

*****ATTACHMENTS*****

PARCEL NO. 108530
MAP NO. 23 335 022
ZONING CLASSIFICATION: CC

Office Use Only

APPLICATION/FILE NO. _____
REVIEW DATE: 2/9/16

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

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

Completed application is to be filed with the Department of City Development, 828 Center Avenue, Suite 104. To be placed on the agenda of the City Plan Commission, application must be filed two weeks prior to date of meeting. Applications will not be processed if all required attachments and filing fee of \$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: Patrick Orthieb (Art + Soul)
ADDRESS: 3129 North Avenue E-MAIL: aloha11po@gmail.com
Sheboygan, WI 53083
PHONE: (920) 207-0833 FAX NO. (-)

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: Art + Soul
ADDRESS OF PROPERTY AFFECTED: 502 N. 8th St. Sheboygan, WI 53081
LEGAL DESCRIPTION: See

BRIEF DESCRIPTION OF **EXISTING** OPERATION OR USE: Former James
Restaurant - Currently vacant

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

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

Art & Soul Studio

Patrick and Linda Ortlieb

Conditional Use Permit

My wife and I reside in Sheboygan, with myself being born and raised in Sheboygan County. I have worked in retail management for the last 25 years and my wife has been in commercial insurance, mostly as an underwriter, for the same amount of time. Over the years, we have been involved in doing our part to make Sheboygan a better place to live and work. Our personal portfolio includes being the owners of Kailani Blue Properties, Ortlieb Homes, Patrick's Residential Services, and Coco's Ice Cream. I am currently on the RCS, Empowers Employment Services Advisory Board, volunteer with the Sheboygan Rec Department, work with the Sheboygan Police Department's Loss Prevention Group, and am involved with various other organizations throughout the city.

Our plan is to open a retail showroom that will give local artists a platform to display and sell their own creations. The showroom will allow all forms of art, including photography, paintings, woodworkings, metals, jewelry, etc., as well as other crafts and home décor. It will be a Design and Consign shop, focused on showcasing the local talent that Sheboygan County has to offer. We plan on working with the schools, non-profits, and the general public. Everyone is welcome. Accompanying their works of art, each artist will have the opportunity to set up their biography and contact info to assist in expanding their portfolio. Our plan also includes a classroom/meeting room to be used for instructional classes and area business meetings, as well as web-based options for our artists and the store.

