounding buildings. The south aluminum storefront window will be replaced with a "bump out" style drive-up window in a new aluminum storefront window system to match the existing building. All colors and materials will match the existing building. Gray spandrel glass will be used below 3'-0" in the new window to conceal kitchen casework and equipment below this height.

### **Landscape Requirements**

Landscape plan submittal complying with all standards per City of Sheboygan Zoning Ordinance Subchapter 15-6 to be provided at time of permitting.

### **Performance Standards / Potential Nuisances**

All performance standards shall comply per City of Sheboygan Zoning Ordinance Subchapter 15-7 to ensure this development will not become a nuisance to adjacent property owners.

Generally speaking, the Indoor Commercial Entertainment use is consistent with the adjacent commercial uses in this development. The types of activities occurring at this use should not adversely impact adjacent property owners. Many components to insure this including appropriate site lighting and dumpster enclosure for trash screening have been previously provided by the original building project.

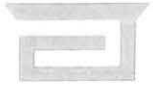
In regards to the new drive-up window, it is essential to understand that this is not a traditional drive-thru with both pick-up windows and menu boards. Orders are generally placed ahead of time and simply picked up at the window. Since separate queuing for ordering does not exist, this greatly decreases the total queuing of vehicles. Noise is also lessened given that an exterior menu board is not used for ordering.

### **Site Lighting (all data is existing)**

Site lighting to be provided via three fixture types including:

- Building Mounted Wall Pack Light Fixture
- Building Mounted Decorative Pendant Light Fixture
- 20' Pole Mounted Light Fixture

Note: Styles and heights to match adjacent properties.

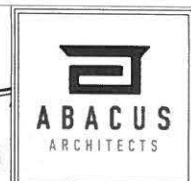
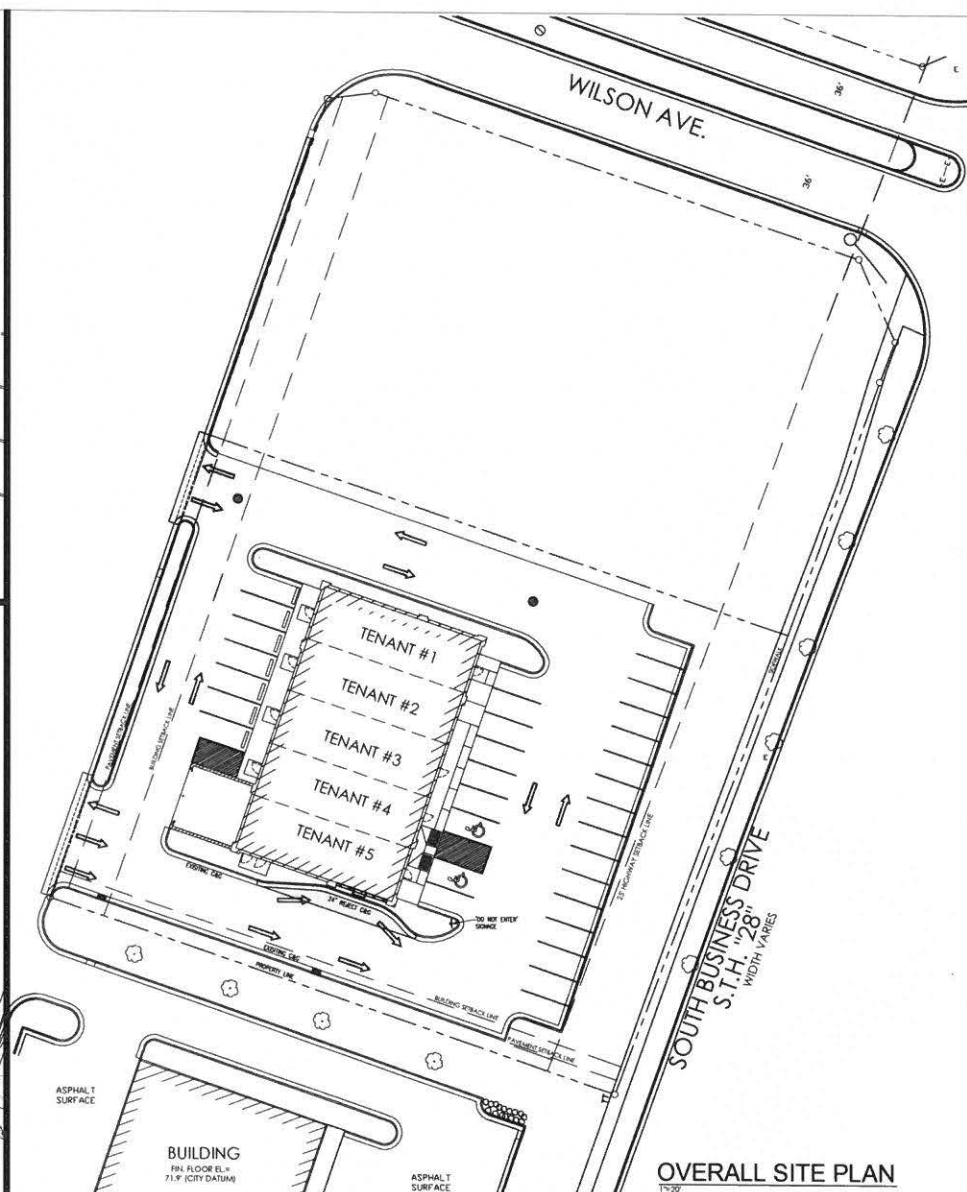
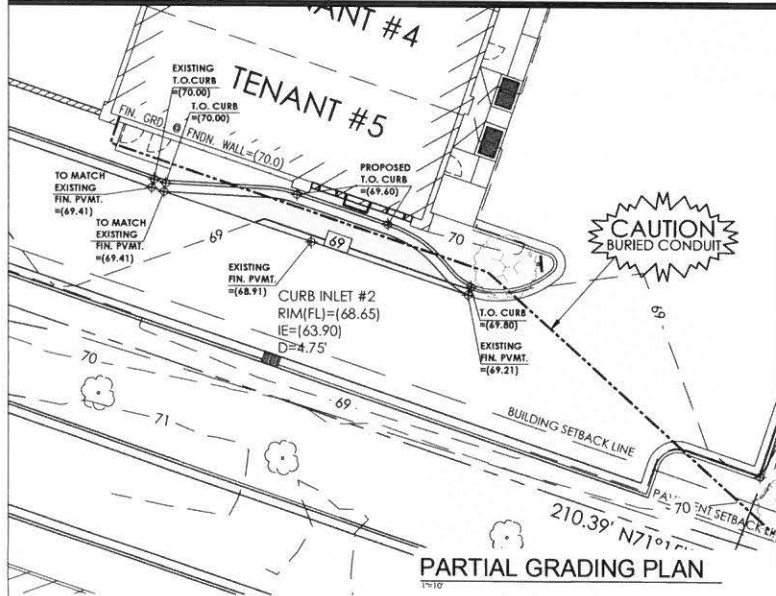
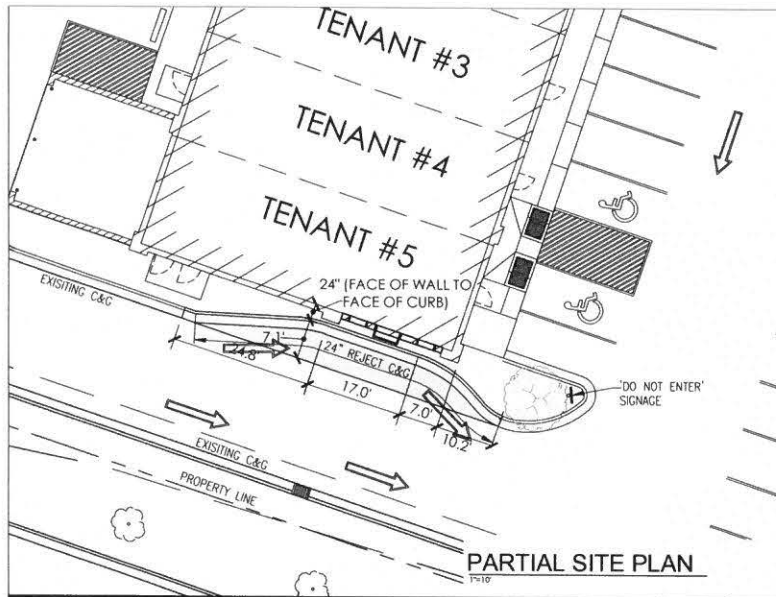


**Signage Regulations**

A formal signage submittal per City of Sheboygan Zoning Ordinance Subchapter 15-8 to be provided at a future date.

