

*****ATTACHMENTS*****

PARCEL NO. 215580
MAP NO. 22 178 010
ZONING CLASSIFICATION: SO

Office Use Only
APPLICATION/FILE NO. _____
REVIEW DATE: 3/29/16

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

Handwritten initials

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: APPLETON SIGN COMPANY
ADDRESS: 2400 HOLLY RD. NEENAH, WI 54956 E-MAIL: josh.t@appletonsigs.com
PHONE: (920) 378-3490 FAX NO. (920) 734-1622

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: McCLUIE / BURKART-HEISDOLF INSURANCE
ADDRESS OF PROPERTY AFFECTED: 1807 FINE AVE. SHEBOYGAN, WI
LEGAL DESCRIPTION: BUSINESS (INSURANCE)

BRIEF DESCRIPTION OF EXISTING OPERATION OR USE: BUSINESS (INSURANCE)

DETAILED DESCRIPTION OF PROPOSED OPERATION OR USE INCLUDING ANY CHANGES TO THE EXISTING USE: BUSINESS (INSURANCE)

BRIEF DESCRIPTION OF ALL REQUESTED VARIANCES FROM PROVISIONS OF THE ZONING ORDINANCE, WHICH ARE RELATED TO THE PROPOSED OPERATION OR USE: SEEKING APPROVAL OF AN EXTENSION OF (30) DAYS TEMP BANNER TO (6-12) MONTHS

OFFICE USE ONLY
PARCEL NO.: _____
MAP NO.: _____
ZONING CLASSIFICATION: _____

OFFICE USE ONLY
REVIEW DATE: _____
APPROVAL: _____
Steve Sokolowski, City Planner

**CITY OF SHEBOYGAN
DEPARTMENT OF CITY DEVELOPMENT**

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

SIGN PERMIT APPLICATION

(November, 2009)

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

1. APPLICANT INFORMATION

APPLICANT: APPLETON SIGN COMPANY
ADDRESS: 2400 HOLLY RD. NEENAH, WI 54956
E-MAIL ADDRESS: josh@appletonsign.com
PHONE: (920) 378-3490 FAX NO: (920) 734-1622

2. OWNER INFORMATION

OWNER OF SITE: MCCLOVE / BURKART-HEISDOLF INSURANCE
ADDRESS: 1807 ELIE AVE. SHEBOYGAN, WI 53081
PHONE: (920) 725-3232 FAX NO: (920) 725-3233

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

NAME OF PROPOSED/EXISTING BUSINESS: MCCLOVE / BURKART-HEISDOLF INSURANCE
ADDRESS OF PROPERTY AFFECTED: 1807 ELIE AVE
USE OF PROPERTY: BUSINESS (INSURANCE)
TYPE OF SIGN: TEMPORARY BANNER
DESCRIPTION OF PROPOSED SIGN: TEMP BANNER "CELEBRATING 100 yrs"
DURABLE / HEMMED & GUMMETED 13oz MATERIAL FOR EXTERIOR USE
& PROFESSIONAL LOOK.

4. CONFIGURATION OF PROPOSED SIGN:

HEIGHT: 2' X WIDTH: 16' = TOTAL SQUARE FOOTAGE: 32 sq ft

AMOUNT OF PUBLIC STREET FRONTAGE: NA (TEMP BANNER)

AMOUNT OF EXPOSED EXTERIOR WALL LENGTH: NA

SETBACK: NA

METHOD OF ATTACHMENT: COLUMBETS (BRASS) w/ SCREWS

METHOD OF ILLUMINATION: NA

SIGN MATERIALS: 13' OR HEAVY DUTY BANNER MATERIAL

TOTAL SQUARE FOOTAGE OF SIGNS ON SUBJECT PROPERTY:

BEFORE PROPOSED SIGN: NA AFTER PROPOSED SIGN: NA

5. CERTIFICATE

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



APPLICANT'S SIGNATURE

3/14/16

DATE

JOSH TUCKER

PRINT ABOVE NAME

6. APPLICATION SUBMITTAL REQUIREMENTS

- a. *For new development*, the approved site plan for the subject property, showing the location and dimensions of all buildings, structures, signs on the subject property, property boundaries and dimensions; and the location of the proposed sign.
- b. *For existing development*, a site plan approved by the City Planner & Zoning Manager, showing the location and dimensions of all buildings, structures, signs on the subject property, property boundaries and dimensions; and the location of the proposed sign.
- c. A scale drawing of the proposed sign listing the height, width, total square footage, method of attachment, method of illumination, sign materials, design and appearance.



C O R P O R A T E
2400 Holly Road
Neenah, WI 54956
Tel: 920.734.1601
Fax: 920.734.1622

City of Sheboygan – Department of City Development:

The McClone/Burkart-Heisdorf Insurance Agency in conjunction with Appleton Sign Company is seeking a time limit extension that would allow for a temporary banner to be displayed past the 30 day requirement at 1807 Erie Ave. This banner is in recognition of the continued success of these 2 insurance agencies as they reach a 100 year business milestone.

This banner is designed with vibrant colors & durable materials including a 13 oz. polyester material that is ideal for exterior use. This banner will be located on the entrance façade facing Erie Ave. Careful consideration has been given to the size & placement of this banner. The overall size meets the requirements of 32 sq. feet. The placement is intended to be an elegant addition to the entrance and positions nicely with the architecture of the building. Placement on the building is also intended to provide longevity as opposed to a less appealing option of staking it in the ground and leaving it more susceptible to weather damage.

The intended message of the banner "Celebrating 100 Years of Insurance Excellence" is to recognize the continued stability and growth of an important member of the Sheboygan business community. This banner is set to be installed with the 30 day time limit beginning 3/29/16. We are seeking an extension of this time limit that would allow us to display the banner through 2016. Specifically, we desire to have this banner displayed through the summer months with increased visibility for pedestrian traffic.

Please refer to the design provided along with this variance request for additional details on what is being proposed and thank you for your time.

Josh Turkow, Sr. Account Manager

josht@appletonsign.com | <http://www.appletonsign.com>

Mobile: 920.378.3490 | **Main:** 920.734.1601

Corporate Office: 2400 Holly Rd, Neenah, WI 54956

www.AppletonSIGN.com    

• PYLONS • CHANNEL LETTERS • MONUMENTS • LOGO DESIGN • CUSTOM NEON • VEHICLE GRAPHICS • ELECTRONIC MESSAGE CENTERS •
AWNINGS • BANNERS & DECALS • ADA SIGNS • ROUTED & ENGRAVED • SERVICE & REPAIR •



PARCEL NO. 505750
MAP NO. 26 133 001
ZONING CLASSIFICATION: CC

Office Use Only
APPLICATION/FILE NO. _____
REVIEW DATE: 3/29/16

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

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1. APPLICANT INFORMATION

APPLICANT: Sign Me Up of Wisconsin, LLC

ADDRESS: 311 Forest Avenue - Sheboygan Falls, WI 53083
E-MAIL: bdunton@signmeupofwi.com

PHONE: (920) 550-0009

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: formerly Highland House - new Sprecher's Restaurant franchise

ADDRESS OF PROPERTY AFFECTED: 820 Indiana Avenue

LEGAL DESCRIPTION: Commerical / Restaurant & Pub

BRIEF DESCRIPTION OF **EXISTING** OPERATION OR USE: Highland House was a Mexican-themed restaurant

DETAILED DESCRIPTION OF **PROPOSED** OPERATION OR USE INCLUDING ANY CHANGES TO THE EXISTING USE: Sprecher's Restaurant & Pub is locally owned and operated, serving Lunch and Dinner, also featuring 14 World-class Wisconsin brewed beers, and 4 gourmet soda on tap from Sprecher Brewery, in addition to a full-bar with very own imaginative specialty cocktails.

OFFICE USE ONLY

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APPROVAL: _____
Steve Sokolowski, City Planner

**CITY OF SHEBOYGAN
DEPARTMENT OF CITY DEVELOPMENT**

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

2. OWNER INFORMATION

OWNER OF SITE: Independent Marketing Associates – Paul C. Weaver
ADDRESS: 7722 Hawthorne Road -- Mequon, WI 53097
PHONE: 414-731-0795 FAX NO: _____

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

NAME OF PROPOSED/EXISTING BUSINESS: Highland House / Sprecher's
ADDRESS OF PROPERTY AFFECTED: 820 Indiana Avenue
USE OF PROPERTY: Commerical / Restaurant & Pub
TYPE OF SIGN: Various signs – 7 signs in total
DESCRIPTION OF PROPOSED SIGN: please see below

3. CONFIGURATION OF PROPOSED SIGN:

DESCRIPTION OF PROPOSED SIGN: Over front entry door area on South elevation – Front-lit LED channel letters on 2” flange panel with routed copy on bottom and illuminated Crest

HEIGHT: 38.9” X WIDTH: 88.3” = TOTAL SQUARE FOOTAGE: 23.82

AMOUNT OF PUBLIC STREET FRONTAGE: sign band wall is 128” wide x 61.5” tall – total wall area 48’ wide

METHOD OF ATTACHMENT: mount directly to wall with threaded rod and Unistrut

METHOD OF ILLUMINATION: Illuminated with White LEDs

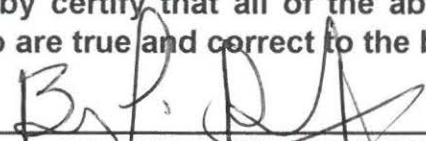
SIGN MATERIALS: painted Aluminum, routed push-thru Acrylic letters and front-lit LED letters

TOTAL SQUARE FOOTAGE OF SIGNS ON SUBJECT PROPERTY: replacing existing signage, previously Highland House Restaurant “marlin”

BEFORE PROPOSED SIGN: _____ AFTER PROPOSED SIGN: _____

5. CERTIFICATE

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



APPLICANT'S SIGNATURE

3-17-2016

DATE

Brian P. Dunton

PRINT ABOVE NAME

6. APPLICATION SUBMITTAL REQUIREMENTS

- a. For new development, the approved site plan for the subject property, showing the location and dimensions of all buildings, structures, signs on the subject property, property boundaries and dimensions; and the location of the proposed sign.
- b. For existing development, a site plan approved by the City Planner & Zoning Manager, showing the location and dimensions of all buildings, structures, signs on the subject property, property boundaries and dimensions; and the location of the

3. CONFIGURATION OF PROPOSED SIGN:

DESCRIPTION OF PROPOSED SIGN: Non-illuminated Crest shields on South and East elevation walls – 2 total signs

HEIGHT: 48" X WIDTH: 57.48" = TOTAL SQUARE FOOTAGE: 19.16
x 2 signs – 38.32 total square footage

AMOUNT OF PUBLIC STREET FRONTAGE: South wall is 48' wide and East wall is 95' wide – please refer to Aerial photo

METHOD OF ATTACHMENT: mount directly to wall with 1.5" stand-offs painted Black.

METHOD OF ILLUMINATION: Non-illuminated

SIGN MATERIALS: 1/4" thick sign panel with Digital print + Standoffs

TOTAL SQUARE FOOTAGE OF SIGNS ON SUBJECT PROPERTY: Brand new signs

BEFORE PROPOSED SIGN: _____ AFTER PROPOSED SIGN: _____

5. CERTIFICATE

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



APPLICANT'S SIGNATURE

3-17-2016

DATE

Brian P Dawson

PRINT ABOVE NAME

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- b. For existing development, a site plan approved by the City Planner & Zoning Manager, showing the location and dimensions of all buildings, structures, signs on the subject property, property boundaries and dimensions; and the location of the proposed sign.