The Building

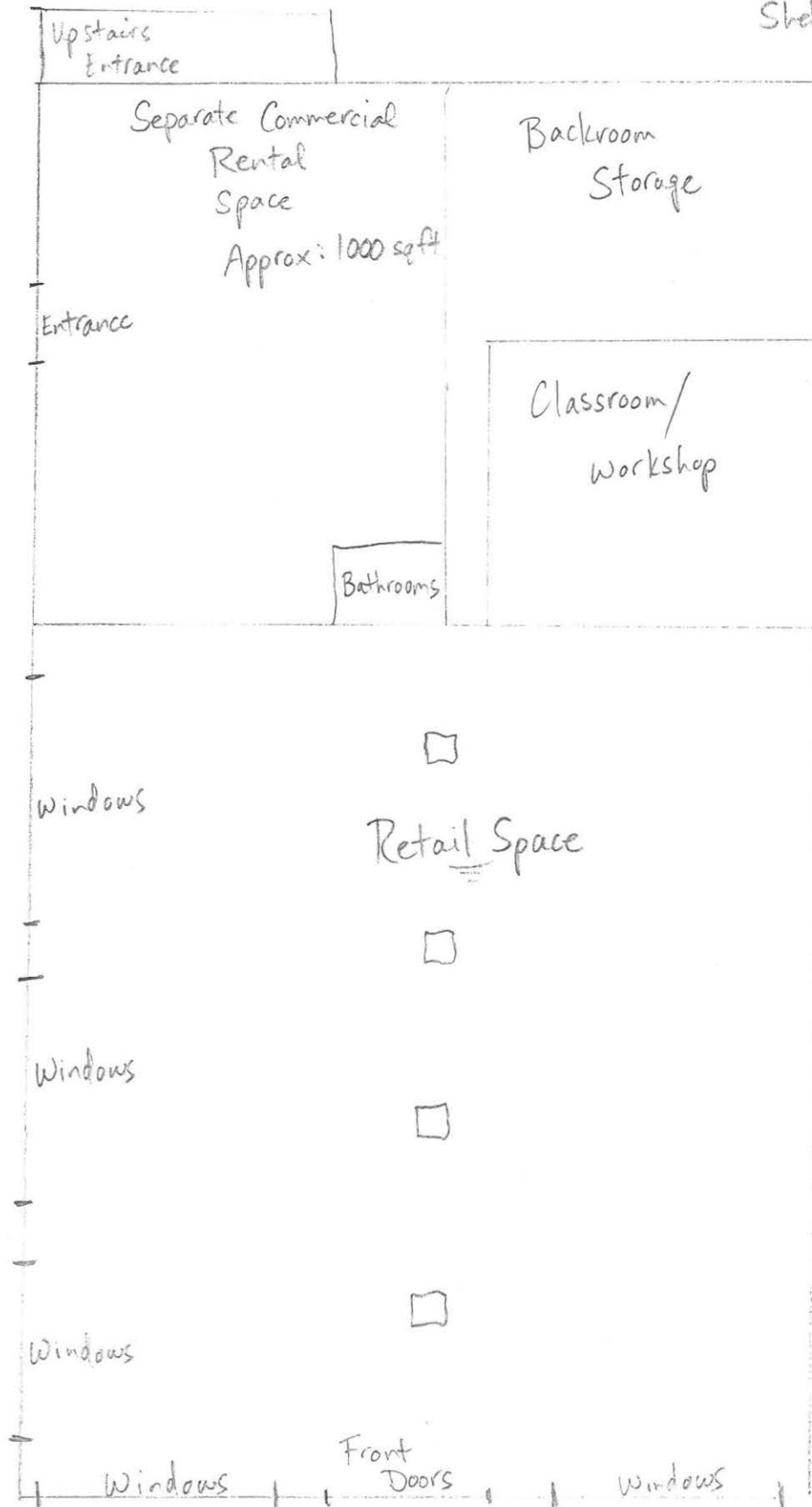
We plan on taking a vacant building and bringing it back to life. Located on the corner of 8th Street and Pennsylvania Avenue, this building is highly visible. Once we complete the planned remodeling changes, this building will once again become a positive draw to the downtown area. The building currently has 8 apartments on the upper level. These apartments will remain, but will be cleaned up and gone through to bring them up to the necessary standards that we want surrounding the businesses below. In the lower area of the building, we plan on sectioning off a quarter of the space in the southwest corner to allow for a 1,000 sq ft space for a small business to rent. Their

entrance would face Pennsylvania Avenue. Our business, Art & Soul, would fill the remaining space. Our entrance would be on located on 8th Street. We plan on remodeling the entire inside of the lower level of the building, focusing on an open concept to make the inside more welcoming to the public. The plan also includes adding large store-front windows on the east side and down the south side of the building. This will open up the store and make it much more appealing to the community. We also would like to paint the exterior, which currently looks like two separate buildings, to mesh them together to look like one building. Our hours of operation will be in the 9am-8pm range with the other tenant also in that range.

Thank you,

Patrick Ortlieb

Pennsylvania Avenue



8th Street





PARCEL NO. 621720
MAP NO. 15334013
ZONING CLASSIFICATION: UT

Office Use Only
APPLICATION/FILE NO. _____
REVIEW DATE: 2/19/16

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

CITY OF SHEBOYGAN
APPLICATION FOR
CONDITIONAL USE PERMIT
Requirements Per Section 15.905
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pd

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1. APPLICANT INFORMATION

APPLICANT: Champion Storage + Rental LLC
ADDRESS: 3838 Enterprise Dr E-MAIL: jerry@championstorage.net
Sheboygan, WI 53083 diane@championstorage.net
PHONE: (920) 783-6290 FAX NO. (920) 783-6291

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: _____

ADDRESS OF PROPERTY AFFECTED: 1939 N 18th St. Sheb

LEGAL DESCRIPTION: _____

BRIEF DESCRIPTION OF EXISTING OPERATION OR USE: _____

indoor storage of vehicles for winter parking.