**Written Justification**

This intersection of Business Drive and Wilson Avenue, and the surrounding neighborhood is currently a mix of Indoor Commercial Entertainment, Office, Indoor Sales or Service and Personal or Professional Service uses. It is our belief that this development is in following with the comprehensive master plan, and will not provide a nuisance, but rather benefit the surrounding area.



REVISIONS:

NOTICE TO DESIGNER:  
DESIGNER SHALL REVIEW ALL DRAWINGS AND SPECIFICATIONS TO DETERMINE THE IMPACT OF OTHER SECTIONS OF WORK ON THEIR OWN WORK.  
© 2014 ABACUS ARCHITECTS, INC.

ISSUE DATE: APRIL 07, 2016  
TENANT BUILDOUT  
**LITTLE CAESARS**  
2920 SOUTH BUSINESS DRIVE, SUITE #5 - SHEBOYGAN, WISCONSIN  
ABACUS ARCHITECTS INC., 1135A MICHIGAN AVENUE, SHEBOYGAN, WISCONSIN 53081 P. 920-452-4444

DRAWN BY: JEG  
CHECKED BY: JAB

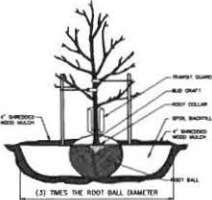
**A**  
**201**

PROJ. NO. 2016-16



CALL DIGGERS' HOTLINE  
1-800-242-8511

TOLL FREE TO OBTAIN LOCATION OF UNDERGROUND BEFORE YOU DIG.  
WISCONSIN STATUTE 182.0715 REQUIRES MIN. OF 3 WORK DAYS NOTICE  
BEFORE YOU EXCAVATE.



INSTALLATION REQUIREMENTS  
1. THE TREE SHALL BE PLANTED WITH THE ROOT BALL EXPOSED TO THE SOIL TO PREVENT DRAINAGE IN SLANT PLANT.  
2. PLACE MULCH OVER THE ROOT BALL AND SOIL TO PREVENT WEEDS FROM GROWING AND TO MAINTAIN SOIL MOISTURE.  
3. MULCH SHALL BE 2" TO 4" DEEP AND SHALL BE APPLIED TO THE ENTIRE PLANTING AREA.  
4. MULCH SHALL BE APPLIED TO THE ENTIRE PLANTING AREA.  
5. MULCH SHALL BE APPLIED TO THE ENTIRE PLANTING AREA.  
6. MULCH SHALL BE APPLIED TO THE ENTIRE PLANTING AREA.  
7. MULCH SHALL BE APPLIED TO THE ENTIRE PLANTING AREA.

NOTE:  
THE LOCATION OF UNDERGROUND UTILITIES OR FACILITIES SHOWN ON PLANS ARE BASED ON AVAILABLE RECORDS AT THE TIME OF PREPARATION AND ARE NOT GUARANTEED TO BE COMPLETE OR CORRECT. THE CONTRACTOR IS RESPONSIBLE FOR CONDUCTING ALL UTILITY LOCATIONS PRIOR TO CONSTRUCTION TO DETERMINE THE EXACT LOCATION OF ALL UTILITIES AND TO PROVIDE ADEQUATE PROTECTION DURING THE COURSE OF THE PROJECT. THE CONTRACTOR IS ALSO RESPONSIBLE FOR REPAIR OF ALL DAMAGED UTILITIES DURING CONSTRUCTION TO THE SATISFACTION OF UTILITY OWNERS.

- GENERAL LANDSCAPE NOTES
1. ALL LANDSCAPE PLANNING, INCLUDING BUT NOT LIMITED TO PLANTING BEDS, TREES AND SHRUBS AS DEFINED, TO BE INSTALLED NO LATER THAN SEPTEMBER 1, 2016.
  2. ALL SEEDING AND MULCH WITHIN ALL TURF AREAS TO BE INSTALLED NO LATER THAN SEPTEMBER 1, 2016.
  3. CALL DIGGERS' HOTLINE PRIOR TO DIGGING.
  4. ALL BUILDING DIMENSIONS, GRADES AND ELEVATIONS TO BE VERIFIED IN THE FIELD.
  5. PLANT ALL TREES, SHRUBS AND EVERGREENS ACCORDING TO THE HEIGHT OF THE ROOT BALL OR POT.
  6. ALL PERENNIAL BEDS TO RECEIVE 2" COMPOST.
  7. ALL TREES IN THE LAWN AREAS TO RECEIVE A MULCH CIRCLE (NO LANDSCAPE EDGING) AND WATER SAUCER.
  8. LANDSCAPE CONTRACTOR TO PROVIDE TWO LAYERS OF WEED BARRIER WITHIN PLANTING AREAS AS DEFINED.

LANDSCAPE POINTS REQUIRED FOR 'SC' SUBURBAN COMMERCIAL ZONING

BUILDING FOUNDATION = 404 LINEAL FEET  
PER SECTION 15.604 AND TABLE 15.604/BUILDING FOUNDATION LANDSCAPE REQUIREMENTS  
40 POINTS PER 100 LINEAL FEET

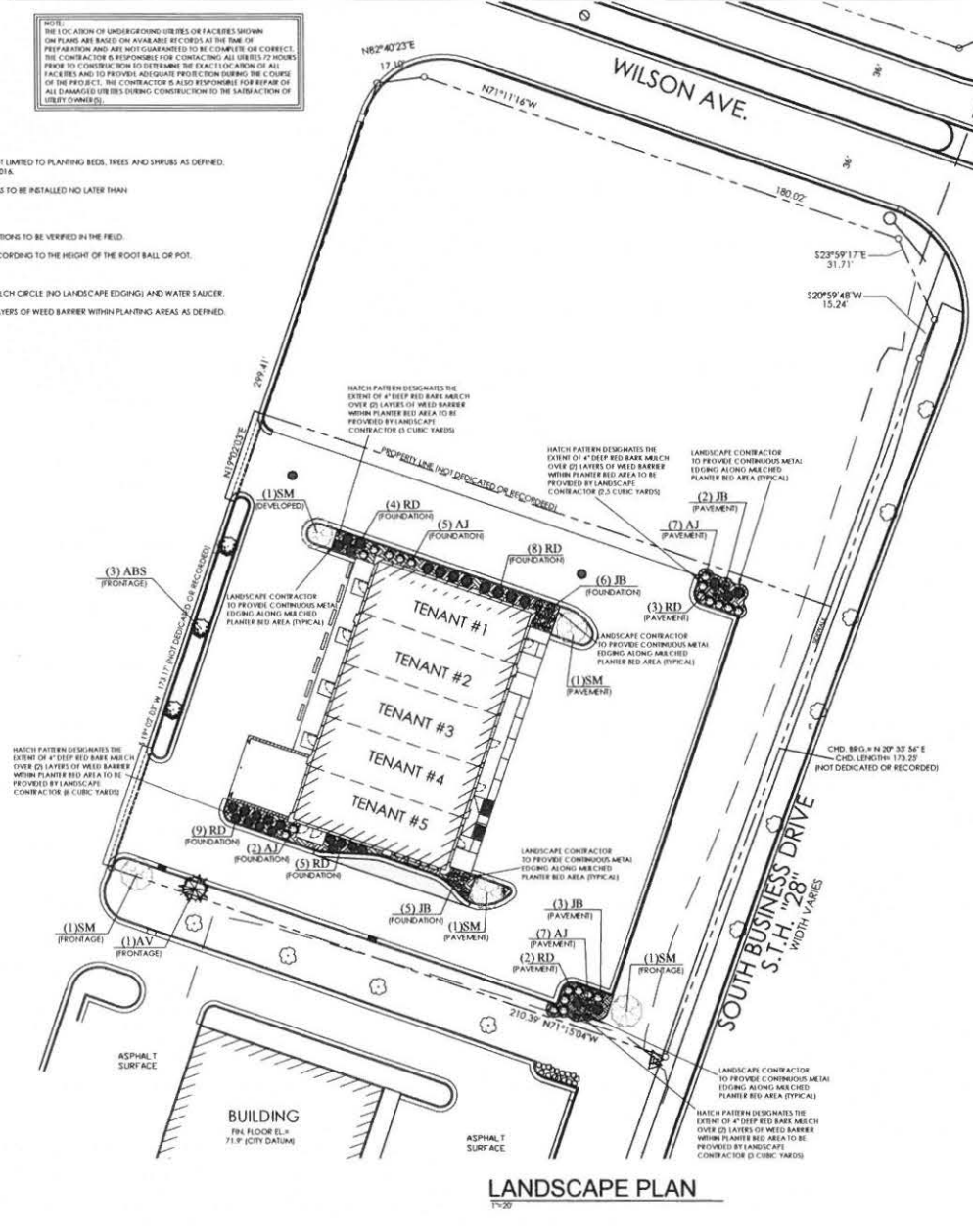
DEVELOPED LOTS = 6,030 SQUARE FOOT BUILDING FOOTPRINT  
PER SECTION 15.605 AND TABLE 15.605/DEVELOPED LOT LANDSCAPE REQUIREMENTS  
10 POINTS PER 1,000 SQUARE FEET OF GROUND FLOOR AREA