3. CONFIGURATION OF PROPOSED SIGN:

DESCRIPTION OF PROPOSED SIGN: Face change at existing Road sign

HEIGHT: 39" X WIDTH: 96" = TOTAL SQUARE FOOTAGE: 26

AMOUNT OF PUBLIC STREET FRONTAGE: existing sign

METHOD OF ATTACHMENT: slide into existing sign cabinet frame

METHOD OF ILLUMINATION: existing cabinet with T-12 lamps

SIGN MATERIALS: White polycarbonate face with Digital print

TOTAL SQUARE FOOTAGE OF SIGNS ON SUBJECT PROPERTY: existing sign

BEFORE PROPOSED SIGN: _____ AFTER PROPOSED SIGN: _____

5. CERTIFICATE

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



APPLICANT'S SIGNATURE

3-17-2016

DATE

Brian P. Dunton

PRINT ABOVE NAME

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- b. For existing development, a site plan approved by the City Planner & Zoning Manager, showing the location and dimensions of all buildings, structures, signs on the subject property, property boundaries and dimensions; and the location of the proposed sign.
- c. A scale drawing of the proposed sign listing the height, width, total square footage, method of attachment, method of illumination, sign materials, design and appearance.

3. CONFIGURATION OF PROPOSED SIGN:

DESCRIPTION OF PROPOSED SIGN: non-illuminated 1.0" thick Celtec (acrylic) letters with Digital print laminate 1st surface and stud-mounted to wall – quantity of 3, one set on West / South / East upper wall elevations

HEIGHT: 35.5" X WIDTH: 149.2" = TOTAL SQUARE FOOTAGE: 36.68 each set x 3 sets = 110 total square feet

AMOUNT OF PUBLIC STREET FRONTAGE: the top wall area has a length of 183" on upper wall – also enclosed total width of each elevation of building.

SETBACK: n/a

METHOD OF ATTACHMENT: stud-mount directly to wall - individual letters

METHOD OF ILLUMINATION: Non-illuminated

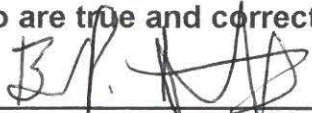
SIGN MATERIALS: 1.0" thick Celtec acrylic letters with Digital print laminate

TOTAL SQUARE FOOTAGE OF SIGNS ON SUBJECT PROPERTY: replacing existing signage, previously Highland House Restaurant

BEFORE PROPOSED SIGN: _____ AFTER PROPOSED SIGN: _____

5. CERTIFICATE

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


APPLICANT'S SIGNATURE

3-17-2016
DATE

Brian P. Duron
PRINT ABOVE NAME

6. APPLICATION SUBMITTAL REQUIREMENTS

- a. For new development, the approved site plan for the subject property, showing the location and dimensions of all buildings, structures, signs on the subject property, property boundaries and dimensions; and the location of the proposed sign.
- b. For existing development, a site plan approved by the City Planner & Zoning

The Highland House restaurant is changing over to Sprecher. We would like to propose the following signage by elevations:

- **South Elevation**
 - Non-lit Dimensional Letters (stud mounted to building) - 35.5" tall by 149.2" long
 - Sprecher Oval Crest with Front-Lit LED Channel Letters - 38.9" tall by 88.3" long
 - Flat Non-Illuminated Shield - 48" tall by 57.48" long

- **West Elevation**
 - Non-lit Dimensional Letters (stud mounted to building) - 35.5" tall by 149.2" long

- **East Elevation**
 - Non-lit Dimensional Letters (stud mounted to building) - 35.5" tall by 149.2" long
 - Flat Non-Illuminated Shield - 48" tall by 57.48" long

- **Monument Sign**
 - Face change from Highland House to Sprechers
 - Landscaping added to the bottom to help hide poles.

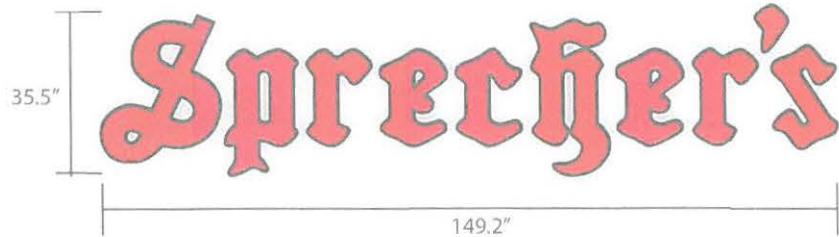
- **Reason for the Variance:**
 - This signage package was set by the ideal Sprecher amount of signage as it exists at other locations. With the exception of the 2 crests and sign above the door-we have the same amount of square footage signage letters or less on the upper 2 tower faces. The Highland House had a sail fish logo above the door entrance and the Sprecher's was changed to an internally illuminated logo.

SOUTH SIDE

820 INDIANA AVENUE - SHEBOYGAN, WI 53081



FLAT NON-ILLUMINATED



NON-LIT DIMENSIONAL LETTERS



FRONT-LIT LED CHANNEL LETTERS



SPRECHER'S

SIGN CONCEPTS

3/17/16

1 OF 2



- 3M 230-13 Metallic Gold 230-13
- 3M Day Night Film
- 3M HP Red Vinyl 230-33
- 3M HP
- MAP Satin Black returns (Sprecher letters)



Side View

Job Details

Logo will have white acrylic faces with 1" black letter trim Logos will be decorated with first surface 3M Translucent Vinyl films

All letters and logos internally illuminated with white GE Leds and power supplies.

Letter returns painted with MAP Satin black Urethane / Logo painted to match vinyl gold

Restaurant & Pub letters 3/4" push thru acrylic letters / Led illuminated



SPRECHER'S

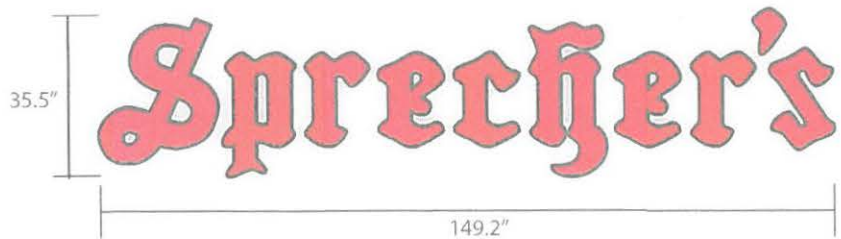
SIGN CONCEPTS

3/17/16


2 OF 2



FLAT NON-ILLUMINATED



NON-LIT DIMENSIONAL LETTERS

| | |
|---|-----------------------------|
|  | SPRECHER'S |
| | NON-LIT DIMENSIONAL LETTERS |
| | 3/17/16 |
| | 1 OF 2 |



1/4" THICK SIGN PANEL

FLAT NON-ILLUMINATED



STANDOFFS 0.5" - 1"



SPRECHER'S

NON-LIT DIMENSIONAL LETTERS

3/17/16

2 OF 2

WEST SIDE

820 INDIANA AVENUE - SHEBOYGAN, WI 53081



35.5" | Sprecher's | 149.2"

NON-LIT DIMENSIONAL LETTERS

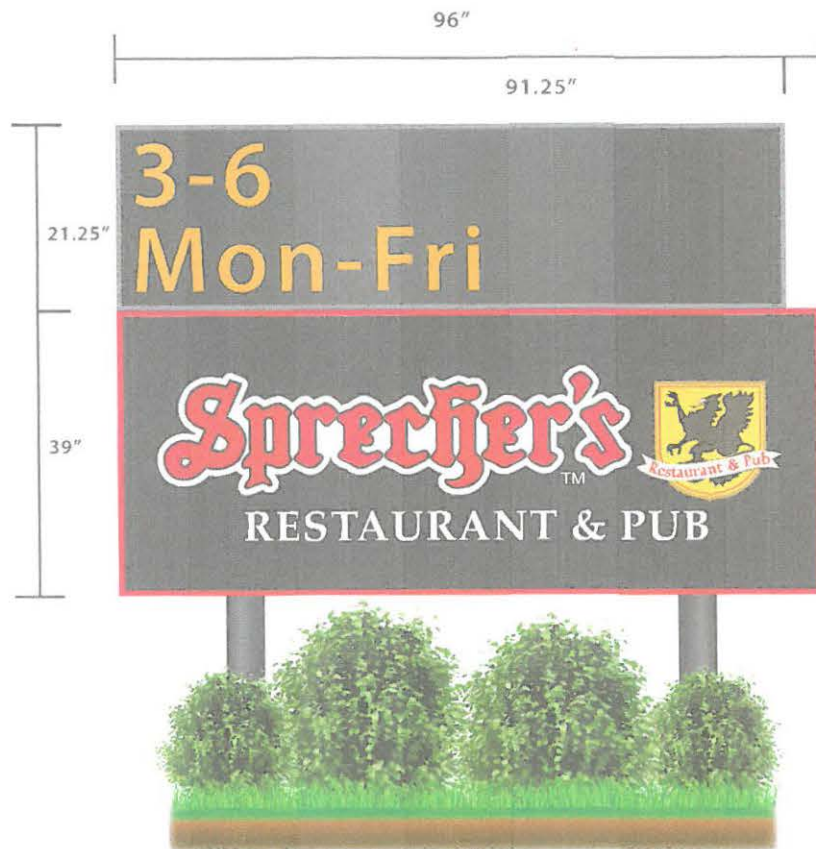
SPRECHER'S

NON-LIT DIMENSIONAL LETTERS

3/17/16

1 OF 1





SHERWIN WILLIAMS 6335 RED TO BE PAINTED ON THE EXISTING CABINET



AFTER



BEFORE

| | |
|--|--------------------|
| | SPRECHER'S |
| | SIGN FACE REDESIGN |
| | 3/17/16 |
| | 1 OF 1 |

FACE CUT SIZE: 96" W X 39" H
 V.O : 93" W X 36" H
 1.5 RETAINERS
 RED CABINET



90'

188'