DETAILED DESCRIPTION OF PROPOSED OPERATION OR USE INCLUDING ANY CHANGES TO THE EXISTING USE: convert building for personal

(mini-storage) climate control storage for individual space.

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



Conditional Use Permit – 1939 N 18th Street – Inside Climate Control Storage Units

January 25, 2016

Champion Storage & Rental in Sheboygan Wisconsin has been in business since 1997. At that time, we started out with one building that housed 48 storage units. With the increased need for storage in the area, over the years we have grown to over 750 units with 7 locations in the Sheboygan area. Our goal here at Champion Storage is to provide our customers a high standard of service, while offering clean and affordable storage units that are conveniently located.

#2

Our current Conditional Use Permit was approved in October 2015. Champion Storage is currently using the warehouse space to rent as inside heated parking spaces for cars, motorcycles, boats, trailers or small campers.

We are requesting a Conditional Use permit to construct inside Climate-Controlled Storage units. Customers requiring rental space would first come to our office at 3838 Enterprise Drive, Sheboygan to fill out the necessary paperwork. At that time they will receive a code to enter the building.

The inside units are constructed by Trachte Building Systems located in Sun Prairie Wisconsin. They specialize in the construction of outside and inside climate controlled storage units. It will be their construction crew doing the assembly of these units.

Sheboygan has very limited storage options. We find there is a demand for Climate Controlled Storage Units.

All construction will comply with State Codes and will be contained to the inside of the building.

We will not have an office at this location. With the code they get at time of move-in, the customers will be able to access the building between the hours of 6am – 9pm. The keypad will not allow anyone inside the building beyond this time frame.

We have 6 Full-Time/Part-Time employees plus the owners who will have access to the building.

We currently have 7 storage facility locations in the Town of Sheboygan, Town of Mosel and City of Sheboygan. Even though these are not in a residential area we know what is needed and acceptable to our neighbors. We ensure Dusk to Dawn lights for proper night time lighting of the area. There will be no smell, wastewater or waste product, outdoor storage, noise or garbage. We currently operate an inside storage facility at our Office location at 3838 Enterprise Drive and find that the customer traffic coming to their storage unit is minimal. Most customers move their items into their units and have minimal need to get to their items on a regular basis.

We do not plan to make any changes to the outside area – we will be keeping it the same.

We already have the Approval for Signs on the building. The additional sign we need falls within the permit we already received in October 2015.

We do not require any special licenses or permits to operate a storage facility.

Our clients are primarily located within the Sheboygan area. They can consist of individuals or businesses.

#3

A rough draft of Building site plan is attached. Once the Conditional Use Permit is issued we will contact Hameister Architects to draw up the building plans for State Approval. We will get our State Approved plans thru the City.