STREET FRONTAGE = 346 LINEAL FEET (SOUTH BUSINESS DRIVE AND WEST FRONTAGE DRIVE)  
PER SECTION 15.604 AND TABLE 15.604/STREET FRONTAGE LANDSCAPE REQUIREMENTS  
40 POINTS PER 100 LINEAL FEET

PAVEMENT AREA = 19,055 SQUARE FEET  
PER SECTION 15.607 AND TABLE 15.607/PAVED AREA LANDSCAPE REQUIREMENTS  
80 POINTS PER 10,000 SQUARE FEET

CONCRETE AREA = 3,235 SQUARE FEET  
PER SECTION 15.607 AND TABLE 15.607/PAVED AREA LANDSCAPE REQUIREMENTS  
80 POINTS PER 10,000 SQUARE FEET

REQUIREMENT	PLANT SPECIES	POINTS PER SPECIES	TOTAL POINTS
BUILDING FOUNDATION 142 POINTS (MIN.) REQUIRED 142 POINTS PROVIDED	(7) ANDORRA JUMPER	= (3) PTS. PER - 21 POINTS TOTAL	
	(24) RED TWIGGED DOGWOOD	= (6) PTS. PER - 130 POINTS TOTAL	
	(11) JAPANESE BARBERRY	= (1) PTS. PER - 11 POINTS TOTAL	
DEVELOPED LOTS 90 POINTS (MIN.) REQUIRED 75 POINTS PROVIDED	(1) SUGAR MAPLE	= (75) PTS. PER - 75 POINTS TOTAL	
	(1) SUGAR MAPLE	= (75) PTS. PER - 75 POINTS TOTAL	
STREET FRONTAGE 139 POINTS (MIN.) REQUIRED	(2) SUGAR MAPLE	= (75) PTS. PER - 150 POINTS TOTAL	(70) PTS. (MIN. REQUIRED)
	(3) AUTUMN BRILLIANCE SERVICEBERRY	= (10) PTS. PER - 30 POINTS TOTAL	(42) PTS. (MIN. REQUIRED)
	(1) JAPANESE BARBERRY	= (1) PTS. PER - 12 POINTS TOTAL	
50% MIN. CLIMAX/TALL TREES 30% MIN. SMALL TREES 192 POINTS PROVIDED	(2) SUGAR MAPLE	= (75) PTS. PER - 150 POINTS TOTAL	(53) PTS. (MIN. REQUIRED)
	(14) ANDORRA JUMPER	= (3) PTS. PER - 42 POINTS TOTAL	
30% MIN. CLIMAX/TALL TREES 40% MIN. SHRUBS 222 POINTS PROVIDED	(24) RED TWIGGED DOGWOOD	= (6) PTS. PER - 130 POINTS TOTAL	(71) PTS. (MIN. REQUIRED)
	(1) JAPANESE BARBERRY	= (1) PTS. PER - 5 POINTS TOTAL	
	(1) JAPANESE BARBERRY	= (1) PTS. PER - 5 POINTS TOTAL	







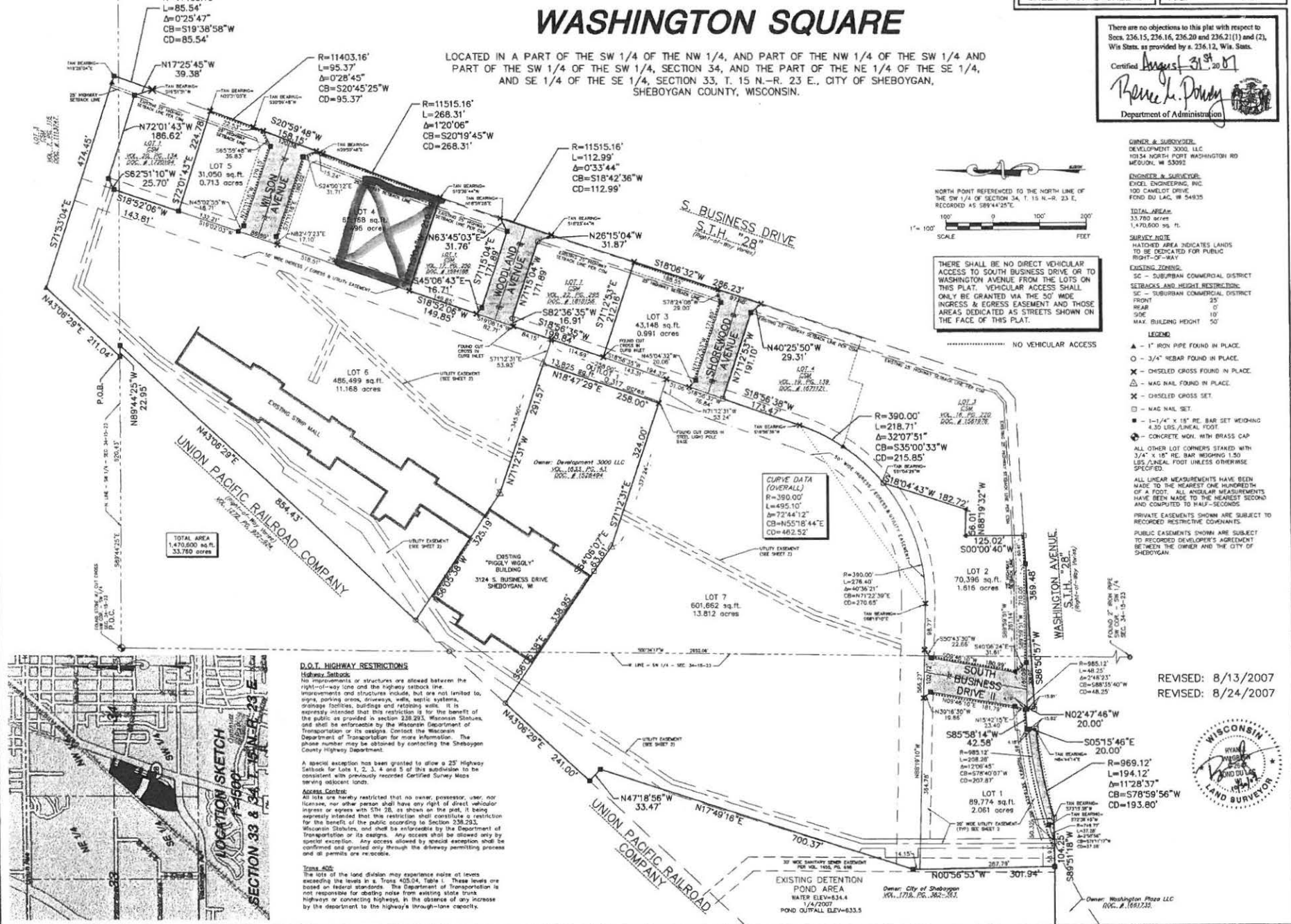
# WASHINGTON SQUARE

LOCATED IN A PART OF THE SW 1/4 OF THE NW 1/4, AND PART OF THE NW 1/4 OF THE SW 1/4 AND PART OF THE SW 1/4 OF THE SW 1/4, SECTION 34, AND THE PART OF THE NE 1/4 OF THE SE 1/4, AND SE 1/4 OF THE SE 1/4, SECTION 33, T. 15 N.-R. 23 E., CITY OF SHEBOYGAN, SHEBOYGAN COUNTY, WISCONSIN.

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified *Ames* 31<sup>st</sup> 2007

*Renee L. Pomy*  
Department of Administration

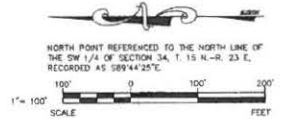


**D.O.T. HIGHWAY RESTRICTIONS**  
Highway Setback  
No improvements or structures are allowed between the right-of-way line and the highway setback line. Improvements and structures include, but are not limited to, signs, parking areas, driveways, wells, septic systems, drainage facilities, buildings and retaining walls. It is expressly intended that this restriction is for the benefit of the public as provided in section 238.293, Wisconsin Statutes, and shall be enforceable by the Wisconsin Department of Transportation or its assigns. Contact the Wisconsin Department of Transportation for more information. The phone number may be obtained by contacting the Sheboygan County Highway Department.