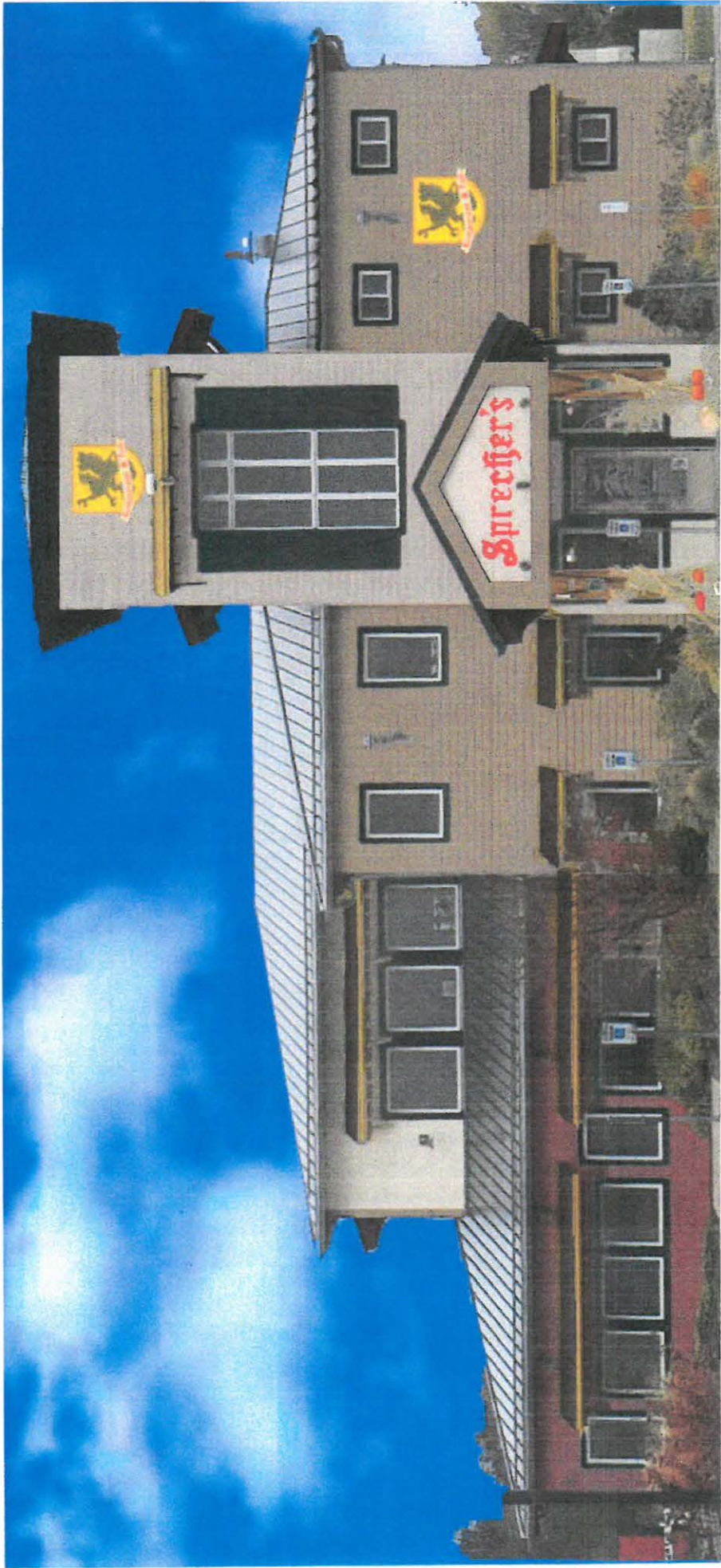
95'

820 Indiana Ave

41'

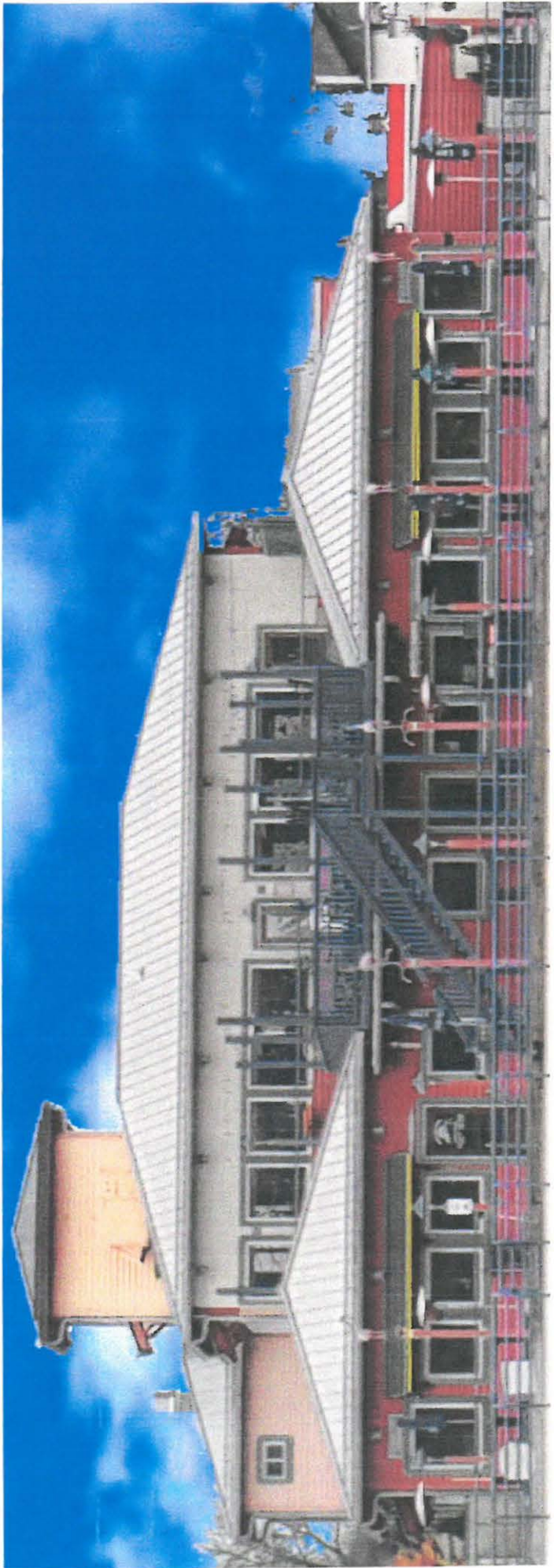
48'

Need lined highlighted
frontage of permit.
area for permit.









PARCEL NO. 59281479140
MAP NO. 04102008
ZONING CLASSIFICATION: SC

Office Use Only
APPLICATION/FILE NO. _____
REVIEW DATE: 3/29/16

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: Aimee Wolf
ADDRESS: N2050 Wittwood Rd E-MAIL: godsproperty30@hotmail.com
DOSTBURG, WI
PHONE: (920) 207-5110 FAX NO. ()

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: CARFIX LLC
ADDRESS OF PROPERTY AFFECTED: 3667 S. TAYLOR DR. E Frontage Rd.
LEGAL DESCRIPTION: Zimbal Form Subd Part of lot 7
Lot 1 CSM REC in Vol 16 P. 95-96 AS DOC #1548296 R.O.D.
BRIEF DESCRIPTION OF EXISTING OPERATION OR USE: Last use =
Complete Automotive Repair
DETAILED DESCRIPTION OF PROPOSED OPERATION OR USE INCLUDING ANY CHANGES TO THE EXISTING USE: _____
Complete Automotive Repair
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? The proposed use will provide professional

value added services to the residents and businesses of Sheboygan.

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? NONE.

The proposed location was designed and previously used for this purpose.

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

service/Auto Repair is a permitted Conditional use in the SC zone.

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.

The property is already served by required utilities.

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

OWNER OF SITE: 3667 Taylor LLC c/o Aimee Wolf

ADDRESS: 12050 Witterood Rd. Oostburg E-MAIL: godsproperty30@hotmail.com

ARCHITECT: N/A

ADDRESS: N/A E-MAIL: N/A

CONTRACTOR: N/A

ADDRESS: N/A E-MAIL: N/A

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.

Aimee Wolf
APPLICANT'S SIGNATURE

2-29-16
DATE

Aimee Wolf

Office Use Only

ACTION BY CITY PLAN COMMISSION

DATE OF MEETING: _____

APPROVED: _____ CONDITIONALLY APPROVED: _____ DENIED: _____

CONDITIONS

SIGNATURE: _____
Chairperson, City Plan Commission or
Representative Dept. of City Development

DATE: _____

NOTES

Permit may be revoked without notice if misrepresentation of any of the above information or attachments is found to exist.

Permit shall expire within one (1) year from date of approval unless substantial work has commenced.

Permit is null and void if issued in error. It is understood that any permit issued on this application will not grant any right or privilege to erect any structure or to use any permits for any purpose that is prohibited by the City Zoning Ordinance or any other State or local laws.

Changes in the plans or specifications submitted in the original application shall not be made without prior written approval of the City Plan Commission.

Check sidewalk grades from City Engineering Department with finished site grade.

The conditional use permit application will need to include the following:

1. Fill out special use permit application and submit required fee of \$250.00).

The special use permit application has been completed. Both the permit application and the submittal fee of \$250.00 are enclosed with this document.

2. You will provide written documentation specifically explaining/detailing the proposed use:

- An explanation of the previous/existing use and all business activities to take place onsite (what was use and how long has facility been vacant).

The facility was built in 1999. It was designed and built for the purpose of automotive repair. It was operated as an automotive repair facility from 1999 to 2010. The facility has been vacant since 2010.

- An explanation of the proposed additions/uses and all business activities that will take place onsite (both interior and exterior uses - auto display, service area, access, parking, dumpster enclosures, signage, etc.).

There are no planned additions to the building, nor are there any proposed changes or additions to the parking lot. The proposed use of the building is automotive repair. Business activities will include indoor automotive repair, employee and customer parking (on existing paved surfaces), parts deliveries from other area businesses, care of existing landscaping and lawn, and snow removal. Access will be via the existing entrance/exit to S. Taylor Dr. E. Frontage Road as provided for in the recorded easement pertaining to the 3667 and 3669 parcels.

- What specific auto repair services will you be providing.

We are planning to provide complete automotive repair including alignments, exhaust, tires, brakes, tune-ups, diagnostics, suspension, A-C service, oil changes, fluid flushes and all related repair work to passenger vehicles and light trucks. We will NOT be performing any paint or body work.

We intend to employ ASE certified staff as part of our effort to provide excellent service to every customer.

- A description as to why the auto repair/used car dealership is being proposed from this property and why the plan commission should consider approving the proposal at this site.

The property was designed and built for the purpose of automotive repair. Since the Plan Commission approved the property for the design/build of an automotive repair facility in 1999, and since it is still very well suited for that purpose today, it would seem fitting to approve the site for continued use of that purpose.

We are not intending to conduct any business as a used car dealership at this time and are therefore not applying for permitting to do so. If that idea seems fitting and complimentary in the future, we will request the appropriate permits and licenses at that time.

- Explain all improvements proposed for the site (architectural renovations, parking lot, landscaping, signage, etc.).

There are no architectural, parking lot, or landscaping renovations planned. We are planning to paint the exterior of the building, and perform some cosmetic (paint) upgrades to the interior of the building. A new water heater needs to be installed and some plumbing repairs may be required as well. All applicable work will be in compliance with applicable codes and the City of Sheboygan Building Inspection department/ inspector Pat Eirich.

Although landscaping changes are not proposed, one difference will be the upkeep of the property and landscaping. When the property was purchased in September 2015, there were weeds between our parking lot and Wendy's parking lot that were over 5' tall with stalks thicker than a broom handle. That area was laced with trash including cups, wrappers, bags, etc. blown around from customers of neighboring businesses. The jungle of weeds had become a catching place for all of the neighborhood trash. Immediately after closing, the weed jungle was subdued and the trash was picked up. Under our care, landscaping will stay in a well kept manner. After years of neglect, having new ownership that values the professional appearance of the entire property will undoubtedly be welcomed by neighboring businesses, customers, and the City of Sheboygan.