Picture down aisle of inside storage units @ 3838 Enterprise Drive



Picture of ceiling construction of inside units @ 3838 Enterprise Drive



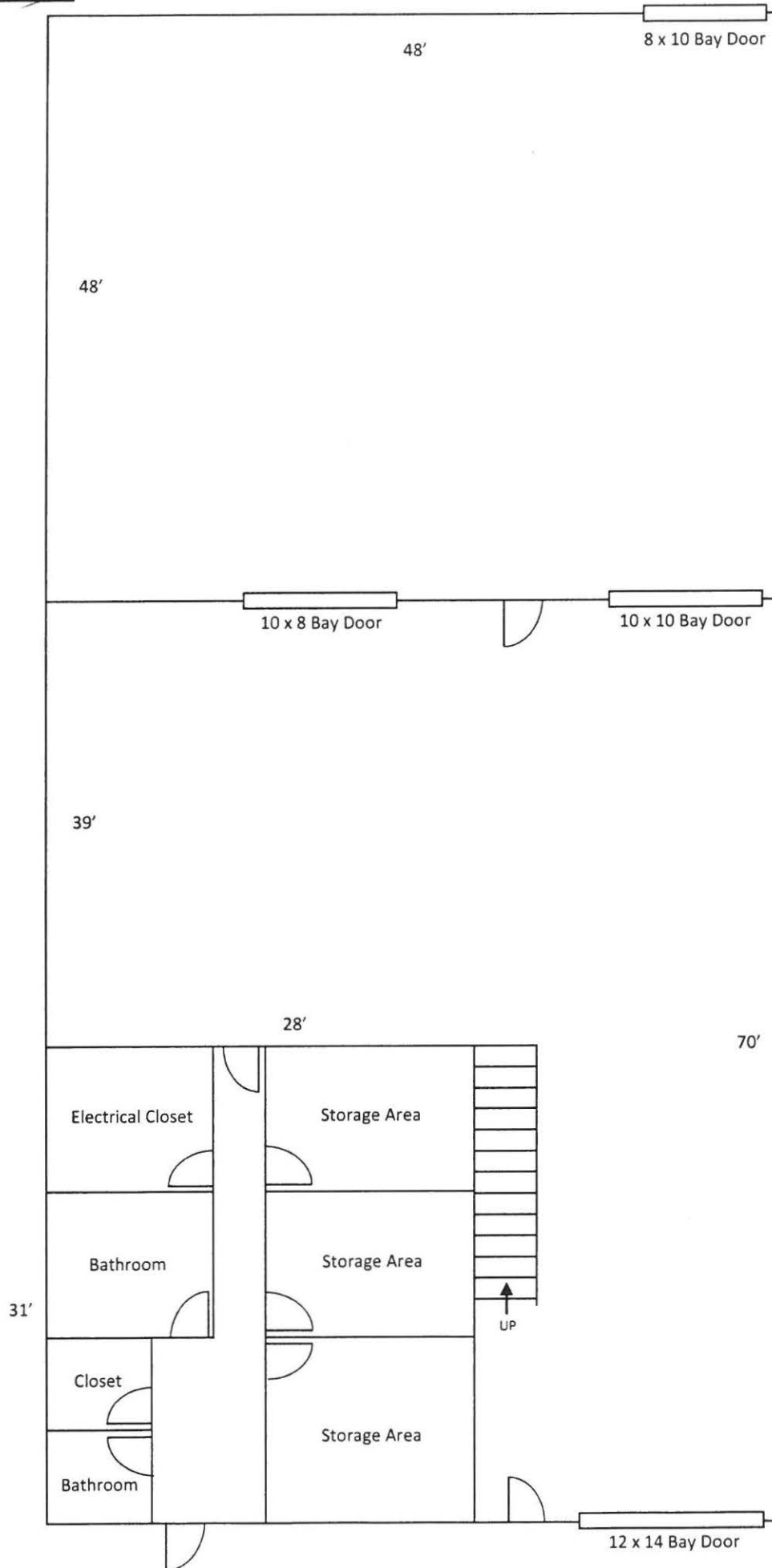
Customer entrance for inside storage units @ 3838 Enterprise Drive