A special exception has been granted to show a 25' Highway Setback for Lots 1, 2, 3, 4 and 5 of this subdivision to be consistent with previously recorded Certified Survey Maps serving adjacent lands.

**Access Control:**  
All lots are hereby restricted that no owner, possessor, user, nor licensee, nor other person shall have any right of direct vehicular ingress or egress with S.H. 28, as shown on this plat, it being expressly intended that this restriction shall constitute a restriction for the benefit of the public according to Section 238.293, Wisconsin Statutes, and shall be enforceable by the Department of Transportation or its assigns. Any access shall be allowed only by special exception. Any access allowed by special exception shall be confirmed and granted only through the driveway permitting process and all permits are re-occur.

**TRAFFIC NOISE:**  
The site of the land division may experience noise at levels exceeding the levels in s. Trans 403.04, Table 1. These levels are based on federal standards. The Department of Transportation is not responsible for obtaining noise from existing state trunk highways or connecting highways, in the absence of any increase by the department to the highway's through-traffic capacity.



THERE SHALL BE NO DIRECT VEHICULAR ACCESS TO SOUTH BUSINESS DRIVE OR TO WASHINGTON AVENUE FROM THE LOTS ON THIS PLAT. VEHICULAR ACCESS SHALL ONLY BE GRANTED VIA THE 50' WIDE INGRESS & EGRESS EASEMENT AND THOSE AREAS DEDICATED AS STREETS SHOWN ON THE FACE OF THIS PLAT.

NO VEHICULAR ACCESS

- OWNER & SURVEYOR:**  
DEVELOPMENT 3000, LLC  
10134 NORTH FORT WASHINGTON RD  
MESCUN, WI 53052
- ENGINEER & SURVEYOR:**  
EXCEL ENGINEERING, INC  
100 CAMELOT DRIVE  
FOND DU LAC, WI 54935
- TOTAL AREA:**  
33,780 sq. ft.  
1,470,600 sq. ft.
- SURVEY NOTE:**  
HATCHED AREA INDICATES LANDS TO BE DEDICATED FOR PUBLIC RIGHT-OF-WAY
- EXISTING ZONING:**  
SC - SUBURBAN COMMERCIAL DISTRICT  
SE - SUBURBAN COMMERCIAL DISTRICT
- FRONT REAR SIDE MAX. BUILDING HEIGHT 50'**
- LEGEND:**
- ▲ - 1" IRON PIPE FOUND IN PLACE.
  - - 3/4" REBAR FOUND IN PLACE.
  - ✕ - CHISELED CROSS FOUND IN PLACE.
  - △ - WAG NAIL FOUND IN PLACE.
  - ✕ - CHISELED CROSS SET.
  - - WAG NAIL SET.
  - 1 1/4" x 18" RE. BAR SET WEAVING 4.30 LBS./LINEAL FOOT.
  - - CONCRETE WDN. WITH BRASS CAP.
- ALL OTHER LOT CORNERS STAKED WITH 3/4" x 18" RE. BAR WEAVING 1.50 LBS./LINEAL FOOT UNLESS OTHERWISE SPECIFIED.
- ALL LINEAR MEASUREMENTS HAVE BEEN MADE TO THE NEAREST ONE HUNDREDTH OF A FOOT. ALL ANGULAR MEASUREMENTS HAVE BEEN MADE TO THE NEAREST SECOND AND COMPUTED TO HALF-SECONDS.
- PRIVATE EASEMENTS SHOWN ARE SUBJECT TO RECORDED RESTRICTIVE COVENANTS.
- PUBLIC EASEMENTS SHOWN ARE SUBJECT TO RECORDED DEVELOPER'S AGREEMENT BETWEEN THE OWNER AND THE CITY OF SHEBOYGAN.

REVISED: 8/13/2007  
REVISED: 8/24/2007



EXISTING DETENTION POND AREA  
WATER ELEV=63.4  
1/4/2007  
POND OUTFALL ELEV=63.5

Owner: City of Sheboygan  
VOL. 171B, PG. 362-363  
4/4/2007

Owner: Washington Phase LLC  
VOL. # 169128

PARCEL NO. 601900, 601910, 601890  
MAP NO. 601870, 601880  
ZONING CLASSIFICATION: UC

Office Use Only

APPLICATION/FILE NO. \_\_\_\_\_  
REVIEW DATE: 4/26/16

\_\_\_\_\_

**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: Basudev Adhiahri  
ADDRESS: 1710 Indiana Ave E-MAIL: missionbda@gmail.com  
PHONE: ( ) 920-226-1786 FAX NO. ( )

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

NAME OF PROPOSED/EXISTING BUSINESS: Vacant building

ADDRESS OF PROPERTY AFFECTED: 2206 N. 15th St

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

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

Repair garage or used car dealer

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

Proposed new gas station with up to 5,000 sf building with the potential to hold up to two additional retail businesses

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

None



Tuesday, April 12, 2016

Sheboygan Plan Commission  
City of Sheboygan

**Subject: 2206 N. 15th Street Property**

We are requesting a conceptual site plan approval for our new gas station project. My client is negotiating an offer to purchase with a contingency based on the approved site plan. We understand that there are various site requirements such as storm water, lighting and architectural review that we intend on complying with. Our main concerns at this time are the placement of the building (building concept) and placement curb cuts.

Our proposal

1. approximately a 5,000 square foot new building
2. 4 Gas pumps
3. Approx. 2500 sf canopy
4. Approximately 16,000 pavement
5. 3 curb cuts (existing curb cuts expanded)
6. Tanks to be located in south west corner of parking lot

An explanation of the proposed use and all business activities to take place onsite.

It will be a gas station and a convenience store: gasoline sales, beer sales, cigarate sales, tobacco sales and various types of groceries and household needs like soda, milk, bread, chips, candies, gums, frozen foods, juices and such other items.

Why was this site selected?

This site was selected due to the following reasons:

I have other businesses in Sheboygan. Managing one more will be easier for me.

I have an experience of the gas market in sheboygan

The neighborhood is good towards north, east, south and even towards the west of the location which will be the reason for the success of the business.

The traffic flow is also good.

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

Currently It will be owner occupied.

Is there a name for the convenience store/gas station?

It will be run under a llc named J Mart

Do we know the company that will be fueling the gas station (what type of fuel)?

I have an option as to which brand i can go with. Not decided but may be BP or Unbranded. The companies that will be supplying fuel may be US Oil or World fuel services or may be both.

What types of groceries or services will the convenience store provide?

The basic services that we find in a gas station: gasoline, cigarettes, tobacco, beer, sodas, milk, bread, eggs, frozen foods, cheese, juice, water, candies, gums, coffee/cappachino, canned foods, fruits, lottery, license plate renewal, phone cards, ice, firewood, propane and such others. I will focus more on the grocery items because of the neighborhood demand.

Is this a 24 hour operation? If not, what are the hours of operation?

Hours of operation will be 5am to 11pm/12Description of proposed building and all new site improvements (sf of proposed building, storm drainage, landscaping, lighting, parking, access, signage, dumpster enclosure, etc.).

An explanation of the proposed architectural style and materials and how it is an improvement to the neighborhood. A written description of the proposed general design, arrangement, texture, material and color of the buildings/structures.

The building will be a masonry veneer building with masonry and possibly metal accents and typical retail type glazing Our goal is to renovate one of the other properties that my client owns and create a uniformed brand identity.

How many employees will you have?

4-6

How will site be accessed and where are the proposed access points?

See Attached Drawing

Is there a drive thru? Show and describe drive thru improvements, signage, etc.

There are currently no plans for a drive through

Explain site lighting.

Lighting under gas canopy and some wall mounted lighting on the building. There will probably be 1 or 2 pole lights near parking areas

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

The site will have to be totally improved, all existing features will be removed and replaced with new products.

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.)?

We have oriented the site where it provides minimum interference with adjacent residential property. There will be a landscaping buffer along the property line to minimize lighting and vehicle nuisance.

Are you proposing any fencing and landscaping? It may be a good idea to explain how you are buffering the convenience store from the residential neighbor to the north.

We are creating a landscaping and fence buffer

Number of parking spaces you have and the number of parking spaces required.