Existing signage will be replaced to include the CARFIX business name. We are working with a professional sign company, (RLO) to design the name/logo, and we intend to use either RLO or a different professional sign company for the manufacturing and installation of signage for the property. The existing signage on the building (from the previous business that closed in 2010) is displayed on the West, North, and East sides of the building, and a name painted on the South side of the building. There is also an existing stand alone monument sign on the North West corner of the property. All existing signage from the previous business will be removed and replaced according to the design proposed in the sign permit application. Carfix is also likely planning to partner with NAPA as a NAPA Auto Care Center. Doing so would mean that the NAPA auto care center logo would also appear through professional signage on the building.

- What are the days and hours of operation?

Proposed hours of operation are Monday through Saturday, 7:30 a.m. Through 6:00 p.m.

Although there will be some sound from automotive tools, Carfix will not be a loud or disruptive business. There are no residential dwellings anywhere near the vicinity of Carfix, and there are no neighboring businesses that would be negatively impacted by the low levels of noise, light, or traffic produced by operation of Carfix. It does not appear that operation of automotive repair in this facility will present any nuisance or disturbance to any person or business.

- How many employees will you have?

At full capacity we estimate that Carfix will provide employment for 9 to 12 employees.

- 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, garbage, etc.)? Are you proposing any fencing and landscaping? What are your plans to properly screen/landscape (landscaping, fencing, etc.) the parking lot from adjoining neighbors (vehicle lighting, vehicles, equipment, lighting, noise, etc.)?

Carfix will be a positive addition to Sheboygan's South Side business area. We will be providing professional services that offer convenience and benefit to many employees and patrons of neighboring businesses. The services offered, in addition to the property upkeep (which has long been neglected under previous ownership), will allow Carfix to positively contribute to commerce and aesthetic appeal of local business area.

We are not proposing any additional lighting. Replacement of any burned out or existing lamps will comply with Section 15.707 (Exterior Lighting Standards) of the City of Sheboygan Zoning Ordinance.

We are not proposing any outdoor storage of materials, equipment, or garbage. Materials,

tools, equipment and trash will be neatly kept inside of the building. The parking lot will be used for purposes of parking for employees and customers, and will not be used for performing any work on vehicles.

Should it become necessary in the future to have outdoor storage for trash or other items, a fenced/screened area would be erected in compliance with City of Sheboygan code/ordinances and with approval from City of Sheboygan Manager of Planning and Development/ Steve Sokolowski, and the City of Sheboygan Building Inspection Department / inspector Pat Eirich.

- Any signage being proposed – no balloons, pennants, etc. will be permitted
No balloons, pennants, etc will be used. Signage will be installed via a professional sign company after the sign permit has been issued by the Plan Commission.
 - Any other information that will be useful for the Plan Commission to understand your proposed business
We desire to have a professional business that is clean, attractive, and customer friendly. We intend to comply with city ordinances and to work cooperatively with city staff. We wish to make a positive contribution by providing excellent automotive services within our local community.
3. A site plan/floor plan showing the property, existing buildings, proposed buildings, existing parking lot, landscaping, fencing, etc. These plans will show the following:
- The overall property
See Exhibits A through I.
 - Proposed and existing building locations on the property.
There are no proposed buildings. Existing building location can be found on Exhibit G.
 - The parking lot and the areas that are to be landscaped/fenced on the property
The parking lot is shown in exhibits E, F, and G-1. There are no proposed areas to be fenced, and no areas where landscaping is proposed to change.
 - The distance of the parking lot and/or structures to property lines
Please see Exhibit G. There are no proposed changes to the parking lot or structure.
 - The parking space locations and ingress/egress driveway cuts on the property
Parking lot ingress/egress is shown on Exhibit F. There is a recorded easement with the S.C.R.O.D. allowing necessary access for 3667 and 3669 S. Taylor properties. There are no proposed changes to the parking lot and means of ingress/egress.
 - Floor plan showing the facility and how the space in the building is being used.
The floor plan is shown in Exhibit H. There are no proposed changes to the floor plan.
 - All information necessary to understand the proposal
The proposal is straightforward: To use the existing facility for automotive repair as was previously being done.
 - The overall property dimensions.
The overall property dimensions are shown on Exhibit G-2
 - Existing buildings, parking lot, driveway cuts, dumpster, fencing, landscaping, etc. on the

property.

The existing building and parking lot is shown on exhibits E, F, G-1. Parking lot ingress/egress is shown on Exhibit F. There are no driveway cuts proposed. There are no outside dumpsters, fencing, or landscaping changes proposed.

- Vehicle location shall not negatively impact pedestrian or traffic safety.
Employee and customer vehicles will only be parked on the paved parking lot surface. There will not be any negative impact to pedestrian or traffic safety.
- All information necessary to understand the proposal.
The proposal is straightforward: To use the existing facility for automotive repair as was previously being done.

4. Sign Permit Application (can be submitted now or at a later date):

The sign permit will be submitted at a later date.

- A sign permit (applications attached).
- A scale drawing of the proposed sign(s) listing the height, width, total square footage, method of attachment, method of illumination, sign materials, design and appearance.
- Provide three 11 x 17 color renderings of proposed sign. Attach any superimposed photos or drawings that may help in reviewing sign application.
- Site Plan showing location of the sign - if free standing.
- Will need to install a quality designed sign that is compatible with the site and building.

If a conditional use (variance/sign/) application is submitted by **Tuesday, March 15, 2016**, the City of Sheboygan Plan Commission will review the application on **Tuesday, March 29, 2016**. March 29 is the deadline for April 12. April 12th is the deadline for April 26th.

The Department of City Development has the following comments:

- I would definitely suggest a **predevelopment meeting** so we can all meet and discuss the proposal prior to an official submittal.

The predevelopment meeting between Steve Sokolowski, Pat Eirich and Dan Wolf took place on 11-23-15.

- You need to talk to Building Inspector Pat Eirich immediately about the building and occupancy permit process. Occupancy will not be granted unless the applicant receives an approved conditional use permit from the Plan Commission.

On 3-10-16 I sent an email to Pat Eirich requesting a walk through of the building during the week of March 21st. I will work with Pat to ensure the building meets requirements to obtain an occupancy permit.

- Dumpsters will be required to be screened and enclosed.
Any dumpsters will be kept neatly inside of the building. Existing dumpsters on the property do not belong to and are not being used by CARFIX. Owners of the dumpsters will be notified that they must be removed from the 3667 S. Taylor Premises.
- Outdoor storage of materials, products or equipment shall be prohibited.
We will not store any materials, products or equipment outdoors.

All new lighting shall be installed per Section 15.707 of the City of Sheboygan Zoning Ordinance.

There shall be no spillover light onto adjacent properties or the streets (especially residential properties).

We are not proposing any additional lighting. Replacement of any burned out or existing lamps will comply with Section 15.707 (Exterior Lighting Standards) of the City of Sheboygan Zoning Ordinance.

- Neighbor concerns often deal with noise, garbage, smells, hours of operation, traffic, etc.
Our operations, noise, waste, smells, hours of operation and traffic will be very much in keeping with what is already taking place in this Suburban Commercial business area. We do not anticipate any negative impact in any of these areas.
- All ground level and rooftop mechanicals need to be screened/enclosed.
There are no ground level or rooftop mechanicals. All mechanicals are located within the building.
- Will need to get approved by the City and then provide state license to sell vehicles. May not sell vehicles from site without the conditional use permit from the City or the State license from the State of Wisconsin.
We are not proposing to sell any vehicles. If we ever desire to do so in the future we will request and obtain the proper permitting and licensing prior to selling any vehicles.
- Towing or outdoor storage of unlicensed or inoperable vehicles is not a permitted use from this commercial property.
We are not proposing towing or outdoor storage of unlicensed or inoperable vehicles. We desire to keep a clean, attractive and well cared for property.
- The Plan Commission will want to see quality monument and/or wall signage.
Quality signage will be installed by a professional sign company after approval of the sign permit has been granted.
- Might make sense to try some earth tones that contrast nicely with the existing brick (even some of the creams and beiges in Wal-Mart, Q-Mart, Wendy's, Subway, Cellcom, 3667 S. Taylor Drive etc.)
Yes, we agree. We are leaning towards a neutral gray color that matches the tones in the existing shingles on the overhangs of the building.
- Probably makes some sense to meet to discuss what you are proposing, dates and timelines prior to submitting your application.
Some of this was discussed during our meeting on 11-23-15, but much was unknown. At this point we would like to obtain an occupancy permit, conditional use permit and signage permit as soon as we are able. We would then like to paint the building, install signage, and hire staff. Ideally, we hope to open in May or June, however, that may be postponed if there is a delay in finding qualified and appropriate staff.

Steve Sokolowski
City of Sheboygan
Manager of Planning and Zoning
828 Center Ave, Suite 104
Sheboygan, WI 53081

CARFIX
3667 S. Taylor Drive
Sheboygan, WI 53081

3-15-16

Mr. Sokolowski and members of the planning commission:

Enclosed with this packet is the information you required as part of our application for a Conditional Use Permit at 3667 S. Taylor Drive. We are requesting a permit to use the existing building (without any structural additions or deletions) to do business as the building was originally designed and permitted for; that is, automotive repair.

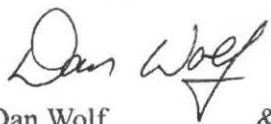
The following is contained within:

- Detailed written answers to each of your questions Page 1 - 6
- Exterior views of 3667 S. Taylor Drive Exhibit A
- Office area views of 3667 S. Taylor Drive Exhibit B
- Shop area views of 3667 S. Taylor Drive Exhibit C
- Northwest exposure image Exhibit D
- Tax parcel view, property outline Exhibit E
- Site Plan – items marked Exhibit F
- Site Plan – measurements shown Exhibit G-1
- Certified Survey Map Exhibit G-2
- Floor Plan – to scale Exhibit H
- North exposure – neutral gray rendering Exhibit I
- City of Sheboygan Application for Conditional Use Permit

We have made a good faith effort to provide a complete and concise response for each of the questions you've asked. Each of your questions are listed in blue font, followed by the response in red font. We trust that you will find the information sufficient for your needs to grant the requested permit. However, if after your review you should have any questions unanswered, please do not hesitate to ask.

Thank you for your review of our application. We look forward to serving the citizens and businesses of Sheboygan in the near future!

Sincerely,


Dan Wolf &

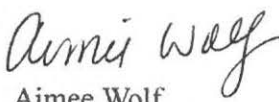

Aimee Wolf
Owner

EXHIBIT A



Exterior views of 3667 S. Taylor Drive

- Upper Left Picture: View of North and West sides of building
- Upper Right Picture: Distant view of North and West sides of building
- Middle Right: View of West side of building and neighboring property
- Lower Right: View of East side of building



EXHIBIT B



Office area views of 3667 S. Taylor Drive

- The office is located on the West end of the building
- Windows face North towards Wendy's and West toward Taylor Dr.
- The office has an existing waiting area, bathroom, and private office room
- The customer entrance is located on the West wall
- There are two existing entrances to the shop on the East wall of the office



EXHIBIT C



Shop area views of 3667 S. Taylor Drive

- The shop occupies the Eastern 75% of the building
- The doors of the shop face to the North, towards Wendy's
- The shop has 6 bays, each with an existing overhead door and vehicle lift.