Inside view of a storage unit @ 3838 Enterprise Drive



1939 N 18th Street – Building Layout



Overall Building Dimensions

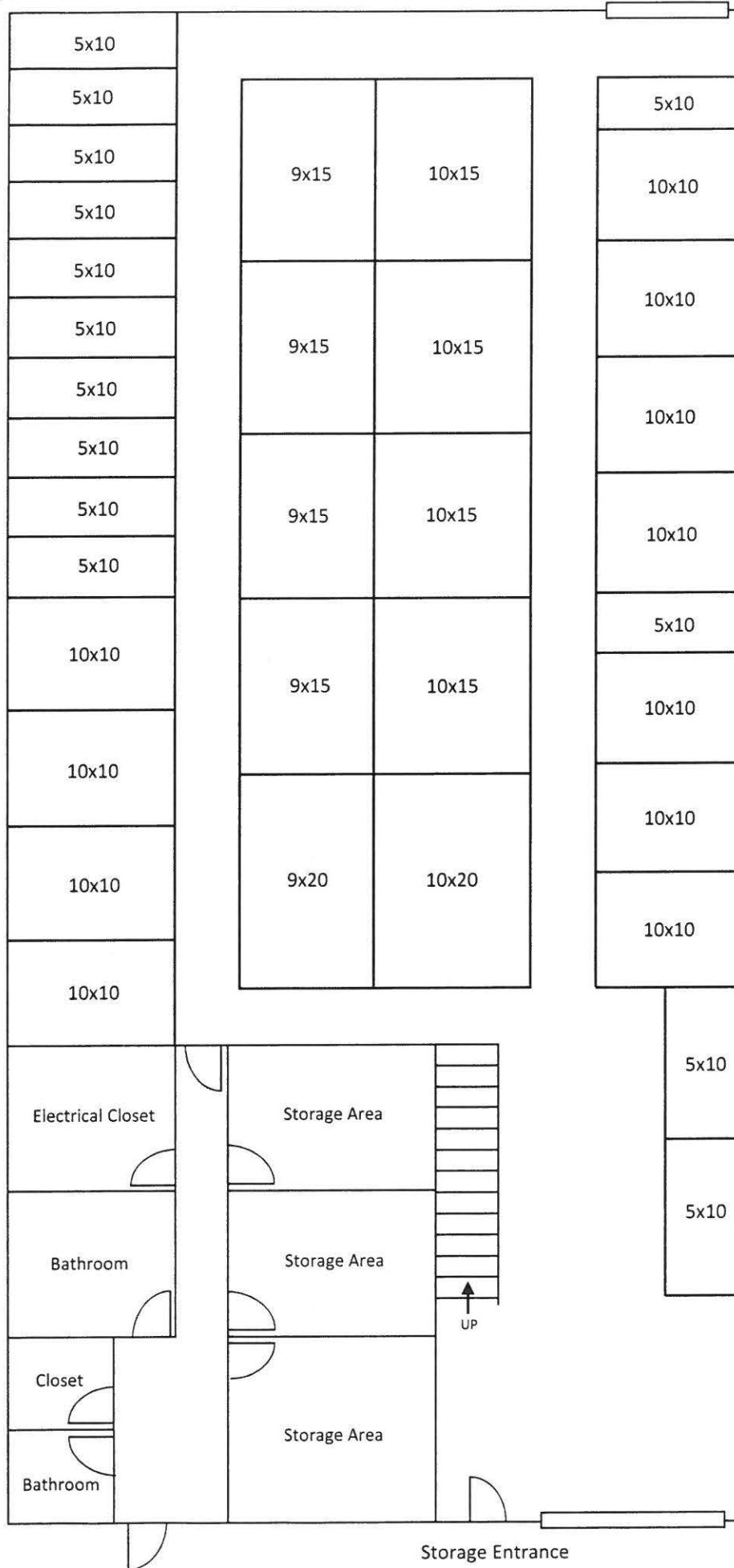
48' x 118'

Overall Office/Storage Dimensions

28' x 31'