We are providing approximately 11 stalls

Sincerely,

Scott Matula, AIA  
Aspire Architecture & Design, LLC

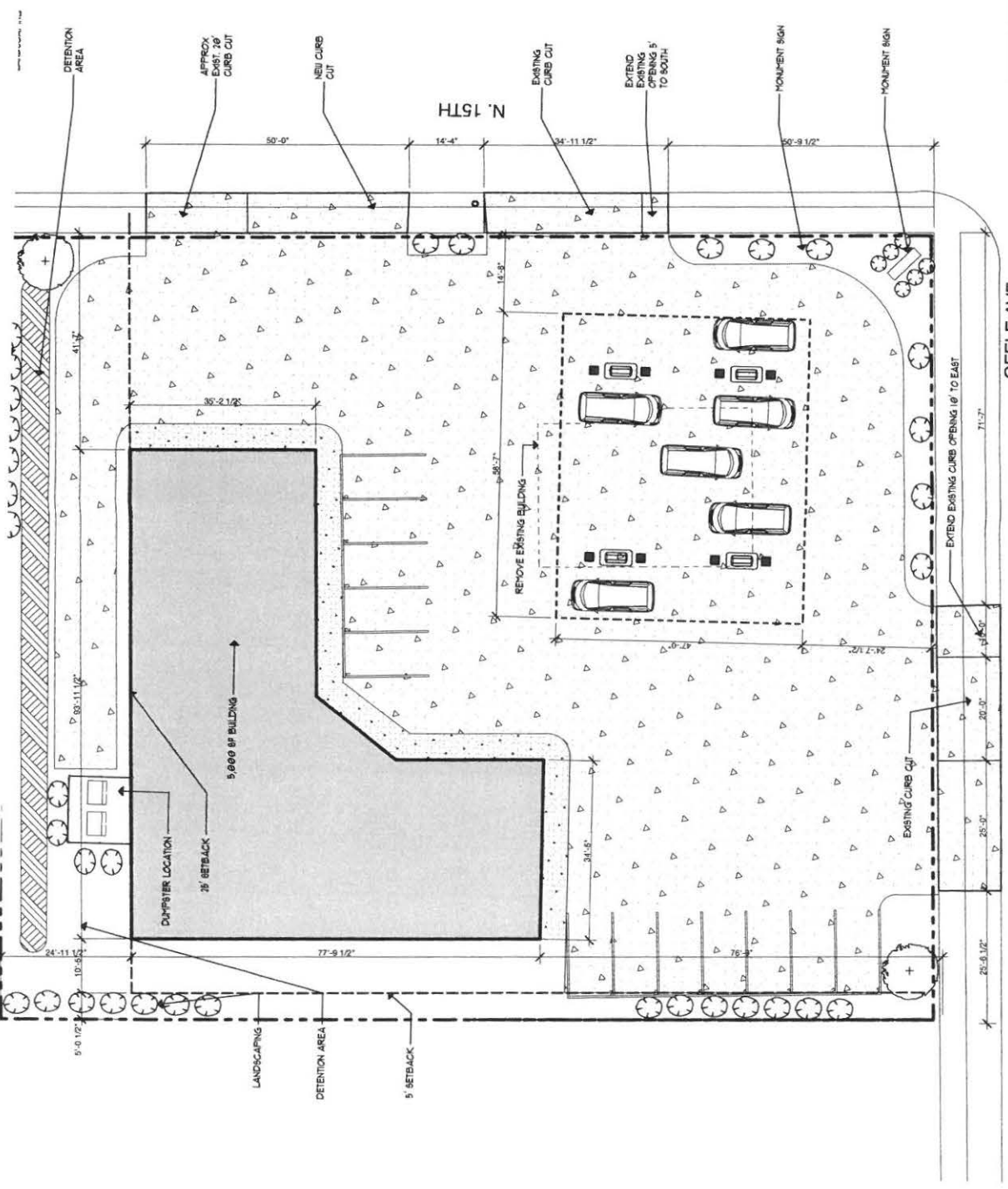


Existing site. Building to be removed

NEW BUILDING for:  
**BASUDEV ADHIAHRI**

2206 N. 15TH ST SHEBOYGAN WI 53083

ASPIRE ARCHITECTURE & DESIGN, LLC  
14116 N. 5th St. Sheboygan, WI 53081  
920-457-3681  
scott@aspirearchitects.com  
www.aspirearchitects.com



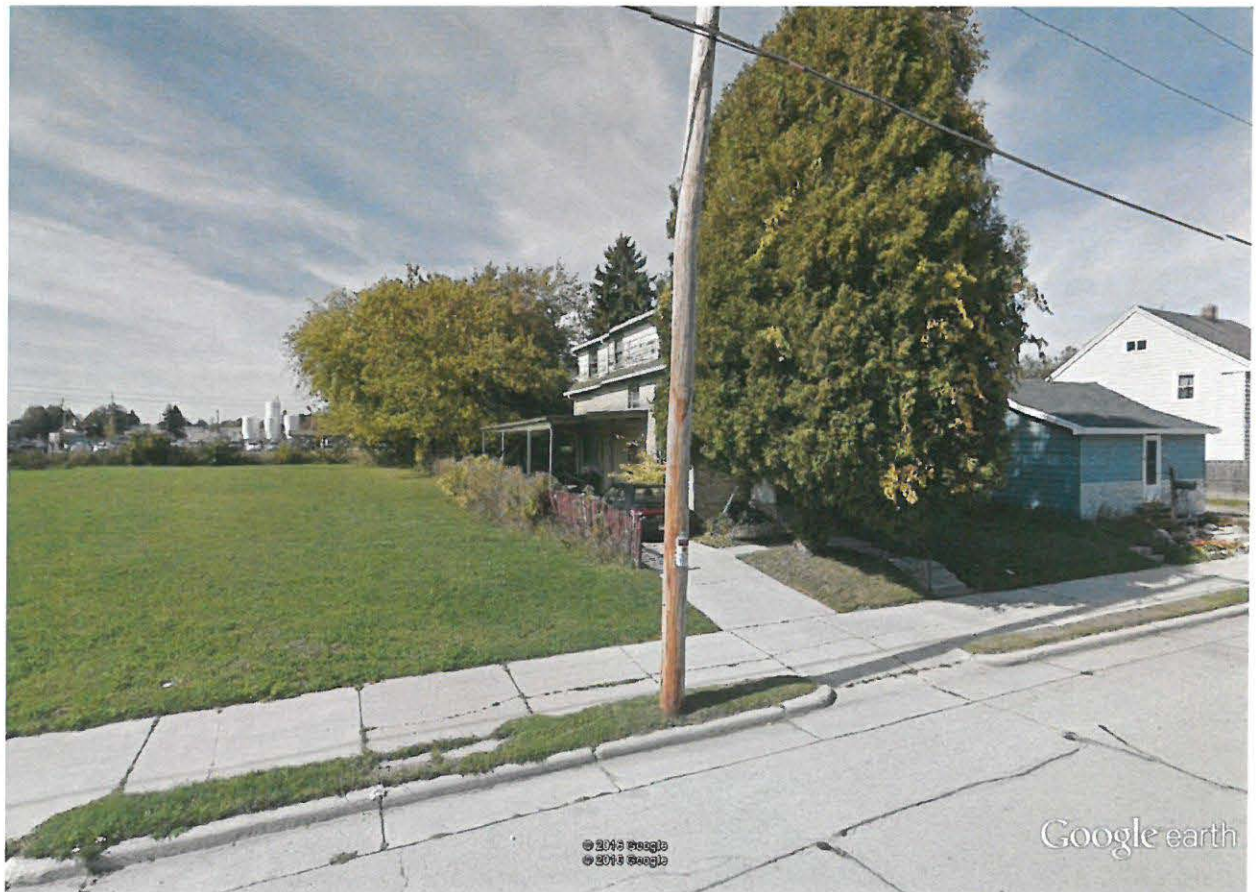
**1 Site Plan**

SCALE: 1" = 20'

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8:01 8/10/2016 10:25:11 AM







PARCEL NO. 200710  
MAP NO. 23 108 013  
ZONING CLASSIFICATION: CC

Office Use Only

APPLICATION/FILE NO. \_\_\_\_\_  
REVIEW DATE: 4/26/10

\$ 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: Jerry McCabe  
ADDRESS: 1035 Michigan Ave E-MAIL: g.mccabe\_spe@yahoo.com  
PHONE: ( ) 920.917.0018 FAX NO. ( )

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

NAME OF PROPOSED/EXISTING BUSINESS: Vacant building  
ADDRESS OF PROPERTY AFFECTED: 1303 N. Hill St North east corner 11/Michigan  
LEGAL DESCRIPTION: \_\_\_\_\_

BRIEF DESCRIPTION OF **EXISTING** OPERATION OR USE: \_\_\_\_\_  
Vacant Building/lot

DETAILED DESCRIPTION OF **PROPOSED** OPERATION OR USE INCLUDING ANY CHANGES TO THE EXISTING USE: \_\_\_\_\_  
Proposed new carryout and drive through restaurant and kitchen.