EXHIBIT D



NORTH

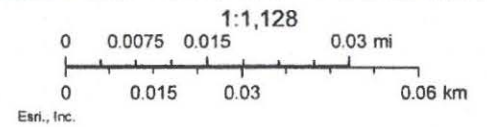
EXHIBIT E

N

CARFIX proposed site



March 14, 2016



S

S

Google Maps 3667 S Taylor Dr

E



W

N

Imagery ©2016 Google, Map data ©2016 Google 20 ft

Google Maps

A= Existing monument sign

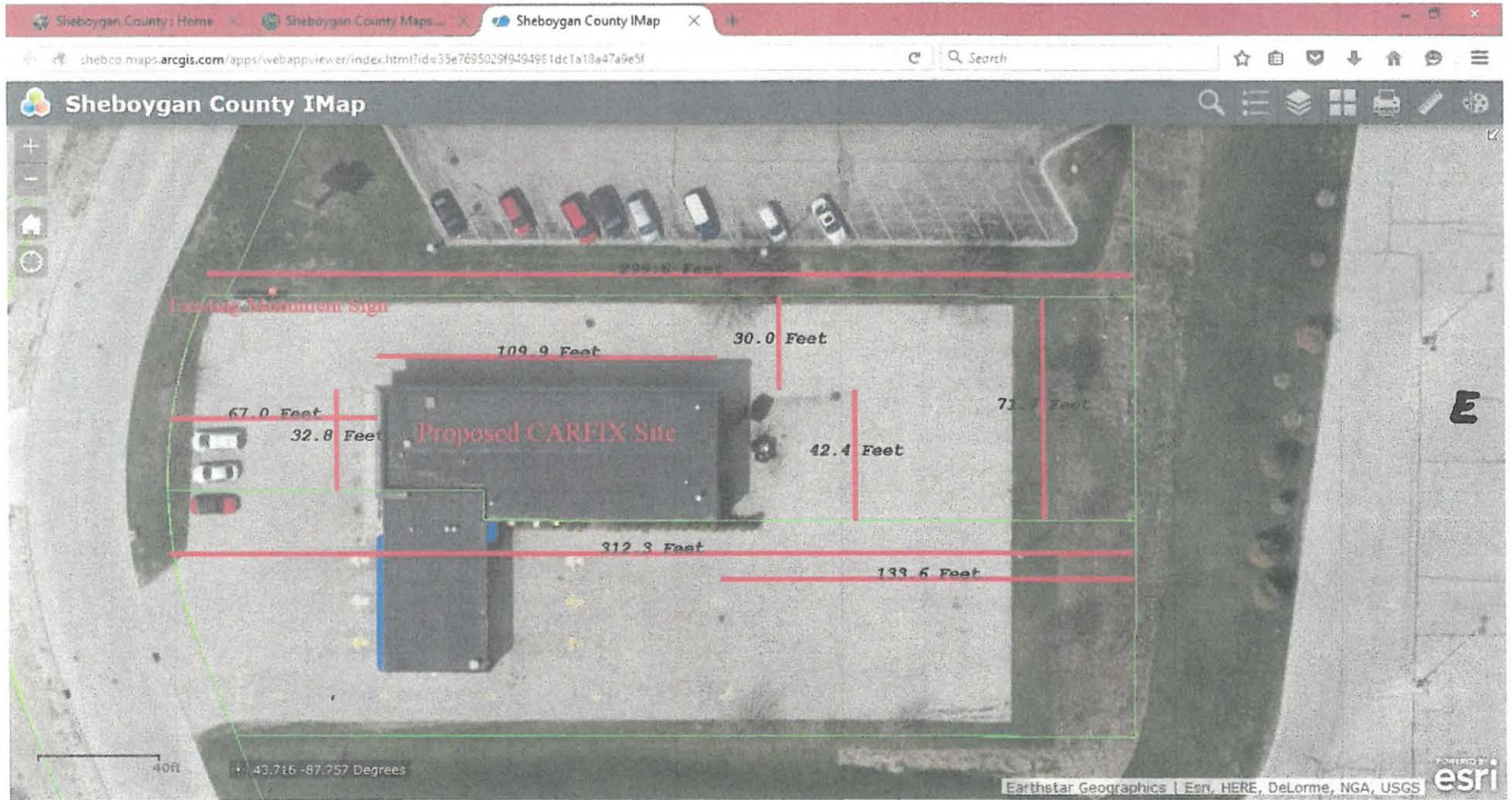
B&C = Existing Parking

D = Existing Ingress/Egress (Recorded Easement)

E = Existing dumpsters to be removed: Do NOT belong to CARFA

EXHIBIT G-1

N



W

E

The image above is to scale. The measurements are approximate.

S

CERTIFIED SURVEY MAP NO. _____

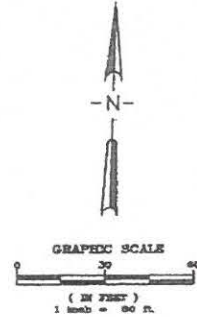
PART OF THE NW1/4 NW1/4 SECTION 4, T14N, R23E,
CITY OF SHEBOYGAN, SHEBOYGAN COUNTY, WISCONSIN.

PART OF LOT 7 OF THE ZIMBAL FARM PLAT, LOCATED IN PART OF THE NW1/4 OF THE NW1/4 OF SECTION 4,
T14N, R23E, CITY OF SHEBOYGAN, SHEBOYGAN COUNTY, WISCONSIN.

BEARINGS ARE REFERENCED TO THE NORTH
LINE OF THE NW1/4, SECTION 4, T14N, R23E,
HAVING AN ASSUMED BEARING OF
S89°45'00"E (REC. AS N88°33'44"E), BASED
ON SHEBOYGAN COUNTY G.P.S. COORDINATES

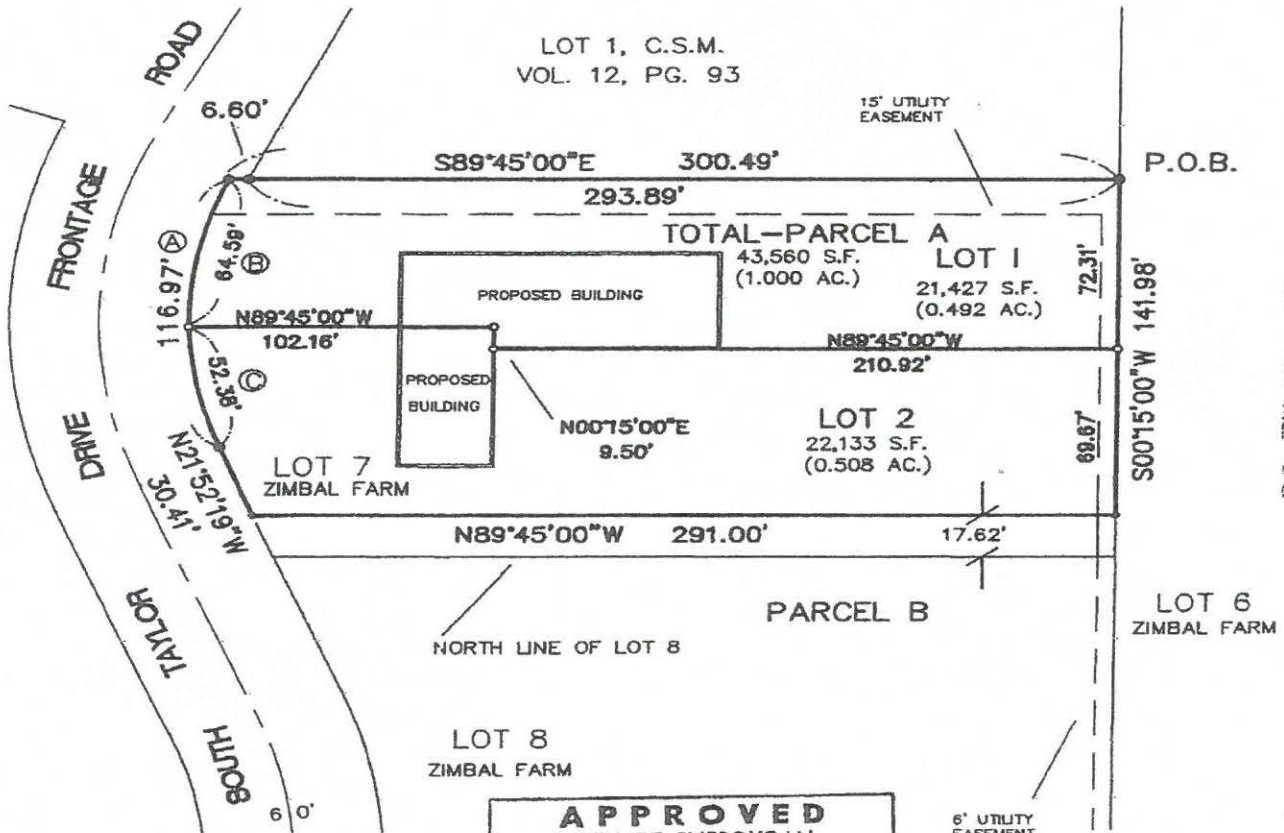
LEGEND

- 1" IP FOUND
- 2" IP FOUND
- 1" X 24" IP. SET
WEIGHING 1.13 LBS/LF



CURVE DATA

- | | | |
|---|--|--|
| <p>Ⓐ CHD BRG = N01°14'17"E CHD LGTH = 113.82' RAD = 145.00' CEN ANG = 46°13'12"</p> | <p>Ⓑ CHD BRG = N11°35'12"E CHD LGTH = 64.06' RAD = 145.00' CEN ANG = 25°31'22"</p> | <p>Ⓒ CHD BRG = N11°31'24"W CHD LGTH = 52.10' RAD = 145.00' CEN ANG = 20°41'50"</p> |
|---|--|--|