1939 N 18th Street – Inside Storage Layout



Overall Building Dimensions

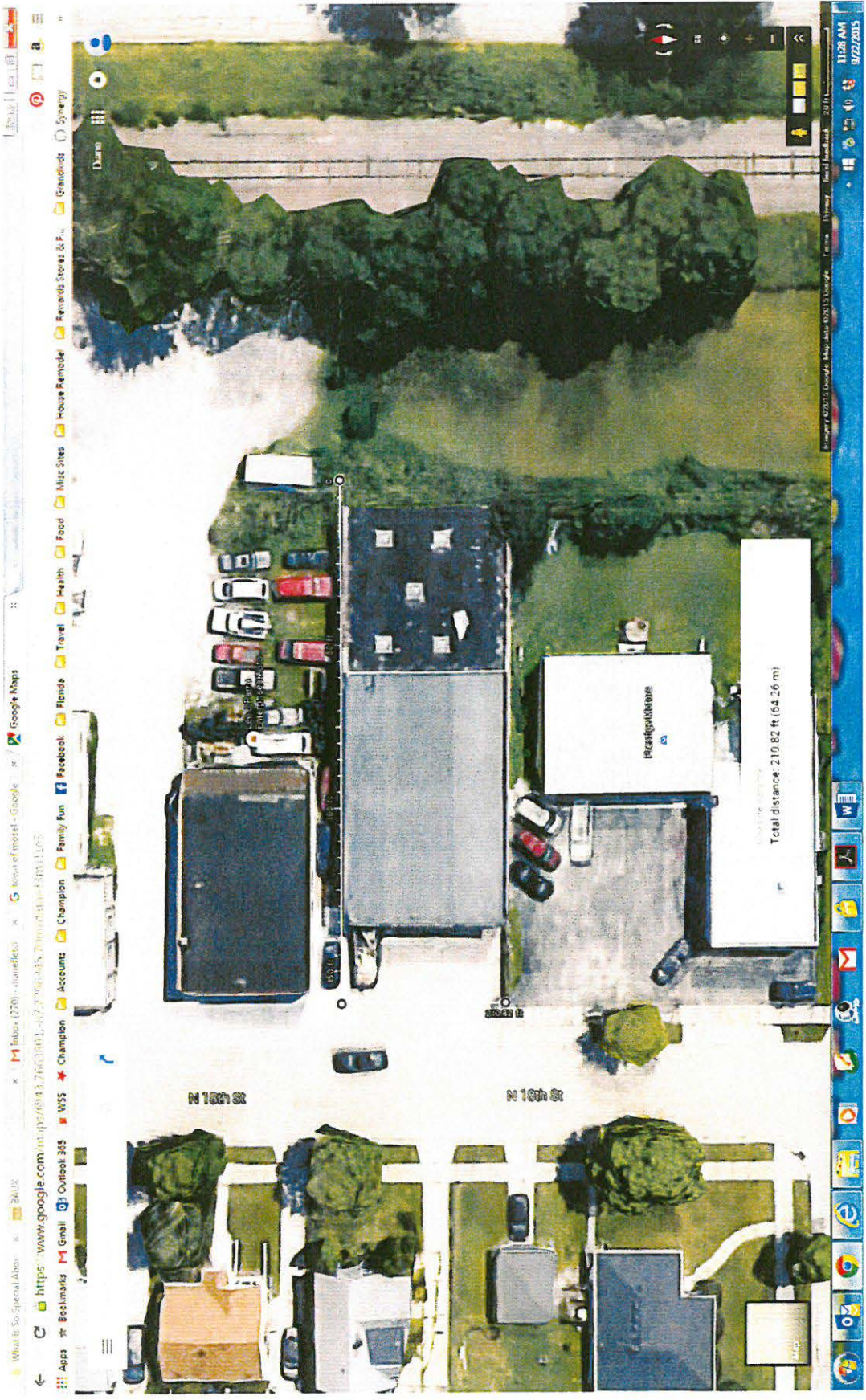
48' x 118'

Overall Office/Storage Dimensions

28' x 31'

1939 N 18th Street, Sheboygan, WI 53083







1939 N 18th Street – Signage

3' x 5' Sign

CHAMPION
STORAGE & RENTAL, LLC

(920) 783-6290

Office Located at: 3838 Enterprise Drive
www.ChampionStorage.net

15" x 15" Sign