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.

How is the proposed conditional use (independent of its location) in harmony with the purposes, goals, objectives, policies and standards of the City of Sheboygan Comprehensive Master Plan? \_\_\_\_\_

We will be adding a restaurant in the michigan ave area where there are existing retail and dining areas

Does the conditional use, in its proposed location, result in any substantial or undue adverse impact on nearby property the character of the neighborhood, environment, traffic, parking, public improvements, public property or rights-of-way? \_\_\_\_\_

How does the proposed conditional use maintain the desired consistency of land uses in relation to the setting within which the property is located? \_\_\_\_\_

The use is allowed in the zoning

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

yes

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

**OWNER OF SITE:** Jerry Mccabe

**ADDRESS:** 1035 Michigan **E-MAIL:** g.mccabe\_spe@yahoo.com

**ARCHITECT:** Aspire Architecture& Design

**ADDRESS:** P.O. Box 824 Sheboygan, wi 53082 **E-MAIL:** scott@aspirearchitects.com

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

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

### 5. CERTIFICATE

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

Scott Matula-Agent for owner

**APPLICANT'S SIGNATURE**

**DATE**

## Sokolowski, Steve

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**From:** Scott Matula <scott@aspirearchitects.com>  
**Sent:** Thursday, April 21, 2016 2:15 PM  
**To:** Sokolowski, Steve  
**Subject:** Re: McCabe - new carryout restaurant and drive thru from 1303 N. 11th Street.

On Apr 20, 2016, at 8:26 AM, Sokolowski, Steve <[Steve.Sokolowski@sheboyganwi.gov](mailto:Steve.Sokolowski@sheboyganwi.gov)> wrote:

Scott:

Need this info as soon as you or the owner can get it to me.

Steve

---

**From:** Sokolowski, Steve  
**Sent:** Friday, April 15, 2016 4:58 PM  
**To:** '[scott@aspirearchitects.com](mailto:scott@aspirearchitects.com)'  
**Subject:** McCabe - new carryout restaurant and drive thru from 1303 N. 11th Street.

Scott:

A couple of comments:

- Please provide a narrative that:
  - An explanation of the proposed use and all business activities to take place onsite.

This use will be a restaurant to compliment the Bj's Restaurant located across the street. It will be carry out and take out by nature with minimal seating.

- Why was this site selected?

It is located across the street from the owners other restaurant.

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

It is a single use single tenant facility.

- Is there a name for the new carryout restaurant?

Bj's North

- What type of menu will the restaurant provide?

Sandwichs, Brats, burgers, Ice cream and special of the day

- Explain the outdoor patio.

The outdoor patio is a place where people can enjoy food outside. It will be a brick ledge with landscaping installed above to be a buffer for side traffic. It is set back to allow site lines for the exiting the location

- What are the hours of operation?  
9-9

- Description of proposed building and all new site improvements (sf of proposed building, storm drainage, landscaping, lighting, parking, access, signage, dumpster enclosure, outdoor patio, etc.).

The existing building will remain and be enclosed with the new additions. All remaining site improvements will be removed and new improvements will be installed in its place.

- An explanation of the proposed architectural style and materials and how it is an improvement to the neighborhood. A written description of the proposed general design, arrangement, texture, material and color of the buildings/structures.
- How many employees will you have?  
4-6

- How will site be accessed and where are the proposed access points?  
There will be an entry along 11th street and will have a walk up entrance along Michigan

Ave

- Is there a drive thru? Show and describe drive thru improvements, signage, etc.  
Drive through signage will be

- How will site be serviced with streets and utilities?

There are existing utilities that service the facility

- Explain site lighting.

Sight lighting will be located on the building. There will be some decorative lighting at the outdoor patio area also.

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

The parking and sidewalk will be concede, retaining wall will be brick. We will produce a landscaping plan in the future for approval. Outdoor patio will be pavers. We will review storm water requirements with the city engineers

- 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.)?

With the additional storage inside the new building so outdoor storage will be minimal.

- Minimal landscaping will be required but will need a little bit.

We would provide landscaping along the outdoor patio and towards the north of the building

- 
- Signage?  
Just a building mounted sign.
- 
- What is the likely construction schedule?

Please get info to me as soon as possible.

Thanks,

Steve Sokolowski  
(920) 459-3382

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**Sokolowski, Steve**

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**From:** Scott Matula <scott@aspirearchitects.com>  
**Sent:** Friday, April 22, 2016 8:35 AM  
**To:** Sokolowski, Steve  
**Subject:** BJ's Site Plan  
**Attachments:** 07-011 siteplan.pdf

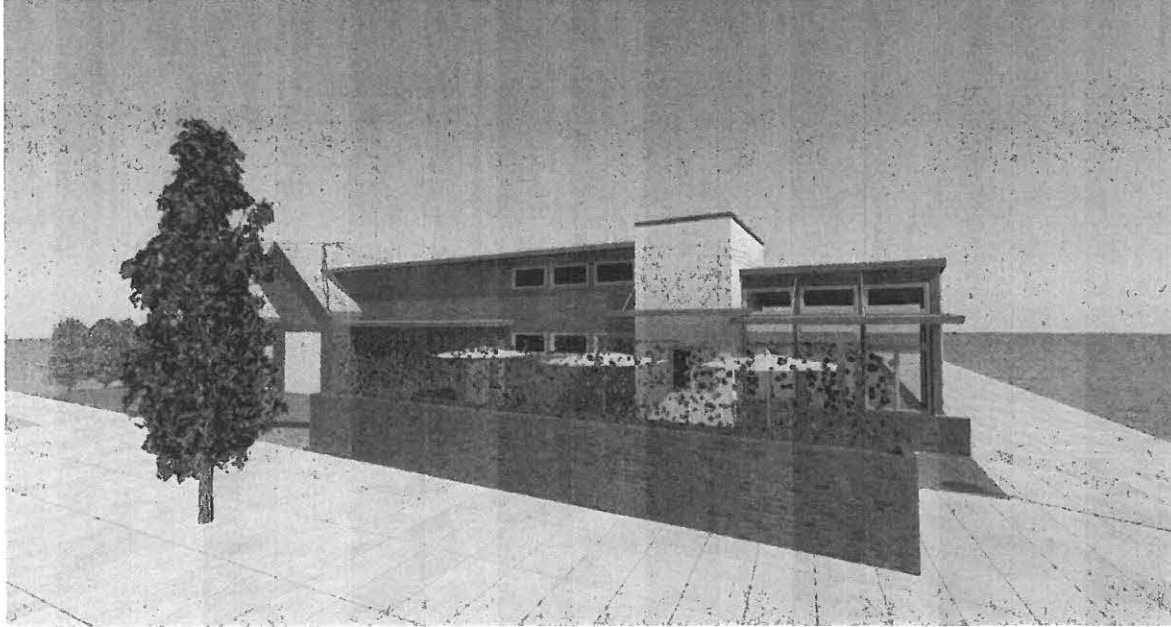
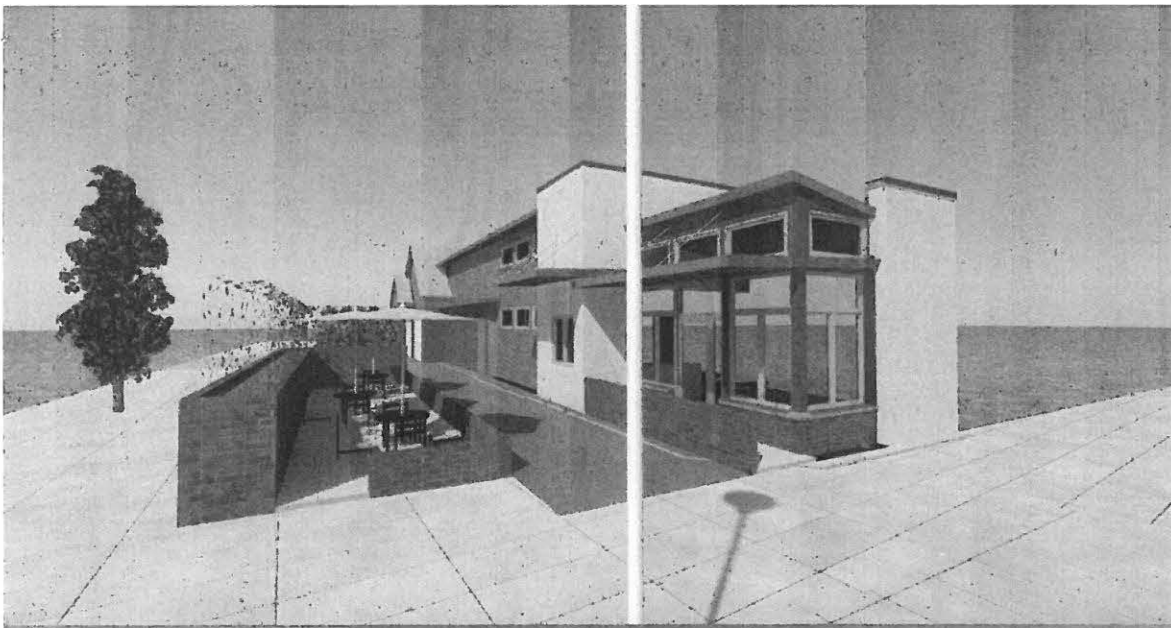