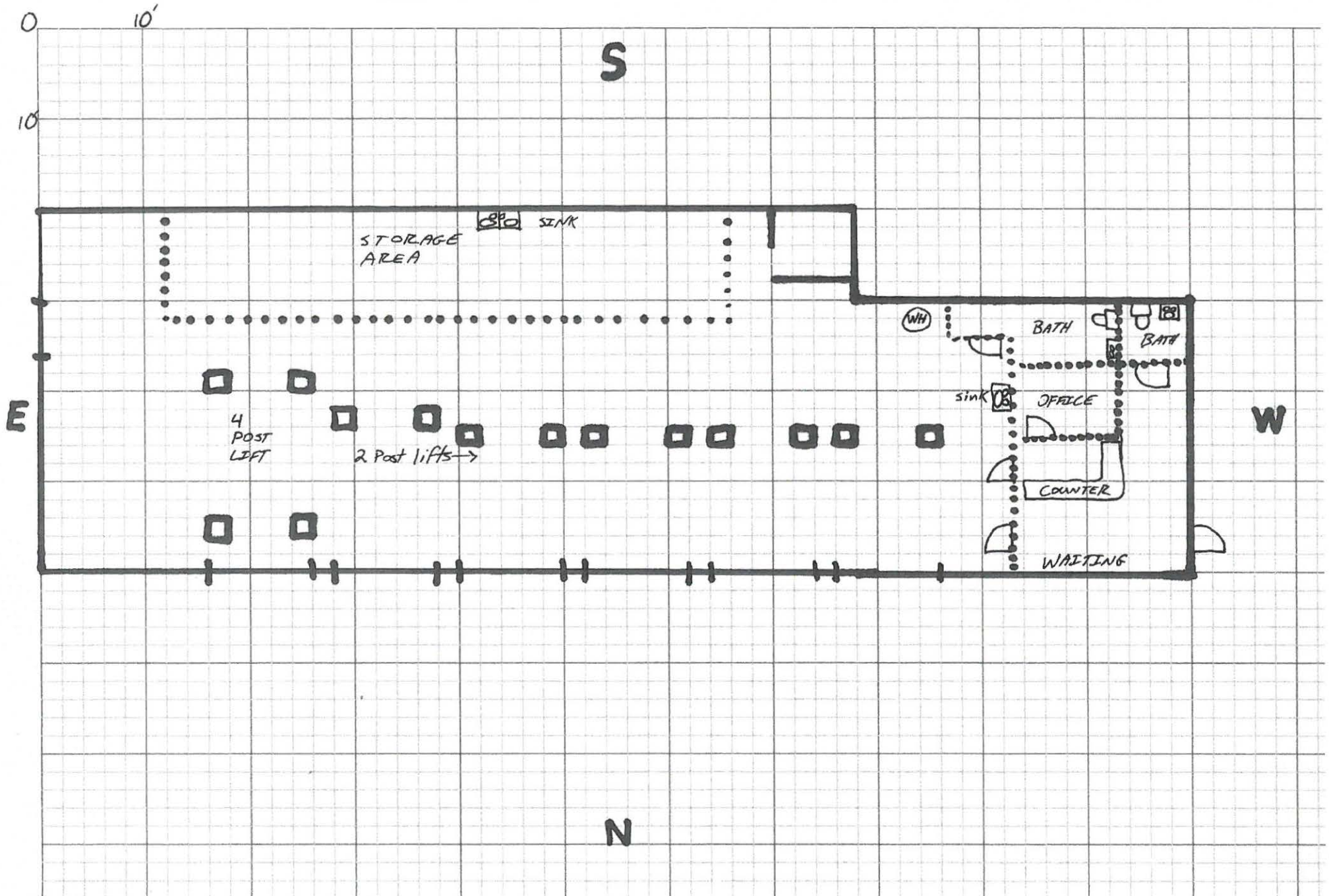
APPROVED
CITY OF SHEBOYGAN
DEPT. OF CITY DEVELOPMENT
dated this 6th day of July, 1999
Ronald Smith

THIS INSTRUMENT WAS DRAFTED BY KRIS SOMMERS
OF MILLER ENGINEERS & SCIENTISTS, SHEBOYGAN, WIS.

EXHIBIT G-2

VOL 16 PAGE 95

EXHIBIT H



Floor Plan: 3667 S. Taylor, Existing Building, existing layout, no changes proposed. One large square equals 10'. One small square equals 2'.

EXHIBIT I



NORTH EXPOSED

NEUTRAL GRAY RENDERING

PARCEL NO. 108400
MAP NO. 23 335 012
ZONING CLASSIFICATION: CC

Office Use Only
APPLICATION/FILE NO. _____
REVIEW DATE: 3/29/16

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 \$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: Julie Selby - Board + Brush Creative Studios
ADDRESS: 800 N Bluespruce Cir Hartland E-MAIL: boardandbrushjulie@gmail.com
53029
PHONE: (937) 307-7066 FAX NO. ()

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: Board + Brush Creative Studio
ADDRESS OF PROPERTY AFFECTED: 528 N 8th St.
LEGAL DESCRIPTION: _____

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

DETAILED DESCRIPTION OF **PROPOSED** OPERATION OR USE INCLUDING ANY CHANGES TO THE EXISTING USE: Retail Art Studio with instructional woodworking workshops. Malt Beverages served during classes.

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

Application for Class B Liquor permit on premises



Board & Brush Creative Studio

Our workshops provide guided instruction to make a one of a kind, customized home décor wood sign.....while in a relaxed environment. We teach our participants to appreciate the beauty of raw materials...the wood, the grain, the knots, the color variations and the simple imperfections that will make their sign unique. We walk them through the steps of distressing, sanding, staining, assembling, painting, waxing and hanging all within 2 ½ to 3 hours!

All of our workshops are booked through pre-registration and pre-payment on our website at boardandbrush.com. Most of our workshops are held in the evening and on weekends and last for approximately 2 ½ to 3 hours. We average 3-4 workshops a week with the exception of around the holidays, we are booked almost everyday. Most of our workshops start around 6:30PM. Our workshops range in price from \$50 to \$65 per participant.

The Sheboygan Studio will be equipped with 4 4x8 art tables to hold a maximum capacity of 24 participants.

The Sheboygan public parking is very suitable for the amount of vehicles my Studio will bring to the downtown area. With a full workshop, we expect to use anywhere from 10-14 public spaces.

All of Studios are licensed in some capacity to serve malt beverages, wine or liquor. Allowing our participants to have a drink is more of a novelty rather than a purpose of coming to our Studio. Our average workshop participant consumes less than 1 ½ drinks per person during the 2 ½ to 3 hour timeframe.

We deal with a low VOC stain for approximately 15-20 minutes of the workshop time. During this process we make sure we have adequate cross ventilation and exhaust fans running. The smell is not vented into any shared ductwork to become a nuisance to other tenants.

We also have about a 4-6 minute process in the workshop that can be very loud. It is called the distressing phase. During this process every participant in the workshop is using a hammer or a mallet, while wearing earplugs. We begin this process at the start of the workshop so we are not causing noise at a time that would be viewed as quite period. We will also talk to neighboring businesses to make sure this does not interfere with their class schedule or business needs.

Thank you so much for your consideration,

Julie Selby

Founder & Independent Studio Owner

Board & Brush Creative Studios

MISSION STATEMENT

**HONE YOUR OWN
PASSION
FOR DÉCOR
& DIY PROJECTS;
////////////////////
WE HAND YOU
THE TOOLS
& DIRECTION,
YOU CREATE THE
FRIENDSHIPS
AND CRAFT.**

Board & Brush
creative studio



Board & Brush Creative Studio
Find your nearest location at
www.boardandbrush.com

© BB Lake Geneva LLC

GUIDING YOUR INNER DIY



WELCOME TO BOARD & BRUSH

Board & Brush Creative Studio is here to guide your inner DIY. Our workshops provide guided instruction and a relaxed environment. Just bring your creativity and a willingness to learn and you will build a wooden décor piece from scratch that is worthy of your walls.

Come alone or bring your friends and family to share in our woodworking workshops. You will have a creative experience you won't forget!

OUR WORKSHOPS AND PROJECTS ARE ALWAYS CHANGING, SO EVERY TIME YOU RETURN, YOUR CREATION WILL BE A NEW AND DISTINCTIVE PIECE OF ART.

WOOD, WORKSHOP & WINE

At Board & Brush Creative Studio, our goal is to turn you into a 'woodworking master' by encouraging you to understand and appreciate the beauty of raw materials.....the wood, the knots, the color variations and the simple imperfections that will make your sign unique. Distressing, sanding with the grain and staining are a few of the important steps we will guide you through to make your décor piece one that will look as though it has been with you for years....like a vintage heirloom.

Never used a hammer, sand paper or a power tool? Never added picture hangers to a home décor sign to hang on your wall? Never waxed wood to protect it from the elements and make it glisten in the light? Don't worry.....we will teach you all of these skills. In fact, when you leave our Studio we won't be surprised if we find you in the hardware store filling up your own toolbox!

“AMAZING STAFF, FUN ATMOSPHERE, AND A ONE OF A KIND PIECE OF ART FOR YOUR HOME!”

In addition, our custom stencil process allows you to personalize your piece with your surname, monogram, the year of your special event or the names of your beloved children....the possibilities are endless and our design choices are expansive.

So enjoy a glass of wine with your girlfriends, your spouse, your family, your co-workers or anyone else you decide to bring along while you hone in on your inner woodworking skills.

HOW WE BECAME BOARD & BRUSH

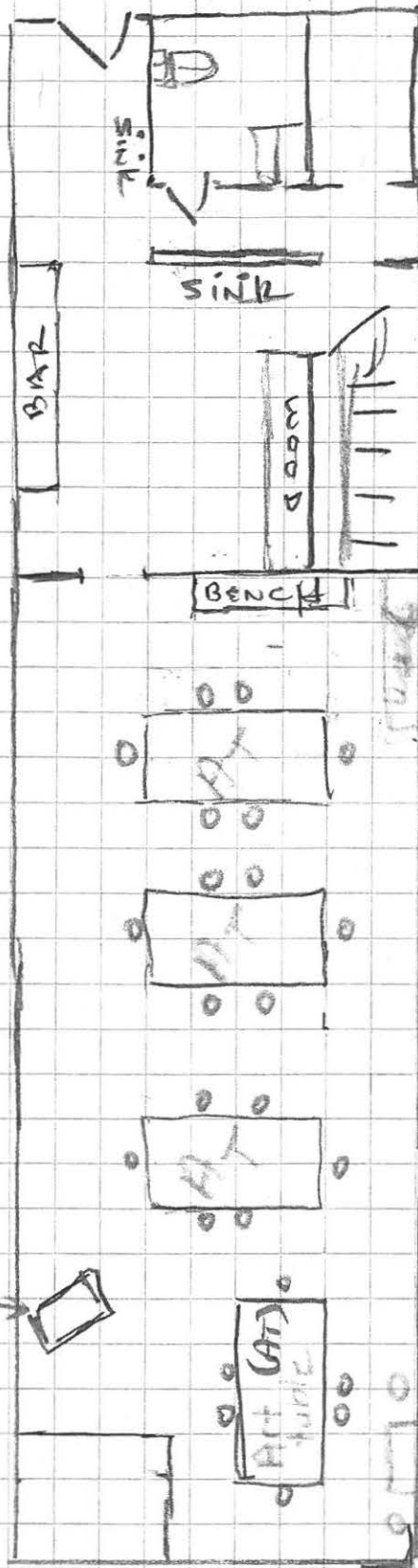
What started as a 'Girl's Night Out' with wine and crafts in one of the founder's basements, turned into a business idea and then a reality in March of 2015. The founders of the company share a passion for creating home décor and DIY projects. Woodworking techniques and skills combined with the latest trends and custom graphics is what created the DIY Board & Brush Creative Studios concept.

Board & Brush offers a wide variety of hands-on experiences from workshops, private parties, bridal showers, bachelorette gatherings, children's birthday bashes, corporate events, and fundraisers. All projects are a flat fee and include everything you will need to leave with a beautiful, classic wooden piece to adorn your walls.



Max Capacity : 24

checkin desk



Table

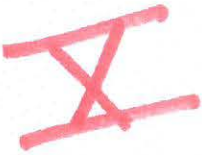
→ = 4 ←



- * Windows + doors only
- * Wooden sign will not be hung at Sheboygan location

72





8.2

Gen. Ord. No. 49 - 15 - 16. By Alderpersons Donohue and Hou-seye.
March 21, 2016.

AN ORDINANCE amending the City of Sheboygan Official Zoning Map of the Sheboygan Zoning Ordinance to change the Use District Classification of property located at 630 Riverfront Dr. from Class CC Central Commercial to Class CC with PUD overlay Classification.