Scott Matula  
Aspire Architecture & Design, LLC  
[scott@aspirearchitects.com](mailto:scott@aspirearchitects.com)  
920-457-4884

<http://www.aspirearchitects.com/>

<http://www.facebook.com/pages/Aspie-Architecture-Design-LLC/279720011500?v=wall>



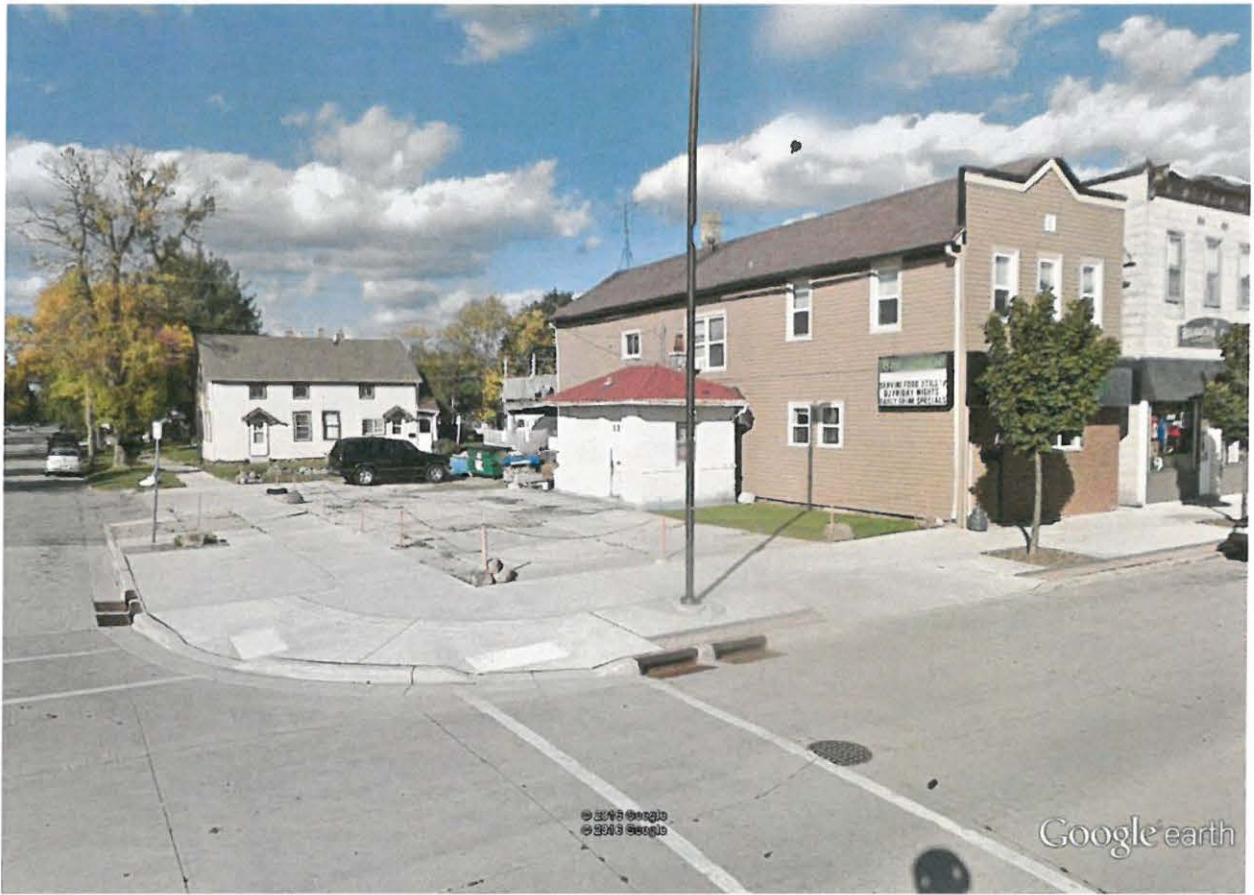
ADDITION for:  
**ICEHOUSE RESTAURANT**  
MICHIGAN AVE SHEBOYGAN WI 53081

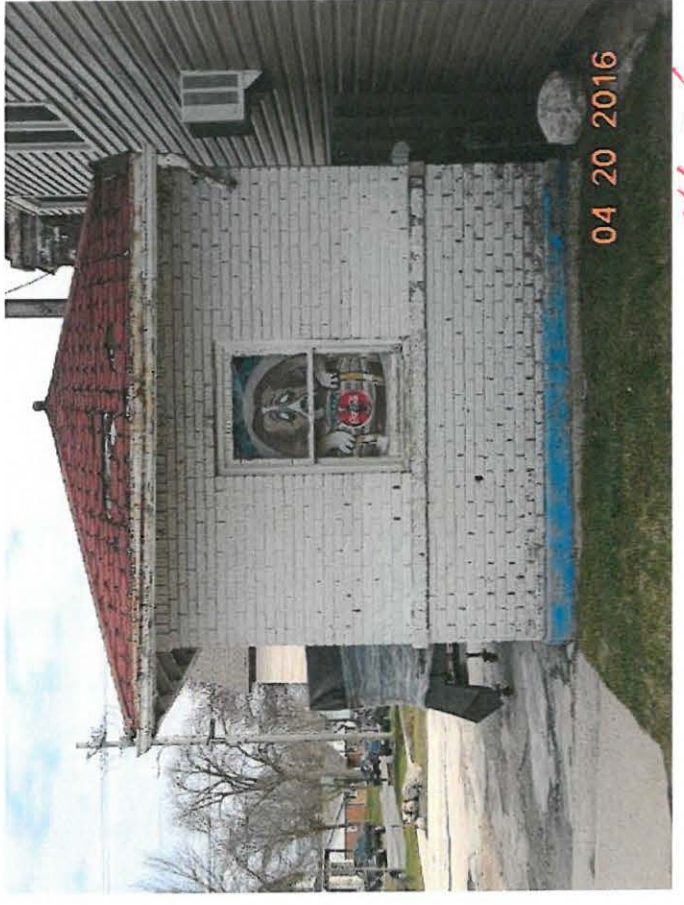
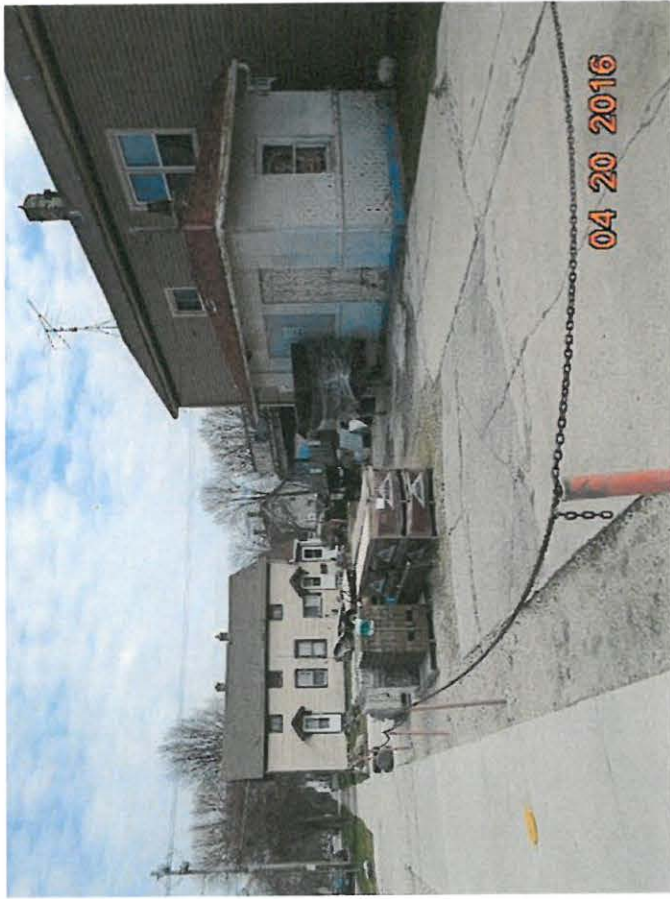
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**ASPIRE**  
ARCHITECTURE  
& DESIGN