THE COMMON COUNCIL OF THE CITY OF SHEBOYGAN DO ORDAIN AS FOLLOWS:

Section 1. Appendix A, Chapter 15 of the Sheboygan Zoning Ordinance establishing zoning districts and prescribing zoning standards and regulations is hereby amended by changing the Official Zoning Map thereof and Use District Classification of the following described lands from Class CC Central Commercial to Class CC with PUD overlay Classification:

Property located at 630 Riverfront Dr.:

Being Lot 2 of a C.S.M. recorded in Volume 25, pages 55 & 56 of Certified Surveys, located in the North 1/2 of the NW 1/4 of Section 26, T.15 N., R. 23 E. in the City of Sheboygan, Sheboygan County, State of Wisconsin. Said tract contains 2.3 acres + or -

Section 2. All ordinances or parts thereof in conflict with the provisions of this ordinance are hereby repealed to the extent of such conflict, and this ordinance shall be in effect from and after its passage and publication.

City Plan

Mylyzme / Donohue

I HEREBY CERTIFY that the foregoing Ordinance was duly passed by the Common Council of the City of Sheboygan, Wisconsin, on the _____ day of _____, 20____.

Dated _____ 20____. _____, City Clerk

Approved _____ 20____. _____, Mayor

II

5.1

R. O. No. 308 - 15 - 16. By CITY CLERK. March 21, 2016.

Submitting an application from Sailing Education Association of Sheboygan for a change in the zoning classification of property located at 630 Riverfront Dr. from Class CC Central Commercial to Class CC with PUD overlay Classification.

City Clerk

City Clerk

| | |
|------------------|--|
| OFFICE USE ONLY | |
| APPLICATION NO.: | _____ |
| RECEIPT NO.: | <u>110290</u> |
| FILING FEE: | <u>\$200.00</u> (Payable to City of Sheboygan) |

**CITY OF SHEBOYGAN
APPLICATION FOR
AMENDMENT OF OFFICIAL ZONING MAP**
(Requirements Per Section 15.903)
Revised May, 2012

Completed application is to be filed with the Office of the City Clerk, City Hall, 828 Center Avenue. Application will not be processed if all required attachments and filing fee of \$200 (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: Sailing Education Association of Sheboygan PHONE NO.: (920) 629-8986
 ADDRESS: 630 Riverfront Drive, Sheboygan, WI 53081 E-MAIL: lkohler@windway.com
 OWNER OF SITE: Sailing Education Association of Sheboygan PHONE NO.: (920) 629-8986

2. DESCRIPTION OF THE SUBJECT SITE

ADDRESS OF PROPERTY AFFECTED: 824 South 8th Street, Sheboygan, WI 53081

LEGAL DESCRIPTION: Lot 2 of a C.S.M. recorded in Volume 25, pages 55 & 56 of Certified Surveys, located in the north 1/2 of the NW 1/4 of Section 26, T15N, R23E in the City of Sheboygan, Sheboygan County, State of Wisconsin, said tract contains 2.3 acres + or -

PARCEL NO. 59281110032 MAP NO. _____

EXISTING ZONING DISTRICT CLASSIFICATION: Central Commercial (CC)

PROPOSED ZONING DISTRICT CLASSIFICATION: CC with PUD Overlay

BRIEF DESCRIPTION OF THE EXISTING OPERATION OR USE: Vacant.

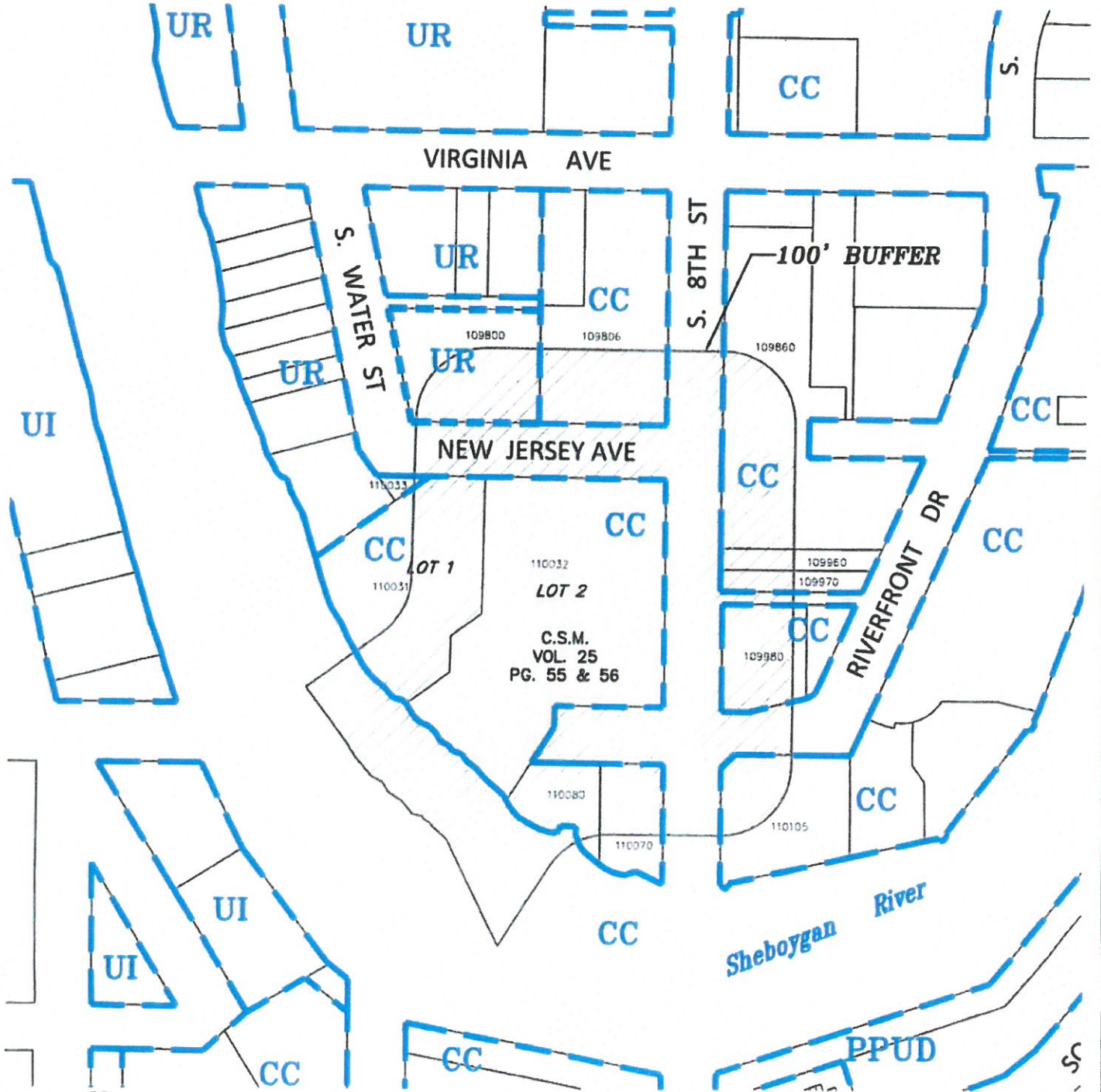
Former WP&L/Alliant office building

BRIEF DESCRIPTION OF THE PROPOSED OPERATION OR USE: SEAS Office.

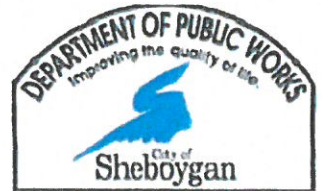
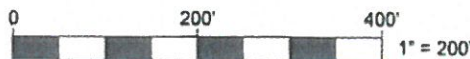
Education and Community Center, and indoor boat maintenance and storage

PROPOSED ZONING CHANGE FROM CC TO SEAS PUD SECTION 26, T. 15 N., R. 23 E.

BEING LOT 2 OF A C.S.M. RECORDED IN VOLUME 25, PAGES 55 & 56 OF CERTIFIED SURVEYS, LOCATED IN THE NORTH 1/2 OF THE NW 1/4 OF SECTION 26, T. 15 N., R. 23 E. IN THE CITY OF SHEBOYGAN, SHEBOYGAN COUNTY, STATE OF WISCONSIN. SAID TRACT CONTAINS 2.3 ACRES ±



SAILING EDUCATION ASSOCIATION
OF SHEBOYGAN



SEAS PUD General Development Plan (GDP)

The Sailing Education Association of Sheboygan (SEAS) intends to raze the early 1960's vintage former WP&L office building located at 824 S. 8th Street and in its place, construct two contemporary buildings of architectural style appropriate for this Waterfront Transitional and river riparian location. SEAS's mission is to ***establish Sheboygan's waterfront and boating programs as best in class offerings and facilities, while enhancing our county's already stellar attractions.***

Introduction

In 2009 SEAS constructed sail boat davit launching, event dockage, and "dry sail" operations in Sheboygan's Inner Harbor. **The proposed 8th Street facility will comprise SEAS's public educational and management base, as well as provide off-season indoor storage and maintenance for the organization's fleet of sailing and power support boats.** These activities are presently inefficiently scattered amongst several leased and borrowed spaces throughout the city.



A municipal boat ramp is located off the southeast corner of the subject property, which wraps around the west side of the boat ramp so that the SEAS's parcel has about 190' feet of frontage on the north bank of the river. WP&L/Alliant's electrical power substation is the abutting property to the west and New Jersey Avenue on top of the hill bounds the property to the north. The Topographic Property Survey (24 x 36" sheet) in the Appendix provides additional detailed information.

A legal description of SEAS's parcel and a map showing all other properties within 200' of it are included in the Appendix, as is a listing of the nearby tax parcel mailing addresses.

Purpose of a PUD Overlay

This location for SEAS' home base is intrinsically consistent for land use within the City of Sheboygan's Master Plan, which designates this area as Waterfront Transitional. SEAS primary activities (offices and indoor maintenance service of boats in this case) at this 8th Street site will be land uses permitted by right on this 2.34-acre parcel that is zoned Central Commercial (CC). Indoor institutional (which includes education) activities of the organization are allowable as a Conditional Use for this zoning. Continuation of an adequate amount of the existing on-site parking is a permissible Accessory Special Use.

Indoor (boat) storage is a "land use flexibility" that can be allowed under the Planned Unit Development (PUD) ordinance. Without this allowance, this CC zoned property will not be of sufficient use to SEAS to warrant redevelopment. The only other variation from standard zoning ordinance that is requested is for the building heights to exceed 20 feet, which is allowable under Conditional Use and will comply with the height requirement within the **8th Street Design Standards:**

New buildings for this area are required to have a **height of at least 30 feet**, but not more than 60 feet. **The proposed building heights will be in the range of 40 to 45 feet.** A detailed tabulation of applicable zoning standards is included in the Appendix.

Appropriate conditions for site redevelopment, as generally described herein, will be elements of a forthcoming *Precise Implementation Plan (PIP)* for a **Planned Unit Development (PUD) overlay zoning** to the underlying CC zoning requirements. The administrative process for this is the same as for a Conditional Use Permit.

The remainder of **this General Development Plan (GDP) provides some basic required information as a preparatory step** prior to submission of a forthcoming PIP. It has been preceded by two pre-application conferences with City staff that included discussions regarding the **Concept Plan included in the Appendix.**

General Description

The new primary building will be recessed about 61' back from the sidewalk along 8th Street to provide an aesthetic drop-off drive in front. It will be set back 41' to 55' from the sidewalk along Riverfront Drive to accommodate a patio area for events that extend outdoors. Primary signage will be on the front (east) face of the primary building. Additional identification on the south face toward Riverfront Drive will be visible from across the river, as will similar information on the north side of the building that will be visible from south-bound 8th Street traffic. The boat storage building will be tucked into the hillside in the northwest corner of the property.

- a) The primary building, SEAS Boat Works, will have prominent visibility from 8th Street and its intersection with Riverfront Drive located just north of the 8th Street bridge. The architectural style is based on historic turn-of-the-nineteenth-century wood framed boat works, boat shanty, and light-industrial buildings. This style features low-sloped roofs, horizontal lap siding, and double-hung muntin windows. Added enhancements for this interpretation are the clerestory high-space spine transecting the building and the glass wall, which opens public spaces up to views of the Sheboygan River to the south. The building mass is effectively broken up by shifting the exterior wall planes and varying the roof heights. Refer to the architectural example in the Appendix that shows some characteristic style elements, though not doing justice to the features and form of our buildings presently under design.
- b) Building uses on this CC zoned parcel will consist of **office** (Permitted Use), **indoor maintenance service** (Permitted Use), **indoor institutional** (Special Use), and **indoor storage** (Conditional Use under PUD). Continuation of **on-site parking** is an Accessory Special Use.
- c) Building footprints will not exceed 16,248 square feet for the primary building and 12,480 square feet for the boat storage building, which sum to 28.2% of the parcel area. The size of either or both buildings may be less in order to stay within the project budget. If not, total impervious area (buildings plus pavements) will be increased from the present of 85.0% to the proposed re-development of 86.3%. The Landscape Area Ratio (LSR) will correspondingly decrease from 15.0% to 13.7%. CC Zoning has no minimum requirements for any of these ratios.

- d) The only “natural” area on the site is the parcel’s northern hillside, the eastern portion (adjacent to 8th Street) of which will remain landscaped.
- e) The subject parcel is bounded by Riverfront Drive on the south, 8th Street on the east, New Jersey Avenue to the north, and the WP&L/Alliant electrical power substation to the west.
- f) Site use will be intrinsically consistent with the Comprehensive Master Plan and designation of this area as Waterfront Transitional.
- g) Compilation of applicable zoning standards are included in the Appendix. **The primary aspect of requested variation from standard zoning ordinance is to allow “indoor storage” as a Conditional Use, which is a “land use flexibility” that is specifically allowable under PUD Ordinance.**
- h) **The only other aspect of variation from standard ordinance that is requested is to allow building heights exceeding the CC limit of 20 feet, which will then comply with that aspect of the 8th Street Design Standards mandated for this area which requires heights between 30 and 60 feet. The proposed buildings will range in height from 40 to 45 feet. This is a flexibility in Bulk Requirements that is specifically allowable as a Conditional Use under PUD Ordinance.**
- i) **No exemptions from any ordinance are needed or requested.** The requested variations ((g) and (h) above) from standard zoning ordinances are specifically allowable under the PUD ordinance.

The variations from standard underlying zoning (CC) requirements as described in this GDP are all consistent with the zoning uses and specific requirements of local ordinances and the Comprehensive Master Plan. This facility will be a major aesthetic improvement at a key intersection in the heart of the City of Sheboygan and its river waterfront. The SEAS mission provides a valuable community service in supporting sailing education which enhances the City’s role and posture as a premier national sailing destination.

Appendix

Topographic Property Survey (24 x 36”)

City of Sheboygan Engineering Department – Proposed Zoning Map

Legal Description

Tax Parcel Map with 200’ Buffer

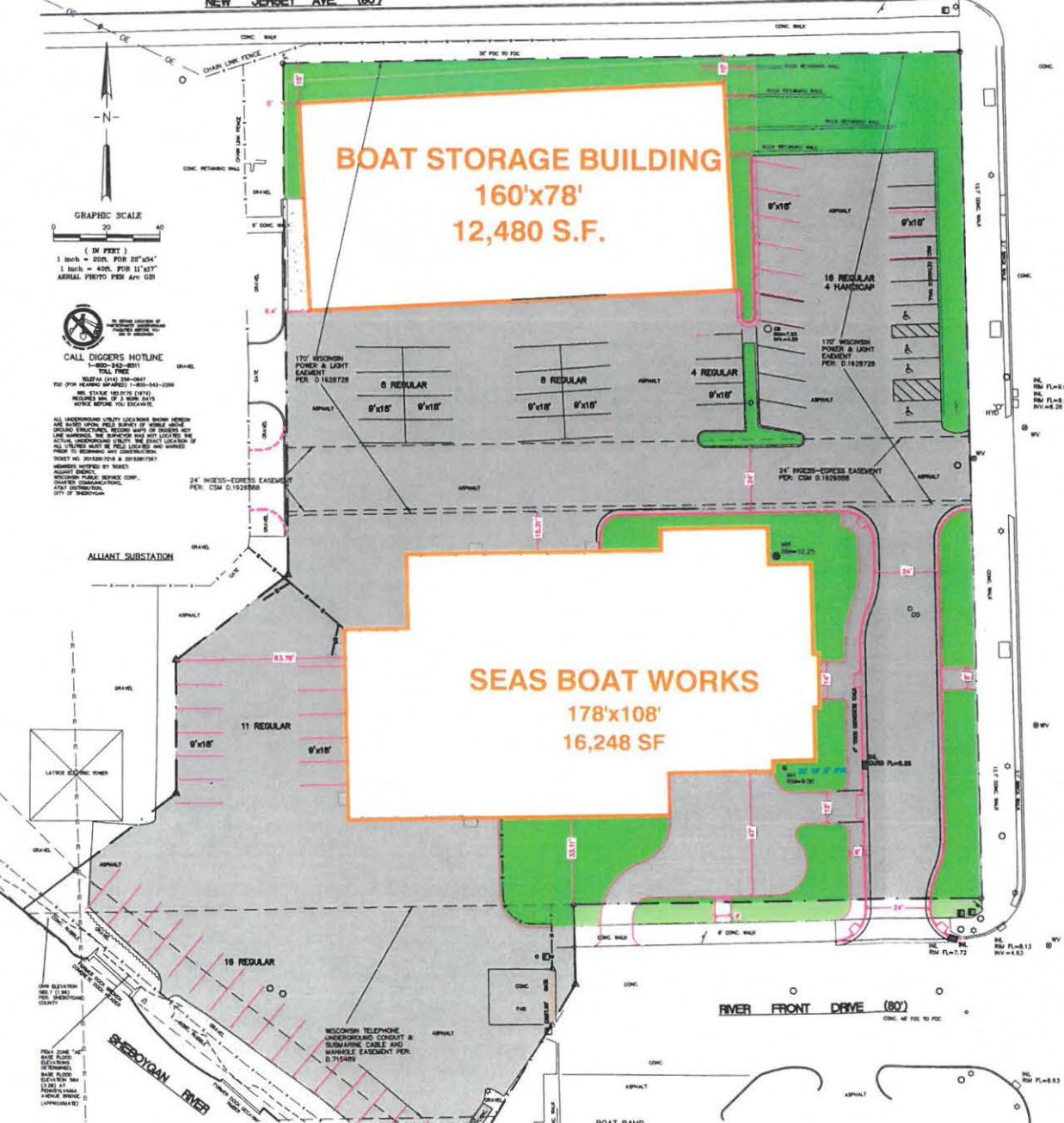
Tax Parcel Mailing Addresses

Land Use Map

Concept Plan (11 x 17”)

Architectural Example

Applicable Zoning Ordinance



PROPOSED ZONING CHANGE FROM CC TO SEAS PUD

BEING LOT 2 OF A C.S.M. RECORDED IN VOLUME 25, PAGES 55 & 56 OF CERTIFIED SURVEYS, LOCATED IN THE NORTH 1/2 OF THE NW 1/4 OF SECTION 26, T. 15 N., R. 23 E. IN THE CITY OF SHEBOYGAN, SHEBOYGAN COUNTY, STATE OF WISCONSIN, SAID TRACT CONTAINS 2.3 ACRES +/-

TOTAL PARCEL (101,902 S.F.) (2.339 AC.) MORE OR LESS TO THE WATERS EDGE OF THE SHEBOYGAN RIVER

- TOTAL BUILDING FOOT PRINTS (28,728 S.F.) (28.19%)
- TOTAL PAVEMENT AREAS (55,649 S.F.) (54.61%)
- TOTAL LANDSCAPE AREAS (14,038 S.F.) (13.78%)
- TOTAL GRAVEL SPACE AREAS (3,487 S.F.) (3.42%)

CURRENT ZONING: Central Commercial (CC) District (PER: CITY PLANNING)

(f) CENTRAL COMMERCIAL (CC) DISTRICT

- 4. Regulations Applicable to Nonresidential Uses
 - a. Nonresidential Density and Intensity Requirements: (per Table 15.305)
 - Minimum Landscape Surface Ratio (LSR): .00
 - Minimum Lot Area (MLA): no
 - Maximum Building Size (MBS): no
 - b. Nonresidential Bulk Requirements: (per Table 15.403)
 - A: Minimum Lot Area: no
 - B: Minimum Lot Width: 0 feet
- Minimum Setbacks:
- C: Building to Front or Street Side Lot Line: 0 feet
 - D: Building to Residential Side Lot Line: 0 feet
 - E: Building to Residential Rear Lot Line: 20 feet
 - F: Building to Nonresidential Side Lot Line: 0 feet
 - G: Building to Nonresidential Rear Lot Line: 10 feet
 - H: Peripheral Setback: See 15.010(4)(b) along zoning district boundary
 - I: Minimum Paved Surface Setback: 0 feet
 - J: Minimum Building Separation: 0 feet
 - K: Maximum Building Height: 20 feet

CONCEPT PLAN

5308 S. 12th Street
Sheboygan, WI 53081
Phone 920-459-8164
www.startwithmiller.com

MILLER ENGINEERS SCIENTISTS

| NO. | DATE | DESCRIPTION |
|-----|--------|------------------------------------|
| 1 | 3/8/15 | UPDATE BUILDING FOOT PRINT & AREAS |

SAILING EDUCATION ASSOCIATION OF SHEBOYGAN, INC.
FORMER ALLIANT BUILDING
824 S. 8TH STREET
SHEBOYGAN, WISCONSIN

SCALE: HOR: 1"=20'
VER: 1"=10'

DATE: MARCH 4, 2015

JOB: 20095-K

BY: WGF

CK: RGM

SHEET: 1 OF 1



The front of the school on the day I visited, December 2, 2013. There's already plenty of snow around. Living in the U.P. takes a special breed of individual and one thing is for certain—you must like winter!

Keeping Our Great Lakes Maritime Heritage Alive

The Great Lakes Boat Building School

By Bruce Niederer

On November 27, 2006 ground was broken on a perfect waterfront site overlooking the Les Cheneaux islands in Cedarville, Michigan in a ceremony that marked the end of a two-year fundraising effort and the beginning of The Great Lakes Boatbuilding School.

The Les Cheneaux islands are a group of 36 small islands, some inhabited during the summer months, along a 12-mile stretch of the southeastern shoreline on the Upper Peninsula of Michigan about 30 miles northeast of the Straits of Mackinac. Les Cheneaux is French for "the channels" which describe the extensive system of channels in and