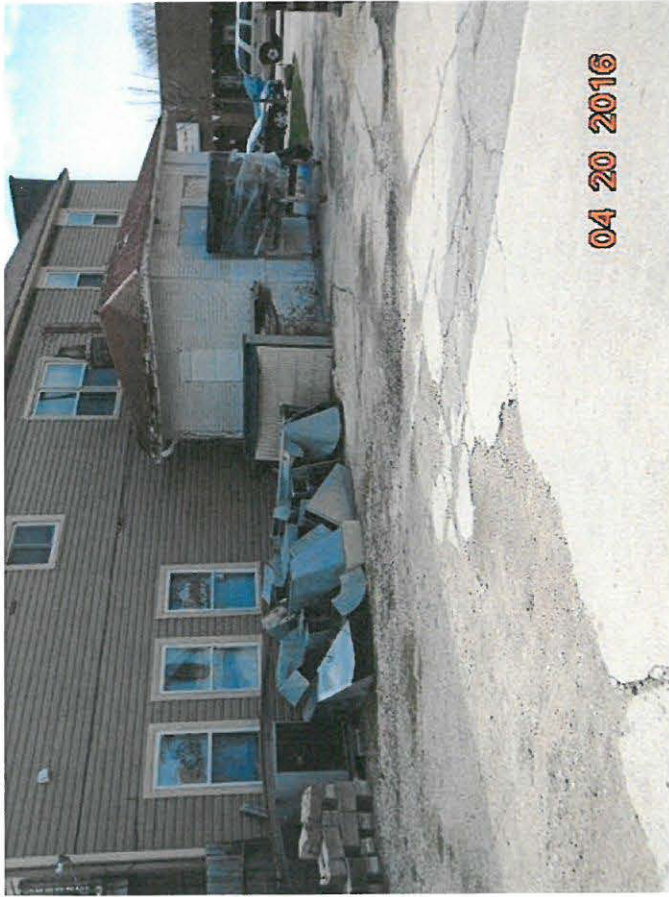
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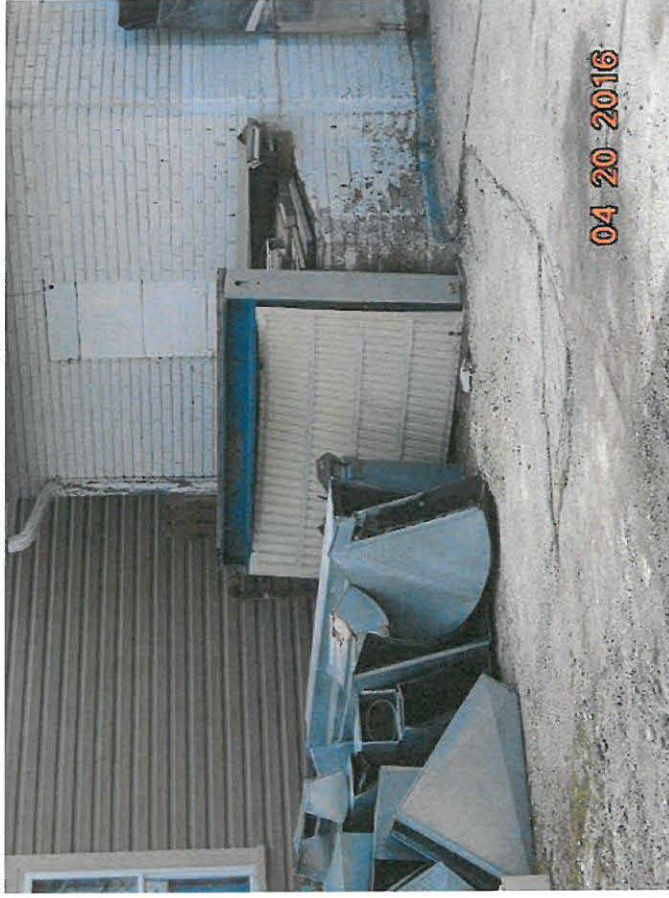




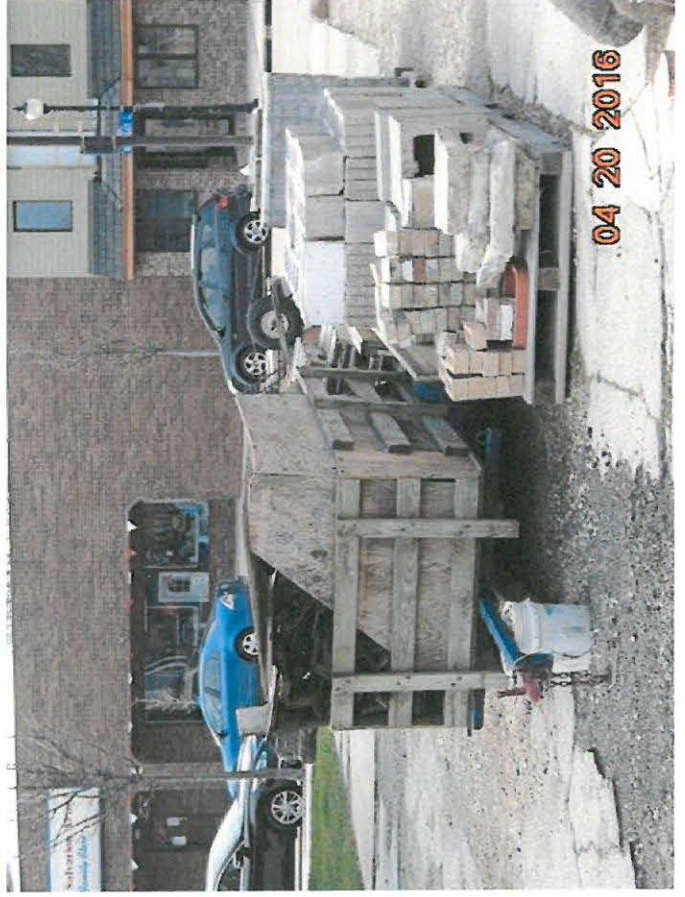
1303 N 14th St



04 20 2016



04 20 2016



04 20 2016



04 20 2016

1303 N. 11th St



1035 Michigan

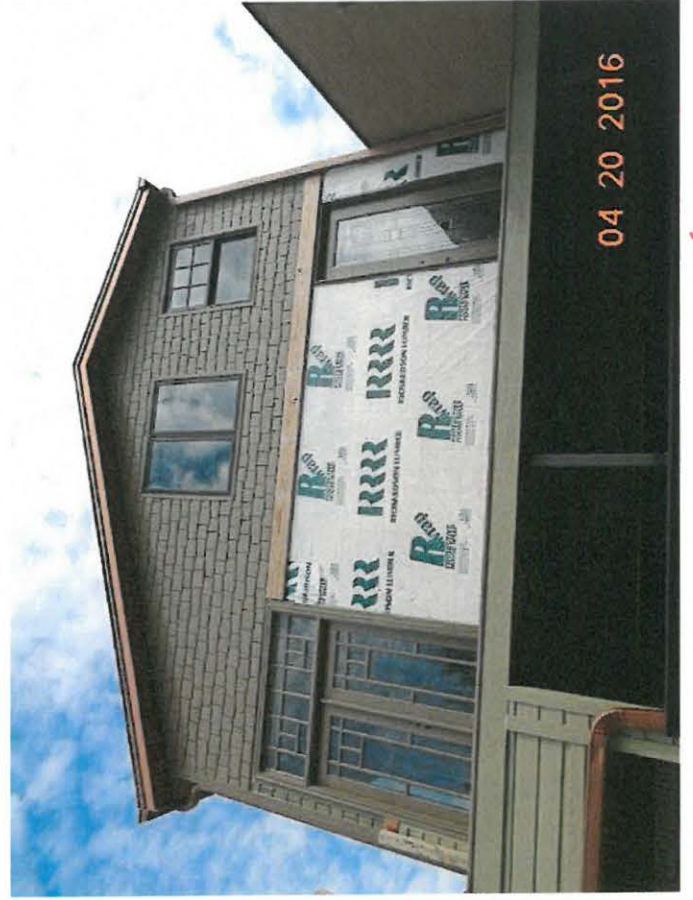




04 20 2016



04 20 2016



04 20 2016

1035 Michigan